

## **RESOLUTION 2023-01**

**A RESOLUTION OF THE CITY OF LAKE WALES, FLORIDA, PROVIDING FOR FINDINGS OF NECESSITY RELATING TO THE EXISTENCE OF ONE (1) OR MORE CONDITIONS IN A CERTAIN AREA OF THE CITY OF LAKE WALES THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340(7) OR (8), *FLORIDA STATUTES*; PROVIDING FOR OTHER FINDINGS; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE LAKE WALES COMMUNITY REDEVELOPMENT AREA FINDINGS OF NECESSITY STUDY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART III, OF THE FLORIDA STATUTES, PROVIDING FOR LIMITATION OF EFFECT; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 163, Florida Statutes, has defined and provided for the conduct of redevelopment activities within municipalities and counties; and

**WHEREAS**, the City Commission of the City of Lake Wales, Florida (the “City Commission”), acts as the Community Redevelopment Agency for the City; and

**WHEREAS**, by Ordinance No. 85-10 enacted by the City Commission on December 3, 1985, the City Commission created the Community Redevelopment Agency of the City of Lake Wales, Florida; finding that specific conditions of slum and blight existed in the Downtown Business District of the City of Lake Wales, and that the rehabilitation, conservation or redevelopment of such area would serve and protect public health, safety, morals and the welfare of its residents; and

**WHEREAS**, the City Commission declared itself to the Community Redevelopment Agency to carry out the redevelopment of the area determined to be a slum or blighted area; and

**WHEREAS**, by Ordinance No. 87-08 enacted by the City Commission on June 30, 1987, the City Commission provided for the funding of a Redevelopment Trust Fund for community redevelopment within the Community Redevelopment Area in accordance with the Community Redevelopment Plan (the "Plan"), including any amendments or modifications thereto, as provided in Section 163.387, Florida Statutes; and

**WHEREAS**, by Ordinance No. 88-08 enacted on June 29, 1988, Ordinance No. 90-05 enacted on June 19, 1990, Ordinance No. 93-07 enacted on June 15, 1993, Ordinance No. 99-03 enacted on June 15, 1999, and Ordinance No. 2011-12 enacted on July 19, 2011, the City Commission amended the Plan and modified the boundaries of the Community Redevelopment Area; and

**WHEREAS**, on May 15, 2018, the Community Redevelopment Agency at a duly noticed public hearing adopted the Lake Wales CRA Plan Update by Resolution 2018-12; and

**WHEREAS**, the City of Lake Wales has sought to further address documented conditions of slum and blight present in the City and to expand the boundaries of the Community Redevelopment Area within the municipal boundaries of Lake Wales, outside of the boundaries of the current Community Redevelopment Area; and

**WHEREAS**, the City of Lake Wales CRA retained S&ME to prepare a Finding of Necessity Study (Exhibit "B"); and

**WHEREAS**, in accordance with Section 163.355, of the Florida Statutes, this Resolution is supported by data and analysis gathered and presented to the Lake Wales Community Redevelopment Agency governing board January 10, 2023; and

**WHEREAS**, there exists in the City of Lake Wales, within the study area of the Finding of Necessity study, an inadequate provision for ventilation, light, air, sanitation, or open spaces, the existence of conditions that endanger life or property by fire or other causes, the predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, inadequate and outdated building density patterns; and

**WHEREAS**, the rehabilitation, conservation, or redevelopment, or a combination thereof, within the study area, is necessary in the interest of public health, safety, morals, and/or welfare of the residents of the City of Lake Wales; and

**WHEREAS**, the Community Redevelopment Agency of the City of Lake Wales, in accordance with Section 163.355, Florida Statutes, hereby makes the legislative finding that the conditions within the study area of the Lake Wales Finding of Necessity Study meet certain criteria described in Section 163.340(7) or (8), of the Florida Statutes; and

**WHEREAS**, conditions are present that are detrimental to the sound economic growth of the study area and that substantially distress, impair or arrest the economic growth within the study area and adjacent territory, and present conditions and uses are detrimental to the public health, safety, morals and welfare; and

**WHEREAS**, the City of Lake Wales Community Redevelopment Agency finds that there is a need for the expansion of the Community Redevelopment Area to address the conditions of slum and blight identified within the study area; and

**WHEREAS**, action must be taken to prevent further blight and deterioration and to protect and enhance public expenditures in the Community Redevelopment Area; and

**WHEREAS**, the City of Lake Wales Community Redevelopment Agency desires to proceed under Part III, Chapter 163, *Florida Statutes*, to establish the necessary means by which sound and positive redevelopment can be accomplished within the study area; and

**WHEREAS**, all prerequisites having been accomplished and, it is now appropriate and necessary in order to proceed further to provide for sound economic growth in the study area that a community redevelopment plan amendment be prepared.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA AS FOLLOWS:**

**SECTION ONE.** The forgoing recitals are incorporated herein and form a factual basis for this Resolution.

**SECTION TWO.** One or more blighted areas exist within the study area, within the city limits of the City of Lake Wales as defined in Section 163.340 (7), (8) of the Florida Statutes.

**SECTION THREE.** For the purposes of expanding the boundaries of the current Lake Wales Community Redevelopment Area, the Community Redevelopment Agency resolves that the Redevelopment Area shall be expanded to include the area outlined as (“Exhibit A”), attached to this resolution and hereby incorporated by reference.

**SECTION FOUR.** The Finding of Necessity for the expansion of the Community Redevelopment Area dated December 5, 2022 is provided as Exhibit B attached to this Resolution and is hereby adopted and incorporated herein by reference.

**SECTION FIVE.** An update of the Lake Wales Community Redevelopment Plan is necessary to memorialize and incorporate the study area into the Community Redevelopment Plan and enable the City of Lake Wales Community Redevelopment Agency to manage the redevelopment objectives of the City and further carry out the community redevelopment purposes set forth in Chapter 163, Part III of the Florida Statutes.

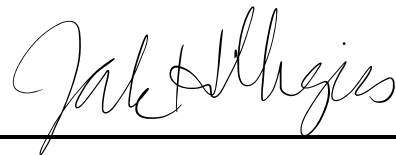
**SECTION SIX. SEVERABILITY.** If any provisions of this Resolution or the application thereof to any person or circumstance are held invalid, the remainder shall nevertheless be given full force and effect, and to this end the provisions of this Resolution are declared severable.

**SECTION SEVEN. CONFLICTS.** All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION EIGHT. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED this 17th day of January 2023.**

**CITY OF LAKE WALES, FLORIDA**

A handwritten signature in black ink, appearing to read "Jake H. Higgs", is written over a solid black horizontal line.

