

NEW AVONLEA P.U.D.

LYING IN A PORTION OF SECTIONS 28 AND 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

PLAT BOOK: 17
PAGE: 35

LEGAL DESCRIPTION CROSSINGS "A" (LOT 1):

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 37 S, RANGE 41E IN THE CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 37S, RANGE 41E, SAID POINT BEING IN THE CENTER LINE OF STATE ROAD 707; THENCE RUN N00°15'38"E ALONG THE WEST LINE OF SECTION 28, A DISTANCE OF 961.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BAKER ROAD; THENCE S89°58'55"E ALONG THE SAID NORTH RIGHT OF WAY LINE OF BAKER ROAD (100 FEET WIDE), A DISTANCE OF 8.88 FEET TO A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF BAKER ROAD WITH THE EASTERLY LINE OF GREEN RIVER PARKWAY, AND THE POINT OF BEGINNING, AND EXTENDING THENCE

- 1 NORTHWARDLY ALONG THE EASTERLY LINE OF GREEN RIVER PARKWAY (120 FEET WIDE), ALONG AN ARC CURVING TO THE LEFT WITH A RADIUS OF 2148.75 FEET, THROUGH A CENTRAL ANGLE OF 8°58'27", AN ARC DISTANCE OF 336.56 FEET TO A POINT, THENCE
- 2 S89°58'55"E, A DISTANCE OF 218.85 FEET TO A POINT, THENCE
- 3 S00°01'05"W, A DISTANCE OF 34.50 FEET TO A POINT, THENCE
- 4 S03°21'16"E, A DISTANCE OF 22.22 FEET TO A POINT, THENCE
- 5 S24°35'21"W, A DISTANCE OF 10.80 FEET TO A POINT, THENCE
- 6 S01°42'54"E, A DISTANCE OF 66.91 FEET TO A POINT, THENCE
- 7 S28°46'22"E, A DISTANCE OF 32.82 FEET TO A POINT, THENCE
- 8 S38°14'31"E, A DISTANCE OF 84.10 FEET TO A POINT, THENCE
- 9 S38°00'50"E, A DISTANCE OF 23.84 FEET TO A POINT, THENCE
- 10 S43°09'39"E, A DISTANCE OF 22.95 FEET TO A POINT, THENCE
- 11 S26°48'23"E, A DISTANCE OF 17.57 FEET TO A POINT, THENCE
- 12 S39°33'42"E, A DISTANCE OF 15.00 FEET TO A POINT, THENCE
- 13 S11°31'26"E, A DISTANCE OF 36.53 FEET TO A POINT, THENCE
- 14 S39°20'11"E, A DISTANCE OF 38.92 FEET TO A POINT IN THE NORTHERLY LINE OF BAKER ROAD, THENCE
- 15 N89°58'55"W, ALONG THE NORTHERLY LINE OF BAKER ROAD, A DISTANCE OF 377.39 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 2.07 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 6 (LOT 2)

A PARCEL OF LAND LOCATED IN THE SW (1/4) OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, IN THE CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

