

ORDINANCE NO. 2023-14

AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 23-13RZ, TO CHANGE THE ZONING DESIGNATION FOR THE SAWGRASS COMMUNITY GENERALLY LOCATED AT THE WEST SIDE OF NORTH AUBURN ROAD BETWEEN EAST VENICE AVENUE AND EDMONDSON/BORDER ROAD (316± ACRES) FROM SARASOTA COUNTY RESIDENTIAL SINGLE FAMILY 2 (RSF-2) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY TO CITY OF VENICE PUD; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 23-13RZ (“Petition”) has been filed by the City of Venice, to change the official City of Venice Zoning Map designation for the Sawgrass Community, generally the west side of North Auburn Road between East Venice Avenue and Edmondson/Border Road (316± acres), from Sarasota County Residential Single Family 2 (RSF-2) with a Planned Unit Development (PUD) Overlay to City of Venice PUD; and

WHEREAS the subject property is located within the corporate limits of the City of Venice; and

WHEREAS, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174;

WHEREAS, the Planning Commission held a noticed public hearing on April 18, 2023 regarding the Petition and, based upon the evidence and testimony received at the public hearing, voted to recommend approval of the Petition; and

WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning the Petition; and

WHEREAS, City Council held a duly noticed public hearing on the Petition in accordance with the requirements of the City’s Code of Ordinances, and has considered the evidence and testimony received at said public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. The City Council hereby makes the following findings of fact:

A. The Council has received and considered the report of the Planning Commission recommending approval of the Petition.

B. The Council held, after due public notice, a public hearing on the Petition and considered the evidence and testimony received at said public hearing.

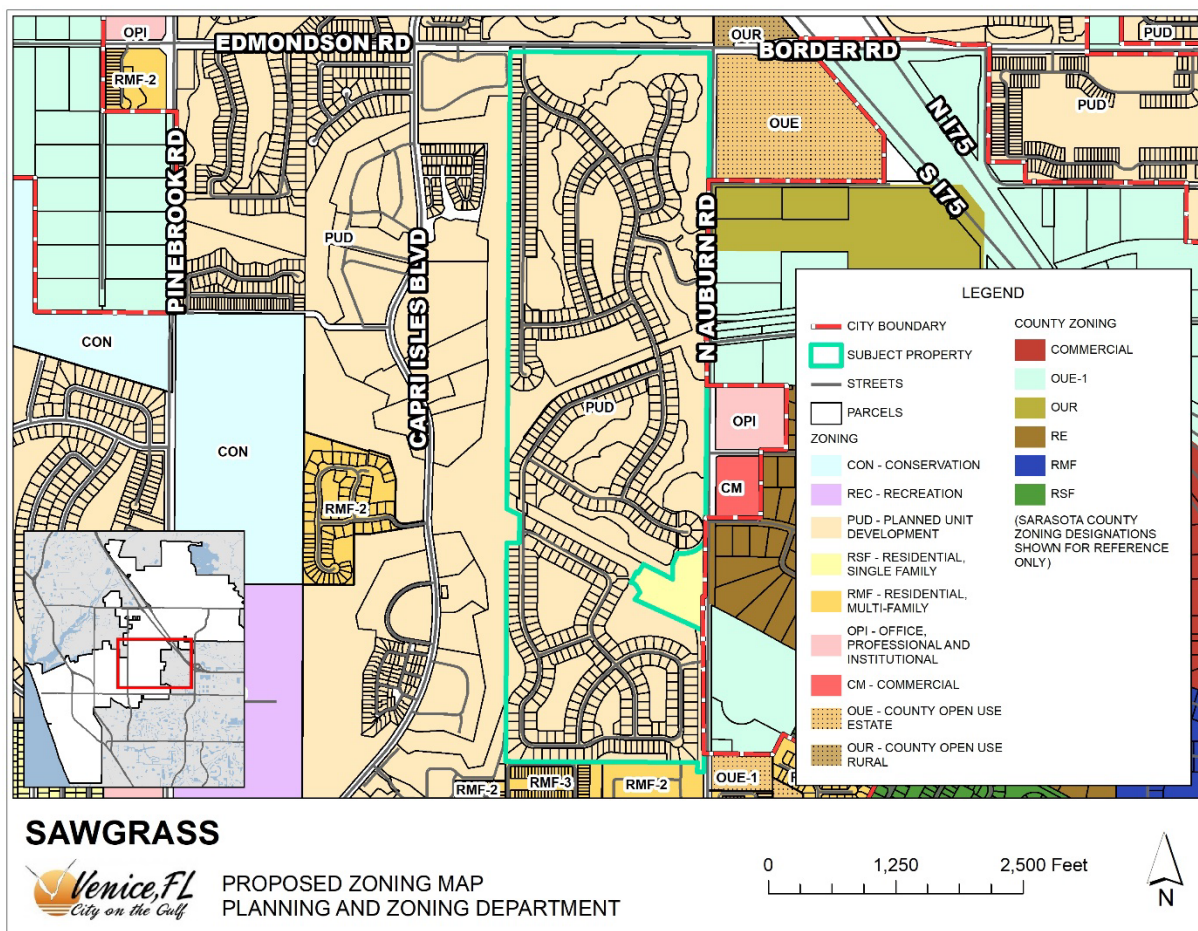
C. The proposed rezoning of the property described herein is in accordance with and meets the requirements of the Land Development Code and is consistent with the City of Venice Comprehensive Plan.

SECTION 3. The Official Zoning Map is hereby amended by changing the zoning classification for the property depicted below and further described in Exhibit “B” from Sarasota County Residential Single Family 2 (RSF-2) with a Planned Unit Development (PUD) Overlay to City of Venice PUD, subject to the following stipulation:

1. All land designated as open space in the Sawgrass PUD, at the time of the approval, shall be restricted to open space perpetually, or for a period of not less than 99 years, through an executed legal instrument or instruments signed by all owners of land identified as open space. In addition, the Sawgrass Binding Master Plan, attached hereto as Exhibit “A”, is hereby adopted and incorporated by reference.

Property Description:

As depicted on the zoning map shown below consisting of 316± acres, and as further described in Exhibit “B”.



Any discrepancy between the legal description and the map shall resolve in favor of the map.

SECTION 4. All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed to the extent of the conflict.

SECTION 5. If any part, section, subsection, or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

SECTION 6. Effective date. This ordinance shall take effect immediately upon its approval and adoption as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS 28th DAY OF NOVEMBER 2023.

First Reading: October 24, 2023

Final Reading: November 28, 2023

Adoption: November 28, 2023

Nick Pachota, Mayor

Attest:

Kelly Michaels, MMC, City Clerk

I, Kelly Michaels, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 28th of November 2023, a quorum being present.

WITNESS my hand and the official seal of said City this 28th day of November 2023.

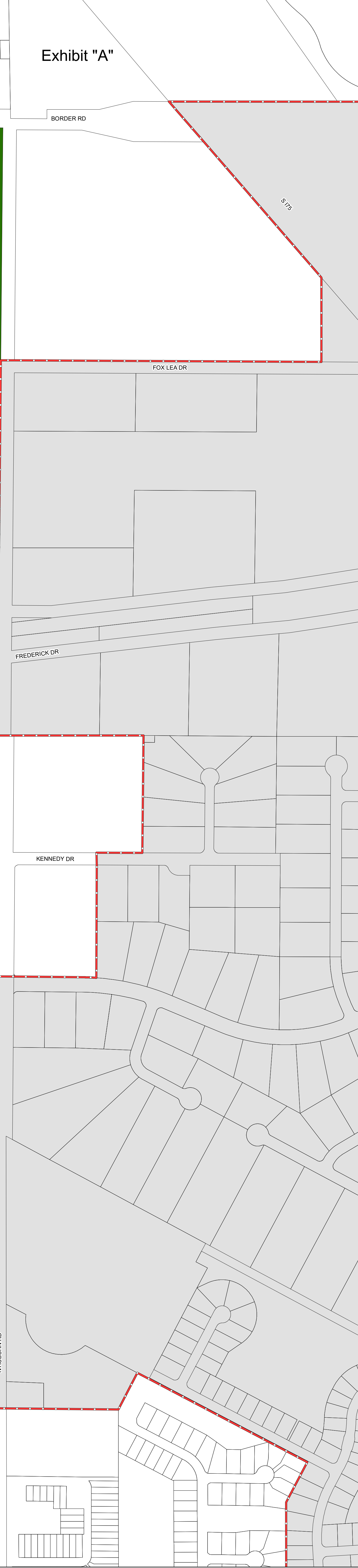
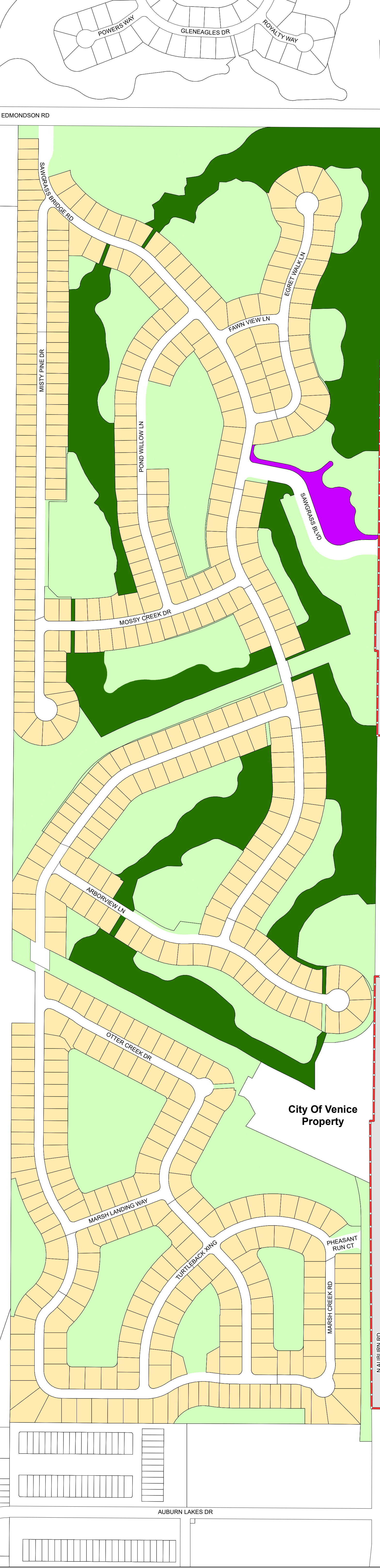
Kelly Michaels, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

