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✓ Prepared by and Return To:  
Vogler Ashton, PLLC  
705 10<sup>th</sup> Ave. W., #103  
Palmetto, FL 34221

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2019172055 14 PG(S)  
December 16, 2019 01:47:30 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



### NOTICE OF ESTABLISHMENT OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

Pursuant to the requirements set forth in Sections 190.0485 and 190.048, Florida Statutes, notice is hereby given of the adoption by Sarasota County, Florida, by and through the Board of County Commissioners for Sarasota County, Florida, at its regularly scheduled meeting of December 11, 2019, of Ordinance No. 2019-050 establishing the Windward at Lakewood Ranch Community Development District, which is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

A legal description of the boundaries of the Windward at Lakewood Ranch Community Development District is attached hereto as Exhibit "A."

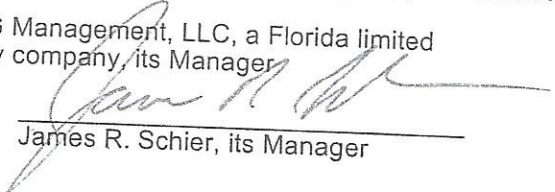
Pursuant to Sections 190.048 and 190.0485, Florida Statutes, the following disclosure is hereby given:

**THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

#### Windward at Lakewood Ranch Community Development District

By: Neal Communities of Southwest Florida, LLC, a Florida limited liability company, the Agent for the Windward at Lakewood Ranch Community Development District

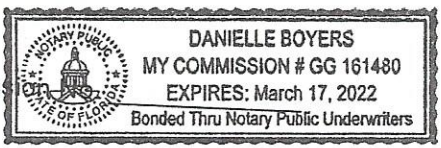
By: NCDG Management, LLC, a Florida limited liability company, its Manager

By:   
James R. Schier, its Manager

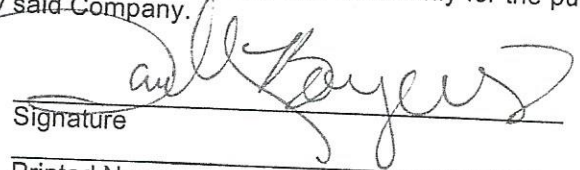
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2019, by James R. Schier, as Manager NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, the Agent for the Windward at Lakewood Ranch Community Development District, on behalf of said entities, who is personally known to me, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him by said Company.

My Commission expires:



Commis

  
Signature  
Printed Name

**JOINDER BY LANDOWNER**

The undersigned owner of the lands described in the attached Exhibit "A," hereby joins in and consents to this Notice of Establishment of the Windward at Lakewood Ranch Community Development District and acknowledges all lands in Exhibit "A" are within the boundaries of and subject to the jurisdiction of the Windward at Lakewood Ranch Community Development District.

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company

By: NCDG Management, LLC, a Florida limited liability company, its Manager

By: *James R. Schier*  
James R. Schier, its Manager

**NOTARY ACKNOWLEDGMENT**

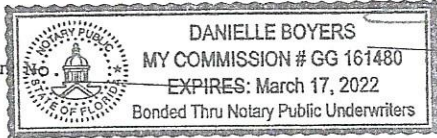
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2019, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of said Company, who is personally known to me, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him by said Corporation.

My Commission expires:

*Danielle Boyers*  
Signature

Commission



Printed Name

LORRAINE ROAD LAND TRUST U/A/D FEBRUARY 14, 2019

By: LAND RESOURCE CAPITAL INC., a Florida Corporation, as Trustee

By: *James R. Schier*  
James R. Schier, its President

**NOTARY ACKNOWLEDGMENT**

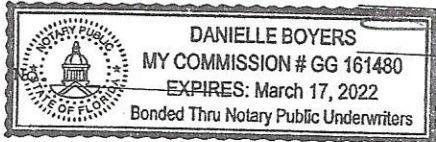
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2019, by James R. Schier, as President of Land Resource Capital Inc., a Florida Corporation, as Trustee of Lorraine Road Land Trust U/A/D February 14, 2019, who is personally known to me, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires:

