da_lr_102_Bronson_Legal_ExhA.pdf

May 13, 2010

EXHIBIT "A"
BRONSONS
TRACT No. 18200-010

A parcel of land in Sections 28, 29, 30, 31 and 32, Township 27 South, Range 30 East, Osceola County, Florida, being specifically described as follows:

Commence at a 4" x 4" concrete monument, with no identification, marking the East quarter corner of Section 19, Township 27 South, Range 30 East; thence South 00°00'35" West along the East line of the Southeast quarter of said Section 19, a distance of 2647.76 feet to a 2" iron pipe, with no identification, marking the Northeast corner of said Section 30; thence South 60°36'04" West, a distance of 2251.72 feet to an iron rod with cap stamped "SFWMD" and the POINT OF BEGINNING.
thence South 34°38'32" East, a distance of 156.60 feet to an iron rod with cap stamped "SFWMD";
thence South 13°59'52" East, a distance of 552.49 feet to an iron rod with cap stamped "SFWMD";
thence South 03°47'09" East, a distance of 192.36 feet to an iron rod with cap stamped "SFWMD";
thence North 72°10'24" East, a distance of 534.21 feet to an iron pipe with aluminum disk stamped "LB 364";
thence South 76°33'14" East, a distance of 274.68 feet to an iron rod with cap stamped "SFWMD";
thence South 26°02'21" East, a distance of 343.24 feet to an iron rod with cap stamped "SFWMD";
thence South 06°05'59" East, a distance of 482.97 feet to an iron rod with cap stamped "SFWMD";
thence South 73°59'05" East, a distance of 317.97 feet to an iron rod with cap stamped "SFWMD";
thence South 40°02'20" East, a distance of 207.78 feet to an iron rod with cap stamped "SFWMD";
thence South 11°06'44" East, a distance of 414.59 feet to an iron rod with cap stamped "SFWMD";
thence North 86°22'05" East, a distance of 716.08 feet to an iron rod with cap stamped "SFWMD";
thence North 61°22'29" East, a distance of 558.36 feet to an iron rod with cap stamped "SFWMD";
thence South 55°38'30" East, a distance of 371.86 feet to an iron rod with cap stamped "SFWMD";
thence South 44°40'18" East, a distance of 354.99 feet to an iron rod with cap stamped "SFWMD";
thence North 89°31'35" East, a distance of 262.90 feet to an iron rod with cap stamped "SFWMD";
thence North 05°20'29" West, a distance of 354.08 feet to an iron rod with cap stamped "SFWMD";
thence North 43°47'08" East, a distance of 461.75 feet to an iron rod with cap stamped "SFWMD";
thence South 16°19'30" East, a distance of 490.51 feet to an iron rod with cap stamped "SFWMD";
thence North 82°54'44" East, a distance of 300.81 feet to an iron rod with cap stamped "SFWMD";
thence North 60°42'24" East, a distance of 475.08 feet to an iron rod with cap stamped "SFWMD";
thence North 82°27'59" East, a distance of 258.78 feet to an iron rod with cap stamped "SFWMD";
thence South 36°21'22" West, a distance of 735.35 feet to an iron rod with cap stamped "SFWMD";
thence South 13°14'56" West, a distance of 267.07 feet to an iron rod with cap stamped "SFWMD";
thence South 81°21'18" East, a distance of 315.99 feet to an iron rod with cap stamped "SFWMD";
thence North 65°53'27" East, a distance of 638.23 feet to an iron rod with cap stamped "SFWMD";
thence North 09°15'57" East, a distance of 677.93 feet to an iron rod with cap stamped "SFWMD";
thence North 71°42'14" East, a distance of 295.55 feet to an iron rod with cap stamped "SFWMD";
thence South 85°42'40" East, a distance of 267.02 feet to an iron rod with cap stamped "SFWMD";
thence South 29°26'01" East, a distance of 254.88 feet to an iron rod with cap stamped "SFWMD";
thence South 14°23'58" West, a distance of 235.48 feet to an iron rod with cap stamped "SFWMD";
thence South 54°20'29" West, a distance of 486.17 feet to an iron rod with cap stamped "SFWMD";
thence South 21°16'51" East, a distance of 388.61 feet to an iron rod with cap stamped "SFWMD";
thence South 86°17'40" East, a distance of 261.33 feet to an iron rod with cap stamped "SFWMD";
thence North 71°55'26" East, a distance of 558.44 feet to an iron rod with cap stamped "SFWMD";
thence South 81°51'48" East, a distance of 722.14 feet to an iron rod with cap stamped "SFWMD";