Sawgrass	Standards
Gross Density (maximum)	567 units (1.9 units/acre)
Open Space (minimum), Includes Golf Course	48.9%
Yards (minimum, ft)	
Front	20
Side	6
Rear	10
Bulk (maximum, ft)	
Height	35
*Prohibited Uses: Multifamily, Commercial	

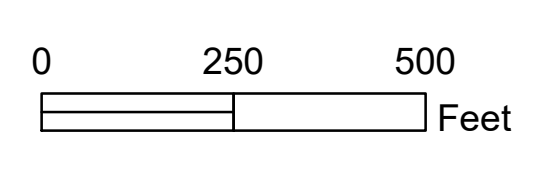
Exhibit "A"



Legend

- City Boundary
- Parcels
- Amenity
- Golf Course
- Open Space
- Residential

City Of Venice Property



Sawgrass Binding Master Plan

Exhibit "B"

Sawgrass Legal Description

Unit 1

A parcel of Land being in Sections 4 and 9, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of Section 4, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.89°37'37"W., along the North line of said Section 4, a distance of 40.00 feet to the POINT OF BEGINNING; thence continue N.89°37'37"W., along said North line of Section 4, same being the South line of the Plat of Waterford, recorded in Plat Book 33, Pages 15 – 150, Public Records of Sarasota County, Florida, a distance of 1958.28 feet to the West line of the East Half of the East Three Quarters of said Section 4; thence S.00°27'51"W., along said West line of the East Half of the East Three Quarters of Section 4, same being the East line of the Plats of Capri Isles, recorded in Plat Book 21, Pages 16 – 16D, Public Records of Sarasota County, Florida and Capri Isles Unit 3, recorded in Plat Book 22, Pages 8 – 8D, Public Records of Sarasota County, Florida, a distance of 4363.67 feet; thence S.59°37'37"E., a distance of 144.21 feet; thence S.59°33'18"E., a distance of 57.72 feet; thence S.64°19'39"E., a distance of 144.97 feet; thence S.61°44'01"E., a distance of 102.07 feet; thence S.63°05'24"E., a distance of 99.05 feet; thence S.61°13'14"E., a distance of 99.96 feet; thence S.63°40'12"E., a distance of 100.52 feet; thence S.61°05'50"E., a distance of 100.12 feet; thence S.61°02'43"E., a distance of 98.08 feet; thence S.61°52'14"E., a distance of 104.26 feet; thence S.62°15'03"E., a distance of 94.28 feet; thence S.62°04'07"E., a distance of 118.63 feet; thence S.66°05'49"E., a distance of 99.23 feet; thence S.59°01'26"E., a distance of 98.49 feet; thence S.60°44'49"E., a distance of 95.70 feet; thence S.62°58'15"E., a distance of 49.46 feet; thence S.63°46'40"E., a distance of 134.23 feet; thence S.60°57'37"E., a distance of 101.65 feet; thence S.60°25'47"E., a distance of 81.48 feet; thence S.65°58'42"E., a distance of 101.64 feet; thence S.60°47'39"E., a distance of 173.76 feet to a point on the West Right of Way Line of Auburn Road per Official Record Book 2243, Pages 1435 – 1441, Public Records of Sarasota County, Florida; thence along said West Right of Way Line of Auburn Road the following courses and distances:

N.00°01'00"E., a distance of 84.42 feet; thence N.00°33'40"E., a distance of 2420.96 feet; thence N.89°26'20"W., a distance of 15.00 feet; thence N.00°33'40"E., a distance of 210.00 feet; thence S.89°26'20"E., a distance of 15.00 feet; thence N.00°33'40"E., a distance of 17.50 feet; thence N.00°33'30"E., a distance of 2648.66 feet to the POINT OF BEGINNING.

Parcel contains 218.63 acres, more or less.

Unit 2

Parcel 1

A portion of Tract F-1, SAWGRASS UNIT 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida, described as follows:

BEGIN at the Southwest corner of Lot 97, SAWGRASS UNIT 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida; thence along the boundary of said Tract F-1, said plat of SAWGRASS UNIT 1, the following eight (8) courses and distances: (1) S.89°32'09"E., a distance of 110.00 feet; (2) S.00°27'51"W., a distance of 46.82 feet; (3) S.89°32'09"E., a distance of 170.00 feet; (4) S.00°27'51"W., a distance of 651.22 feet; (5) N.89°32'09"W., a distance of 4.00 feet; (6) S.00°27'51"W., a distance of 259.10 feet; (7) N.89°32'09"W., a distance of 96.00 feet; (8) S.00°27'51"W., a distance of 455.38 feet; thence leaving said boundary of Tract F-1, N.89°32'09"W., a distance of 20.00 feet; thence S.00°27'51"W., a distance of 161.61 feet; thence S.67°48'32"W., a distance of 54.18 feet; thence N.89°32'09"W., a distance of 110.00 feet to said boundary of Tract F-1; thence along said boundary of Tract F-1, N.00°27'51"E., a distance of 1595.00 feet to the POINT OF BEGINNING.

Parcel contains 369643 square feet more or less.

Unit 2

Parcel 2

A portion of Tract F-1, SAWGRASS UNIT 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida, described as follows:

