

Prepared by: Special Counsel & City Clerk

RESOLUTION NO. 2016-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS FOR MORE THAN ONE YEAR LEVIED IN VENICE, FLORIDA; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. AUTHORITY. This Resolution of the City of Venice, Florida (the "City") is adopted pursuant to the Charter of the City of Venice, Florida, Sections 166.021 and 197.3632, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) The City Council of the City of Venice, Florida (the "City Council"), is contemplating the imposition of special assessments, sometimes referred to as non-ad valorem assessments, to provide annual funding for the provision of fire protection services and facilities.

(B) The City Council intends to use the uniform method for collecting such non-ad valorem assessments for the cost of providing fire protection services and facilities to property within the City which is specially benefitted thereby and as authorized by Section 197.3632, Florida Statutes, which will allow such assessments to be collected annually, commencing in November 2017, in the same manner as provided for ad valorem taxes.

(C) The City Council held a duly advertised public hearing for the purpose of considering the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A.

SECTION 3. UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS.

(A) Commencing with the ad valorem tax bills issued in November, 2017, and continuing each year thereafter, the City hereby announces its intention to use the uniform method of collecting non-ad valorem assessments for more than one year as authorized in Section 197.3632, Florida Statutes, to fund the provision of fire protection services and facilities. Such non-ad valorem assessments shall be levied throughout the entire incorporated area of the City, a legal description of which is attached hereto as Exhibit B and incorporated herein by reference.

(B) The City hereby determines that the levy of such assessments is needed to fund the cost of providing such fire protection services and facilities.

(C) Adoption of this Resolution is solely for the purpose of complying with the statutory requirements that the City publicly announce to the Florida Department of Revenue, the Sarasota County Property Appraiser and the Sarasota County Tax Collector before March 1, 2017 that it may levy non-ad

valorem assessments and use the uniform method of collection. Adoption of this Resolution shall not be deemed to commit or require the City to impose any assessments.

(D) The Mayor and City Manager are hereby authorized and directed to take such further actions as may be required by Section 197.3632, Florida Statutes, for collection of the assessments pursuant to the uniform method, including executing reimbursement agreements on behalf of the City with the Sarasota County Property Appraiser and Sarasota County Tax Collector pursuant to Section 197.3632(2), Florida Statutes. The reimbursement agreements shall be in substantially the forms set forth in Exhibit C attached hereto, together with such changes as shall be approved by the Mayor in consultation with the City Attorney, such approval to be conclusively evidenced by the execution thereof by the Mayor

(E) Upon adoption, the City Clerk, or her designee, is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Sarasota County Property Appraiser and the Sarasota County Tax Collector by March 10, 2017.

SECTION 4. CONSTRUCTION; EFFECTIVE DATE. This Resolution shall be liberally construed to effect the purposes hereof and shall become effective immediately upon adoption.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, AT A MEETING HELD ON THE 14TH DAY OF FEBRUARY 2017.

John W. Holic, Mayor, City of Venice

ATTEST:

Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, 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 a Resolution duly adopted by the City Council of the City of Venice, Florida, at a meeting thereof duly convened and held on the 14th day of February 2017, a quorum being present.

WITNESS my hand and official seal of said City this 14th day of February 2017.

Lori Stelzer, MMC, City Clerk

(S E A L)

Approved as to form:

David Persson, City Attorney

EXHIBIT A

PROOF OF PUBLICATION

CITY OF VENICE NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS AND NOTICE OF PUBLIC HEARING

The City Council ("City Council") of the City of Venice (the "City") hereby provides notice to all owners of lands located within the boundaries of the City, pursuant to Section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem assessments to be levied within the City to fund the annual costs of providing fire protection services and facilities. The uniform method authorizes the collection of such assessments on the ad valorem property tax bill mailed by the Sarasota County Tax Collector each November. The City Council will consider adoption of a resolution stating its intent to use the uniform method of collecting the assessments commencing in November 2017 and continuing each year thereafter, as authorized by Section 197.3632, Florida Statutes, at a public hearing on December 13, 2016 at 9:00 a.m. in the Council Meeting Room at 401 West Venice Avenue, Venice, Florida 34285. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. A copy of the proposed form of resolution is on file at the Office of the City Clerk located at 401 West Venice Avenue, Venice, Florida 34285.

In the event any person decides to appeal any decision by the City Council with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (941) 486-2626 at least seven days prior to the date of the hearing.

Publish on: November 19, November 26, December 3 and December 10, 2016

EXHIBIT B

DESCRIPTION OF AREA SUBJECT TO NON-AD VALOREM ASSESSMENTS IMPOSED BY THE CITY

This Resolution contemplates the imposition of non-ad valorem assessments throughout the entire incorporated area of the City of Venice, more particularly described as follows:

A parcel of land describing the out boundaries of the City of Venice, Sarasota County, Florida more particularly described as follows;

Beginning at the Northwest Corner of the NW1/4 of the NW1/4 of the NW1/4 of Section 22 Township 38 South Range 19 East and considering the North line of said NW1/4 of the NW1/4 of the NW1/4 to bear South 89°53'54" East with all bearings contained herein relative thereto; thence South 89°53'54" East, along and with the North line of Official Records Instrument 2015071489 as recorded in the Public Records of Sarasota County Florida a distance of 936.33 feet; thence South 89°53'54" East, along and with the North line of Official Records Instrument 2006048926 as recorded in the Public Records of Sarasota County Florida a distance of 383.09 feet; thence South 89°51'20" East, along and with the North line of Official Records Instrument 2005181920 as recorded in the Public Records of Sarasota County Florida a distance of 1319.96 feet; thence along and with Official Records Instrument 2008129687 as recorded in the Public Records of Sarasota County Florida the next 3 calls; thence South 01°17'05" East, a distance of 30.01 feet; thence South 89°51'20" East, a distance of 1118.82 feet; thence South 01°37'10" East, a distance of 56.61 feet; thence South 89°55'13" East, along and with Official Records Instrument 2015014207 as recorded in the Public Records of Sarasota County Florida a distance of 364.68 feet; thence along and with Official Records Instrument 2008149816 as recorded in the Public Records of Sarasota County Florida the next 6 calls; thence North 61°58'35" East, a distance of 45.00 feet; thence North 70°46'34" East, a distance of 221.31 feet; thence South 78°44'23" East, a distance of 277.00 feet; thence South 54°01'38" East, a distance of 187.40 feet; thence South 48°40'44" East, a distance of 123.40 feet; thence North 78°08'40" East, a distance of 53.43 feet; thence along and with Official Instrument Number 2016091659 as recorded in the Public Records of Sarasota County Florida the next 15 calls; thence North 78°08'40" East, a distance of 53.43 feet; thence South 76°22'58" East, a distance of 78.33 feet; thence South 88°15'36" East, a distance of 118.39 feet to the beginning of a curve tangent to said line; thence easterly a distance of 151.43 feet along the curve concave to the north, having a radius of 480.00 feet and a central angle of 18°04'31" to a point of reverse curvature; thence easterly a distance of 248.29 feet along the arc of said curve concave to the south having a radius of 470.00 feet and a central angle of 30°16'04"; thence South 81°24'58" East, a distance of 269.40 feet to the beginning of a curve tangent to said line; thence easterly and northeasterly a distance of 355.00 feet along the curve concave to the north, having a radius of 580.00 feet and a central angle of 35°04'07"; thence North 63°30'56" East tangent to said curve, a distance of 255.09 feet; thence South 10°23'05" East, a distance of 387.97 feet; thence South 06°31'14" West, a distance of 249.49 feet; thence North 89°11'52" West, a distance of 936.17 feet; thence North 04°01'37" East, a distance of 147.30 feet; thence South 87°04'11" West, a distance of 242.20 feet; thence South 87°04'11" West, a distance of 294.96 feet; thence North 78°55'05" West, a distance of 12.77 feet; thence along and with Official Instrument Number 2015014207 as recorded in the Public Records of Sarasota County Florida for the next 20 calls; thence North 78°55'05" West, a distance of 284.00 feet; thence South 44°11'59" West, a distance of 441.21 feet; thence South 26°20'54" West, a distance of 115.98 feet; thence South 33°51'30" East, a distance of 50.94 feet; thence South 18°14'32" East, a distance of 64.81 feet; thence South 15°25'22" East, a distance of 91.55 feet; thence South 06°35'20" East, a distance of 397.41 feet; thence South 38°52'12" East, a distance of 115.21 feet; thence South 50°20'06" East, a distance of 111.81 feet; thence South 63°53'21" East, a distance of 111.67 feet to the beginning of a curve concave to the southwest having a radius of 50.00 feet and a central angle of 62°19'46" and being subtended by a chord which bears South 32°43'33" East 51.75 feet; thence southeasterly and southerly along said curve, a distance of 54.39 feet; thence South 01°33'46" East, a distance of 1762.71 feet; thence South 71°31'41" East, a

