

Finding of Necessity

Lake Wales CRA



Created in partnership with S&ME

December 5, 2022

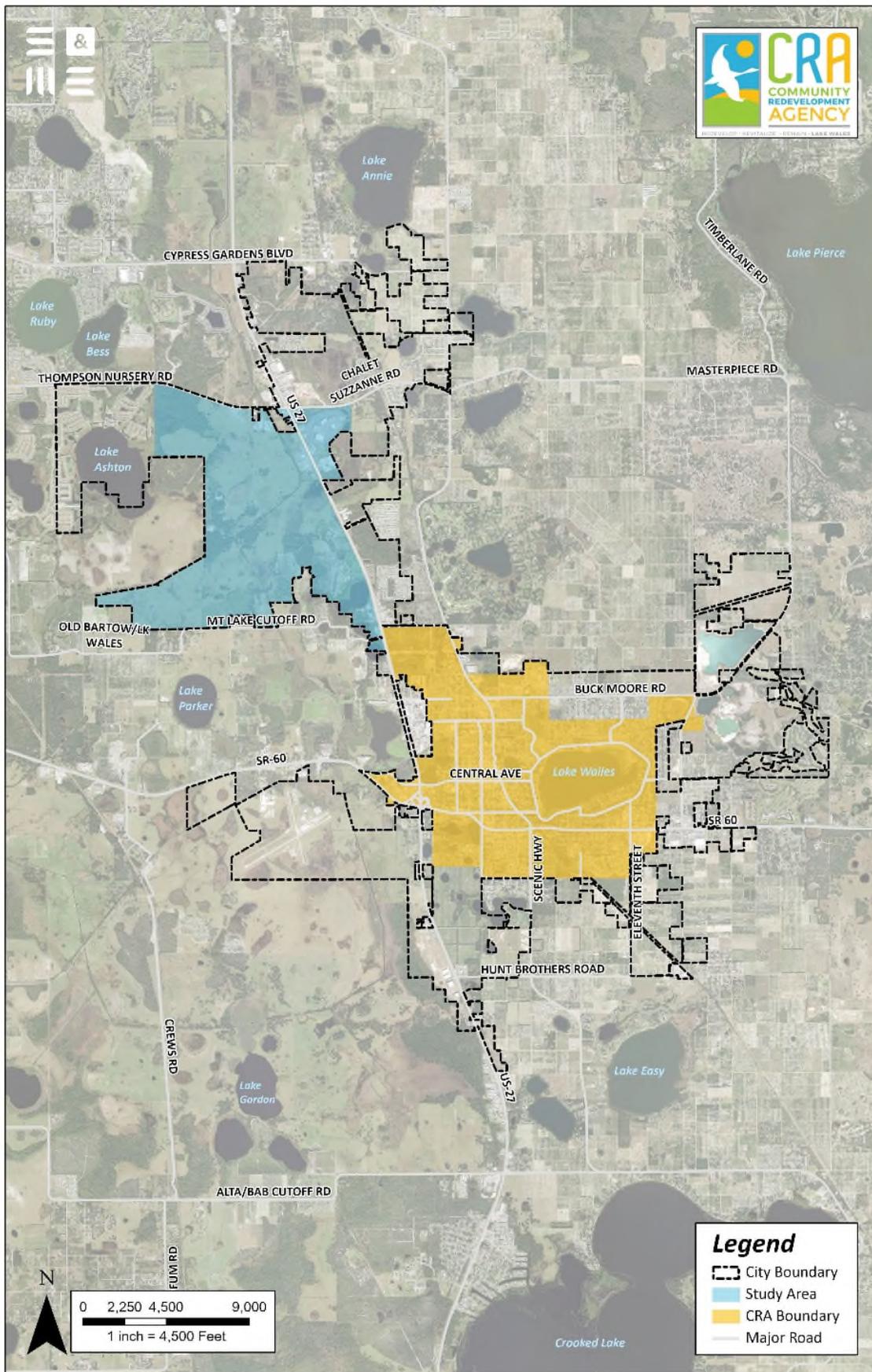
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1.0 Introduction

This Finding of Necessity (FON) Study evaluates the conditions of the proposed expansion to the Lake Wales Community Redevelopment Area. The expansion Study Area is proposed to be recognized as Area 4. The evaluation of the Study Area is to determine if conditions satisfy the definitions of "slum and blight" per Section 163.340(7), Florida Statutes, and if the Study Area parcels can be added to the existing Lake Wales Community Redevelopment Area. The proposed expansion area is depicted in **Figure 1** in blue, and the existing Community Redevelopment Area is shown in yellow, southeast of the Study Area.

