

## PROPERTY DESCRIPTION

That part of Sections 2 and 3, 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  $89^{\circ}48'47''$  W, along the North line of said Northwest 1/4, a distance of 375.84 feet to the intersection with the West line of the CSX Transportation Inc. railroad, thence  $S50^{\circ}36'41''$  E, along said West line, 392.76 feet to the POINT OF BEGINNING, thence continue  $S50^{\circ}36'41''$  E, still along said West line, 2,069.98 feet to the Point of Curvature of a curve concaved to the Southwesterly having a Radius of 1,116.28 feet, a Central Angle of  $46^{\circ}10'11''$ , a Chord Bearing of  $S27^{\circ}31'35''$  E and a Chord Distance of 875.37 feet, thence still along said West line and said curve 899.51 feet to the Point of Tangency, thence  $S04^{\circ}26'30''$  E, still along said West line, 2,565.19 feet to the Northeast corner of that certain parcel of land described in Official Record Book 6981, Page 1388, thence  $N79^{\circ}52'44''$  W, along the North line of said parcel, 231.00 feet, to the Northwest corner of said parcel, thence  $S20^{\circ}56'48''$  W, along the West line of said parcel, 60.95 feet, thence  $S00^{\circ}06'12''$  E, still along said West line, 379.00 feet to the North right of way line of Dossey Road as recorded in Official Record Book 406, Page 706, thence  $S89^{\circ}53'48''$  W, along said North right of way line, 532.28 feet, thence  $S00^{\circ}29'31''$  E, still along said North right of way line, 25.00 feet to the South line of the Southeast 1/4 of said Section 2, thence  $S89^{\circ}53'50''$  W, along said South line 1300.78 feet to the Southeast corner of the Southwest 1/4 of said Section 2, thence  $S89^{\circ}52'14''$  W, along the South line of said Southwest 1/4, a distance of 2,649.16 feet to the Southwest cor of said Southeast 1/4, thence  $S89^{\circ}54'36''$  W, along the South line of the Southeast 1/4 of said Section 3, a distance of 671.76 feet to the centerline of a creek, thence North along the centerline of said creek the following (20) calls, (1) thence  $N30^{\circ}07'04''$  E 310.61 feet, (2) thence  $N47^{\circ}04'07''$  E 204.04 feet, (3) thence  $N76^{\circ}23'21''$  E 209.68 feet, (4) thence  $N61^{\circ}06'27''$  E 133.87 feet, (5) thence  $N67^{\circ}39'39''$  E 163.23 feet, (6) thence  $N56^{\circ}34'46''$  E 249.94 feet, (7) thence  $N21^{\circ}56'34''$  E 82.95 feet, (8) thence  $N11^{\circ}54'42''$  E 65.32 feet, (9) thence  $N65^{\circ}11'59''$  E 55.58 feet, (10) thence  $N70^{\circ}35'34''$  E 220.91 feet, (11) thence  $N73^{\circ}26'07''$  E 250.66 feet, (12) thence  $N24^{\circ}30'03''$  E 181.63 feet, (13) thence  $N16^{\circ}06'11''$  W 198.76 feet, (14) thence  $N01^{\circ}29'52''$  E 78.46 feet, (15) thence  $N16^{\circ}40'57''$  E 84.81 feet, (16) thence  $N37^{\circ}02'53''$  E 173.57 feet, (17) thence  $N20^{\circ}13'44''$  E 175.37 feet, (18) thence  $N60^{\circ}44'23''$  E 41.45 feet, (19) thence  $N09^{\circ}48'41''$  E 52.63 feet, (20) thence  $N10^{\circ}04'04''$  E 178.06 feet to the Northeast corner of CREEKBEND PHASE 2, as recorded in Plat Book 78, Page 22, thence  $N54^{\circ}19'29''$  W, along the Northeasterly line of said CREEKBEND PHASE 2 and the Northeasterly line of that certain parcel of land described in Official Record Book 1903, Page 788, a distance of 1722.56 feet to the centerline survey of Pipkin Dairy Road as shown on the maintained right of way map recorded in Map Book 2, Pages 168 -170, thence  $N27^{\circ}20'20''$  E, along said centerline 1423.22 feet to the Westerly projection of the South line of that certain parcel described in ORB 6074, Page 407, thence  $N89^{\circ}49'47''$  E, along the said South line, 1604.47 feet, thence  $N54^{\circ}50'03''$  E 146.29 feet, thence  $N29^{\circ}16'38''$  W 323.51 feet, thence  $N24^{\circ}29'27''$  W 295.96 feet, thence  $N00^{\circ}00'00''$  E 193.86 feet to a point on a non-tangent curve concaved to the South having a Radius of 1,787.79 feet, a Central Angle of  $02^{\circ}44'39''$ , a Chord Bearing of  $S79^{\circ}10'04''$  E and a Chord Distance of 85.62 feet, thence along said curve 85.63 feet to the Point of Tangency, thence  $S77^{\circ}47'44''$  E 401.01 feet to the Point of Curvature of a curve concaved to the Northerly having a Radius of 975.00 feet, a Central Angle of  $11^{\circ}24'13''$ , a Chord Bearing of  $S83^{\circ}29'51''$  E and a

Chord Distance of 193.74 feet, thence along said curve 194.06 feet POINT OF BEGINNING.  
LESS AND EXCEPT; The maintained right of way for Pipkin Dairy Road and LESS AND  
EXCEPT; That certain parcel as described in Official Record Book 6341, Page 2006, of the  
Public Records of Polk County, Florida.

**CONTAINING: 16,961,856 SQ. FT. OR 389.39 ACRES ±**