distance of 227.79 feet; thence South 38°33'12" East, a distance of 109.73 feet; thence South 84°15'34" East, a distance of 252.53 feet; thence South 12°54'14" East, a distance of 22.40 feet; thence South 05°29'17" West, a distance of 182.64 feet; thence South 25°35'48" East, a distance of 471.53 feet; thence South 08°14'18" East, a distance of 905.97 feet; thence South 01°11'18" West, a distance of 95.16 feet; thence South 89°34'34" East, along and with Official Instrument Number 2015149756 a distance of 2470.39 feet; thence South 89°32'57" East, continuing along and with Official Instrument Number 2015149756 distance of 2677.08 feet; thence South 00°01'14" West, a distance of 1337.32 feet; thence along and with Official Instrument Number 2007042419 as recorded in the Public Records of Sarasota County Florida for the next 84 calls; thence North 88°22'52" East, a distance of 887.60 feet; thence South 00°52'28" East, a distance of 35.81 feet; thence South 03°19'14" East, a distance of 84.84 feet; thence South 24°06'34" East, a distance of 73.07 feet; thence South 38°14'43" East, a distance of 155.94 feet; thence South 47°35'47" East, a distance of 73.04 feet; thence South 27°22'23" East, a distance of 57.24 feet; thence South 19°29'50" East, a distance of 66.88 feet; thence South 12°35'44" West, a distance of 58.71 feet; thence South 31°45'41" West, a distance of 60.26 feet; thence South 37°50'03" West, a distance of 61.91 feet; thence South 13°16'33" East, a distance of 30.15 feet; thence South 43°00'27" West, a distance of 57.04 feet; thence South 06°01'20" West, a distance of 53.94 feet; thence South 24°02'34" West, a distance of 59.56 feet; thence South 65°08'39" West, a distance of 43.12 feet; thence North 76°52'08" West, a distance of 141.94 feet; thence North 73°05'44" West, a distance of 71.01 feet; thence South 12°51'26" West, a distance of 53.47 feet; thence South 12°59'40" West, a distance of 38.89 feet; thence South 03°43'51" West, a distance of 57.98 feet; thence South 37°00'23" East, a distance of 102.03 feet; thence South 55°48'24" East, a distance of 77.26 feet; thence South 64°13'06" East, a distance of 87.07 feet; thence South 67°09'24" East, a distance of 110.31 feet; thence South 75°03'37" East, a distance of 156.43 feet; thence North 80°05'37" East, a distance of 73.64 feet; thence North 81°03'45" East, a distance of 73.83 feet; thence North 70°02'59" East, a distance of 73.27 feet; thence South 79°50'15" East, a distance of 72.02 feet; thence South 57°17'42" East, a distance of 72.42 feet; thence South 19°59'19" East, a distance of 70.44 feet; thence South 00°29'21" East, a distance of 69.40 feet; thence South 01°01'01" West, a distance of 79.99 feet; thence South 04°37'43" West, a distance of 55.06 feet; thence South 19°54'14" West, a distance of 76.63 feet; thence South 51°57'10" West, a distance of 51.49 feet; thence South 00°18'42" West, a distance of 70.39 feet; thence South 19°21'12" East, a distance of 85.45 feet; thence South 35°40'55" East, a distance of 94.92 feet; thence South 30°28'19" East, a distance of 68.42 feet; thence South 39°38'10" East, a distance of 98.88 feet; thence South 54°19'18" East, a distance of 85.64 feet; thence South 64°19'22" East, a distance of 71.71 feet; thence South 72°02'15" East, a distance of 73.41 feet; thence South 77°24'06" East, a distance of 71.81 feet; thence South 87°06'33" East, a distance of 66.75 feet; thence South 58°30'12" East, a distance of 68.29 feet; thence South 45°01'11" East, a distance of 61.12 feet; thence South 45°26'37" East, a distance of 66.02 feet; thence South 35°38'58" East, a distance of 145.38 feet; thence South 54°23'21" East, a distance of 139.01 feet; thence South 69°14'24" East, a distance of 73.60 feet; thence South 74°24'29" East, a distance of 54.98 feet; thence South 78°47'25" East, a distance of 65.04 feet; thence South 72°37'06" East, a distance of 59.23 feet; thence South 74°14'22" East, a distance of 63.43 feet; thence South 58°22'42" East, a distance of 48.11 feet; thence South 54°09'58" East, a distance of 33.58 feet; thence South 31°14'24" East, a distance of 46.22 feet; thence South 40°51'33" West, a distance of 24.94 feet; thence South 45°32'28" West, a distance of 33.02 feet; thence South 51°51'56" West, a distance of 55.89 feet; thence South 66°51'38" West, a distance of 43.82 feet; thence South 64°53'36" West, a distance of 65.52 feet; thence South 59°57'53" West, a distance of 52.80 feet; thence South 49°33'44" West, a distance of 64.68 feet; thence South 45°29'45" West, a distance of 45.66 feet; thence South 32°49'51" West, a distance of 43.84 feet; thence South 50°44'53" West, a distance of 45.96 feet; thence South 68°28'12" West, a distance of 37.05 feet; thence South 57°32'21" West, a distance of 44.65 feet; thence South 57°23'43" West, a distance of 154.94 feet; thence South 06°41'16" West, a distance of 71.65 feet; thence South 13°12'37" East, a distance of 56.05 feet; thence South 33°23'57" East, a distance of 64.68 feet; thence South 51°50'08" East, a distance of 55.71 feet; thence South 54°52'48" East, a distance of 56.64 feet; thence South 70°45'52" East, a distance of 50.67 feet; thence South 89°23'47" East, a distance of 37.65 feet; thence North 82°05'24" East, a distance of 45.49 feet; thence South 83°32'21" East, a distance of 47.92 feet; thence South 67°01'18" East, a distance of 62.14 feet; thence South 41°54'40" East, a distance of 21.72 feet; thence along and with Official

Instrument Number 2002135330 as recorded in the Public Records of Sarasota County Florida for the next 16 calls; thence South 41°54'40" East, a distance of 16.60 feet; thence South 24°19'11" East, a distance of 27.41 feet; thence South 05°48'29" West, a distance of 84.35 feet; thence South 07°21'21" West, a distance of 70.03 feet; thence South 00°07'03" East, a distance of 83.95 feet; thence South 14°10'13" East, a distance of 66.48 feet; thence South 17°52'57" East, a distance of 65.78 feet; thence South 14°25'33" East, a distance of 41.50 feet; thence South 02°25'22" East, a distance of 68.08 feet; thence South 05°25'47" West, a distance of 64.30 feet; thence South 20°56'42" West, a distance of 68.47 feet; thence South 21°21'00" West, a distance of 15.97 feet; thence South 21°21'00" West, a distance of 60.18 feet; thence South 30°10'30" West, a distance of 28.78 feet; thence South 88°34'16" West, a distance of 55.98 feet; thence South 88°43'04" West, a distance of 474.94 feet; thence South 88°30'09" West, along and with the South line of Laurel Road East a distance of 131.73 feet to the West Right-of-Way of North Jackson Road; thence South 02°30'31" West, along and with Official Records Instrument 2015097049 as recorded in the Public Records of Sarasota County Florida also being the West Right-of-Way of said North Jackson Road a distance of 1153.53 feet; thence along and with Official Records Instrument 2013080858 as recorded in the Public Records of Sarasota County Florida the next 6 calls; thence South 02°30'31" West, also being the West Right-of-Way of North Jackson Road a distance of 163.21 feet; thence South 88°31'05" West, a distance of 57.35 feet; thence South 00°40'54" East, a distance of 1313.72 feet; thence North 88°29'11" East, a distance of 220.89 feet to the West Right-of-Way of said North Jackson Road; thence South 11°01'00" East, also continuing along and with said West Right-of-Way of North Jackson Road a distance of 25.83 feet; thence South 45°49'06" East, also continuing along said West Right-of-Way of North Jackson Road distance of 34.27 feet; thence continuing along and with said West Right-of-Way of North Jackson Road and along and with Official Instrument Number 2013164740 as recorded in the Public Records of Sarasota County Florida for the next 5 calls; thence South 45°33'16" East, a distance of 886.83 feet; thence North 89°45'38" West, a distance of 29.60 feet; thence South 00°14'22" West, a distance of 1829.39 feet; thence North 89°45'38" West, a distance of 20.00 feet; thence South 00°14'22" West, a distance of 87.52 feet to the North Right-of-Way of Border Road. thence along and with said North Right-of-Way of Border Road for the next 17 calls; thence North 89°32'13" West, along and with said Official Instrument Number 2013164740 a distance of 946.54 feet; thence North 89°48'25" West, along and with Official Instrument Number 2013080858 and continuing along Official Instrument Number 2015097049 as recorded in the Public Records of Sarasota County Florida a distance of 1665.39 feet; thence along and with Official Instrument Number 2015097049 as recorded in the Public Records of Sarasota County Florida for the next 8 calls; thence North 89°24'14" West, a distance of 48.74 feet; thence South 00°35'18" West, a distance of 20.00 feet; thence North 89°24'42" West, a distance of 559.78 feet; thence North 89°50'29" West, a distance of 400.01 feet; thence North 89°24'40" West, a distance of 100.21 feet; thence South 00°35'20" West, a distance of 5.00 feet; thence North 89°24'40" West, a distance of 748.90 feet; thence North 00°22'09" East, a distance of 9.73 feet; thence along and with the South line of Milano Phase 2 Subdivision Recorded in Official Plat Book 50, Page 40 as recorded in the Public Records of Sarasota County Florida for the next 5 calls; thence North 89°51'18" West, a distance of 1524.84 feet; thence North 00°08'42" East, a distance of 10.00 feet; thence North 89°51'18" West, a distance of 793.07 feet; thence South 00°08'42" West, a distance of 10.00 feet; thence North 89°51'18" West, a distance of 1034.63 feet to the East Right-of-Way of Jacaranda Boulevard, Official Instrument Number 2013007710 as recorded in the Public Records of Sarasota County Florida; thence North 84°08'16" West, a distance of 201.57 feet to the West Right-of-Way of said Jacaranda Boulevard; thence South 89°39'11" West, along and with Official Instrument Number 2016154101 as recorded in the Public Records of Sarasota County Florida a distance of 1251.79 feet; thence North 00°10'20" West, continuing along and with said Official Instrument Number 2016154101 a distance of 690.35 feet; thence North 89°53'22" West, along and with Official Instrument Number 2007103675 as recorded in the Public Records of Sarasota County Florida a distance of 332.66 feet; thence South 00°10'19" East, continuing along and with Official Instrument Number 2007103675 a distance of 692.91 feet to the North Right-of-Way of said Border Road; thence South 89°40'11" West, along and with said North line of Border Road a distance of 999.45 feet; thence South 89°40'11" West along and with the North Right-of-Way of said Border Road and being the South line of Reception Number 2004206576 a distance of 85.44 feet; thence South 00°20'06" East, along and with Official Instrument Number 2004206576 as recorded in

