

LEGAL DESCRIPTION

(1) Lots 1 through 7, inclusive; (2) Roads "A", "B" and "C"; and  
(3) Reserved Parcel "A" of Southwest Quadrant Phase I, according to  
the plat thereof recorded in Map Book 29, Pages 94 and 95 of the  
Public Records of Flagler County, Florida.

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Exhibit A

A parcel of land being a portion of Reserved Parcel "V", according to the Subdivision Plat Pine Grove Section 25, Map Book 9, Pages 1 through 19, also a portion of Reserved Parcel "X" and a portion of Belleaire Waterway according to the Amended Subdivision Maps of Sections 11, 17 and 25, Map Book 26, Pages 68 through 72, also Tract "A", Tract "B" and Reserved Parcel "B" according to the Subdivision Map Southwest Quadrant Phase 1, Map Book 29, Pages 94 and 95, also a portion of Government Section 13, Township 11 South, Range 30 East, Flagler County, Florida, being more particularly described as follows;

As a Point of Reference being the northeast corner of said Section 13 thence South  $00^{\circ}27'32''$  East along the East line of Section 13 a distance of 950.50 feet, thence departing said Section line South  $89^{\circ}08'27''$  West a distance of 667.31 feet to a point being the intersection of the southerly right-of-way line of Palm Coast Parkway with the East right-of-way line of Cypress Point Parkway (104' R/W), said point being the POINT OF BEGINNING of this description, thence North  $89^{\circ}08'27''$  East along said Palm Coast Parkway a distance of 51.98 feet, thence South  $00^{\circ}51'33''$  East a distance of 51.81 feet, thence North  $89^{\circ}08'27''$  East along the limited access right-of-way line of Interstate-95 Interchange a distance of 327.38 feet, thence departing said interchange South  $00^{\circ}51'33''$  East a distance of 35.43 feet, thence South  $46^{\circ}13'44''$  East a distance of 93.54 feet to a point on a non-tangent curve, concave Southeasterly, thence Southwesterly a distance of 85.69 feet along the Arc of said curve to the left having a central angle of  $25^{\circ}23''$ , a radius of 340.00 feet, a chord bearing of South  $36^{\circ}33'05''$  West and a chord distance of 85.46 feet to a point of tangency, thence South  $29^{\circ}19'57''$  West a distance of 20.18 feet, thence South  $60^{\circ}40'07''$  East a distance of 104.41 feet, thence South  $05^{\circ}50'05''$  East a distance of 43.16 feet, thence South  $52^{\circ}43'04''$  East a distance of 44.13 feet, thence South  $30^{\circ}09'00''$  East a distance of 35.00 feet, thence North  $87^{\circ}01'47''$  East a distance of 73.41 feet, thence South  $13^{\circ}27'52''$  East a distance of 31.90 feet, thence South  $18^{\circ}34'13''$  West a distance of 37.93 feet, thence South  $71^{\circ}00'00''$  West a distance of 44.00 feet, thence South  $13^{\circ}36'22''$  West a distance of 41.88 feet, thence South  $11^{\circ}19'48''$  East a distance of 60.40 feet, thence South  $37^{\circ}34'16''$  East a distance of 44.33 feet, thence South  $40^{\circ}30'00''$  West a distance of 29.00 feet, thence South  $56^{\circ}33'42''$  East a distance of 94.60 feet, thence South  $15^{\circ}54'03''$  East a distance of 78.31 feet, thence South  $22^{\circ}35'21''$  East a distance of 78.29 feet, thence South  $28^{\circ}45'40''$  East a distance of 75.96 feet, thence South  $44^{\circ}53'25''$  East a distance of 70.41 feet, thence South  $35^{\circ}51'39''$  East a distance of 48.81 feet, thence South  $30^{\circ}41'38''$  East a distance of 43.14 feet, thence South  $33^{\circ}30'00''$  East a distance of 29.00 feet, thence South  $35^{\circ}08'47''$  West a distance of 145.98 feet, thence South  $00^{\circ}24'16''$  East a distance of 195.66 feet, thence South  $30^{\circ}14'30''$  East a distance of 115.19 feet, thence South  $59^{\circ}22'24''$  East a distance of 52.97 feet, thence North  $84^{\circ}56'37''$  East a distance of 2.07 feet, thence South  $00^{\circ}27'32''$  East a distance of 121.44 feet, thence North  $88^{\circ}51'24''$  West a distance of 17.79 feet to a point of curvature, concave Southerly, thence Westerly a distance of 244.46 feet along the arc of said curve to the left having a central angle of  $22^{\circ}03'26''$ , a radius of 635.00 feet, a chord bearing of South  $80^{\circ}06'53''$  West and a chord