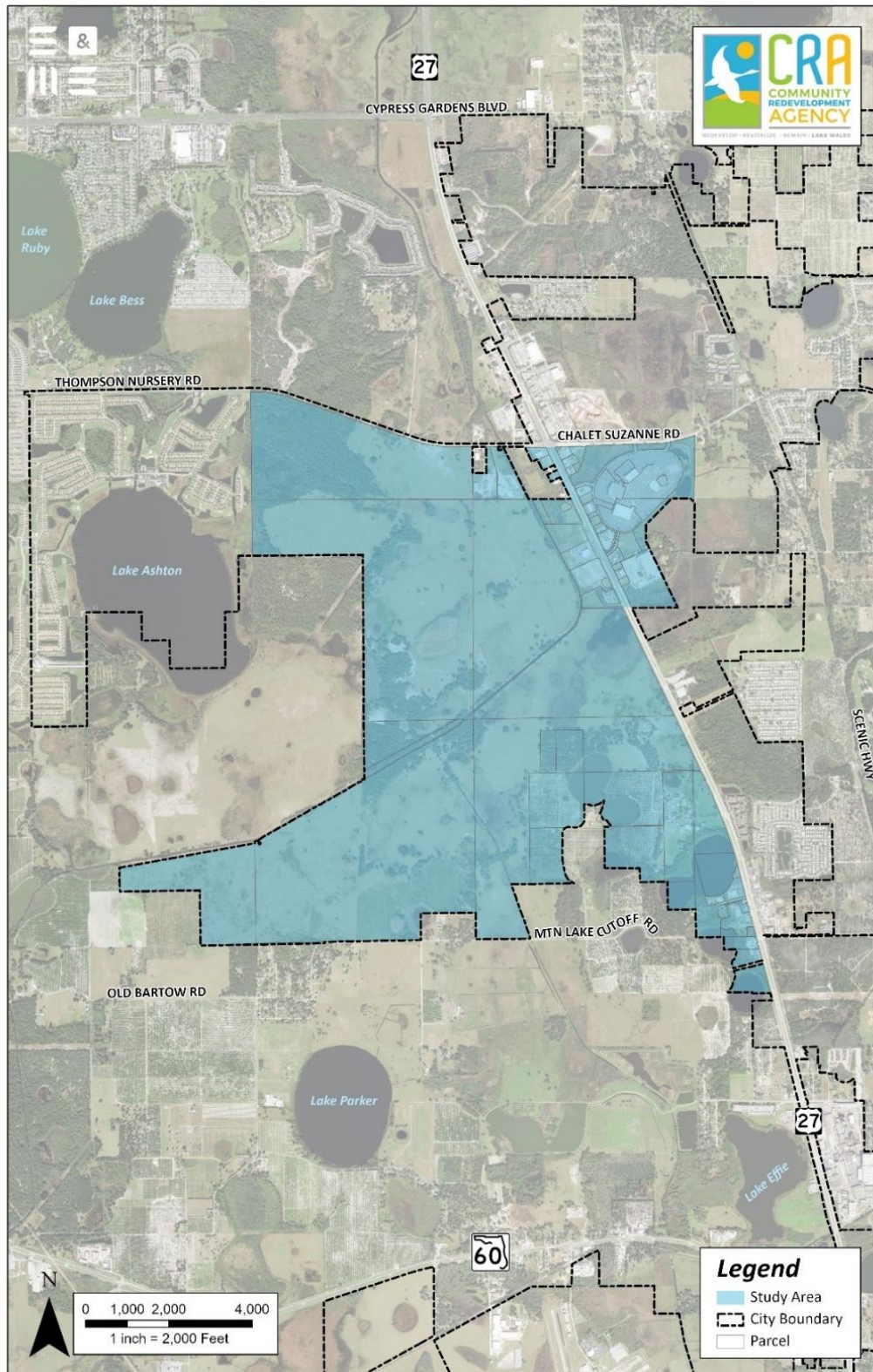
**Mayor/Commissioner**

**ATTEST:**

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**CITY CLERK**

**EXHIBIT A**  
**EXPANSION AREA MAP AND LEGAL DESCRIPTION**



## **LEGAL DESCRIPTION (Participating Parcels)**

### **CRA Expansion Area**

The following narrative summarizes the parcels contained within the proposed Lake Wales CRA expansion area and their associated legal descriptions. Taken in total the following narrative comprises all of the individual parcels' legal descriptions for the proposed expansion area. Please note that this does not constitute an official survey legal description of the proposed expansion area as may be prepared by a licensed surveyor, but only represents a summary of the individual parcels' legal descriptions as provided by Polk County's Property Appraiser's Office and used verbatim.

**Parcels contained within the proposed City of Lake Wales CRA expansion area are as follows:**

Parcel ID	Legal Description
272916000000021010	<p>THAT PORTION OF DEVELOPER SITE III WHICH LIES IN SEC 16 DESC AS BEG AT NE COR SEC 21 T29 R27 RUN W 556.53 FT S 44-07-08 W 873.68 FT S 407.37 FT S 25-23-00 E 171.46 FT S 64-37-00 W 1000 FT TO ELY R/W LINE US HWY 27 RUN N 25-23-00 W 1344.65 FT N 64-37-00 E 137.08 FT NELY 52.77 FT ALONG CURVE N 70-00-22 E 66.11 FT N 19-59-38 W 282.75 FT NLY 42.99 FT ALONG CURVE TO PT ON S LINE OF SEC 16 FOR POB CONT NLY 285.55 FT ALONG CURVE N 74-34-16 W 27.17 WLY 280.19 FT ALONG CURVE S 65-08-38 W 120.49 FT TO PT ON ELY R/W LINE OF US HWY 27 N 25-23-00 W 92.50 FT N 65-08-38 E 121.34 FT ELY 345.23 FT ALONG CURVE S 74-34-16 E 27.05 FT NELY 125.03 FT ALONG CURVE NELY 959.46 FT ALONG CURVE NELY 177.74 FT ALONG CURVE ELY 27.28 FT ALONG CURVE N 04-19-33 W 168.97 FT TO S R/W LINE OF CR 17A RUN N 88-25-31 E 94.11 FT S 04-19-33 E 94.11 FT S 04-19-33 E 156.66 FT ELY 431.76 FT ALONG CURVE N 88-41-49 E 82.05 FT ELY 120.72 FT ALONG CURVE NELY 90.64 FT ALONG CURVE NELY 48.78 FT ALONG CURVE NLY 49.24 FT ALONG CURVE TO S R/W LINE CR 17A ELY 117 FT ALONG CURVE SWLY 177.46 FT ALONG CURVE SWLY 42.11 FT ALONG CURVE SELY 207.62 FT ALONG CURVE SELY 524.90 FT ALONG CURVE SWLY 480.11 FT ALONG CURVE S 45-08-34 W 250.33 FT TO PT ON S LINE OF SEC 16 RUN W ALONG SAID S LINE OF SEC 16 TO POB LESS SEARS DEPT STORE TRACT &amp; LESS J C PENNEY DEPT STORE TRACT &amp; LESS RECREATION STATION TRACT</p>
272921000000011030	<p>THAT PORTION OF DEVELOPER SITE III LYING IN SEC 21 DESC AS BEG AT NE COR OF SEC RUN W ALONG N LINE OF SEC 556.53 FT S 44-07-08 W 873.68 FT S 407.37 FT S 25-23-00 E 71.46 FT S 64-37-00 W 200 FT N 25-23-00 W 442.35 FT TO PT ON CURVE RUN NELY 127.86 FT ALONG CURVE N 45-08-34 E 1007.59 FT TO POB RUN S 45-08-34 W 1007.59 FT SWLY 366.59 FT ALONG CURVE WLY 59.37 FT ALONG CURVE S 13-36-38 W 284.04 FT SWLY 364.55 FT ALONG CURVE S 64-37-00 W 25.67 FT TO ELY R/W LINE OF US HWY 27 RUN N 25-23-00 W 58.50 FT N 64-37-00 E 25.67 FT RUN NELY 312.67 FT ALONG CURVE RUN N 13-36-38 E 319.79 FT SELY 112.84 FT ALONG CURVE ELY 333.39 FT ALONG CURVE N 45-08-34 E 236.29 FT N 40 DEG W 289.93 FT N 20 DEG E 90.85 FT N 70 DEG W 99.50 FT S 20 DEG W 56.08 FT N 70 DEG W 408.66 FT S 20 DEG W 188.85 FT N 70 DEG W 407.96 FT S 19-59-38 E 404.27 FT SELY 182.75 FT ALONG CURVE SELY 275.98 FT ALONG CURVE S 13-36-38 W 320.20 FT SWLY 292.88 FT ALONG CURVE S 64-37-00 W 25.67 FT TO ELY</p>