*Danielle Boyers*  
Signature

Commission



Printed Name

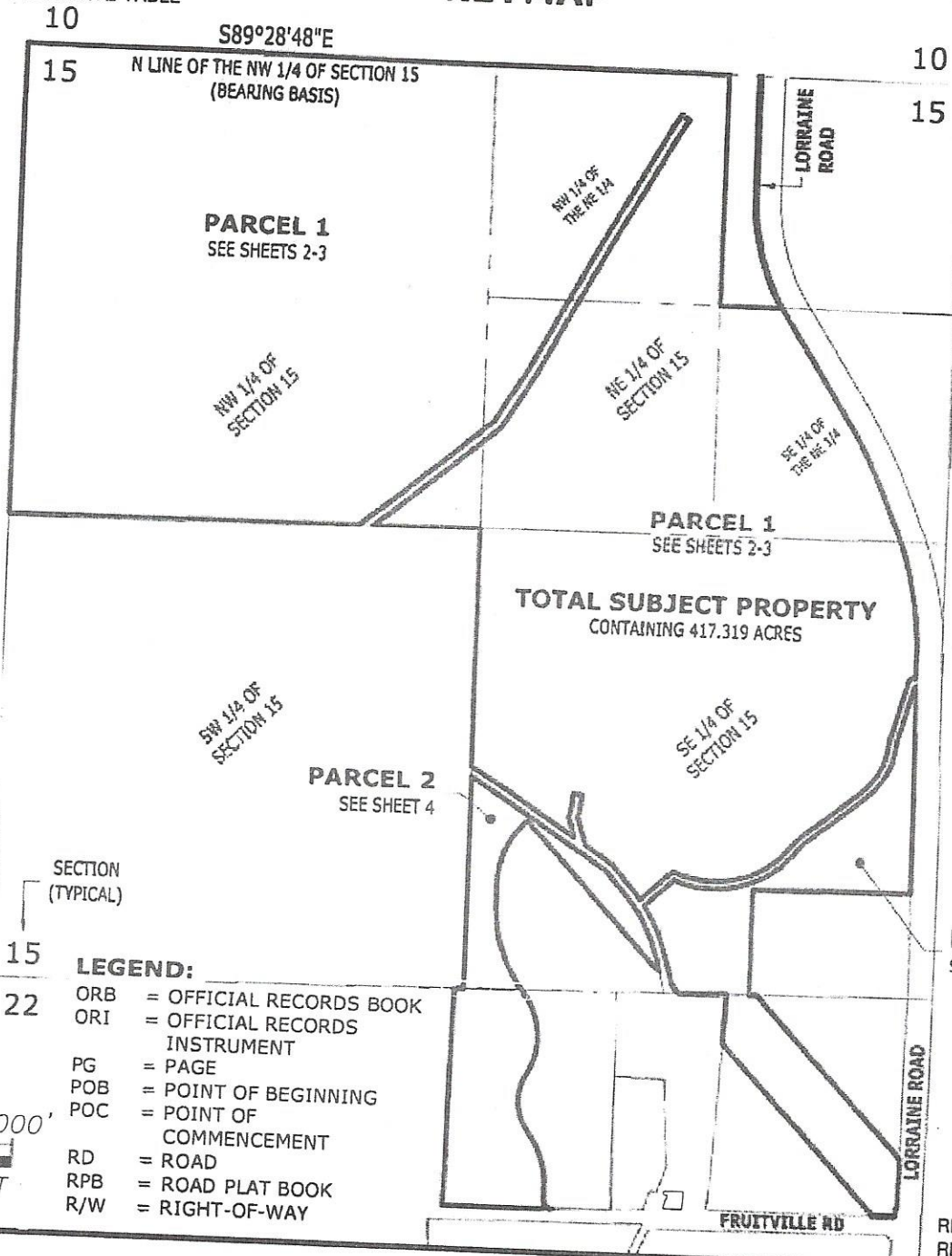
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EXHIBIT "A"

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

SEE SHEET 6 FOR LINE TABLE  
SEE SHEET 7 FOR CURVE TABLE

KEYMAP



REVISED 06/18/2019  
REVISED 05/14/2019

EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

SCALE 1" = 1000'	DATE 01 25/20 19	JOB No 201 70166-00		
DRAWN CSL	CHECKED JEB	SECTION 15 & 22	TOWNSHIP 36 S	RANGE 19 E



4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone: (813) 880-8881  
www.Arduarra.com  
License #2610

CERTIFICATE OF SURVEYOR

I, the undersigned professional land surveyor, hereby certify the sketch map(s) and metes and bounds description(s) as set forth in exhibit "WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT" of the Petition for the establishment of WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT as true and correct, were made under my direction and meets the minimum technical standard requirements of Chapter 5J-17 of the Florida Administrative Code as of the following date.