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION SKETCH

SECTIONS 28,29,30,31 & 32
TOWNSHIP 27 SOUTH
RANGE 30 EAST
OSCEOLA COUNTY

GREGORY A. PRATHER, P.S.M.
FLORIDA REGISTRATION No. 5135
PICKETT AND ASSOCIATES, INC.
FLORIDA REGISTRATION No. LB 364

PICKETT
SURVEYING & PHOTOGRAMMETRY
PICKETT & ASSOCIATES, INC. LICENSED BUSINESS No. LB364
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

BRONSONS
TRACT No. 18200-010

DRAWN	CHECKED	DATE	REVISIONS
SAK	GAP	04/14/10	REVISED TITLE BLOCK
SAK	GAP	03/12/10	REVISED LEGAL & SKETCH

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
SAK	GAP	08MAR10	AS SHOWN	SD 2870	1 OF 5

P&A JOB # 16042

thence North 24°18'28" East, a distance of 226.73 feet to an iron rod with cap stamped "SFWMD";
thence North 03°26'52" East, a distance of 512.27 feet to an iron rod with cap stamped "SFWMD";
thence North 45°44'48" East, a distance of 164.99 feet to an iron rod with cap stamped "SFWMD";
thence North 56°35'30" West, a distance of 207.79 feet to an iron rod with cap stamped "SFWMD";
thence North 11°41'43" West, a distance of 224.97 feet to an iron rod with cap stamped "SFWMD";
thence North 17°10'56" East, a distance of 217.40 feet to an iron rod with cap stamped "SFWMD";
thence North 77°34'34" East, a distance of 215.68 feet to an iron rod with cap stamped "SFWMD";
thence South 26°06'00" East, a distance of 515.21 feet to an iron rod with cap stamped "SFWMD";
thence North 63°39'29" East, a distance of 569.73 feet to an iron rod with cap stamped "SFWMD";
thence South 34°27'46" East, a distance of 238.24 feet to an iron rod with cap stamped "SFWMD";
thence South 47°00'43" West, a distance of 813.31 feet to an iron rod with cap stamped "SFWMD";
thence South 16°00'35" East, a distance of 395.58 feet to an iron rod with cap stamped "SFWMD";
thence South 79°32'28" East, a distance of 434.46 feet to an iron rod with cap stamped "SFWMD";
thence North 33°41'59" East, a distance of 215.72 feet to an iron rod with cap stamped "SFWMD";
thence North 87°24'49" East, a distance of 193.48 feet to an iron rod with cap stamped "SFWMD";
thence South 43°50'34" East, a distance of 95.45 feet to an iron rod with cap stamped "SFWMD";
thence South 15°49'16" East, a distance of 120.20 feet to an iron rod with cap stamped "SFWMD";
thence South 24°49'24" West, a distance of 114.38 feet to an iron rod with cap stamped "SFWMD";
thence South 23°58'09" East, a distance of 195.36 feet to an iron pipe with aluminum disk stamped "LB 364";
thence South 73°43'58" East, a distance of 785.83 feet to an iron pipe with aluminum disk stamped "LB 364";
thence South 09°06'03" East, a distance of 100.00 feet to an iron pipe with aluminum disk stamped "LB 364"
and a point on Acquisition Line "C" as described in Official Record Book 1200, page 242, in the public records of Osceola County, Florida;
thence North 76°29'51" West, a distance of 1411.26 feet to an iron pipe with aluminum disk stamped "LB 364" and the Point of Terminus of said Acquisition Line "C", said Point of Terminus also being a point of intersection with the approximate 54-foot National Geodetic Vertical Datum of 1929 (NGVD29) contour line on the southerly face of Bronson's Dike running through Sections 28, 29, 31 and 32, as called for in Official Record Book 1200, Page 270, in the public records of Osceola County, Florida; thence along said approximate 54-foot contour line, the following nineteen (19) courses:

