

ORDINANCE NO. _____

PROPOSED ORDINANCE NO. 22-020

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4382, AS AMENDED, TO PROVIDE FOR A MODIFICATION TO PLANNED UNIT DEVELOPMENT ZONING FOR LAKESIDE PRESERVE TO ALLOW FOR UP TO 120 ADDITIONAL MULTI-FAMILY DWELLING UNITS IN LIEU OF 20,000 SQUARE FEET OF RETAIL/PERSONAL SERVICES USES AND 45,000 SQUARE FEET OF OFFICE, INSTITUTIONAL AND HOTEL USES ON APPROXIMATELY 8.57 ACRES LOCATED AT THE SOUTHEAST CORNER OF PARKWAY FRONTAGE ROAD SOUTH AND PIPKIN CREEK ROAD; CHANGING THE CONTEXT SUB-DISTRICT ON APPROXIMATELY 5.76 ACRES OF SAID PROPERTY TO SUBURBAN NEIGHBORHOOD (SNH); PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on March 15, 2022 to consider the request of Timothy Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., on behalf of P & H Properties, LLC and the Housing Authority of the City of Lakeland, Florida, to amend Ordinance 4382, as amended, to modify the PUD zoning for Lakeside Preserve to allow for up to 120 additional multi-family dwelling units in lieu of 20,000 sq. ft. of retail/personal services uses and 45,000 sq. ft. of office, institutional and hotel uses on approximately 8.57 acres located at the southeast corner of Parkway Frontage Road South and Pipkin Creek Road, as more particularly described on Attachment “A” and graphically depicted on Attachment “B” (the “Property”); and

WHEREAS, the City proposes to change the Context Sub-District for 5.76 acres of the Property from Suburban Corridor (“SCO”) to Suburban Neighborhood (“SNH”); and

WHEREAS, the Planning and Zoning Board approved the requested PUD zoning modification and changes to the Context Sub-District on April 19, 2022 and recommended them to the City Commission; and

WHEREAS, the City Commission, after due public notice, finds that the Property should be classified or zoned as recommended by the Planning and Zoning Board;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. The Property is hereby classified or zoned PUD (Planned Unit Development) as provided herein and changed to Context Sub-District Suburban Neighborhood (SNH), as set forth in Attachments “C” and “D,” subject to the following amended conditions:

A. Single Family Development:

1. Permitted Uses: Single-family, detached dwellings conventionally constructed and site-built.
2. Land Use Intensity: PUD-30
3. Maximum Number of Lots: Four hundred sixty-one (461).
4. Land Development Standards: In accordance with the RA-4 (single family)/Suburban Neighborhood context sub-district standards except for the following:
 - a. All Phases

Minimum lot width:	50 ft.
Minimum lot size:	6,000 square feet
Maximum Lot Coverage:	48%
Minimum front setback:	15 ft.
Maximum front setback:	40 ft.
Minimum garage setback:	20 ft.
Minimum interior side setback:	5 ft.
Minimum rear setback:	20 ft.*

*The minimum rear setback may be reduced to 15 ft. where the full width of the lot abuts a tract dedicated on the plat as common area, open space, conservation easement or storm water retention area.

5. Principal Building Requirements:

- a. All dwelling units shall have an attached garage in accordance with Section 3.4.7 of the Land Development Code (LDC). However, ~~within Phase 1 only,~~ garage door openings shall be placed no farther than 25 feet from the front façade of the principal structure and shall be limited to no more than 70% ~~65%~~ percent of the overall width of the front elevation.
- b. All dwelling units shall have an entrance feature in accordance with Section 3.5.5 of the LDC. However, within Phase 1 only, entrances shall provide a clear, obvious, publicly accessible connection between the primary street and the principal dwelling unit, despite the angle or orientation of the front door.

B. Multi-Family Development:

1. Permitted Use: Multi-Family dwellings
2. Land Use Intensity: PUD-54
3. ~~Maximum Number of Units: Two hundred seventy-one (271)~~
3. Maximum Number of Dwelling Units: Three hundred ninety-one (391)
4. ~~Land Development Regulations: In accordance with MF-16 (multi-family) zoning district regulations.~~
4. Development Standards: In accordance with the MF-12/Suburban Neighborhood (SNH) context sub-district standards except as provided herein and as shown in the site development plan, Attachment "D."

5. Site Development Plan: The project shall be developed in substantial accordance with the site development plan shown in Attachment "D." With the approval of the Director of Community & Economic Development, minor changes may be made at the time of site plan review without requiring a modification to the PUD.
6. Landscaping & Buffering: In accordance with the Section 4.5 Land Development Code.
7. Outdoor Lighting: Any outdoor lighting used shall be shielded in accordance with Section 4.6 of the Land Development Code.
8. ADA-compliant sidewalks shall be constructed along the internal access road, connecting the required Pipkin Creek Rd frontage sidewalk with each principal building and amenity. Bicycle parking shall be installed in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
9. A transit shelter shall be installed on the adjacent Drane Field Rd./South Parkway Frontage Rd. frontage at a location that is determined to be acceptable by the Lakeland Area Mass Transit District.

C. Commercial Development:

1. Permitted Uses:

- a. A maximum 20,000 square foot neighborhood shopping center with the following uses permitted:

Banks	Locksmiths
Barber shops	Medical Supply Stores
Bars, lounges and related entertainment shops	Motor Vehicle parts Beauty Office support retail
Book stores	Parking lots
Candy, nut & confectionary stores	Pet grooming establishments
Card shops	Photographic studios
Catering establishments	Restaurants, carry out, low, high & very high turnover
Convenience sales	Shoe and leather good repairs
Cosmetic stores	Small electronic equipment Flower shops
Fabric stores	Souvenir shops
Food stores	Specialty comparison commercial
Hotels & motels	Tailor & dress making shops
Laundry & cleaning establishments	Tax return preparation services
Laundry, cleaning & garment pick up	Travel agencies stations
Trophy shops	
Liquor stores	Watch, clock & jewelry repair

- b. A maximum of 45,000 square feet of additional space with the following uses permitted:

Churches, synagogues & houses of worship	Nursing homes
Day care centers	Office uses
Funeral homes	Veterinary Clinics
Group homes	Hotels & motels

c. ~~Sections a. and b. above notwithstanding, up to 20 percent of the commercial area may be used for multi-family residential in accordance with MF-16 (multi-family) zoning district requirements.~~

2. ~~Land Use Intensity: PUD-43~~

3. ~~Land Development Regulations: In accordance with the C-3 neighborhood center commercial) zoning district classification requirements.~~

D. ~~Clubhouse and Pro Shop:~~

1. ~~Permitted Uses: A golf course and community clubhouse with related meeting, recreation and fitness facilities including but not limited to hard courts, picnic areas, playgrounds and a swimming pool. A restaurant which also serves alcoholic beverages is permitted.~~

2. ~~Land Use Intensity: PUD-30.~~

3. ~~Maximum Building Height: Two (2) stories.~~

4. ~~Development Standards: Off-street parking and landscaping shall be provided in accordance with the Land Development Regulations.~~

E. ~~Golf Course:~~

1. ~~Permitted Use: A golf course and associated facilities including a driving range and maintenance facilities.~~

2. ~~Fairway Buffers: To provide protection for the residential units along golf course fairways, a row of trees shall be planted along the fairway boundaries adjacent to rear lot lines. A landscape plan depicting the type, size and location of such trees shall be submitted by the developer at the time of plat and/or site development plan approval.~~

F.C. Traffic Improvements:

1. Access: Access shall be limited to a main project entrance on S. Pipkin Creek Road which shall align with Village Road and a driveway on S. Pipkin Creek Road at the southernmost boundary of the commercial center multi-family development. If traffic studies acceptable to the City and performed in accordance with City-approved methodology indicate that the latter driveway will create safety or traffic operations problems, the access may be limited to right-in right-out only. An access road shall be constructed

to connect the multi-family and single-family communities within this development.

2. Project Roads:

- a. Collector Road: The main collector road shall be constructed as a minor collector having the following design parameters:

Minimum ROW Width: 60 feet

Minimum Design Speed: 30 mph

Sidewalks: Two five-foot wide concrete sidewalks (3.5-foot parkway between sidewalk and back of curb)

Travel Lanes: Two twelve-foot lanes

Street Lighting: Street lighting shall be included, with designs being coordinated with and approved by Lakeland Electric.

Street Trees: If installed, street trees shall be located behind the sidewalk.

Access: Access to the collector road shall be limited to those access points illustrated on Attachment "C." There shall be no direct access from the collector road to individual lots.

- b. Local Streets: All other local streets shall be constructed with the following design parameters:

Minimum ROW Width: 50 feet

Minimum Design Speed: 20 mph

Sidewalks: Two five-foot wide concrete sidewalks to be built when homes are constructed (preferably with a 3.5-foot parkway between sidewalk and back of curb)

Travel Lanes: Two twelve-foot lanes

Street Lighting: Street lighting shall be included, with designs being coordinated with and approved by Lakeland Electric.

Street Trees: If installed, street trees shall be located behind the sidewalk and may require additional right-of-way.

3. Off-Site Improvements:

- a. It is likely that the project will require certain improvements to S. Pipkin Road and/or Drane Field Road. The determination of specific improvements that will be required at the time of development will be made on the basis of traffic studies acceptable to the City and performed in accordance with City-approved methodology. Required improvements may include but are not necessarily limited to:

- A southbound left turn lane on S. Pipkin Road into the main project entrance.
- A northbound right turn lane on S. Pipkin Road into the main project entrance.

- A dedicated northbound right turn lane on S. Pipkin Road onto Drane Field Road.
 - An eastbound right turn lane on Drane Field Road onto S. Pipkin Road.
- b. Right-of-Way Dedication: Prior to the issuance of a first building permit for the project, additional right-of-way along the east side of S. Pipkin Road shall be dedicated to Polk County as follows: Fifty (50) feet wide from the commercial center driveway north to Drane Field Road. Thirty (30) feet wide along the remainder of the west project property boundary.
- c. A Sidewalk shall be constructed on S. Pipkin Road along the west project property boundary.
- G.D. Buffers: Buffering shall be in accordance with the requirements of the Land Development Regulations.
- H.E. Master Drainage Plan: Prior to the development of any portion of the property, the developer shall submit for review and approval by the City's Public Works Department a master drainage plan for the entire development to ensure that the composite drainage requirements for the tract will be properly accommodated.
- I.F. Site Development Plan: Attachment "C" illustrates the revised site development plan submitted with the application. Further adjustments to this plan may be made subject to review and approval of the Community Development Department and provided that the maximum density and intensity of uses established herein are not exceeded.
- J.G. Legal Description: A boundary survey and legal description of each development tract shall be submitted with each plat or site plan.
- K.H. Property Owners Association: A property owners association shall be required to assure maintenance of development infrastructure and common areas.
- L.I. Avigation Agreement: Prior to the platting of the first phase, the applicant shall sign an Avigation Agreement prepared by the City of Lakeland

SECTION 2. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5885.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. If any word, sentence, clause, phrase, or provision of this Ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

SECTION 5. This Ordinance shall take effect immediately upon the effective date of Small-Scale Amendment #LUS22-002 to the Future Land Use Map, as provided in Ordinance No. ____.

PASSED AND CERTIFIED AS TO PASSAGE this 16th day of May, A.D. 2022.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT "A"

LEGAL DESCRIPTION:

LAND USE CHANGE NAC TO RM:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT OF WAY); THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT OF WAY LINE FOR STATE ROAD 570 THE FOLLOWING FIVE (5) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST TO A POINT OF TANGENCY; (2) NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) 266.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 08°32'13", AND A CHORD OF 266.13 FEET WHICH BEARS NORTH 82°31'15" WEST (4) NORTH 00°00'03" WEST, 26.49 FEET (5) NORTH 86°28'48" WEST, 431.55 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°27'35" EAST, 905.22 FEET; THENCE SOUTH 89°49'47" WEST, 282.83 FEET; THENCE NORTH 29°33'14" WEST, 504.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PIPKIN CREEK ROAD, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 7720, PAGE 370, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 27°20'55" EAST, 545.57 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 86°29'41" EAST, 281.59 FEET TO THE POINT OF BEGINNING.

MULTI-FAMILY DEVELOPMENT PARCEL:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT OF WAY); THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE

SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT OF WAY LINE FOR STATE ROAD 570 THE FOLLOWING THREE (3) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST TO A POINT OF TANGENCY; (2) THENCE NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) THENCE 85.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 02°44'39", AND A CHORD OF 85.62 FEET WHICH BEARS NORTH 79°10'04" WEST TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570, SOUTH 193.86 FEET; THENCE SOUTH 24°29'27" EAST, 295.96 FEET; THENCE SOUTH 29°16'38" EAST, 323.51 FEET; THENCE SOUTH 54°50'03" WEST, 146.10 FEET; THENCE SOUTH 89°49'47" WEST, 1055.00 FEET; THENCE NORTH 29°33'14" WEST, 504.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PIPKIN CREEK ROAD, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 7720, PAGE 370, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 27°20'55" EAST, 545.57 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°28'48" EAST, 713.15 FEET; (2) THENCE SOUTH 00°00'03" EAST, 26.49 FEET TO A POINT OF CURVATURE; (3) THENCE 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 05°48'00", ANA A CHORD OF 180.90 FEET WHICH BEARS SOUTH 83°26'12" EAST TO THE POINT OF BEGINNING.

YAGER PROPERTIES:

PARCEL 1 CONSISTS OF THE FOLLOWING DESCRIBED WETLANDS "A", "B" AND "C" AND PARCEL A:

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

WETLANDS "A"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60' R/W); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING; THENCE SOUTH 50°36'41" EAST A DISTANCE OF 2462.74 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 1116.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°10'11", AN ARC LENGTH OF 899.52 FEET (CH = 875.37, CB = S 27°31'36" E); THENCE SOUTH 04°26'30" EAST A DISTANCE OF 2985.58 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SAID SECTION 2 AND THE WESTERLY BOUNDARY OF

SAID SEABOARD COASTLINE RAILROAD; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY OF THE SOUTHEAST QUARTER A DISTANCE OF 2114.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°52'00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER A DISTANCE OF 1227.50 FEET TO THE POINT OF BEGINNING OF WETLAND "A"; THENCE NORTH 40°50'59" WEST A DISTANCE OF 115.00 FEET; THENCE NORTH 78°06'59" WEST A DISTANCE OF 160.99 FEET; THENCE NORTH 30°59'11" WEST A DISTANCE OF 196.74 FEET; THENCE NORTH 21°04'10" WEST A DISTANCE OF 168.45 FEET; THENCE NORTH 49°46'48" WEST A DISTANCE OF 176.63 FEET; THENCE NORTH 25°59'28" WEST A DISTANCE OF 83.11 FEET; THENCE NORTH 06°59'41" EAST A DISTANCE OF 108.81 FEET; THENCE NORTH 27°12'01" EAST A DISTANCE OF 194.22 FEET; THENCE NORTH 43°18'38" EAST A DISTANCE OF 392.08 FEET; THENCE NORTH 82°39'29" EAST A DISTANCE OF 177.11 FEET; THENCE SOUTH 73°51'37" EAST A DISTANCE OF 250.84 FEET; THENCE NORTH 84°55'51" EAST A DISTANCE OF 272.44 FEET; THENCE NORTH 69°10'53" EAST A DISTANCE OF 232.97 FEET; THENCE SOUTH 89°50'34" EAST A DISTANCE OF 210.68 FEET THENCE SOUTH 23°01'14" EAST A DISTANCE OF 228.82 FEET; THENCE NORTH 36°11'47" EAST A DISTANCE OF 126.06 FEET; THENCE NORTH 03°52'30" EAST A DISTANCE OF 197.15 FEET; THENCE NORTH 19°17'08" WEST A DISTANCE OF 131.87 FEET; THENCE NORTH 26°00'51" WEST A DISTANCE OF 190.22 FEET; THENCE NORTH 46°55'55" WEST A DISTANCE OF 179.02 FEET; THENCE NORTH 55°19'52" WEST A DISTANCE OF 207.41 FEET; THENCE NORTH 68°39'05" WEST A DISTANCE OF 268.81 FEET; THENCE NORTH 88°22'36" WEST A DISTANCE OF 272.73 FEET; THENCE SOUTH 73°14'15" WEST A DISTANCE OF 205.21 FEET; THENCE NORTH 54°19'29" WEST A DISTANCE OF 279.25 FEET TO THE EAST CORNER OF CREEKBEND PHASE II AS RECORDED IN PLAT BOOK 78, PAGE 22, PUBLIC RECORDS OF POLK COUNTY AND THE CENTERLINE OF CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE THE FOLLOWING COURSES; THENCE SOUTH 10°04'04" WEST A DISTANCE OF 178.30 FEET; THENCE SOUTH 09°48'41" WEST A DISTANCE OF 52.63 FEET; THENCE SOUTH 60°44'23" WEST A DISTANCE OF 41.45 FEET; THENCE SOUTH 20°13'44" WEST A DISTANCE OF 175.37 FEET; THENCE SOUTH 37°02'53" WEST A DISTANCE OF 173.57 FEET; THENCE SOUTH 16°40'57" WEST A DISTANCE OF 84.81 FEET; THENCE SOUTH 01°29'52" WEST A DISTANCE OF 78.46 FEET; THENCE SOUTH 16°06'11" EAST A DISTANCE OF 198.76 FEET; THENCE SOUTH 24°30'03" WEST A DISTANCE OF 181.63 FEET; THENCE SOUTH 73°26'07" WEST A DISTANCE OF 250.66 FEET; THENCE SOUTH 70°35'34" WEST A DISTANCE OF 220.91 FEET; THENCE SOUTH 65°11'59" WEST A DISTANCE OF 55.58 FEET; THENCE SOUTH 11°54'42" WEST A DISTANCE OF 65.32 FEET; THENCE SOUTH 21°56'34" WEST A DISTANCE OF 82.95 FEET; THENCE SOUTH 56°34'46" WEST A DISTANCE OF 249.94 FEET; THENCE SOUTH 67°39'39" WEST A DISTANCE OF 163.23 FEET; THENCE SOUTH 61°06'27" WEST A DISTANCE OF 133.87 FEET; THENCE SOUTH 76°23'21" WEST A DISTANCE OF 209.68 FEET; THENCE SOUTH 47°04'07" WEST A DISTANCE OF 204.04 FEET; THENCE SOUTH 30°07'04" WEST A DISTANCE OF 310.61 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 3; TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE NORTH 89°54'36" EAST ALONG THE SOUTH BOUNDARY OF SAID SOUTHEAST QUARTER A DISTANCE OF 671.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 2; THENCE NORTH 89°52'00" EAST ALONG THE SOUTH

BOUNDARY OF SAID SECTION 2 A DISTANCE OF 1421.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION AS DESCRIBED IN. O.R. BOOK 1721, PAGES 1299-1300, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

CREEKBEND PHASE 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND; WETLAND "B"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60' R/W); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING; THENCE SOUTH 50°36'41" EAST A DISTANCE OF 2462.74 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 1116.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°10'11", AN ARC LENGTH OF 899.52 FEET (CH = 875.37, CB = S 27°31'36" E); THENCE SOUTH 04°26'30" EAST A DISTANCE OF 2985.58 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SAID SECTION 2 AND THE WESTERLY BOUNDARY OF SAID SEABOARD COASTLINE RAILROAD; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY OF THE SOUTHEAST QUARTER A DISTANCE OF 2114.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°52'00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER A DISTANCE OF 596.03 FEET TO THE POINT OF BEGINNING OF WETLAND "B"; THENCE CONTINUE SOUTH 89°52'00" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 193.00 FEET; THENCE NORTH 05°40'57" EAST A DISTANCE OF 193.18 FEET; THENCE NORTH 17°20'40" EAST A DISTANCE OF 140.13 FEET; THENCE NORTH 33°33'14" EAST A DISTANCE OF 53.67 FEET; THENCE NORTH 77°57'26" EAST A DISTANCE OF 102.05 FEET; THENCE NORTH 69°52'27" EAST A DISTANCE OF 180.23 FEET; THENCE NORTH 68°37'02" EAST A DISTANCE OF 141.50 FEET; THENCE SOUTH 31°21'31" EAST A DISTANCE OF 58.11 FEET; THENCE SOUTH 01°38'39" WEST A DISTANCE OF 53.27 FEET; THENCE SOUTH 46°43'14" EAST A DISTANCE OF 24.60 FEET; THENCE NORTH 78°04'14" EAST A DISTANCE OF 106.36 FEET; THENCE NORTH 41°25'25" EAST A DISTANCE OF 66.41 FEET; THENCE NORTH 28°46'04" EAST A DISTANCE OF 85.53 FEET; THENCE SOUTH 50°28'39" EAST A DISTANCE OF 82.52 FEET; THENCE SOUTH 09°17'59" WEST A DISTANCE OF 30.13 FEET; THENCE SOUTH 70°46'15" WEST A DISTANCE OF 103.53 FEET; THENCE SOUTH 26°29'07" WEST A DISTANCE OF 15.11 FEET; THENCE SOUTH 56°52'49" EAST A DISTANCE, OF 81.38 FEET; THENCE SOUTH 10°11'28" EAST A DISTANCE OF 212.14

FEET; THENCE SOUTH 79°02'59" WEST A DISTANCE OF 106.64 FEET; THENCE NORTH 46°49'44" WEST A DISTANCE OF 106.36 FEET; THENCE NORTH 25°54'30" WEST A DISTANCE OF 121.05 FEET; THENCE SOUTH 61°51'53" WEST A DISTANCE OF 138.59 FEET; THENCE SOUTH 33°34'53" WEST A DISTANCE OF 79.01 FEET; THENCE SOUTH 44°30'49" WEST A DISTANCE OF 92.46 FEET; THENCE SOUTH 65°02'16" WEST A DISTANCE OF 63.87 FEET THENCE SOUTH 83°42'00" WEST A DISTANCE OF 28.01 FEET; THENCE SOUTH 26°58'33" WEST A DISTANCE OF 93.45 FEET TO THE POINT OF BEGINNING.