the Public Records of Sarasota County Florida and the North Right-of-Way of said Border Road a distance of 2.35 feet; thence North 89°53'27" West, continuing along and with Official Instrument Number 2004206576 as recorded in the Public Records of Sarasota County Florida and the North Right-of-Way of said Border Road a distance of 200.00 feet; thence North 80°25'43" West, continuing along and with Official Instrument Number 2004206576 as recorded in the Public Records of Sarasota County Florida and the North Right-of-Way of Said Border Road a distance of 99.84 feet; thence North 80°25'43" West, along and with Official Instrument Number 2005144878 as recorded in the Public Records of Sarasota County Florida and the North Right-of-Way of Said Border Road a distance of 204.30 feet; thence North 89°53'27" West, and through the Right-of-Way of Interstate 75 a distance of 1228.59 feet; thence South 40°56'04" East, to the South Right-of-Way of said Border Road a distance of 291.70 feet; thence South 40°56'04" East, along and with the Westerly Right-of-Way line of Interstate 75 being along and with Official Instrument Number 2008164510 as recorded in the Public Records of Sarasota County Florida a distance of 952.22 feet; thence South 00°15'44" East, continuing along and with said Official Instrument Number 2008164510 a distance of 453.10 feet; thence North 89°53'09" West, continuing along and with said Official Instrument Number 2008164510 a distance of 1643.61 feet; thence North 89°53'09" West, to a point on the Westerly Right-of-Way of North Auburn Road and the east line of Capri Isles Golf Inc, Official Record Book 2482, Page 789 as recorded in the Public Records of Sarasota County Florida distance of 73.07 feet; thence along and with said Westerly Right-of-Way of North Auburn Road as recorded in Plat Book 38 Page 37B for the next 5 calls; thence South 00°22'16" West a distance of 1374.98 feet; thence North 89°37'34" West, a distance of 15.00 feet; thence South 00°22'26" West, a distance of 210.00 feet; thence South 89°37'34" East, a distance of 15.00 feet; thence South 00°22'26" West, a distance of 434.43 feet; thence South 89°56'28" East, a distance of 73.00 feet to a point on the Easterly Right-of-Way of said North Auburn Road; thence South 89°56'28" East, along and with Official Record Book 1565, Page 59 of the North Venice Farms, Plat Book 2, Page 203 as recorded in the Public Records of Sarasota County Florida a distance of 714.86 feet; thence South 00°21'48" West, continuing along and with said Official Record Book 1565, Page 59 a distance of 628.78 feet said point being on the North Right-of-Way line of Kennedy Drive; thence North 89°59'12" West, along and with said North Right-of-Way of said Kennedy Drive continuing along and with said Official Record Book 1565, Page 59 a distance of 245.97 feet; thence South 00°00'48" West, to a point on the South Right-of-Way of said Kennedy Drive a distance of 66.00 feet; thence South 00°00'48" West, along and with Official Record Book 1167, Page 1036 of Venice Acres Plat Book 24, Page 10 as recorded in the Public Records of Sarasota County Florida a distance of 605.32 feet to a point on the North Right-of-Way of Hermitage Boulevard being a point of cusp on a curve concave to the south having a radius of 1280.70 feet and a central angle of 3°27'49" and being subtended by a chord which bears North 87°53'35" West 77.41 feet; thence Westerly along and with the North Right-of-Way of said Hermitage Boulevard along said curve, a distance of 77.42 feet; thence North 89°37'31" West tangent to said curve, continuing along and with the North Right-of-Way of said Hermitage Boulevard a distance of 343.85 feet; thence North 89°37'31" West, a distance of 125.00 feet to a point on the Westerly Right-of-Way of said North Auburn Road; thence South 00°22'26" West, along and with the Westerly Right-of-Way of said North Auburn Road a distance of 691.57 feet; thence South 00°10'10" East, continuing along and with the Westerly Right-of-Way of said North Auburn Road a distance of 85.11 feet; thence South 89°49'46" West, continuing along and with the Westerly Right-of-Way of said North Auburn Road a distance of 20.00 feet; thence South 00°10'14" East, continuing along and with the Westerly Right-of-Way of said North Auburn Road a distance of 1536.79 feet; thence South 89°32'26" East, a distance of 93.01 feet to a point on the Easterly Right of-Way of said North Auburn Road; thence South 89°32'26" East, along and with Official Record Book 1911, Page 1074 as recorded in the Public Records of Sarasota County Florida a distance of 599.48 feet; thence along and with Official Plat Book 43, Page 47 of Valencia Lakes Subdivision as recorded in the Public Records of Sarasota County Florida for the next 5 calls; thence North 27°42'25" East a distance of 220.87 feet; thence South 62°21'15" East, a distance of 1030.01 feet; thence South 27°39'47" West, a distance of 244.62 feet; thence South 00°11'29" East, a distance of 927.37 feet to a point on the North Right-of-Way of East Venice Avenue; thence North 89°26'45" West, along and with the North Right-of-Way of said East Venice Avenue a distance of 236.33 feet; thence South 00°02'55" West, a distance of 133.40 feet to a point on the South Right-of-Way of said East Venice Avenue; thence South