1. thence North 71°16'43" West, a distance of 419.25 feet to an iron pipe with aluminum disk stamped "LB 364" and the beginning of a curve being concave south and having a radius of 476.00 feet;
2. thence westerly along said curve to the left through a central angle of 32°37'05", an arc distance of 270.98 feet (Chord = 267.34 feet, Chord Bearing = North 87°35'16" West) to an iron pipe with aluminum disk stamped "LB 364";
3. thence South 76°06'12" West, a distance of 2367.34 feet to an iron pipe with aluminum disk stamped "LB 364" and the beginning of a curve being concave southeast and having a radius of 450.00 feet;
4. thence southwesterly and southerly along said curve to the left through a central angle of 90°42'28", an arc distance of 712.42 feet (Chord = 640.32 feet, Chord Bearing = South 30°44'58" West) to an iron pipe with aluminum disk stamped "LB 364";
5. thence South 14°36'17" East, a distance of 1633.40 feet to an iron pipe with aluminum disk stamped "LB 364" and the beginning of a curve being concave west and having a radius of 400.00 feet;
6. thence southerly along said curve to the right through a central angle of 48°12'20", an arc distance of 336.54 feet (Chord = 326.70 feet, Chord Bearing = South 09°29'54" West) to an iron pipe with aluminum disk stamped "LB 364";

DESCRIPTION SKETCH

SECTIONS 28,29,30,31 & 32
TOWNSHIP 27 SOUTH
RANGE 30 EAST
OSCEOLA COUNTY

SEE PAGE 1 OF 5 FOR SURVEYOR's SIGNATURE & SEAL.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

PICKETT
SURVEYING & PHOTOGRAMMETRY
PICKETT & ASSOCIATES, INC. LICENSED BUSINESS No. LB364
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464

BRONSONS
TRACT No. 18200-010

DRAWN	CHECKED	DATE	REVISIONS
SAK	GAP	04/14/10	REVISED TITLE BLOCK
SAK	GAP	03/12/10	REVISED LEGAL & SKETCH

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
SAK	GAP	08MAR10	AS SHOWN	SD 2870	2 OF 5

P&A JOB # 16042

7. thence South 33°36'04" West, a distance of 856.02 feet to an iron pipe with aluminum disk stamped "LB 364" and the beginning of a curve being concave northwest and having a radius of 339.05 feet;
8. thence southwesterly along said curve to the right through a central angle of 51°12'58", an arc distance of 303.07 feet (Chord = 293.08 feet, Chord Bearing = South 59°12'33" West) to an iron pipe with aluminum disk stamped "LB 364";
9. thence South 84°49'02" West, a distance of 604.00 feet to an iron pipe with aluminum disk stamped "LB 364" and the beginning of a curve being concave southeast and having a radius of 364.85 feet;
10. thence southwesterly along said curve to the left through a central angle of 18°19'05", an arc distance of 116.65 feet (Chord = 116.15 feet, Chord Bearing = South 75°39'30" West) to an iron pipe with aluminum disk stamped "LB 364";
11. thence South 66°29'58" West, a distance of 540.83 feet to an iron pipe with aluminum disk stamped "LB 364";
12. thence South 61°02'05" West, a distance of 378.85 feet to an iron pipe with aluminum disk stamped "LB 364" and the beginning of a curve being concave northwest and having a radius of 150.95 feet;
13. thence southwesterly along said curve to the right through a central angle of 24°09'48", an arc distance of 63.66 feet (Chord = 63.19 feet, Chord Bearing = South 73°06'59" West) to an iron pipe with aluminum disk stamped "LB 364";
14. thence South 85°11'53" West, a distance of 745.68 feet to an iron pipe with aluminum disk stamped "LB 364" and the beginning of a curve being concave southeast and having a radius of 1914.25 feet;
15. thence southwesterly along said curve to the left through a central angle of 09°59'22", an arc distance of 333.75 feet (Chord = 333.32 feet, Chord Bearing = South 80°12'12" West) to an iron pipe with aluminum disk stamped "LB 364";
16. thence South 75°12'31" West, a distance of 562.80 feet to an iron pipe with aluminum disk stamped "LB 364" and the beginning of a curve being concave north and having a radius of 259.75 feet;
17. thence westerly along said curve to the right through a central angle of 43°10'41", an arc distance of 195.75 feet (Chord = 191.15 feet, Chord Bearing = North 83°12'09" West) to an iron pipe with aluminum disk stamped "LB 364";
18. thence North 61°36'48" West, a distance of 806.40 feet to an iron pipe with aluminum disk stamped "LB 364";
19. thence North 80°02'59" West, a distance of 91.42 feet to an iron pipe with aluminum disk stamped "LB 364" and a point of intersection with the East right of way line of South Florida Water Management District's Canal 35 as recorded in Official Record Book 91, Page 48, public records of Osceola County, Florida;