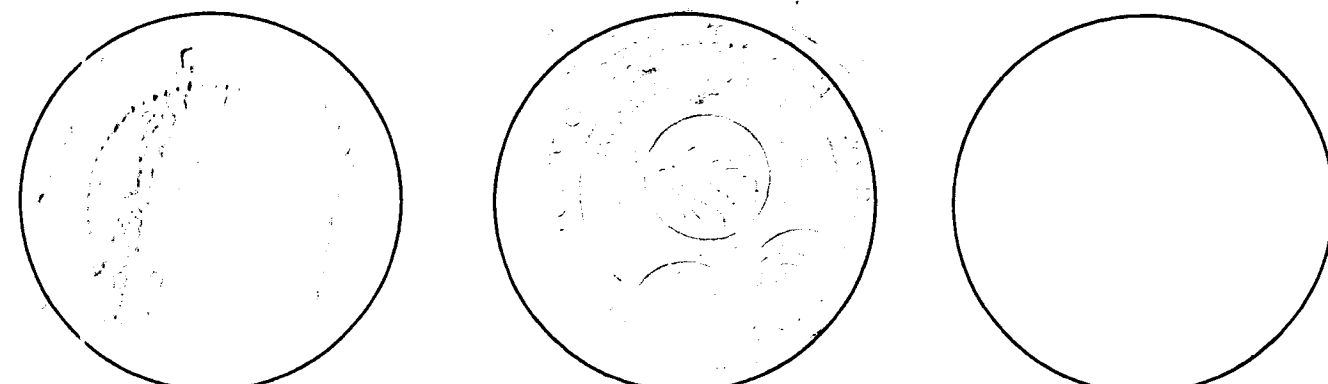
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BAKER ROAD (100 FEET WIDE) WITH THE EASTERLY RIGHT OF WAY LINE OF GREEN RIVER PARKWAY (120 FEET WIDE) AND RUN S 89°58'55"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BAKER ROAD, A DISTANCE OF 849.49 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00°01'05"E DEPARTING SAID RIGHT OF WAY A DISTANCE OF 133.00 FEET; TO A POINT OF CURVATURE, THENCE NORTHEASTWARDLY ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 35.50 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 55.76 FEET TO A POINT OF TANGENCY, THENCE S 89°58'55"E, A DISTANCE OF 19.00 FEET TO A POINT OF CURVATURE, THENCE NORTHEASTWARDLY ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 12.50 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 19.63 FEET TO A POINT OF TANGENCY, THENCE N 00°01'05"E A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE, THENCE NORTHEASTWARDLY ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 35.50 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 55.76 FEET TO A POINT OF TANGENCY, THENCE S 89°58'55"E, A DISTANCE OF 52.00 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTWARDLY ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 35.50 FEET, THROUGH A CENTRAL ANGLE OF 67°31'30", AN ARC DISTANCE OF 41.84 FEET TO A POINT, THENCE S 89°58'55"E, DEPARTING FROM SAID CURVE ON A NON-TANGENT LINE, A DISTANCE OF 32.39 FEET TO A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF N 67°30'25"W, THENCE NORTHEASTWARDLY ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 35.50 FEET, THROUGH A CENTRAL ANGLE OF 67°31'30", AN ARC DISTANCE OF 41.84 FEET TO A POINT OF TANGENCY, THENCE S 89°58'55"E, A DISTANCE OF 52.00 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTWARDLY ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 35.50 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 55.76 FEET TO A POINT OF TANGENCY, THENCE S 00°01'05"W, A DISTANCE OF 65.22 FEET TO A POINT, THENCE S 89°58'55"E, A DISTANCE OF 23.74 FEET TO A POINT, THENCE N 00°01'05"E, A DISTANCE OF 26.22 FEET TO A POINT, THENCE S 89°58'55"E, A DISTANCE OF 109.69 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CARDINAL ROAD, THENCE S 11°27'02"E CONTINUING ON SAID RIGHT OF WAY A DISTANCE OF 252.03 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY OF CARDINAL ROAD AND THE NORTH RIGHT OF WAY LINE OF BAKER ROAD EXTENSION, THENCE N 89°58'55"W ALONG THE NORTH RIGHT OF WAY LINE OF BAKER ROAD EXTENSION, A DISTANCE OF 923.54 FEET TO THE POINT OF BEGINNING.