Date of certification: June 18, 2019

JOSEPH J. BEGGAN, L.S. #7204  
CERTIFICATE OF AUTHORIZATION No. LB2810

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POB

NW CORNER OF SECTION 15

NE CORNER OF THE NW 1/4

10

L1

L2

W LINE ORB 2508, PG 1392

10

15

N LINE OF THE NW 1/4 OF SECTION 15 (BEARING BASIS)

N LINE OF THE NE 1/4 OF SECTION 15

15

PARCEL 1  
CONTAINING 365.8663 ACRES

NW 1/4 OF THE NE 1/4

BOUNDARY OF ORI 2019057818

E LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 15

LORRAINE RD  
140' R/W PER ORI 2018067472

L50

W LINE OF THE NW 1/4

NW 1/4 OF SECTION 15

W R/W OF LORRAINE RD

ORI 2019057818

NE 1/4 OF SECTION 15

PARCEL 1  
CONTAINING 365.8663 ACRES

NW CORNER OF THE SW 1/4

BOUNDARY OF ORI 2019057818

NE CORNER OF THE SW 1/4

SE 1/4 OF THE NE 1/4

L49

N LINE OF THE SW 1/4

L35

E LINE OF THE SW 1/4 ORI 2019051145

SW 1/4 OF SECTION 15

MATCH LINE - SEE SHEET 3

0 300' 600'  
SCALE: 1" = 600'

EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT



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MATCH LINE - SEE SHEET 2

W R/W OF LORRAINE RD

PARCEL 1  
CONTAINING 345.359 ACRES

BOUNDARY OF  
ORI 2019057818

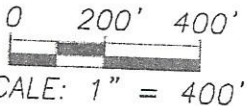
SE 1/4 OF  
SECTION 15

140' R/W PER  
ORI 2018067472

LORRRAINE RD

PARCEL 3

PARCEL 3



E LINE OF THE SW 1/4  
ORI 2010051145

SW 1/4 OF  
SECTION 15

L34

BOUNDARY OF  
ORI 2019057818

- L27
- L28
- L26
- L25
- L24
- L29
- L23
- L30
- L22

L33

L32

L31

L21

L20

L19

L18

L17

L16

C9

C8

C7

L15

C6

L14

C5

L13

C8

L11

L10

L12

C5

EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT



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SW 1/4 OF SECTION 15

SE 1/4 OF SECTION 15  
**PARCEL 1**

BOUNDARY OF ORI 2019057818

ORI 2019057818

E LINE OF THE SW 1/4 ORI 2010051145

L51

**POB**  
SE CORNER OF THE SW 1/4 OF SECTION 15

L72

S LINE OF THE SW 1/4 OF SECTION 15

ORI 2019057818

SECTION 15  
SECTION 22

**PARCEL 2**  
CONTAINING 22.854 ACRES

E LINE OF ORB 2608, PG 1353

L71

C12

C13

C14

L69

C15

L70

NORTHERLY R/W FRUITVILLE RD

FRUITVILLE RD RPB 2, PG 7

**PARCEL 3**

**PARCEL 3**



SCALE: 1" = 400'

EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT



**ARDURRA**  
COLLABORATE. INNOVATE. CREATE.

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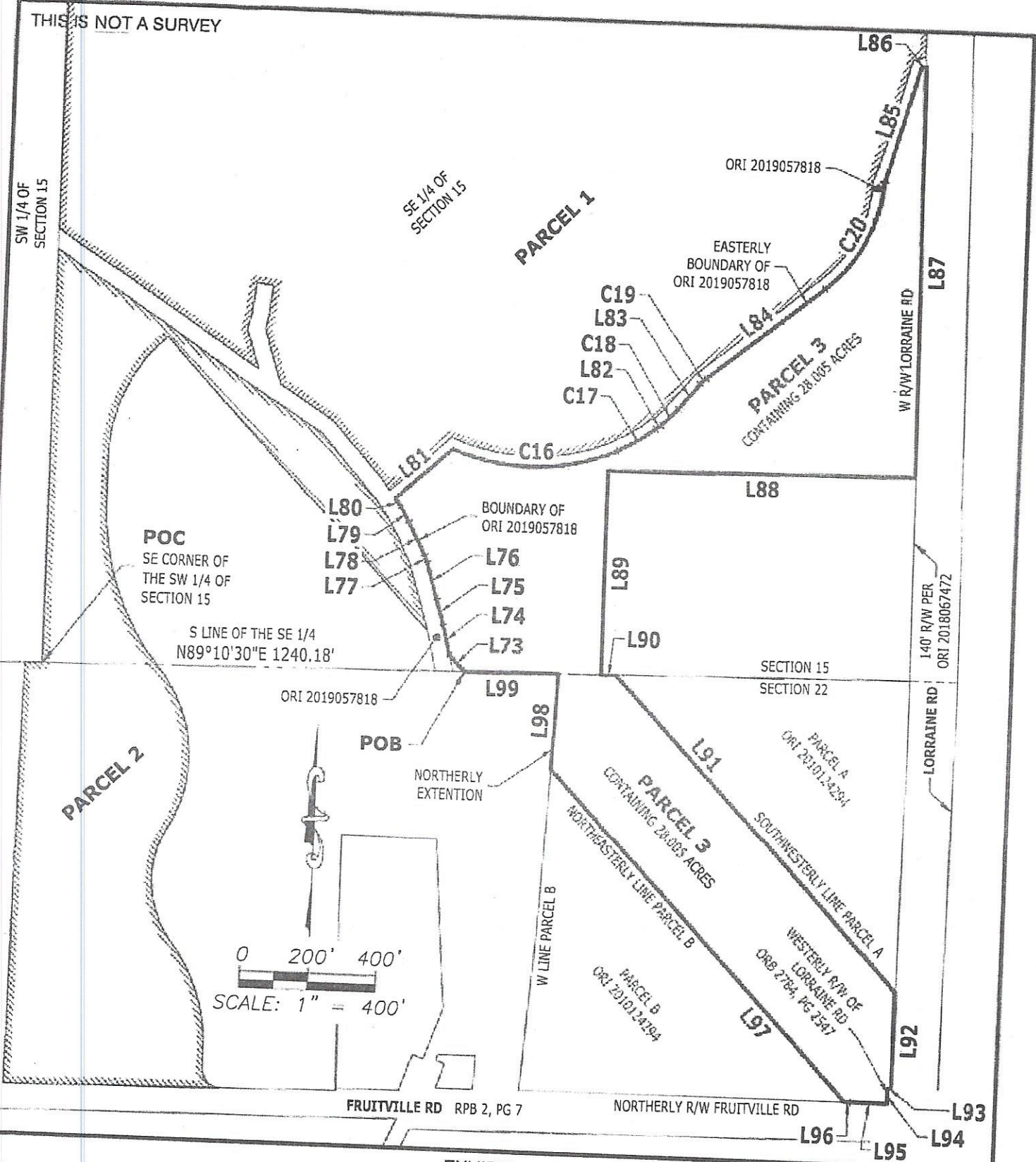


EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°28'48"E	2,688.42'
L2	S89°32'01"E	1,347.05'
L3	S00°02'28"W	1,325.60'
L4	S89°50'22"E	346.47'
L5	N00°09'44"W	695.18'
L6	S89°32'01"E	10.00'
L7	S00°09'44"E	695.07'
L8	S32°55'32"E	622.48'
L9	S22°09'45"E	208.25'
L10	S00°30'10"E	129.67'
L11	S74°24'43"W	39.75'
L12	S16°03'25"W	376.37'
L13	S51°19'59"W	439.88'
L14	S39°37'38"W	99.00'
L15	S56°51'33"W	21.20'
L16	S47°22'13"W	243.87'
L17	N36°00'54"W	32.75'
L18	N41°10'43"W	231.04'
L19	N57°04'10"W	160.32'
L20	N59°37'24"W	20.98'
L21	N57°32'57"W	7.61'
L22	N17°50'39"W	113.55'
L23	N16°51'26"W	55.38'
L24	N13°00'49"E	33.03'
L25	N07°45'16"E	97.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N82°14'44"W	50.00'
L27	S07°45'16"W	95.32'
L28	S13°00'49"W	44.07'
L29	S16°51'26"E	69.15'
L30	S17°50'39"E	53.35'
L31	N56°29'10"W	260.78'
L32	N56°49'50"W	44.85'
L33	N56°57'40"W	412.98'
L34	N00°04'55"W	1,376.58'
L35	S89°51'13"W	611.80'
L36	N51°16'19"E	262.41'
L37	N49°32'22"E	664.32'
L38	N31°25'54"E	382.42'
L39	N28°27'02"E	346.74'
L40	N28°56'58"E	503.56'
L41	N29°38'48"E	839.17'
L42	N60°21'12"W	52.00'
L43	S29°38'48"W	839.49'
L44	S28°56'58"W	504.10'
L45	S28°27'02"W	345.61'
L46	S31°25'54"W	372.78'
L47	S49°32'22"W	655.25'
L48	S51°16'19"W	326.80'
L49	S89°51'13"W	1,998.95'
L50	N00°00'55"E	2,696.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N00°04'55"W	1,230.71'
L52	S56°57'40"E	380.30'
L53	S56°49'50"E	44.65'
L54	S56°29'10"E	275.39'
L55	S57°32'57"E	73.28'
L56	S59°37'24"E	20.77'
L57	S57°04'10"E	152.23'
L58	S41°10'43"E	221.80'
L59	S36°00'54"E	91.37'
L60	S31°57'41"E	48.26'
L61	S27°21'23"E	102.76'
L62	S21°18'23"E	17.04'
L63	S16°57'06"E	111.86'
L64	S15°58'17"E	76.00'
L65	S13°15'38"E	6.14'
L66	N43°23'47"W	1,160.91'
L67	S46°19'38"W	13.91'
L68	S00°11'26"E	139.41'
L69	S00°57'17"E	77.43'
L70	S89°09'55"W	628.77'
L71	N00°31'15"E	1,257.31'
L72	N89°10'30"E	53.46'
L73	N43°23'47"W	67.57'
L74	N13°15'38"W	93.46'
L75	N15°58'17"W	77.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L76	N16°57'06"W	114.19'
L77	N21°18'23"W	21.58'
L78	N27°21'23"W	107.42'
L79	N31°57'41"W	52.04'
L80	N36°00'54"W	32.44'
L81	N47°22'13"E	228.42'
L82	N56°51'33"E	21.88'
L83	N39°37'38"E	99.00'
L84	N51°19'59"E	439.88'
L85	N16°03'25"E	355.92'
L86	N74°24'43"E	14.91'
L87	S00°30'10"E	1,216.15'
L88	S89°10'30"W	911.12'
L89	S00°04'59"E	610.55'
L90	N89°10'30"E	43.56'
L91	S43°23'47"E	1,255.58'
L92	S00°34'25"W	286.38'
L93	N89°26'05"W	10.00'
L94	S00°34'25"W	45.36'
L95	S89°39'34"W	108.22'
L96	S89°06'59"W	18.19'
L97	N43°23'47"W	1,320.66'
L98	N02°42'42"E	283.12'
L99	S89°10'30"W	277.05'

EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	659.45'	1,275.00'	29°38'03"	N14°58'45"W	652.12'
C2	723.36'	1,265.00'	32°45'48"	S16°32'38"E	713.55'
C3	551.34'	2,935.00'	10°45'47"	S27°32'39"E	550.53'
C4	731.49'	1,935.00'	21°39'35"	S11°19'58"E	727.15'
C5	351.32'	406.00'	49°34'47"	S26°32'36"W	340.46'
C6	29.42'	144.00'	11°42'22"	S45°28'49"W	29.37'
C7	61.88'	456.00'	7°46'29"	S43°30'52"W	61.83'
C8	123.09'	452.98'	15°34'10"	S57°49'53"W	122.71'
C9	496.01'	603.01'	47°07'47"	S89°10'52"W	482.15'
C10	393.76'	485.00'	46°31'04"	S23°04'06"W	383.04'
C11	532.95'	785.00'	38°53'56"	S19°38'23"E	522.77'
C12	499.41'	415.00'	68°56'57"	S04°36'53"E	469.81'
C13	358.88'	305.00'	67°25'00"	S03°50'54"E	338.53'
C14	328.99'	515.00'	36°36'06"	S19°15'21"E	323.43'
C15	79.42'	50.00'	91°00'45"	S46°27'40"E	71.33'
C16	501.30'	633.01'	45°22'29"	N88°18'12"E	488.30'
C17	129.43'	482.98'	15°21'15"	N57°56'20"E	129.04'
C18	68.47'	486.00'	8°04'18"	N43°39'47"E	68.41'
C19	23.29'	114.00'	11°42'22"	N45°28'49"E	23.25'
C20	373.45'	436.00'	49°04'35"	N26°47'42"E	362.14'

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING SOUTH 89°28'48" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT



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**LEGAL DESCRIPTION:** (BY ARDURRA)