Figure 1. Lake Wales CRA and Expansion Study Area

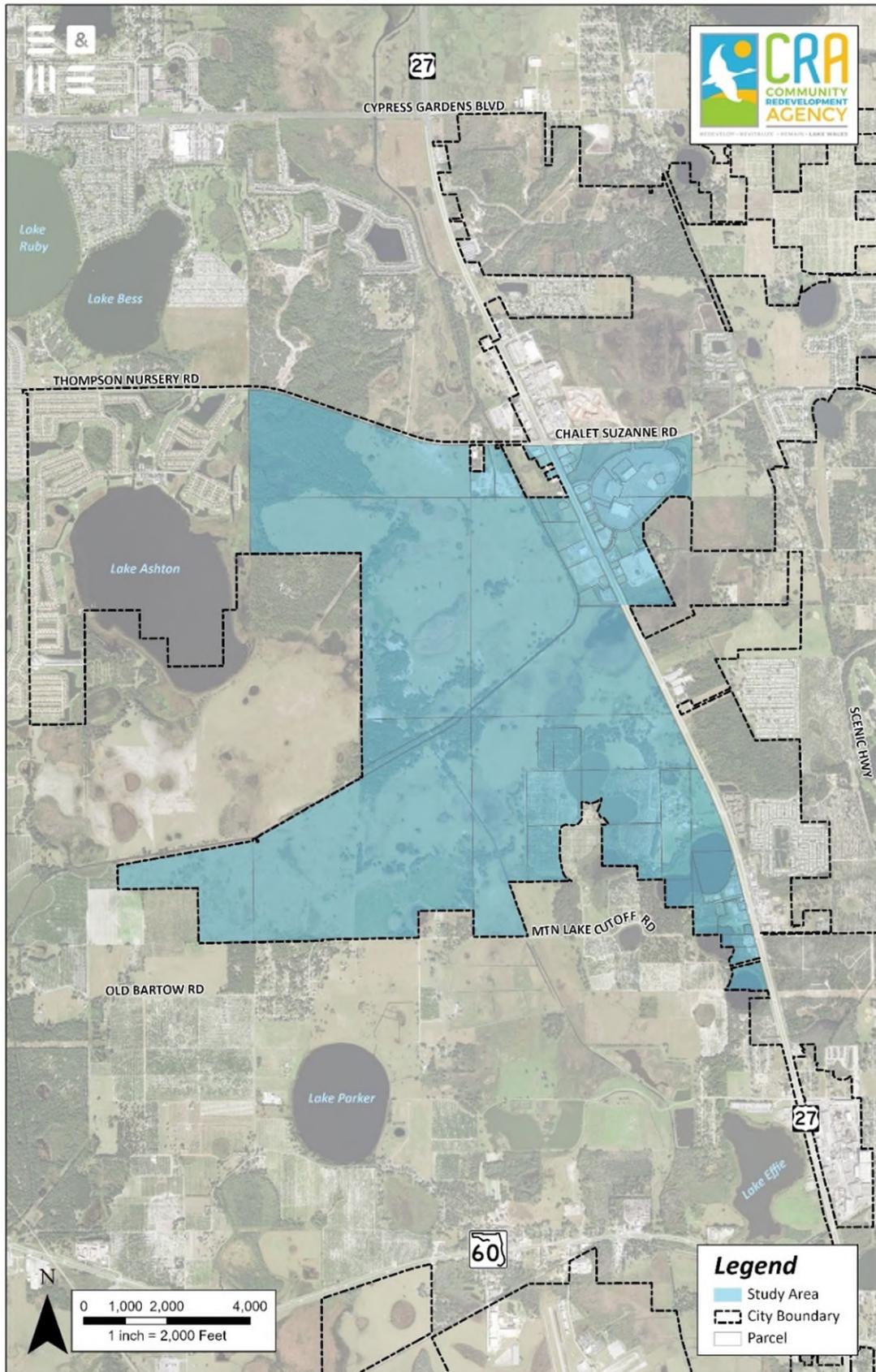


Sources: City of Lake Wales, Polk County Property Appraiser, Florida Geographic Data Library (FGDL), 2022

2.0 Study Area Boundaries

The general boundaries of the Study Area are as follows: Thompson Nursery and Chalet Suzanne Road to the north, Lake Ashton and the City boundary to the west, Mountain Lake Cutoff Road to the south, and US Highway 27 and the Eagle Ridge Mall (inclusive) to the east. The Study Area is approximately 2,465 acres.

Figure 2. Expansion Study Area



Sources: City of Lake Wales, Polk County Property Appraiser, FGDL, 2022

3.0 Historical Context

The Lake Wales Community Redevelopment Agency was established on December 3, 1985, by the City Commission's enactment of Ordinance #85-10. The primary objective of the Community Redevelopment Agency is to address and eliminate conditions of slum and blight in the redevelopment area. The first Redevelopment Area, CRA Area 1 (historic downtown), was established in 1987. The Redevelopment Area has been expanded three times and contracted once since its initial establishment. This fourth proposed expansion is catalyzed by stagnant development and growth within the Study Area.

The Community Redevelopment Area consists of many historic resources and many of the City's parks and green spaces. The Redevelopment Area has three National Register Historical Districts (the Lake Wales Commercial Historic District, the Lake Wales Historic District, and the North Avenue Historic District) and one National Register Linear Resource (Spook Hill). There are nine National Register Structures within the Redevelopment Area, mostly located near the historic downtown.

The Study Area contains recently annexed areas, specifically parcels west of US Highway 27. The Study Area consists of agricultural and commercial areas (Eagle Ridge Mall and businesses along US 27), and one private school, the Vanguard School. There is one surveyed historic resource within the Study Area: the Peace Creek Drainage Canal, which runs through the western portion of the Study Area.

Looking to the future, the Lake Wales Community Redevelopment Agency aims to continue enhancing the public realm, protecting housing affordability, and revitalizing community assets to better position the Redevelopment Area for social and economic advancement.

4.0 The Redevelopment Act

The Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes) gave local governments (city or county) the ability to eliminate and/or prevent blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities through economic development projects. The following sections expand on the administrative processes for creating or expanding a Redevelopment Area, as well as the criteria used to determine whether an area qualifies to become a Redevelopment Area.

4.1 Redevelopment Area Creation or Expansion Procedures

4.1.1 Declaration and Process

The first step in assessing whether the Study Area meets the criteria for inclusion into the Lake Wales Community Redevelopment Area is determining the presence of "slum and blight" conditions. The Finding of Necessity (FON) Report will document the analysis of these conditions.

This report describes the physical and economic conditions within the Study Area which are associated with blight or its causes and whether the Study Area qualifies for inclusion within the Redevelopment Area. S&ME staff, working closely with CRA and City staff, inspected the Study Area through an on-site field assessment and conducted desktop and GIS assessments of available data relating to the Study Area.

4.1.2 *Adoption of Finding of Necessity (FON) Report (“Slum & Blight” Study)*

Under the Community Redevelopment Act, if an area is deemed blighted, a resolution must be adopted by the local governing body, or municipal subdivision. The resolution must find that blight conditions are present within the defined Study Area and that the repair, rehabilitation and/or the redevelopment of said areas are in the interest of public health, safety, and welfare. If an area has such blighted conditions, the governing body is be empowered to establish a Community Redevelopment Agency (CRA) or expand an existing Community Redevelopment Area to include the blighted area(s). After the **(1) adoption of a Resolution** by the Lake Wales Community Redevelopment Agency acknowledging the documented conditions of blight and expanding the Community Redevelopment Area boundaries, the Lake Wales City Commission will **(2) adopt an Ordinance** formally acknowledging the expanded Community Redevelopment Area boundaries.