AND; WETLAND "C"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60' R/W); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING; THENCE SOUTH 50°36'41" EAST A DISTANCE OF 2462.74 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 1116.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°10'11", AN ARC LENGTH OF 899.52 FEET (CH = 875.37, CB = S 27°31'36" E); THENCE SOUTH 04°26'30" EAST A DISTANCE OF 1033.89 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 85°33'30" WEST A DISTANCE OF 961.04 FEET TO THE POINT OF BEGINNING OF WETLAND "C"; THENCE SOUTH 18°53'28" WEST A DISTANCE OF 64.53 FEET; THENCE SOUTH 16°55'12" EAST A DISTANCE OF 78.19 FEET; THENCE SOUTH 04°54'50" WEST A DISTANCE OF 50.47 FEET; THENCE SOUTH 50°16'06" WEST A DISTANCE OF 136.90 FEET; THENCE SOUTH 88°32'31" WEST A DISTANCE OF 54.12 FEET; THENCE SOUTH 59°15'35" WEST A DISTANCE OF 95.16 FEET; THENCE SOUTH 80°37'17" WEST A DISTANCE OF 151.72 FEET; THENCE SOUTH 47°06'50" WEST A DISTANCE OF 114.01 FEET; THENCE SOUTH 84°24'22" WEST A DISTANCE OF 320.19 FEET; THENCE NORTH 08°17'50" EAST A DISTANCE OF 109.40 FEET; THENCE NORTH 14°29'58" WEST A DISTANCE OF 320.33 FEET; THENCE NORTH 28°14'23" EAST A DISTANCE OF 68.88 FEET; THENCE NORTH 87°36'09" EAST A DISTANCE OF 139.80 FEET; THENCE NORTH 02°17'21" WEST A DISTANCE OF 46.44 FEET; THENCE NORTH 28°31'47" EAST A DISTANCE OF 62.60 FEET; THENCE NORTH 38°49'59" WEST A DISTANCE OF 95.98 FEET; THENCE NORTH 04°27'27" WEST A DISTANCE OF 63.49 FEET; THENCE NORTH 13°42'12" EAST A DISTANCE OF 88.67 FEET; THENCE NORTH 44°51'54" EAST A DISTANCE OF 66.35 FEET; THENCE SOUTH 76°34'43" EAST A DISTANCE OF 42.83 FEET; THENCE SOUTH 02°46'13" EAST A DISTANCE OF 319.32 FEET; THENCE SOUTH 81°15'30" EAST A DISTANCE OF 88.25 FEET; THENCE NORTH 73°46'48" EAST A DISTANCE OF 32.80 FEET; THENCE NORTH 82°42'15" EAST A DISTANCE OF 81.43 FEET; THENCE SOUTH 86°48'46" EAST A DISTANCE OF 47.95 FEET; THENCE NORTH 79°38'14" EAST A DISTANCE OF 273.39 FEET; THENCE SOUTH 39°40'53" EAST A DISTANCE OF 18.38 FEET; THENCE SOUTH 26°42'09" WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH 82°16'43" WEST A DISTANCE OF 261.57 FEET; THENCE NORTH 88°12'34" WEST A DISTANCE OF 74.63 FEET; THENCE SOUTH 62°43'39" WEST A DISTANCE OF 32.28 FEET; THENCE SOUTH 00°05'38" WEST A DISTANCE OF 26.65 FEET; THENCE SOUTH 35°04'04" EAST A

DISTANCE OF 106.97 FEET; THENCE SOUTH 58°34'59" EAST A DISTANCE OF 99.28 FEET; THENCE NORTH 74°34'58" EAST A DISTANCE OF 226.68 FEET; THENCE NORTH 52°05'25" EAST A DISTANCE OF 99.62 FEET TO THE POINT OF BEGINNING.

AND, PARCEL A:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A 4" CAPPED IRON PIPE STAMPED "I.A.C. 1928" AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF THE SAID NORTHWEST ¼ OF SECTION 2, A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00 FEET NORTHWEST); THENCE SOUTH 50°36'41" EAST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 78.51 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DRANE FIELD ROAD (100.00 FEET NORTHWEST); THENCE CONTINUE SOUTH 30°36'41" EAST ALONG THE SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 950.00 FEET; THENCE SOUTH 39°23'19" WEST A DISTANCE OF 247.45 FEET; THENCE SOUTH 64°36'33" WEST A DISTANCE OF 361.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'47" WEST A DISTANCE OF 497.45 FEET; THENCE NORTH 00°10'13" WEST A DISTANCE OF 720.00 FEET; THENCE SOUTH 34°48'40" EAST A DISTANCE OF 875.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2 CONSISTS OF THE FOLLOWING DESCRIBED PARCEL B AND RESIDENTIAL TRACTS "A" AND "B":

A PORTION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89° 49' 47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00' R/W); THENCE SOUTH 50° 36' 41" EAST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 78.51 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DRANE FIELD ROAD (100.00' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLOWING THREE CALLS; THENCE SOUTH 50° 36' 41" EAST A DISTANCE OF 2384.23 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 1116.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46° 10' 11", AN ARC LENGTH OF 899.52 FEET (CH = 875.37, CB = S 27° 31' 36" E); THENCE SOUTH 04° 26' 30" EAST A DISTANCE OF 883.33 FEET; THENCE DEPARTING SAID RIGHT OF WAY NORTH 74° 19' 06" WEST A DISTANCE OF 363.81 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED

SOUTHWESTERLY AND HAVING A RADIUS OF 202.84 FEET; THENCE
 NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE
 OF 75° 32' 18", AN ARC LENGTH OF 267.42 FEET (CH = 248.47, CB = N 44° 20' 16" W);
 THENCE NORTH 82° 06' 25" WEST A DISTANCE OF 97.28 FEET TO THE BEGINNING OF
 A CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS OF 195.85 FEET; THENCE
 WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°
 42' 46", AN ARC LENGTH OF 98.15 FEET (CH = 97.12, CB = S 83° 32' 12" W); THENCE
 SOUTH 69° 10' 50" WEST A DISTANCE OF 59.61 FEET; THENCE NORTH 20° 49' 10"
 WEST A DISTANCE OF 422.63 FEET TO THE BEGINNING OF A CURVE CONCAVED
 SOUTHWESTERLY AND HAVING A RADIUS OF 480.63 FEET; THENCE
 NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE
 OF 40° 03' 31", AN ARC LENGTH OF 336.03 FEET (CH = 329.23, CB = N 40° 50' 56" W);
 THENCE NORTH 60° 30' 04" WEST A DISTANCE OF 566.92 FEET; THENCE SOUTH 34°
 44' 20" WEST A DISTANCE OF 211.26 FEET TO A NON-TANGENT INTERSECTION WITH
 A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1351.94 FEET;
 THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL
 ANGLE OF 05° 37' 03", AN ARC LENGTH OF 132.55 FEET (CH = 132.50, CB = S 58° 04' 12"
 E); THENCE SOUTH 60° 52' 44" EAST A DISTANCE OF 45.84 FEET; THENCE SOUTH 29°
 07' 16" WEST A DISTANCE OF 115.32 FEET TO THE BEGINNING OF A CURVE
 CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 337.11 FEET; THENCE
 SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE
 OF 31° 07' 16", AN ARC LENGTH OF 183.11 FEET (CH = 180.87, CB = S 13° 33' 36" W) TO A
 POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND
 HAVING A RADIUS OF 552.93 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE
 TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23° 45' 06", AN ARC LENGTH OF
 229.22 FEET (CH = 227.58, CB = S 09° 52' 34" W); THENCE SOUTH 21° 45' 07" WEST A
 DISTANCE OF 330.40 FEET TO THE BEGINNING OF A CURVE CONCAVED EASTERLY
 AND HAVING A RADIUS OF 217.63 FEET; THENCE SOUTHERLY ALONG SAID CURVE
 TO THE LEFT THROUGH A CENTRAL ANGLE OF 31° 40' 46", AN ARC LENGTH OF
 120.33 FEET (CH = 118.80, CB = S 05° 54' 44" W); THENCE SOUTH 14° 29' 58" EAST A
 DISTANCE OF 580.69 FEET; THENCE SOUTH 08° 17' 50" WEST A DISTANCE OF 148.01
 FEET; THENCE SOUTH 44° 46' 52" EAST A DISTANCE OF 100.95 FEET; THENCE SOUTH
 62° 49' 11" EAST A DISTANCE OF 176.33 FEET; THENCE SOUTH 14° 32' 27" WEST A
 DISTANCE OF 454.96 FEET; THENCE SOUTH 41° 54' 23" WEST A DISTANCE OF 446.18
 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED
 SOUTHWESTERLY AND HAVING A RADIUS OF 498.68 FEET; THENCE
 NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE
 OF 16° 57' 21", AN ARC LENGTH OF 147.58 FEET (CH = 147.04, CB = N 32° 44' 41" W);
 THENCE NORTH 41° 13' 21" WEST A DISTANCE OF 157.59 FEET TO A NON-TANGENT
 INTERSECTION WITH A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF
 270.52 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A
 CENTRAL ANGLE OF 24° 48' 23", AN ARC LENGTH OF 117.12 FEET (CH = 116.21, CB = N
 13° 45' 52" E) TO A NON-TANGENT INTERSECTION THENCE NORTH 69° 02' 48" EAST A
 DISTANCE OF 98.53 FEET TO THE BEGINNING OF CURVE CONCAVED
 NORTHWESTERLY AND HAVING A RADIUS OF 374.11 FEET; THENCE
 NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE
 OF 12° 08' 37", AN ARC LENGTH OF 79.29 FEET (CH = 75.14, CB = N 62° 58' 30" E) TO A

NON-TANGENT INTERSECTION; THENCE NORTH 31° 50' 51" WEST A DISTANCE OF 100.03 FEET; THENCE NORTH 35° 56' 36" WEST A DISTANCE OF 103.04 FEET; THENCE NORTH 29° 26' 49" WEST A DISTANCE OF 113.06 FEET; THENCE NORTH 03° 52' 30" EAST A DISTANCE OF 197.15 FEET; THENCE NORTH 19° 17' 08" WEST A DISTANCE OF 131.87 FEET; THENCE NORTH 26° 00' 51" WEST A DISTANCE OF 190.22 FEET; THENCE NORTH 46° 55' 55" WEST A DISTANCE OF 179.02 FEET; THENCE NORTH 55° 19' 52" WEST A DISTANCE OF 207.41 FEET; THENCE NORTH 68° 39' 05" WEST A DISTANCE OF 268.81 FEET; THENCE NORTH 88° 22' 36" WEST A DISTANCE OF 272.73 FEET; THENCE SOUTH 73° 14' 15" WEST A DISTANCE OF 205.21 FEET; THENCE NORTH 54° 19' 29" WEST A DISTANCE OF 206.53 FEET; THENCE NORTH 64° 36' 01" EAST A DISTANCE OF 481.76 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 258.72 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 94° 09' 16", AN ARC LENGTH OF 425.16 FEET (CH = 378.91, CB = N 17° 31' 23" E); THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 716.40 FEET; THENCE NORTH 08° 55' 50" EAST A DISTANCE OF 120.52 FEET; THENCE NORTH 41° 07' 30" WEST A DISTANCE OF 224.35 FEET; THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 855.16 FEET; THENCE NORTH 23° 37' 13" WEST A DISTANCE OF 97.53 FEET TO THE SOUTH BOUNDARY OF A DEED RECORDED IN O.R. BOOK 2339, PAGE 278, PUBLIC RECORDS OF POLK COUNTY; THENCE NORTH 89° 49' 47" EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 154.84 FEET TO THE SOUTHWESTERLY BOUNDARY OF A 100.00 FOOT WIDE POWERLINE EASEMENT CONVEYED TO FLORIDA POWER CORPORATION RECORDED IN DEED BOOK 912, PAGE 303, PUBLIC RECORDS OF POLK COUNTY; THENCE SOUTH 29° 33' 14" EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID POWERLINE EASEMENT A DISTANCE OF 51.25 FEET; THENCE NORTH 89° 49' 47" EAST A DISTANCE OF 315.60 FEET; THENCE SOUTH 29° 33' 14" EAST A DISTANCE OF 2119.61 FEET; THENCE NORTH 66° 33' 03" EAST A DISTANCE OF 107.06 FEET; THENCE NORTH 10° 26' 46" EAST A DISTANCE OF 157.98 FEET; THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 921.55 FEET; THENCE NORTH 25° 35' 01" EAST A DISTANCE OF 110.45 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 761.77 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09° 05' 25", AN ARC LENGTH OF 120.86 FEET (CH = 120.73, CB = S 83° 09' 59" E) TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81° 39' 37", AN ARC LENGTH OF 44.18 FEET (CH = 40.54, CB = N 60° 32' 55" E); THENCE NORTH 19° 43' 07" EAST A DISTANCE OF 145.62 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12° 31' 14", AN ARC LENGTH OF 45.45 FEET (CH = 45.36, CB = N 13° 27' 30" E) TO A NON-TANGENT INTERSECTION; THENCE SOUTH 82° 48' 08" EAST A DISTANCE OF 91.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 473.33 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28° 48' 23", AN ARC LENGTH OF 237.97 FEET (CH = 235.48, CB = N 05° 18' 55" E); THENCE NORTH 09° 05' 16" WEST A DISTANCE OF 96.41 FEET; THENCE NORTH 71° 45' 51" EAST A DISTANCE OF 90.24 FEET; THENCE NORTH 30° 43' 06" EAST A DISTANCE

OF 129.27 FEET; THENCE NORTH 00° 19' 04" WEST A DISTANCE OF 105.29 FEET; THENCE NORTH 34° 48' 40" WEST A DISTANCE OF 875.13 FEET; THENCE NORTH 00° 10' 13" WEST A DISTANCE OF 230.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED DRANE FIELD ROAD; THENCE NORTH 89° 49' 47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 6341, PAGE 2006, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

RESIDENTIAL TRACT "A"

A PORTION OF SECTION 2 AND 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 THENCE SOUTH 89° 49' 47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00' R/W); THENCE SOUTH 50° 36' 41" EAST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 78.51 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DRANE FIELD ROAD (100.00' R/W); THENCE SOUTH 89° 49' 47" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET; THENCE SOUTH 00° 10' 13" EAST A DISTANCE OF 950.00 FEET; THENCE SOUTH 89° 49' 47" WEST A DISTANCE OF 1047.07 FEET TO THE SOUTHWESTERLY BOUNDARY OF A 100.00 FOOT WIDE POWERLINE EASEMENT CONVEYED TO FLORIDA POWER CORPORATION RECORDED IN DEED BOOK 912, PAGE 303, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 29° 33' 14" WEST ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 51.25 FEET TO THE SOUTHEAST CORNER OF A TRACT RECORDED IN O.R. BOOK 2329, PAGE 278, PUBLIC RECORDS OF POLK COUNTY; THENCE SOUTH 89° 49' 47" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 154.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23° 37' 13" EAST A DISTANCE OF 97.53 FEET; THENCE SOUTH 29° 33' 14" EAST A DISTANCE OF 855.16 FEET; THENCE SOUTH 41° 07' 30" EAST A DISTANCE OF 224.35 FEET; THENCE SOUTH 08° 55' 50" WEST A DISTANCE OF 120.52 FEET; THENCE SOUTH 29° 33' 14" EAST A DISTANCE OF 716.40 FEET TO THE BEGINNING OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 258.72 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 94° 09' 16", AN ARC LENGTH OF 425.16 FEET (CH = 378.91, CB = S 17° 31' 23" W); THENCE SOUTH 54° 36' 01" WEST A DISTANCE OF 481.76 FEET; THENCE NORTH 54° 19' 29" WEST A DISTANCE OF 72.72 FEET TO THE NORTHEAST CORNER OF CREEKBEND PHASE TWO AS RECORDED IN PLAT BOOK 78, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE NORTH 54° 19' 29" WEST ALONG THE NORTHERLY LINE OF SAID CREEKBEND PHASE II AND A NORTHWESTERLY PROJECTION THEREOF A DISTANCE OF 1692.49 FEET TO A POINT ON A LINE 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SURVEY OF THE MAINTAINED RIGHT OF WAY OF PIPKIN ROAD AS RECORDED IN MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 27° 20' 20" EAST ALONG

SAID PARALLEL LINE A DISTANCE OF 1177.92 FEET; THENCE SOUTH 62° 39' 40" EAST A DISTANCE OF 323.26 FEET; THENCE NORTH 30° 04' 07" EAST A DISTANCE OF 45.15 FEET; THENCE NORTH 60° 26' 46", EAST A DISTANCE OF 177.36 FEET; THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 10.76 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGEL OF 87° 42' 27", AN ARC LENGTH OF 38.27 FEET (CH = 34.64, CB = N 73° 24' 28" W) TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 118° 35' 39", AN ARC LENGTH OF 103.55 FEET (CH = 86.01, CB = N 57° 55' 52" W); THENCE NORTH 01° 23' 57" EAST A DISTANCE OF 53.23 FEET; THENCE NORTH 00° 10' 13" WEST A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED TRACT RECORDED IN O.R. BOOK 2329, PAGE 278, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89° 49' 47" EAST ALONG SAID SOUTH LINE A DISTANCE OF 145.62 FEET TO THE POINT OF BEGINNING.

AND: RESIDENTIAL TRACT "B"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89° 49' 47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD LINE (60.00' R/W); THENCE SOUTH 50° 36' 41" EAST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 78.51 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DRANE FIELD ROAD (100.00' R/W); THENCE SOUTH 89° 49' 47" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 250.00 FEET; THENCE SOUTH 00° 10' 13" EAST A DISTANCE OF 950.00 FEET; THENCE SOUTH 89° 49' 47" WEST A DISTANCE OF 15.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28° 58' 22" EAST A DISTANCE OF 492.91 FEET TO THE BEGINNING OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49° 16' 21", AN ARC LENGTH OF 178.87 FEET (CH = 173.41, CB = S 04° 55' 04" E); THENCE SOUTH 19° 43' 07" WEST A DISTANCE OF 145.62 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81° 39' 37", AN ARC LENGTH OF 44.18 FEET (CH = 40.54, CB = S 60° 32' 55" W) TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS OF 761.77 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09° 05' 25", AN ARC LENGTH OF 120.86 FEET (CH = 120.73, CB = N 83° 09' 59" W); THENCE SOUTH 25° 35' 01" WEST A DISTANCE OF 110.45 FEET; THENCE SOUTH 29° 33' 14" EAST A DISTANCE OF 921.65 FEET; THENCE SOUTH 10° 26' 46" WEST A DISTANCE OF 157.98 FEET; THENCE SOUTH 66° 33' 03" WEST A DISTANCE OF 107.06 FEET; THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 2119.61 FEET; THENCE NORTH 89° 49' 47" EAST A DISTANCE OF 716.13 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT CERTAIN REAL PROPERTY LYING EASTERLY OF THE EASTERN MAINTAINED ROAD RIGHT-OF-WAY LINE OF PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) AS PORTRAYED IN MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND WESTERLY OF THE WEST BOUNDARY OF THE ABOVE DESCRIBED PARCEL 2.

THE INTENT OF THIS DESCRIPTION IS TO CONVEY THOSE LANDS LYING BETWEEN THE MAINTAINED ROAD RIGHT-OF-WAY LINE AND THE WESTERN BOUNDARY OF SAID PARCEL 2, SAID WESTERN BOUNDARY BEING MORE SPECIFICALLY DESCRIBED AS "BEING 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SURVEY OF PIPKIN ROAD."

PARCEL 4:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE S $00^{\circ} 11' 27''$ E ALONG THE EAST BOUNDARY OF SAID SECTION 34 A DISTANCE OF 2307.29 FEET TO A POINT LYING ON THE SURVEY BASELINE OF STATE ROAD 570 (STATE PROJECT NO. 97160-2307); THENCE ALONG SAID SURVEY BASELINE S $81^{\circ} 22' 14''$ E 1224.24 FEET; THENCE LEAVING SAID SURVEY BASELINE S $08^{\circ} 37' 46''$ W 199.89 FEET TO A POINT LYING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY BOUNDARY OF DRANE FIELD ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: S $89^{\circ} 15' 27''$ W 81.54 FEET; THENCE S $89^{\circ} 32' 39''$ W 100.00 FEET; THENCE N $82^{\circ} 29' 33''$ W 29.83 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY BOUNDARY OF PIPKIN ROAD; THENCE S $27^{\circ} 20' 47''$ W ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 105.87 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND LEAVING SAID EASTERLY RIGHT OF WAY S $41^{\circ} 29' 00''$ E 32.94 FEET; THENCE S $86^{\circ} 28' 55''$ E 55.08 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 923.13 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ} 08' 00''$, FOR AN ARC DISTANCE OF 227.71 FEET (THE CHORD OF SAID ARC BEARING N $86^{\circ} 27' 17''$ E 227.13 FEET); THENCE N $79^{\circ} 23' 18''$ E 71.98 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 1787.79 FEET, THROUGH A CENTRAL ANGLE OF $22^{\circ} 49' 01''$, FOR AN ARC DISTANCE OF 711.95 FEET (THE CHORD OF SAID ARC BEARING S $89^{\circ} 12' 11''$ E 707.26 FEET); THENCE S $77^{\circ} 47' 41''$ E 400.17 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF $11^{\circ} 24' 42''$, FOR AN ARC DISTANCE OF 194.19 FEET (THE CHORD OF SAID ARC BEARING S $83^{\circ} 30' 02''$ E A DISTANCE OF 193.87 FEET) TO A POINT LYING ON THE WESTERLY RIGHT OF WAY BOUNDARY OF CSX RAILROAD; THENCE S $50^{\circ} 33' 12''$ E ALONG SAID RIGHT OF WAY A DISTANCE OF 173.19 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD 570 (STATE

PROJECT NO. 97160-2307); THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD 570 THE FOLLOWING SEVEN CALLS: N 77°47'41" W 730.81 FEET TO A POINT OF CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE WITH A RADIUS OF 1879.86 FEET, THROUGH A CENTRAL ANGLE OF 08°28'32", FOR AN ARC DISTANCE OF 278.08 FEET (THE CHORD OF SAID ARC BEARING N 82°01'57" W 277.83 FEET); THENCE N 86° 16' 13" W 97.54 FEET TO A POINT OF CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE WITH A RADIUS OF 924.93 FEET, THROUGH A CENTRAL ANGLE OF 14°20'30", FOR AN ARC DISTANCE OF 231.52 FEET (THE CHORD OF SAID ARC BEARING S 86°33'35" W 230.91 FEET); THENCE S 79°23'18" W 170.02 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE WITH A RADIUS OF 983.13 FEET, THROUGH A CENTRAL ANGLE OF 14°07'59", FOR AN ARC DISTANCE OF 242.51 FEET (THE CHORD OF SAID ARC BEARING S 86°27'11" W 241.89 FEET); THENCE N 86°28'44" W 115.16 FEET TO A POINT LYING ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF PIPKIN ROAD; THENCE N 27°20'47" E ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 91.05 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE S 00° 11' 27" E ALONG THE EAST BOUNDARY OF SAID SECTION 34 A DISTANCE OF 2307.29 FEET TO A POINT LYING ON THE SURVEY BASELINE OF STATE ROAD 570 (STATE PROJECT NO. 97160-2307); THENCE ALONG SAID SURVEY BASELINE S 81° 22' 14" E A DISTANCE OF 1224.24 FEET; THENCE LEAVING SAID SURVEY BASELINE S 08°37'46" W 199.89 FEET TO A POINT LYING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY BOUNDARY OF DRANE FIELD ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: S 89°15'27" W A DISTANCE OF 81.54 FEET; THENCE S 89°32'39" W A DISTANCE OF 100.00 FEET; THENCE N 82°29'33" W A DISTANCE 29.83 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY BOUNDARY OF PIPKIN ROAD; THENCE S 27°20'47" W ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 105.87 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID EASTERLY RIGHT OF WAY S 41°29'00" E A DISTANCE 32.94 FEET; THENCE S 86° 28' 55" E A DISTANCE 55.08 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 923.13 FEET, THROUGH A CENTRAL ANGLE OF 14°08'00", FOR AN ARC DISTANCE OF 227.71 FEET (THE CHORD OF SAID ARC BEARING N 86° 27' 17" E 227.13 FEET); THENCE N 79°23'18" E A DISTANCE OF 71.98 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 1787.79 FEET, THROUGH A CENTRAL ANGLE OF 14°16'21", FOR AN ARC DISTANCE OF 445.35 FEET (THE CHORD OF SAID ARC BEING N 86°31' 29" E 444.19 FEET); THENCE N 00°00'00" E A DISTANCE OF 26.49 FEET; THENCE N 86°28'45" W A DISTANCE OF 756.59 FEET; THENCE S 69° 46' 32" W A DISTANCE OF 14.73 FEET; S 27°20'47" W A DISTANCE OF 105.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE BEFORE DESCRIBED PARCELS 1 THROUGH 5 LYING WITHIN, OR ANY PORTION OF PARCELS 4 AND 5 LYING WEST OF, THE FOLLOWING DESCRIBED PARCEL:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT-OF-WAY LINE FOR STATE ROAD 570 THE FOLLOWING THREE (3) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST, TO A POINT OF TANGENCY; (2) THENCE NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) THENCE 85.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 02°44'39", AND A CHORD OF 85.62 FEET, WHICH BEARS NORTH 79°10'04" WEST TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570, SOUTH 193.86 FEET; THENCE SOUTH 24°29'27" EAST, 295.96 FEET; THENCE SOUTH 29°16'38" EAST, 323.51 FEET; THENCE SOUTH 54°50'03" WEST, 146.10 FEET; THENCE SOUTH 89°49'47" WEST, 1055.00 FEET; THENCE NORTH 29°33'14" WEST, 426.98 FEET; THENCE NORTH 89°49'47" EAST, 548.46 FEET; THENCE NORTH 00°10'13" WEST, 529.99 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°28'48" EAST, 378.25 FEET; (2) THENCE SOUTH 00°00'03" EAST 26.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (3) AND THENCE 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 05°48'00", AND A CHORD OF 180.90 FEET WHICH BEARS SOUTH 83°26'24" EAST TO THE POINT OF BEGINNING.

