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## Legal Dascription

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corner of the northwest quarter of said Section 23; thence continue east along the south boundary of the northeast quarter of Section 22, Township 29 South, Range 26 East to an intersection with the north right of way Iine of Seaboard Coastline Railroad; thence north along said northerly right of way to the POINT OF BEGINNINC. Less and except the Orchid Springs Franchise, described as follows, to-wit: TRACT A: Starting at the NE corner of Section 35, Township 28 South, Range 26 Esst, run thence S. $\sigma^{\circ} 22^{\prime}$ East along the East boundary of Section 35 a distance of 580.8 feet to a concrete marker for the point of beginning; run thence $\mathrm{S}_{\mathbf{~}} 0^{\circ} 22^{\prime}$ East along the East boundary of Section 35 a distance of 1414.2 feet; thence N. $89^{\circ} 44^{\prime}$ East a distance of 560 feet; thence N. $33^{\circ} 58^{\prime}$ East a distance of 1000 feet; thence $N .40^{\circ} 11^{\prime}$ West a distance of 1826.13 feet; thence $N$. $60^{\circ} 57^{\prime}$ West a distance of 467 feet to the Easterly right-of-way boundery of State Road 542; thence S. $29^{\circ} 03^{\prime}$ West along the Easterly right-of-way of State Road 542 a distance of 1195 feet; thence N. $89^{\circ} 4^{\prime}$ East a distance of 1038.76 feet to the Polnt of Beginning, and TRACT B: North 420 feet of the South 749.20 feet of the NE-1/4 of the NE-1/4 of Section 35, Township 28 South, Range 26 Eant, lying East of the right-of-way of State Road S-542. containing approximately 11.16 acres, and also described as: That part of the North 420 feet of the South 749.20 feet of Lots 1 and 2 of Florida Highland Company's Subdivision of Section 35, Township 28 South, Range 26 East, as recorded in Plat Book 3A, at page 27, of the public records of Polk County. Florids, lying East of the right-of-way of State Road S-542. Also the 12-1/2 feet immediately-East of the above-described property which was closed as a road by Polk County Commissioners. Resolution recorded in Official Records Book 1067, page 823. Tract 11: That part of Lot 2 lying Northwesterly of the right-of-way of State Road $\mathbf{5 4 2}$ in Highlend Company Subdivision, as recorded in Plat Book 3A, page 27, of the public records of Polk County, Florida, lying and being in the NE-1/4 of the NE-1/4 of Section 35, Township 28 South, Range 26 East, Polk County, Florida. TRACT 2: All that part of Lots 3, 9 and 17 of said Highland Company Subdivision, as recorded in Plat Book 3A, page 27, of the public records of Polk County, Florida, lying Northarly of a line described as follows: Starting at the corner common to Sections 25, 26, 35 and 36 , Township 28 South, Range 26 East, Polk County. Florida, run thence N. $89^{\circ} 46^{\prime}$ E. along the South boundary of sald Section 25 a distance of 148.78 feet for the point of beginning; thence run $N$. $40^{\circ} 11^{\prime} \mathrm{W}$. a distence of 303.13 feet, thence $\mathrm{N} .60^{\circ} 57^{\prime} \mathrm{W}$. a distance of 467 feet to a concrete marker located on the Easterly right-of-way boundary of State Road $\$ 542$ at a point 459.05 feet North and 454.77 feet West of the common corner above described for the end of said line. SUBJECT to rights-of-way as of record and/or in use. TRACT 13: Lot 6, of Highland Company Subdivision, as recorded in Plat Book 3A, page 27, of the public records of Polk County, Florida, lying and being in the Southeast Quarter of the Northeast Quarter of Section 35, Township 28 South, Range 26 East; AND That part of the Northwest Quarter of Section 36, Township 28 South, Range 26 East, Polk County, Florida, described as: Starting at the Northwest corner of Section 36, Township 28 South, Range 26 East, run thence North $89^{\circ} 46^{\prime}$ East along the North boundary of Section 36 a distance of 148.78 feet for the point of beginning: thence run South $49^{\circ} 11^{\prime}$ E. a distance of 1523.0 feet, thence