**PARCEL 1:**

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°28'48" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,688.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 89°32'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 1,347.05 FEET; THENCE SOUTH 00°02'28" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 1,325.60 FEET; THENCE SOUTH 89°50'22" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 346.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2508, PAGE 1392 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, NORTHERLY 659.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,275.00 FEET, A CENTRAL ANGLE OF 29°38'03", AND A CHORD BEARING AND DISTANCE OF NORTH 14°58'45" WEST 652.12 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, NORTH 00°09'44" WEST, A DISTANCE OF 695.18 FEET TO AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 89°32'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE WEST RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2018067472 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY OF LORRAINE ROAD THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 00°09'44" EAST, A DISTANCE OF 695.07 FEET TO A POINT ON A CURVE TO THE LEFT; 2) SOUTHERLY 723.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,265.00 FEET, A CENTRAL ANGLE OF 32°45'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°32'38" EAST 713.55 FEET; 3) SOUTH 32°55'32" EAST, A DISTANCE OF 622.48 FEET TO A POINT ON A CURVE TO THE RIGHT; 4) SOUTHEASTERLY 551.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,935.00 FEET, A CENTRAL ANGLE OF 10°45'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°32'39" EAST 550.53 FEET; 5) SOUTH 22°09'45" EAST, A DISTANCE OF 208.25 FEET TO A POINT ON A CURVE TO THE RIGHT; 6) SOUTHERLY 731.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 21°39'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°19'58" EAST 727.15 FEET; 7) SOUTH 00°30'10" EAST, A DISTANCE OF 129.67 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWENTY-EIGHT (28) COURSES: 1) SOUTH 74°24'43" WEST, A DISTANCE OF 39.75 FEET; 2) SOUTH 16°03'25" WEST, A DISTANCE OF 376.37 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 3) SOUTHWESTERLY 351.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 406.00 FEET, A CENTRAL ANGLE OF 49°34'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°32'36" WEST 340.46 FEET; 4) SOUTH 51°19'59" WEST, A DISTANCE OF 439.88 FEET TO A POINT ON A CURVE TO THE LEFT; 5) SOUTHWESTERLY 29.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 144.00 FEET, A CENTRAL ANGLE OF 11°42'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°28'49" WEST 29.37 FEET; 6)

EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT



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**LEGAL DESCRIPTION: (CONTINUED)**

SOUTH 39°37'38" WEST, A DISTANCE OF 99.00 FEET TO A POINT ON A CURVE TO THE RIGHT; 7) SOUTHWESTERLY 61.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 456.00 FEET, A CENTRAL ANGLE OF 07°46'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°30'52" WEST 61.83 FEET; 8) SOUTH 56°51'33" WEST, A DISTANCE OF 21.20 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 9) SOUTHWESTERLY 123.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 452.98 FEET, A CENTRAL ANGLE OF 15°34'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°49'53" WEST 122.71 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; 10) WESTERLY 496.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 603.01 FEET, A CENTRAL ANGLE OF 47°07'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°10'52" WEST 482.15 FEET; 11) SOUTH 47°22'13" WEST, A DISTANCE OF 243.87 FEET; 12) NORTH 36°00'54" WEST, A DISTANCE OF 32.75 FEET; 13) NORTH 41°10'43" WEST, A DISTANCE OF 231.04 FEET; 14) NORTH 57°04'10" WEST, A DISTANCE OF 160.32 FEET; 15) NORTH 59°37'24" WEST, A DISTANCE OF 20.98 FEET; 16) NORTH 57°32'57" WEST, A DISTANCE OF 7.61 FEET; 17) NORTH 17°50'39" WEST, A DISTANCE OF 113.55 FEET; 18) NORTH 16°51'26" WEST, A DISTANCE OF 55.38 FEET; 19) NORTH 13°00'49" EAST, A DISTANCE OF 33.03 FEET; 20) NORTH 07°45'16" EAST, A DISTANCE OF 97.62 FEET; 21) NORTH 82°14'44" WEST, A DISTANCE OF 50.00 FEET; 22) SOUTH 07°45'16" WEST, A DISTANCE OF 95.32 FEET; 23) SOUTH 13°00'49" WEST, A DISTANCE OF 44.07 FEET; 24) SOUTH 16°51'26" EAST, A DISTANCE OF 69.15 FEET; 25) SOUTH 17°50'39" EAST, A DISTANCE OF 53.35 FEET; 26) NORTH 56°29'10" WEST, A DISTANCE OF 260.78 FEET; 27) NORTH 56°49'50" WEST, A DISTANCE OF 44.85 FEET; 28) NORTH 56°57'40" WEST, A DISTANCE OF 412.98 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 ACCORDING TO THE AGREEMENT LINE AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2010051145 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°04'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,376.58 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 89°51'13" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 611.80 FEET TO AFORESAID BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818; THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTH 51°16'19" EAST, A DISTANCE OF 262.41 FEET; 2) NORTH 49°32'22" EAST, A DISTANCE OF 664.32 FEET; 3) NORTH 31°25'54" EAST, A DISTANCE OF 382.42 FEET; 4) NORTH 28°27'02" EAST, A DISTANCE OF 346.74 FEET; 5) NORTH 28°56'58" EAST, A DISTANCE OF 503.56 FEET; 6) NORTH 29°38'48" EAST, A DISTANCE OF 839.17 FEET; 7) NORTH 60°21'12" WEST, A DISTANCE OF 52.00 FEET; 8) SOUTH 29°38'48" WEST, A DISTANCE OF 839.49 FEET; 9) SOUTH 28°56'58" WEST, A DISTANCE OF 504.10 FEET; 10) SOUTH 28°27'02" WEST, A DISTANCE OF 345.61 FEET; 11) SOUTH 31°25'54" WEST, A DISTANCE OF 372.78 FEET; 12) SOUTH 49°32'22" WEST, A DISTANCE OF 655.25 FEET; 13) SOUTH 51°16'19" WEST, A DISTANCE OF 326.80 FEET TO AFORESAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, SOUTH 89°51'13" WEST, A DISTANCE OF 1,998.95 FEET; THENCE NORTH 00°00'55" EAST, ALONG THE WEST LINE OF AFORESAID NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,696.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 366.860 ACRES.