P & H PROPERTIES

PARCEL 6 BEING THE FOLLOWING DESCRIBED PARCELS C, D AND E:

PARCEL C:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE N 89°49'47" E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2 (BASIS OF BEARINGS), A DISTANCE OF 985.71 FEET; THENCE S

27°20'20" W, A DISTANCE OF 38.75 FEET TO A POINT ON THE MAINTAINED RIGHT-OF-WAY LINE OF DRANE FIELD ROAD, AS RECORDED IN POLK COUNTY MAP BOOK 1, PAGES 60-65, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 82°28'55" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE A DISTANCE OF 27.16 FEET; THENCE N 89°32'36" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; THENCE N 89°15'24" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 85.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED POLK COUNTY PARKWAY, THENCE S 86°28'45" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 559.72 FEET; THENCE S 81°22'14" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 346.85 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 11609.16 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 0°03'23" AND AN ARC DISTANCE OF 11.45 FEET (CB = S 81°23'56" E, CD = 11.45); THENCE S 0°10'13" E, A DISTANCE OF 872.51 FEET; THENCE S 89°49'47" W, A DISTANCE OF 1047.07 FEET; THENCE N 29°33'14" W, A DISTANCE OF 614.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PIPKIN ROAD; THENCE N 27°20'20" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 484.73 FEET TO THE SAID POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

LESS AND EXCEPT

THAT PART OF A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E, ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'46" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD, TO THE POINT OF BEGINNING; THENCE S 86°28'45" E, A DISTANCE OF 108.94 FEET; THENCE S 00°10'10" E, A DISTANCE OF 148.10 FEET; THENCE S 79°23'18" W, A DISTANCE OF 55.31 FEET, TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 983.13 FEET AND A CENTRAL ANGLE OF 14°07'59"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 242.51 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 86°27'11" W, A DISTANCE OF 241.89 FEET TO THE CURVE'S END; THENCE N 86°28'44" W, A DISTANCE OF 115.16 FEET; THENCE N 27°20'47" E, A DISTANCE OF 196.91 FEET; THENCE S 82°29'33" E, A DISTANCE OF 29.82 FEET; THENCE N 89°32'39" E, A DISTANCE OF 100.00 FEET; THENCE N 89°15'27" E, A DISTANCE OF 81.54 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29

FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'46" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD; THENCE CONTINUE S 86°23'45" E, A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 86°28'45" E, A DISTANCE OF 391.28 FEET; THENCE S 81°22'14" E, A DISTANCE OF 120.53 FEET; THENCE S 00°10'10" E, A DISTANCE OF 86.53 FEET TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1879.86 FEET, AND A CENTRAL ANGLE OF 03°56'56"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 129.56 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 84°17'50" W, A DISTANCE OF 129.54 FEET TO THE CURVE'S END; THENCE N 86°16'13" W, A DISTANCE OF 97.54 FEET, TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 924.93 FEET, AND A CENTRAL ANGLE OF 14°20'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 231.52 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 86°33'35" W, A DISTANCE OF 230.91 FEET TO THE CURVE'S END; THENCE S 79°23'18" W, A DISTANCE OF 53.76 FEET; THENCE N 00°10'10" W, A DISTANCE OF 133.19 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E, ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'46" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD; THENCE S 86°28'45" E, A DISTANCE OF 560.29 FEET; THENCE S 81°22'14" E, A DISTANCE OF 181.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 81°22'14" E, A DISTANCE OF 165.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 11609.16 FEET, AND A CENTRAL ANGLE OF 00°03'24"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 11.48 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 81°23'56" E, A DISTANCE OF 11.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 00°10'10" E, A DISTANCE OF 95.72 FEET; THENCE N 77°47'41" W, A DISTANCE OF 90.94 FEET, TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1879.86 FEET, AND A CENTRAL ANGLE OF 02°40'34"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 87.81 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 79°08'03" W, A DISTANCE OF 87.80 FEET; THENCE N 00°10'10" W, A DISTANCE OF 86.50 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

THAT PART OF A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'45" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD; THENCE S 86°28'45" E, A DISTANCE OF 108.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 86°28'45" E, A DISTANCE OF 60.07 FEET; THENCE S 00°10'10" E, A DISTANCE OF 133.19 FEET; THENCE S 79°23'18" W, A DISTANCE OF 60.95 FEET; THENCE N 00°10'10" W, DISTANCE OF 148.10 FEET THE POINT OF BEGINNING.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'46" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD; THENCE S 86°28'45" E, A DISTANCE OF 550.29 FEET; THENCE S 81°22'14" E, A DISTANCE OF 120.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 81°22'14" E, A DISTANCE OF 60.71 FEET; THENCE S 00°10'10" E, A DISTANCE OF 86.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1879.86 FEET, A CHORD BEARING OF N 81°23'51" W AND CHORD DISTANCE OF 60.71 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°51'02", A DISTANCE OF 60.71 FEET; THENCE N 00°10'10" W, A DISTANCE OF 86.53 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PART OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°49'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER THEREOF A DISTANCE OF 951.89 FEET TO THE CENTERLINE OF SURVEY OF PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) ACCORDING TO MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.; THENCE SOUTH 27°20'20" WEST ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 487.94 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF A 100.0 FEET WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN DEED BOOK 912, PAGE 303, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 29°33'14" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 21.37 FEET TO THE EAST MAINTAINED ROAD RIGHT-OF-WAY LINE OF AFORESAID PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) ACCORDING TO MAINTAINED ROAD RIGHT-OF-WAY

MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29°33'14" EAST ALONG SAID WESTERLY LINE OF THE FLORIDA POWER CORPORATION EASEMENT A DISTANCE OF 14.44 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET EASTERLY OF (MEASURED PERPENDICULAR) THE AFORESAID CENTERLINE OF SURVEY, THENCE SOUTH 27°20'20" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 553.49 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 4835, PAGE 1928 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°49'47" WEST ALONG SAID NORTH LINE AND ITS WESTERLY PROJECTION A DISTANCE OF 17.33 FEET TO THE AFORESAID EAST MAINTAINED ROAD RIGHT-OF-WAY LINE OF PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) ACCORDING TO MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170; THENCE ALONG SAID EAST MAINTAINED ROAD RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 27°30'46" EAST A DISTANCE OF 88.88 FEET; 2) THENCE NORTH 27°47'50" EAST A DISTANCE OF 100.00 FEET; 3) THENCE NORTH 27°37'31" EAST A DISTANCE OF 100.00 FEET; 4) THENCE NORTH 27°37'31" EAST A DISTANCE OF 100.00 FEET; 5) THENCE NORTH 27°47'50" EAST A DISTANCE OF 100.00 FEET; 6) THENCE NORTH 27°37'31" EAST A DISTANCE OF 80.51 FEET TO THE POINT OF BEGINNING.

PARCEL E:

THAT CERTAIN REAL PROPERTY LYING EASTERLY OF THE EASTERN MAINTAINED ROAD RIGHT-OF-WAY LINE OF PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) AS PORTRAYED IN MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND WESTERLY OF THE WEST BOUNDARY OF THE ABOVE DESCRIBED PARCEL C.

THE INTENT OF THIS DESCRIPTION IS TO CONVEY THOSE LANDS LYING BETWEEN THE MAINTAINED ROAD RIGHT-OF-WAY LINE AND THE WESTERN BOUNDARY OF SAID PARCEL C, SAID WESTERN BOUNDARY BEING MORE SPECIFICALLY DESCRIBED AS "BEING 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SURVEY OF PIPKIN ROAD."

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCEL 6 LYING WITHIN THE FOLLOWING:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307);

THENCE ALONG SAID RIGHT-OF-WAY LINE FOR STATE ROAD 570 THE FOLLOWING THREE (3) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF $11^{\circ}23'43''$, AND A CHORD OF 193.59 FEET WHICH BEARS NORTH $83^{\circ}29'35''$ WEST, TO A POINT OF TANGENCY; (2) THENCE NORTH $77^{\circ}47'44''$ WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) THENCE 85.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF $02^{\circ}44'39''$, AND A CHORD OF 85.62 FEET, WHICH BEARS NORTH $79^{\circ}10'04''$ WEST TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570, SOUTH 193.86 FEET; THENCE SOUTH $24^{\circ}29'27''$ EAST, 295.96 FEET; THENCE SOUTH $29^{\circ}16'38''$ EAST, 323.51 FEET; THENCE SOUTH $54^{\circ}50'03''$ WEST, 146.10 FEET; THENCE SOUTH $89^{\circ}49'47''$ WEST, 1055.00 FEET; THENCE NORTH $29^{\circ}33'14''$ WEST, 426.98 FEET; THENCE NORTH $89^{\circ}49'47''$ EAST, 548.46 FEET; THENCE NORTH $00^{\circ}10'13''$ WEST, 529.99 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH $86^{\circ}28'48''$ EAST, 378.25 FEET; (2) THENCE SOUTH $00^{\circ}00'03''$ EAST 26.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (3) AND THENCE 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF $05^{\circ}48'00''$, AND A CHORD OF 180.90 FEET WHICH BEARS SOUTH $83^{\circ}26'24''$ EAST TO THE POINT OF BEGINNING.

PARCEL 7:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE N $89^{\circ}49'47''$ E ALONG THE NORTH LINE OF SAID SECTION 2 (BASIS OF BEARINGS), A DISTANCE OF 985.71 FEET; THENCE S $27^{\circ}20'20''$ W, ALONG A LINE 30.00 FEET SOUTHEASTERLY OF, AND PARALLEL TO THE CENTERLINE OF PIPKIN ROAD AS SHOWN IN MAINTAINED RIGHT-OF-WAY MAP BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SAID POLK COUNTY, A DISTANCE OF 1077.13 FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2329, PAGE 278 OF THE SAID PUBLIC RECORDS; THENCE CONTINUE S $27^{\circ}20'20''$ W ALONG SAID PARALLEL LINE, A DISTANCE OF 265.16 FEET; THENCE S $62^{\circ}39'40''$ E, A DISTANCE OF 323.26 FEET; THENCE N $30^{\circ}04'07''$ E, A DISTANCE OF 45.15 FEET; THENCE N $60^{\circ}26'46''$ E, A DISTANCE OF 177.36 FEET; THENCE N $29^{\circ}33'14''$ W, A DISTANCE OF 10.76 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $87^{\circ}42'27''$ AN ARC LENGTH OF 38.27 FEET (CB= N $73^{\circ}24'28''$ W, CH = 34.64 FEET) TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $118^{\circ}39'39''$ AN ARC LENGTH OF 103.55 FEET [CB= N $57^{\circ}55'52''$ W, CH = 86.01 FEET); THENCE N $01^{\circ}23'57''$ E, A DISTANCE OF 53.23 FEET; THENCE N $00^{\circ}10'13''$ W, A DISTANCE OF 140.00 FEET TO A POINT ON THE SAID SOUTH LINE; THENCE S

89°49'47" W, ALONG SAID SOUTH LINE, A DISTANCE OF 231.78 FEET TO THE SAID POINT OF BEGINNING.

PARCEL 8:

A TRACT OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST (BASIS OF BEARINGS), ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 50°36'43" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY, 566.77 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF POLK COUNTY PARKWAY (SR 570); THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 50°36'43" EAST, 1897.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 900.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1116.28 FEET, AN INCLUDED ANGLE OF 46°11'47", AND A CHORD OF 875.85 FEET WHICH BEARS SOUTH 27°30'50" EAST; THENCE SOUTH 04°24'56" EAST, 882.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY, SOUTH 04°24'56" EAST, 1681.61 FEET; THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY NORTH 79°52'44" WEST, 231.00 FEET; THENCE SOUTH 20°56'48" WEST 60.95 FEET; THENCE SOUTH 00°06'12" EAST 379.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DOSSEY ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°53'48" WEST 532.28 FEET; THENCE SOUTH 00°30'34" EAST 25.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE ALONG SAID SOUTH BOUNDARY SOUTH 89°53'48" WEST, 1300.78 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°53'18" WEST ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 2, 595.55 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 26°58'23" EAST, 93.61 FEET; THENCE NORTH 83°42'00" EAST, 28.01 FEET; THENCE NORTH 65°02'16" EAST, 63.87 FEET THENCE NORTH 44°30'49" EAST, 92.46 FEET; THENCE NORTH 33°34'53" EAST, 79.01 FEET; THENCE NORTH 61°51'53" EAST, 138.59 FEET; THENCE SOUTH 25°54'30" EAST, 121.05 FEET; THENCE SOUTH 46°49'44" EAST, 106.36 FEET; THENCE NORTH 79°02'59" EAST, 106.64 FEET; THENCE NORTH 10°11'28" WEST, 212.14 FEET; THENCE NORTH 56°52'49" WEST, 81.38 FEET; THENCE NORTH 26°29'07" EAST, 15.11 FEET; THENCE NORTH 70°46'15" EAST, 103.63 FEET; THENCE NORTH 09°17'59" EAST, 30.13 FEET; THENCE NORTH 50°28'39" WEST, 82.52 FEET; THENCE SOUTH 28°46'04" WEST, 85.53 FEET; THENCE SOUTH 41°25'25" WEST, 66.41 FEET; THENCE SOUTH 78°04'14" WEST, 106.36 FEET; THENCE NORTH 46°43'14" WEST, 24.60 FEET; THENCE NORTH 01°38'39" EAST, 53.27 FEET; THENCE NORTH 31°21'31" WEST, 58.11 FEET; THENCE SOUTH 68°37'02" WEST, 141.50 FEET; THENCE SOUTH 69°52'27" WEST, 180.23 FEET; THENCE SOUTH 77°57'26" WEST, 102.05 FEET; THENCE

SOUTH 33°33'14" WEST, 53.67 FEET; THENCE SOUTH 17°20'40" WEST, 140.13 FEET,-
 THENCE SOUTH 05°40'57" WEST, 193.25 FEET TO A POINT OF INTERSECTION WITH
 THE AFOREMENTIONED SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 2;
 THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°53'18" WEST, 438.54 FEET;
 THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 40°50'59" WEST, 114.87 FEET;
 THENCE NORTH 78°06'59" WEST, 160.99 FEET; THENCE NORTH 30°59'11" WEST, 196.74
 FEET; THENCE NORTH 21°04'10" WEST, 168.45 FEET; THENCE NORTH 49°46'48" WEST,
 176.63 FEET; THENCE NORTH 25°59'28" WEST, 83.11 FEET; THENCE NORTH 06°59'41"
 EAST, 108.81 FEET; THENCE NORTH 27°12'01" EAST, 194.22 FEET; THENCE NORTH
 43°18'38" EAST 392.08 FEET; THENCE NORTH 82°39'29" EAST, 177.11 FEET; THENCE
 SOUTH 73°51'37" EAST, 250.84 FEET; THENCE NORTH 84°55'51" EAST, 272.44 FEET;
 THENCE NORTH 69°10'53" EAST 232.97 FEET; THENCE SOUTH 89°50'34" EAST, 210.68
 FEET; THENCE SOUTH 23°01'14" EAST, 228.82 FEET; THENCE NORTH 36°12'19" EAST,
 126.06 FEET; THENCE SOUTH 29°26'49" EAST, 113.06 FEET; THENCE SOUTH 35°56'36"
 EAST, 103.04 FEET; THENCE SOUTH 31°50'51" EAST, 100.03 FEET TO THE BEGINNING
 OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, 79.29 FEET ALONG THE
 ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 374.11 FEET, INCLUDED
 ANGLE OF 12°08'35" AND A CHORD OF 79.14 FEET WHICH BEARS SOUTH 62°58'30"
 WEST TO A POINT OF TANGENCY; THENCE SOUTH 69°02'48" WEST, 98.53 FEET TO
 THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, 117.12
 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.52
 FEET, AN INCLUDED ANGLE OF 24°48'23", AND A CHORD OF 116.31 FEET WHICH
 BEARS SOUTH 13°45'52" WEST TO THE END OF SAID CURVE AND THE BEGINNING OF
 A NON-TANGENT LINE; THENCE SOUTH 41°13'21" EAST 157.59 FEET TO A POINT OF
 CURVATURE; THENCE SOUTHEASTERLY 147.58 FEET ALONG THE ARC OF A CURVE
 TO THE RIGHT HAVING A RADIUS OF 498.68 FEET, AN INCLUDING ANGLE OF
 16°57'21", AND A CHORD OF 147.04 FEET WHICH BEARS SOUTH 32°44'41" EAST TO
 THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT LINE; THENCE
 NORTH 41°54'23" EAST, 446.18 FEET; THENCE NORTH 14°32'27" EAST 454.96 FEET;
 THENCE NORTH 62°49'22" WEST, 176.33 FEET; THENCE NORTH 44°46'53" WEST. 100.98
 FEET; THENCE NORTH 08°27'50" EAST, 36.63 FEET; THENCE NORTH 84°24'22" EAST,
 320.17 FEET, THENCE NORTH 47°06'50" EAST, 114.21 FEET; THENCE NORTH 80°37'17"
 EAST, 151.72 FEET; THENCE NORTH 59°15'35" EAST 55.36 FEET; THENCE NORTH
 89°32'31" EAST, 54.12 FEET; THENCE NORTH 50°26'06" EAST, 136.50 FEET; THENCE
 NORTH 04°54'50" EAST, 52.47 FEET; NORTH 16°55'12" WEST, 78.19 FEET; THENCE
 NORTH 28°53'25" EAST, 64.53 FEET; THENCE SOUTH 52°25'23" WEST 99.62 FEET
 THENCE SOUTH 74°34'55" WEST, 226.68 FEET, THENCE NORTH 58°34'59" WEST, 55.25
 FEET; THENCE NORTH 35°04'04" WEST, 105.97 FEET; THENCE NORTH 00°05'38" EAST,
 26.65 FEET; THENCE NORTH 62°43'39" EAST, 32.28 FEET; THENCE SOUTH 88°12'34"
 EAST, 74.63 FEET; THENCE NORTH 82°16'43" EAST, 261.57 FEET; NORTH 26°42'09"
 EAST, 19.97 FEET; THENCE NORTH 39°40'53" WEST, 18.38 FEET; THENCE SOUTH
 79°38'14" WEST, 273.39 FEET; THENCE NORTH 86°48'46" WEST, 47.95 FEET; THENCE
 SOUTH 82°42'15" WEST, 81.43 FEET; THENCE SOUTH 73°46'48" WEST, 32.80 FEET;
 THENCE NORTH 81°15'30" WEST, 88.25 FEET; THENCE NORTH 02°46'13" WEST 319.32
 FEET; THENCE NORTH 76°34'43" WEST, 42.83 FEET; THENCE SOUTH 44°51'54" WEST,
 66.35 FEET; THENCE SOUTH 13°42'12" WEST 88.67 FEET; THENCE SOUTH 04°27'27"
 EAST, 63.49 FEET; THENCE SOUTH 38°49'54" EAST, 95.99 FEET; THENCE SOUTH