BEGIN at the Southwest corner of Lot 6, SAWGRASS UNIT 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida; thence along the boundary of Tract F-1, said plat of SAWGRASS UNIT 1, the following seven (7) courses and distances: (1) S.78°41'30"E., a distance of 170.00 feet; (2) N.11°18'30"E., a distance of 50.08 feet; (3) S.78°41'30"E., a distance of 120.00 feet; (4) S.11°18'30"W., a distance of 202.55 feet to the point of curvature of a curve to the left, having: a radius of 335.00 feet, a central angle of 08°42'33", a chord bearing of S.06°57'14"W. and a chord length of 50.87 feet; (5) thence along the arc of said curve, an arc length of 50.92 feet to the end of said curve; (6) N.87°24'03"W., a distance of 4.00 feet to a point on a curve to the left, having: a radius of 339.00 feet, a central angle of 23°58'45", a chord bearing of S.09°23'27"E. and a chord length of 140.84 feet; (7) thence along the arc of said curve, an arc length of 141.88 feet to the end of said curve; thence leaving said boundary of Tract F-1, S.68°37'27"W., a distance of 116.01 feet to a point on a curve to the left, having: a radius of 455.00 feet, a central angle of 10°03'07", a chord bearing of S.26°24'06"E. and a chord length of 79.72 feet; thence along the arc of said curve, an arc length of 79.82 feet to the point of reverse curvature of a curve to the right, having: a radius of 2025.00 feet, a central angle of 01°00'57", a chord bearing of S.30°55'11"E. and a chord length of 35.90 feet; thence along the arc of said curve, an arc length of 35.90 feet to the end of said curve; thence S.59°35'17"W., a distance of 50.00 feet to a point on a curve to the left, having: a radius of 25.00 feet, a central angle of 89°12'16", a chord bearing of N.75°00'51"W. and a chord length of 35.11 feet; thence along the arc of said curve, an arc length of 38.92 feet to the point of reverse curvature of a curve to the right, having: a radius of 1775.00 feet, a central angle of 01°43'38", a chord bearing of S.61°14'50"W. and a chord length of 53.50 feet; thence along the arc of said curve, an arc length of 53.51 feet to the end of said curve; thence S.27°53'47"E., a distance of 110.00 feet to a point on a curve to the right, having: a radius of 1885.00 feet, a central angle of 01°03'35", a chord bearing of S.62°38'25"W. and a chord length of 34.86 feet; thence along the arc of said curve, an arc length of 34.86 feet to a point on a curve to the right, having: a radius of 1859.00 feet, a central angle of 00°11'02", a chord bearing of S.27°47'29"E. and a chord length of 5.96 feet; thence along the arc of said curve, an arc length of 5.96 feet to a point on said boundary of Tract F-1, same being a curve to the right, having: a radius of 1891.00 feet, a central angle of 11°52'52", a chord bearing of S.69°06'21"W. and a chord length of 391.43 feet to said boundary of Tract F-1; thence along said boundary of Tract F-1 the following eighteen (18) courses and distances: (1) thence along the arc of said curve, an arc length of 392.13 feet to the end of said curve; (2) N.14°57'06"W., a distance of 115.98 feet to a point on a curve to the right, having: a radius of 1775.00 feet, a central angle of 02°15'09", a chord bearing of S.76°10'28"W. and a chord length of 69.78 feet; (3) thence along the arc of said curve, an arc length of 69.78 feet to the end of said curve; (4) N.17°03'40"W., a distance of 449.50 feet to the point of curvature of a curve to the right, having: a radius of 635.00 feet, a central angle of 16°20'37", a chord bearing of N.08°53'21"W. and a chord length of 180.52 feet; (5) thence along the arc of said curve, an arc length of 181.13 feet to the end of said curve; (6) N.00°43'03"W., a distance of 43.10 feet; (7) N.09°27'50"W., a distance of 65.76 feet; (8) N.89°16'57"E., a distance of 120.00 feet; (9) S.00°43'03"E., a distance of 29.86 feet; (10) N.89°16'57"E., a distance of 170.00 feet; (11) S.00°43'03"E., a distance of 31.45 feet; (12) S.04°10'26"W., a distance of 46.91 feet to a point on a curve to the left, having: a radius of 359.00 feet, a central angle of 16°20'38", a chord bearing of S.08°52'56"E. and a chord length of 102.06 feet; (13) thence along the arc of said curve, an arc length of 102.41 feet to the end of said curve; (14) S.17°03'40"E., a distance of 282.47 feet to a point on a curve to the left, having: a radius of 1609.00 feet, a central angle of 04°49'49", a chord bearing of N.65°29'47"E. and a chord length of 135.61 feet; (15) thence along the arc of said curve, an arc length of 135.65 feet to a point on a curve to the right, having: a radius of 621.00 feet, a central angle of 27°45'24", a chord bearing of N.02°34'12"W. and a chord length of 297.91 feet; (16) along the arc of said curve, an arc length of 300.84 feet to the end of said curve; (17) N.07°29'21"E., a distance of 60.05 feet; (18) N.11°18'30"E., a distance of 92.55 feet to the POINT OF BEGINNING.

Parcel contains 406959 square feet more or less.

Unit 3

Parcel 1

A portion of Tract F-1, SAWGRASS UNIT 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida.

Begin at the southwest corner of Lot 177 SAWGRASS UNIT 2 as recorded in Plat Book 39, Pages 40, 40A-40E Public Records of Sarasota County, Florida; thence along the boundary of said Tract F-1, of said plat of SAWGRASS UNIT 1, the following seven (7) courses and distances; (1) S.00°27'51"W., a distance of 587.92 feet to a point on a curve to the left, having: a radius of 193.50 feet, a central angle of 197°27'05", a chord bearing of N.47°31'02"E. and a chord length of 382.52 feet; (2) along the arc of said curve, an arc length of 666.84 feet to the end of said curve; (3) N.00°27'51"E., a distance of 153.17 feet; (4) S.89°32'09"E., a distance of 24.00 feet to a point on a curve to the left, having: a radius of 1895.00 feet, a central angle of 05°28'33", a chord bearing of N.87°50'11"E. and a chord length of 181.04 feet; (5) along the arc of said curve, an arc length of 181.11 feet to the end of said curve; (6) N.04°53'58"W., a distance of 4.00 feet to a point on a curve to the left, having: a radius of 1891.00 feet, a central angle of 10°03'08", a chord bearing of N.80°04'28"E. and a chord length of 331.34 feet; (7) along the arc of said curve, an arc length of 331.77 feet to the end of said curve; thence leaving said boundary of Tract F-1, N.14°57'06"W., along the boundary of said Sawgrass Unit 2 a distance of 116.00 feet to a point on a curve to the right, having: a radius of 1775.00 feet, a central angle of 02°15'09", a chord bearing of S.76°10'28"W. and a chord length of 69.78 feet; thence along the arc of said curve, same being said boundary of Sawgrass Unit 2, an arc length of 69.78 feet to the end of said curve; thence continue along said boundary of Sawgrass Unit 2, N.17°03'40"W., a distance of 170.55 feet to a point on a curve to the right, having: a radius of 1605.00 feet, a central angle of 02°14'03", a chord bearing of S.78°52'51"W. and a chord length of 62.58 feet; to said boundary of Tract F-1; thence along said boundary of Tract F-1, the following ten (10) courses and distances (1) along the arc of said curve, an arc length of 62.59 feet to the end of said curve; (2) S.80°28'14"W., a distance of 41.82 feet; (3) N.14°40'27"W., a distance of 20.32 feet to a point on a curve to the right, having: a radius of 92.47 feet, a central angle of 39°28'26", a chord bearing of S.63°57'30"W. and a chord length of 62.45 feet; (4) along the arc of said curve, an arc length of 63.71 feet to the point of compound curvature of a curve to the right, having: a radius of 1605.00 feet, a central angle of 06°54'05", a chord bearing of S.87°08'46"W. and a chord length of 193.21 feet; (5) along the arc of said curve, an arc length of 193.33 feet to the end of said curve; (6) N.00°27'51"E., a distance of 10.00 feet; (7) N.89°32'09"W., a distance of 67.38 feet to the point of curvature of a curve to the right, having: a radius of 15.00 feet, a central angle of 45°00'00", a chord bearing of N.67°02'09"W. and a chord length of 11.48 feet; (8) along the arc of said curve, an arc length of 11.78 feet to the point of tangency of said curve; (9) N.44°32'09"W., a distance of 58.87 feet to the point of curvature of a curve to the right, having: a radius of 15.00 feet, a central angle of 44°55'38", a chord bearing of N.22°04'20"W. and a chord length of 11.46 feet; (10) along the arc of said curve, an arc length of 11.76 feet to the end of said curve; thence leaving said boundary of Tract F-1, along the boundary of said Sawgrass Unit 2, the following four (4) courses and distances; (1) N.89°32'09"W., a distance of 20.00 feet; (2) S.00°27'51"W., a distance of 161.61 feet; (3) S.67°48'49"W., a distance of 54.18 feet; (4) N.89°32'09"W., a distance of 110.00 feet to the POINT OF BEGINNING.

Parcel contains 347799 square feet or 7.984 acres, more or less.

Unit 3

Parcel 2

A portion of Tracts F-1 and F-3, SAWGRASS UNIT 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida.