The ordinance will also establish the taxable-value base-year for the calculation of tax-increment financing (TIF) revenue and the duration of the expansion area within the Redevelopment Area. The ordinance will also authorize the contribution of the TIF revenue collected from participating taxing authorities from the expanded area’s participating parcels for placement in the Lake Wales Community Redevelopment Agency’s Redevelopment trust fund. The most recent real property certified tax roll, prior to the effective year of the ordinance, shall be used to establish the “base year.” These taxable values within the expanded Redevelopment Area will be used to calculate the future tax increment. For the Lake Wales Community Redevelopment Area, the assumed timetable to add the Study Area to the existing Redevelopment Area implies that the tax increment calculation will utilize the 2022 certified rolls for the proposed expansion area.

4.1.3 *Redevelopment Plan Update*

The Lake Wales City Commission serves as the Community Redevelopment Agency’s governing body. Based on the findings of the FON Analysis, the Lake Wales Community Redevelopment Agency may authorize the subsequent preparation of the Community Redevelopment Plan amendment/update which will reflect the Expansion Area’s addition to the existing Redevelopment Area boundaries. The updated Community Redevelopment Plan will provide physical information on the expanded redevelopment area and identify potential programs and projects to address the specified conditions of “slum” and “blight.”

The Community Redevelopment Act requires that redevelopment plans be subjected to a compliance review conducted by the Local Planning Board before it may be submitted to the City Commission for approval. The Planning Board has sixty (60) days to review the redevelopment plan for its conformity with the City’s Comprehensive Development Plan, addressing the development of the City as a whole and provide comments to the Community Redevelopment Agency. After receiving comments and recommendations from the Planning Board, the local governing body shall hold a public hearing on the approval of the Community Redevelopment Plan, after appropriate public notice has been provided and appropriate advertisements placed within the accepted general circulation newspaper of the area.

Prior to the City adopting any resolution or ordinance to approve an updated community redevelopment plan or establish a redevelopment trust fund, the governing body must provide public notice of the proposed actions to each of the taxing authorities that have the power to levy ad-valorem taxes within the redevelopment area. Such notices serve as an alert to these taxing authorities to any possible changes in their budgets that may occur as a result of the redevelopment action. As a policy matter, it is assumed that the following entities with ties and relationships to the City of Lake Wales government will receive notice of any actions arising from either the findings of necessity (FON) analysis or subsequent programs or initiatives should they be authorized under the terms of the Redevelopment Act:

- Polk County Board of County Commissioners
- Polk County Property Appraisers Office

- Polk County Tax Collector
- Polk County Emergency Medical
- Polk County School District
- Southwest Florida Water Management District

4.2 Slum & Blight Criteria

The Community Redevelopment Act establishes two similar, but discrete, pathways to determine if an area of study is considered to be a “slum” or “blighted,” sufficient to warrant the full application of the redevelopment powers conveyed by such a designation.

- **Alternative One** involves the layering of two tests. The first test is broadly conditional, and the second test is criteria specific. Both tests must conclude that the described conditions exist affirmatively.
- **Alternative Two** involves a specific agreement among parties subject to a prospective trust fund agreement. Where such an agreement exists, the jurisdiction seeking to designate a redevelopment area will be allowed to pass a less rigorous test. As in the first alternative, this test relates to specific criteria, and it must conclude affirmatively.

4.2.1 *Alternative One*

The first test for Alternative One requires that a Study Area identified as a “slum¹” or “blighted²” area contain a “substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.”

The second test for Alternative One must prove that the area must be one in which “two or more of the following [blight] factors are present” (Section 163.340(8), F.S.):

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- Unsanitary or unsafe conditions.
- Deterioration of site or other improvements.
- Inadequate and outdated building density patterns.
- Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- Tax or special assessment delinquency exceeding the fair value of the land.

¹ Florida Statutes, Section 163.340 (7)

² Florida Statutes, Section 163.340 (8)

- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- j. Incidence of crime in the area higher than in the remainder of the county or municipality.
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- o. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

4.2.2 *Alternative Two*

The Redevelopment Act also allows that a slum or blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (o) of Section 163.340 (8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a), F.S. agree, either by interlocal agreement or agreements with the CRA or by resolution, that the area is blighted.”

5.0 **Slum & Blight Conditions Observed**

5.1 **Conditions of Slum Observed**

5.1.1 *Conditions that endanger life or property by fire or other causes*

Conditions at the deteriorated Green Gables Inn have the potential to endanger life and property. There are large, uncovered holes within the pavement and sidewalks, unsecured construction debris, and the building itself has a deteriorating wooden stairwell and balcony. The holes and debris appear to be a result of recent construction. The construction was paused indefinitely, but the site remains open to passersby without any security or barrier. The open holes in the pavement and scattered debris pose a threat to the community, as the holes could trip a pedestrian or damage a vehicle.

The rooms at Green Gables are not visible in the photos, but they are in a similar state of disrepair. There is decaying furniture, construction debris, and collapsing ceilings. The rooms are also unsecured, containing no exterior doors. The exterior conditions at the Green Gables are captured in the photos below.



5.1.2 *Inadequate provision for sanitation*

Inadequate provision for sanitation requires the presence of conditions in the public realm that are dangerous or unhealthy. Eagle Ridge Mall's sky roof has been damaged multiple times, and it has yet to be properly repaired. As a result of the damage, stormwater pools on the roof instead of draining, creating the conditions for algae blooms, mold, and other harmful materials. The contaminated stormwater infiltrates the ventilation system and leaks into the mall during heavy rains.