CONTAINS WITHIN SAID BOUNDS 135,834 SQUARE FEET OR 3.122 ACRES MORE OR LESS

LEGAL DESCRIPTION (LOTS 3-9)

AVONLEA COMMERCIAL CENTER A PARCEL OF LAND LYING IN SECTION 28, T37S, R41E, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 202.00' OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION 28, T37S, R41E, AS DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 19, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE NORTHERLY RIGHT OF WAY LINE OF BAKER ROAD EXTENSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 726, PAGE 1921, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE NORTH 89°58'55" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BAKER ROAD EXTENSION, 348.92' TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF N.E. CARDINAL WAY BEING A 60.00' RIGHT OF WAY AS NOW LAID OUT AND IN USE; THENCE NORTH 11°27'02" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.E. CARDINAL WAY, 381.40' TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 25 AND 19, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND PHYSICALLY DESCRIBED BY MONUMENTS AND OCCUPATION; THENCE SOUTH 89°45'24" EAST ALONG SAID OCCUPIED LINE, 426.27' TO THE POINT OF INTERSECTION WITH THE AFORESAID PARCEL 6; THENCE SOUTH 00°15'03" WEST ALONG SAID WEST LINE OF THE EAST 202.00' OF PARCEL 6 A DISTANCE OF 372.11' TO THE POINT OF BEGINNING, CONTAINS 3.32 ACRES MORE OR LESS.



LEGAL DESCRIPTION: (LOT 10)

JENSEN INDUSTRIAL PARK SITE

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE, NORTH 00° 15' 38" EAST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 861.35 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH SOUTHERLY RIGHT-OF-WAY LINE OF BAKER ROAD EXTENSION; THENCE SOUTH 89° 58' 55" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE 1545.39 FEET FOR A POINT OF BEGINNING (P.O.B.);

THENCE, SOUTH 89° 58' 55" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 520.27 FEET; THENCE, SOUTH 20° 06' 54" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 142.51 FEET MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT-OF-WAY LINE FOR SAVANNAH ROAD; THENCE, SOUTH 49° 53' 54" WEST, ALONG NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 412.74 FEET, MORE OR LESS, TO THE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CARDINAL AVENUE, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE, SOUTHERLY, WESTERLY, AND NORTHERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 78° 51' 33", A DISTANCE OF 103.23 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 585.00 FEET AND WHOSE RADIAL POINT BEARS NORTH 38° 45' 27" EAST, THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 39° 47' 31", A DISTANCE OF 406.28 FEET TO THE POINT OF TANGENCY, THENCE, NORTH 11° 27' 12" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 101° 28' 07", A DISTANCE OF 88.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.06 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: CROSSINGS "B" (LOT 16)

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 37S, RANGE 41E IN THE CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 37S, RANGE 41E, SAID POINT BEING IN THE CENTER LINE OF STATE ROAD 707; THENCE RUN N00°15'38"E ALONG THE EAST LINE OF SECTION 29, A DISTANCE OF 861.34 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF BAKER ROAD; THENCE N89°58'36"W ALONG THE SAID SOUTH RIGHT OF WAY LINE OF BAKER ROAD A DISTANCE OF 134.01 FEET TO A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF BAKER ROAD WITH THE WESTERLY LINE OF GREEN RIVER PARKWAY, AND THE POINT OF BEGINNING, AND EXTENDING THENCE

- 1 N89°58'55"W, ALONG THE SOUTHERLY LINE OF BAKER ROAD (100 FEET WIDE), A DISTANCE OF 139.42 FEET TO A POINT, THENCE
- 2 N00°15'38"E, A DISTANCE OF 20.37 FEET TO A POINT ON THE SOUTHERLY LINE OF BAKER ROAD (60 FEET WIDE), THENCE
- 3 N89°07'27"W ALONG THE SOUTHERLY LINE OF BAKER ROAD (60 FEET WIDE), A DISTANCE OF 281.73 FEET TO A POINT, THENCE
- 4 S00°52'33"W, A DISTANCE OF 205.83 FEET TO A POINT, THENCE
- 5 S88°58'54"E, A DISTANCE OF 57.22 FEET TO A POINT, THENCE
- 6 S00°14'59"W, A DISTANCE OF 599.46 FEET TO A POINT IN THE WESTERLY LINE OF GREEN RIVER PARKWAY, THENCE
- 7 N3°31'24"E, ALONG THE WESTERLY LINE OF GREEN RIVER PARKWAY (120 FEET WIDE), A DISTANCE OF 171.24 FEET TO A POINT OF CURVATURE, THENCE
- 8 NORTHWARDLY STILL ALONG THE WESTERLY LINE OF GREEN RIVER PARKWAY, ALONG AN ARC CURVING TO THE LEFT WITH A RADIUS OF 2028.75 FEET, THROUGH A CENTRAL ANGLE OF 19°43'35", AN ARC DISTANCE OF 698.48 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 4.23 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: CROSSINGS "C" (LOT 14) AND "D" LOT (15)