00°02'55" West, along and with San Lino Condominium Book 40 Pages 8-8 O as recorded in the Public Records of Sarasota County Florida a distance of 689.94 feet; thence North 89°31'41" West, continuing along and with San Lino Condominium Book 40 Pages 88 O as recorded in the Public Records of Sarasota County Florida a distance of 1258.14 feet to a point along the East Right-of-Way of South Auburn Road thence South 00°10'59" East, along and with the East Right-of-Way of said South Auburn Road a distance of 20.48 feet; thence North 89°49'39" West, along and with Official Record Book 1939, Page 2974 as recorded in the Public Records of Sarasota County Florida a distance of 372.78 feet; thence North 00°08'34" West, along and with said Official Record Book 1939, Page 2974 as recorded in the Public Records of Sarasota County Florida a distance of 281.00; thence North 00°08'34" West, along and with said Official Records Instrument 2012040078 as recorded in the Public Records of Sarasota County Florida a distance of 429.52 feet to a point on the South Right-of-Way of said East Venice Avenue; thence North 89°48'53" West, along and with the South Right-of-Way of said East Venice Avenue a distance of 304.44 feet; thence South 00°10'36" East, along and with Official Record Book 3089, Page 1125 as recorded in the Public Records of Sarasota County Florida a distance of 710.58 feet; thence North 89°49'27" West, continuing along and with Official Record Book 3089, page 1125 a distance of 304.02 feet; thence North 89°49'27" West, along and with Official Instrument Number 2014062343 as recorded in the Public Records of Sarasota County Florida a distance of 304.02 feet; thence North 89°48'57" West, along and with the South line of Auburn Woods Subdivision Official Plat Book 43, Page 19 as recorded in the Public Records of Sarasota County Florida a distance of 912.21 feet; thence North 89°49'01" West, along and with Official Instrument Number 2015090405 as recorded in the Public Records of Sarasota County Florida a distance of 304.05 feet; thence North 89°49'01" West, along and with Official Instrument Number 2015090405 as recorded in the Public Records of Sarasota County Florida a distance of 304.05 feet; thence North 00°11'54" West, continuing along and with said Official Instrument Number 2015090405 a distance of 710.73 feet to a point on the South Right-of-Way of said East Venice Avenue; thence North 89°48'47" West, along and with the South Right-of-Way of said East Venice Avenue a distance of 304.18 feet; thence South 00°12'30" East, along and with Official Record Book 1080, Page 661 as recorded in the Public Records of Sarasota County Florida a distance of 710.75 feet; thence South 89°49'01" East, continuing along and with Official Record Book 1080, Page 661 a distance of 69.90 feet; thence South 00°13'54" East, continuing along and with Official Record Book 1080, Page 661 a distance of 474.33 feet; thence North 89°51'53" West, continuing along and with said Official Record Book 1080, Page 661 a distance of 495.00 feet to a point being at the centerline of a 30 foot private Right-of-Way of Ramsey Road. thence South 00°13'54" West along and with said centerline of Ramsey Road a distance of 460.00 feet; thence South 00°13'54" West leaving said centerline a distance of 489.67 feet to a point on the North Right-of-Way of Hatchett Creek Boulevard; thence North 89°51'04" West, along and with Official Instrument Number 2006170036 also being the North Right-of-Way of said Hatchett Creek Boulevard a distance of 495.45 feet; thence North 89°47'37" West, continuing along and with said north Right-of-Way of Hatchett Creek Boulevard and Official Instrument Number 2015136880 as recorded in the Public Records of Sarasota County Florida a distance of 782.41 feet to a point on the Easterly Right-of-Way of Pinebrook Road; thence North 85°59'32" West, a distance of 130.25 feet to a point on the Westerly Right-of-Way of said Pinebrook Road; thence along and with Official Instrument Number 2015136880 as recorded in the Public Records of Sarasota County Florida for the next 6 calls; thence South 89°53'24" W a distance of 211.95 feet; thence North 14°40'51" West, a distance of 52.45 feet; thence North 22°11'49" West, a distance of 62.58 feet; thence South 77°21'38" West, a distance of 58.18 feet; thence North 31°52'24" West, a distance of 69.90 feet; thence North 89°57'12" West, a distance of 78.17 feet; thence South 00°01'18" East, along and with the East line of Crown Point Subdivision Plat Book 10, Page 34 as recorded in the Public Records of Sarasota County Florida a distance of 162.16 feet; thence North 89°49'47" West, continuing along and with said Crown Point Subdivision a distance of 180.86 feet; thence North 57°07'40" West, continuing along and with said Crown Point Subdivision a distance of 545.50 feet; thence along and with the Southwest line of East Gate Subdivision, Unit 1, Plat Book 9, Page 43 as recorded in the Public Records of Sarasota County Florida for the next 5 calls; thence North 57°01'59" West a distance of 655.30 feet; thence North 73°01'59" West, a distance of 508.56 feet; thence North 65°01'59" West, a distance of 224.30 feet; thence North 52°01'59" West, a distance of 456.27 feet; thence North 45°35'58" West, a

distance of 547.48 feet to a point on the East Right-of-Way of Home Park Road; thence North 89°51'46" West, to a point on the West Right-of-Way of said Home Park Road a distance of 60.00 feet; thence South 00°03'04" West, along and with the West Right-of-Way of said Home Park a distance of 1480.48 feet to a point on the North Right-of-Way of Gulf Coast Boulevard; thence North 89°47'21" West, along and with said North line of Gulf Coast Boulevard and the South line of said Venice Edgewood Section of Venice Subdivision a distance of 2673.57 feet to a point on the West Right-of-Way of US 41 Bypass; thence South 00°08'14" West, along and with Official Instrument Number 2012158083 and continuing along Official Instrument Number 2012009800 as recorded in the Public Records of Sarasota County Florida a distance of 826.68 feet to the Southwesterly Right-of-Way of Seaboard Avenue; thence along and with Parcel Identification Number 0429080003 (Mark Richmond Revocable Trust) for the next 5 calls; thence South 00°16'40" West, a distance of 105.50 feet; thence South 88°52'50" East, a distance of 30.62 feet; thence South 00°40'05" West, a distance of 49.60 feet; thence South 32°53'58" East, a distance of 79.51 feet; thence South 57°19'16" West, a distance of 139.92 feet to a point on the Northeasterly Right-of-Way of Seaboard Coast Line Railroad Official Instrument Number 2005008586 as recorded in the Public Records of Sarasota County Florida; thence South 32°57'14" East, along and with said Seaboard Coast Line Railroad a distance of 2518.07 feet; thence South 00°01'30" East, a distance of 253.78 feet to a point on the Southwesterly Right-of-Way of said Seaboard Coast Line Railroad; thence along and with the Easterly Intracoastal Waterway within the City of Venice for the next 6 calls; thence South 00°01'30" East, also being the West line of Center Road Industrial Park, Plat Book 27, Page 47 as recorded in the Public Records of Sarasota County Florida a distance of 1853.42 feet to a point on the North Right-of-Way of Center Road; thence South 00°01'30" East, a distance of 70.00 feet to a point on the South Right-of-Way of said Center Road; thence South 00°13'27" West, a distance of 382.99 feet to the North Right-of-Way of South Tamiami Trail; thence South 00°09'46" West, to a point on the South Right-of-Way of said South Tamiami Trail a distance of 250.00 feet; thence South 00°09'46" West, along and with the West line of South Venice Unit 50 Subdivision, Plat Book 7, Page 14 as recorded in the Public Records of Sarasota County Florida a distance of 1464.90 feet; thence South 00°09'46" West, along and with the West line of South Venice Unit 49 Subdivision, Plat Book 49, Page 13 as recorded in the Public Records of Sarasota County Florida a distance of 1533.08 feet; thence South 00°09'46" West, along and with the West line of South Venice Unit 46 Subdivision, Plat Book 7, Page 10 as recorded in the Public Records of Sarasota County Florida a distance of 1680.00 feet; thence South 00°09'46" West, along and with the West line South Venice Unit 45 Subdivision, Plat Book 7, Page 6 as recorded in the Public Records of Sarasota County Florida a distance of 39.97 feet to a point being the NW Corner, NE1/4, NW1/4, Section 29, Township 39 South, Range 19 East; thence South 00°27'05" West, along and with said South Venice Unit 45 Subdivision a distance of 1327.63 feet to a point being the SW Corner, NE1/4, NW1/4, Section 29, Township 39 South, Range 19 East; thence North 89°50'10" West, along and with the North line of South Venice Unit 41, Plat Book 7, Page 2 as recorded in the Public Records of Sarasota County Florida a distance of 1332.59 feet to a point being the NW corner of the SW1/4 of the NW1/4, Section 29, Township 39 South, Range 19 East; thence North 89°46'14" West, along and with the South Line of the City of Venice a distance of 3617.43 feet said point being a 4 inch concrete monument stamped 17 84 CO5 REF; thence North 89°46'14" West, to a point on the mean high water line in the Gulf of Mexico as of January 02, 2017 a distance of 214.08 feet; thence along said mean high water line the next 171 calls; thence North 20°02'19" West, a distance of 12.54 feet; thence North 26°52'38" West, a distance of 115.00 feet; thence North 25°20'48" West, a distance of 121.12 feet; thence North 26°14'40" West, a distance of 104.29 feet; thence North 25°55'40" West, a distance of 110.94 feet; thence North 27°52'05" West, a distance of 147.73 feet; thence North 23°24'21" West, a distance of 127.95 feet; thence North 22°43'31" West, a distance of 107.11 feet; thence North 24°23'04" West, a distance of 134.57 feet; thence North 25°04'57" West, a distance of 100.45 feet; thence North 24°04'56" West, a distance of 107.65 feet; thence North 23°55'12" West, a distance of 141.55 feet; thence North 24°08'34" West, a distance of 150.06 feet; thence North 24°31'34" West, a distance of 140.51 feet; thence North 25°07'55" West, a distance of 133.67 feet; thence North 23°49'41" West, a distance of 102.54 feet; thence North 23°28'33" West, a distance of 159.74 feet; thence North 17°51'15" West, a distance of 130.79 feet; thence North 17°52'34" West, a distance of 145.89 feet; thence North 15°15'44" West, a distance of 148.25 feet; thence North 15°07'33" West, a distance