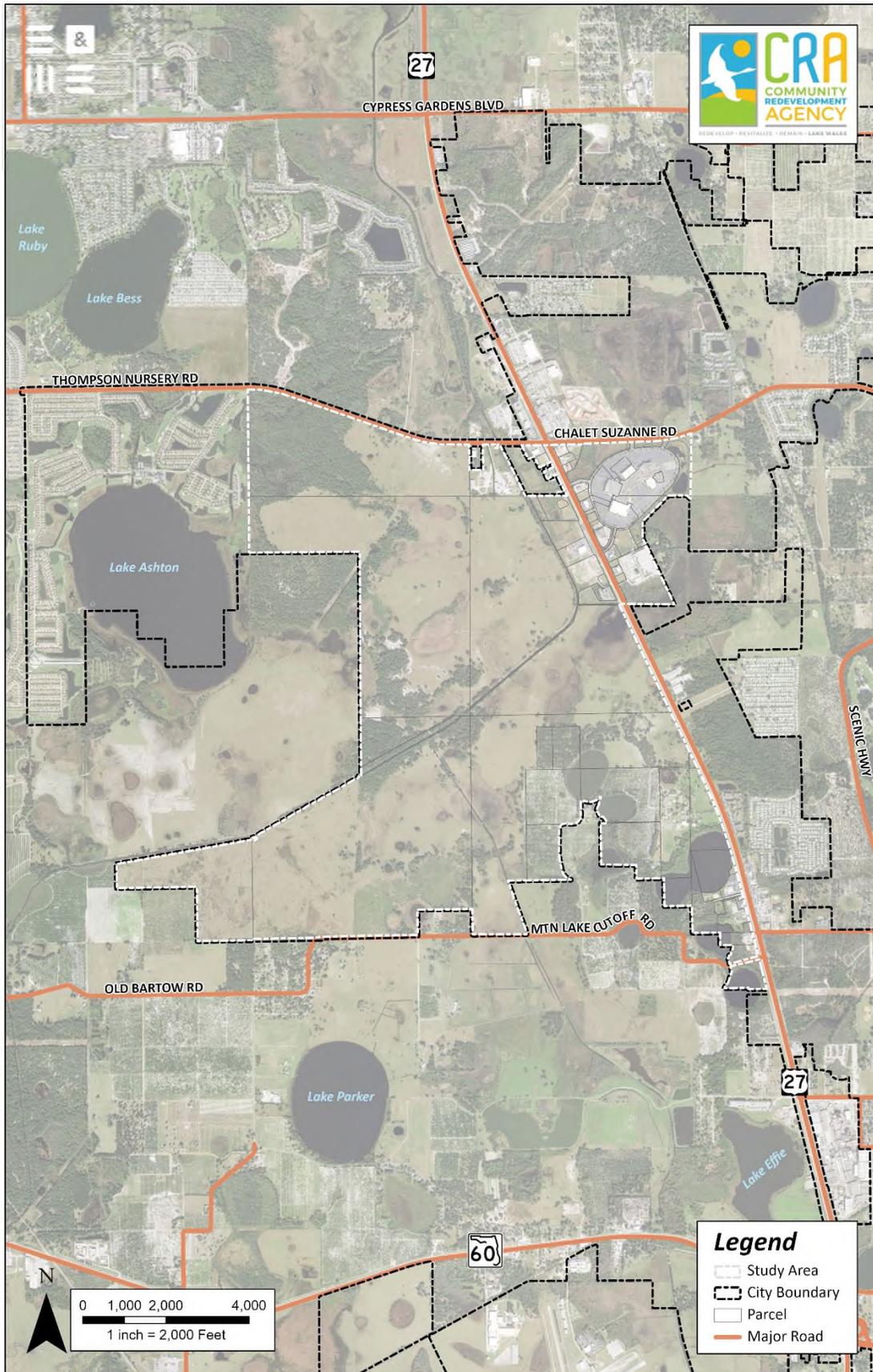


5.2 **Conditions of Blight Observed**

5.2.1 *Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities*

Defective or inadequate street layout is determined by the size and arrangement of transportation infrastructure and supporting facilities. The street layout in the Study Area does not sufficiently serve the lots, as many of them in the western portion have minimal road access or connectivity. Similarly, lots east of US 27 also have minimal access apart from the highway itself, cutting them off from other parts of the community. The lots in the Study Area are of substantial size that redevelopment efforts would be a challenge for investors lacking significant financial resources. The observed defective street layout, parking facilities, roadways and bridges or public transportation facilities within the Study Area satisfy the definition for a condition of "blight." **Figure 3** shows the Road Layout within the Study Area.

Figure 3. Road Layout



Sources: City of Lake Wales, Polk County Property Appraiser, FGDL, 2022

5.2.2 *Unsanitary or unsafe conditions*

As discussed in the sections above, the Green Gables Inn presents unsanitary and unsafe conditions. The Inn is in a state of disrepair, with vegetation growing up the sides of the building and overflowing into the parking lot. The roof is collapsing, and the structure is open to the elements. There are no security gates or signs at the Inn warning of the hazardous conditions or asking people to stay out. The Inn is a potential hazard to community members given that anyone has free access to the structure and could injure themselves.