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 28, AND THE SE 1/4 OF SECTION 29, TOWNSHIP 37 S, RANGE 41 E IN THE CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 37S, RANGE 41 E, SAID POINT BEING IN THE CENTER LINE OF STATE ROAD 707; THENCE RUN N00°15'38"E ALONG THE EAST LINE OF SECTION 29, A DISTANCE OF 60.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE FIRST CHRISTIAN CHURCH TRACT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF STATE ROAD 707, AND THE POINT OF BEGINNING, AND EXTENDING THENCE

- 1 N88°46'41"W, ALONG THE NORTHERLY LINE OF STATE ROAD 707, A DISTANCE OF 100.61 FEET TO A POINT OF CURVATURE, SAID CURVE CONNECTING THE NORTHERLY LINE OF STATE ROAD 707 WITH THE EASTERLY LINE OF GREEN RIVER PARKWAY, THENCE
- 2 NORTHWESTWARDLY AND NORTHWARDLY ALONG SAID CONNECTING CURVE ALONG AN ARC CURVING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 118°01'59", AN ARC DISTANCE OF 309.01 FEET TO A POINT OF REVERSE CURVE IN THE EASTERLY LINE OF GREEN RIVER PARKWAY, THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF GREEN RIVER PARKWAY, ALONG AN ARC CURVING TO THE LEFT WITH A RADIUS OF 2148.75 FEET, THROUGH A CENTRAL ANGLE OF 10°11'03", AN ARC DISTANCE OF 381.93 FEET TO A POINT, THENCE
- 3 S70°55'43"E, A DISTANCE OF 79.95 FEET TO A POINT, THENCE
- 4 S20°43'18"W, A DISTANCE OF 128.12 FEET TO A POINT, THENCE
- 5 S09°37'04"W, A DISTANCE OF 38.15 FEET TO A POINT, THENCE
- 6 N80°22'56"W, A DISTANCE OF 9.04 FEET TO A POINT, THENCE
- 7 S09°37'04"W, A DISTANCE OF 98.75 FEET TO A POINT, THENCE
- 8 S80°18'30"E, A DISTANCE OF 157.98 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS OF FIRST CHRISTIAN CHURCH, THENCE
- 9 S89°49'49"W, ALONG SAID NORTHERLY LINE A DISTANCE OF 81.30 FEET TO THE NORTHWESTERLY CORNER OF SAID FIRST CHRISTIAN CHURCH LANDS, THENCE
- 10 S00°15'38"W STILL ALONG SAID CHURCH LANDS A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.
- 11

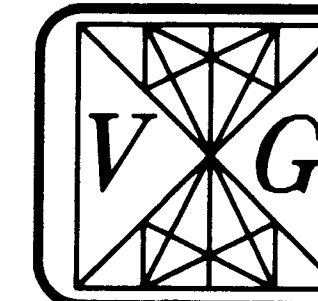
CONTAINING WITHIN SAID BOUNDS 2.05 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL 7) LOTS 11, 12 AND 13