Begin at the northeast corner of Lot 36 SAWGRASS UNIT 2 as recorded in Plat Book 39, Pages 40, 40A-40E Public Records of Sarasota County, Florida ; thence S.27°53'47"E., along the westerly line of said lot 36 a distance of 110.00 feet to a point on a curve to the right, having a radius of 1885.00 feet, a central angle of 01°03'36", a chord bearing of S.62°38'25"W., and a chord length of 34.87 feet; thence along the southerly line of said lot 36 along the arc of said curve an arc length of 34.88 feet to a point on the northerly extension of the boundary of Tract F-1, Sawgrass Unit 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida, same being a point on a curve to the right, having: a radius of 1859.00 feet, a central angle of 07°20'15", a chord bearing of S.24°13'50"E. and a chord length of 237.91 feet; thence along the boundary of said Tract F-1 and it's northerly extension, the following three (3) courses and distances: (1) along the arc of said curve, an arc length of 238.07 feet to the end of said curve; (2) N.69°26'17"E., a distance of 116.00 feet to a point on a curve to the right, having: a radius of 1975.00 feet, a central angle of 03°12'11", a chord bearing of S.18°57'37"E. and a chord length of 110.40 feet; (3) along the arc of said curve, an arc length of 110.41 feet to the end of said curve; thence along the boundary of said Tract F-3, of said plat of SAWGRASS UNIT 1, the following nineteen (19) courses and distances: (1) S.68°54'54"W., a distance of 5.01 feet to a point on a curve to the right, having: a radius of 1970.00 feet, a central angle of 02°46'01", a chord bearing of S.15°57'42"E. and a chord length of 95.13 feet; (2) along the arc of said curve, an arc length of 95.14 feet to the end of said curve; (3) S.69°43'04"W., a distance of 108.56 feet; (4) S.67°28'28"W., a distance of 100.74 feet; (5) S.69°32'23"W., a distance of 98.85 feet; (6) S.66°50'38"W., a distance of 101.09 feet; (7) S.71°07'06"W., a distance of 99.80 feet; (8) S.68°41'15"W., a distance of 98.23 feet; (9) S.67°44'11"W., a distance of 101.56 feet; (10) S.70°40'36"W., a distance of 96.21 feet; (11) S.66°18'45"W., a distance of 101.65 feet; (12) S.63°01'23"W., a distance of 89.97 feet; (13) S.50°33'09"W., a distance of 126.84 feet; (14) S.45°03'49"W., a distance of 50.97 feet; (15) S.37°04'08"W., a distance of 113.39 feet; (16) S.36°21'45"W., a distance of 184.81 feet; (17) S.37°48'57"W., a distance of 85.87 feet; thence leaving said boundary of Tract F-1, S.55°38'44"E., a distance of 122.15 feet; thence S.68°49'20"E., a distance of 51.37 feet; thence S.57°21'02"E., a distance of 116.06 feet to a point on a curve to the right, having: a radius of 4028.06 feet, a central angle of 05°16'07", a chord bearing of N.37°12'16"E. and a chord length of 370.26 feet; thence along the boundary of said Tract F-3, the following four (4) courses and distances: (1) along the arc of said curve, an arc length of 370.39 feet to the point of compound curvature of a curve to the right, having: a radius of 212.00 feet, a central angle of 29°08'04", a chord bearing of N.54°24'21"E. and a chord length of 106.64 feet; (2) along the arc of said curve, an arc length of 107.80 feet to the point of tangency of said curve; (3) N.68°58'24"E., a distance of 540.33 feet; (4) S.21°01'36"E., a distance of 4.00 feet; thence N.68°58'24"E., along said boundary of Tract F-3 and it's easterly extension a distance of 182.13 feet; thence N.06°13'39"W., a distance of 124.12 feet; thence N.68°58'24"E., a distance of 56.67 feet to the point of curvature of a curve to the right, having: a radius of 100.00 feet, a central angle of 10°58'17", a chord bearing of N.74°27'32"E. and a chord length of 19.12 feet; thence along the arc of said curve, an arc length of 19.15 feet to the point of tangency of said curve; thence N.79°56'41"E., a distance of 15.80 feet to the point of curvature of a curve to the right, having: a radius of 25.00 feet, a central angle of 91°28'09", a chord bearing of S.54°19'14"E. and a chord length of 35.81 feet; thence along the arc of said curve, an arc length of 39.91 feet to a point of compound curvature of a curve to the right, having: a radius of 1975.00 feet, a central angle of 01°18'47", a chord bearing of S.07°55'46"E. and a chord length of 45.26 feet; thence along the arc of said curve an arc length of 45.26 feet; thence N.82°43'37"E., a distance of 50.00 feet to a point on a curve to the left, having: a radius of 2025.00 feet, a central angle of 07°27'52", a chord bearing of N.11°00'19"W. and a chord length of 263.63 feet thence along the arc of said curve, an arc length of 263.82 feet to the end of said curve; thence along said boundary of Tract F-3 the following three (3) courses and distances: (1) N.69°38'12"E., a distance of 5.02 feet to a point on a curve to the left, having: a radius of 2030.00 feet, a central angle of 02°42'30", a chord bearing of N.16°06'20"W. and a chord length of 95.95 feet; (2) along the arc of said curve, an arc length of 95.96 feet to the end of said curve; (3) S.68°54'54"W., a distance of 5.02 feet to a point on a curve to the left, having: a radius of 2025.00 feet, a central angle of 00°19'31", a chord bearing of N.17°36'49"W. and a chord length of 11.49 feet; thence leaving said boundary of Tract F-3, along the boundary of said Tract F-1, of said plat of SAWGRASS UNIT 1, the following four (4) courses and distances: (1) along the arc of said curve, an arc length of 11.49 feet to the end of said curve; (2) N.68°37'27"E., a distance of 116.22 feet to a point on a curve to the left, having: a radius of 2141.00 feet, a central angle of 13°27'23", a chord bearing of N.24°41'58"W. and a chord length of 501.68 feet; (3) along the arc of said curve, an arc length of 502.83 feet to the point of reverse curvature of a curve to the right, having: a radius of 339.00 feet, a central angle of 10°03'07", a chord bearing of N.26°24'06"W. and a chord length of 59.40 feet; (4) along the arc of said curve, an arc length of 59.47 feet to the end of said curve; thence leaving said boundary of Tract F-1, along the boundary of said Sawgrass Unit 2 the following six (6) courses and distances: (1) S.68°37'27"W., a distance of 116.00 feet to a point on a curve to the left, having: a radius of 455.00 feet, a central angle of 10°03'07", a chord bearing of S.26°24'06"E. and a chord length of 79.72 feet; (2) along the arc of said curve, an arc length of 79.82 feet to the point of reverse curvature of a curve to the right, having: a radius of 2025.00 feet, a central angle of 01°00'57", a chord bearing of S.30°55'11"E. and a chord length of 35.90 feet; (3) along the arc of said curve, an arc length of 35.90 feet to the end of said curve; (4) S.59°35'17"W., a distance of 50.00 feet to a point on a curve to the left, having: a radius of 25.00 feet, a central angle of 89°12'16", a chord bearing of N.75°00'51"W. and a chord length of 35.11 feet; (5) along the arc of said curve, an arc length of 38.92 feet to the point of reverse curvature of a curve to the right, having: a radius of 1775.00 feet, a central angle of 01°43'38", a chord bearing of S.61°14'50"W. and a chord length of 53.50 feet; (6) along the arc of said curve, an arc length of 53.51 feet to the POINT OF BEGINNING..

Parcel contains 542240 square feet or 12.4481 acres, more or less.

Unit 4
Parcel "A"

A portion of Tract F-3 and L-17, SAWGRASS, UNIT 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida, being in Section 4, Township 39 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