28°31'47" WEST, 62.60 FEET; THENCE SOUTH 02°17'21" EAST 46.44 FEET; THENCE SOUTH 87°36'09" WEST, 139.80 FEET; THENCE SOUTH 28°14'23" WEST, 68.88 FEET; THENCE NORTH 14°29'58" WEST 260.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHERLY, 120.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 217.63 FEET, AN INCLUDED ANGLE OF 31°40'43", AND A CHORD OF 118.80 FEET WHICH BEARS NORTH 05°54'44" EAST TO A POINT OF TANGENCY; THENCE NORTH 21°45'07" EAST 330.40 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 229.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 552.93 FEET, AN INCLUDED ANGLE OF 23°45'07" AND A CHORD OF 227.58 FEET WHICH BEARS NORTH 09°52'34" EAST TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 183.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 337.11 FEET, AN INCLUDED ANGLE OF 31°07'20" AND A CHORD OF 180.87 FEET WHICH BEARS NORTH 13°33'38" EAST TO A POINT OF TANGENCY; THENCE NORTH 29°07'16" EAST, 115.32 FEET; THENCE NORTH 60°52'44" WEST, 45.84 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 132.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1351.94 FEET, AN INCLUDED ANGLE OF 05°37'04", AND A CHORD OF 182.52 FEET WHICH BEARS NORTH 58°04'12" WEST TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT LINE; THENCE NORTH 34°44'20" EAST 211.26 FEET; THENCE SOUTH 60°30'04" EAST. 566.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 336.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.63 FEET, AN INCLUDED ANGLE OF 40°03'30", AND A CHORD OF 329.23 FEET WHICH BEARS SOUTH 40°50'56" EAST TO A POINT OF TANGENCY; THENCE SOUTH 20°49'10" EAST, 422.63 FEET; THENCE NORTH 69°16'50" EAST, 59.61 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 98.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.85 FEET AND INCLUDED ANGLE OF 28°42'43" AND A CHORD OF 97.22 FEET WHICH BEARS NORTH 89°32'12" EAST TO A POINT OF TANGENCY; THENCE SOUTH 82°06'25" EAST, 97.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 267.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 202.84 FEET, AN INCLUDED ANGLE OF 75°32'16" AND A CHORD OF 248.47 FEET WHICH BEARS SOUTH 44°20'16" EAST TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT LINE; AND THENCE SOUTH 74°19'06" EAST, 363.25 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 6341, PAGE 2006, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 9:

A PORTION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.99 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00' RIGHT-OF-WAY); THENCE SOUTH 50°36'43" EAST ALONG

SAID RAILROAD RIGHT-OF-WAY A DISTANCE OF 566.77 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF POLK COUNTY PARKWAY (SR 570); THENCE SOUTH 11°09'12" WEST, 652.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°09'37" EAST, 103.87 FEET; THENCE SOUTH 30°43'06" WEST, 129.27 FEET; THENCE SOUTH 71°45'51" WEST, 90.24 FEET; THENCE SOUTH 09°05'16" EAST, 96.41 FEET TO A POINT OF CURVE; THENCE 237.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 473.33 FEET THROUGH A CENTRAL ANGLE OF 28°48'25" (CH. =235.48 FEET, CB=SOUTH 05°18'55" WEST); THENCE NORTH 82°48'08" WEST, 91.13 FEET TO A POINT ON A CURVE; THENCE 133.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 208.00 FEET THROUGH A CENTRAL ANGLE OF 36°47'01" (CH=131.25 FEET, CB=NORTH 11°14'10" WEST); THENCE NORTH 28°58'22" WEST 492.91 FEET; AND THENCE NORTH 89°49'47" EAST, 512.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE BEFORE DESCRIBED PARCELS 7-9 LYING WITHIN THE FOLLOWING:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT-OF-WAY LINE FOR STATE ROAD 570 THE FOLLOWING THREE (3) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST, TO A POINT OF TANGENCY; (2) THENCE NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) THENCE 85.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 02°44'39", AND A CHORD OF 85.62 FEET, WHICH BEARS NORTH 79°10'04" WEST TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570, SOUTH 193.86 FEET; THENCE SOUTH 24°29'27" EAST, 295.96 FEET; THENCE SOUTH 29°16'38" EAST, 323.51 FEET; THENCE SOUTH 54°50'03" WEST, 146.10 FEET; THENCE SOUTH 89°49'47" WEST, 1055.00 FEET; THENCE NORTH 29°33'14" WEST, 426.98 FEET; THENCE NORTH 89°49'47" EAST, 548.46 FEET; THENCE NORTH 00°10'13" WEST, 529.99 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°28'48" EAST, 378.25 FEET; (2) THENCE SOUTH 00°00'03" EAST 26.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (3) AND THENCE 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 05°48'00",

AND A CHORD OF 180.90 FEET WHICH BEARS SOUTH 83°26'24" EAST TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCELS LYING WITHIN THE FOLLOWING DESCRIBED PARCEL IDENTIFIED AS TAX PARCEL NUMBER 23-29-02-000000-033460:

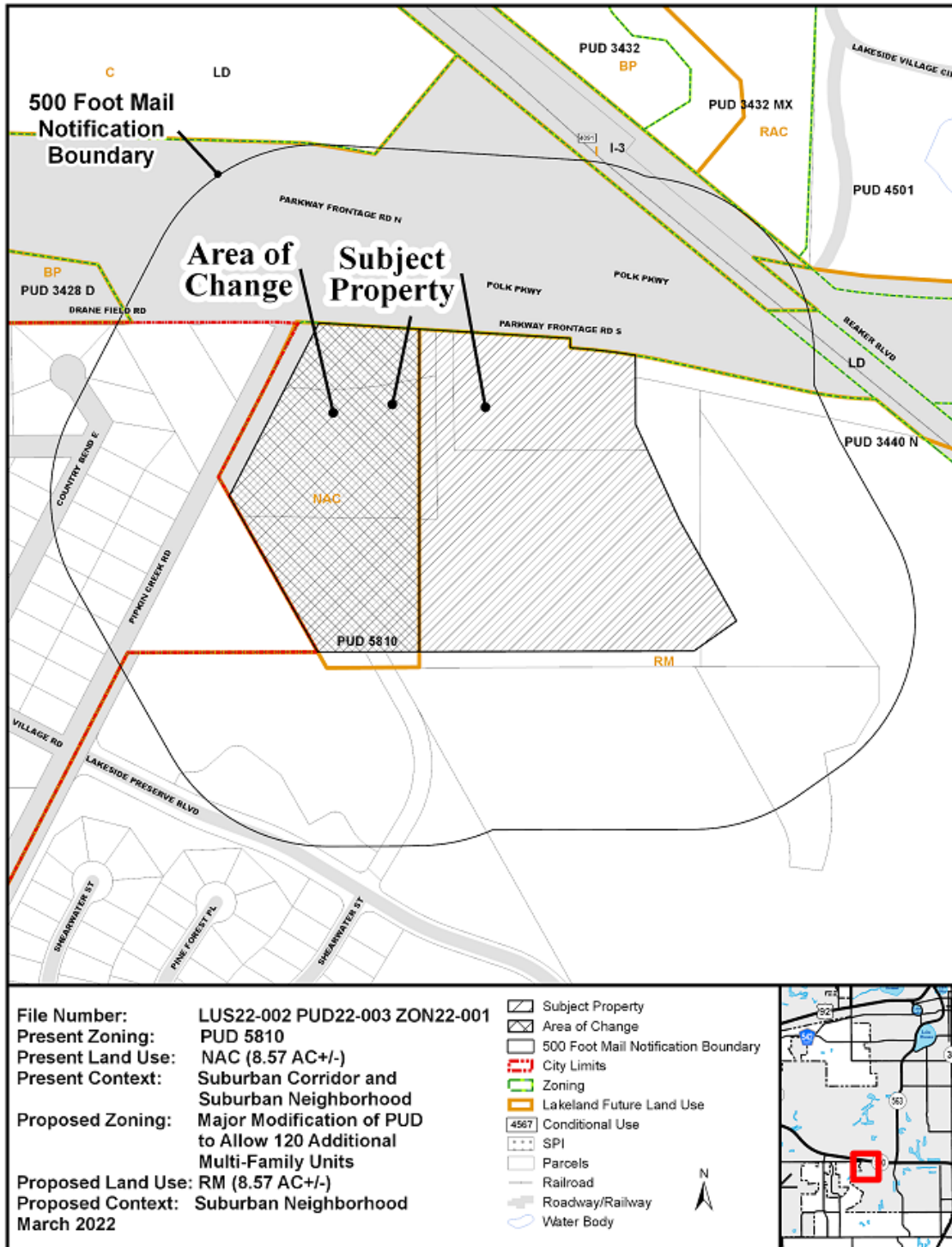
COMMENCE AT THE NE CORNER OF SE 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST, RUN SOUTH 2307.29 FT TO A POINT ON SURVEY BASELINE OF STATE ROAD 570; RUN S 81°22'14" E, 1224.24 FEET; RUN S 08°37'46" W, 199.89 FEET TO A POINT LYING ON SOUTHERLY MAINTAINED RIGHT OF WAY BOUNDARY OF DRANE FIELD ROAD; RUN S 89°15'27" W, 81.54 FEET; RUN S 89°32'39" W, 100 FEET; RUN N 82°29'33" W, 29.83 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY OF PIPKIN ROAD; RUN S 27°20'47" W, 105.87 FEET TO POINT OF BEGINNING. RUN S 41°29'00" E, 32.94 FEET; RUN S 86°28'55" E, 55.08 FEET TO POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE 227.71 FEET; RUN N 79°23'18" E, 71.98 FEET TO A POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE 711.95 FEET; RUN S 77°47'41" E, 400.17 FEET TO A POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE, 194.19 FT TO A POINT ON WESTERLY RIGHT OF WAY OF CSX RAILROAD; RUN S 50°33'12" E ALONG SAID RAILROAD RIGHT OF WAY, 173.19 FEET; RUN N 77°47'41" W, 730.81 FEET TO A POINT ON A CURVE; RUN WESTERLY ALONG SAID CURVE 278.08 FEET; RUN N 86°16'13" W, 97.54 FEET TO A POINT OF CURVATURE; RUN WESTERLY ALONG SAID CURVE 231.52 FEET; RUN S 79°23'18" W, 170.02 FEET TO A POINT OF CURVATURE; RUN WESTERLY ALONG SAID CURVE 242.51 FEET; RUN N 86°28'44" W, 115.16 FEET TO A POINT ON EASTERLY RIGHT OF WAY OF PIPKIN ROAD; RUN N 27°20'47" E, 91.05 FEET TO POINT OF BEGINNING. AND COMMENCE AT NE CORNER OF SE 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST, RUN SOUTH 2307.29 FEET TO A POINT ON SURVEY BASELINE OF STATE ROAD 570; RUN S 81°22'14" E, 1224.24 FEET; RUN S 08°37'46" W, 199.89 FEET TO A POINT ON SOUTHERLY MAINTAINED RIGHT OF WAY OF DRANE FIELD ROAD; RUN S 89°15'27" W, 81.54 FEET; RUN S 89°32'39" W, 100 FEET; RUN N 82°29'33" W, 29.83 FEET TO A POINT LYING ON EASTERLY RIGHT OF WAY BOUNDARY OF PIPKIN ROAD; RUN S 27°20'47" W, 105.87 FEET TO POINT OF BEGINNING; RUN S 41°29'00" E, 32.94 FEET; RUN S 86°28'55" E, 55.08 FEET TO A POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE 227.71 FEET; RUN N 79°23'18" E, 71.98 FEET TO A POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE 445.35 FEET; RUN NORTH 26.49 FEET; RUN N 86°28'45" W, 756.59 FEET; RUN S 69°46'32" W, 14.73 FEET; RUN S 27°20'47" W, 105.87 FEET TO POINT OF BEGINNING. LESS THAT PORTION LYING EASTERLY OF WESTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN O.R. BOOK 6074, PAGE 497 & LESS ADDITIONAL RIGHT OF WAY FOR PIPKIN CREEK ROAD AS PER O.R. BOOK 7720, PAGE 370.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCELS LYING WITHIN THE FOLLOWING DESCRIBED PARCEL IDENTIFIED AS TAX PARCEL NUMBER 23-29-02-000000-031020:

COMMENCE AT NW CORNER OF SECTION 2; RUN EAST 985.71 FEET; RUN S 27°20'20"W, 38.75 FEET TO A POINT ON MAINTAINED RIGHT OF WAY LINE OF DRANE

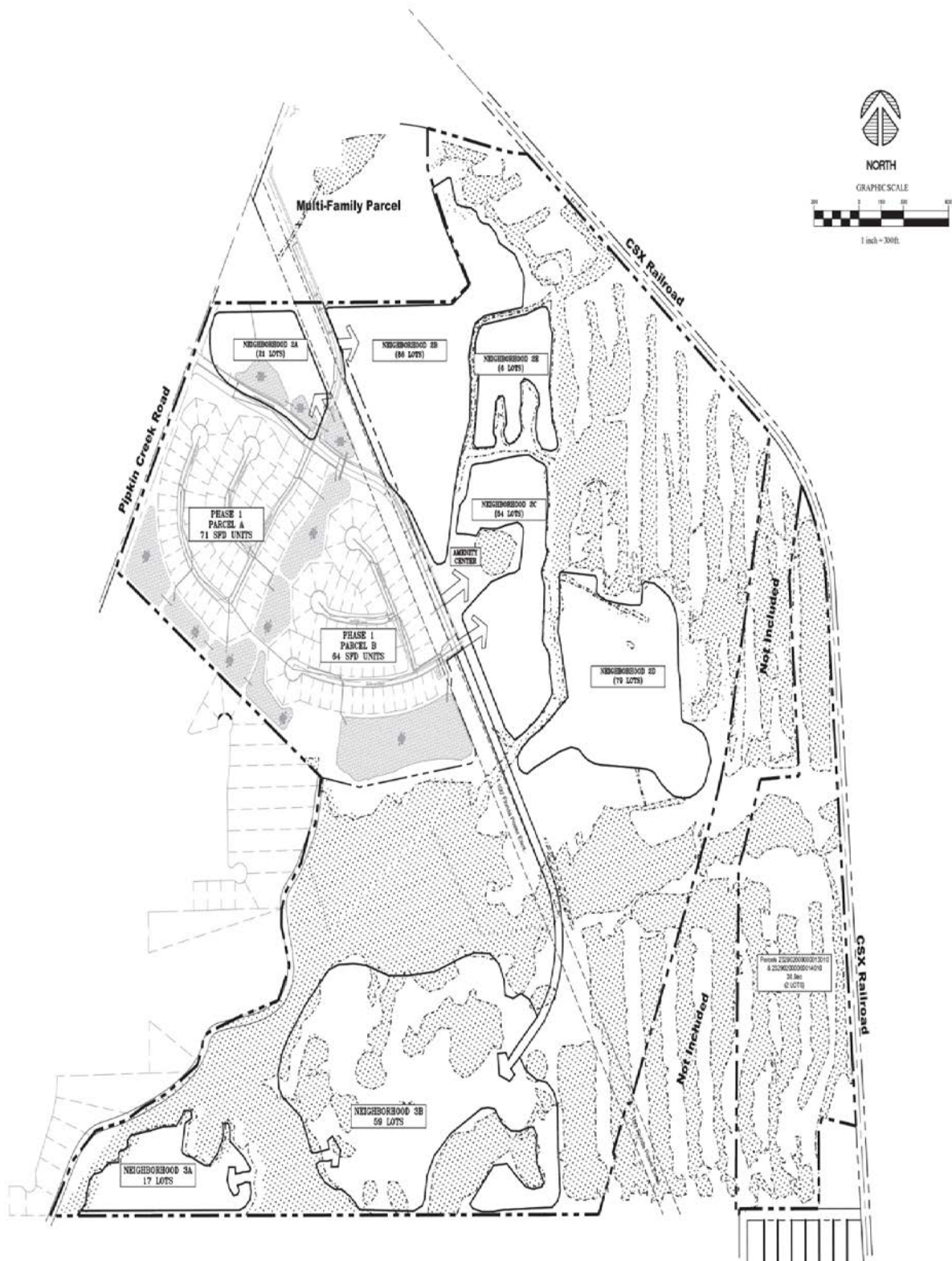
FIELD ROAD AS RECORDED IN MAP BOOK 1, PAGES 60-65 FOR POINT OF BEGINNING. RUN S 82°28'55"E, 27.16 FEET; RUN S 89°32'36" E, 100 FEET; RUN N 89°15'24" E, 85.29 FEET TO A POINT ON SOUTHERLY RIGHT OF WAY LINE OF PROPOSED POLK COUNTY PARKWAY; RUN S 86°28'45" E, 559.72 FEET; RUN S 81°22'14" E, 346.85 FEET TO A POINT OF CURVATURE TO LEFT; RUN EASTERLY ALONG SAID CURVE 11.45 FEET; RUN S 00°10'13" E, 872.51 FEET; RUN S 89°49'47" W, 1047.47 FEET; RUN N 29°33'14" W, 614.81 FEET TO EASTERLY RIGHT OF WAY LINE OF SOUTH PIPKIN ROAD; RUN N 27°20'20" E ALONG SAID EASTERLY RIGHT OF WAY LINE 484.73 FEET TO POINT OF BEGINNING; LESS RIGHT OF WAY FOR STATE ROAD 470 (POLK COUNTY PARKWAY) AS DESCRIBED IN O.R. BOOK 3566, PAGE 1653 & LESS THAT PARCEL DESCRIBED IN O.R. BOOK 5046, PAGE 1 & LESS THAT PORTION LYING EAST OF WESTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN O.R. BOOK 6074, PAGE 497 & LESS THAT PORTION LYING SOUTH OF THAT PARCEL DESCRIBED IN O.R. BOOK 6074, PAGE 497 & LESS ADDITIONAL RIGHT OF WAY FOR PIPKIN CREEK ROAD AS DESCRIBED IN O.R. BOOK 7720, PAGE 370.

ATTACHMENT "B"



[illegible]

ATTACHMENT "C"



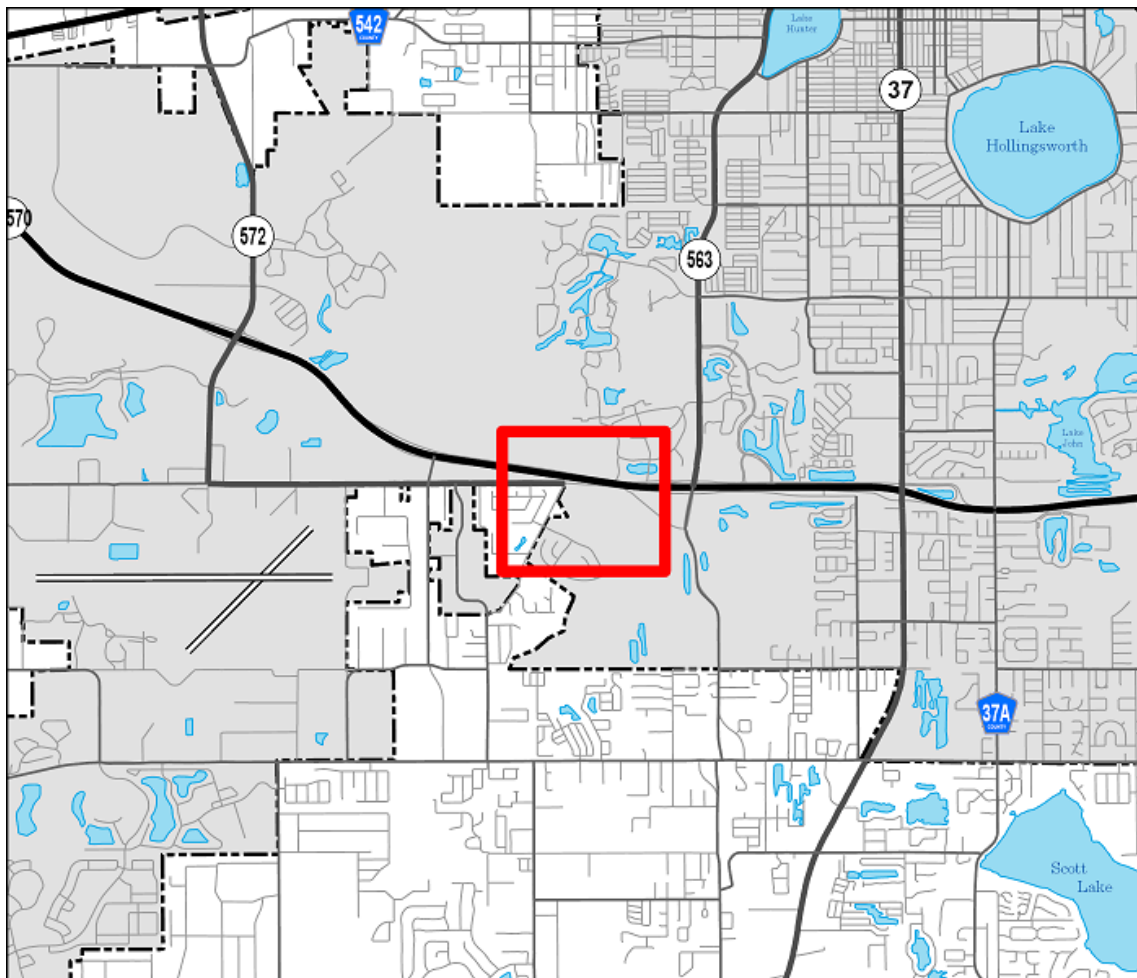
P:\2021\20210200_Altamex Landand HP\proj\000002022-03-22_jmdrj Site Plan.req-03-02 Site Layout Plan Mar 29, 2021.mxd