distance of 242.95 feet to a point of tangency, thence South 69°05'10" West a distance of 50.40 feet, thence South 26°12'55" West a distance of 241.73 feet to a point of curvature, concave Northwesterly, thence Southwesterly a distance of 826.51 feet along the arc of said curve to the right having a central angle of 78°55'32", a radius of 600.00 feet, a chord bearing of South 65°40'41" West and a chord distance of 762.69 feet to a point of tangency, thence North 74°51'33" West a distance of 756.39 feet to a point of curvature, concave Southerly, thence Westerly a distance of 508.35 feet along the arc of said curve to the left having a central angle of 32°21'46", a radius of 900.00 feet, a chord bearing of South 88°57'34" West and a chord distance of 501.62 feet to the point of intersection with a non-tangent line, thence North 44°51'33" West a distance of 635.69 feet, thence South 45°08'27" West a distance of 917.00 feet to a point on the easterly right-of-way line of Belle Terre Parkway (150'R/W) said point being on a non-tangent curve, concave Northeasterly, thence Northwesterly a distance of 1303.04 feet along the Arc of said curve to the right having a central angle of 25°23'21", a radius of 2940.57 feet, a chord bearing of North 31°07'29" West and a chord distance of 1292.40 feet to a point of intersection with a non-tangent curve, concave Northwesterly, thence Easterly along Palm Coast Parkway a distance of 159.44 feet along the Arc of said curve to the left having a central angle of 05°24'31", a radius of 1689.02 feet, a chord bearing of North 67°15'33" East and a chord distance of 159.33 feet to a point of tangency, thence North 64°33'17" East a distance of 1770.58 feet, thence South 19°12'42" East a distance of 1147.65 feet, thence South 86°55'15" East a distance of 125.30 feet to a point of curvature, concave Northwesterly, thence Easterly a distance of 818.08 feet along the arc of said curve to the left having a central angle of 65°16'55", a radius of 718.00 feet, a chord bearing of North 50°26'17" East and a chord distance of 774.54 feet to the point of intersection with a non-tangent line, thence South 64°11'54" East a distance of 104.06 feet to a point on a non-tangent curve, concave Westerly, thence Northeasterly a distance of 174.65 feet along the Arc of said curve to the left having a central angle of 12°10'26", a radius of 822.00 feet, a chord bearing of North 21°27'27" East and a chord distance of 174.33 feet to a point of tangency, thence North 15°22'14" East a distance of 300.00 feet to a point of curvature, concave Westerly, thence Northerly a distance of 371.86 feet along the arc of said curve to the left having a central angle of 11°29'00", a radius of 1855.36 feet, a chord bearing of North 09°37'44" East and a chord distance of 371.23 feet to a point of compound curvature, concave Westerly, thence Northerly a distance of 203.70 feet along the arc of said curve to the left having a central angle of 06°17'26", a radius of 1855.36 feet, a chord bearing of North 00°44'31" East and a chord distance of 203.60 feet to the curve's end and the POINT OF BEGINNING.

Parcel containing 108.7771 acres of land more or less.

Bearings refer to the Transverse Mercator Grid System of the East Zone of Florida and locally referenced to the East Line of Government Section 13

EXHIBIT "B"

Lot 8	-	1.2913 acres
Lot 9	-	1.2830 acres
Lot 10	-	24.1176 acres
Lot 11	-	2.1768 acres
Lot 12	-	1.8808 acres
Tract E	-	18.3371 acres
Tract F	-	22.9469 acres
Tract G	-	23.7389 acres
Reserve Parcel C	-	1.3067 acres