Commence at the Southeast corner of Section 4, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'40"E, along the East line of said Section 4, a distance of 324.89 feet; thence N.89°26'20"W, a distance of 40.00 feet to the POINT OF BEGINNING same being a point on the Westerly right of way line of Auburn Road per Official Records Book 2243, Page 135 and Maintained Right of Way Map recorded in Road Plat Book 3, Page 4, Public Records of Sarasota County, Florida, also being the southeast corner of Tract L-17; thence N.00°33'40"E, along said Westerly right of way line of Auburn Road, a distance of 283.98 feet; thence along the boundary of Tract F-3, Sawgrass Unit 1, recorded in Plat Book 38, Page 37, Public Records of Sarasota County, Florida the following five (5) courses: (1) S.74°42'50"W, a distance of 18.50 feet; to a point on a curve to the left, having a radius of 190.00 feet, a central angle of 101°57'41", a chord bearing of N.66°16'09"W, and a chord length of 295.24 feet; (2) thence along the arc of said curve an arc length of 338.12 feet, to the point of reverse curvature of a curve to the right, having a radius of 40.00 feet, a central angle of 44°35'29", a chord bearing of S.85°02'45"W, and a chord length of 30.35 feet; (3) thence along the arc of said curve an arc length of 31.13 feet, to the point of reverse curvature of a curve to the right, having a radius of 480.00 feet, a central angle of 28°01'45", a chord bearing of N.58°38'38"W, and a chord length of 232.48 feet; (4) thence along the arc of said curve an arc length of 234.82 feet, to the point of reverse curvature of a curve to the left, having a radius of 645.00 feet, a central angle of 14°01'58", a chord bearing of N.51°38'45"W, and a chord length of 157.58 feet; (5) thence along the arc of said curve an arc length of 157.97 feet, to the end of said curve; thence leaving said boundary of Tract F-3, S.29°22'14"W, a distance of 10.01 feet; to a point on a curve to the left, having a radius of 635.00 feet, a central angle of 8°10'57", a chord bearing of N.62°43'20"W, and a chord length of 90.61 feet; thence along the arc of said curve an arc length of 90.69 feet to the point of tangency of said curve; thence N.66°48'49"W, a distance of 74.56 feet; to a point on a curve to the left, having a radius of 525.00 feet, a central angle of 2°20'31", a chord bearing of S.22°00'55"W, and a chord length of 21.46 feet; thence along the arc of said curve an arc length of 21.46 feet to the end of said curve; thence N.69°11'54"W, a distance of 120.00 feet; to a point on said boundary of Tract F-3, same being a curve to the left, having a radius of 645.00 feet, a central angle of 5°10'40", a chord bearing of S.18°14'51"W, and a chord length of 58.27 feet; thence along said boundary of Tract F-3, the following eleven (11) courses: (1) along the arc of said curve an arc length of 58.29 feet to the end of said curve; (2) thence N.82°46'13"W, a distance of 112.67 feet; (3) thence S.34°38'13"W, a distance of 60.65 feet; to a point on a curve to the right, having a radius of 260.00 feet, a central angle of 20°11'33", a chord bearing of N.67°26'48"W, and a chord length of 91.16 feet; (4) thence along the arc of said curve an arc length of 91.63 feet to the point of tangency of said curve; (5) thence N.57°21'02"W, a distance of 150.13 feet; (6) thence S.32°38'58"W, a distance of 15.00 feet; (7) thence N.57°21'02"W, a distance of 129.41 feet; (8) thence N.32°38'58"E, a distance of 110.00 feet; (9) thence N.57°21'02"W, a distance of 22.18 feet; (10) thence N.32°38'58"E, a distance of 6.00 feet; (11) thence N.57°21'02"W, a distance of 207.37 feet; to a point on the boundary of Sawgrass Unit 3, recorded in Plat Book 40, Page 32, Public Records of Sarasota County, Florida, same being a point on a curve to the left, having a radius of 4028.06 feet, a central angle of 0°05'07", a chord bearing of S.34°36'46"W, and a chord length of 6.00 feet; thence along said boundary of Sawgrass Unit 3, along the arc of said curve an arc length of 6.00 feet to the end of said curve; thence continue along said boundary of Sawgrass Unit 3, N.57°21'02"W, a distance of 116.06 feet; to a point on the boundary of Sawgrass Unit 5, recorded in Plat Book 41, Page 28, Public Records of Sarasota County, Florida, same being a point on a curve to the left, having a radius of 4144.06 feet, a central angle of 2°29'00", a chord bearing of S.33°16'29"W, and a chord length of 179.60 feet; thence continue along said boundary of Sawgrass Unit 5, along the arc of said curve an arc length of 179.61 feet; to the point of compound curvature of a curve to the left, having a radius of 225.00 feet, a central angle of 23°45'04", a chord bearing of S.20°09'27"W, and a chord length of 92.60 feet; thence continue along said boundary of Sawgrass Unit 5, along the arc of said curve an arc length of 93.27 feet to the end of said curve, same being a point on said boundary of Tract F-3, Sawgrass Unit 1; thence along said boundary of Tract F-3, the following twelve (12) courses: (1) ; thence S.57°21'02"E, a distance of 127.50 feet; (2) thence S.28°26'35"E, a distance of 12.41 feet; (3) thence S.57°21'02"E, a distance of 214.21 feet; (4) thence S.32°38'58"W, a distance of 4.00 feet; (5) thence S.57°21'02"E, a distance of 237.25 feet; (6) thence N.32°38'58"E, a distance of 4.00 feet; (7) thence S.57°21'02"E, a distance of 17.45 feet; to the point of curvature of a curve to the left, having a radius of 441.00 feet, a central angle of 36°01'44", a chord bearing of S.75°21'54"E, and a chord length of 272.76 feet; (8) thence along the arc of said curve an arc length of 277.31 feet; to the point of reverse curvature of a curve to the right, having a radius of 359.00 feet, a central angle of 48°45'00", a chord bearing of S.69°00'16"E, and a chord length of 296.32 feet; (9) thence along the arc of said curve an arc length of 305.45 feet; to the point of reverse curvature of a curve to the left, having a radius of 766.00 feet, a central angle of 31°58'45", a chord bearing of S.60°37'08"E, and a chord length of 422.01 feet; (10) thence along the arc of said curve an arc length of 427.53 feet; to the point of reverse curvature of a curve to the right, having a radius of 44.00 feet, a central angle of 31°18'08", a chord bearing of S.60°57'26"E, and a chord length of 23.74 feet; (11) thence along the arc of said curve an arc length of 24.04 feet; to the point of reverse curvature of a curve to the left, having a radius of 186.00 feet, a central angle of 25°34'41", a chord bearing of S.58°05'43"E, and a chord length of 82.35 feet; (12) thence along the arc of said curve an arc length of 83.03 feet to the end of said curve, same being the northwesterly corner of Tract L-17, of said Plat of Sawgrass Unit 1; thence, along the westerly line of said Tract L-17, S.19°07'38"W, a distance of 53.50 feet to the southwesterly corner of said Tract L-17; thence S.89°26'20"E, along the southerly line of said Tract L-17, a distance of 276.80 feet to the POINT OF BEGINNING.

Unit 4
Parcel "B"

A parcel of land lying in Section 9, Township 39 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

Commence at the Northeast corner of Section 9, Township 39 South, Range 19 East, Sarasota County, Florida; thence S.00°01'00"W., along the East line of said Section 9, a distance of 653.00 feet; thence N.89°59'00"W., a distance of 110.03 feet to the POINT OF BEGINNING, same being the Southeast corner of the Plat of SAWGRASS, UNIT 5, recorded in Plat Book 41, Page 28, Public Records of Sarasota County, Florida; thence along the Southerly boundary of said Plat of Sawgrass Unit 5, the following thirteen (13) courses: (1) N.89°56'56"W., a distance of 46.25 feet to the point of curvature of a curve to the right, having: a radius of 32.33 feet, a central angle of 53°42'00", a chord bearing of N.63°05'56"W. and a chord length of 29.21 feet; (2) thence along the arc of said curve, an arc length of 30.30 feet to the point of reverse curvature of a curve to the left, having: a radius of 270.00 feet, a central angle of 22°39'23", a chord bearing of N.47°34'38"W. and a chord length of 106.07 feet; (3) thence along the arc of said curve, an arc length of 106.77 feet to the point of compound curvature of a curve to the left, having: a radius of 626.69 feet, a central angle of 60°54'37", a chord bearing of N.89°21'38"W. and a chord length of 635.29 feet; (4) thence along the arc of said curve, an arc length of 666.23 feet to the end of said curve; (5) thence N.43°11'37"W., a distance of 153.26 feet to the point of curvature of a curve to the right, having: a radius of 85.47 feet, a central angle of 08°46'28", a chord bearing of N.38°48'23"W. and a chord length of 13.08 feet; (6) thence along the arc of said curve, an arc length of 13.09 feet to the end of said curve; (7) thence S.55°34'51"W., a distance of 170.00 feet; to a point on a curve to the right, having a radius of 255.47 feet, a central angle of 03°38'30" a chord bearing of N.32°35'54"W., and a chord length of 16.23 feet (8) thence along the arc of said curve, an arc length of 16.24 feet to the point of reverse curvature of a curve to the left, having: a radius of 25.00 feet, a central angle of 79°43'51", a chord bearing of N.70°38'35"W. and a chord length of 32.05 feet; (9) thence along the arc of said curve, an arc length of 34.79 feet to the point of tangency of said curve; (10) thence S.69°29'30"W., a distance of 663.86 feet to a point on a curve to the left, having: a radius of 242.34 feet, a central angle of 20°03'00", a chord bearing of N.24°36'44"W. and a chord length of 84.37 feet; (11) thence along the arc of said curve, an arc length of 84.80 feet to the point of reverse curvature of a curve to the right, having: a radius of 795.00 feet, a central angle of 21°46'30", a chord bearing of N.23°44'58"W. and a chord length of 300.32 feet; (12) thence along the arc of said curve, an arc length of 302.14 feet to the end of said curve; (13) thence S.77°08'17"W., a distance of 24.51 feet to a point on the Easterly line of Capri Isles Golf Course as shown in Plat Book 21, Pages 16-16D and Plat Book 22, Page 8, Public Records of Sarasota County, Florida; thence S.00°06'30"W., along said Easterly line a distance of 735.89 feet; thence S.77°46'54"E., a distance of 16.37 feet to a point on a curve to the right, having: a radius of 270.00 feet, a central angle of 37°14'15", a chord bearing of N.30°50'13"E. and a chord length of 172.40 feet; thence along the arc of said curve, an arc length of 175.48 feet to the point of reverse curvature of a curve to the left, having: a radius of 242.34 feet, a central angle of 27°43'36", a chord bearing of N.35°35'33"E. and a chord length of 116.13 feet; thence along the arc of said curve, an arc length of 117.27 feet to the end of said curve; thence S.68°16'15"E., a distance of 120.00 feet to a point on a curve to the right, having: a radius of 362.34 feet, a central angle of 10°15'38", a chord bearing of S.26°51'34"W. and a chord length of 64.80 feet; thence along the arc of said curve, an arc length of 64.89 feet to the end of said curve; thence S.58°00'37"E., a distance of 170.00 feet to a point on a curve to the right, having: a radius of 532.34 feet, a central angle of 14°38'46", a chord bearing of S.39°18'45"W. and a chord length of 135.71 feet; thence along the arc of said curve, an arc length of 136.08 feet to the point of reverse curvature of a curve to the left, having a radius of 40.00 feet, a central angle of 46°31'38", a chord bearing of S.23°22'19"W. and a chord length of 31.60 feet; thence along the arc of said curve, an arc length of 32.48 feet to the point of tangency of said curve; thence S.00°06'30"W., a distance of 155.04 feet to the point of curvature of a curve to the left, having: a radius of 30.00 feet, a central angle of 89°43'23", a chord bearing of S.44°45'12"E. and a chord length of 42.32 feet; thence along the arc of said curve, an arc length of 46.98 feet to the point of tangency of said curve; thence S.89°36'54"E., a distance of 211.87 feet to the point of curvature of a curve to the left, having: a radius of 30.00 feet, a central angle of 89°52'17", a chord bearing of N.45°26'58"E. and a chord length of 42.38 feet; thence along the arc of said curve, an arc length of 47.06 feet to the point of reverse curvature of a curve to the right, having: a radius of 820.00 feet, a central angle of 46°17'34", a chord bearing of N.23°39'36"E. and a chord length of 644.65 feet; thence along the arc of said curve, an arc length of 662.53 feet to the point of tangency of said curve; thence N.46°48'23"E., a distance of 35.53 feet to the point of curvature of a curve to the left, having: a radius of 27.50 feet, a central angle of 37°50'40", a chord bearing of N.27°53'03"E. and a chord length of 17.84 feet; thence along the arc of said curve, an arc length of 18.16 feet to the end of said curve; thence S.43°11'37"E., a distance of 175.78 feet; thence N.46°48'23"E., a distance of 25.43 feet; thence S.43°11'37"E., a distance of 117.00 feet; thence S.46°48'23"W., a distance of 16.85 feet to a point on a curve to the right, having: a radius of 208.00 feet, a central angle of 41°55'22", a chord bearing of S.20°56'41"E. and a chord length of 148.82 feet; thence along the arc of said curve, an arc length of 152.19 feet to the point of tangency of said curve; thence S.00°01'00"W., a distance of 28.29 feet to the point of curvature of a curve to the right, having: a radius of 21.00 feet, a central angle of 31°00'10", a chord bearing of S.15°31'05"W. and a chord length of 11.22 feet; thence along the arc of said curve, an arc length of 11.36 feet to the end of said curve; thence S.00°01'00"W., a distance of 361.46 feet to a point on a curve to the left, having: a radius of 878.43 feet, a central angle of 05°21'57", a chord bearing of S.86°55'55"E. and a chord length of 82.24 feet; thence along the arc of said curve, an arc length of 82.27 feet to the point of tangency of said curve; thence S.89°36'54"E., a distance of 226.82 feet; thence N.00°23'06"E., a distance of 181.62 feet to a point on a curve to the left, having: a radius of 30.00 feet, a central angle of 18°54'22", a chord bearing of S.80°09'43"E. and a chord length of 9.85 feet; thence along the arc of said curve, an arc length of 9.90 feet to the point of tangency of said curve; thence S.89°36'54"E., a distance of 100.00 feet to the point of curvature of a curve to the left, having: a radius of 30.00 feet, a central angle of 90°18'54", a chord bearing of N.45°13'39"E. and a chord length of 42.54 feet; thence along the arc of said curve, an arc length of 47.29 feet to the point of tangency of said curve; thence N.00°37'45"E., a distance of 449.53 feet; thence S.89°59'00"E., a distance of 115.20 feet; thence N.64°04'24"E., a distance of 55.60 feet to a point on a curve to the right, having: a radius of 25.00 feet, a central angle of 42°14'29", a chord bearing of N.21°08'14"E. and a chord length of 18.02 feet; thence along the arc of said curve, an arc length of 18.43 feet to the end of said curve; thence S.89°59'00"E., a distance of 133.51 feet; thence N.00°01'00"E., a distance of 147.12 feet to the POINT OF BEGINNING.

