

DESCRIPTION:

A portion of MAP OF FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof, recorded in Plat Book 3, Pages 60 through 63, and a portion of REPLAT OF LAKEWOOD HEIGHTS, according to the map or plat thereof, recorded in Plat Book 26, Page 15, both of the Public Records of Polk County, Florida, lying in Section 14, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 14, run thence along the South boundary of the Southwest 1/4 thereof, S.89°44'12"E., a distance of 1333.59 feet to the East boundary of the Southwest 1/4 of said Southwest 1/4; thence along said East boundary, N.00°04'58"W., a distance of 40.00 feet to the North Right of Way of CARL BOOZER ROAD, according to Official Records Book 1818, Page 703 for a **POINT OF BEGINNING**; thence along said North Right of Way, N.89°44'12"W., a distance of 1243.53 feet to the East Right of Way of POWERLINE ROAD, according to Official Records Book 12904, Page 1033; thence along said East Right of Way, N.00°00'06"E., a distance of 613.40 feet to the South boundary of Tract 17 in the Southwest 1/4 of said MAP OF FLORIDA DEVELOPMENT CO. TRACT; thence along said South boundary, S.89°50'19"E., a distance of 243.15 feet to the East boundary thereof; thence along said East boundary, and Northerly extension thereof, N.00°01'10"W., a distance of 653.84 feet to the South boundary of the Northwest 1/4 of aforesaid Southwest 1/4; thence along said South boundary, S.89°56'27"E., a distance of 665.82 feet to the Southerly extension of the East boundary of Tract 14 in the Southwest 1/4; thence along said Southerly extension and East boundary, N.00°03'42"W., a distance of 655.03 feet to the North boundary thereof; thence along the North boundary of said Tract 14, Tract 15, and Tract 16, S.89°57'24"W., a distance of 907.01 feet to aforesaid East Right of Way of Powerline Road; thence along said East Right of Way the following five (5) courses: 1) N.00°00'06"E., a distance of 653.37 feet; 2) N.00°00'05"W., a distance of 46.89 feet; 3) N.00°34'17"E., a distance of 99.94 feet; 4) N.00°03'44"E., a distance of 900.60 feet; 5) N.00°00'05"W., a distance of 916.52 feet to the Southwesterly boundary of SNELL CREEK MANOR, according to the plat thereof, recorded in Plat Book 142, Pages 16 and 17 of said Public Records of Polk County, Florida; thence along said Southwesterly boundary, and Southerly extension thereof, the following two (2) courses: 1) N.89°27'19"E., a distance of 237.44 feet; 2) S.00°03'44"E., a distance of 655.26 feet to the South boundary of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 14; thence along said South boundary, N.89°36'04"E., a distance of 993.66 feet to the East boundary thereof; thence along said East boundary, N.00°13'02"W., a distance of 657.34 feet to the South boundary of Tract 5 in the Northwest 1/4 of said MAP OF FLORIDA DEVELOPMENT CO. TRACT; thence along said South boundary, N.89°28'26"E., a distance of 330.59 feet to the East boundary thereof; thence along said East boundary, N.00°16'16"W., a distance of 643.07 feet to the South Right of Way of SNELL CREEK ROAD, according to said MAP OF FLORIDA DEVELOPMENT CO. TRACT; thence along said South Right of Way, N.89°20'46"E., a distance of 974.96 feet to the West Right of Way of BIRD ROAD, according to said MAP OF FLORIDA DEVELOPMENT CO. TRACT; thence along said West Right of Way the following three (3) courses: 1) S.00°25'53"E., a