South $33^{\circ} 58^{\prime} \mathrm{W}$. a distance of 1000.0 feet, thence South $89^{\circ} \mathrm{44} 4^{\mathrm{W}} \mathrm{W}$. a distance of 560 feet to the West boundary of Section 36, thence South $0^{\circ} \mathbf{2 2}^{\prime}$ East along the Section line a distance of 464.95 feet to a point 200.04 feet Northerly of the Southwest corner of the Northwest Quarter of Section 36, thence run North $69^{\circ} 50^{\prime} 30^{\prime \prime} \mathrm{E}$. along the centerline of a canal a distance of 683.83 feet, thence North $33^{\circ} 58^{\prime} \mathrm{E}$. a distance of 1296.18 feet, thence North $40^{\circ} 11^{\prime} \mathrm{W}$. a distance of 1506. 50 feet to a point on the North boundary of Section 36, thence run South $89^{\circ} \mathbf{4 6}^{\prime}$ W. Along the said North boundary of Sectlon 36 a distance of $\mathbf{2 6 0 . 8 9}$ feet to the point of beginning. SUBJECT to rights-of-way as of record and/or in use. (37.1). TRACT Is: A.! that part of the Northwos: Quarter of Section 36. Township 28 South, Range 26 East, Polk County. Florida, lying Easterly and Northerly of a line described as: Starting at the Northwest corner of Section 36, run thence North $89{ }^{\circ} 46^{\prime}$ East along the North boundary of Section 36, a distance of 409.67 feet for the point of beginning of said line; run thence South $40^{\circ} 11^{\prime}$ East a distance of 1506.60 feet, thence South $33^{\circ} 58^{\prime}$ West a distance of 1296.18 feet to the centerline of a canal, thence run North $69^{\circ} \mathbf{5 0}$ $30^{\prime \prime}$ East along the centerline of said canal a distance of 2139.4 feet, more or less, to its intersection with the East boundary of sald No rthwest Quarter of Section 36, for the end of said line. SUBJECT to rights-of-way as of record and/or in use. TRACT 45: The South one-half of the Southeast Quarter of Section 25, Township 28 South, Range 26 East, Polk County, Fiorida, LESS AND EXCEPT: Begin at the Northeast corner of ssid South one-half of the Southeast Quarter and run S. $0^{\circ} 19^{\prime} 17^{\prime \prime}$ E. along the East line of said South one-half of the Southeast Querter a distance of 457.10 feet, thence $N .88^{\circ} 44^{\prime}$ $17^{\prime \prime}$ W. 108.15 feet, thence S. $52^{\circ} 15^{\prime} 43^{\prime \prime}$ W. 476.63 feet, thence S. $0^{\circ} 5^{\prime} 17^{\prime \prime}$ E.
252.20 feet, thence $S .89{ }^{9} 5^{\prime} 43^{\prime \prime} \mathrm{W} .138 .00$ feet, thence $N .0^{\circ} 5^{1} 17^{\prime \prime} \mathrm{W} .182 .00$ feet, thence $N .80^{\circ} 58^{1} 17^{\prime \prime} W .419 .00$ feet, thence $N .50^{6} 57^{11} 17^{+1} W .725 .00$ feet, thence N. $69^{\circ} 41^{11} 7^{t 4}$ W, 625.70 feet, thence $N .0^{\circ} g^{\prime 1} 17^{H}$ W. 72.69 feet to a point on the North line of said South one-half of the Southesst Quarter, thence N. $8.9^{\circ} 54^{\prime} 43^{\prime \prime} \mathrm{E}$. along North line 2184. Bt feet to the point of beginning, LESS AND EXCEPT right-of-way of State Road S-542, and LESS AND EXCEPT the East 30 feet of the South 866.9 feet of the Southeast Quarter of the Southeant Quarter of said Section 25 for road. TRACT N: That part of the Northeast Quarter of Section 36. Townshlp 28 South, Renge 26 East, Polk County, Florida, described as: Beginning dithe Northeast corner of Section 36, run thence South along the East boundery of Sectbon 36 distence of 533.90 feat to its intersectlon with the centerline of a cansl, thence run $5.69^{\circ} 50^{\prime} 30^{\prime \prime} \mathrm{W}$. along said centerline of canal d distence of 2023.3 fest, more or lases, to Its Intersection with the West boundary of eld Northet Quirter, therte run North along the Wett boundery of sald Northeset Querter to the Northweat corner of the Northeast Querter, thence run Easterty along the North Boundery of said Northeast Quarter of Sectlon 36 distance of 2642.26 fest to the point of beginning, SUBJECT to right-of-wiy over the East 30 feat thereof.


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