Parcels "A" and "B" contain 1,540,307 square feet or 35.3806 acres more or less.

Unit 5

A portion of lands in Sections 4 & 9, Township 39 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

Commence at the northeast corner of Section 9, Township 39 South, Range 19 East, Sarasota County, Florida thence; S.00°01'00"W., along the east line of said Section 9, a distance of 160.03 feet; thence N.89°58'56"W., leaving said east line of Section 9, a distance of 60.00 feet to the POINT OF BEGINNING same being a point on the westerly right of way line of Auburn Road, Maintained Right of Way Map recorded in Plat Book 3, Page 2 Public Records of Sarasota County, Florida; thence N.63°01'00"W., a distance of 528.00 feet to the point of curvature of a curve to the right, having: a radius of 769.57 feet, a central angle of 63°01'59", a chord bearing of S.31°29'59"E. and a chord length of 804.58 feet; thence along the arc of said curve, an arc length of 846.63 feet to the point of tangency of said curve; thence S.00°01'00"W., a distance of 46.50 feet; thence N.89°56'56"W., a distance of 46.25 feet to the point of curvature of a curve to the right, having: a radius of 32.33 feet, a central angle of 53°42'00", a chord bearing of N.63°05'56"W. and a chord length of 29.21 feet; thence along the arc of said curve, an arc length of 30.30 feet to the point of reverse curvature of a curve to the left, having: a radius of 270.00 feet, a central angle of 22°39'23", a chord bearing of N.47°34'38"W. and a chord length of 106.07 feet; thence along the arc of said curve, an arc length of 106.77 feet to the point of compound curvature of a curve to the left, having: a radius of 626.69 feet, a central angle of 60°54'37", a chord bearing of N.89°21'38"W. and a chord length of 635.29 feet; thence along the arc of said curve, an arc length of 666.23 feet to the end of said curve; thence N.43°11'37"W., a distance of 153.26 feet to the point of curvature of a curve to the right, having: a radius of 85.47 feet, a central angle of 08°46'28", a chord bearing of N.38°48'23"W. and a chord length of 13.08 feet; thence along the arc of said curve, an arc length of 13.09 feet; thence S.55°34'51"W., a distance of 170.00 feet to a point on a curve to the right, having: a radius of 255.47 feet, a central angle of 03°38'30", a chord bearing of N.32°35'54"W. and a chord length of 16.23 feet; thence along the arc of said curve, an arc length of 16.24 feet to the point of reverse curvature of a curve to the left, having: a radius of 25.00 feet, a central angle of 79°43'51", a chord bearing of N.70°38'35"W. and a chord length of 32.05 feet; thence along the arc of said curve, an arc length of 34.79 feet to the point of tangency of said curve; thence S.69°29'30"W., a distance of 663.86 feet to a point on a curve to the left, having: a radius of 242.34 feet, a central angle of 20°03'00", a chord bearing of N.24°36'44"W. and a chord length of 84.37 feet; thence along the arc of said curve, an arc length of 84.80 feet to the point of reverse curvature of a curve to the right, having: a radius of 795.00 feet, a central angle of 21°46'30", a chord bearing of N.23°44'58"W. and a chord length of 300.32 feet; thence along the arc of said curve, an arc length of 302.14 feet thence S.77°08'17"W., a distance of 24.51 feet to a point on the west line of the east three quarters of said Section 9; thence N.00°06'30"E., along said west line of the east three quarters of Section 9, a distance of 411.78 feet to the northwest corner of the northeast quarter of the northwest quarter of the northeast quarter of said Section 9; thence N.00°27'51"E., along the west line of the east three quarters of Section 4, Township 39 South, Range 19 East, Sarasota County, Florida, a distance of 1190.75 feet; thence leaving said west line of the east three quarters of Section 4, same being a point on the plat boundary of Tract F-3 of Sawgrass Unit 1 as recorded in Plat Book 38, Page 37, of the Public Records of Sarasota County, Florida, thence along said boundary the following three (3) courses; (1) thence N.28°57'51"E. a distance of 219.60 feet; (2) thence N.34°03'16"E., a distance of 81.07 feet; (3) thence N.37°48'57"E., a distance of 10.78 feet to a point on the plat boundary of Sawgrass Unit 3 as recorded in Plat Book 40, Page 32, of the Public Records of Sarasota County, Florida, thence along said boundary the following two (2) courses; (1) thence S.55°38'44"E., a distance of 122.14 feet; (2) thence S.68°49'20"E., a distance of 51.37 feet to a point on a curve to the left, having: a radius of 4144.06 feet, a central angle of 02°29'00", a chord bearing of S.33°16'29"W. and a chord length of 179.60 feet; thence along the arc of said curve, an arc length of 179.61 feet to the point of compound curvature of a curve to the left, having: a radius of 225.00 feet, a central angle of 23°45'04", a chord bearing of S.20°09'27"W. and a chord length of 92.60 feet; thence along the arc of said curve, an arc length of 93.27 feet to the end of said curve; thence along said boundary of Tract F-3 of Sawgrass Unit 1 the following two (2) courses: (1) S.57°21'02"E., a distance of 127.50 feet; (2) thence S.28°26'35"E., a distance of 12.41 feet to the northerly most corner of Tract L-19 of the said plat of Sawgrass Unit 1; thence S.00°27'51"W., along the westerly boundary of said Tract L-19, a distance of 280.20 feet to the southerly boundary of said plat of Sawgrass Unit 1; thence along said southerly boundary of Sawgrass Unit 1 the following nineteen (19) courses: (1) thence S.64°19'39"E., a distance of 16.76 feet; (2) thence S.61°44'01"E., a distance of 102.07 feet; (3) thence S.63°05'24"E., a distance of 99.05 feet; (4) thence S.61°13'14"E., a distance of 99.96 feet; (5) thence S.63°40'12"E., a distance of 100.52 feet; (6) thence S.61°05'50"E., a distance of 100.12 feet; (7) thence S.61°02'43"E., a distance of 98.08 feet; (8) thence S.61°52'14"E., a distance of 104.26 feet; (9) thence S.62°15'03"E., a distance of 94.28 feet; (10) thence S.62°04'07"E., a distance of 118.63 feet; (11) thence S.66°05'49"E., a distance of 99.23 feet; (12) thence S.59°01'26"E., a distance of 98.49 feet; (13) thence S.60°44'49"E., a distance of 95.70 feet; (14) thence S.62°58'15"E., a distance of 49.46 feet; (15) thence S.63°46'40"E., a distance of 134.23 feet; (16) thence S.60°57'37"E., a distance of 101.65 feet; (17) thence S.60°25'47"E., a distance of 81.48 feet; (18) thence S.65°58'42"E., a distance of 101.64 feet; (19) thence S.60°47'39"E., a distance of 173.76 feet to a point on said westerly right of way line of Auburn Road; thence along said right of way line the following two (2) courses; (1) thence N.89°59'00"W., a distance of 20.00 feet; (2) thence S.00°01'00"W., a distance of 75.71 feet to the POINT OF BEGINNING.