of 129.86 feet; thence North 20°09'00" West, a distance of 179.79 feet; thence North 24°40'06" West, a distance of 163.33 feet; thence North 25°04'14" West, a distance of 147.58 feet; thence North 19°04'11" West, a distance of 150.13 feet; thence North 20°50'26" West, a distance of 171.70 feet; thence North 19°31'49" West, a distance of 117.52 feet; thence North 18°41'08" West, a distance of 145.79 feet; thence North 25°22'28" West, a distance of 120.99 feet; thence North 28°18'18" West, a distance of 116.66 feet; thence North 26°23'29" West, a distance of 110.05 feet; thence North 25°32'23" West, a distance of 106.84 feet; thence North 24°14'47" West, a distance of 120.97 feet; thence North 23°23'30" West, a distance of 135.81 feet; thence North 11°16'20" West, a distance of 102.69 feet; thence North 08°43'29" West, a distance of 96.24 feet; thence North 16°40'00" West, a distance of 98.93 feet; thence North 27°56'14" West, a distance of 91.36 feet; thence North 12°21'34" West, a distance of 192.74 feet; thence North 22°10'53" West, a distance of 125.91 feet; thence North 20°55'49" West, a distance of 171.55 feet; thence North 15°46'34" West, a distance of 142.24 feet; thence North 09°34'42" West, a distance of 141.53 feet; thence North 12°01'28" West, a distance of 132.52 feet; thence North 14°05'44" West, a distance of 117.24 feet; thence North 19°46'28" West, a distance of 130.32 feet; thence North 21°37'08" West, a distance of 111.83 feet; thence North 19°21'48" West, a distance of 119.68 feet; thence North 19°19'12" West, a distance of 115.87 feet; thence North 13°06'28" West, a distance of 90.39 feet; thence North 12°31'17" West, a distance of 112.41 feet; thence North 13°04'55" West, a distance of 123.78 feet; thence North 15°15'24" West, a distance of 108.75 feet; thence North 22°12'23" West, a distance of 116.79 feet; thence North 22°26'08" West, a distance of 157.91 feet; thence North 24°17'04" West, a distance of 148.71 feet; thence North 20°46'58" West, a distance of 124.08 feet; thence North 15°47'15" West, a distance of 127.97 feet; thence North 19°45'34" West, a distance of 105.83 feet; thence North 22°09'18" West, a distance of 126.08 feet; thence North 16°12'17" West, a distance of 105.41 feet; thence North 16°11'30" West, a distance of 167.10 feet; thence North 18°43'08" West, a distance of 139.30 feet; thence North 20°07'15" West, a distance of 137.10 feet; thence North 19°05'28" West, a distance of 142.07 feet; thence North 21°50'25" West, a distance of 142.85 feet; thence North 23°45'52" West, a distance of 116.31 feet; thence North 20°25'33" West, a distance of 154.51 feet; thence North 19°05'42" West, a distance of 134.59 feet; thence North 20°10'04" West, a distance of 124.67 feet; thence North 25°01'16" West, a distance of 125.44 feet; thence North 24°15'43" West, a distance of 112.51 feet; thence North 23°12'41" West, a distance of 122.92 feet; thence North 17°42'54" West, a distance of 88.98 feet; thence North 10°52'42" West, a distance of 91.90 feet; thence North 13°09'37" West, a distance of 93.19 feet; thence North 20°22'23" West, a distance of 94.58 feet; thence North 28°45'46" West, a distance of 80.89 feet; thence North 23°23'32" West, a distance of 100.40 feet; thence North 17°44'45" West, a distance of 90.57 feet; thence North 16°00'26" West, a distance of 89.75 feet; thence North 18°00'09" West, a distance of 108.94 feet; thence North 17°35'38" West, a distance of 130.84 feet; thence North 17°59'01" West, a distance of 116.55 feet; thence North 21°53'20" West, a distance of 93.13 feet; thence North 27°23'12" West, a distance of 90.68 feet; thence North 30°44'46" West, a distance of 87.68 feet; thence North 23°45'53" West, a distance of 92.56 feet; thence North 21°15'58" West, a distance of 89.43 feet; thence North 18°40'09" West, a distance of 117.01 feet; thence North 23°45'52" West, a distance of 114.87 feet; thence North 26°25'59" West, a distance of 97.66 feet; thence North 21°16'25" West, a distance of 90.64 feet; thence North 16°13'50" West, a distance of 93.55 feet; thence North 09°33'21" West, a distance of 97.77 feet; thence North 07°32'09" West, a distance of 113.41 feet; thence North 10°42'42" West, a distance of 122.84 feet; thence North 14°07'45" West, a distance of 132.29 feet; thence North 11°41'17" West, a distance of 115.16 feet; thence North 14°11'23" West, a distance of 119.34 feet; thence North 16°33'39" West, a distance of 142.91 feet; thence North 19°02'06" West, a distance of 148.22 feet; thence North 17°43'28" West, a distance of 147.32 feet; thence North 18°52'44" West, a distance of 171.34 feet; thence North 20°34'42" West, a distance of 141.68 feet; thence North 18°45'15" West, a distance of 100.89 feet; thence North 08°19'31" West, a distance of 92.24 feet; thence North 09°15'30" West, a distance of 93.85 feet; thence North 14°20'06" West, a distance of 121.50 feet; thence North 17°16'39" West, a distance of 134.29 feet; thence North 16°35'22" West, a distance of 110.49 feet; thence North 19°19'58" West, a distance of 118.08 feet; thence North 21°23'14" West, a distance of 120.24 feet; thence North 16°47'38" West, a distance of 118.18 feet; thence North 12°35'01" West, a distance of 115.13 feet; thence North 13°42'37" West, a distance of 116.49 feet; thence North 13°59'09" West, a distance of 113.01

feet; thence North 14°48'14" West, a distance of 144.28 feet; thence North 17°48'23" West, a distance of 140.36 feet; thence North 17°33'33" West, a distance of 135.96 feet; thence North 15°36'54" West, a distance of 153.75 feet; thence North 12°19'05" West, a distance of 114.11 feet; thence North 14°54'50" West, a distance of 161.15 feet; thence North 17°34'49" West, a distance of 139.97 feet; thence North 21°47'00" West, a distance of 116.71 feet; thence North 22°22'51" West, a distance of 135.44 feet; thence North 12°04'12" West, a distance of 88.08 feet; thence North 16°27'41" West, a distance of 95.58 feet; thence North 21°35'18" West, a distance of 120.20 feet; thence North 13°59'56" West, a distance of 135.41 feet; thence North 15°20'02" West, a distance of 135.96 feet; thence North 21°26'55" West, a distance of 112.31 feet; thence North 25°31'09" West, a distance of 133.86 feet; thence North 24°58'43" West, a distance of 122.00 feet; thence North 19°09'43" West, a distance of 121.10 feet; thence North 17°00'22" West, a distance of 113.72 feet; thence North 19°05'35" West, a distance of 109.69 feet; thence North 18°32'27" West, a distance of 125.18 feet; thence North 17°38'25" West, a distance of 124.36 feet; thence North 17°41'50" West, a distance of 124.69 feet; thence North 20°32'27" West, a distance of 131.08 feet; thence North 22°25'54" West, a distance of 122.14 feet; thence North 21°29'15" West, a distance of 126.42 feet; thence North 25°36'21" West, a distance of 93.72 feet; thence North 23°35'43" West, a distance of 110.70 feet; thence North 17°17'36" West, a distance of 122.45 feet; thence North 15°47'05" West, a distance of 107.50 feet; thence North 20°56'19" West, a distance of 120.41 feet; thence North 18°44'24" West, a distance of 131.91 feet; thence North 19°28'57" West, a distance of 112.37 feet; thence North 20°51'14" West, a distance of 107.85 feet; thence North 23°10'04" West, a distance of 103.36 feet; thence North 16°36'12" West, a distance of 128.52 feet; thence North 18°02'35" West, a distance of 120.50 feet; thence North 28°36'43" West, a distance of 99.86 feet; thence North 24°44'16" West, a distance of 105.90 feet; thence North 28°36'12" West, a distance of 96.34 feet; thence North 25°02'16" West, a distance of 102.33 feet; thence North 25°00'45" West, a distance of 112.66 feet; thence North 36°43'02" West, a distance of 81.17 feet; thence North 33°05'18" West, a distance of 87.65 feet; thence North 20°59'21" West, a distance of 81.80 feet; thence North 27°51'56" West, a distance of 83.72 feet; thence North 47°19'19" West, a distance of 160.43 feet; thence North 56°39'32" West, a distance of 125.19 feet; thence North 55°16'44" West, a distance of 125.99 feet; thence North 49°12'07" West, a distance of 116.52 feet; thence North 51°39'31" West, a distance of 42.15 feet; thence North 57°23'18" West, a distance of 40.39 feet; thence North 68°46'13" West, a distance of 72.71 feet; thence North 67°16'17" West, a distance of 37.43 feet; thence leaving the mean high water line North 09°11'43" East, a distance of 187.35 feet; thence North 74°04'57" East, a distance of 204.43 feet; thence South 71°46'33" East, a distance of 716.92 feet; thence South 88°50'19" East, a distance of 572.96 feet; thence North 60°32'54" East, a distance of 556.16 feet; thence South 89°32'10" East, a distance of 406.04 feet; thence South 56°27'55" East, a distance of 601.39 feet; thence South 0°54'15" East, a distance of 1343.26 feet; thence North 65°55'10" East, a distance of 4046.65 feet; thence North 75°03'45" East, a distance of 107.31 feet; thence along and with Official Records Instrument 2002009974 as recorded in the Public Records of Sarasota County Florida the next 8 calls; thence North 32°49'49" West, a distance of 230.07 feet; thence South 57°10'11" West, a distance of 3.41 feet; thence North 32°19'28" West, a distance of 21.52 feet; thence North 57°10'11" East, a distance of 3.22 feet; thence North 32°49'49" West, a distance of 425.64 feet; thence North 57°31'52" East, a distance of 158.83 feet; thence along and with Plat Book 27 at pages 29 to 29A as recorded in the Public Records of Sarasota County Florida the next 11 calls; thence North 32°07'24" West, a distance of 48.34 feet; thence North 37°08'58" East, a distance of 303.00 feet; thence North 32°07'24" West, also along and with the Westerly Right-of-Way of Brenda Lane a distance of 149.31 feet; thence North 37°08'54" East, also along and with the Northerly Right-of-Way of Brenda Lane a distance of 60.60 feet; thence South 32°07'24" East, also along and with the Easterly Right-of-Way of Brenda Lane a distance of 149.31 feet; thence North 37°08'54" East, a distance of 90.90 feet; thence North 32°07'24" West, a distance of 149.31 feet; thence North 37°08'54" East, a distance of 25.22 feet; thence North 89°35'52" East, a distance of 356.69 feet; thence South 00°02'06" West, a distance of 145.00 feet; thence South 89°10'40" East, a distance of 84.90 feet; thence South 00°02'06" West, a distance of 219.01 feet; thence South 17°02'30" East, a distance of 708.73 feet; thence North 72°56'55" East, a distance of 565.29 feet; thence North 61°45'22" East, a distance of 104.06 feet; thence South 11°56'20" East, a distance of 340.69 feet; thence North 65°40'11" East, a distance of 550.23 feet; thence North 00°01'26" West, a distance of 800.67 feet; thence North 78°10'49" East, a distance of 1950.89 feet; thence South 89°53'39" East, along and with the