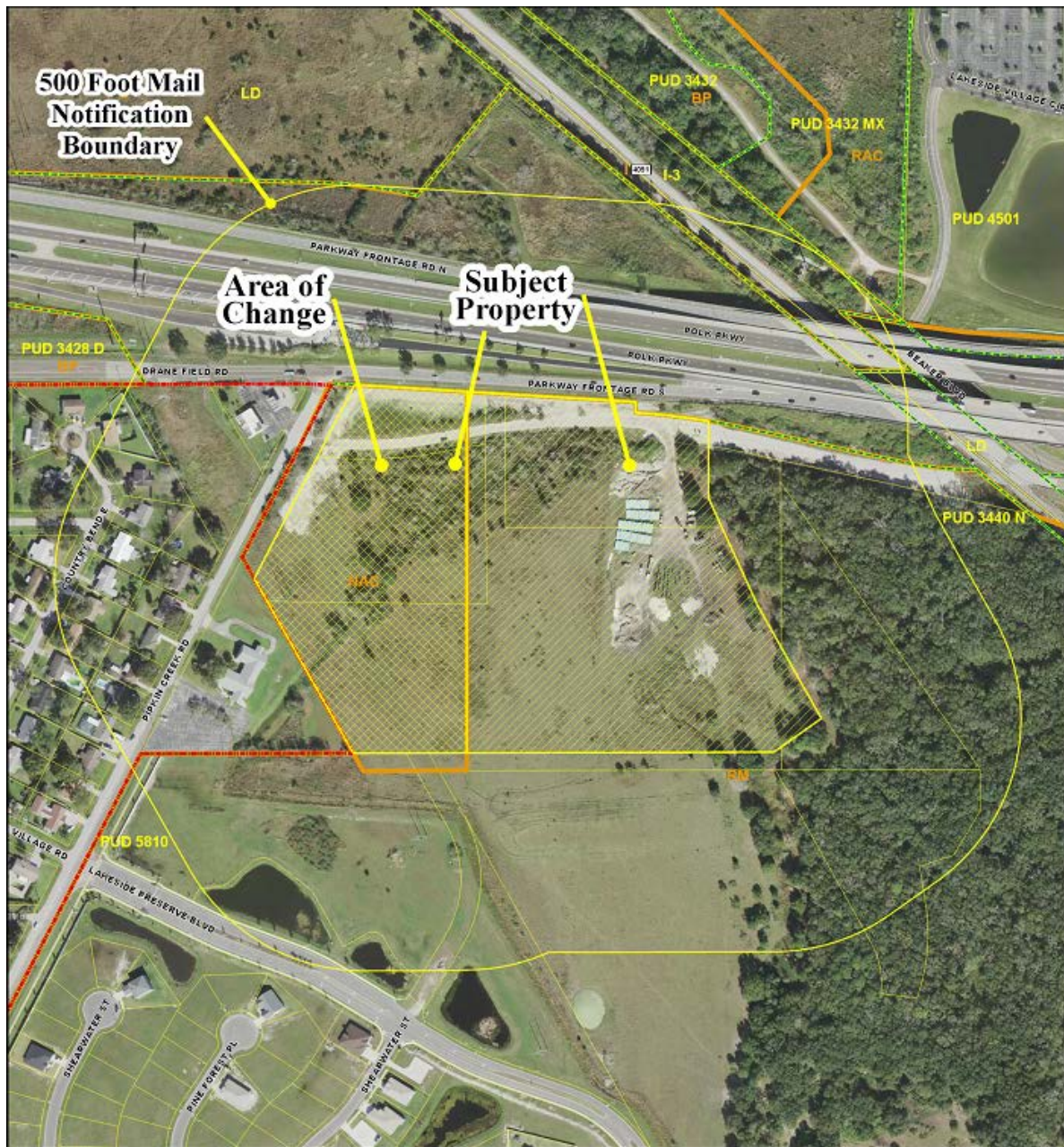


Planning & Zoning Board Recommendation

Date:	May 2, 2022	Reviewer:	Joshua Cheney
Project No:	LUS22-002/PUD22-003/ZON22-001	Location:	Southeast corner of Parkway Frontage Road South and Pipkin Creek Road
Owners:	P & H Properties LLC, Housing Authority of the City of Lakeland, Florida		
Applicant:	Timothy Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A.		
Current Zoning:	PUD (Planned Unit Development)	Future Land Use:	Neighborhood Activity Center (NAC)/Residential Medium (RM)
Context District:	Suburban Corridor (SCO), Suburban Neighborhood (SNH)		
P&Z Hearing:	March 15, 2022	P&Z Final Decision:	April 19, 2022
Request:	Small scale land use amendment to change the future land use designation from Neighborhood Activity Center (NAC) to Residential Medium (RM) and a major modification of PUD (Planned Unit Development) zoning for Lakeside Preserve (Ordinance 4382, as amended), concurrent with a City-initiated request to change the context sub-district designation from Suburban Corridor (SCO) to Suburban Neighborhood (SNH) on approximately 5.76 acres, to allow for up to 120 additional multi-family dwelling units, in lieu of 20,000 sq. ft. of retail/personal services uses and 45,000 sq. ft. of office, institutional, and hotel uses, on approximately 8.57 acres located at the southeast corner of Parkway Frontage Road South and Pipkin Creek Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Timothy Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., requests a small scale land use amendment to change the future land use designation from Neighborhood Activity Center (NAC) to Residential Medium (RM) and a major modification of PUD (Planned Unit Development) zoning for Lakeside Preserve (Ordinance 4382, as amended), concurrent with a City-initiated request to change the context sub-district designation from Suburban Corridor (SCO) to Suburban Neighborhood (SNH) on approximately 5.76 acres, to allow for up to 120 additional multi-family dwelling units, in lieu of 20,000 sq. ft. of retail/personal services uses and 45,000 sq. ft. of office, institutional, and hotel uses, on approximately 8.57 acres located at the southeast corner of Parkway Frontage Road South and Pipkin Creek Road. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property, currently vacant, is approximately 8.57 acres in area and has a future land use designation of Neighborhood Activity Center (NAC) and Residential Medium (RM) with a context sub-district designation of Suburban Corridor (SCO). The subject is part of the Lakeside Preserve PUD which is approximately 449.94 acres in area. Initially approved in 2002 when the development was known as Palm Springs, the current PUD zoning for Lakeside Preserve allows for 461 single-family detached homes, 271 multi-family dwelling units, a 20,000 square foot neighborhood shopping center and 45,000 sq. ft. of office, religious assembly, institutional and hotel uses.

On October 19th, 2004 the PUD zoning was amended through a minor modification to adopt a new site development and the name of the development was changed to Hunterfield. The first single-family development phase for Hunterfield was platted prior to the housing market crashed in 2008 and sat vacant awaiting development for many years until the housing market recovered. On September 16th, 2014, following the purchase of the property by a new developer, the name of the development was changed to Lakeside Preserve and the PUD was amended through a minor modification to relocate the clubhouse/recreation facilities and reduce side yard setbacks for the single-family development areas. On October 17th, 2018, another minor modification was approved by the Planning & Zoning Board which revised the development standards for single-family homes within Phase I. On November 18th, 2019, through a major modification to the PUD (Ordinance 5810), a new site plan was adopted which redefined the property boundaries to reflect the current ownership, eliminated a planned golf course recreational amenity, identified areas to be set aside as wetlands/conservation and relocated a previously approved neighborhood amenity center and single-family development nodes.

Project Background

The purpose of this request is to change the future land use designation on an 8.57-acre portion of the subject property from Neighborhood Activity Center (NAC) to Residential Medium (RM) and amend the PUD zoning to allow 120 additional multi-family dwelling units in lieu of the current office, commercial, and institutional entitlements. Concurrent with this request, a City-initiated application proposes to change the context sub-district designation on approximately 5.76 acres from Suburban Corridor (SCO) to Suburban Neighborhood (SNH). If approved by the City Commission, the proposed change will allow for multi-family residential development with a maximum of 391 dwelling units. As part of this request, the applicant has submitted a site plan for a proposed multi-family project which will be adopted into the PUD. A revised overall site development plan for Lakeside Preserve is included as Attachment "C." A site plan for the proposed multi-family development, which shows building

footprints, off-street parking, internal driveways, access points, buffering and amenities is included as Attachment “D.”

Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Vacant	C	LD	PCR
South	Undeveloped	RM	PUD 5810	SNH
East	Undeveloped	RM	PUD 5810	SNH
West	Gas Station, Vacant, Single-Family Residential	County RS	N/A	N/A

2.3 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Revised Overall Site Development Plan

Attachment D: Multi-Family Site Plan

3.0 Discussion

At the time when the NAC land use designation was applied in 2002, the intersection of Pipkin Creek Road. and Parkway Frontage Road South was envisioned as a strategic location for the future development of neighborhood level retail commercial uses and community facilities to support the long-term residential growth planned for the area. The market, however, has shown little interest in developing any retail commercial or non-residential uses on the property. This is largely due to the one-way configuration of Parkway Frontage Road South, east of Pipkin Creek Road, which makes the property unattractive for restaurants and retail, and the proximity of two large activity centers approximately one mile away to the northeast on Harden Boulevard (Lakeside Village and Oakbridge Shopping Center).

The proposed changes will allow for the development of multi-family project with up to 391 dwelling units on approximately 22.86 acres located east of Pipkin Creek Road and south of Parkway Frontage South. The bulk of the property is currently owned by the Lakeland Housing Authority which purchased the land in 2006 for the future development of affordable housing. Development of the remaining 5.67 acres, owned by P & H Properties LLC, is currently limited to the office, commercial and institutional uses specified under the PUD. If approved, both properties could be sold to a third-party for the development of new market rate multi-family housing.

The proposed multi-family development consists of sixteen (16) three-story apartment buildings and associated amenities such as a clubhouse and recreational facilities. Buildings will be setback approximately 100 feet from the right-of-way for Pipkin Creek Road and 145 feet from Parkway Frontage Road South. To the east, the property is buffered by a heavily wooded area that consists of former phosphate mine lands that are unsuitable for developed and are preserved as a natural buffer

within the Lakeside Preserve PUD. To the south, buildings will be setback a minimum of approximately 90 feet.

The requested Residential Medium (RM) future land use designation is consistent with existing land use for Lakeside Preserve which allows for residential development at gross density of up to 12 units/acre. Under the combined PUD, this would translate to a total of 391 multi-family dwelling units and 461 single-family dwelling units or a gross density of 1.89 units/acre which is well below the maximum intensity allowed under the RM future land use designation.

The Polk County School Board has evaluated the rezoning request and have determined that Southwest Elementary (zoned) has additional capacity. Likewise, Medulla Elementary (adjacent) also has adequate capacity at present. In addition, Sleepy Hill Middle School, and George Jenkins High School both have capacity to serve the proposed development. Prior to commercial site plan approval, the applicant will be required to submit a binding concurrency application for reservation of school capacity.

3.1 Transportation and Concurrency

The subject property is located within the Urban Development Area and is part of a larger PUD that includes a considerable single-family component (Lakeside Preserve) that provides an opportunity for interaction between residential, office and commercial uses (internal capture) to potentially reduce the amount of external project trips on the surrounding network. By constructing 120 multi-family dwelling units on the subject property in lieu of 45,000 sq. ft. of office and 20,000 sq. ft. of commercial uses, the potential internal capture between different uses goes away. Based on analyses provided by the applicant's transportation consultant, a cumulative 391 multi-family units is expected to generate 2,793 Daily, 140 A.M. Peak Hour and 213 P.M. Peak Hour trips. This trip generation is substantially less than the combined office and commercial uses that are currently allowed within the PUD, which would generate a potential 5,110 Daily, 280 A.M. Peak and 450 P.M. Peak trips depending on the specific uses that could ultimately be constructed and internal capture.

The PUD accesses Pipkin Creek Road, a Polk County collector roadway that is not monitored through the Transportation Planning Organization's Roadway Network Database. The site abuts State Road 572/Drane Field Rd., which transitions from a two-lane two-way urban collector roadway to a one-way frontage road for State Road 570/Polk Parkway at Pipkin Creek Road. Per the Roadway Network Database (March 16, 2020), Drane Field Rd. has an Annual Average Daily Traffic volume of 11,600 vehicles with a two-hour average volume of 406 westbound and 423 eastbound trips. With a directional capacity of 880 vehicles, Drane Field Road operates at Level-of-Service "C". While the overall Drane Field Rd. segment operates acceptably, the nearby Drane Field Rd./Waring Rd. intersection is currently operating at a failing service. The Florida Department of Transportation has programmed the construction of a roundabout at this intersection in Fiscal Year 2024 to address the current level-of-service and operational deficiencies. The subject property is served by fixed-route transit service operated by the Lakeland Area Mass Transit District via its Red Line, with a transit stop existing on South Parkway Frontage Rd. just east of Pipkin Creek Rd. consisting of a deployment pad.

The developer of the adjacent single-family component within the PUD is seeking development approval for another phase and has submitted a Major Traffic Study that is under review by staff. It appears that a northbound right turn lane will be required on Pipkin Creek Rd. at Drane Field Rd and it is also possible that an eastbound right turn lane will be needed at the same intersection. Any access and transportation mitigation will have to be coordinated between the multi-family and single-family developers and shall also be approved and permitted by Polk County and the Florida Department of Transportation.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request as conditioned is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community & Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends the approval of the major modification to PUD zoning. Letters of notification were mailed to twenty-five (25) property owners within 500 feet of the subject property and no objections to the request were received by staff.

4.2 The Planning & Zoning Board

The motion to approve the staff recommendation for LUS22-002/PUD22-003/ZON22-001 was approved by a 7—0 vote of the Board.

It is recommended that the request for a change in land use from Neighborhood Activity Center (NAC) to Residential Medium (RM), a major modification of PUD zoning to allow 120 additional multi-family dwelling units in lieu of 20,000 sq. ft. of retail/personal services uses and 45,000 sq. ft. of office, institutional, and hotel uses, and a change in context sub-district from Suburban Corridor (SCO) to Suburban Neighborhood (SNH) as described above and in Attachments "A", "B," "C," and "D," be approved.

Ordinance 4382, as amended:

A. Single Family Development:

1. Permitted Uses: Single-family, detached dwellings conventionally constructed and site-built.
2. Land Use Intensity: PUD-30
3. Maximum Number of Lots: Four hundred sixty-one (461).
4. Land Development Standards: In accordance with the RA-4 (single family)/Suburban Neighborhood context sub-district standards except for the following:

a. All Phases

Minimum lot width:	50 ft.
Minimum lot size:	6,000 square feet
Maximum Lot Coverage:	48%
Minimum front setback:	15 ft.
Maximum front setback:	40 ft.
Minimum garage setback:	20 ft.
Minimum interior side setback:	5 ft.
Minimum rear setback:	20 ft.*

*The minimum rear setback may be reduced to 15 ft. where the full width of the lot abuts a tract dedicated on the plat as common area, open space, conservation easement or storm water retention area.

5. Principal Building Requirements:
 - a. All dwelling units shall have an attached garage in accordance with Section 3.4.7 of the Land Development Code (LDC). However, ~~within Phase 1 only,~~ garage door openings shall be placed no farther than 25 feet from the front façade of the principal structure and shall be limited to no more than 70% ~~65%~~ percent of the overall width of the front elevation.
 - b. All dwelling units shall have an entrance feature in accordance with Section 3.5.5 of the LDC. However, within Phase 1 only, entrances shall provide a clear, obvious, publicly accessible connection between the primary street and the principal dwelling unit, despite the angle or orientation of the front door.

B. Multi-Family Development:

1. Permitted Use: Multi-Family dwellings
2. Land Use Intensity: PUD-54
3. ~~Maximum Number of Units: Two hundred seventy one (271)~~
3. Maximum Number of Dwelling Units: Three hundred ninety-one (391)
4. ~~Land Development Regulations: In accordance with MF-16 (multi-family) zoning district regulations.~~
4. Development Standards: In accordance with the MF-12/Suburban Neighborhood (SNH) context sub-district standards except as provided herein and as shown in the site development plan, Attachment "D."
5. Site Development Plan: The project shall be developed in substantial accordance with the site development plan shown in Attachment "D." With the approval of the Director of Community & Economic Development, minor changes may be made at the time of site plan review without requiring a modification to the PUD.
6. Landscaping & Buffering: In accordance with the Section 4.5 Land Development Code.
7. Outdoor Lighting: Any outdoor lighting used shall be shielded in accordance with Section 4.6 of the Land Development Code.
8. ADA-compliant sidewalks shall be constructed along the internal access road, connecting the required Pipkin Creek Rd frontage sidewalk with each principal building and amenity. Bicycle parking shall be installed in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.
9. A transit shelter shall be installed on the adjacent Drane Field Rd./South Parkway Frontage Rd. frontage at a location that is determined to be acceptable by the Lakeland Area Mass Transit District.

C. ~~Commercial Development:~~

1. ~~Permitted Uses:~~
 - a. ~~A maximum 20,000 square-foot neighborhood shopping center with the following uses permitted:~~

Banks	Locksmiths
Barber shops	Medical supply stores
Bars, lounges and related entertainment shops	Motor vehicle parts Beauty
Book stores	Office support retail
Candy, nut & confectionary stores	Parking lots
Card shops	Pet grooming establishments
	Photographic studios

Catering establishments	Restaurants, carry out, low, high & very high turnover
Convenience sales	
Cosmetic stores	Shoe and leather good repairs
Fabric stores	Small electronic equipment
shops	Flower
Food stores	Souvenir shops
Hotels & motels	Specialty comparison commercial
Laundry & cleaning establishments	Tailor & dress making shops
Laundry, cleaning & garment pick up	Tax return preparation services
Trophy shops	Travel agencies stations
Liquor stores	Watch, clock & jewelry repair

- b. ~~A maximum of 45,000 square feet of additional space with the following uses permitted:~~

Churches, synagogues & houses of worship	Nursing homes
Day care centers	Office uses
Funeral homes	Veterinary Clinics
Group homes	Hotels & motels

- c. ~~Sections a. and b. above notwithstanding, up to 20 percent of the commercial area may be used for multi-family residential in accordance with MF-16 (multi-family) zoning district requirements.~~

2. ~~Land Use Intensity: PUD-43~~

3. ~~Land Development Regulations: In accordance with the C-3 (neighborhood-center commercial) zoning district classification requirements.~~

D. ~~Clubhouse and Pro-Shop:~~

1. ~~Permitted Uses: A golf course and community clubhouse with related meeting, recreation and fitness facilities including but not limited to hard courts, picnic areas, playgrounds and a swimming pool. A restaurant which also serves alcoholic beverages is permitted.~~

2. ~~Land Use Intensity: PUD-30.~~

3. ~~Maximum Building Height: Two (2) stories.~~

4. ~~Development Standards: Off-street parking and landscaping shall be provided in accordance with the Land Development Regulations.~~

E. ~~Golf Course:~~

1. ~~Permitted Use: A golf course and associated facilities including a driving range and maintenance facilities.~~

2. ~~Fairway Buffers: To provide protection for the residential units along golf-course fairways, a row of trees shall be planted along the fairway boundaries adjacent to rear lot lines. A landscape plan depicting the type, size and location of such trees shall be submitted by the developer at the time of plat and/or site development plan approval.~~

F.C. Traffic Improvements:

1. Access: Access shall be limited to a main project entrance on ~~S. Pipkin~~ Pipkin Creek Road which shall align with Village Road and a driveway on ~~S. Pipkin~~ Pipkin Creek Road at the southernmost boundary of the ~~commercial center~~ multi-family development. If traffic studies acceptable to the City and performed in accordance with City-approved methodology indicate that the latter driveway will create safety or traffic operations problems, the access may be limited to right-in right-out only. An access road shall be constructed to connect the multi-family and single-family communities within this development.
2. Project Roads:
 - a. Collector Road: The main collector road shall be constructed as a minor collector having the following design parameters:

Minimum ROW Width: 60 feet
Minimum Design Speed: 30 mph
Sidewalks: Two five-foot wide concrete sidewalks (3.5-foot parkway between sidewalk and back of curb)
Travel Lanes: Two twelve-foot lanes
Street Lighting: Street lighting shall be included, with designs being coordinated with and approved by Lakeland Electric.
Street Trees: If installed, street trees shall be located behind the sidewalk.
Access: Access to the collector road shall be limited to those access points illustrated on Attachment "C." There shall be no direct access from the collector road to individual lots.
 - b. Local Streets: All other local streets shall be constructed with the following design parameters:

Minimum ROW Width: 50 feet
Minimum Design Speed: 20 mph
Sidewalks: Two five-foot wide concrete sidewalks to be built when homes are constructed (preferably with a 3.5-foot parkway between sidewalk and back of curb)
Travel Lanes: Two twelve-foot lanes
Street Lighting: Street lighting shall be included, with designs being coordinated with and approved by Lakeland Electric.
Street Trees: If installed, street trees shall be located behind the sidewalk and may require additional right-of-way.
3. Off-Site Improvements:
 - a. It is likely that the project will require certain improvements to S. Pipkin Road and/or Drane Field Road. The determination of specific improvements that will be required at the time of development will be made on the basis of traffic studies acceptable to the City and performed in accordance with City-approved methodology. Required improvements may include but are not necessarily limited to:

- A southbound left turn lane on S. Pipkin Road into the main project entrance.
- A northbound right turn lane on S. Pipkin Road into the main project entrance.
- A dedicated northbound right turn lane on S. Pipkin Road onto Drane Field Road.
- An eastbound right turn lane on Drane Field Road onto S. Pipkin Road.

- b. Right-of-Way Dedication: Prior to the issuance of a first building permit for the project, additional right-of-way along the east side of S. Pipkin Road shall be dedicated to Polk County as follows: Fifty (50) feet wide from the commercial center driveway north to Drane Field Road. Thirty (30) feet wide along the remainder of the west project property boundary.
- c. A sidewalk shall be constructed on S. Pipkin Road along the west project property boundary.

~~G.D.~~ Buffers: Buffering shall be in accordance with the requirements of the Land Development Regulations.

~~H.E.~~ Master Drainage Plan: Prior to the development of any portion of the property, the developer shall submit for review and approval by the City's Public Works Department a master drainage plan for the entire development to ensure that the composite drainage requirements for the tract will be properly accommodated.

~~I.F.~~ Site Development Plan: Attachment "C" illustrates the revised site development plan submitted with the application. Further adjustments to this plan may be made subject to review and approval of the Community Development Department and provided that the maximum density and intensity of uses established herein are not exceeded.

~~J.G.~~ Legal Description: A boundary survey and legal description of each development tract shall be submitted with each plat or site plan.

~~K.H.~~ Property Owners Association: A property owners association shall be required to assure maintenance of development infrastructure and common areas.

~~L.I.~~ Avigation Agreement: Prior to the platting of the first phase, the applicant shall sign an Avigation Agreement prepared by the City of Lakeland

ATTACHMENT "A"

LEGAL DESCRIPTION:

LAND USE CHANGE NAC TO RM:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT OF WAY); THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT OF WAY LINE FOR STATE ROAD 570 THE FOLLOWING FIVE (5) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST TO A POINT OF TANGENCY; (2) NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) 266.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 08°32'13", AND A CHORD OF 266.13 FEET WHICH BEARS NORTH 82°31'15" WEST (4) NORTH 00°00'03" WEST, 26.49 FEET (5) NORTH 86°28'48" WEST, 431.55 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°27'35" EAST, 905.22 FEET; THENCE SOUTH 89°49'47" WEST, 282.83 FEET; THENCE NORTH 29°33'14" WEST, 504.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PIPKIN CREEK ROAD, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 7720, PAGE 370, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 27°20'55" EAST, 545.57 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 86°29'41" EAST, 281.59 FEET TO THE POINT OF BEGINNING.