	R/W OF US HWY 27 N 25-23-00 W 33 FT N 64-37-00 E 25.67 FT NELY 263.51 FT ALONG CURVE N 13-36-38 E 284.35 FT NWLY 257.01 FT ALONG CURVE NWLY 205.59 FT ALONG CURVE N 19-59-38 W 146.55 FT S 70-00-22 W 66.11 FT SWLY 44.77 FT ALONG CURVE S 64-37-00 W 137.08 FT TO ELY R/W LINE OF US HWY 27 N 25-23-00 W 85.00 FT N 64 DEG 37 MIN 00 SEC E 137.08 FT NELY 52.77 FT ALONG CURVE N 70-00-22 E 66.11 FT N 19-59-38 W 282.75 FT NLY 42.99 FT ALONG CURVE TO PT ON N LINE OF SEC 21 RUN ELY ALONG SAID N SEC LINE TO POB LESS THAT PART OF SEARS DEPT STORE TRACT LYING IN SEC 21
272927000000033010	S3/4 OF W1/2 OF NW1/4 & N1/2 OF NW1/4 OF SW1/4 LYING W OF US HWY 27 LESS N 30 FT OF SW1/4 OF NW1/4 LYING W OF HWY 27
272927000000043010	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 TO W R/W US 27 RUN NLY ALONG R/W 1005 FT SWLY ALONG N-LINE PRIVATE RD 940 NWLY TO PT ON N-LINE OF SW1/4 OF SW1/4 FOR POB CONT NWLY TO PT ON N-LINE OF S1/2 OF NW1/4 OF SW1/4 E TO W-LINE OF US 27 SLY ALONG R/W TO PT 50 FT M/L N OF S-LINE OF NW1/4 OF SW1/4 W 223 FT TO LK SLY ALONG LAKE TO S-LINE OF NW1/4 OF SW1/4 W TO POB & BEG NE COR OF SW1/4 OF SW1/4 RUN S 58.26 FT W TO E-LINE OF US 27 N ALONG R/W TO N-LINE OF OF SW1/4 OF SW1/4 E TO POB & THAT PART PADGETT LK LYING E OF A-LINE 580 FT M/L OF W-LINE SEC LESS BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO W R/W US HWY 27 NWLY ALONG R/W 1425 FT TO POB RUN N 14 DEG 11' W 184.72 FT TO PT ON CURVE NWLY ALONG CURVE 460.30 FT TO PT ON N LINE OF S1/2 OF NW1/4 OF SW1/4 W TO LAKE SLY ALONG WATERS EDGE TO A POINT S 76 DEG 17' 30" W OF POB RUN N 76 DEG 17' 30" E 226 FT M/L TO POB
272928000000032000	SE1/4 OF NW1/4 LESS BEG 249.95 FT N OF SW COR OF SW1/4 OF NE1/4 RUN W 3.5 FT N 32.5 FT E 3.5 FT S 32.5 FT TO POB & LESS RD R/W PER MB 23 PG 72-77
272928000000041010	NE1/4 OF SW1/4 LESS BEG SE COR OF NE1/4 OF SW1/4 RUN N 362.82 FT N 81 DEG 52 MIN 49 SEC W 257.25 FT S 14 DEG 22 MIN 15 SEC W 144.38 FT S 21 DEG 46 MIN 22 SEC W 115.46 FT S 26 DEG 38 MIN 24 SEC W 31.66 FT S 41 DEG 11 MIN 14 SEC W 57.07 FT S 58 DEG 29 MIN 15 SEC E 47.64 FT S 63 DEG 26 MIN 42 SEC E 127.2 FT E 231.96 FT TO POB & LESS RD R/W PER MB 23 PG 72-77

272930000000021010	E1/2 OF SE1/4 S OF CANAL & NW1/4 OF SE1/4 S OF CANAL & NE1/4 OF SW1/4 S OF CANAL LESS W 740 FT
272928000000031020	S 1020 FT OF E 374 FT OF W1/2 OF NE1/4 OF NW1/4
272928000000031010	E1/2 OF NE1/4 OF NW1/4 LESS N 300 FT
272929000000013000	N1/2 OF NE1/4 N OF CANAL
272929000000011000	ALL S OF MAIN CANAL LESS S1/2 OF SE1/4 OF SE1/4 & LESS RD R/W PER MB 5 PG 153-155
272921000000031040	COMM NW COR OF SEC RUN E ALONG N LN OF SEC 2202.27 FT TO INTERSECTION WITH LN LYING 123.50 FT WLY OF (MEASURED PERPENDICULARLY) AND PARALLEL WITH WLY R/W LN US HWY 27 RUN S 25 DEG 33'37"E 80.58 FT TO POB CONT S 25 DEG 33'37"E 20 FT TO PT OF CURVE TO LEFT RUN SELY ALONG SAID CURVE 57.88 FT TO PT OF REVERSE CURVE TO RIGHT RUN SELY ALONG SAID CURVE 64.97 FT RUN S 25 DEG 33'37"E 64.49 FT TO PT OF CURVE TO RIGHT RUN SWLY ALONG SAID CURVE 23.56 FT RUN S 64 DEG 26'23"W 187.39 FT RUN N 87 DEG 33'19"W 33.67 FT RUN N 48 DEG 59'33"W 40.99 FT RUN N 25 DEG 33'37"W 94.06 FT RUN N 02 DEG 07'41"W 40.99 FT RUN N 36 DEG 26'04"E 33.67 FT RUN N 64 DEG 26'23"E 132.89 FT TO PT OF CURVE TO RIGHT RUN
272916000000024030	RESERVE TRACT #1 DESC AS COMM SE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN E 171.46 FT S 64 DEG 37 MIN W 1000 FT N 25 DEG 23 MIN W 1797.54 FT TO S LINE SEC 16 CONT N 25 DEG 23 MIN W 29.25 FT TO POB CONT N 25 DEG 23 MIN W 209.65 FT N 65 DEG 08 MIN 38 SEC E 120.49 FT NELY ALONG CURVE 280.19 FT S 74 DEG 34 MIN 16 SEC E 27.17 FT SWLY ALONG CURVE 109.93 FT S 64 DEG 37 MIN W 340.99 FT TO POB
272934000000031030	THE N 303 FT OF FOLLOWING THAT PART OF NE1/4 OF NW1/4 LYING W OF HWY 27 & N OF CO RD R/W & E1/2 OF NW1/4 OF NW1/4 LYING N OF CO RD R/W & E OF BRANCH
272927000000042060	BEG SW COR OF SE1/4 OF SW1/4 RUN W 95 FT N 233PT37 FT E TO HWY 27 SELY ALONG HWY TO S LINE OF SEC W TO BEG
272927000000044080	COMM SE COR OF SW1/4 OF SEC S89-18-39W 1111.6 FT N14-23-06W 969.37 FT S75-36-54W 100 FT TO WLY R/W OF SR 25 S75-36-54W 535 FT TO POB S14-23-06E 30 FT N75-36-54E 35 FT S14-23-06E 320 FT S84-32-54W 174.5 FT N59-47-12W 105.35 FT N2-22-36W 254.5 FT N75-36-54E 159.45 FT TO POB

