

LEGAL DESCRIPTION

**DESCRIPTION NO. 1**

ALL LESS THE EAST 395 FEET OF THAT CERTAIN PARCEL OR TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF, AND GOVERNMENT LOT 1 LESS THE SOUTH 16 ACRES, AND ALL OF GOVERNMENT LOT 2, LYING AND BEING IN SECTION 21, TOWNSHIP 40 SOUTH, RANGE 23 EAST, TOGETHER WITH RIPARIAN RIGHTS THEREUNTO APPERTAINING AND ALSO ALL ACCRETION THERETO

ALONG WITH:

A PARCEL OF LAND IN PEACE RIVER IN SECTION 28, TOWNSHIP 40 SOUTH, RANGE 23 EAST PER O R. BOOK 115, AT PAGE 27, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, COMMONLY KNOWN AS PART OF ISLAND NELL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF GOVERNMENT LOT 2 OF SECTION 21 IN SAID TOWNSHIP 40 SOUTH, RANGE 23 EAST, RUN SOUTH  $01^{\circ}25'01''$  EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 AND THE EXTENSION THEREOF, A DISTANCE OF 2,955.74 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED:

THENCE SOUTH  $72^{\circ}21'52''$  EAST, A DISTANCE OF 560.50 FEET; THENCE SOUTH  $04^{\circ}37'21''$  EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH  $82^{\circ}23'00''$  EAST, A DISTANCE OF 52.00 FEET; THENCE NORTH  $32^{\circ}02'00''$  EAST, A DISTANCE OF 374.00 FEET; THENCE NORTH  $71^{\circ}33'35''$  EAST, A DISTANCE OF 115.12 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH  $01^{\circ}39'47''$  EAST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 465.00 FEET TO THE SHORELINE OF PEACE RIVER; THENCE ALONG SAID SHORELINE OF PEACE RIVER THE FOLLOWING COURSES AND DISTANCES: SOUTH  $46^{\circ}16'46''$  WEST, A DISTANCE OF 187.82 FEET; THEN SOUTH  $55^{\circ}02'00''$  WEST A DISTANCE OF 312.00 FEET; THENCE SOUTH  $60^{\circ}34'00''$  WEST, A DISTANCE OF 405.00 FEET; THENCE SOUTH  $50^{\circ}23'00''$  WEST, A DISTANCE OF 202.00 FEET; THENCE SOUTH  $56^{\circ}12'30''$  WEST, A DISTANCE OF 253.00 FEET; THENCE SOUTH  $66^{\circ}40'00''$  WEST, A DISTANCE OF 270.00 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH  $01^{\circ}25'01''$  WEST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 1,464.53 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 21, RUN SOUTH 87°58'54" WEST, ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 425.46 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED: SAID POINT ALSO BEING ON THE WEST LINE OF HARBOR HEIGHTS, SECTION NINE, PART ONE, AS RECORDED IN PLAT BOOK 4, PAGES 38A THRU 38D OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PUNTA GORDA ISLES, SECTION TWENTY-THREE AS RECORDED IN PLAT BOOK 12, PAGE 2-A THRU 2-Z-41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 87°58'54" WEST ALONG SAID SOUTH LINE OF PUNTA GORDA ISLES, SECTION 23 AND THE NORTH LINE OF SECTION 21, A DISTANCE OF 701.90 FEET; THENCE SOUTH 00°38'19" WEST, PARALLEL WITH THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 1,229.64 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776; ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 01560-2601; THENCE SOUTH 89°21'11" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 460.96 FEET; THENCE NORTH 00°38'49" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°21'11" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 240.20 FEET TO A POINT ON THE WEST LINE OF SAID HARBOR HEIGHTS, SECTION NINE, PART ONE; THENCE NORTH 00°38'19" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,252.28 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED

LESS AND EXCEPT:

THE RIGHT-OF-WAY OF HARBORVIEW ROAD (STATE ROAD NO. S-776) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 01560-2601.

LESS AND EXCEPT:

THE RIGHT-OF-WAY OF I-75 (STATE ROAD NO. 93) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 01075-2401.

AND TOGETHER WITH THE FOLLOWING SHOWN IN RESOLUTION RECORDED APRIL 22, 2004 IN OFFICIAL RECORDS BOOK 2447, PAGE 2054, AND DESCRIBED AS FOLLOWS:

SURVEYOR'S DESCRIPTION: PARCEL 3 (ENVIRONMENTAL-WETLAND):