**TOGETHER WITH:**

EXHIBIT 2

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**LEGAL DESCRIPTION:** (CONTINUED)

PARCEL 2

A PARCEL OF LAND LYING IN SECTIONS 15 & 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°04'55" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15 ACCORDING TO THE AGREEMENT LINE AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2010051145, A DISTANCE OF 1,230.71 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTH 56°57'40" EAST, A DISTANCE OF 380.30 FEET; 2) SOUTH 56°49'50" EAST, A DISTANCE OF 44.65 FEET; 3) SOUTH 56°29'10" EAST, A DISTANCE OF 275.39 FEET; 4) SOUTH 57°32'57" EAST, A DISTANCE OF 73.28 FEET; 5) SOUTH 59°37'24" EAST, A DISTANCE OF 20.77 FEET; 6) SOUTH 57°04'10" EAST, A DISTANCE OF 152.23 FEET; 7) SOUTH 41°10'43" EAST, A DISTANCE OF 221.80 FEET; 8) SOUTH 36°00'54" EAST, A DISTANCE OF 91.37 FEET; 9) SOUTH 31°57'41" EAST, A DISTANCE OF 48.26 FEET; 10) SOUTH 27°21'23" EAST, A DISTANCE OF 102.76 FEET; 11) SOUTH 21°18'23" EAST, A DISTANCE OF 17.04 FEET; 12) SOUTH 16°57'06" EAST, A DISTANCE OF 111.86 FEET; 13) SOUTH 15°58'17" EAST, A DISTANCE OF 76.00 FEET; 14) SOUTH 13°15'38" EAST, A DISTANCE OF 6.14 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 43°23'47" WEST, A DISTANCE OF 1,160.91 FEET; THENCE SOUTH 46°19'38" WEST, A DISTANCE OF 13.91 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 393.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 46°31'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°04'06" WEST 383.04 FEET; THENCE SOUTH 00°11'26" EAST, A DISTANCE OF 139.41 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 532.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 38°53'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°38'23" EAST 522.77 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 499.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 68°56'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°36'53" EAST 469.81 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 358.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 67°25'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°50'54" EAST 338.53 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 328.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 36°36'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°15'21" EAST 323.43 FEET; THENCE SOUTH 00°57'17" EAST, A DISTANCE OF 77.43 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 79.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°00'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°27'40" EAST 71.33 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD ACCORDING TO SARASOTA COUNTY ROAD PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°09'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD, A DISTANCE OF 628.77 FEET; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS

EXHIBIT 2

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**LEGAL DESCRIPTION:** (CONTINUED)

BOOK 2608, PAGE 1353 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,257.31 FEET; THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 53.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.454 ACRES.