South line of Cecilia Court Subdivision, Plat Book 22, Page 7 as recorded in the Public Records of Sarasota County Florida a distance of 405.00 feet; thence North 00°06'21" East, continuing along and with said Cecilia Court Subdivision a distance of 715.00 feet to the South Right-of-Way of Colonia Lane East; thence along and with the South Right-of-Way of said Colonia Lane East for the next 8 calls; thence South 89°53'39" East, along and with Official Instrument Number 2004020227 as recorded in the Public Records of Sarasota County Florida a distance of 200.10 feet to the intersection Right-of-Way of said Colonia Lane East and Albee Farm Road; thence South 89°53'39" East, a distance of 95.66 feet to the East Right-of-Way of said Albee Farm Road; thence North 00°13'59" East along and with Curry Creek Villas Section 1 Condominium Book 12 Page 21 as recorded in the Public Records of Sarasota County Florida a distance of 7.63 feet; thence South 89°45'07" East, continuing along and with along and with said Curry Creek Villas Section 1 Condominium Book 12 Page 21 a distance of 345.00 feet; thence along and with Official Instrument Number 200119375 for the next 4 calls; thence North 00°13'59" East, a distance of 12.75 feet; thence South 89°45'07" East, a distance of 320.00 feet; thence North 00°13'59" East, a distance of 30.00 feet; thence South 89°45'06" East, a distance of 660.88 feet to the East Right-of-Way of Orange Grove Avenue South; thence North 00°33'46" East, along and with said Orange Grove Avenue South and Curry Cove Condominium, Condominium Book 24, Page 30 for the next 5 calls; thence North 00°33'46" East a distance of 1288.54 feet to the South Right-of-Way of Edmondson Road; thence South 89°47'20" East, along and with the South Right-of-Way of said Edmondson Road a distance of 1001.87 feet; thence South 00°14'42" West, a distance of 549.93 feet; thence South 89°27'27" East, a distance of 303.54 feet; thence South 00°12'25" West, a distance of 733.99 feet; thence South 89°57'58" East, along and with Lands of Sarasota County, Official Instrument Number 200119375 as recorded in the Public Records of Sarasota County Florida a distance of 1331.14 feet; thence South 00°08'38" West, along and with said Official Instrument Number 200119375 a distance of 1319.37 feet; thence North 89°59'01" East, along and with said Official Instrument Number 200119375 a distance of 1390.37 feet to a point on the East Right-of-Way of Pinebrook Road; thence North 00°05'57" East, along and with said Right-of-Way of Pinebrook Road and along Berkshire Place Subdivision, Plat Book 36, Page 38 and continuing along Turnberry Place Subdivision, Plat Book 34, Page 29 as recorded in the Public Records of Sarasota County Florida distance of 1974.05 feet; thence North 89°52'11" West, a distance of 104.45 feet to the West Right-of-Way of said Pinebrook Road; thence North 89°52'11" West, along and with Pinebrook Preserve Subdivision, Plat Book 45, Page 8 as recorded in the Public Records of Sarasota County Florida a distance of 620.34 feet; thence North 00°07'03" East, continuing along and with said Pinebrook Preserve Subdivision, a distance of 617.74 feet to the South Right-of-Way of said Edmondson Road; thence North 00°17'25" East, a distance of 80.00 feet to the North Right-of-Way of said Edmondson Road; thence North 00°17'25" East, along and with Official Instrument Number 2000045070 and continuing along Official Instrument Number 2001070086 as recorded in the Public Records of Sarasota County Florida a distance of 1255.78 feet to the South Right-of-Way of Kilpatrick Road; thence South 89°56'02" East, along and with said Kilpatrick Road and said Official Instrument Number 2001070086 a distance of 592.24 feet to the West Right-of-Way of Pinebrook Road; thence South 89°56'02" East, a distance of 134.67 feet to the East Right-of-Way of said Pinebrook Road; thence North 00°24'56" East, along and with said Pinebrook Road and Waterford Subdivision, Plat Book 32, Page 36 a distance of 692.56 feet; thence South 89°42'08" East, along and with said Waterford Subdivision a distance of 599.74 feet; thence North 00°14'36" East, along and with Official Instrument Number 2012114172 as recorded in the Public Records of Sarasota County Florida a distance of 662.81 feet; thence South 89°40'28" East, continuing along and with said Official Instrument Number 201214172 distance of 657.74 feet; thence South 89°37'05" East, along and with Official Instrument Number 2012114172 a distance of 11.80 feet; thence North 00°15'10" West, along and with Official Instrument Number 2012143974 being within Woodland Acres Subdivision, Plat Book 20, Page 3 as recorded in the Public Records of Sarasota County Florida a distance of 662.44 feet to the South Right-of-Way of Curry Lane; thence South 89°53'45" East, along and with said Curry Lane and said Official Instrument Number 2012143974 and a portion of Official Instrument Number 2012168011 within said Woodland Acres Subdivision as recorded in the Public Records of Sarasota County Florida a distance of 569.75 feet; thence North 00°14'59" West, a distance of 60.00 feet to the North Right-of-Way of said Curry Lane; thence North 00°14'59" West, along and with the North line