272927000000044040	COMM AT SE COR OF SW1/4 OF SW1/4 OF SEC RUN E 110.30 FT TO WLY R/W OF US HWY 27 RUN N 13 DEG 43'00"W ALONG WLY R/W LINE 835 FT RUN S 76 DEG 17'00"W 200 FT RUN N 13 DEG 43'00"W 80 FT TO POB RUN S 76 DEG 17'00"W 335 FT N 13 DEG 43'00"W 30 FT N 76 DEG 17'00"E 335 FT S 13 DEG 43'00"E 30 FT TO POB DEG 17 MIN 00 SEC W 335 FT N 13 DEG 43 MIN 00 SEC W 30 FT N 76 DEG 17 MIN 00 SEC E 335 FT S 13 DEG 43 MIN 00 SEC E 30 FT TO POB
272927000000044050	COMM SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO HWY NWLY ALONG W R/W HWY 240.3 FT TO POB CONT NWLY ALONG HWY 594.7 FT S 76 DEG 17 MIN W PERP TO HWY 125 FT N 13 DEG 43 MIN W PARALLEL TO HWY 110 FT S 76 DEG 17 MIN W 75 FT S13-43-E 30 FT S 13 DEG 43 MIN W 300 FT S 13 DEG 43 MIN E PARALLEL TO HWY 320 FT S 85 DEG 13 MIN W 174.50 FT SWLY ALONG CURVE 50 FT S 0 DEG 21 MIN E 167 FT M/L TO LK ELY & SLY ALONG WATERS EDGE TO S BDRY OF SW1/4 THENCE E 232 FT M/L TO A PT 95 FT W OF SE COR OF SW1/4 OF SW1/4 N 233.37 FT E 150 FT TO POB LESS COMM SE COR OF SW1/4 OF SW1/4 THENCE E 110.35 FT TO WLY R/W LINE OF US 27 N14-23-06W ALONG SAID WLY RW LINE 627.01 FT TO POB S74-24-51W 182.19 FT N16-04-50W 321.95 FT N75-36-54E 66.67 FT S14-23-06E 110 FT N75-3654E 125 FT TO SAID WLY RW LINE OF US 27 S14-23-06E ALONG SAID WLY RW 207.99 FT TO POB
272927000000044090	COMM SE COR OF SW1/4 OF SW1/4 THENCE E 110.35 FT TO WLY R/W LINE OF US 27 N14-23-06W ALONG SAID WLY RW LINE 627.01 FT TO POB S74-24-51W 182.19 FT N16-04-50W 321.95 FT N75-36-54E 66.67 FT S14-23-06E 110 FT N75-36-54E 125 FT TO SAID WLY RW LINE OF US 27 S14-23-06E ALONG SAID WLY RW 207.99 FT TO POB
272927000000044060	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT N 13 DEG 43 MIN W ALONG US 27 835 FT FOR POB CONT N 13 DEG 43 MIN W 110 FT S 76 DEG 17 MIN W 125 FT S 13 DEG 43 MIN E 110 FT N 76 DEG 17 MIN E 125 FT TO POB
272927000000044030	BEG ON W SIDE OF HWY 27 110PT3 FT E OF SE COR OF SW1/4 OF SW1/4 RUN NWLY ALONG HWY 1005 FT SWLY PERPENDICULAR TO HWY 500 FT FOR BEG RUN SWLY PERPENDICULAR TO HWY 440 FT NWLY AT RT ANGLES TO PREVIOUS COURSE APPROX 216 FT TO LK ELY ALONG LK TO INT WITH LINE PRODUCED NWLY AT RT ANGLES FROM BEG SELY 173 FT TO BEG
272928000000022010	NE1/4 OF SE1/4 OF SE1/4

272927000000044020	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110PT3 FT TO W LINE OF HWY 27 RUN NWLY ALONG HWY 1005 FT FOR BEG RUN SWLY PERPENDICULAR TO HWY 500 FT NWLY AT RT ANGLES TO PREVIOUS COURSE 173 FT TO LAKE NELY ALONG LAKE APPROX 417 FT TO INT WITH A LINE PERPENDICULAR TO HWY & 420 FT NWLY ALONG HWY THENCE NELY ALONG LINE PERPENDICULAR TO HWY 223 FT TO W LINE OF HWY SELY ALONG HWY 420 FT TO BEG & RIPARIAN RTS
272927000000043020	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO W R/W US HWY 27 NWLY ALONG R/W 1425 FT TO POB RUN N 14 DEG 11' W 184.72 FT TO PT ON CURVE NWLY ALONG CURVE 460.30 FT TO PT ON N LINE OF S1/2 OF NW1/4 OF SW1/4 W TO LAKE SLY ALONG WATERS EDGE TO A POINT S 76 DEG 17' 30" W OF POB RUN N 76 DEG 17' 30" E 226 FT M/L TO POB
272927000000044070	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO W-LINE OF US 27 NWLY ALONG R/W 945 FT FOR POB CONT NWLY ALONG R/W 60 FT SWLY 940 FT SELY 60 FT NELY 940 FT TO POB & THAT PART OF S3/4 OF W1/2 OF SW1/4 LYING W OF FOLLOWING DESC LINE: COMM SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO HWY NWLY ALONG HWY 915 FT WLY PERP TO R/W 500 FT TO POB S 13 DEG 43 MIN E 320 FT S 85 DEG 13 MIN W 174.5 FT SWLY ALONG CURVE A CORD DIST OF 50 FT S 167 FT M/L TO LAKE CONT S TO S LINE SEC FOR ONE END OF SAID LINE THENCE TO POB OF SAID LINE RUN WLY PERP TO R/W SR 25 FOR 35 FT NLY PARALLEL TO R/W 30 FT WLY PERP TO R/W 405 FT NLY PARALLEL TO HWY TO N LINE OF S3/4 OF W1/2 OF SW1/4 LESS COMM SE COR OF SW1/4 OF SEC S89-18-39W 1111.6 FT N14-23-06W 969.37 FT S75-36-54W 100 FT TO WLY R/W OF SR 25 S75-36-54W 535 FT TO POB S14-23-06E 30 FT N75-36-54E 35 FT S14-23-06E 320 FT S84-32-54W 174.5 FT N59-47-12W 105.35 FT N2-22-36W 254.5 FT N75-36-54E 159.45 FT TO POB
272928000000021010	NE1/4 OF SE1/4 LESS E 723 FT & THAT PART OF N3/4 OF NW1/4 OF SE1/4 WHICH LIES NLY & ELY OF FOLLOWING DESC CITY LIMIT LINE BEG 330 FT M/L N OF SE COR OF NW1/4 OF SE1/4 RUN WLY 845 FT M/L NLY 990 FT M/L TO N LINE OF NW1/4 OF SE1/4 & END OF LINE
272928000000012020	E 723 FT OF SE1/4 OF NE1/4 LESS N 30 FT & E 723 FT OF NE1/4 OF SE1/4
272927000000034010	N 30 FT OF SW1/4 OF NW1/4 LYING W OF HWY 27
272921866001000010	LOWES OF LAKE WALES PB 151 PGS 27 & 28 LOT 1