MULTI-FAMILY DEVELOPMENT PARCEL:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT OF WAY); THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT OF WAY LINE FOR STATE ROAD 570 THE FOLLOWING THREE (3) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST TO A POINT OF TANGENCY; (2) THENCE NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) THENCE 85.63 FEET ALONG THE ARC OF A

CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 02°44'39", AND A CHORD OF 85.62 FEET WHICH BEARS NORTH 79°10'04" WEST TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570, SOUTH 193.86 FEET; THENCE SOUTH 24°29'27" EAST, 295.96 FEET; THENCE SOUTH 29°16'38" EAST, 323.51 FEET; THENCE SOUTH 54°50'03" WEST, 146.10 FEET; THENCE SOUTH 89°49'47" WEST, 1055.00 FEET; THENCE NORTH 29°33'14" WEST, 504.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PIPKIN CREEK ROAD, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 7720, PAGE 370, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 27°20'55" EAST, 545.57 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 570; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°28'48" EAST, 713.15 FEET; (2) THENCE SOUTH 00°00'03" EAST, 26.49 FEET TO A POINT OF CURVATURE; (3) THENCE 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 05°48'00", AND A CHORD OF 180.90 FEET WHICH BEARS SOUTH 83°26'12" EAST TO THE POINT OF BEGINNING.

YAGER PROPERTIES:

PARCEL 1 CONSISTS OF THE FOLLOWING DESCRIBED WETLANDS "A", "B" AND "C" AND PARCEL A:

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

WETLANDS "A"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60' R/W); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING; THENCE SOUTH 50°36'41" EAST A DISTANCE OF 2462.74 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 1116.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°10'11", AN ARC LENGTH OF 899.52 FEET (CH = 875.37, CB = S 27°31'36" E); THENCE SOUTH 04°26'30" EAST A DISTANCE OF 2985.58 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SAID SECTION 2 AND THE WESTERLY BOUNDARY OF SAID SEABOARD COASTLINE RAILROAD; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY OF THE SOUTHEAST QUARTER A DISTANCE OF 2114.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°52'00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER A DISTANCE OF 1227.50 FEET TO THE POINT OF BEGINNING OF WETLAND "A"; THENCE NORTH 40°50'59" WEST A DISTANCE OF 115.00 FEET; THENCE NORTH 78°06'59" WEST A DISTANCE OF 160.99 FEET; THENCE NORTH 30°59'11" WEST A DISTANCE OF 196.74 FEET; THENCE NORTH 21°04'10" WEST A DISTANCE OF 168.45 FEET; THENCE NORTH 49°46'48" WEST A DISTANCE OF 176.63 FEET; THENCE NORTH 25°59'28" WEST A DISTANCE OF 83.11 FEET; THENCE NORTH 06°59'41" EAST A DISTANCE OF 108.81 FEET; THENCE NORTH 27°12'01" EAST A DISTANCE OF 194.22 FEET; THENCE NORTH 43°18'38" EAST A DISTANCE OF 392.08 FEET; THENCE NORTH 82°39'29" EAST A DISTANCE OF 177.11 FEET; THENCE SOUTH 73°51'37" EAST A DISTANCE OF 250.84 FEET; THENCE NORTH 84°55'51" EAST A DISTANCE OF 272.44 FEET; THENCE NORTH 69°10'53" EAST A DISTANCE OF 232.97 FEET; THENCE SOUTH 89°50'34" EAST A DISTANCE OF 210.68 FEET THENCE SOUTH 23°01'14" EAST A DISTANCE OF 228.82 FEET; THENCE NORTH

36°11'47" EAST A DISTANCE OF 126.06 FEET; THENCE NORTH 03°52'30" EAST A DISTANCE OF 197.15 FEET; THENCE NORTH 19°17'08" WEST A DISTANCE OF 131.87 FEET; THENCE NORTH 26°00'51" WEST A DISTANCE OF 190.22 FEET; THENCE NORTH 46°55'55" WEST A DISTANCE OF 179.02 FEET; THENCE NORTH 55°19'52" WEST A DISTANCE OF 207.41 FEET; THENCE NORTH 68°39'05" WEST A DISTANCE OF 268.81 FEET; THENCE NORTH 88°22'36" WEST A DISTANCE OF 272.73 FEET; THENCE SOUTH 73°14'15" WEST A DISTANCE OF 205.21 FEET; THENCE NORTH 54°19'29" WEST A DISTANCE OF 279.25 FEET TO THE EAST CORNER OF CREEKBEND PHASE II AS RECORDED IN PLAT BOOK 78, PAGE 22, PUBLIC RECORDS OF POLK COUNTY AND THE CENTERLINE OF CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE THE FOLLOWING COURSES; THENCE SOUTH 10°04'04" WEST A DISTANCE OF 178.30 FEET; THENCE SOUTH 09°48'41" WEST A DISTANCE OF 52.63 FEET; THENCE SOUTH 60°44'23" WEST A DISTANCE OF 41.45 FEET; THENCE SOUTH 20°13'44" WEST A DISTANCE OF 175.37 FEET; THENCE SOUTH 37°02'53" WEST A DISTANCE OF 173.57 FEET; THENCE SOUTH 16°40'57" WEST A DISTANCE OF 84.81 FEET; THENCE SOUTH 01°29'52" WEST A DISTANCE OF 78.46 FEET; THENCE SOUTH 16°06'11" EAST A DISTANCE OF 198.76 FEET; THENCE SOUTH 24°30'03" WEST A DISTANCE OF 181.63 FEET; THENCE SOUTH 73°26'07" WEST A DISTANCE OF 250.66 FEET; THENCE SOUTH 70°35'34" WEST A DISTANCE OF 220.91 FEET; THENCE SOUTH 65°11'59" WEST A DISTANCE OF 55.58 FEET; THENCE SOUTH 11°54'42" WEST A DISTANCE OF 65.32 FEET; THENCE SOUTH 21°56'34" WEST A DISTANCE OF 82.95 FEET; THENCE SOUTH 56°34'46" WEST A DISTANCE OF 249.94 FEET; THENCE SOUTH 67°39'39" WEST A DISTANCE OF 163.23 FEET; THENCE SOUTH 61°06'27" WEST A DISTANCE OF 133.87 FEET; THENCE SOUTH 76°23'21" WEST A DISTANCE OF 209.68 FEET; THENCE SOUTH 47°04'07" WEST A DISTANCE OF 204.04 FEET; THENCE SOUTH 30°07'04" WEST A DISTANCE OF 310.61 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 3; TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE NORTH 89°54'36" EAST ALONG THE SOUTH BOUNDARY OF SAID SOUTHEAST QUARTER A DISTANCE OF 671.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 2; THENCE NORTH 89°52'00" EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 2 A DISTANCE OF 1421.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION AS DESCRIBED IN. O.R. BOOK 1721, PAGES 1299-1300, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

CREEKBEND PHASE 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND; WETLAND "B"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60' R/W); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING; THENCE SOUTH 50°36'41" EAST A DISTANCE OF 2462.74 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 1116.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°10'11", AN ARC LENGTH OF 899.52 FEET (CH = 875.37, CB = S 27°31'36" E); THENCE SOUTH 04°26'30" EAST A DISTANCE OF 2985.58 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SAID SECTION 2 AND THE

WESTERLY BOUNDARY OF SAID SEABOARD COASTLINE RAILROAD; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY OF THE SOUTHEAST QUARTER A DISTANCE OF 2114.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°52'00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER A DISTANCE OF 596.03 FEET TO THE POINT OF BEGINNING OF WETLAND "B"; THENCE CONTINUE SOUTH 89°52'00" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 193.00 FEET; THENCE NORTH 05°40'57" EAST A DISTANCE OF 193.18 FEET; THENCE NORTH 17°20'40" EAST A DISTANCE OF 140.13 FEET; THENCE NORTH 33°33'14" EAST A DISTANCE OF 53.67 FEET; THENCE NORTH 77°57'26" EAST A DISTANCE OF 102.05 FEET; THENCE NORTH 69°52'27" EAST A DISTANCE OF 180.23 FEET; THENCE NORTH 68°37'02" EAST A DISTANCE OF 141.50 FEET; THENCE SOUTH 31°21'31" EAST A DISTANCE OF 58.11 FEET; THENCE SOUTH 01°38'39" WEST A DISTANCE OF 53.27 FEET; THENCE SOUTH 46°43'14" EAST A DISTANCE OF 24.60 FEET; THENCE NORTH 78°04'14" EAST A DISTANCE OF 106.36 FEET; THENCE NORTH 41°25'25" EAST A DISTANCE OF 66.41 FEET; THENCE NORTH 28°46'04" EAST A DISTANCE OF 85.53 FEET; THENCE SOUTH 50°28'39" EAST A DISTANCE OF 82.52 FEET; THENCE SOUTH 09°17'59" WEST A DISTANCE OF 30.13 FEET; THENCE SOUTH 70°46'15" WEST A DISTANCE OF 103.53 FEET; THENCE SOUTH 26°29'07" WEST A DISTANCE OF 15.11 FEET; THENCE SOUTH 56°52'49" EAST A DISTANCE, OF 81.38 FEET; THENCE SOUTH 10°11'28" EAST A DISTANCE OF 212.14 FEET; THENCE SOUTH 79°02'59" WEST A DISTANCE OF 106.64 FEET; THENCE NORTH 46°49'44" WEST A DISTANCE OF 106.36 FEET; THENCE NORTH 25°54'30" WEST A DISTANCE OF 121.05 FEET; THENCE SOUTH 61°51'53" WEST A DISTANCE OF 138.59 FEET; THENCE SOUTH 33°34'53" WEST A DISTANCE OF 79.01 FEET; THENCE SOUTH 44°30'49" WEST A DISTANCE OF 92.46 FEET; THENCE SOUTH 65°02'16" WEST A DISTANCE OF 63.87 FEET THENCE SOUTH 83°42'00" WEST A DISTANCE OF 28.01 FEET; THENCE SOUTH 26°58'33" WEST A DISTANCE OF 93.45 FEET TO THE POINT OF BEGINNING.

AND; WETLAND "C"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60' R/W); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING; THENCE SOUTH 50°36'41" EAST A DISTANCE OF 2462.74 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 1116.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°10'11", AN ARC LENGTH OF 899.52 FEET (CH = 875.37, CB = S 27°31'36" E); THENCE SOUTH 04°26'30" EAST A DISTANCE OF 1033.89 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 85°33'30" WEST A DISTANCE OF 961.04 FEET TO THE POINT OF BEGINNING OF WETLAND "C"; THENCE SOUTH 18°53'28" WEST A DISTANCE OF 64.53 FEET; THENCE SOUTH 16°55'12" EAST A DISTANCE OF 78.19 FEET; THENCE SOUTH 04°54'50" WEST A DISTANCE OF 50.47 FEET; THENCE SOUTH 50°16'06" WEST A DISTANCE OF 136.90 FEET; THENCE SOUTH 88°32'31" WEST A DISTANCE OF 54.12 FEET; THENCE SOUTH 59°15'35" WEST A DISTANCE OF 95.16 FEET; THENCE SOUTH 80°37'17" WEST A DISTANCE OF 151.72 FEET; THENCE SOUTH 47°06'50" WEST A DISTANCE OF 114.01 FEET; THENCE SOUTH 84°24'22" WEST A DISTANCE OF 320.19 FEET; THENCE NORTH 08°17'50" EAST A DISTANCE OF 109.40 FEET; THENCE NORTH 14°29'58" WEST A DISTANCE OF 320.33 FEET; THENCE NORTH 28°14'23" EAST A DISTANCE OF 68.88 FEET; THENCE NORTH 87°36'09" EAST A DISTANCE OF 139.80 FEET; THENCE NORTH 02°17'21" WEST A DISTANCE OF 46.44 FEET; THENCE NORTH 28°31'47" EAST A DISTANCE OF 62.60 FEET; THENCE NORTH 38°49'59" WEST A DISTANCE OF 95.98 FEET; THENCE NORTH 04°27'27" WEST A DISTANCE OF 63.49 FEET; THENCE NORTH 13°42'12" EAST A DISTANCE OF 88.67 FEET; THENCE NORTH 44°51'54" EAST A DISTANCE OF 66.35 FEET; THENCE SOUTH 76°34'43" EAST A DISTANCE OF 42.83 FEET; THENCE SOUTH 02°46'13" EAST A DISTANCE OF

319.32 FEET; THENCE SOUTH 81°15'30" EAST A DISTANCE OF 88.25 FEET; THENCE NORTH 73°46'48" EAST A DISTANCE OF 32.80 FEET; THENCE NORTH 82°42'15" EAST A DISTANCE OF 81.43 FEET; THENCE SOUTH 86°48'46" EAST A DISTANCE OF 47.95 FEET; THENCE NORTH 79°38'14" EAST A DISTANCE OF 273.39 FEET; THENCE SOUTH 39°40'53" EAST A DISTANCE OF 18.38 FEET; THENCE SOUTH 26°42'09" WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH 82°16'43" WEST A DISTANCE OF 261.57 FEET; THENCE NORTH 88°12'34" WEST A DISTANCE OF 74.63 FEET; THENCE SOUTH 62°43'39" WEST A DISTANCE OF 32.28 FEET; THENCE SOUTH 00°05'38" WEST A DISTANCE OF 26.65 FEET; THENCE SOUTH 35°04'04" EAST A DISTANCE OF 106.97 FEET; THENCE SOUTH 58°34'59" EAST A DISTANCE OF 99.28 FEET; THENCE NORTH 74°34'58" EAST A DISTANCE OF 226.68 FEET; THENCE NORTH 52°05'25" EAST A DISTANCE OF 99.62 FEET TO THE POINT OF BEGINNING.

AND, PARCEL A:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A 4" CAPPED IRON PIPE STAMPED "I.A.C. 1928" AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF THE SAID NORTHWEST ¼ OF SECTION 2, A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00 FEET NORTHWEST); THENCE SOUTH 50°36'41" EAST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 78.51 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DRANE FIELD ROAD (100.00 FEET NORTHWEST); THENCE CONTINUE SOUTH 30°36'41" EAST ALONG THE SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 950.00 FEET; THENCE SOUTH 39°23'19" WEST A DISTANCE OF 247.45 FEET; THENCE SOUTH 64°36'33" WEST A DISTANCE OF 361.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'47" WEST A DISTANCE OF 497.45 FEET; THENCE NORTH 00°10'13" WEST A DISTANCE OF 720.00 FEET; THENCE SOUTH 34°48'40" EAST A DISTANCE OF 875.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2 CONSISTS OF THE FOLLOWING DESCRIBED PARCEL B AND RESIDENTIAL TRACTS "A" AND "B":

A PORTION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89° 49' 47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00' R/W); THENCE SOUTH 50° 36' 41" EAST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 78.51 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DRANE FIELD ROAD (100.00' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLOWING THREE CALLS; THENCE SOUTH 50° 36' 41" EAST A DISTANCE OF 2384.23 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 1116.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46° 10' 11", AN ARC LENGTH OF 899.52 FEET (CH = 875.37, CB = S 27° 31' 36" E); THENCE SOUTH 04° 26' 30" EAST A DISTANCE OF 883.33 FEET; THENCE DEPARTING SAID RIGHT OF WAY NORTH 74° 19' 06" WEST A DISTANCE OF 363.81 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 202.84 FEET; THENCE

NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75° 32' 18", AN ARC LENGTH OF 267.42 FEET (CH = 248.47, CB = N 44° 20' 16" W); THENCE NORTH 82° 06' 25" WEST A DISTANCE OF 97.28 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS OF 195.85 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28° 42' 46", AN ARC LENGTH OF 98.15 FEET (CH = 97.12, CB = S 83° 32' 12" W); THENCE SOUTH 69° 10' 50" WEST A DISTANCE OF 59.61 FEET; THENCE NORTH 20° 49' 10" WEST A DISTANCE OF 422.63 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 480.63 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40° 03' 31", AN ARC LENGTH OF 336.03 FEET (CH = 329.23, CB = N 40° 50' 56" W); THENCE NORTH 60° 30' 04" WEST A DISTANCE OF 566.92 FEET; THENCE SOUTH 34° 44' 20" WEST A DISTANCE OF 211.26 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1351.94 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05° 37' 03", AN ARC LENGTH OF 132.55 FEET (CH = 132.50, CB = S 58° 04' 12" E); THENCE SOUTH 60° 52' 44" EAST A DISTANCE OF 45.84 FEET; THENCE SOUTH 29° 07' 16" WEST A DISTANCE OF 115.32 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 337.11 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31° 07' 16", AN ARC LENGTH OF 183.11 FEET (CH = 180.87, CB = S 13° 33' 36" W) TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 552.93 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23° 45' 06", AN ARC LENGTH OF 229.22 FEET (CH = 227.58, CB = S 09° 52' 34" W); THENCE SOUTH 21° 45' 07" WEST A DISTANCE OF 330.40 FEET TO THE BEGINNING OF A CURVE CONCAVED EASTERLY AND HAVING A RADIUS OF 217.63 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31° 40' 46", AN ARC LENGTH OF 120.33 FEET (CH = 118.80, CB = S 05° 54' 44" W); THENCE SOUTH 14° 29' 58" EAST A DISTANCE OF 580.69 FEET; THENCE SOUTH 08° 17' 50" WEST A DISTANCE OF 148.01 FEET; THENCE SOUTH 44° 46' 52" EAST A DISTANCE OF 100.95 FEET; THENCE SOUTH 62° 49' 11" EAST A DISTANCE OF 176.33 FEET; THENCE SOUTH 14° 32' 27" WEST A DISTANCE OF 454.96 FEET; THENCE SOUTH 41° 54' 23" WEST A DISTANCE OF 446.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 498.68 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 57' 21", AN ARC LENGTH OF 147.58 FEET (CH = 147.04, CB = N 32° 44' 41" W); THENCE NORTH 41° 13' 21" WEST A DISTANCE OF 157.59 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 270.52 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24° 48' 23", AN ARC LENGTH OF 117.12 FEET (CH = 116.21, CB = N 13° 45' 52" E) TO A NON-TANGENT INTERSECTION THENCE NORTH 69° 02' 48" EAST A DISTANCE OF 98.53 FEET TO THE BEGINNING OF CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 374.11 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12° 08' 37", AN ARC LENGTH OF 79.29 FEET (CH = 75.14, CB = N 62° 58' 30" E) TO A NON-TANGENT INTERSECTION; THENCE NORTH 31° 50' 51" WEST A DISTANCE OF 100.03 FEET; THENCE NORTH 35° 56' 36" WEST A DISTANCE OF 103.04 FEET; THENCE NORTH 29° 26' 49" WEST A DISTANCE OF 113.06 FEET; THENCE NORTH 03° 52' 30" EAST A DISTANCE OF 197.15 FEET; THENCE NORTH 19° 17' 08" WEST A DISTANCE OF 131.87 FEET; THENCE NORTH 26° 00' 51" WEST A DISTANCE OF 190.22 FEET; THENCE NORTH 46° 55' 55" WEST A DISTANCE OF 179.02 FEET; THENCE NORTH 55° 19' 52" WEST A DISTANCE OF 207.41 FEET; THENCE NORTH 68° 39' 05" WEST A DISTANCE OF 268.81 FEET; THENCE NORTH 88° 22' 36" WEST A DISTANCE OF 272.73 FEET; THENCE SOUTH 73° 14' 15" WEST A DISTANCE OF 205.21 FEET; THENCE NORTH 54° 19' 29" WEST A DISTANCE OF 206.53 FEET; THENCE NORTH 64° 36' 01" EAST A DISTANCE OF 481.76 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 258.72 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO

THE LEFT THROUGH A CENTRAL ANGLE OF 94° 09' 16", AN ARC LENGTH OF 425.16 FEET (CH = 378.91, CB = N 17° 31' 23" E); THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 716.40 FEET; THENCE NORTH 08° 55' 50" EAST A DISTANCE OF 120.52 FEET; THENCE NORTH 41° 07' 30" WEST A DISTANCE OF 224.35 FEET; THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 855.16 FEET; THENCE NORTH 23° 37' 13" WEST A DISTANCE OF 97.53 FEET TO THE SOUTH BOUNDARY OF A DEED RECORDED IN O.R. BOOK 2339, PAGE 278, PUBLIC RECORDS OF POLK COUNTY; THENCE NORTH 89° 49' 47" EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 154.84 FEET TO THE SOUTHWESTERLY BOUNDARY OF A 100.00 FOOT WIDE POWERLINE EASEMENT CONVEYED TO FLORIDA POWER CORPORATION RECORDED IN DEED BOOK 912, PAGE 303, PUBLIC RECORDS OF POLK COUNTY; THENCE SOUTH 29° 33' 14" EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID POWERLINE EASEMENT A DISTANCE OF 51.25 FEET; THENCE NORTH 89° 49' 47" EAST A DISTANCE OF 315.60 FEET; THENCE SOUTH 29° 33' 14" EAST A DISTANCE OF 2119.61 FEET; THENCE NORTH 66° 33' 03" EAST A DISTANCE OF 107.06 FEET; THENCE NORTH 10° 26' 46" EAST A DISTANCE OF 157.98 FEET; THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 921.55 FEET; THENCE NORTH 25° 35' 01" EAST A DISTANCE OF 110.45 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 761.77 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09° 05' 25", AN ARC LENGTH OF 120.86 FEET (CH = 120.73, CB = S 83° 09' 59" E) TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81° 39' 37", AN ARC LENGTH OF 44.18 FEET (CH = 40.54, CB = N 60° 32' 55" E); THENCE NORTH 19° 43' 07" EAST A DISTANCE OF 145.62 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12° 31' 14", AN ARC LENGTH OF 45.45 FEET (CH = 45.36, CB = N 13° 27' 30" E) TO A NON-TANGENT INTERSECTION; THENCE SOUTH 82° 48' 08" EAST A DISTANCE OF 91.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 473.33 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28° 48' 23", AN ARC LENGTH OF 237.97 FEET (CH = 235.48, CB = N 05° 18' 55" E); THENCE NORTH 09° 05' 16" WEST A DISTANCE OF 96.41 FEET; THENCE NORTH 71° 45' 51" EAST A DISTANCE OF 90.24 FEET; THENCE NORTH 30° 43' 06" EAST A DISTANCE OF 129.27 FEET; THENCE NORTH 00° 19' 04" WEST A DISTANCE OF 105.29 FEET; THENCE NORTH 34° 48' 40" WEST A DISTANCE OF 875.13 FEET; THENCE NORTH 00° 10' 13" WEST A DISTANCE OF 230.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED DRANE FIELD ROAD; THENCE NORTH 89° 49' 47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 6341, PAGE 2006, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

RESIDENTIAL TRACT "A"

A PORTION OF SECTION 2 AND 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 THENCE SOUTH 89° 49' 47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00' R/W); THENCE SOUTH 50° 36' 41" EAST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 78.51 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DRANE FIELD ROAD (100.00' R/W); THENCE SOUTH 89° 49' 47" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET; THENCE

SOUTH 00° 10' 13" EAST A DISTANCE OF 950.00 FEET; THENCE SOUTH 89° 49' 47" WEST A DISTANCE OF 1047.07 FEET TO THE SOUTHWESTERLY BOUNDARY OF A 100.00 FOOT WIDE POWERLINE EASEMENT CONVEYED TO FLORIDA POWER CORPORATION RECORDED IN DEED BOOK 912, PAGE 303, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 29° 33' 14" WEST ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 51.25 FEET TO THE SOUTHEAST CORNER OF A TRACT RECORDED IN O.R. BOOK 2329, PAGE 278, PUBLIC RECORDS OF POLK COUNTY; THENCE SOUTH 89° 49' 47" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 154.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23° 37' 13" EAST A DISTANCE OF 97.53 FEET; THENCE SOUTH 29° 33' 14" EAST A DISTANCE OF 855.16 FEET; THENCE SOUTH 41° 07' 30" EAST A DISTANCE OF 224.35 FEET; THENCE SOUTH 08° 55' 50" WEST A DISTANCE OF 120.52 FEET; THENCE SOUTH 29° 33' 14" EAST A DISTANCE OF 716.40 FEET TO THE BEGINNING OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 258.72 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 94° 09' 16", AN ARC LENGTH OF 425.16 FEET (CH = 378.91, CB = S 17° 31' 23" W); THENCE SOUTH 54° 36' 01" WEST A DISTANCE OF 481.76 FEET; THENCE NORTH 54° 19' 29" WEST A DISTANCE OF 72.72 FEET TO THE NORTHEAST CORNER OF CREEKBEND PHASE TWO AS RECORDED IN PLAT BOOK 78, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE NORTH 54° 19' 29" WEST ALONG THE NORTHERLY LINE OF SAID CREEKBEND PHASE II AND A NORTHWESTERLY PROJECTION THEREOF A DISTANCE OF 1692.49 FEET TO A POINT ON A LINE 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SURVEY OF THE MAINTAINED RIGHT OF WAY OF PIPKIN ROAD AS RECORDED IN MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 27° 20' 20" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 1177.92 FEET; THENCE SOUTH 62° 39' 40" EAST A DISTANCE OF 323.26 FEET; THENCE NORTH 30° 04' 07" EAST A DISTANCE OF 45.15 FEET; THENCE NORTH 60° 26' 46", EAST A DISTANCE OF 177.36 FEET; THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 10.76 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGEL OF 87° 42' 27", AN ARC LENGTH OF 38.27 FEET (CH = 34.64, CB = N 73° 24' 28" W) TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 118° 35' 39", AN ARC LENGTH OF 103.55 FEET (CH = 86.01, CB = N 57° 55' 52" W); THENCE NORTH 01° 23' 57" EAST A DISTANCE OF 53.23 FEET; THENCE NORTH 00° 10' 13" WEST A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED TRACT RECORDED IN O.R. BOOK 2329, PAGE 278, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89° 49' 47" EAST ALONG SAID SOUTH LINE A DISTANCE OF 145.62 FEET TO THE POINT OF BEGINNING.