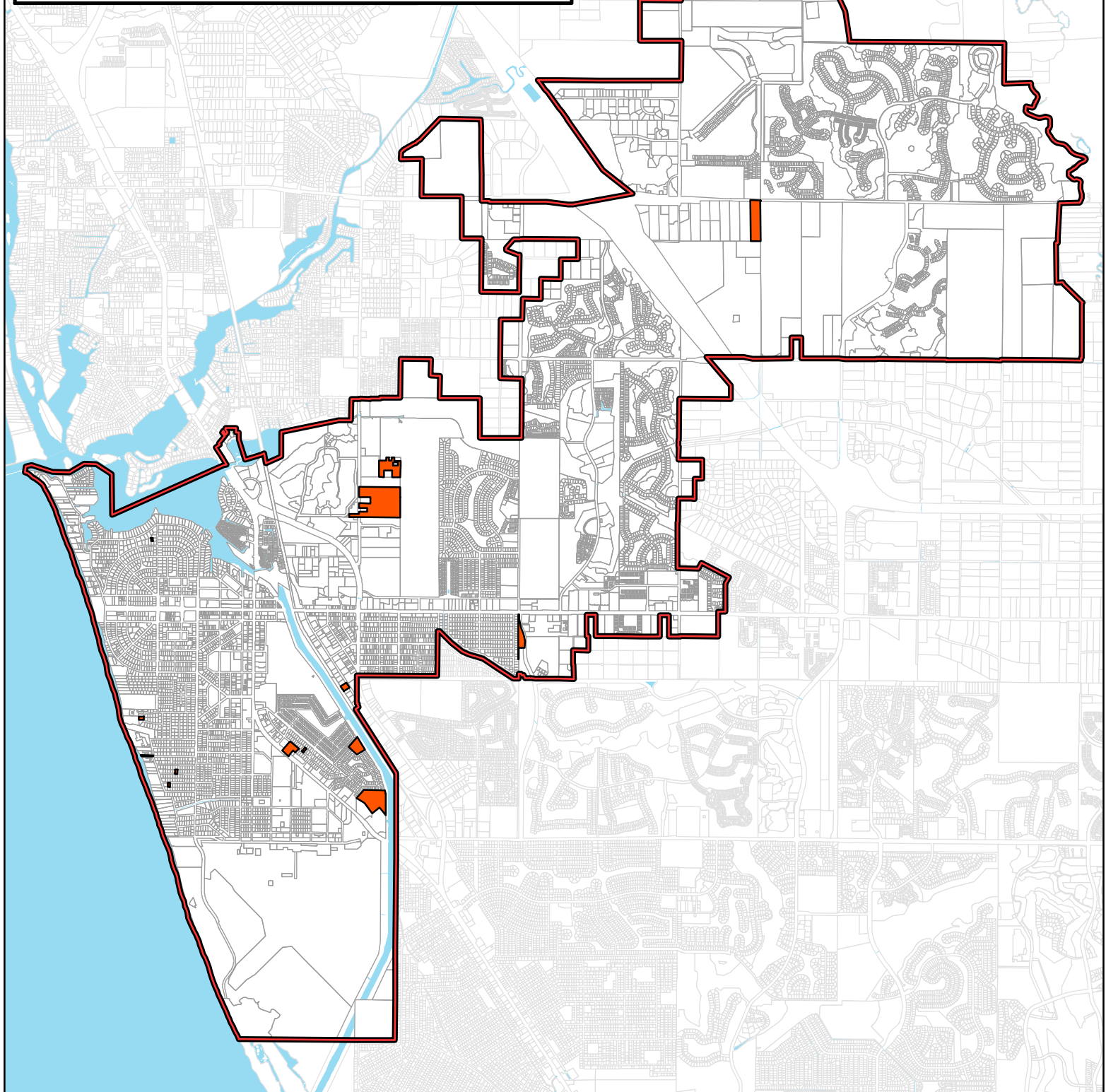
of said Woodland Acres Subdivision a distance of 595.60 feet; thence North 89°55'05" West, along and with the North line of said Woodland Acres Subdivision and Official Instrument Number 2005175892 as recorded in the Public Records of Sarasota County Florida a distance of 1828.87 feet to the East Right-of-Way of said Pinebrook Road; thence South 89°28'53" West, a distance of 112.28 feet to the West Right-of-Way of said Pinebrook Road; thence South 89°08'33" West, along and with Official Instrument Number 2016019275 as recorded in the Public Records of Sarasota County Florida a distance of 200.35 feet; thence along and with Windwood Subdivision, Plat Book 49, Page 9 as recorded in the Public Records of Sarasota County Florida for the next 8 calls; thence South 40°23'56" West, a distance of 377.93 feet; thence South 00°04'32" West, a distance of 76.15 feet; thence South 68°28'28" East, a distance of 412.13 feet; thence North 89°45'54" East, a distance of 58.24 feet to the West Right-of-Way of said Pinebrook Road; thence South 00°26'43" West, along and with said Pinebrook Road a distance of 793.34 feet; thence South 00°24'36" West, continuing along and with said Pinebrook Road a distance of 445.08 feet; thence North 89°54'30" West, a distance of 1256.50 feet; thence North 00°19'29" East, a distance of 1768.59 feet; thence South 89°57'39" West, along and with Official Instrument Number 2004237143 as recorded in the Public Records of Sarasota County Florida a distance of 667.06 feet; thence North 00°13'20" East, continuing along and with said Official Instrument Number 2004237143 a distance of 1327.17 feet to the South Right-of-Way of Laurel Road East; thence North 00°13'20" East, a distance of 74.86 feet to the North Right-of-Way of said Laurel Road East; thence South 89°33'56" West, along and with the North Right-of-Way of said Laurel Road East and Official Instrument Number 2002101175 as recorded in the Public Records of Sarasota County Florida a distance of 1337.47 feet; thence North 00°28'58" East, along and with said Official Instrument Number 2002101175 a distance of 1239.25 feet; thence along and with Official Instrument Number 2001088421 as recorded in the Public Records of Sarasota County Florida for the next 8 calls; thence South 89°23'31" West, a distance of 700.02 feet; thence North 00°28'58" East, a distance of 242.02 feet to the South Right-of-Way of Kings Way Drive being the beginning of a curve concave to the southeast having a radius of 595.14 feet and a central angle of 15°19'50" and being subtended by a chord which bears North 52°46'16" East 158.77 feet; thence northeasterly along and with said Kings Way Drive a curve distance of 159.24 feet; thence North 60°26'11" East tangent to said curve, a distance of 361.83 feet to the beginning of a curve tangent to said line; thence northeasterly a distance of 308.14 feet along the curve concave to the northwest, having a radius of 1045.04 feet and a central angle of 16°53'40"; thence North 43°33'01" East, a distance of 889.97 feet; thence South 88°45'44" East, along and with said Official Instrument Number 2002101175 distance of 1353.54 feet; thence South 00°50'00" East, along and with Twin Laurel Estates Subdivision, Plat Book 24, Page 43 as recorded in the Public Records of Sarasota County Florida a distance of 2,557.91 feet to the North Right-of-Way of said Laurel Road East; thence South 00°44'07" East, a distance of 130.44 feet to the South Right-of-Way of said Laurel Road East; thence along and with the South Right-of-Way of said Laurel Road East for the next 7 calls; thence North 89°58'47" East, a distance of 200.01 feet; thence North 89°58'47" East, a distance of 54.19 feet; thence South 00°01'13" East, a distance of 30.00 feet; thence North 89°59'23" East, a distance of 1123.83 feet to the East Right-of-Way of said Pinebrook Road; thence South 89°32'07" East, a distance of 775.53 feet; thence South 83°50'01" East, a distance of 704.86 feet; thence South 89°31'47" East, a distance of 165.03 feet to a point on the Westerly Right-of-Way of said Interstate 75; thence North 79°26'48" East, a distance of 2014.51 feet to the Easterly Right-of-Way of said Interstate 75 said point being the Southwesterly corner of Laurel Interchange Business Center, Official Instrument Number 2014077746 as recorded in the Public Records of Sarasota County Florida; thence along and with said Easterly Right-of-Way of said Interstate 75 for the next 5 calls; North 52°18'52" West, along and with said Official Instrument Number 2014077746 continuing along and with Official Instrument Number 2009116781 and Official Record Book 2647, Page 1639 as recorded in the Public Records of Sarasota County Florida a distance of 1251.00 feet; thence along and with said Official Record Book 2647, Page 1639 for the next 4 calls; thence North 35°14'06" West, a distance of 2052.31 feet; thence South 89°39'53" East, a distance of 1.22 feet; thence North 35°13'11" West, a distance of 77.08 feet to the beginning of a curve tangent to said line; thence northwesterly a distance of 1558.54 feet along the curve concave to the southwest, having a radius of 23036.31 feet and a central angle of 3°52'35" to a point of cusp; thence along and with Official Instrument Number 2001109031 as recorded in the Public Records of Sarasota County Florida for the next 3 calls; thence

South 89°57'12" East, a distance of 718.74 feet; thence South 89°56'46" East, a distance of 1342.05 feet; thence South 89°58'05" East, a distance of 1326.78 feet; thence South 89°58'15" East, along and with said Official Instrument Number 2001109031 and continuing along and with Official Instrument Number 2013115445 as recorded in the Public Records of Sarasota County Florida a distance of 1287.01 feet to the West Right-of-Way of Knights Trail Road, Official Record Book 3, Page 52 as recorded in the Public Records of Sarasota County Florida; thence South 89°58'05" East, a distance of 80.00 feet to the East Right-of-Way of said Knights Trail Road; thence North 00°30'00" East, along and with Official Instrument Number 2012148729 as recorded in the Public Records of Sarasota County Florida a distance of 1323.16 feet; thence North 89°46'59" West, a distance of 80.00 feet to the West Right-of-Way of Knights Trail Road; thence North 89°46'59" West along and with Official Instrument Number 2004160635 as recorded in the Public Records of Sarasota County Florida a distance of 1296.33 feet; thence North 00°30'21" West, along and with said Official Instrument Number 2004160635 and continuing along Official Instrument Number 2008025994 as recorded in the Public Records of Sarasota County Florida a distance of 1339.59 feet; thence South 89°48'32" East, along and with said Official Instrument Number 2008025994 a distance of 1292.09 feet to the West Right-of-Way of said Knights Trail Road; thence South 89°48'32" East, a distance of 80.00 feet to the intersection Right-of-Way of said Knights Trail Road and Gene Green Road; thence North 00°41'51" West, a distance of 60.00 feet to the North right-of-way of said Gene Green Road; thence North 00°41'51" West, along and with said knights Trail Road and along Official Instrument Number 2011039028 as recorded in the Public Records of Sarasota County Florida a distance of 647.50 feet; thence North 00°41'49" West, continuing along and with said Knights Trail Road and along Record Book 1160, Page 495 as recorded in the Public Records of Sarasota County Florida a distance of 692.90 feet to the North Right-of-Way of Rustic Road; thence North 89°57'10" West, along and with said Rustic Road a distance of 10.00 feet; thence along and with Official Instrument Number 2015071489 as recorded in the Public Records of Sarasota County Florida for the next 4 calls; thence North 00°41'58" West, a distance of 263.43 feet; thence North 00°42'47" West, a distance of 694.41 feet to the Point of Beginning. Containing 10720.34 Acres, more or less.