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 88°15'11" WEST, ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 2,710.11 FEET TO A POINT; THENCE, SOUTH 88°15'22" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 530.42 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE, SOUTH 88°15'22" WEST, ALONG NORTH LINE OF SAID SECTION, A DISTANCE OF 409.45 FEET; THENCE, SOUTH 01°44'38" EAST, A DISTANCE OF 14.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING AS ELEMENTS A RADIUS OF 189.34 FEET, A CENTRAL ANGLE OF 28°23'36", AND A CHORD BEARING OF SOUTH 15°56'26" EAST; THENCE, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 93.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, SOUTH 30°08'14" EAST, A DISTANCE OF 175.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING AS ELEMENTS A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 93°30'48", AND A CHORD BEARING OF SOUTH 16°37'10" WEST; THENCE, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 187.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING AS ELEMENTS A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 84°25'06" AND A CHORD BEARING OF SOUTH 21°10'01" WEST; THENCE, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 353.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, SOUTH 21°02'31" EAST, A DISTANCE OF 173.48 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING AS ELEMENTS A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 26°32'25", AND A CHORD BEARING OF NORTH 55°41'16" EAST; THENCE, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 261.72 FEET TO THE END OF SAID CURVE; THENCE, NORTH 18°47'22" EAST, A DISTANCE OF 91.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING AS ELEMENTS A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 44°43'21", AND A CHORD BEARING OF NORTH 03°34'19" WEST; THENCE, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 273.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING AS ELEMENTS A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 83°44'27", AND A CHORD BEARING OF NORTH 15°56'14" EAST; THENCE, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 233.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING AS ELEMENTS A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 53°50'57", AND A CHORD BEARING OF NORTH 30°52'59" EAST; THENCE, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 225.56 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION NO. 2**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 21 & 28, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION LYING EAST OF INTERSTATE 75 (STATE ROAD 93) OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 23 EAST, RUN NORTH 85°52'13" EAST, 2731.06 FEET TO THE CENTER QUARTER OF SAID SECTION 21; THENCE SOUTH 01°25'01" EAST ALONG THE EAST LINE OF GOVERNMENT LOT 3, 4420.27 FEET; THENCE SOUTH 73°00'00" WEST, 980 FEET; THENCE SOUTH 88°35'00" WEST, 537.94 FEET; THENCE NORTH 30°55'00" WEST, 270 FEET; THENCE NORTH 45°45'00" EAST, 510 FEET; THENCE NORTH 23°40'00" EAST, 217.8 FEET; THENCE NORTH 30°13'00" WEST, 227.5 FEET, MORE OR LESS, TO THE SOUTHERLY SHORE OF THE WEST ½ OF THE FRACTIONAL SECTION 28, TOWNSHIP 40 SOUTH, RANGE 23 EAST; THENCE WESTERLY ALONG SAID SOUTHERLY SHORE TO A POINT ON THE WEST LINE OF SAID FRACTIONAL SECTION 28; THENCE NORTH 00°55'30" WEST, ALONG SAID WEST LINE, EXTENDED, 3266 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF INTERSTATE 75 (STATE ROAD 93).

**DESCRIPTION NO. 3**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 20, 21, 28 & 29, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNITED STATES GOVERNMENT LOT 1, SECTION 29, TOWNSHIP 40 SOUTH, RANGE 23 EAST, AND THAT PART OF SECTION 20, TOWNSHIP 40 SOUTH, RANGE 23 EAST, LYING SOUTH AND EAST OF COUNTY ROAD, LESS THAT PORTION OF THE ABOVE 2 PARCELS LYING WITHIN THE RIGHT OF WAY OF INTERSTATE 75 (STATE ROAD 93) ALL LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA.

ALSO LESS AND EXCEPTING THEREFROM THE REAL PROPERTY DESCRIBED WITHIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1176, PAGE 1654, ET. SEQ., OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION LYING WEST OF INTERSTATE 75 (STATE ROAD 93), OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 23 EAST, RUN NORTH 85°52'13" EAST, 2731.06 FEET TO THE CENTER QUARTER OF SAID SECTION 21; THENCE SOUTH 01°25'01" EAST ALONG THE EAST LINE OF GOVERNMENT LOT 3, 4420.27 FEET; THENCE SOUTH 73°00'00" WEST, 980 FEET; THENCE SOUTH 88°35'00" WEST 537.94 FEET; THENCE NORTH 30°55'00" WEST, 270 FEET; THENCE NORTH 45°45'00" EAST, 510 FEET; THENCE NORTH 23°40'00" EAST, 217.8 FEET; THENCE NORTH 30°13'00" WEST, 227.5 FEET, MORE OR LESS, TO THE SOUTHERLY SHORE OF THE WEST ½ OF THE FRACTIONAL SECTION 28, TOWNSHIP 40 SOUTH, RANGE 23 EAST; THENCE WESTERLY ALONG SAID SOUTHERLY SHORE TO A POINT ON THE WEST LINE OF SAID FRACTIONAL SECTION 28; THENCE NORTH 00°55'30" WEST, ALONG SAID WEST LINE, EXTENDED, 3266 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF INTERSTATE 75 (STATE ROAD 93).