AND: RESIDENTIAL TRACT "B"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89° 49' 47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD LINE (60.00' R/W); THENCE SOUTH 50° 36' 41" EAST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 78.51 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DRANE FIELD ROAD (100.00' R/W); THENCE SOUTH 89° 49' 47" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 250.00 FEET; THENCE SOUTH 00° 10' 13" EAST A DISTANCE OF 950.00 FEET; THENCE SOUTH 89° 49' 47" WEST A DISTANCE OF 15.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28° 58' 22" EAST A DISTANCE OF 492.91 FEET TO THE BEGINNING OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49° 16' 21", AN ARC LENGTH OF 178.87 FEET (CH = 173.41, CB = S 04° 55' 04" E); THENCE

SOUTH 19° 43' 07" WEST A DISTANCE OF 145.62 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81° 39' 37", AN ARC LENGTH OF 44.18 FEET (CH = 40.54, CB = S 60° 32' 55" W) TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS OF 761.77 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09° 05' 25", AN ARC LENGTH OF 120.86 FEET (CH = 120.73, CB = N 83° 09' 59" W); THENCE SOUTH 25° 35' 01" WEST A DISTANCE OF 110.45 FEET; THENCE SOUTH 29° 33' 14" EAST A DISTANCE OF 921.65 FEET; THENCE SOUTH 10° 26' 46" WEST A DISTANCE OF 157.98 FEET; THENCE SOUTH 66° 33' 03" WEST A DISTANCE OF 107.06 FEET; THENCE NORTH 29° 33' 14" WEST A DISTANCE OF 2119.61 FEET; THENCE NORTH 89° 49' 47" EAST A DISTANCE OF 716.13 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT CERTAIN REAL PROPERTY LYING EASTERLY OF THE EASTERN MAINTAINED ROAD RIGHT-OF-WAY LINE OF PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) AS PORTRAYED IN MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND WESTERLY OF THE WEST BOUNDARY OF THE ABOVE DESCRIBED PARCEL 2.

THE INTENT OF THIS DESCRIPTION IS TO CONVEY THOSE LANDS LYING BETWEEN THE MAINTAINED ROAD RIGHT-OF-WAY LINE AND THE WESTERN BOUNDARY OF SAID PARCEL 2, SAID WESTERN BOUNDARY BEING MORE SPECIFICALLY DESCRIBED AS "BEING 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SURVEY OF PIPKIN ROAD."

PARCEL 4:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE S 00° 11' 27" E ALONG THE EAST BOUNDARY OF SAID SECTION 34 A DISTANCE OF 2307.29 FEET TO A POINT LYING ON THE SURVEY BASELINE OF STATE ROAD 570 (STATE PROJECT NO. 97160-2307); THENCE ALONG SAID SURVEY BASELINE S 81° 22' 14" E 1224.24 FEET; THENCE LEAVING SAID SURVEY BASELINE S 08° 37' 46" W 199.89 FEET TO A POINT LYING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY BOUNDARY OF DRANE FIELD ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: S 89° 15' 27" W 81.54 FEET; THENCE S 89° 32' 39" W 100.00 FEET; THENCE N 82° 29' 33" W 29.83 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY BOUNDARY OF PIPKIN ROAD; THENCE S 27° 20' 47" W ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 105.87 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND LEAVING SAID EASTERLY RIGHT OF WAY S 41° 29' 00" E 32.94 FEET; THENCE S 86° 28' 55" E 55.08 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 923.13 FEET, THROUGH A CENTRAL ANGLE OF 14° 08' 00", FOR AN ARC DISTANCE OF 227.71 FEET (THE CHORD OF SAID ARC BEARING N 86° 27' 17" E 227.13 FEET); THENCE N 79° 23' 18" E 71.98 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 1787.79 FEET, THROUGH A CENTRAL ANGLE OF 22° 49' 01", FOR AN ARC DISTANCE OF 711.95 FEET (THE CHORD OF SAID ARC BEARING S 89° 12' 11" E 707.26 FEET); THENCE S 77° 47' 41" E 400.17 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 11° 24' 42", FOR AN ARC DISTANCE OF 194.19 FEET (THE

CHORD OF SAID ARC BEARING S 83° 30' 02" E A DISTANCE OF 193.87 FEET) TO A POINT LYING ON THE WESTERLY RIGHT OF WAY BOUNDARY OF CSX RAILROAD; THENCE S 50° 33' 12" E ALONG SAID RIGHT OF WAY A DISTANCE OF 173.19 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD 570 (STATE PROJECT NO. 97160-2307); THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD 570 THE FOLLOWING SEVEN CALLS: N 77°47'41" W 730.81 FEET TO A POINT OF CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE WITH A RADIUS OF 1879.86 FEET, THROUGH A CENTRAL ANGLE OF 08°28'32", FOR AN ARC DISTANCE OF 278.08 FEET (THE CHORD OF SAID ARC BEARING N 82°01'57" W 277.83 FEET); THENCE N 86° 16' 13" W 97.54 FEET TO A POINT OF CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE WITH A RADIUS OF 924.93 FEET, THROUGH A CENTRAL ANGLE OF 14°20'30", FOR AN ARC DISTANCE OF 231.52 FEET (THE CHORD OF SAID ARC BEARING S 86°33'35" W 230.91 FEET); THENCE S 79°23'18" W 170.02 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE WITH A RADIUS OF 983.13 FEET, THROUGH A CENTRAL ANGLE OF 14°07'59", FOR AN ARC DISTANCE OF 242.51 FEET (THE CHORD OF SAID ARC BEARING S 86°27'11" W 241.89 FEET); THENCE N 86°28'44" W 115.16 FEET TO A POINT LYING ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF PIPKIN ROAD; THENCE N 27°20'47" E ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 91.05 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE S 00° 11' 27" E ALONG THE EAST BOUNDARY OF SAID SECTION 34 A DISTANCE OF 2307.29 FEET TO A POINT LYING ON THE SURVEY BASELINE OF STATE ROAD 570 (STATE PROJECT NO. 97160-2307); THENCE ALONG SAID SURVEY BASELINE S 81° 22' 14" E A DISTANCE OF 1224.24 FEET; THENCE LEAVING SAID SURVEY BASELINE S 08°37'46" W 199.89 FEET TO A POINT LYING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY BOUNDARY OF DRANE FIELD ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: S 89°15'27" W A DISTANCE OF 81.54 FEET; THENCE S 89°32'39" W A DISTANCE OF 100.00 FEET; THENCE N 82°29'33" W A DISTANCE 29.83 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY BOUNDARY OF PIPKIN ROAD; THENCE S 27°20'47" W ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 105.87 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID EASTERLY RIGHT OF WAY S 41°29'00" E A DISTANCE 32.94 FEET; THENCE S 86° 28' 55" E A DISTANCE 55.08 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 923.13 FEET, THROUGH A CENTRAL ANGLE OF 14°08'00", FOR AN ARC DISTANCE OF 227.71 FEET (THE CHORD OF SAID ARC BEARING N 86° 27' 17" E 227.13 FEET); THENCE N 79°23'18" E A DISTANCE OF 71.98 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 1787.79 FEET, THROUGH A CENTRAL ANGLE OF 14°16'21", FOR AN ARC DISTANCE OF 445.35 FEET (THE CHORD OF SAID ARC BEING N 86°31' 29" E 444.19 FEET); THENCE N 00°00'00" E A DISTANCE OF 26.49 FEET; THENCE N 86°28'45" W A DISTANCE OF 756.59 FEET; THENCE S 69° 46' 32" W A DISTANCE OF 14.73 FEET; S 27°20'47" W A DISTANCE OF 105.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE BEFORE DESCRIBED PARCELS 1 THROUGH 5 LYING WITHIN, OR ANY PORTION OF PARCELS 4 AND 5 LYING WEST OF, THE FOLLOWING DESCRIBED PARCEL:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT-OF-WAY LINE FOR STATE ROAD 570 THE FOLLOWING THREE (3) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST, TO A POINT OF TANGENCY; (2) THENCE NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) THENCE 85.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 02°44'39", AND A CHORD OF 85.62 FEET, WHICH BEARS NORTH 79°10'04" WEST TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570, SOUTH 193.86 FEET; THENCE SOUTH 24°29'27" EAST, 295.96 FEET; THENCE SOUTH 29°16'38" EAST, 323.51 FEET; THENCE SOUTH 54°50'03" WEST, 146.10 FEET; THENCE SOUTH 89°49'47" WEST, 1055.00 FEET; THENCE NORTH 29°33'14" WEST, 426.98 FEET; THENCE NORTH 89°49'47" EAST, 548.46 FEET; THENCE NORTH 00°10'13" WEST, 529.99 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°28'48" EAST, 378.25 FEET; (2) THENCE SOUTH 00°00'03" EAST 26.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (3) AND THENCE 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 05°48'00", AND A CHORD OF 180.90 FEET WHICH BEARS SOUTH 83°26'24" EAST TO THE POINT OF BEGINNING.

P & H PROPERTIES

PARCEL 6 BEING THE FOLLOWING DESCRIBED PARCELS C, D AND E:

PARCEL C:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE N 89°49'47" E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2 (BASIS OF BEARINGS), A DISTANCE OF 985.71 FEET; THENCE S 27°20'20" W, A DISTANCE OF 38.75 FEET TO A POINT ON THE MAINTAINED RIGHT-OF-WAY LINE OF DRANE FIELD ROAD, AS RECORDED IN POLK COUNTY MAP BOOK 1, PAGES 60-65, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 82°28'55" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE A DISTANCE OF 27.16 FEET; THENCE N 89°32'36" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; THENCE N 89°15'24" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 85.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED POLK COUNTY PARKWAY, THENCE S 86°28'45" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 559.72 FEET; THENCE S 81°22'14" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 346.85 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 11609.16 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 0°03'23" AND AN ARC DISTANCE OF 11.45 FEET (CB = S 81°23'56" E, CD = 11.45); THENCE S 0°10'13" E, A DISTANCE OF 872.51 FEET; THENCE S

89°49'47" W, A DISTANCE OF 1047.07 FEET; THENCE N 29°33'14" W, A DISTANCE OF 614.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PIPKIN ROAD; THENCE N 27°20'20" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 484.73 FEET TO THE SAID POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

LESS AND EXCEPT

THAT PART OF A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E, ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'46" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD, TO THE POINT OF BEGINNING; THENCE S 86°28'45" E, A DISTANCE OF 108.94 FEET; THENCE S 00°10'10" E, A DISTANCE OF 148.10 FEET; THENCE S 79°23'18" W, A DISTANCE OF 55.31 FEET, TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 983.13 FEET AND A CENTRAL ANGLE OF 14°07'59"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 242.51 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 86°27'11" W, A DISTANCE OF 241.89 FEET TO THE CURVE'S END; THENCE N 86°28'44" W, A DISTANCE OF 115.16 FEET; THENCE N 27°20'47" E, A DISTANCE OF 196.91 FEET; THENCE S 82°29'33" E, A DISTANCE OF 29.82 FEET; THENCE N 89°32'39" E, A DISTANCE OF 100.00 FEET; THENCE N 89°15'27" E, A DISTANCE OF 81.54 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'46" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD; THENCE CONTINUE S 86°23'45" E, A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 86°28'45" E, A DISTANCE OF 391.28 FEET; THENCE S 81°22'14" E, A DISTANCE OF 120.53 FEET; THENCE S 00°10'10" E, A DISTANCE OF 86.53 FEET TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1879.86 FEET, AND A CENTRAL ANGLE OF 03°56'56"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 129.56 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 84°17'50" W, A DISTANCE OF 129.54 FEET TO THE CURVE'S END; THENCE N 86°16'13" W, A DISTANCE OF 97.54 FEET, TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 924.93 FEET, AND A CENTRAL ANGLE OF 14°20'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 231.52 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 86°33'35" W, A DISTANCE OF 230.91 FEET TO THE CURVE'S END; THENCE S 79°23'18" W, A DISTANCE OF 53.76 FEET; THENCE N 00°10'10" W, A DISTANCE OF 133.19 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14"

E, ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'46" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD; THENCE S 86°28'45" E, A DISTANCE OF 560.29 FEET; THENCE S 81°22'14" E, A DISTANCE OF 181.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 81°22'14" E, A DISTANCE OF 165.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 11609.16 FEET, AND A CENTRAL ANGLE OF 00°03'24"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 11.48 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 81°23'56" E, A DISTANCE OF 11.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 00°10'10" E, A DISTANCE OF 95.72 FEET; THENCE N 77°47'41" W, A DISTANCE OF 90.94 FEET, TO A POINT OF INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1879.86 FEET, AND A CENTRAL ANGLE OF 02°40'34"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 87.81 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 79°08'03" W, A DISTANCE OF 87.80 FEET; THENCE N 00°10'10" W, A DISTANCE OF 86.50 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

THAT PART OF A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'45" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD; THENCE S 86°28'45" E, A DISTANCE OF 108.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 86°28'45" E, A DISTANCE OF 60.07 FEET; THENCE S 00°10'10" E, A DISTANCE OF 133.19 FEET; THENCE S 79°23'18" W, A DISTANCE OF 60.95 FEET; THENCE N 00°10'10" W, A DISTANCE OF 148.10 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE S 00°11'27" E, A DISTANCE OF 2307.29 FEET, TO A POINT ON THE SURVEY BASELINE OF POLK COUNTY PARKWAY (PROJECT 97160-2307); THENCE S 81°22'14" E ALONG THE SURVEY BASELINE, A DISTANCE OF 1224.24 FEET; THENCE S 08°37'46" W, A DISTANCE OF 199.89 FEET TO A POINT ON THE MAINTAINED R/W FOR DRANE FIELD ROAD; THENCE S 86°28'45" E, A DISTANCE OF 550.29 FEET; THENCE S 81°22'14" E, A DISTANCE OF 120.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 81°22'14" E, A DISTANCE OF 60.71 FEET; THENCE S 00°10'10" E, A DISTANCE OF 86.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1879.86 FEET, A CHORD BEARING OF N 81°23'51" W AND CHORD DISTANCE OF 60.71 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°51'02", A DISTANCE OF 60.71 FEET; THENCE N 00°10'10" W, A DISTANCE OF 86.53 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PART OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°49'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER THEREOF A DISTANCE OF 951.89 FEET TO THE CENTERLINE OF SURVEY OF PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) ACCORDING TO MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.; THENCE SOUTH 27°20'20" WEST ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 487.94 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF A 100.0 FEET WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN DEED BOOK 912, PAGE 303, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 29°33'14" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 21.37 FEET TO THE EAST MAINTAINED ROAD RIGHT-OF-WAY LINE OF AFORESAID PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) ACCORDING TO MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29°33'14" EAST ALONG SAID WESTERLY LINE OF THE FLORIDA POWER CORPORATION EASEMENT A DISTANCE OF 14.44 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET EASTERLY OF (MEASURED PERPENDICULAR) THE AFORESAID CENTERLINE OF SURVEY, THENCE SOUTH 27°20'20" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 553.49 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 4835, PAGE 1928 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°49'47" WEST ALONG SAID NORTH LINE AND ITS WESTERLY PROJECTION A DISTANCE OF 17.33 FEET TO THE AFORESAID EAST MAINTAINED ROAD RIGHT-OF-WAY LINE OF PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) ACCORDING TO MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170; THENCE ALONG SAID EAST MAINTAINED ROAD RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 27°30'46" EAST A DISTANCE OF 88.88 FEET; 2) THENCE NORTH 27°47'50" EAST A DISTANCE OF 100.00 FEET; 3) THENCE NORTH 27°37'31" EAST A DISTANCE OF 100.00 FEET; 4) THENCE NORTH 27°37'31" EAST A DISTANCE OF 100.00 FEET; 5) THENCE NORTH 27°47'50" EAST A DISTANCE OF 100.00 FEET; 6) THENCE NORTH 27°37'31" EAST A DISTANCE OF 80.51 FEET TO THE POINT OF BEGINNING.

PARCEL E:

THAT CERTAIN REAL PROPERTY LYING EASTERLY OF THE EASTERN MAINTAINED ROAD RIGHT-OF-WAY LINE OF PIPKIN DAIRY ROAD (NOW PIPKIN CREEK ROAD) AS PORTRAYED IN MAINTAINED ROAD RIGHT-OF-WAY MAP BOOK 2, PAGES 168-170, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND WESTERLY OF THE WEST BOUNDARY OF THE ABOVE DESCRIBED PARCEL C.

THE INTENT OF THIS DESCRIPTION IS TO CONVEY THOSE LANDS LYING BETWEEN THE MAINTAINED ROAD RIGHT-OF-WAY LINE AND THE WESTERN BOUNDARY OF SAID PARCEL C, SAID WESTERN BOUNDARY BEING MORE SPECIFICALLY DESCRIBED AS "BEING 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SURVEY OF PIPKIN ROAD."

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCEL 6 LYING WITHIN THE FOLLOWING:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4,

375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT-OF-WAY LINE FOR STATE ROAD 570 THE FOLLOWING THREE (3) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST, TO A POINT OF TANGENCY; (2) THENCE NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) THENCE 85.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 02°44'39", AND A CHORD OF 85.62 FEET, WHICH BEARS NORTH 79°10'04" WEST TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570, SOUTH 193.86 FEET; THENCE SOUTH 24°29'27" EAST, 295.96 FEET; THENCE SOUTH 29°16'38" EAST, 323.51 FEET; THENCE SOUTH 54°50'03" WEST, 146.10 FEET; THENCE SOUTH 89°49'47" WEST, 1055.00 FEET; THENCE NORTH 29°33'14" WEST, 426.98 FEET; THENCE NORTH 89°49'47" EAST, 548.46 FEET; THENCE NORTH 00°10'13" WEST, 529.99 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°28'48" EAST, 378.25 FEET; (2) THENCE SOUTH 00°00'03" EAST 26.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (3) AND THENCE 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 05°48'00", AND A CHORD OF 180.90 FEET WHICH BEARS SOUTH 83°26'24" EAST TO THE POINT OF BEGINNING.

PARCEL 7:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE N 89°49'47" E ALONG THE NORTH LINE OF SAID SECTION 2 (BASIS OF BEARINGS), A DISTANCE OF 985.71 FEET; THENCE S 27°20'20" W, ALONG A LINE 30.00 FEET SOUTHEASTERLY OF, AND PARALLEL TO THE CENTERLINE OF PIPKIN ROAD AS SHOWN IN MAINTAINED RIGHT-OF-WAY MAP BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SAID POLK COUNTY, A DISTANCE OF 1077.13 FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2329, PAGE 278 OF THE SAID PUBLIC RECORDS; THENCE CONTINUE S 27°20'20" W ALONG SAID PARALLEL LINE, A DISTANCE OF 265.16 FEET; THENCE S 62°39'40" E, A DISTANCE OF 323.26 FEET; THENCE N 30°04'07" E, A DISTANCE OF 45.15 FEET; THENCE N 60°26'46" E, A DISTANCE OF 177.36 FEET; THENCE N 29°33'14" W, A DISTANCE OF 10.76 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°42'27" AN ARC LENGTH OF 38.27 FEET (CB= N 73°24'28" W, CH = 34.64 FEET) TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°39'39" AN ARC LENGTH OF 103.55 FEET [CB= N 57°55'52" W, CH = 86.01 FEET]; THENCE N 01°23'57" E, A DISTANCE OF 53.23 FEET; THENCE N 00°10'13" W, A DISTANCE OF 140.00 FEET TO A POINT ON THE SAID SOUTH LINE; THENCE S 89°49'47" W, ALONG SAID SOUTH LINE, A DISTANCE OF 231.78 FEET TO THE SAID POINT OF BEGINNING.