272921866001000020	LOWES OF LAKE WALES PB 151 PGS 27 & 28 LOT 2
272921866001000030	LOWES OF LAKE WALES PB 151 PGS 27 & 28 LOT 3
272921866001000040	LOWES OF LAKE WALES PB 151 PGS 27 & 28 LOT 4 & TRACT A
272921000000013060	RESERVE TRACT #7 DESC AS: COMM NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT TO POB RUN N 25 DEG 23 MIN 00 SEC W 262.19 FT N 64 DEG 37 MIN 00 SEC E 25.67 FT NELY ALONG CURVE 296.55 FT S 66 DEG 52 MIN 32 SEC E 80.04 FT S 25 DEG 23 MIN E 305.16 FT S 64 DEG 37 MIN 00 SEC W 350.41 FT TO POB
272921000000011050	COMM AT NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 71.46 FT TO POB CONT S 25 DEG 23 MIN 00 SEC E 100 FT S 64 DEG 37 MIN 00 SEC W 200 FT N 25 DEG 23 MIN 00 SEC W 100 FT N 64 DEG 37 MIN 00 SEC E 200 FT TO POB
272921000000011060	RESERVE TRACT #8 DESC AS COMM AT NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 200 FT TO POB S 64 DEG 37 MIN 00 SEC W 449.59 FT N 25 DEG 23 MIN W 305.16 FT N 66 DEG 52 MIN 32 SEC W 80.04 FT NELY ALONG CURVE 68 FT N 13 DEG 36 MIN 38 SEC E 284.04 FT SELY ALONG CURVE 59.37 FT ELY ALONG CURVE 238.73 FT S 25 DEG 23 MIN E 542.35 FT TO POB
272921000000013050	RESERVE TRACT #6 DESC AS COMM NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT N 25 DEG 23 MIN 00 SEC W 375.69 FT TO POB CONT N 25 DEG 23 MIN 00 SEC W 468 FT N 64 DEG 37 MIN 00 SEC E 316.12 FT SELY ALONG CURVE 181.7 FT S 13 DEG 36 MIN 38 SEC W 284.35 FT SWLY ALONG CURVE 263.51 FT S 64 DEG 37 MIN W 25.67 FT TO POB
272921000000013010	DILLARDS PARCEL DESC AS COMM NE COR OF SEC RUN N 89 DEG 50 MIN 53 SEC W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 00 DEG 37 MIN 37 SEC W 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT TO ELY R/W US HWY 27 N 25 DEG 23 MIN 00 SEC W ALONG R/W 320.69 FT TO POB RUN 23 MIN 00 SEC W ALONG R/W 320.69 FT TO POB RUN N 25 DEG 23 MIN 00 SEC W 22 FT N 64 DEG 37 MIN 00 SEC E 25.67 FT RUN NELY ALONG CURVE 292.88 FT RUN N 13 DEG 36 MIN 38 SEC E 320.20 FT NWLY ALONG CURVE 275.98 FT RUN NWLY ALONG CURVE 182.75 FT RUN N

	19 DEG 59 MIN 38 SEC W 404.27 FT S 70 DEG E 407.96 FT N 20 DEG E 188.85 FT S 70 DEG E 408.66 FT N 20 DEG E 56.08 FT S 70 DEG E 99.50 FT S 20 DEG W 90.85 FT S 40 DEG E 289.93 FT S 45 DEG 08 MIN 34 SEC W 236.29 FT RUN SWLY ALONG CURVE 333.39 FT ALONG CURVE RUN WLY ALONG CURVE 112.84 FT RUN S 13 DEG 36 MIN 38 SEC W 319.79 FT RUN SWLY ALONG CURVE 312.47 FT RUN S 64 DEG 37 MIN 00 SEC W 25.67 FT TO POB
272921000000011040	A PORTION OF STORM RETENTION AREA #3 DESC AS BEG AT NE COR OF SEC 21 RUN S 45 DEG W 71.19 FT N 44 DEG 27 MIN 40 SEC W 70.90 FT RUN W ALONG N LINE OF SEC 456.53 FT FOR POB RUN S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 71.46 FT S 64 DEG 37 MIN 00 SEC W 200 FT N 25 DEG 23 MIN 00 SEC W 442.35 FT TO PT ON CURVE RUN NELY ALONG CURVE 127.86 FT RUN N 45 DEG 08 MIN 34 SEC E 1007.59 FT TO PT ON N LINE OF SEC 21 RUN E ALONG N SEC LINE TO POB
272922000000033000	STORM RETENTION AREA #4 LYING IN A PORTION OF SECTIONS 21 & 22 BEING FURTHER DESC AS BEG NW COR OF SEC RUN E 1333.67 FT TO NE COR OF NW1/4 OF NW1/4 RUN S 01 DEG 00 MIN 10 SEC W ALONG E LINE OF NW1/4 OF NW1/4 1304.64 FT TO SE COR OF NW1/4 OF NW1/4 RUN W ALONG S LINE OF SAID NW1/4 OF NW1/4 1332.04 FT TO W LINE OF SECTION RUN N ALONG W SECTION LINE 1210.24 FT RUN N 44 DEG 27 MIN 40 SEC W 69.56 FT N 45 DEG 00 MIN 00 SEC E 71.19 FT TO POB LESS RD R/W PER MB 16 PG 8-15
272916000000022030	RECREATION STATION DESC AS: COMM SE COR OF SEC N0-17-17E 563.73 FT N89-42-43W 694.36 FT TO POB S9-59-46E 239.98 FT S79-58-16W 98.91 FT N10-01-05W 1.08 FT S79-58-55W 51 FT N48-01-20W 24.74 FT S50-12-46W 1.33 FT N39-47-37W 73.21 FT N39-44-24W 86.07 FT N50-01-35E 8.25 FT N39-44-05W 2.4 FT N50-01-35E 58.44 FT N9-59-46W 45.93 FT N80-48-53E 77.9 FT S10-19-27E 1.83 FT N80-01-35E 3.25 FT S10-19-27E 3.25 FT N80-01-35E 8.63 FT N10-01-05W 6.7 FT N79-58-55E 99 FT TO POB
272916000000022020	J C PENNEY TRACT DESC AS COMM AT SE COR OF SEC 16 RUN W 1743.97 FT N 20 DEG E 278.17 FT TO NE COR OF SEARS DEPT STORE BLDG CONT N 20 DEG E 108.95 FT TO POB N 85 DEG W 59.45 FT N 40 DEG W 270 FT S 50 DEG W 32 FT N 40 DEG W 117.80 FT N 50 DEG E 470.10 FT S 40 DEG E 232.20 FT S 50 DEG W 15.30 FT S 40 DEG E 217.00 FT S 50 DEG W 4 FT TO EASTERNMOST CORNER OF J C PENNEY DEPT STORE BLDG CONT S 50 DEG W 357.40 FT TO SOUTHERN