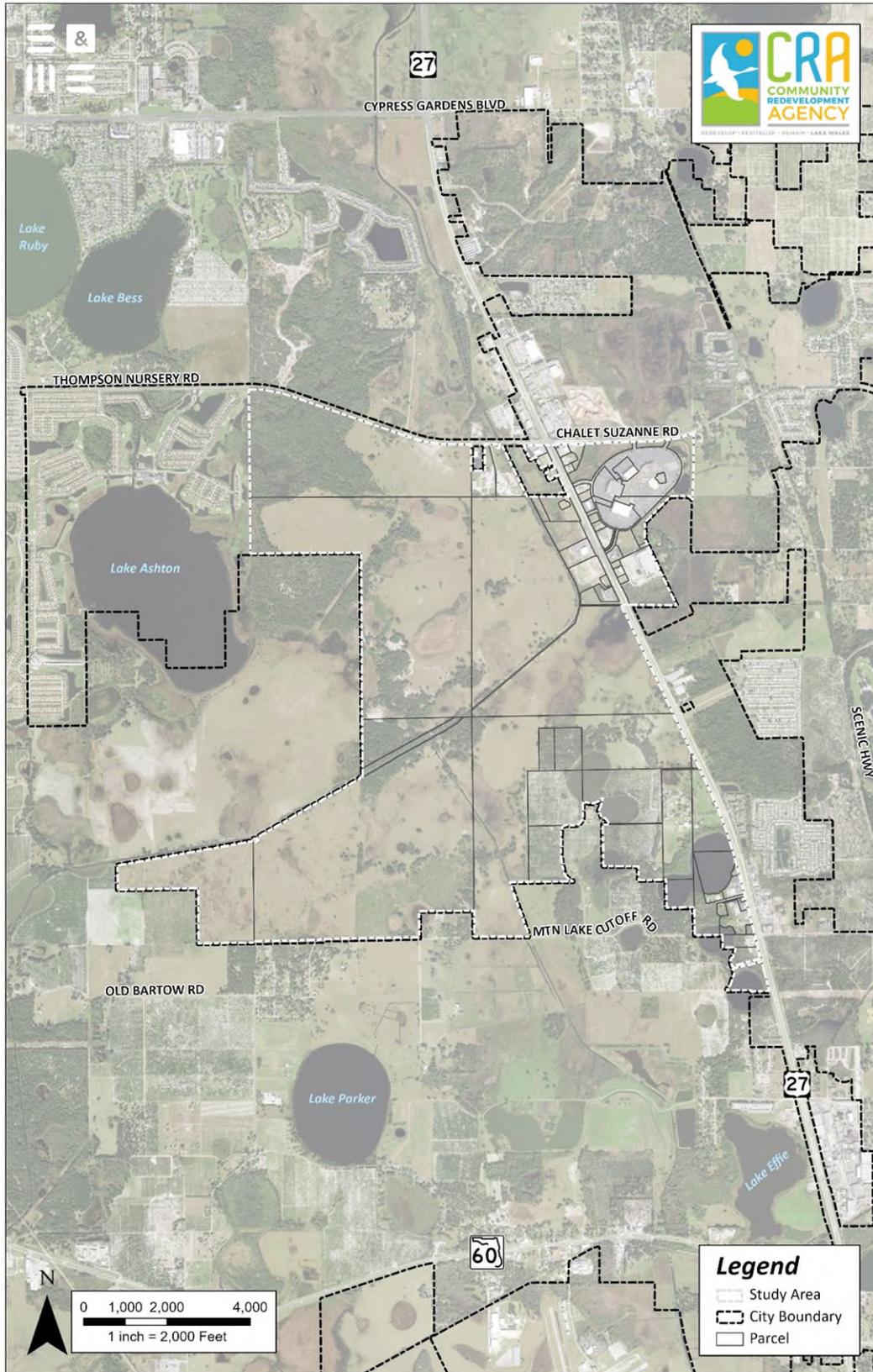


5.2.3 *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness*

Lot layouts are classified as faulty if their sizes, adequacy, accessibility from roadways, or usefulness serve as a deterrent to successful redevelopment activity. Size and accessibility are the primary challenges identified within the Study Area lots. The lot layout in the Study Area impacts their accessibility and usefulness. The lots are large and not accessible by public roads. The Eagle Ridge Mall has also been in financial distress and has not been able to be redeveloped successfully, which indicates a diminished usefulness of the largest commercial lot in the Study Area. **Figure 4** shows the lot layout within the Study Area.



Figure 4. Lot Layout



Sources: City of Lake Wales, Polk County Property Appraiser, FGDL, 2022

5.2.4 *Deterioration of site or other improvements*

The deterioration of site or other improvements is primarily determined by the physical conditions of buildings or site improvements, including their evaluated useful lives. The Eagle Ridge Mall has not successfully been redeveloped and is in a state of economic distress. The mall has multiple vacancies in their store fronts and experiences low customer traffic. The physical condition of the mall is also concerning, as the landscaping is overgrown and the parking lots have not been sufficiently maintained to promote safety. As seen in the photo below, grass and weeds are growing into the parking lot and the cement parking barriers are laying askew. Not only is the parking lot unsightly, but the unkempt conditions could damage a vehicle or trip a pedestrian. The observed deterioration of site or other improvements within the Study Area satisfy the definition for a condition of "blight."