thence North 06°32'30" West, along said east right of way line, a distance of 3412.57 feet to an iron pipe with aluminum disk stamped "LB 364" and a point on the North line of the South 500 feet of said Section 30; thence North 89°46'36" East, along said North line, and continuing along said east right of way line, a distance of 50.31 feet to an iron pipe with aluminum disk stamped "LB 364"; thence North 06°32'30" West, continuing along said east right of way line, a distance of 3882.27 feet to an iron rod with disk stamped "SFWMD"; thence South 51°29'16" East, departing said east right of way, a distance of 215.62 feet to an iron rod with cap stamped "SFWMD" and the POINT OF BEGINNING.

The above-described parcel of land contains 690.25 acres, more or less.

DESCRIPTION SKETCH

SECTIONS 28,29,30,31 & 32
TOWNSHIP 27 SOUTH
RANGE 30 EAST
OSCEOLA COUNTY

SEE PAGE 1 OF 5 FOR SURVEYOR's SIGNATURE & SEAL.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

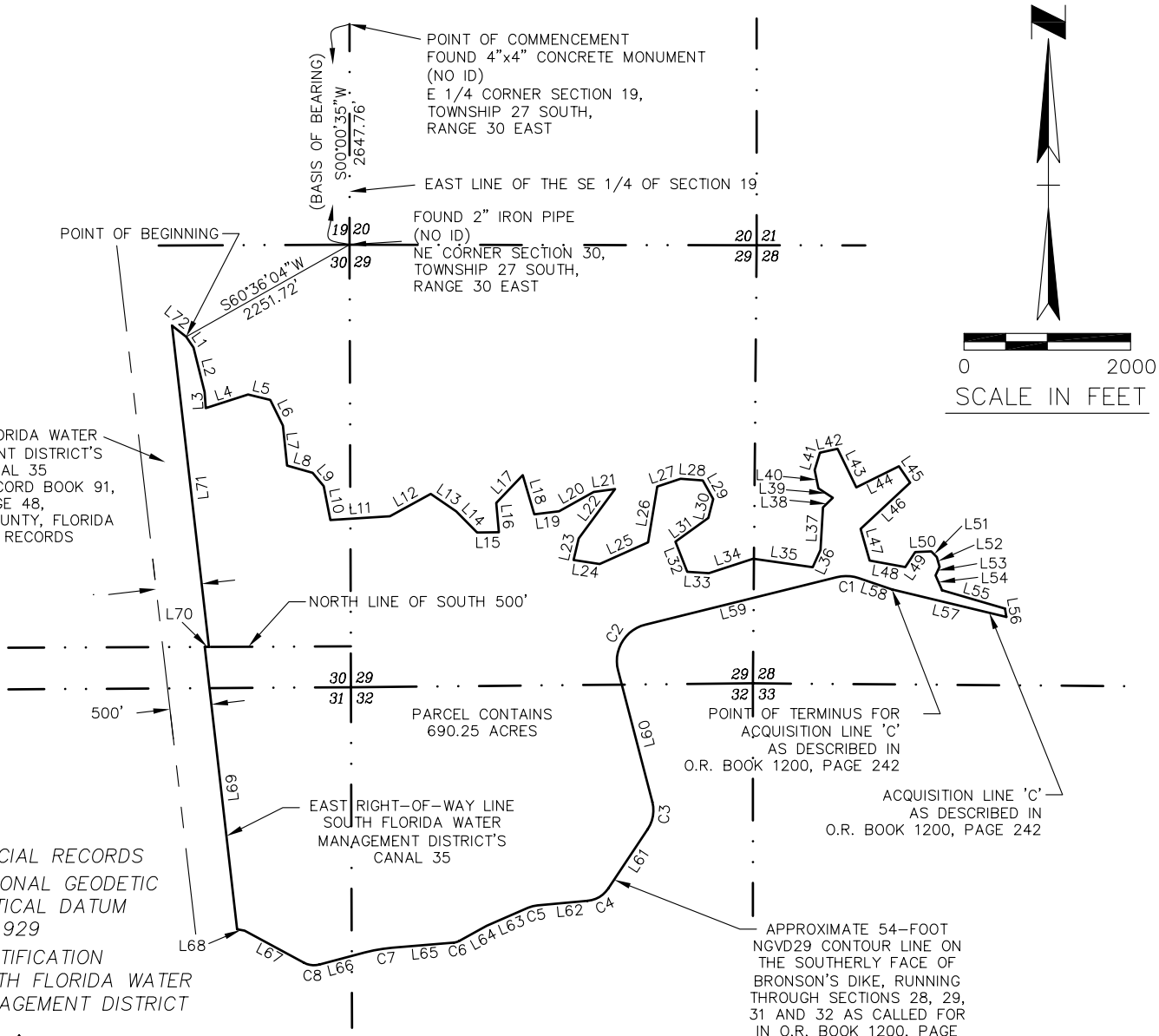
PICKETT
SURVEYING & PHOTOGRAMMETRY
PICKETT & ASSOCIATES, INC. LICENSED BUSINESS No. LB364
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464