Parcel contains 1,992,248 square feet or 45.7357 acres, more or less.

Unit 5A

Tract "P" and a portion of Tract "C-14", SAWGRASS UNIT 5, recorded in Plat Book 41, Pages 28, 28A through 28H, Public Records of Sarasota County, Florida, being described as follows:

Commence at the Northeast corner of Section 9, Township 39 South, Range 19 East, Sarasota County, Florida; thence S.00°01'00"W., along the East line of said Section 9, a distance of 423.46 feet; thence N.89°58'56"W., leaving said East line of Section 9, a distance of 60.00 feet to a point on the Westerly Right of Way Line of Auburn Road as shown in Road Plat Book 3, Page 4, Public Records of Sarasota County, Florida to a point on the easterly extension of the Northerly line of Tract "L-21", SAWGRASS UNIT 5, as recorded in Plat Book 41, pages 28, 28A through 28H, Public Records of Sarasota County, Florida; thence N.65°19'14"W., along said easterly extension of the Northerly line of Tract "L-21", a distance of 90.64 feet to the Northeast corner of said Tract "L-21" for the POINT OF BEGINNING; thence continue along said Northerly line of said Tract "L-21", N.65°19'14"W., a distance of 642.55 feet to a point on the Easterly line of Tract "W-10" of said plat of SAWGRASS UNIT 5; thence along the boundary line of said Tract "W-10" the following (4) four courses and distances: (1) N.37°24'51"E., a distance of 84.24 feet; (2) thence N.27°38'50"W., a distance of 77.36 feet; (3) thence N.47°44'13"W., a distance of 32.08 feet; (4) thence N.73°31'23"W., a distance of 35.50 feet; thence N.28°47'02"E., leaving said boundary line of Tract "W-10", a distance of 114.79 feet to a point on the Southerly line of Tract "V" of said plat of SAWGRASS UNIT 5; thence S.61°55'46"E., along said Southerly line of Tract "V" and the Southerly line of Tract "U" of said plat of SAWGRASS UNIT 5, a distance of 399.15 feet to a point on the Easterly Line of said Plat of SAWGRASS UNIT 5, same being a point on a curve to the right having a radius of 769.57 feet, a central angle of 30°59'38", a chord bearing of S.32°09'29"E. and a chord length of 411.24 feet; thence leaving said Southerly line of Tract "V" and the Southerly line of Tract "U" of said plat of SAWGRASS UNIT 5, along the arc of said curve an arc length of 416.29 feet to the POINT OF BEGINNING.

All being in Sections 4 and 9, Township 39 South, Range 19 East, Sarasota County, Florida.

Parcel contains 127706 square feet or 2.9317 acres, more or less.

Unit 6
Parcel "A"

A parcel of land lying in Section 4, Township 39 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

Commence at the Northeast corner of Section 9, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'40"E. along the Easterly line of said Section 9, a distance of 932.68 feet; thence N.89°26'28"W., leaving said Easterly line, a distance of 683.73 feet to the Northeasterly corner of Lot 271, as shown on the plat of SAWGRASS UNIT 4, recorded in Plat Book 42, Page 14, 14A through 14J, of the Public Records of Sarasota County, Florida, for the POINT OF BEGINNING, same being a point on a curve to the left, having: a radius of 635.00 feet, a central angle of 08°10'57", a chord bearing of N.62°43'20"W. and a chord length of 90.61 feet; thence along the boundary of said plat of SAWGRASS UNIT 4, the following four (4) courses: (1) along the arc of said curve an arc length of 90.69 feet to point of tangency of said curve; (2) thence N.66°48'49"W., a distance of 74.56 feet to a point on a curve to the left, having: a radius of 525.00 feet, a central angle of 02°20'31", a chord bearing of S.22°00'55"W. and a chord length of 21.46 feet; (3) thence along the arc of said curve an arc length of 21.46 feet to the end of said curve; (4) thence N.69°11'54"W., a distance of 120.00 feet to a point on the Westerly line of Tract "F-3" of SAWGRASS UNIT 1 as recorded in Plat Book 38, Page 37, 37A through 37R, of the Public Records of Sarasota County, Florida, said point also being a point on a curve to the right, having: a radius of 645.00 feet, a central angle of 03°26'21", a chord bearing of N.22°30'15"E. and a chord length of 38.71 feet; thence along said Westerly boundary of Tract F-3 the following nine (9) courses: (1) along the arc of said curve an arc length of 38.72 feet to the end of said curve; (2) thence S.65°42'51"E., a distance of 4.00 feet to a point on a curve to the right, having: a radius of 641.00 feet, a central angle of 10°37'21", a chord bearing of N.29°35'12"E. and a chord length of 118.67 feet; (3) thence along the arc of said curve an arc length of 118.84 feet to the point of tangency of said curve; (4) thence N.34°53'53"E. a distance of 237.72 feet; (5) thence N.55°06'07"W., a distance of 4.00 feet; (6) thence N.34°53'53"E. a distance of 163.18 feet to the point of curvature of a curve to the left, having: a radius of 355.00 feet, a central angle of 36°15'50", a chord bearing of N.16°45'48"E. and a chord length of 220.96 feet; (7) thence along the arc of said curve an arc length of 224.69 feet to the point of tangency of said curve; (8) thence N.01°21'57"W., a distance of 111.27 feet to the point of curvature of a curve to the left, having a radius of 1855.00 feet, a central angle of 03°40'49", a chord bearing of N.03°12'12"W. and a chord length of 119.13 feet; (9) thence along the arc of said curve an arc length of 119.15 feet to the end of said curve, same being a point on the boundary of SAWGRASS UNIT 3, recorded in Plat Book 40, Page 32, 32A through 32F, of the Public Records of Sarasota County, Florida; thence along the boundary of said plat of SAWGRASS UNIT 3 the following nine (9) courses: (1) N.68°58'24"E., a distance of 2.73 feet; (2) thence N.06°13'39"W., a distance of 124.12 feet; (3) thence N.68°58'24"E., a distance of 56.67 feet to the point of curvature of a curve to the right, having: a radius of 100.00 feet, a central angle of 10°58'17", a chord bearing of N.74°27'32"E. and a chord length of 19.12 feet; (4) thence along the arc of said curve an arc length of 19.15 feet to the point of tangency of said curve; (5) thence N.79°56'41"E., a distance of 15.80 feet to the point of curvature of a curve to the right, having: a radius of 25.00 feet, a central angle of 91°28'09", a chord bearing of S.54°19'14"E. and a chord length of 35.81 feet; (6) thence along the arc of said curve an arc length of 39.91 feet to the point of compound curvature of a curve to the right, having: a radius of 1975.00 feet, a central angle of 01°18'47", a chord bearing of S.07°55'46"E. and a chord length of 45.26 feet; (7) thence along the arc of said curve, an arc length of 45.26 feet to the end of said curve; (8) thence N.82°43'37"E., a distance of 50.00 feet to a point on a curve to the left, having: a radius of 2025.00 feet, a central angle of 06°55'37", a chord bearing of N.10°44'11"W. and a chord length of 244.67 feet; (9) thence along the arc of said curve an arc length of 244.82 feet to the Easterly boundary of said Tract "F-3"; thence along the following eight (8) courses: (1) N.68°58'24"E., a distance of 120.81 feet to a point on a curve to the right, having: a radius of 2145.00 feet, a central angle of 13°13'04", a chord bearing of S.07°58'29"E. and a chord length of 493.74 feet; (2) thence along the arc of said curve an arc length of 494.83 feet to the point of tangency of said curve; (3) thence S.01°21'57"E., a distance of 111.27 feet to the point of curvature of a curve to the right, having: a radius of 645.00 feet, a central angle of 06°46'49", a chord bearing of S.02°01'27"W. and a chord length of 76.28 feet; (4) thence along the arc of said curve an arc length of 76.33 feet to the end of said curve; (5) thence N.84°35'08"W., a distance of 4.00 feet to a point on a curve to the right, having: a radius of 641.00 feet, a central angle of 29°29'01", a chord bearing of S.20°09'22"W. and a chord length of 326.22 feet; (6) thence along the arc of said curve an arc length of 329.85 feet to the point of tangency of said curve; (7) thence S.34°53'53"W., a distance of 400.90 feet to the point of curvature of a curve to the left, having: a radius of 359.00 feet; a central angle of 11°09'20", a chord bearing of S.29°19'13"W. and a chord length of 69.79 feet; (8) thence along the arc of said curve an arc length of 69.90 feet to the Northwesterly corner of Lot 272, as shown on said plat of SAWGRASS UNIT 4; thence S.29°22'14"W., along the Westerly line of said Lot 272, a distance of 10.01 feet to the POINT OF BEGINNING