**TOGETHER WITH:**

**PARCEL 3**

A PARCEL OF LAND LYING IN SECTIONS 15 & 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1,240.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°23'47" WEST, A DISTANCE OF 67.57 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHTEEN (18) COURSES: 1) NORTH 13°15'38" WEST, A DISTANCE OF 93.46 FEET; 2) NORTH 15°58'17" WEST, A DISTANCE OF 77.61 FEET; 3) NORTH 16°57'06" WEST, A DISTANCE OF 114.19 FEET; 4) NORTH 21°18'23" WEST, A DISTANCE OF 21.58 FEET; 5) NORTH 27°21'23" WEST, A DISTANCE OF 107.42 FEET; 6) NORTH 31°57'41" WEST, A DISTANCE OF 52.04 FEET; 7) NORTH 36°00'54" WEST, A DISTANCE OF 32.44 FEET; 8) NORTH 47°22'13" EAST, A DISTANCE OF 228.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 9) EASTERLY 501.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 633.01 FEET, A CENTRAL ANGLE OF 45°22'29", AND A CHORD BEARING AND DISTANCE OF NORTH 88°18'12" EAST 488.30 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; 10) NORTHEASTERLY 129.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 482.98 FEET, A CENTRAL ANGLE OF 15°21'15", AND A CHORD BEARING AND DISTANCE OF NORTH 57°56'20" EAST 129.04 FEET; 11) NORTH 56°51'33" EAST, A DISTANCE OF 21.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 12) NORTHEASTERLY 68.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 08°04'18", AND A CHORD BEARING AND DISTANCE OF NORTH 43°39'47" EAST 68.41 FEET; 13) NORTH 39°37'38" EAST, A DISTANCE OF 99.00 FEET TO A POINT ON A CURVE TO THE RIGHT; 14) NORTHEASTERLY 23.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 11°42'22", AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'49" EAST 23.25 FEET; 15) NORTH 51°19'59" EAST, A DISTANCE OF 439.88 FEET TO A POINT ON A CURVE TO THE LEFT; 16) NORTHEASTERLY 373.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF 49°04'35", AND A CHORD BEARING AND DISTANCE OF NORTH 26°47'42" EAST 362.14 FEET; 17) NORTH 16°03'25" EAST, A DISTANCE OF 355.92 FEET; 18) NORTH 74°24'43" EAST, A DISTANCE OF 14.91 FEET TO THE WEST RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2018067472 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°30'10" EAST, ALONG SAID WEST

EXHIBIT 2

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**LEGAL DESCRIPTION:** (CONTINUED)

RIGHT-OF-WAY OF LORRAINE ROAD, A DISTANCE OF 1,216.15 FEET; THENCE SOUTH 89°10'30" WEST, A DISTANCE OF 911.12 FEET; THENCE SOUTH 00°04'59" EAST, A DISTANCE OF 610.55 FEET; THENCE NORTH 89°10'30" EAST, ALONG AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 43.56 FEET; THENCE SOUTH 43°23'47" EAST, ALONG THE SOUTHWESTERLY LINE OF PARCEL A ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2010124294 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,255.58 FEET; THENCE ALONG AFORESAID WEST RIGHT-OF-WAY OF LORRAINE ROAD, SOUTH 00°34'25" WEST, A DISTANCE OF 286.38 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2784, PAGE 2547 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, NORTH 89°26'05" WEST, A DISTANCE OF 10.00 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°34'25" WEST, A DISTANCE OF 45.36 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD ACCORDING TO SARASOTA COUNTY ROAD PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SOUTH 89°39'34" WEST, A DISTANCE OF 108.22 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°06'59" WEST, A DISTANCE OF 18.19 FEET; THENCE NORTH 43°23'47" WEST, ALONG THE NORTHEASTERLY LINE OF PARCEL B ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2010124294 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,320.66 FEET; THENCE NORTH 02°42'42" EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 283.12 FEET; THENCE SOUTH 89°10'30" WEST, ALONG AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 277.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.005 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 417.319 ACRES



"STATE OF FLORIDA, COUNTY OF SARASOTA  
I hereby certify that the foregoing is a true and correct copy  
of pages 1 through 14 of the instrument filed in  
this office. The original instrument filed contains 14  
pages.

This copy has no redactions.  This copy has been  
redacted pursuant to law.

Witness my hand and official seal this 16 day of  
December, 2019

KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
By: A. Kaynes  
Deputy Clerk

EXHIBIT 2

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT



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