BRONSONS
TRACT No. 18200-010

DRAWN	CHECKED	DATE	REVISIONS
SAK	GAP	04/14/10	REVISED TITLE BLOCK
SAK	GAP	03/12/10	REVISED LEGAL & SKETCH

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
SAK	GAP	08MAR10	AS SHOWN	SD 2870	3 OF 5

P&A JOB # 16042



LEGEND:

O.R.	OFFICIAL RECORDS
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ID	IDENTIFICATION
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SURVEYOR's NOTES:

1.) North, bearings and distances shown hereon are referenced to Grid North, East Zone of the Florida State Plane Coordinate System, NAD 83, 2007 adjustment and are referenced to the bearing of South 00°00'35" West along the East line of the Southeast quarter of Section 19, Township 27 South, Range 30 East, Osceola County, Florida.

2.) Legal description is based on information provided by SFWMD and survey data acquired by Pickett & Associates, Inc. in conjunction with a boundary survey of this parcel.

3.) **THIS IS NOT A BOUNDARY SURVEY**

DESCRIPTION SKETCH

SECTIONS 28,29,30,31 & 32
TOWNSHIP 27 SOUTH
RANGE 30 EAST
OSCEOLA COUNTY

SEE PAGE 1 OF 5 FOR SURVEYOR's SIGNATURE & SEAL.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

PICKETT
SURVEYING & PHOTOGRAMMETRY
PICKETT & ASSOCIATES, INC. LICENSED BUSINESS No. LB364
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464

DRAWN	CHECKED	DATE	REVISIONS
SAK	GAP	04/14/10	REVISED TITLE BLOCK
SAK	GAP	03/12/10	REVISED LEGAL & SKETCH

BRONSONS
TRACT No. 18200-010

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
SAK	GAP	08MAR10	AS SHOWN	SD 2870	4 OF 5