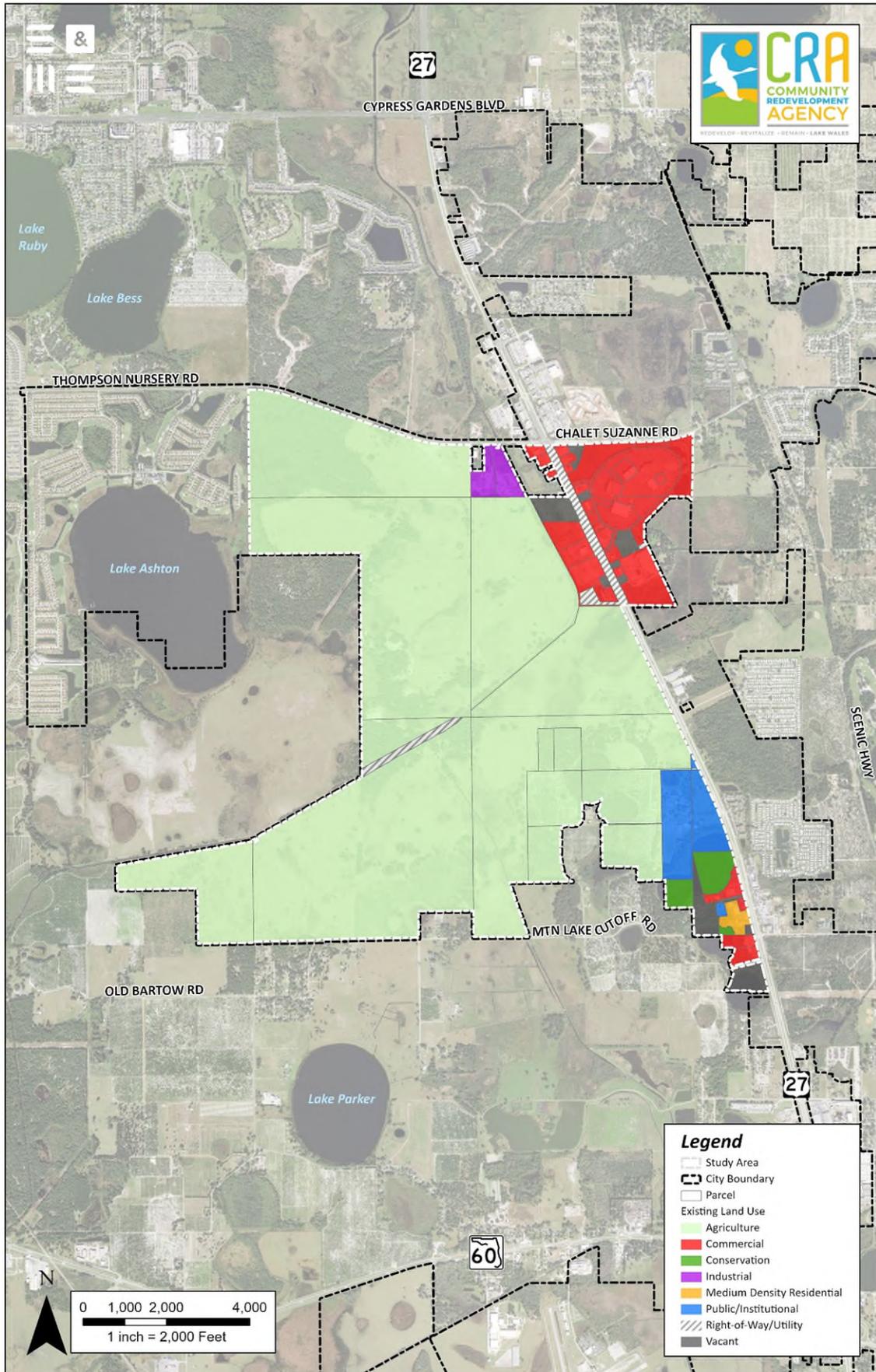


5.2.5 *Inadequate and outdated building density patterns*

Almost half of the Study Area has an agricultural use, and the rest of the area consists of the Eagle Ridge Mall and a smattering of other uses. As such, the Study Area does not contain a variety or a clustering of uses. Being that the only commercial properties in the area are a strip mall and the traditional mall, the uses can also be considered outdated. Finally, considering that there are only two commercial options available in the Study Area, the variety of uses can also be considered inadequate. The observed inadequate and outdated building pattern within the Study Area satisfy the definition for a condition of "blight." **Figure 5** shows the land uses within the Study Area and the outdated building pattern.



Figure 5. Current Land Use



Sources: City of Lake Wales, Polk County Property Appraiser, FGDL, 2022

light.”

6.0 Summary of Conditions (per Florida Statutes)

As stated above, the Study Area is experiencing several conditions of slum and blight. There are dangers or hazards to the community, as well as conditions that prevent economic prosperity and accessibility. A field visit, public records research, and analysis of GIS data of the Study Area revealed the following conditions of slum and blight within the CRA expansion Study Area:

Slum Conditions:

- (1) An inadequate provision for ventilation, light, air, sanitation, or open spaces
- (2) The existence of conditions that endanger life or property by fire or other causes

Blight Conditions:

- (1) The predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (2) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.
- (3) Unsanitary or unsafe conditions.
- (4) Deterioration of site or other improvements
- (5) Inadequate and outdated building density patterns

These observed conditions have negatively affected private sector investment and depressed redevelopment efforts and taxable income in the Study Area’s largest commercial area. This deteriorating and insufficient commercial use, coupled with other observed conditions of blight have harmed economic development activity and redevelopment activity within Study Area. The presence of these conditions within the Study Area qualifies its parcels for inclusion within the Lake Wales Redevelopment Area.

7.0 Conclusion of Alternative Tests

The findings of the evaluation of the Study Area satisfy the two tests of Alternative One to determine if an area is qualified for inclusion in a Community Redevelopment Area.

Alternative One - First Test

The evaluation identified the presence of “slum” conditions that endanger life or property by fire or other causes due to fire and safety hazards in the area. These findings satisfy the first test of Alternative One.

Alternative One - Second Test

The evaluation also identified the presence of six (6) conditions of “blight” as defined by Florida Statutes. These include:

- (1) The predominance of defective or inadequate street layout, parking Facilities, roadways, bridges, or public transportation facilities.
- (2) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.
- (3) Unsanitary or unsafe conditions.
- (4) Deterioration of site or other improvements
- (5) Inadequate and outdated building density patterns.

8.0 Matrix of Slum & Blight Conditions

Florida Statute Reference and Definition	Observation of Conditions		
	Observed	Not Observed	Suspected
“Slum Area”			
<i>Inadequate provision for ventilation, light, air, sanitation, or open spaces</i>	X		
<i>High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code</i>		X	
<i>The existence of that endanger life or property by fire or other causes</i>	X		
“Blight Area”			
<i>Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities</i>	X		
<i>Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions</i>			X
<i>Faulty lot layout in relation to size, adequacy, accessibility, or usefulness</i>	X		
<i>Unsanitary or unsafe conditions</i>	X		
<i>Deterioration of site or other improvements</i>	X		
<i>Inadequate and outdated building density patterns</i>	X		

<i>Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality</i>			X
<i>Tax or special assessment delinquency exceeding the fair value of the land</i>		X	
<i>Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality</i>			X
<i>Incidence of crime in the area higher than in the remainder of the county or municipality</i>		X	
<i>Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality</i>		X	
<i>A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality</i>			X
<i>Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area</i>		X	
<i>Governmentally owned property with adverse environmental conditions caused by a public or private entity</i>		X	
<i>A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.</i>		X	

9.0 Legal Description

Parcel ID	Legal Description
272916000000021010	<p>THAT PORTION OF DEVELOPER SITE III WHICH LIES IN SEC 16 DESC AS BEG AT NE COR SEC 21 T29 R27 RUN W 556.53 FT S 44-07-08 W 873.68 FT S 407.37 FT S 25-23-00 E 171.46 FT S 64-37-00 W 1000 FT TO ELY R/W LINE US HWY 27 RUN N 25-23-00 W 1344.65 FT N 64-37-00 E 137.08 FT NELY 52.77 FT ALONG CURVE N 70-00-22 E 66.11 FT N 19-59-38 W 282.75 FT NLY 42.99 FT ALONG CURVE TO PT ON S LINE OF SEC 16 FOR POB CONT NLY 285.55 FT ALONG CURVE N 74-34-16 W 27.17 WLY 280.19 FT ALONG CURVE S 65-08-38 W 120.49 FT TO PT ON ELY R/W LINE OF US HWY 27 N 25-23-00 W 92.50 FT N 65-08-38 E 121.34 FT ELY 345.23 FT ALONG CURVE S 74-34-16 E 27.05 FT NELY 125.03 FT ALONG CURVE NELY 959.46 FT ALONG CURVE NELY 177.74 FT ALONG CURVE ELY 27.28 FT ALONG CURVE N 04-19-33 W 168.97 FT TO S R/W LINE OF CR 17A RUN N 88-25-31 E 94.11 FT S 04-19-33 E 94.11 FT S 04-19-33 E 156.66 FT ELY 431.76 FT ALONG CURVE N 88-41-49 E 82.05 FT ELY 120.72 FT ALONG CURVE NELY 90.64 FT ALONG CURVE NELY 48.78 FT ALONG CURVE NLY 49.24 FT ALONG CURVE TO S R/W LINE CR 17A ELY 117 FT ALONG CURVE SWLY 177.46 FT ALONG CURVE SWLY 42.11 FT ALONG CURVE SELY 207.62 FT ALONG CURVE SELY 524.90 FT ALONG CURVE SWLY 480.11 FT ALONG CURVE S 45-08-34 W 250.33 FT TO PT ON S LINE OF SEC 16 RUN W ALONG SAID S LINE OF SEC 16 TO POB LESS SEARS</p>