Parcel contains 366481.33 Square Feet or 8.4133 acres more or less.

Unit 6
Parcel "B"

A parcel of land lying in Section 9, Township 39 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

Commence at the Northeast corner of Section 9, Township 39 South, Range 19 East, Sarasota County, Florida; thence S.00°01'00"W., along the East line of said Section 9, a distance of 800.11 feet; thence N.89°59'00"W., a distance of 110.00 feet to the POINT OF BEGINNING, same being the Southeast corner of Parcel "B" of SAWGRASS, UNIT 4, recorded in Plat Book 42, Page 14, 14A through 14J, of the Public Records of Sarasota County, Florida; thence S.00°01'00"W., along the West line of lands described in Official Records Book 2794, at page 2416, of the Public Records of Sarasota County, Florida, a distance of 916.01 feet to the Southeast corner of lands described in Official Records Book 2794, at page 2416, of Public Records of Sarasota County, Florida; thence N.89°36'54"W., along the South line of said lands described in Official Records Book 2794, at page 2416, a distance of 1882.14 feet to a point on the Easterly line of CAPRI ISLES UNIT III, as shown in Plat Book 22, Page 8, 8A through 8D, of the Public Records of Sarasota County, Florida, same being the Southwest corner of said lands described in Official Records Book 2794, at page 2416; thence N.00°06'30"E., along said Easterly line of CAPRI ISLES UNIT III, a distance of 570.18 feet to the Southwest corner of said Parcel "B" of SAWGRASS, UNIT 4; thence along the Southerly boundary of said Parcel "B", as shown on plat of SAWGRASS UNIT 4, the following thirty-four (34) courses: (1) S.77°46'54"E., a distance of 16.37 feet to a point on a curve to the right having a radius of 270.00 feet, a central angle of 37°14'15", a chord bearing of N.30°50'13"E. and a chord length of 172.40 feet; (2) thence along the arc of said curve an arc length of 175.48 feet to the point of reverse curvature of a curve to the left having a radius of 242.34 feet, a central angle of 27°43'36", a chord bearing of N.35°35'33"E. and a chord length of 116.13 feet; (3) thence along the arc of said curve an arc length of 117.27 feet to the end of said curve; (4) thence S.68°16'15"E., a distance of 120.00 feet to a point on a curve to the right having a radius of 362.34 feet, a central angle of 10°15'38", a chord bearing of S.26°51'34"W. and a chord length of 64.80 feet; (5) thence along the arc of said curve an arc length of 64.89 feet to the end of said curve; (6) thence S.58°00'37"E., a distance of 170.00 feet to a point on a curve to the right having a radius of 532.34 feet, a central angle of 14°38'46", a chord bearing of S.39°18'45"W. and a chord length of 135.71 feet; (7) thence along the arc of said curve an arc length of 136.08 feet to the point of reverse curvature of a curve to the left having a radius of 40.00 feet, a central angle of 46°31'38", a chord bearing of S.23°22'19"W. and a chord length of 31.60 feet; (8) thence along the arc of said curve an arc length of 32.48 feet to the point of tangency of said curve; (9) thence S.00°06'30"W., a distance of 155.04 feet to the point of curvature of a curve to the left having a radius of 30.00 feet, a central angle of 89°43'23", a chord bearing of S.44°45'12"E. and a chord length of 42.32 feet; (10) thence along the arc of said curve an arc length of 46.98 feet to the point of tangency of said curve; (11) thence S.89°36'54"E., a distance of 211.87 feet to the point of curvature of a curve to the left having a radius of 30.00 feet, a central angle of 89°52'17", a chord bearing of N.45°26'58"E. and a chord length of 42.38 feet; (12) thence along the arc of said curve an arc length of 47.06 feet to the point of reverse curvature of a curve to the right having a radius of 820.00 feet, a central angle of 46°17'34", a chord bearing of N.23°39'36"E. and a chord length of 644.65 feet; (13) thence along the arc of said curve an arc length of 662.53 feet to the point of tangency of said curve; (14) thence N.46°48'23"E., a distance of 35.53 feet to the point of curvature of a curve to the left having a radius of 27.50 feet, a central angle of 37°50'40", a chord bearing of N.27°53'03"E. and a chord length of 17.84 feet; (15) thence along the arc of said curve an arc length of 18.16 feet to the end of said curve; (16) thence S.43°11'37"E., a distance of 175.78 feet; (17) thence N.46°48'23"E., a distance of 25.43 feet; (18) thence S.43°11'37"E., a distance of 117.00 feet; (19) thence S.46°48'23"W., a distance of 16.85 feet to a point on a curve to the right having a radius of 208.00 feet, a central angle of 41°55'22", a chord bearing of S.20°56'41"E. and a chord length of 148.82 feet; (20) thence along the arc of said curve an arc length of 152.19 feet to the point of tangency of said curve; (21) thence S.00°01'00"W., a distance of 28.29 feet to the point of curvature of a curve to the right having a radius of 21.00 feet, a central angle of 31°00'10", a chord bearing of S.15°31'05"W. and a chord length of 11.22 feet; (22) thence along the arc of said curve an arc length of 11.36 feet to the end of said curve; (23) thence S.00°01'00"W., a distance of 361.46 feet to a point on a curve to the left, having: a radius of 878.43 feet, a central angle of 05°21'57", a chord bearing of S.86°55'55"E. and a chord length of 82.24 feet; (24) thence along the arc of said curve an arc length of 82.27 feet to the point of tangency of said curve; (25) thence S.89°36'54"E., a distance of 226.82 feet; (26) thence N.00°23'06"E., a distance of 181.62 feet to a point on a curve to the left, having: a radius of 30.00 feet, a central angle of 18°54'22", a chord bearing of S.80°09'43"E. and a chord length of 9.85 feet; (27) thence along the arc of said curve an arc length of 9.90 feet to the point of tangency of said curve; (28) thence S.89°36'54"E., a distance of 100.00 feet to the point of curvature of a curve to the left having a radius of 30.00 feet, a central angle of 90°18'54", a chord bearing of N.45°13'39"E. and a chord length of 42.54 feet; (29) thence along the arc of said curve an arc length of 47.29 feet to the point of tangency of said curve; (30) thence N.00°37'45"E., a distance of 449.53 feet; (31) thence S.89°59'00"E., a distance of 115.20 feet; (32) thence N.64°04'24"E., a distance of 55.60 feet to a point on a curve to the right having a radius of 25.00 feet, a central angle of 42°14'29", a chord bearing of N.21°08'14"E. and a chord length of 18.02 feet; (33) thence along the arc of said curve an arc length of 18.43 feet to the end of said curve; (34) thence S.89°59'00"E., a distance of 133.51 feet to the POINT OF BEGINNING.

Parcel contains 1,143,825.81 square feet or 26.2586 acres more or less.