Less and Except Official Records Book 2961 Page 0800, Book 2494 Page 2547, Book 1805 Page 2120, Book 2228 Page 1777 and Official Records Instrument Numbers 2002064333, 2014153156, 2015094428, 2012160321, 2012160319, 1998158478, 1998158479, 2014080785, 2006164670, 2003230559, 2016049991, 2015012385 and Parcel Identification numbers 0175-07-0029, 0428-05-0001.

CITY OF VENICE

This map depicts the corporate boundaries of the City of Venice as of the effective date of this Resolution.



This map is provided for general reference only and is subject to change. It is not warranted for any particular use or purpose. The City of Venice makes no warranty, representation, or guaranty, expressed or implied, as to the content, sequence, accuracy, timeliness, or completeness of any of the data provided herein. The City of Venice assumes no responsibility whatsoever for errors, omissions or liability in connection with the use of this map.

0 0.25 0.5 1 1.5 Miles





-  City Boundary
-  Enclaves
-  City Parcels
-  County Parcels
-  Water Bodies



EXHIBIT C
FORM OF TAX COLLECTOR AND PROPERTY APPRAISER
REIMBURSEMENT AGREEMENTS

AGREEMENT

THIS AGREEMENT made and entered into this ___ day of _____, 2017, by and between the City of Venice of Sarasota County, Florida, whose address is 401 West Venice Avenue, Venice, Florida 34285, referred to as the "City" and Barbara Ford-Coates, Sarasota County Tax Collector, a constitutional officer of the State of Florida, whose address is 101 S. Washington Blvd., Sarasota, Florida, 34236, hereinafter referred to as "Tax Collector".

WITNESSETH:

WHEREAS, the City is authorized to impose ad valorem assessments and by Resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes; and

WHEREAS, Section 197.3632 (2), Florida Statutes, provides that the City shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the uniform methodology law; and

WHEREAS, Section 197.3632 (7), Florida Statutes, provides that the City shall bear all costs associated with any separate notice in the event the Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual tax notice; and

WHEREAS, Section 197.3632 (8) (c), Florida Statutes, provides that the City shall compensate the Tax Collector for actual costs of collecting non-ad valorem assessments;

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I
Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the City pursuant to Section 197.3632, Florida Statutes.

ARTICLE II
Term

This Agreement shall become effective upon execution and shall continue from year to year unless terminated by the City of Venice pursuant to Section 197.3632(6), Florida Statutes.

ARTICLE III
Compliance With Laws and Regulations

The parties shall abide by all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments and any ordinances or resolutions promulgated by the City not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to these statutes by the Department of Revenue.

ARTICLE IV
Duties and Responsibilities of the City

The City agrees, covenants and contracts to:

(a) Reimburse the Tax Collector for actual costs incurred in the collection and enforcement of the applicable non-ad valorem assessment under the new uniform law, pursuant to Section 197.3632 (2), Florida Statutes, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

(b) To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem assessment roll certified by the City pursuant to Section 197.3632 (7), Florida Statutes;

(c) By 15 September of each calendar year, the chairperson of the governing board of the City, or his or her designee, shall officially certify to the Tax Collector the non-ad valorem assessment roll on compatible electronic medium, tied to the property identification number. The City shall post the non-ad valorem assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. The City shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by 10 January of each calendar year in which it intends to discontinue using the uniform method of collection and enforcement of the applicable non-ad valorem assessment.

(d) The City agrees to cooperate with the Tax Collector to implement the uniform method of notice, levy, collection and enforcement of each non-ad valorem assessment, pursuant to, and consistent with, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and the applicable rules promulgated by the Department of Revenue and any successor rules.

ARTICLE V
Duties of the Tax Collector

(a) The Tax Collector shall merge all rolls, prepare a collection roll and prepare a Notice of Ad Valorem Taxes and Non-ad Valorem Assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions, and any applicable rules, and any successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by the City, so long as said ordinances or resolutions are not inconsistent with, or contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions, and any applicable rules or successor rules promulgated by the Department of Revenue.

(b) The Tax Collector shall collect and enforce the non-ad valorem assessment of the City as certified to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel.

(c) The Tax Collector agrees to cooperate with the City in implementation of the uniform method of collecting and enforcing non-ad valorem assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non-ad valorem assessment roll that is not officially certified to the Tax Collector by 15 September of each calendar year on compatible electronic medium tied to the property identification number.

(d) If the Tax Collector discovers errors or omissions on such roll, she may request the City to file a corrected roll or a correction of the amount of any assessment and the City shall bear the cost of any such error or omission.

(e) If the Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632 (7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem assessment or shall direct the City to mail such separate notice. In making this decision, the Tax Collector shall consider all costs to the City and to the taxpayers receiving the separate mailing as well as the adverse affect on the taxpayers receiving multiple notices. If such a separate mailing is affected, the City shall bear all costs associated with the separate notice for the ad valorem assessment.

(f) The Tax Collector shall, at each distribution of funds, deduct 1 1/2% of the assessments collected to reimburse the actual costs incurred. On or before September 30th of the year following the assessment year, the Tax Collector shall compare total actual costs expended to the total amount deducted from the distributions. The City will be reimbursed or billed for any difference, subject to the provisions of section 192.091(2)(b)2, Florida Statutes.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS:

SARASOTA COUNTY TAX COLLECTOR

By: _____
BARBARA FORD-COATES

Date: _____

ATTEST:

KAREN E. RUSHING, Clerk of Circuit Court
and Ex-Officio Clerk of the Board of County
Commissioners of Sarasota County, Florida

CITY OF VENICE, FLORIDA

By: _____
Deputy Clerk

By: _____
JOHN HOLIC, MAYOR

Date: _____

AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 20____, by and between the City of Venice of Sarasota County, Florida, whose address is 401 West Venice Avenue, Venice, FL 34285 hereinafter referred to as "LOCAL GOVERNING BOARD" and BILL FURST, PROPERTY APPRAISER of Sarasota County, whose address is 2001 Adams Lane, Sarasota, FL 34237, hereinafter referred to as "PROPERTY APPRAISER".

WITNESSETH

WHEREAS, the LOCAL GOVERNING BOARD certifies that it has established a non-ad valorem, assessment district (Fire Assessment) and is authorized to impose Non-Ad Valorem assessments and by Resolution 2016-33 has expressed its intent to implement the UNIFORM METHOD FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, as authorized by §197.3632, F.S.

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I **Purpose**

The purpose of this agreement is to establish the terms and conditions under which the PROPERTY APPRAISER and the LOCAL GOVERNING BOARD shall comply with the provisions set forth in §197.3632, F.S.

ARTICLE II **Term**

This Agreement shall become effective upon execution and shall continue from year to year unless terminated by the LOCAL GOVERNING BOARD or the PROPERTY APPRAISER.

ARTICLE III **Compliance with Laws and Regulations**

The parties shall abide by all statutes, rules and regulations pertaining to the levy and collection of Non-Ad Valorem assessments and any ordinances or resolutions promulgated by the LOCAL GOVERNING BOARD not inconsistent with, nor contrary to, the provisions set forth in §197.3632, F.S. or other applicable Florida laws.

ARTICLE IV **Duties and Responsibilities of the LOCAL GOVERNING BOARD**

The LOCAL GOVERNING BOARD agrees, covenants, and contracts to:

Provide notice to the PROPERTY APPRAISER of any Ordinance and Resolution creating a new Non-Ad Valorem District or amending an existing Non-Ad Valorem District.

Every Non-Ad Valorem District operating under the LOCAL GOVERNING BOARD wishing to participate in the annual Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad

Valorem Assessments shall submit to the PROPERTY APPRAISER data in the format and by the date specified by the PROPERTY APPRAISER.

Reimburse the PROPERTY APPRAISER, when Administrative costs apply.

ARTICLE V
Duties and Responsibilities of the PROPERTY APPRAISER

The PROPERTY APPRAISER agrees, covenants, and contracts to:

Provide information electronically to the Non-Ad Valorem Assessment Districts pursuant to §197.3632(3)(b) F.S. for each parcel within the boundaries of each district. Data requirements and frequency of transmission will be mutually agreed by the Non-Ad Valorem Assessment District and the PROPERTY APPRAISER.

Include Non-Ad Valorem assessments in the annual Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments.

When Administrative costs apply, send the LOCAL GOVERNING BOARD an estimate of Administrative costs for budgeting purposes by June 1st of each year.

IN WITNESS WHEREOF, the parties have caused these presents to be signed by their duly authorized officers.

WITNESS

SARASOTA COUNTY PROPERTY APPRAISER

BY: _____
BILL FURST

DATE: _____

WITNESS

CITY OF VENICE, FLORIDA

BY: _____
JOHN HOLIC, MAYOR

DATE: _____