	DEPT STORE TRACT & LESS J C PENNEY DEPT STORE TRACT & LESS RECREATION STATION TRACT
272921000000011030	THAT PORTION OF DEVELOPER SITE III LYING IN SEC 21 DESC AS BEG AT NE COR OF SEC RUN W ALONG N LINE OF SEC 556.53 FT S 44-07-08 W 873.68 FT S 407.37 FT S 25-23-00 E 71.46 FT S 64-37-00 W 200 FT N 25-23-00 W 442.35 FT TO PT ON CURVE RUN NELY 127.86 FT ALONG CURVE N 45-08-34 E 1007.59 FT TO POB RUN S 45-08-34 W 1007.59 FT SWLY 366.59 FT ALONG CURVE WLY 59.37 FT ALONG CURVE S 13-36-38 W 284.04 FT SWLY 364.55 FT ALONG CURVE S 64-37-00 W 25.67 FT TO ELY R/W LINE OF US HWY 27 RUN N 25-23-00 W 58.50 FT N 64-37-00 E 25.67 FT RUN NELY 312.67 FT ALONG CURVE RUN N 13-36-38 E 319.79 FT SELY 112.84 FT ALONG CURVE ELY 333.39 FT ALONG CURVE N 45-08-34 E 236.29 FT N 40 DEG W 289.93 FT N 20 DEG E 90.85 FT N 70 DEG W 99.50 FT S 20 DEG W 56.08 FT N 70 DEG W 408.66 FT S 20 DEG W 188.85 FT N 70 DEG W 407.96 FT S 19-59-38 E 404.27 FT SELY 182.75 FT ALONG CURVE SELY 275.98 FT ALONG CURVE S 13-36-38 W 320.20 FT SWLY 292.88 FT ALONG CURVE S 64-37-00 W 25.67 FT TO ELY R/W OF US HWY 27 N 25-23-00 W 33 FT N 64-37-00 E 25.67 FT NELY 263.51 FT ALONG CURVE N 13-36-38 E 284.35 FT NWLY 257.01 FT ALONG CURVE NWLY 205.59 FT ALONG CURVE N 19-59-38 W 146.55 FT S 70-00-22 W 66.11 FT SWLY 44.77 FT ALONG CURVE S 64-37-00 W 137.08 FT TO ELY R/W LINE OF US HWY 27 N 25-23-00 W 85.00 FT N 64 DEG 37 MIN 00 SEC E 137.08 FT NELY 52.77 FT ALONG CURVE N 70-00-22 E 66.11 FT N 19-59-38 W 282.75 FT NLY 42.99 FT ALONG CURVE TO PT ON N LINE OF SEC 21 RUN ELY ALONG SAID N SEC LINE TO POB LESS THAT PART OF SEARS DEPT STORE TRACT LYING IN SEC 21
272927000000033010	S3/4 OF W1/2 OF NW1/4 & N1/2 OF NW1/4 OF SW1/4 LYING W OF US HWY 27 LESS N 30 FT OF SW1/4 OF NW1/4 LYING W OF HWY 27
272927000000043010	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 TO W R/W US 27 RUN NLY ALONG R/W 1005 FT SWLY ALONG N-LINE PRIVATE RD 940 NWLY TO PT ON N-LINE OF SW1/4 OF SW1/4 FOR POB CONT NWLY TO PT ON N-LINE OF S1/2 OF NW1/4 OF SW1/4 E TO W-LINE OF US 27 SLY ALONG R/W TO PT 50 FT M/L N OF S-LINE OF NW1/4 OF SW1/4 W 223 FT TO LK SLY ALONG LAKE TO S-LINE OF NW1/4 OF SW1/4 W TO POB & BEG NE COR OF SW1/4 OF SW1/4 RUN S 58.26 FT W TO E-LINE OF US 27 N ALONG R/W TO N-LINE OF OF SW1/4 OF SW1/4 E TO POB & THAT PART PADGETT LK LYING E OF A-LINE 580 FT M/L OF W-LINE SEC LESS BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO W R/W US HWY 27 NWLY ALONG R/W 1425 FT TO POB RUN N 14 DEG 11' W 184.72 FT TO PT ON CURVE NWLY ALONG CURVE 460.30 FT TO PT ON N LINE OF S1/2 OF NW1/4 OF SW1/4 W TO LAKE SLY ALONG WATERS EDGE TO A POINT S 76 DEG 17' 30" W OF POB RUN N 76 DEG 17' 30" E 226 FT M/L TO POB
272928000000032000	SE1/4 OF NW1/4 LESS BEG 249.95 FT N OF SW COR OF SW1/4 OF NE1/4 RUN W 3.5 FT N 32.5 FT E 3.5 FT S 32.5 FT TO POB & LESS RD R/W PER MB 23 PG 72-77
272928000000041010	NE1/4 OF SW1/4 LESS BEG SE COR OF NE1/4 OF SW1/4 RUN N 362.82 FT N 81 DEG 52 MIN 49 SEC W 257.25 FT S 14 DEG 22 MIN 15 SEC W 144.38 FT S 21 DEG 46 MIN 22 SEC W 115.46 FT S 26 DEG 38 MIN 24 SEC W 31.66 FT S 41 DEG 11 MIN 14 SEC W 57.07 FT S 58 DEG 29 MIN 15 SEC E 47.64 FT S 63 DEG 26 MIN 42 SEC E 127.2 FT E 231.96 FT TO POB & LESS RD R/W PER MB 23 PG 72-77