PARCEL 8:

A TRACT OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST (BASIS OF BEARINGS), ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 50°36'43" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY, 566.77 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF POLK COUNTY PARKWAY (SR 570); THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 50°36'43" EAST, 1897.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 900.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1116.28 FEET, AN INCLUDED ANGLE OF 46°11'47", AND A CHORD OF 875.85 FEET WHICH BEARS SOUTH 27°30'50" EAST; THENCE SOUTH 04°24'56" EAST, 882.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY, SOUTH 04°24'56" EAST, 1681.61 FEET; THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY NORTH 79°52'44" WEST, 231.00 FEET; THENCE SOUTH 20°56'48" WEST 60.95 FEET; THENCE SOUTH 00°06'12" EAST 379.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DOSSEY ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°53'48" WEST 532.28 FEET; THENCE SOUTH 00°30'34" EAST 25.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE ALONG SAID SOUTH BOUNDARY SOUTH 89°53'48" WEST, 1300.78 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°53'18" WEST ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 2, 595.55 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 26°58'23" EAST, 93.61 FEET; THENCE NORTH 83°42'00" EAST, 28.01 FEET; THENCE NORTH 65°02'16" EAST, 63.87 FEET THENCE NORTH 44°30'49" EAST, 92.46 FEET; THENCE NORTH 33°34'53" EAST, 79.01 FEET; THENCE NORTH 61°51'53" EAST, 138.59 FEET; THENCE SOUTH 25°54'30" EAST, 121.05 FEET; THENCE SOUTH 46°49'44" EAST, 106.36 FEET; THENCE NORTH 79°02'59" EAST, 106.64 FEET; THENCE NORTH 10°11'28" WEST, 212.14 FEET; THENCE NORTH 56°52'49" WEST, 81.38 FEET; THENCE NORTH 26°29'07" EAST, 15.11 FEET; THENCE NORTH 70°46'15" EAST, 103.63 FEET; THENCE NORTH 09°17'59" EAST, 30.13 FEET; THENCE NORTH 50°28'39" WEST, 82.52 FEET; THENCE SOUTH 28°46'04" WEST, 85.53 FEET; THENCE SOUTH 41°25'25" WEST, 66.41 FEET; THENCE SOUTH 78°04'14" WEST, 106.36 FEET; THENCE NORTH 46°43'14" WEST, 24.60 FEET; THENCE NORTH 01°38'39" EAST, 53.27 FEET; THENCE NORTH 31°21'31" WEST, 58.11 FEET; THENCE SOUTH 68°37'02" WEST, 141.50 FEET; THENCE SOUTH 69°52'27" WEST, 180.23 FEET; THENCE SOUTH 77°57'26" WEST, 102.05 FEET; THENCE SOUTH 33°33'14" WEST, 53.67 FEET; THENCE SOUTH 17°20'40" WEST, 140.13 FEET, - THENCE SOUTH 05°40'57" WEST, 193.25 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 2; THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°53'18" WEST, 438.54 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 40°50'59" WEST, 114.87 FEET; THENCE NORTH 78°06'59" WEST, 160.99 FEET; THENCE NORTH 30°59'11" WEST, 196.74 FEET; THENCE NORTH 21°04'10" WEST, 168.45 FEET; THENCE NORTH 49°46'48" WEST, 176.63 FEET; THENCE NORTH 25°59'28" WEST, 83.11 FEET; THENCE NORTH 06°59'41" EAST, 108.81 FEET; THENCE NORTH 27°12'01" EAST, 194.22 FEET; THENCE NORTH 43°18'38" EAST 392.08 FEET; THENCE NORTH 82°39'29" EAST, 177.11 FEET; THENCE SOUTH 73°51'37" EAST, 250.84 FEET; THENCE NORTH 84°55'51" EAST, 272.44 FEET; THENCE NORTH 69°10'53" EAST 232.97 FEET; THENCE SOUTH 89°50'34" EAST, 210.68 FEET; THENCE SOUTH 23°01'14" EAST, 228.82 FEET; THENCE NORTH 36°12'19" EAST, 126.06 FEET; THENCE SOUTH 29°26'49" EAST, 113.06 FEET; THENCE SOUTH 35°56'36" EAST, 103.04 FEET; THENCE SOUTH 31°50'51" EAST, 100.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, 79.29 FEET ALONG THE

ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 374.11 FEET, INCLUDED ANGLE OF 12° 08' 35" AND A CHORD OF 79.14 FEET WHICH BEARS SOUTH 62°58'30" WEST TO A POINT OF TANGENCY; THENCE SOUTH 69°02'48" WEST, 98.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, 117.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.52 FEET, AN INCLUDED ANGLE OF 24°48'23", AND A CHORD OF 116.31 FEET WHICH BEARS SOUTH 13°45'52" WEST TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT LINE; THENCE SOUTH 41°13'21" EAST 157.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 147.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 498.68 FEET, AN INCLUDING ANGLE OF 16°57'21", AND A CHORD OF 147.04 FEET WHICH BEARS SOUTH 32°44'41" EAST TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT LINE; THENCE NORTH 41°54'23" EAST, 446.18 FEET; THENCE NORTH 14°32'27" EAST 454.96 FEET; THENCE NORTH 62°49'22" WEST, 176.33 FEET; THENCE NORTH 44°46'53" WEST, 100.98 FEET; THENCE NORTH 08°27'50" EAST, 36.63 FEET; THENCE NORTH 84°24'22" EAST, 320.17 FEET, THENCE NORTH 47°06'50" EAST, 114.21 FEET; THENCE NORTH 80°37'17" EAST, 151.72 FEET; THENCE NORTH 59°15'35" EAST 55.36 FEET; THENCE NORTH 89°32'31" EAST, 54.12 FEET; THENCE NORTH 50°26'06" EAST, 136.50 FEET; THENCE NORTH 04°54'50" EAST, 52.47 FEET; NORTH 16°55'12" WEST, 78.19 FEET; THENCE NORTH 28°53'25" EAST, 64.53 FEET; THENCE SOUTH 52°25'23" WEST 99.62 FEET THENCE SOUTH 74°34'55" WEST, 226.68 FEET, THENCE NORTH 58°34'59" WEST, 55.25 FEET; THENCE NORTH 35°04'04" WEST, 105.97 FEET; THENCE NORTH 00°05'38" EAST, 26.65 FEET; THENCE NORTH 62°43'39" EAST, 32.28 FEET; THENCE SOUTH 88°12'34" EAST, 74.63 FEET; THENCE NORTH 82°16'43" EAST, 261.57 FEET; NORTH 26°42'09" EAST, 19.97 FEET; THENCE NORTH 39°40'53" WEST, 18.38 FEET; THENCE SOUTH 79°38'14" WEST, 273.39 FEET; THENCE NORTH 86°48'46" WEST, 47.95 FEET; THENCE SOUTH 82°42'15" WEST, 81.43 FEET; THENCE SOUTH 73°46'48" WEST, 32.80 FEET; THENCE NORTH 81°15'30" WEST, 88.25 FEET; THENCE NORTH 02°46'13" WEST 319.32 FEET; THENCE NORTH 76°34'43" WEST, 42.83 FEET; THENCE SOUTH 44°51'54" WEST, 66.35 FEET; THENCE SOUTH 13°42'12" WEST 88.67 FEET; THENCE SOUTH 04°27'27" EAST, 63.49 FEET; THENCE SOUTH 38°49'54" EAST, 95.99 FEET; THENCE SOUTH 28°31'47" WEST, 62.60 FEET; THENCE SOUTH 02°17'21" EAST 46.44 FEET; THENCE SOUTH 87°36'09" WEST, 139.80 FEET; THENCE SOUTH 28°14'23" WEST, 68.88 FEET; THENCE NORTH 14°29'58" WEST 260.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHERLY, 120.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 217.63 FEET, AN INCLUDED ANGLE OF 31°40'43", AND A CHORD OF 118.80 FEET WHICH BEARS NORTH 05°54'44" EAST TO A POINT OF TANGENCY; THENCE NORTH 21°45'07" EAST 330.40 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 229.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 552.93 FEET, AN INCLUDED ANGLE OF 23°45'07" AND A CHORD OF 227.58 FEET WHICH BEARS NORTH 09°52'34" EAST TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 183.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 337.11 FEET, AN INCLUDED ANGLE OF 31°07'20" AND A CHORD OF 180.87 FEET WHICH BEARS NORTH 13°33'38" EAST TO A POINT OF TANGENCY; THENCE NORTH 29°07'16" EAST, 115.32 FEET; THENCE NORTH 60°52'44" WEST, 45.84 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 132.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1351.94 FEET, AN INCLUDED ANGLE OF 05°37'04", AND A CHORD OF 182.52 FEET WHICH BEARS NORTH 58°04'12" WEST TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT LINE; THENCE NORTH 34°44'20" EAST 211.26 FEET; THENCE SOUTH 60°30'04" EAST, 566.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 336.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.63 FEET, AN INCLUDED ANGLE OF 40°03'30", AND A CHORD OF 329.23 FEET WHICH BEARS SOUTH 40°50'56" EAST TO A POINT OF TANGENCY; THENCE SOUTH 20°49'10" EAST, 422.63 FEET; THENCE NORTH 69°16'50" EAST, 59.61 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 98.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.85 FEET AND INCLUDED ANGLE OF 28°42'43" AND A CHORD OF 97.22 FEET

WHICH BEARS NORTH 89°32'12" EAST TO A POINT OF TANGENCY; THENCE SOUTH 82°06'25" EAST, 97.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 267.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 202.84 FEET, AN INCLUDED ANGLE OF 75°32'16" AND A CHORD OF 248.47 FEET WHICH BEARS SOUTH 44°20'16" EAST TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT LINE; AND THENCE SOUTH 74°19'06" EAST, 363.25 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 6341, PAGE 2006, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 9:

A PORTION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°49'47" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 375.99 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD LINE (60.00' RIGHT-OF-WAY); THENCE SOUTH 50°36'43" EAST ALONG SAID RAILROAD RIGHT-OF-WAY A DISTANCE OF 566.77 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF POLK COUNTY PARKWAY (SR 570); THENCE SOUTH 11°09'12" WEST, 652.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°09'37" EAST, 103.87 FEET; THENCE SOUTH 30°43'06" WEST, 129.27 FEET; THENCE SOUTH 71°45'51" WEST, 90.24 FEET; THENCE SOUTH 09°05'16" EAST, 96.41 FEET TO A POINT OF CURVE; THENCE 237.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 473.33 FEET THROUGH A CENTRAL ANGLE OF 28°48'25" (CH. =235.48 FEET, CB=SOUTH 05°18'55" WEST); THENCE NORTH 82°48'08" WEST, 91.13 FEET TO A POINT ON A CURVE; THENCE 133.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 208.00 FEET THROUGH A CENTRAL ANGLE OF 36°47'01" (CH=131.25 FEET, CB=NORTH 11°14'10" WEST); THENCE NORTH 28°58'22" WEST 492.91 FEET; AND THENCE NORTH 89°49'47" EAST, 512.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE BEFORE DESCRIBED PARCELS 7-9 LYING WITHIN THE FOLLOWING:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; RUN THENCE SOUTH 89°49'47" WEST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 375.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (60.00 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE, SOUTH 50°36'43" EAST, 392.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570 (PROJECT NO. 97160-2307); THENCE ALONG SAID RIGHT-OF-WAY LINE FOR STATE ROAD 570 THE FOLLOWING THREE (3) COURSES: (1) 193.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN INCLUDED ANGLE OF 11°23'43", AND A CHORD OF 193.59 FEET WHICH BEARS NORTH 83°29'35" WEST, TO A POINT OF TANGENCY; (2) THENCE NORTH 77°47'44" WEST, 401.01 FEET TO A POINT OF CURVATURE; (3) THENCE 85.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 02°44'39", AND A CHORD OF 85.62 FEET, WHICH BEARS NORTH 79°10'04" WEST TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570,

SOUTH 193.86 FEET; THENCE SOUTH 24°29'27" EAST, 295.96 FEET; THENCE SOUTH 29°16'38" EAST, 323.51 FEET; THENCE SOUTH 54°50'03" WEST, 146.10 FEET; THENCE SOUTH 89°49'47" WEST, 1055.00 FEET; THENCE NORTH 29°33'14" WEST, 426.98 FEET; THENCE NORTH 89°49'47" EAST, 548.46 FEET; THENCE NORTH 00°10'13" WEST, 529.99 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°28'48" EAST, 378.25 FEET; (2) THENCE SOUTH 00°00'03" EAST 26.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (3) AND THENCE 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1787.79 FEET, AN INCLUDED ANGLE OF 05°48'00", AND A CHORD OF 180.90 FEET WHICH BEARS SOUTH 83°26'24" EAST TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCELS LYING WITHIN THE FOLLOWING DESCRIBED PARCEL IDENTIFIED AS TAX PARCEL NUMBER 23-29-02-000000-033460:

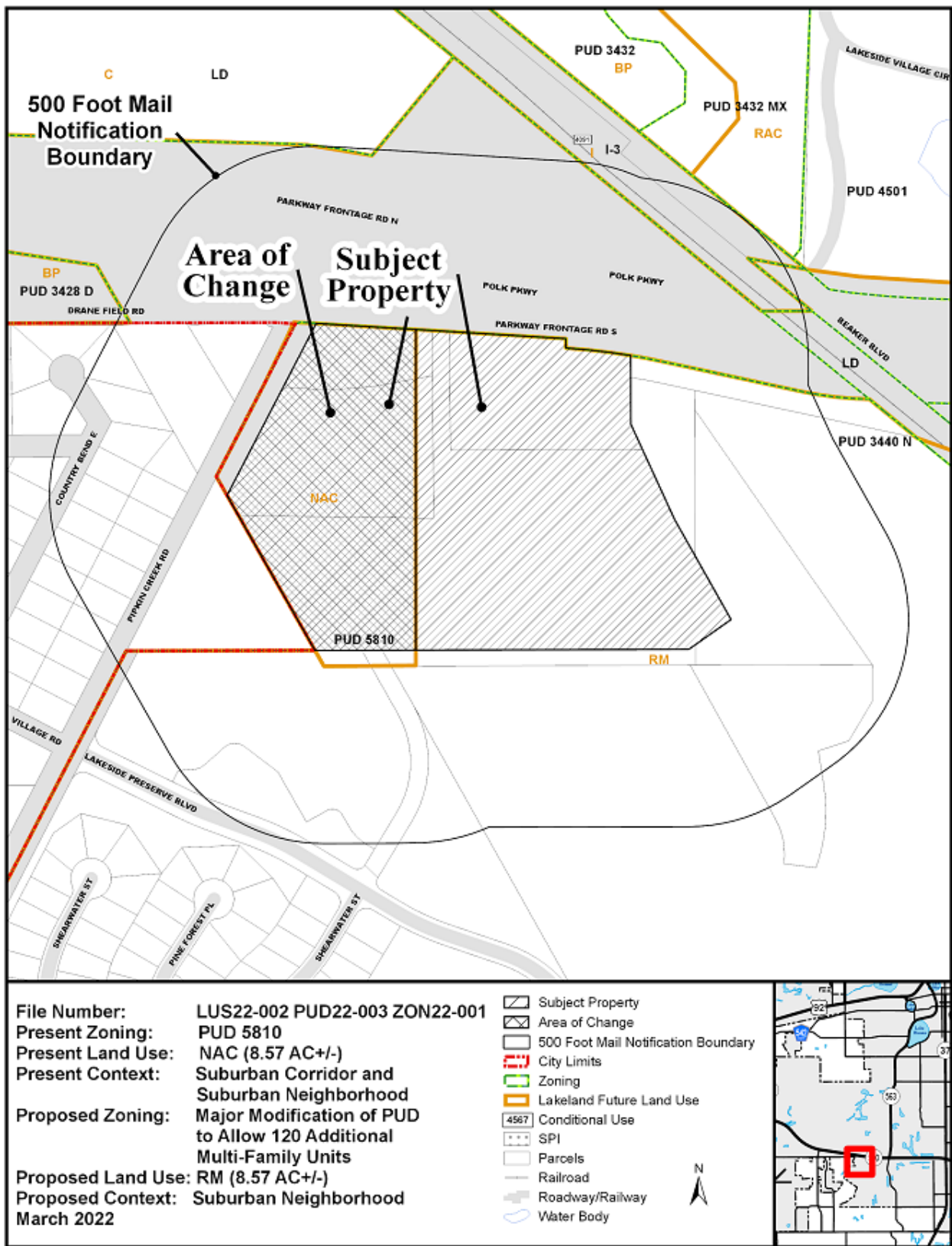
COMMENCE AT THE NE CORNER OF SE 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST, RUN SOUTH 2307.29 FT TO A POINT ON SURVEY BASELINE OF STATE ROAD 570; RUN S 81°22'14" E, 1224.24 FEET; RUN S 08°37'46" W, 199.89 FEET TO A POINT LYING ON SOUTHERLY MAINTAINED RIGHT OF WAY BOUNDARY OF DRANE FIELD ROAD; RUN S 89°15'27" W, 81.54 FEET; RUN S 89°32'39" W, 100 FEET; RUN N 82°29'33" W, 29.83 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY OF PIPKIN ROAD; RUN S 27°20'47" W, 105.87 FEET TO POINT OF BEGINNING. RUN S 41°29'00" E, 32.94 FEET; RUN S 86°28'55" E, 55.08 FEET TO POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE 227.71 FEET; RUN N 79°23'18" E, 71.98 FEET TO A POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE 711.95 FEET; RUN S 77°47'41" E, 400.17 FEET TO A POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE, 194.19 FT TO A POINT ON WESTERLY RIGHT OF WAY OF CSX RAILROAD; RUN S 50°33'12" E ALONG SAID RAILROAD RIGHT OF WAY, 173.19 FEET; RUN N 77°47'41" W, 730.81 FEET TO A POINT ON A CURVE; RUN WESTERLY ALONG SAID CURVE 278.08 FEET; RUN N 86°16'13" W, 97.54 FEET TO A POINT OF CURVATURE; RUN WESTERLY ALONG SAID CURVE 231.52 FEET; RUN S 79°23'18" W, 170.02 FEET TO A POINT OF CURVATURE; RUN WESTERLY ALONG SAID CURVE 242.51 FEET; RUN N 86°28'44" W, 115.16 FEET TO A POINT ON EASTERLY RIGHT OF WAY OF PIPKIN ROAD; RUN N 27°20'47" E, 91.05 FEET TO POINT OF BEGINNING. AND COMMENCE AT NE CORNER OF SE 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 23 EAST, RUN SOUTH 2307.29 FEET TO A POINT ON SURVEY BASELINE OF STATE ROAD 570; RUN S 81°22'14" E, 1224.24 FEET; RUN S 08°37'46" W, 199.89 FEET TO A POINT ON SOUTHERLY MAINTAINED RIGHT OF WAY OF DRANE FIELD ROAD; RUN S 89°15'27" W, 81.54 FEET; RUN S 89°32'39" W, 100 FEET; RUN N 82°29'33" W, 29.83 FEET TO A POINT LYING ON EASTERLY RIGHT OF WAY BOUNDARY OF PIPKIN ROAD; RUN S 27°20'47" W, 105.87 FEET TO POINT OF BEGINNING; RUN S 41°29'00" E, 32.94 FEET; RUN S 86°28'55" E, 55.08 FEET TO A POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE 227.71 FEET; RUN N 79°23'18" E, 71.98 FEET TO A POINT OF CURVATURE; RUN EASTERLY ALONG SAID CURVE 445.35 FEET; RUN NORTH 26.49 FEET; RUN N 86°28'45" W, 756.59 FEET; RUN S 69°46'32" W, 14.73 FEET; RUN S 27°20'47" W, 105.87 FEET TO POINT OF BEGINNING. LESS THAT PORTION LYING EASTERLY OF WESTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN O.R. BOOK 6074, PAGE 497 & LESS ADDITIONAL RIGHT OF WAY FOR PIPKIN CREEK ROAD AS PER O.R. BOOK 7720, PAGE 370.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCELS LYING WITHIN THE FOLLOWING DESCRIBED PARCEL IDENTIFIED AS TAX PARCEL NUMBER 23-29-02-000000-031020:

COMMENCE AT NW CORNER OF SECTION 2; RUN EAST 985.71 FEET; RUN S 27°20'20" W, 38.75 FEET TO A POINT ON MAINTAINED RIGHT OF WAY LINE OF DRANE FIELD ROAD AS RECORDED IN MAP BOOK 1, PAGES 60-65 FOR POINT OF BEGINNING. RUN S 82°28'55" E, 27.16 FEET; RUN S

89°32'36" E, 100 FEET; RUN N 89°15'24" E, 85.29 FEET TO A POINT ON SOUTHERLY RIGHT OF WAY LINE OF PROPOSED POLK COUNTY PARKWAY; RUN S 86°28'45" E, 559.72 FEET; RUN S 81°22'14" E, 346.85 FEET TO A POINT OF CURVATURE TO LEFT; RUN EASTERLY ALONG SAID CURVE 11.45 FEET; RUN S 00°10'13" E, 872.51 FEET; RUN S 89°49'47" W, 1047.47 FEET; RUN N 29°33'14" W, 614.81 FEET TO EASTERLY RIGHT OF WAY LINE OF SOUTH PIPKIN ROAD; RUN N 27°20'20" E ALONG SAID EASTERLY RIGHT OF WAY LINE 484.73 FEET TO POINT OF BEGINNING; LESS RIGHT OF WAY FOR STATE ROAD 470 (POLK COUNTY PARKWAY) AS DESCRIBED IN O.R. BOOK 3566, PAGE 1653 & LESS THAT PARCEL DESCRIBED IN O.R. BOOK 5046, PAGE 1 & LESS THAT PORTION LYING EAST OF WESTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN O.R. BOOK 6074, PAGE 497 & LESS THAT PORTION LYING SOUTH OF THAT PARCEL DESCRIBED IN O.R. BOOK 6074, PAGE 497 & LESS ADDITIONAL RIGHT OF WAY FOR PIPKIN CREEK ROAD AS DESCRIBED IN O.R. BOOK 7720, PAGE 370.

ATTACHMENT "B"



DEVELOPMENT PROGRAM	
GROSS LAND AREA	388.46 AC
WETLANDS	151.3 AC
NET LAND AREA	237.16 AC
SINGLE FAMILY HOMES	143.75
SINGLE FAMILY LOTS	128.56/AC
WETLANDS	151.3 AC
NET LAND AREA	237.16 AC

DEVELOPMENT NOTES:

1. ALL COMMON OPEN SPACE AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY THE DEVELOPER PRIOR TO ANY LAND AND/OR LOT SALE.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND/OR INFRASTRUCTURE PROVIDED TO THE DEVELOPMENT.
3. ALL UTILITIES PROVIDED TO SERVICE THE PROPOSED PROJECT SHALL BE INSTALLED AND/OR MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, SECTION 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ATTACHMENT "C"



