

LEGAL DESCRIPTION

(PREPARED BY GUSTIN, COTHERN & TUCKER, INC. ON 15 MAR 2023)

5 ACRE PARCEL - NORTH PORTION

A PARCEL OF LAND, BEING A PORTION OF LOTS 1-3, SANTA ROSA PLANTATION COMPANY SUBDIVISION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 19 WEST (PLAT BOOK 2, PAGE 4), AND BEING A PORTION OF "PARCEL A" (AS CONVEYED IN OFFICIAL RECORDS BOOK 2581, PAGE 1955); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NAIL & DISK (L.S. #6469) MARKING THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 87°41'40" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE COMMON NORTH LINE OF SAID SECTION 31, A DISTANCE OF 285.73 FEET TO THE NORTHEAST CORNER OF THE AFORESAID "PARCEL A", SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE ALONG THE CURVED EASTERLY LINE OF SAID "PARCEL A", THROUGH A CENTRAL ANGLE OF 30°57'42", AN ARC DISTANCE OF 324.23 FEET, (CHORD BEARING = S 25°34'17" E, CHORD = 320.30 FEET); THENCE DEPARTING SAID EASTERLY LINE, PROCEED S 42°10'57" W, A DISTANCE OF 28.89 FEET TO THE POINT OF BEGINNING; THENCE S 06°00'00" W, A DISTANCE OF 39.68 FEET; THENCE S 84°01'16" E, A DISTANCE OF 49.33 FEET; THENCE S 06°00'00" W, A DISTANCE OF 11.59 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°54'18", AN ARC DISTANCE OF 252.52 FEET, (CHORD BEARING = S 09°27'17" W, CHORD = 240.02 FEET); THENCE S 41°00'00" E, A DISTANCE OF 7.14 FEET; THENCE S 49°00'00" W, A DISTANCE OF 182.83 FEET; THENCE N 41°00'00" W, A DISTANCE OF 7.67 FEET; THENCE S 49°03'52" W, A DISTANCE OF 18.49 FEET; THENCE N 41°01'28" W, A DISTANCE OF 50.64 FEET; THENCE N 49°00'00" E, A DISTANCE OF 109.14 FEET; THENCE N 51°28'16" W, A DISTANCE OF 101.78 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 365.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°36'50", AN ARC DISTANCE OF 10.28 FEET, (CHORD BEARING = S 32°14'10" W, CHORD = 10.28 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°52'56", AN ARC DISTANCE OF 112.98 FEET, (CHORD BEARING = S 43°29'03" W, CHORD = 112.36 FEET); THENCE N 34°30'00" W, A DISTANCE OF 6.23 FEET; THENCE S 55°30'00" W, A DISTANCE OF 17.92 FEET; THENCE S 34°30'00" E, A DISTANCE OF 6.21 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'56", AN ARC DISTANCE OF 34.26 FEET, (CHORD BEARING = S 60°24'12" W, CHORD = 34.24 FEET); THENCE N 27°52'50" W, A DISTANCE OF 77.03 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 233.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°00'21", AN ARC DISTANCE OF 126.09 FEET, (CHORD BEARING = N 48°32'46" E, CHORD = 124.56 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 288.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°08'18", AN ARC DISTANCE OF 35.88 FEET, (CHORD BEARING = N 29°28'26" E, CHORD = 35.86 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 229.69 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°23'27", AN ARC DISTANCE OF 169.94 FEET, (CHORD BEARING = N 04°42'34" E, CHORD = 166.09 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 16°29'09" W, A DISTANCE OF 58.28 FEET; THENCE N 41°40'38" E, A DISTANCE OF 67.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE,

THROUGH A CENTRAL ANGLE OF 20°42'34", AN ARC DISTANCE OF 39.76 FEET, (CHORD BEARING = S 37°33'36" E, CHORD = 39.54 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 306.69 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°30'21", AN ARC DISTANCE OF 168.64 FEET, (CHORD BEARING = S 11°27'09" E, CHORD = 166.53 FEET); THENCE S 84°00'00" E, A DISTANCE OF 4.35 FEET; THENCE N 06°00'00" E, A DISTANCE OF 67.04 FEET; THENCE S 84°00'00" E, A DISTANCE OF 3.17 FEET; THENCE N 06°00'00" E, A DISTANCE OF 105.63 FEET; THENCE S 84°00'00" E, A DISTANCE OF 46.00 FEET; THENCE S 06°00'00" W, A DISTANCE OF 50.00 FEET; THENCE S 84°00'00" E, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.32 ACRES, MORE OR LESS.

#### 5 ACRE PARCEL - SOUTH PORTION

A PARCEL OF LAND, BEING A PORTION OF LOT 5, SANTA ROSA PLANTATION COMPANY SUBDIVISION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 19 WEST (PLAT BOOK 2, PAGE 4), AND BEING A PORTION OF "PARCEL B" (AS CONVEYED IN OFFICIAL RECORDS BOOK 2581, PAGE 1955); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NAIL & DISK (L.S. #6469) MARKING THE NORTHWEST CORNER OF LOT 1 OF SAID SANTA ROSA PLANTATION COMPANY SUBDIVISION; THENCE S 87°41'40" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE COMMON NORTH LINE OF SAID SECTION 31, A DISTANCE OF 840.34 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 331 (FLORIDA STATE ROAD 83 - 100 FOOT WIDE RIGHT-OF-WAY), SAID POINT LYING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 11571.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) CALLS:

- 1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°59'07", AN ARC DISTANCE OF 1208.76 FEET, (CHORD BEARING = S 06°05'19" W, CHORD = 1208.21 FEET) TO THE IRON ROD (L.B. #7411) MARKING A POINT WHERE THE RIGHT-OF-WAY WIDTH VARIES;
- 2) S 72°41'16" E, A DISTANCE OF 12.18 FEET TO A POINT LYING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 11559.19 FEET;
- 3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'45", AN ARC DISTANCE OF 103.40 FEET, (CHORD BEARING = S 02°49'30" W, CHORD = 103.40 FEET);
- 4) N 72°43'21" W, A DISTANCE OF 12.21 FEET TO THE IRON ROD (L.B. #7411) MARKING THE NORTHEAST CORNER OF THE AFORESAID "PARCEL B";

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 72°43'21" W ALONG THE NORTH LINE OF SAID "PARCEL B" AND THE COMMON SOUTH LINE OF A 100 FOOT WIDE GULF POWER EASEMENT (DEED BOOK 122, PAGE 416), A DISTANCE OF 66.19 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID COMMON LINE, PROCEED S 04°21'54" E, A DISTANCE OF 99.54 FEET; THENCE S 09°23'21" E, A DISTANCE OF 49.77 FEET; THENCE S 17°16'39" W, A DISTANCE OF 142.20 FEET; THENCE N 72°43'21" W, A DISTANCE OF 413.52 FEET; THENCE N 09°13'16" E, A DISTANCE OF 281.98 FEET TO A POINT ON THE AFORESAID NORTH LINE OF "PARCEL B"; THENCE S 72°43'21" E ALONG THE AFORESAID COMMON LINE, A DISTANCE OF 393.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.68 ACRES, MORE OR LESS.