P&A JOB # 16042

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°38'32"E	156.60
L2	S13°59'52"E	552.49
L3	S03°47'09"E	192.36
L4	N72°10'24"E	534.21
L5	S76°33'14"E	274.68
L6	S26°02'21"E	343.24
L7	S06°05'59"E	482.97
L8	S73°59'05"E	317.97
L9	S40°02'20"E	207.78
L10	S11°06'44"E	414.59
L11	N86°22'05"E	716.08
L12	N61°22'29"E	558.36
L13	S55°38'30"E	371.86
L14	S44°40'18"E	354.99
L15	N89°31'35"E	262.90
L16	N05°20'29"W	354.08
L17	N43°47'08"E	461.75
L18	S16°19'30"E	490.51
L19	N82°54'44"E	300.81
L20	N60°42'24"E	475.08
L21	N82°27'59"E	258.78
L22	S36°21'22"W	735.35
L23	S13°14'56"W	267.07
L24	S81°21'18"E	315.99
L25	N65°53'27"E	638.23
L26	N09°15'57"E	677.93
L27	N71°42'14"E	295.55
L28	S85°42'40"E	267.02
L29	S29°26'01"E	254.88
L30	S14°23'58"W	235.48
L31	S54°20'29"W	486.17
L32	S21°16'51"E	388.61
L33	S86°17'40"E	261.33
L34	N71°55'26"E	558.44
L35	S81°51'48"E	722.14
L36	N24°18'28"E	226.73

LINE TABLE		
LINE	BEARING	LENGTH
L37	N03°26'52"E	512.27
L38	N45°44'48"E	164.99
L39	N56°35'30"W	207.79
L40	N11°41'43"W	224.97
L41	N17°10'56"E	217.40
L42	N77°34'34"E	215.68
L43	S26°06'00"E	515.21
L44	N63°39'29"E	569.73
L45	S34°27'46"E	238.24
L46	S47°00'43"W	813.31
L47	S16°00'35"E	395.58
L48	S79°32'28"E	434.46
L49	N33°41'59"E	215.72
L50	N87°24'49"E	193.48
L51	S43°50'34"E	95.45
L52	S15°49'16"E	120.20
L53	S24°49'24"W	114.38
L54	S23°58'09"E	195.36
L55	S73°43'58"E	785.83
L56	S09°06'03"E	100.00
L57	N76°29'51"W	1411.26
L58	N71°16'43"W	419.25
L59	S76°06'12"W	2367.34
L60	S14°36'17"E	1633.40
L61	S33°36'04"W	856.02
L62	S84°49'02"W	604.00
L63	S66°29'58"W	540.83
L64	S61°02'05"W	378.85
L65	S85°11'53"W	745.68
L66	S75°12'31"W	562.80
L67	N61°36'48"W	806.40
L68	N80°02'59"W	91.42
L69	N06°32'30"W	3412.57
L70	N89°46'36"E	50.31
L71	N06°32'30"W	3882.27
L72	S51°29'16"E	215.62

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	270.98	476.00	32°37'05"	267.34	N87°35'16"W	139.27
C2	712.42	450.00	90°42'28"	640.32	S30°44'58"W	455.59
C3	336.54	400.00	48°12'20"	326.70	S09°29'54"W	178.95
C4	303.07	339.05	51°12'58"	293.08	S59°12'33"W	162.50
C5	116.65	364.85	18°19'05"	116.15	S75°39'30"W	58.82
C6	63.66	150.95	24°09'48"	63.19	S73°06'59"W	32.31
C7	333.75	1914.25	9°59'22"	333.32	S80°12'12"W	167.30
C8	195.75	259.75	43°10'41"	191.15	N83°12'09"W	102.79

DESCRIPTION SKETCH

SECTIONS 28,29,30,31 & 32
TOWNSHIP 27 SOUTH
RANGE 30 EAST
OSCEOLA COUNTY

SEE PAGE 1 OF 5
FOR SURVEYOR's
SIGNATURE & SEAL.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

PICKETT
SURVEYING & PHOTOGRAMMETRY
PICKETT & ASSOCIATES, INC. LICENSED BUSINESS No. LB364
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464

BRONSONS
TRACT No. 18200-010

DRAWN	CHECKED	DATE	REVISIONS
SAK	GAP	04/14/10	REVISED TITLE BLOCK
SAK	GAP	03/12/10	REVISED LEGAL & SKETCH

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
SAK	GAP	08MAR10	AS SHOWN	SD 2870	5 OF 5

P&A JOB # 16042