	MOST CORNER OF SAID BLDG RUN N 85 DEG W 27.38 FT TO POB
272916000000022010	STORM RETENTION AREA #2 DESC AS COMM SE COR OR SEC RUN N 1513.17 FT SWLY ALONG CURVE 713.4 FT TO POB BEING PT ON CURVE RUN SWLY ALONG CURVE 274.15 FT S 88 DEG 25 MIN 31 SEC W 420.18 FT S 04 DEG 19 MIN 33 SEC E 156.66 FT ELY ALONG CURVE 431.76 FT N 88 DEG 41 MIN 49 SEC E 82.05 FT ELY ALONG CURVE 120.72 FT NELY ALONG CURVE 90.64 FT NELY ALONG CURVE 48.78 FT NWLY ALONG CURVE 49.24 FT TO POB
272916000000021020	A PORTION OF STORM RETENTION AREA #3 DESC AS BEG AT SE COR SEC 16 RUN N 1513.17 FT SWLY ALONG CURVE 596.4 FT RUN SWLY ALONG CURVE 177.46 FT RUN SWLY ALONG CURVE 42.11 FT RUN SELY ALONG CURVE 207.62 FT RUN SELY ALONG CURVE 524.9 FT RUN SWLY ALONG CURVE 480.11 FT RUN S 45 DEG 08 MIN 34 SEC W 250.33 FT TO S LINE OF SEC 16 RUN E ALONG SAID S LINE OF SEC TO POB & THAT PORTION OF SEC 21 T29 R27 DESC AS BEG AT NE COR SEC 21 RUN S 45 DEG 00 MIN 00 SEC W 71.19 FT N 44 DEG 27 MIN 40 SEC W 70.90 FT TO N LINE OF SEC 21 RUN E 100 FT ALONG N LINE OF SEC TO POB
272928000000012010	S1/2 OF NE1/4 LESS 15 FT OFF S SIDE FOR RD & LESS RD R/W & LESS 6PT22 AC IN SW COR OF SW1/4 OF NE1/4 & LESS E 723 FT OF S 1290 FT M/L
272928000000011010	N1/2 OF NE1/4 W OF HWY & NE1/4 OF NW1/4 LESS E 1034 FT OF S 1020 FT & W1/2 OF NW1/4 & NW1/4 OF SW1/4 & SW1/4 OF SW1/4 W OF CANAL
272921000000014030	COMM NW COR SEC N89-59-21E ALONG N LINE SEC 2349.75 FT TO WLY R/W US HWY 27 S25-35-15E ALONG SAID R/W 2399.56 FT TO POB CONT S25-35-15E ALONG R/W 407.62 FT S89-43-58W 445.3 FT N26-53-23W 402.52 FT N64-24-45E 165.34 FT S42-45-57E 193.89 FT N64-24-45E 189.07 FT TO POB
272921000000013090	RESERVE TRACT #5 DESC AS: COMM NE COR OF SEC N89 50 53W 556.53 FT S44 07 08W 873.68 FT S00 37 37W 407.37 FT S25 23 00E 171.46 FT S64 37 00W 1000 FT TO ELY R/W LINE OF US HWY 27 N25 23 00W ALONG SAID R/W LINE 843.69 FT TO POB N25 23 00W ALONG SAID R/W LINE 210 FT N64 37 00E 232.95 FT SELY ALONG CURVE 153.78 FT SELY ALONG COMPOUND CURVE 75.31 FT S64 37 00W 316.12 FT TO POB
272921000000013030	RESERVE TRACT #4 DESC AS COM NE COR SEC N89-50-53W 556.53 FT S44-07-08W 873.68 FT S00-37-37W 407.37 FT S25-23-

	00E 171.46 FT S64-37-00W 1000 FT TO ELY R/W US HWY 27 N25-23-00W ALONG R/W 1053.69 FT TO POB CONT N23-23-00W 205.96 FT N64-37-00E 137.08 FT NELY ALONG CURVE 44.77 FT N70-00-22E 66.11 FT S19-59-38E 146.55 FT SELY ALONG CURVE 51.81 FT S64-37-00W 232.95 FT TO POB
272921000000013080	SEARS TBA TRACT DESC AS COMM AT NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT N 25 DEG 23 MIN 00 SEC W 1344.65 FT TO POB CONT N 25 DEG 23 MIN 00 SEC W 282.14 FT N 64 DEG 37 MIN 00 SEC E 283.1 FT SELY ALONG CURVE 9.37 FT S 19 DEG 59 MIN 38 SEC E 282.75 FT S 70 DEG 00 MIN 22 SEC W 66.11 FT SWLY ALONG CURVE 52.77 FT S 64 DEG 37 MIN 00 SEC W 137.08 FT TO POB
272916000000024050	SEARS DEPARTMENT STORE TRACT DESC AS COMM AT NE COR SEC 21 RUN W 1743.97 FT TO POB RUN S 20 DEG W 36.66 FT N 70 DEG W 101.56 FT TO POINT ON S LINE OF SEC 16 CONT N 70 DEG W 29.50 FT RUN S 20 DEG W 10.65 FT TO PT ON N LINE OF SEC 21 CONT S 20 DEG W 97.93 FT TO NW COR OF DILLARDS DEPT STORE TRACT CONT S 20 DEG W 65.42 FT RUN N 70 DEG W 452.53 FT TO PT ON S LINE OF SEC 16 CONT N 70 DEG W 28.43 FT TO POINT ON CURVE RUN NLY 460.75 FT ALONG CURVE TO PT OF COMPOUND CURVE RUN NELY 335.96 FT ALONG CURVE RUN S 40 DEG E 438.61 FT N 50 DEG E 86 FT S 40 DEG E 110 FT S 20 DEG W 65.59 FT S 70 DEG E 84.90 FT TO NE COR OF SEARS DEPT STORE BLDG RUN S 20 DEG W 278.17 FT TO POB
272917000000021000	ALL LYING S OF CR 17A
272920000000010000	N1/2 OF NW1/4 & E1/2
272916000000044020	BEG SW COR OF SEC RUN N 628.16 FT E 330 FT N 630 FT E 100 FT S 14 DEG 02 MIN 04 SEC E 648.75 FT S 628.16 FT W 580 FT TO POB
272916000000042090	BEG 580 FT E OF SW COR OF SEC RUN N 628.16 FT N 14 DEG 02 MIN 04 SEC W 648.75 FT E 304.85 FT M/L TO C/L OF CANAL S 27 DEG 53 MIN 08 SEC E ALONG C/L 1421.26 FT W 804.95 FT M/L TO POB LESS BEG 612.05 FT E & 1178.24 FT N OF SW COR OF SEC RUN N 80 FT E 62.50 FT S 80 FT W 62.50 FT TO POB
272921000000021020	S1/2 OF E OF MAIN CANAL & W OF HWY NO 27
272916000000042070	BEG INTER OF S BNDRY OF SE1/4 OF SW1/4 WITH WLY R/W US HWY 27 NWLY ALONG R/W 601 FT TO POB NWLY ALONG R/W 160 FT SWLY AT RIGHT ANGLES TO R/W 250 FT SELY PARALLEL TO R/W 160 FT NELY 250 FT TO POB & BEG AT

