

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

COMMENCE at the West 1/4 corner of said Section 23; run thence along the South boundary thereof, N.89°59'50"E., a distance of 104.94 feet; thence N.00°00'10"W., a distance of 17.52 feet to the Southeast corner of Powerline Road, as recorded in Official Records Book 12904, Page 1029, of the Public Records of Polk County, Florida, said point also being the **POINT OF BEGINNING**; thence along Easterly right of way thereof the following (3) courses: (1) N.00°12'03"W., a distance of 599.37 feet; (2) N.09°17'28"W., a distance of 94.94 feet; (3) N.00°12'03"W., a distance of 609.24 feet to the Northeast corner of said Powerline Road, said point also being on the North boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence along said North boundary, S.89°51'48"E., a distance of 1241.67 feet to the Northeast corner thereof; thence N.89°54'30"E., a distance of 14.26 feet; thence S.00°07'06"E., a distance of 43.76 feet; thence Southerly, 414.45 feet along the arc of a tangent curve to the left having a radius of 625.00 feet and a central angle of 37°59'39" (chord bearing S.19°06'55"E., 406.90 feet); thence S.38°06'45"E., a distance of 536.03 feet; thence S.51°53'15"W., a distance of 99.27 feet; thence S.38°06'45"E., a distance of 160.00 feet; thence S.00°26'45"E., a distance of 256.62 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 fifteen (15) courses: 1) N.89°09'35"W., a distance of 27.77 feet; 2) S.89°41'40"W., a distance of 100.01 feet; 3) S.89°07'17"W., a distance of 100.01 feet; 4) S.89°41'40"W., a distance of 259.19 feet; 5) N.89°30'40"W., a distance of 34.33 feet; 6) N.89°49'33"W., a distance of 206.59 feet; 7) N.89°13'20"W., a distance of 186.53 feet; 8) S.89°51'01"W., a distance of 238.68 feet; 9) S.81°35'02"W., a distance of 22.35 feet; 10) N.85°43'10"W., a distance of 51.70 feet; 11) N.88°05'27"W., a distance of 61.46 feet; 12) S.87°25'46"W., a distance of 62.46 feet; 13) S.88°53'34"W., a distance of 112.94 feet; 14) S.89°14'45"W., a distance of 247.68 feet; 15) N.89°02'12"W., a distance of 12.05 feet to the **POINT OF BEGINNING**.

Containing 45.102 acres, more or less.