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 28 & 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, IN THE CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, SAID POINT BEING IN THE CENTERLINE OF STATE ROAD 707; THENCE RUN N 00°15'38"E ALONG THE WEST LINE OF SECTION 28, A DISTANCE OF 60.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE FIRST CHRISTIAN CHURCH TRACT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 707, THENCE RUN N 89°49'49" E ALONG THE NORTH LINE OF SAID STATE ROAD 707 A DISTANCE OF 396.01 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00°15'38" E, DEPARTING SAID RIGHT OF WAY, A DISTANCE OF 270.00 FEET, THENCE RUN S 89°49'49" W, A DISTANCE OF 314.71 FEET, THENCE RUN N 80°15'30" W, A DISTANCE OF 157.98 FEET, THENCE RUN N 09°37'04" E, A DISTANCE OF 95.75 FEET, THENCE RUN S 80°22'56" E, A DISTANCE OF 9.04 FEET, THENCE RUN N 09°37'04" A DISTANCE OF 20.77 FEET, THENCE RUN S 61°01'24" E, A DISTANCE OF 44.85 FEET, THENCE RUN S 80°40'08" E, A DISTANCE OF 43.21 FEET, THENCE RUN N 89°49'50" E, A DISTANCE OF 300.34 FEET, THENCE RUN S 80°40'30" E, A DISTANCE OF 49.35 FEET, THENCE RUN N 89°49'50" E, A DISTANCE OF 300.34 FEET, THENCE RUN S 00°10'11" E, A DISTANCE OF 68.42 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 57.30 FEET (THROUGH WHICH A RADIAL LINE BEARS N 20°10'53" E); THENCE SOUTHEASTERLY 23.08 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°04'57" TO THE END OF SAID CURVE; THENCE RUN S 44°33'50" E, A DISTANCE OF 72.24 FEET; THENCE RUN N 00°10'11" W, A DISTANCE OF 80.18 FEET, THENCE RUN N 89°49'49" E, A DISTANCE OF 300.00 FEET, THENCE RUN S 00°10'10" E, A DISTANCE OF 102.06 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 42.90 FEET (THROUGH WHICH A RADIAL LINE BEARS N 42°46'04" E); THENCE SOUTHEASTERLY 26.68 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°58'08" TO A POINT OF REVERSE COMPOUND CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 13.00 FEET (THROUGH WHICH A RADIAL LINE BEARS S 64°04'11" W) THENCE SOUTHEASTERLY 14.58 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°14'22" TO THE END OF SAID CURVE; THENCE N 89°49'49" E, A DISTANCE OF 13.03 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 14.00 FEET; THENCE NORTHEASTERLY 20.49 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°51'05" TO THE END OF SAID CURVE, THENCE RUN N 00°11'06" W, A DISTANCE OF 16.30 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY 5.96 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°23'22" TO THE END OF SAID CURVE, THENCE RUN N 11°12'16" E, A DISTANCE OF 225.38 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 79.60 FEET; THENCE NORTHERLY 16.79 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°02'21" TO THE END OF SAID CURVE; THENCE RUN N 00°29'59" W, A DISTANCE OF 38.67 FEET, THENCE RUN N 08°51'07" W, A DISTANCE OF 50.77 FEET; THENCE RUN N 08°44'10" W, A DISTANCE OF 26.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 141.15 FEET; THENCE NORTHEASTERLY 8.18 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°19'12" TO THE END OF SAID CURVE TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 122.86 FEET; THENCE NORTHEASTERLY 14.36 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°41'40" TO THE END OF SAID CURVE; THENCE RUN N 00°01'06" E, A DISTANCE OF 78.48 FEET; THENCE RUN N 89°58'56" W, A DISTANCE OF 31.50 FEET; THENCE RUN N 00°01'05" E, A DISTANCE OF 58.