	INT OF W SIDE OF HWY 27 & S LINE OF SEC RUN NWLY ALONG HWY 594.06 FOR POB RUN NWLY ALONG HWY 6.94 FT SWLY AT RT ANGLE TO HWY 250 FT SELY PARALLEL TO HWY 6.94 FT NELY 250 FT TO POB & NLY 20 FT OF FOLL DESC PROP: COMM AT INTERSECTION OF S BNDRY OF SEC 16 & WLY R/W LINE OF US 27 RUN NWLY ALONG R/W LINE 394.06 FT FOR POB CONTINUE NWLY ALONG R/W LINE 200 FT SWLY AT RT ANGLE TO HWY 250 FT SELY PARALLEL TO HWY 200 FT NELY 250 FT TO POB
272916000000042100	COMM INT OF S BNDRY OF SW 1/4 OF SEC WITH WLY R/W OF US HWY 27 RUN N25-35-29W ALONG R/W 899.39 FT TO POB S64-24-31W 305 FT N25-35-29W 281.22 FT N64-24-31E 305 FT TO WLY R/W OF US HWY 27 S25-35-29E 281.22 FT TO POB
272916000000042110	COMM INT OF S BNDRY OF SW 1/4 OF SEC WITH WLY R/W OF US HWY 27 RUN N25-35-29W ALONG R/W 1180.61 FT TO POB S64-24-31W 305 FT N25-35-29W 21.21 FT TO N BNDRY OF PCL DESC IN OR 2701-272 S64-16-49W 145 FT N25-35-29W 405.66 FT TO SLY R/W OF THOMPSON NURSERY RD N89-46-45E 498.03 FT TO WLY R/W OF US HWY 27 S25-35-29E 213.15 FT TO POB LESS RD R/W PER OR 10390-2097
272934000000031020	N 1/2 OF NW 1/4 LYING S OF CO RD & E OF BRANCH & N 30 FT OF SE 1/4 OF NW 1/4 LYING W OF HWY 27
272934000000031010	THAT PT OF NE 1/4 OF NW 1/4 LYING W OF HWY 27 & N OF CO RD R/W & E 1/2 OF NW 1/4 OF NW 1/4 LYING N OF CO RD R/W & E OF BRANCH LESS N 303 FT
272921000000014010	COMM NW COR OF SEC N89-59-21E ALONG N LINE OF SEC 2349.75 FT TO WLY R/W OF US HW 27 S25-35-15E ALONG WLY R/W 947.69 FT S64-24-45W 12 FT S25-35-15E 616.16 FT N64-24-45E 12 FT S25-35-15E ALONG SAID R/W 516.55 FT TO POB S25-35-15E 276.41 FT S64-24-45W 131.75 FT N56-32-50W 39.01 FT N41-18-35W 117.42 FT N25-35-15W 129.93 FT N64-24-45E 183.63 FT TO POB
272921000000031030	BEG 1401.04 FT E OF NW COR OF SEC BEING IN C/L OF CANAL RUN E 205 FT S 25 DEG 23 MIN E 660 FT W 190 FT TO C/L OF CANAL N 26 DEG 41 MIN W ALONG C/L 660.17 FT TO POB
272921000000031020	BEG AT PT 1606.04 FT E OF NW COR OF SEC RUN E 729.41 FT TO PT AT WLY R/W BNDRY US HWY 27 S 25 DEG 23 MIN E ALONG R/W 660 FT W 729.41 FT N 25 DEG 23 MIN W 660 FT TO POB LESS COMM NW COR OF SEC RUN E ALONG N LN OF SEC 2202.27 FT TO INTERSECTION WITH LN LYING 123.50

	<p>FT WLY OF (MEASURED PERPENDICULARLY) AND PARALLEL WITH WLY R/W LN US HWY 27 RUN S 25 DEG 33'37"E 80.58 FT TO POB CONT S 25 DEG 33'37"E 20 FT TO PT OF CURVE TO LEFT RUN SELY ALONG SAID CURVE 57.88 FT TO PT OF REVERSE CURVE TO RIGHT RUN SELY ALONG SAID CURVE 64.97 FT RUN S 25 DEG 33'37"E 64.49 FT TO PT OF CURVE TO RIGHT RUN SWLY ALONG SAID CURVE 23.56 FT RUN S 64 DEG 26'23"W 187.39 FT RUN N 87 DEG 33'19"W 33.67 FT RUN N 48 DEG 59'33"W 40.99 FT RUN N 25 DEG 33'37"W 94.06 FT RUN N 02 DEG 07'41"W 40.99 FT RUN N 36 DEG 26'04"E 33.67 FT RUN N 64 DEG 26'23"E 132.89 FT TO PT OF CURVE TO RIGHT RUN NELY ALONG SAID CURVE 7.85 FT TO POB</p>
272921000000031010	ALL LYING W OF PEACE CREEK CANAL
272916000000042180	<p>COMM SE COR OF SEC S89-56-52W ALONG S LINE 556.53 FT S43-54-53W 873.68 FT S0-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W OF US HWY 27 N25-35-15W ALONG SAID R/W 1797.54 FT TO S LINE OF SEC 16 N25-35-07W ALONG ELY R/W 600.01 FT N25-35-07W ALONG SAID R/W 200 FT N64-25-04E 10 FT TO POB N25-35-07W 208.75 FT N64-29-28E 25.25 FT N25-30-32W 24.82 FT N64-24-53E 116.68 FT S25-34-56E 3.55 FT N64-24-53E 165.04 FT S64-49-42E 97.5 FT S25-34-40E 141.22 FT S24-37-38W 20.76 FT S64-25-04W 352.7 FT TO POB</p>
272916000000042050	<p>BEG AT INT OF HWY 27 &amp; S LINE OF SEC RUN NWLY ALONG HWY 600 FT FOR BEG RUN NWLY 200 FT NELY AT RT ANGLES TO HWY 200 FT SELY PAR TO HWY 200 FT SWLY AT RT ANGLES TO HWY 200 FT TO POB</p>
272921000000014060	<p>***DEED APPEARS IN ERROR*** COMMENCE AT NW COR OF SEC N89-59-21E ALONG N LINE OF SEC 2349.75 FT TO WLY R/W OF US HWY 27 S25-35-15E ALONG WLY R/W LINE 660 FT S25-35-18E 287.69 FT S64-24-45W 12 FT S25-35-15E 616.17 FT TO POB N64-24-45E 12 FT S25-35-13E 516.55 FT S64-24-45W 183.63 FT S25-35-15E 129.93 FT S41-18-35E 117.42 FT S56-32-50E 39.01 FT N64-24-45E 131.75 FT S25-35-13E ALONG SAID R/W 42.75 FT S64-24-45W 189.07 FT N42-45-57W 193.89 FT S64-24-45W 165.34 FT S26-53-35E 3.99 FT S64-24-45W 347.11 FT S11-25-28E 68.32 FT S0-00-38E 214.38 FT N89-50-40E 961.09 FT S25-35-15E ALONG SAID R/W 26.22 FT S89-35-31W 1008.22 FT TO C/L OF PEACE CREEK DRAINAGE CANAL NWLY ALONG CURVE ALONG SAID CANAL 625.06 FT N27-57-45W 335.4 FT N64-24-45E 707.01 FT NELY ALONG CURVE 26.84 FT NELY ALONG REVERSE CURVE 33.38 FT TO POB LESS RD R/W PER OR 10940-395</p>