distance of 1305.48 feet to the North boundary of the Southeast 1/4 of aforesaid Northwest 1/4; 2) along said North boundary, S.89°36'04"W., a distance of 10.00 feet; 3) departing said North boundary, S.00°25'53"E., a distance of 25.00 feet to the Northeast corner of Lot 3 of aforesaid REPLAT OF LAKEWOOD HEIGHTS; thence along the North boundary of said Lot 3, Lot 2, and Lot 1, S.89°36'04"W., a distance of 943.67 feet to the West boundary of said Lot 1; thence along the West boundary of said Lot 1, S.00°16'16"E., a distance of 633.13 feet to the Southwest corner thereof; thence along the Westerly extension of the South boundary of said Lot 1, S.89°43'40"W., a distance of 25.00 feet to the Northeast corner of Tract 28 in the Northwest 1/4 of said MAP OF FLORIDA DEVELOPMENT CO. TRACT; thence along the East boundary, and Southerly extension thereof, of said Tract 28, S.00°16'16"E., a distance of 658.07 feet to the North boundary of aforesaid Southwest 1/4; thence along said North boundary, N.89°51'15"E., a distance of 332.43 feet to the West boundary of the East 1/4 of said Southwest 1/4; thence along said West boundary, S.00°07'29"E., a distance of 2587.24 feet to aforesaid North Right of Way of CARL BOOZER ROAD; thence along said North Right of Way, N.89°44'12"W., a distance of 666.77 feet to the **POINT OF BEGINNING**.

Containing 181.614 acres, more or less.

TOGETHER WITH

A parcel of land lying in the Northwest 1/4 Section 23, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 23, run thence along the North boundary of the Northwest 1/4 thereof, S.89°44'12"E., a distance of 1333.59 feet to the Northwest corner of the Northeast 1/4 of said Northwest 1/4 for a **POINT OF BEGINNING**; thence continue along said North boundary, S.89°44'12"E., a distance of 1333.59 feet to the North 1/4 corner of said Section 23; thence along the East boundary of said Northeast 1/4 of the Northwest 1/4, S.00°03'18"E., a distance of 1314.13 feet to the Southeast corner thereof; thence S.00°03'32"E., a distance of 124.06 feet; thence S.89°52'54"W., a distance of 92.72 feet; thence S.00°07'06"E., a distance of 50.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°52'54"W., 35.36 feet); thence S.00°07'06"E., a distance of 170.00 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°07'06"E., 35.36 feet); thence S.00°07'06"E., a distance of 50.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°52'54"W., 35.36 feet); thence S.00°07'06"E., a distance of 60.00 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°07'06"E., 35.36 feet); thence S.00°07'06"E., a distance of 110.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°52'54"W., 35.36 feet); thence S.00°07'06"E., a distance of 60.00 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the left

having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°07'06"E., 35.36 feet); thence S.00°07'06"E., a distance of 50.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°52'54"W., 35.36 feet); thence S.89°52'54"W., a distance of 50.00 feet; thence Northwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°07'06"W., 35.36 feet); thence S.89°52'54"W., a distance of 85.00 feet; thence S.00°07'06"E., a distance of 185.15 feet; thence Southeasterly, 250.95 feet along the arc of a tangent curve to the left having a radius of 195.00 feet and a central angle of 73°44'04" (chord bearing S.36°59'08"E., 233.99 feet); thence S.00°17'47"E., a distance of 88.30 feet to the North Maintained Right of Way of BAKER DAIRY ROAD, according to the Maintained Right of Way Maps for Baker Dairy Road, recorded in Map Book 18, Pages 6 through 21 and Map Book 5, Pages 280 through 285 of the Public Records of Polk County, Florida; thence along said North Maintained Right of Way the following four (4) courses: 1) S.89°24'40"W., a distance of 295.11 feet; 2) S.89°16'24"W., a distance of 313.14 feet; 3) N.88°35'14"W., a distance of 16.04 feet; 4) N.89°09'35"W., a distance of 72.26 feet; thence departing said North Maintained Right of Way, N.00°26'45"W., a distance of 256.62 feet; thence N.38°06'45"W., a distance of 160.00 feet; thence N.51°53'15"E., a distance of 99.27 feet; thence N.38°06'45"W., a distance of 536.03 feet; thence Northerly, 414.45 feet along the arc of a tangent curve to the right having a radius of 625.00 feet and a central angle of 37°59'39" (chord bearing N.19°06'55"W., 406.90 feet); thence N.00°07'06"W., a distance of 43.76 feet; thence S.89°54'30"W., a distance of 14.26 feet to the West boundary of the East 1/2 of aforesaid Northwest 1/4 of Section 23; thence along said West boundary, N.00°07'06"W., a distance of 1317.08 feet to the **POINT OF BEGINNING**.

Containing 67.165 acres, more or less.

Containing a net acreage of 248.779 acres, more or less.