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BAKER ROAD EXTENSION; THENCE RUN S 89°58'55" E CONTINUING ON SAID RIGHT OF WAY LINE, A DISTANCE OF 462.46 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 125.00 FEET, THENCE SOUTHEASTERLY 168.28 FEET ALONG THE ARC OF SAID CURVE, CONNECTING THE SOUTH RIGHT OF WAY LINE OF BAKER ROAD EXTENSION AND THE WEST RIGHT OF WAY LINE OF CARDINAL ROAD, THROUGH A CENTRAL ANGLE OF 77°08'02" TO A POINT; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 685.00 FEET; THENCE SOUTHEASTERLY 414.88 FEET (CONTINUING ON SAID RIGHT OF WAY LINE) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°42'07" TO A POINT, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY 127.56 FEET ALONG THE ARC OF SAID CURVE, CONNECTING THE WEST RIGHT OF WAY LINE OF CARDINAL ROAD AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 707, THROUGH A CENTRAL ANGLE OF 97°26'55" TO THE END OF SAID CURVE; THENCE RUN S 49°53'54" W, CONTINUING ON SAID RIGHT OF WAY LINE A DISTANCE OF 54.47 FEET; THENCE RUN N 31°09'10" W, DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 56.43 FEET; THENCE RUN N 36°36'47" W, A DISTANCE OF 60.77 FEET; THENCE RUN N 23°23'13" E, A DISTANCE OF 18.00 FEET; THENCE RUN N 37°06'10" W, A DISTANCE OF 29.53 FEET; THENCE RUN N 41°00'18" W, A DISTANCE OF 53.89 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 54.48 FEET; THENCE NORTHWESTERLY 10.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°31'28" TO THE END OF SAID CURVE; THENCE RUN N 33°13'49" W, A DISTANCE OF 76.66 FEET; THENCE RUN N 26°19'13" W, A DISTANCE OF 5.86 FEET; THENCE RUN S 34°59'40" W, A DISTANCE OF 13.56 FEET; THENCE RUN N 64°02'59" W, A DISTANCE OF 6.37 FEET; THENCE RUN N 26°19'12" W, A DISTANCE OF 99.31 FEET; THENCE RUN N 34°59'40" E, A DISTANCE OF 19.16 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 13.00 FEET (THROUGH WHICH A RADIAL LINE BEARS N 47°20'34" E); THENCE NORTHWESTERLY 10.74 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°19'29" TO THE END OF SAID CURVE; THENCE RUN N 89°58'55" W, A DISTANCE OF 203.74 FEET; THENCE RUN N 81°16'22" W, A DISTANCE OF 29.72 FEET; THENCE RUN N 47°40'56" W, A DISTANCE OF 36.06 FEET; THENCE RUN N 71°19'09" W, A DISTANCE OF 24.93 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 28.01 FEET; THENCE SOUTHWESTERLY 32.11 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°34'10" TO THE END OF SAID CURVE; THENCE RUN S 38°22'13" W, A DISTANCE OF 18.02 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 38.50 FEET; THENCE SOUTHWESTERLY 35.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°44'47" TO THE END OF SAID CURVE; THENCE RUN N 89°58'55" W, A DISTANCE OF 75.40 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 14.50 FEET; THENCE SOUTHWESTERLY 22.78 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'59" TO THE END OF SAID CURVE; THENCE RUN S 00°10'06" W, A DISTANCE OF 27.75 FEET; THENCE RUN S 11°12'16" W, A DISTANCE OF 154.05 FEET; THENCE RUN S 78°47'45" E, A DISTANCE OF 66.02 FEET; THENCE RUN S 00°10'12" E, A DISTANCE OF 234.70 FEET; THENCE RUN N 89°49'49" E, A DISTANCE OF 21.72 FEET; THENCE RUN N 70°18'01" E, A DISTANCE OF 14.25 FEET; THENCE RUN S 19°41'59" E, A DISTANCE OF 42.72 FEET; THENCE RUN S 70°18'01" W, A DISTANCE OF 17.36 FEET; THENCE RUN S 00°10'11" E, A DISTANCE OF 71.58 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 707; THENCE RUN S 89°49'49" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 578.57 FEET TO THE POINT OF BEGINNING.

PLAT PREPARED BY:



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