272921000000013020	COMM NW COR OF SEC N89-59-21E ALONG N LINE OF SEC 2349.75 FT TO WLY R/W OF US HWY 27 S25-35-15E ALONG WLY R/W LINE 660 FT S25-35-18E ALONG SAID R/W 287.69 FT S64-24-45W 12 FT S25-35-15E 134.87 FT TO POB CONT S25-35-15E 481.30 FT SWLY ALONG CURVE 33.38 FT SWLY ALONG REVERSE CURVE 26.84 FT S64-24-45W 707.01 FT TO C/L OF PEACE CREEK DRAINAGE CANAL N27-57-45W ALONG SAID C/L 462.94 FT N63-44-57E 785.37 FT TO POB LESS ADDNL RD R/W PER OR 10940-373
272921000000013100	COMM NW COR OF SEC N89-59-21E ALONG N LINE OF SEC 2349.75 FT TO WLY R/W OF US HWY 27 S25-35-15E ALONG WLY R/W LINE 660 FT TO POB S25-35-18E ALONG SAID R/W 287.69 FT S64-24-45W 12 FT S25-35-15E 134.87 FT S63-44-57W 785.37 FT TO C/L OF PEACE CREEK DRAINAGE CANAL N27-57-45W ALONG SAID C/L 830.45 FT N89-59-21E 922.08 FT TO POB LESS ADDNL R/W PER OR 10940-373
272916000000042150	COMM SE COR OF SEC S89-56-52W 556.53 FT S43-54-53W 873.68 FT S0-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W OF US HWY 27 N25-35-15W 1797.54 FT N25-35-15W 600.23 FT N25-35-15W 200 FT N25-35-15W 462.6 FT TO POB N25-35-15W 98.12 FT N18-57-15E 19.57 FT N88-13-16E 140.99 FT S43-16-58W 153 FT TO POB
272916000000024010	STORM RETENTION AREA #1 DESC AS COMM SE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT N 25 DEG 23 MIN 00 SEC W 1797.54 FT TO S LINE SEC 16 CONT N 25 DEG 23 MIN 00 SEC W 331.4 FT TO POB CONT N 25 DEG 23 MIN 00 SEC W 268.6 FT N 64 DEG 37 MIN 00 SEC E 240 FT N 23 DEG 31 MIN 37 SEC E 309.48 FT N 14 DEG 00 MIN 00 SEC E 350 FT N 88 DEG 25 MIN 31 SEC E 1131.97 FT S 04 DEG 19 MIN 33 SEC E 168.97 FT SWLY ALONG CURVE 27.28 FT SWLY ALONG CURVE 177.74 FT SWLY ALONG CURVE 959.46 FT SWLY ALONG CURVE 125.03 FT N 74 DEG 34 MIN 16 SEC W 27.05 FT WLY ALONG CURVE 345.23 FT S 65 DEG 08 MIN 38 SEC W 121.34 FT TO POB
272916000000042140	COMM SE COR OF SEC S89-56-52W ALONG S LINE OF SEC 556.53 FT S43-54-53W 873.68 FT S0-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W OF US HWY 27 N25-35-15W ALONG SAID R/W 1797.54 FT N25-35-07W 1008.78 FT TO POB CONT N25-35-07W ALONG R/W 253.83 FT N43-17-12E 153.07 FT TO SLY R/W CHALET SUZANNE RD N88-12-23-E ALONG R/W 177.49 FT S25-35-07E 196.19 FT N64-25-04E 11.82 FT S25-35-07E 19.99 FT S64-24-53W 165.04 FT N25-34-56W 3.55

	<p>FT S64-24-53W 116.68 FT S25-30-27E 24.82 FT S64-29-28W 35.25 FT TO POB LESS ADDNL RD R/W PER OR 10858-1177 &amp; LESS THAT PT DESC AS COM SE COR OF SAID SEC RUN N89-56-52W ALONG S LINE OF SAID SEC 556.53 FT S43-54-53W 873.68 FT S00-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W LINE OF US HWY 27 N25-35-15W ALONG SAID ELY R/W LINE 3060.37 FT N43-16-58E 146.98 FT TO POB CONT N43-16-58E 6.02 FT TO S R/W LINE OF CHALET SUZANNE RD (CR 17A) RUN N88-12-23E ALONG SAID S R/W LINE 603.97 FT S14-02-13W 21.04 FT S88-36-20W 12.16 FT N57-17-49W 8.67 FT S88-12-23W 81.82 FT N65-14-18W 22.37 FT S88-12-23W 241.69 FT RUN NWLY ALONG CURVE 6.78 FT RUN NWLY ALONG CURVE 8.06 FT S88-12-23W 224.86 FT TO POB</p>
272916000000024020	<p>COMM SE COR OF SEC S89-56-52W ALONG S LINE 556.53 FT S43-54-53W 873.68 FT S0-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W OF US HWY 27 N25-35-15W ALONG SAID R/W 1797.54 FT TO S LINE OF SEC 16 N25-35-07W ALONG ELY R/W 600.01 FT N64-25-04E 200 FT TO POB N25-34-31W 200 FT N64-25-04E 162.7 FT N24-37-38E 20.76 FT N25-34-40W 141.22 FT N64-49-42W 97.5 FT N25-35-07W 19.99 FT S64-25-04W 11.82 FT N25-35-07W 196.19 FT TO SLY R/W OF CHALET SUZANNE RD N88-12-23E ALONG SLY R/W 426.47 FT S14-02-13W 350 FT S23-02-37W 309.48 FT S64-25-04W 40 FT TO POB LESS COM SE COR OF SAID SEC RUN N89-56-52W ALONG S LINE OF SAID SEC 556.53 FT S43-54-53W 873.68 FT S00-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W LINE OF US HWY 27 RUN N25-35-15W ALONG SAID ELY R/W LINE 3060.37 FT N43-16-58E 146.98 FT TO POB CONT N43-16-58E 6.02 FT TO S R/W LINE OF CHALET SUZANNE RD (CR 17A) N88-12-23E ALONG SAID S R/W LINE 603.97 FT S14-02-13W 21.04 FT S88-36-20W 12.16 FT N57-17-49W 8.67 FT S88-12-23W 81.82 FT N65-14-18W 22.37 FT S88-12-23W 241.69 FT RUN NWLY ALONG CURVE 6.78 FT RUN NWLY ALONG CURVE 8.06 FT S88-12-23W 224.86 FT TO POB</p>
272916000000024040	<p>RESERVE TRACT #2 LYING IN SEC 16 &amp; 21 DESC AS: COMM SE COR OF SEC 16 TWP 29 RNG 27 RUN N89-50-53W 556.53 FT S44-07-08W 873.68 FT S00-37-37W 407.37 FT S25-23-00E 171.46 FT S64-37-00W 1000 FT TO ELY R/W LINE OF US HWY 27 N25-23-00W ALONG SAID R/W LINE 1626.79 FT TO POB CONT N25-23-00W 170.75 FT TO S LINE OF SEC 16 CONT N25-23-00W 29.25 FT N64-37-00E 340.99 FT SELY ALONG CURVE 175.62 FT TO N LINE OF SEC 21 CONT SELY ALONG CURVE 33.62 FT S64-37-00W 283.10 FT TO POB</p>