

DEVELOPMENT EXHIBIT - PARCEL 23

SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

"NOT A SURVEY"

LEGAL DESCRIPTION - HERITAGE HARBOUR, PARCEL 23

THAT PART OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

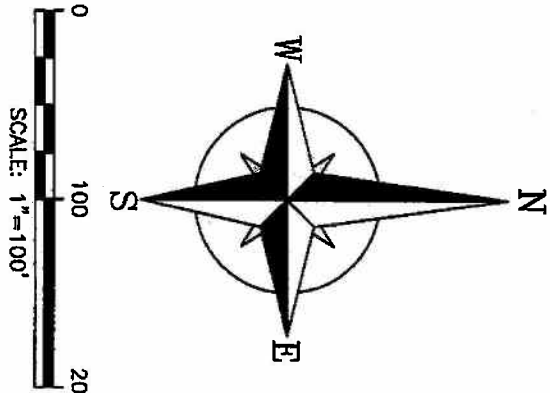
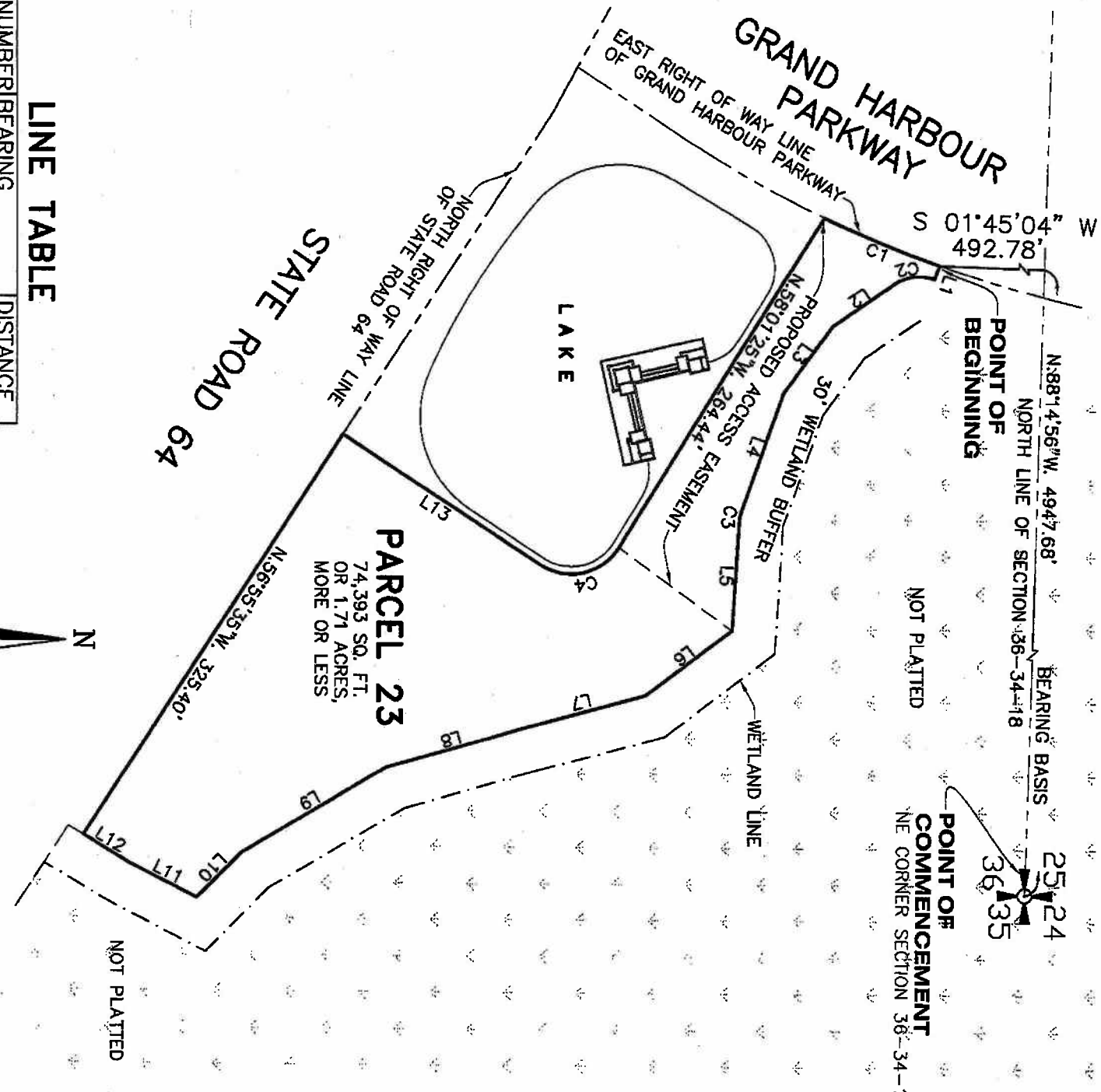
COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 36; THENCE ALONG THE NORTH LINE OF SAID SECTION 36, N.88°14'56"W, A DISTANCE OF 4947.68 FEET; THENCE LEAVING SAID NORTH LINE, S.01°45'04"W, A DISTANCE OF 492.78 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF GRAND HARBOUR PARKWAY AS PER PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, RECORDED IN PLAT BOOK 39, PAGES 160-179, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE S.70°28'39"E, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET AND A DELTA ANGLE OF 54°12'34", WHOSE CHORD BEARS S.07°34'56"E, A DISTANCE OF 27.34 FEET; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 28.38 FEET; THENCE S.34°41'13"E, A DISTANCE OF 50.73 FEET; THENCE S.53°56'30"E, A DISTANCE OF 56.76 FEET; THENCE S.70°08'54"E, A DISTANCE OF 84.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET AND A DELTA ANGLE OF 16°05'30", WHOSE CHORD BEARS S.78°11'39"E, A DISTANCE OF 8.40 FEET; THENCE ALONG SAID CURVE IN AN EASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 8.43 FEET; THENCE S.86°14'24"E, A DISTANCE OF 73.36 FEET; THENCE S.37°00'39"E, A DISTANCE OF 73.94 FEET; THENCE S.15°04'54"E, A DISTANCE OF 115.02 FEET; THENCE S.16°08'46"E, A DISTANCE OF 94.43 FEET; THENCE S.30°32'21"E, A DISTANCE OF 52.32 FEET; THENCE S.45°18'19"E, A DISTANCE OF 43.46 FEET; THENCE S.26°50'59"W, A DISTANCE OF 52.32 FEET; THENCE S.30°38'52"W, A DISTANCE OF 36.37 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 64 (SECTION 1305-250); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.56°55'35"W, A DISTANCE OF 160.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 38.60 FEET AND A DELTA ANGLE OF 91°05'50", WHOSE CHORD BEARS N.12°28'30"W, A DISTANCE OF 55.11 FEET; THENCE ALONG SAID CURVE IN A NORTHERLY, THENCE NORTHWESTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 61.37 FEET; THENCE N.58°01'25"W, A DISTANCE OF 284.44 FEET TO THE EAST RIGHT OF WAY LINE OF THE AFOREMENTIONED GRAND HARBOUR PARKWAY, ALSO BEING A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 825.00 FEET AND A DELTA ANGLE OF 05°51'23", WHOSE CHORD BEARS N.22°27'02"E, A DISTANCE OF 84.29 FEET; THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 84.33 FEET TO THE POINT OF BEGINNING. CONTAINING 74,393 SQUARE FEET OR 1.71 ACRES MORE OR LESS.

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C1	825.00	05°51'23"	84.33	84.29	N.22°27'03"E
C2	30.00	54°12'34"	28.38	27.34	S.07°34'56"E
C3	30.00	16°05'30"	8.43	8.40	S.78°11'39"E
C4	38.60	91°05'50"	61.37	55.11	N.12°28'30"W

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S.70°28'39"E	10.00'
L2	S.34°41'13"E	50.73'
L3	S.53°56'30"E	56.76'
L4	S.70°08'54"E	84.08'
L5	S.86°14'24"E	73.36'
L6	S.37°00'39"E	73.94'
L7	S.15°04'54"E	88.62'
L8	S.16°08'46"E	94.43'
L9	S.30°32'21"E	115.02'
L10	S.45°18'19"E	43.46'
L11	S.26°50'59"W	52.32'
L12	S.30°38'52"W	36.37'
L13	N.33°04'25"E	160.19'



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DATE	REVISIONS	BY	CHK'D

JOB# 1304 1376 SURVEYING COMMERCIAL PARCELS PARCEL 23 NEW BOUNDARY