27293000000021010	E1/2 OF SE1/4 S OF CANAL & NW1/4 OF SE1/4 S OF CANAL & NE1/4 OF SW1/4 S OF CANAL LESS W 740 FT
27292800000031020	S 1020 FT OF E 374 FT OF W1/2 OF NE1/4 OF NW1/4
27292800000031010	E1/2 OF NE1/4 OF NW1/4 LESS N 300 FT
27292900000013000	N1/2 OF NE1/4 N OF CANAL
27292900000011000	ALL S OF MAIN CANAL LESS S1/2 OF SE1/4 OF SE1/4 & LESS RD R/W PER MB 5 PG 153-155
27292100000031040	COMM NW COR OF SEC RUN E ALONG N LN OF SEC 2202.27 FT TO INTERSECTION WITH LN LYING 123.50 FT WLY OF (MEASUSRED PERPENDICULARLY) AND PARALLEL WITH WLY R/W LN US HWY 27 RUN S 25 DEG 33'37"E 80.58 FT TO POB CONT S 25 DEG 33'37"E 20 FT TO PT OF CURVE TO LEFT RUN SELY ALONG SAID CURVE 57.88 FT TO PT OF REVERSE CURVE TO RIGHT RUN SELY ALONG SAID CURVE 64.97 FT RUN S 25 DEG 33'37"E 64.49 FT TO PT OF CURVE TO RIGHT RUN SWLY ALONG SAID CURVE 23.56 FT RUN S 64 DEG 26'23"W 187.39 FT RUN N 87 DEG 33'19"W 33.67 FT RUN N 48 DEG 59'33"W 40.99 FT RUN N 25 DEG 33'37"W 94.06 FT RUN N 02 DEG 07'41"W 40.99 FT RUN N 36 DEG 26'04"E 33.67 FT RUN N 64 DEG 26'23"E 132.89 FT TO PT OF CURVE TO RIGHT RUN
27291600000024030	RESERVE TRACT #1 DESC AS COMM SE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN E 171.46 FT S 64 DEG 37 MIN W 1000 FT N 25 DEG 23 MIN W 1797.54 FT TO S LINE SEC 16 CONT N 25 DEG 23 MIN W 29.25 FT TO POB CONT N 25 DEG 23 MIN W 209.65 FT N 65 DEG 08 MIN 38 SEC E 120.49 FT NELY ALONG CURVE 280.19 FT S 74 DEG 34 MIN 16 SEC E 27.17 FT SWLY ALONG CURVE 109.93 FT S 64 DEG 37 MIN W 340.99 FT TO POB
27293400000031030	THE N 303 FT OF FOLLOWING THAT PART OF NE1/4 OF NW1/4 LYING W OF HWY 27 & N OF CO RD R/W & E1/2 OF NW1/4 OF NW1/4 LYING N OF CO RD R/W & E OF BRANCH
27292700000042060	BEG SW COR OF SE1/4 OF SW1/4 RUN W 95 FT N 233PT37 FT E TO HWY 27 SELY ALONG HWY TO S LINE OF SEC W TO BEG
27292700000044080	COMM SE COR OF SW1/4 OF SEC S89-18-39W 1111.6 FT N14-23-06W 969.37 FT S75-36-54W 100 FT TO WLY R/W OF SR 25 S75-36-54W 535 FT TO POB S14-23-06E 30 FT N75-36-54E 35 FT S14-23-06E 320 FT S84-32-54W 174.5 FT N59-47-12W 105.35 FT N2-22-36W 254.5 FT N75-36-54E 159.45 FT TO POB
27292700000044040	COMM AT SE COR OF SW1/4 OF SW1/4 OF SEC RUN E 110.30 FT TO WLY R/W OF US HWY 27 RUN N 13 DEG 43'00"W ALONG WLY R/W LINE 835 FT RUN S 76 DEG 17'00"W 200 FT RUN N 13 DEG 43'00"W 80 FT TO POB RUN S 76 DEG 17'00"W 335 FT N 13 DEG 43'00"W 30 FT N 76 DEG 17'00"E 335 FT S 13 DEG 43'00"E 30 FT TO POB DEG 17 MIN 00 SEC W 335 FT N 13 DEG 43 MIN 00 SEC W 30 FT N 76 DEG 17 MIN 00 SEC E 335 FT S 13 DEG 43 MIN 00 SEC E 30 FT TO POB
27292700000044050	COMM SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO HWY NWLY ALONG W R/W HWY 240.3 FT TO POB CONT NWLY ALONG HWY 594.7 FT S 76 DEG 17 MIN

	W PERP TO HWY 125 FT N 13 DEG 43 MIN W PARALLEL TO HWY 110 FT S 76 DEG 17 MIN W 75 FT S13-43-E 30 FT S 13 DEG 43 MIN W 300 FT S 13 DEG 43 MIN E PARALLEL TO HWY 320 FT S 85 DEG 13 MIN W 174.50 FT SWLY ALONG CURVE 50 FT S 0 DEG 21 MIN E 167 FT M/L TO LK ELY & SLY ALONG WATERS EDGE TO S BDRY OF SW1/4 THENCE E 232 FT M/L TO A PT 95 FT W OF SE COR OF SW1/4 OF SW1/4 N 233.37 FT E 150 FT TO POB LESS COMM SE COR OF SW1/4 OF SW1/4 THENCE E 110.35 FT TO WLY R/W LINE OF US 27 N14-23-06W ALONG SAID WLY RW LINE 627.01 FT TO POB S74-24-51W 182.19 FT N16-04-50W 321.95 FT N75-36-54E 66.67 FT S14-23-06E 110 FT N75-3654E 125 FT TO SAID WLY RW LINE OF US 27 S14-23-06E ALONG SAID WLY RW 207.99 FT TO POB
272927000000044090	COMM SE COR OF SW1/4 OF SW1/4 THENCE E 110.35 FT TO WLY R/W LINE OF US 27 N14-23-06W ALONG SAID WLY RW LINE 627.01 FT TO POB S74-24-51W 182.19 FT N16-04-50W 321.95 FT N75-36-54E 66.67 FT S14-23-06E 110 FT N75-36-54E 125 FT TO SAID WLY RW LINE OF US 27 S14-23-06E ALONG SAID WLY RW 207.99 FT TO POB
272927000000044060	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT N 13 DEG 43 MIN W ALONG US 27 835 FT FOR POB CONT N 13 DEG 43 MIN W 110 FT S 76 DEG 17 MIN W 125 FT S 13 DEG 43 MIN E 110 FT N 76 DEG 17 MIN E 125 FT TO POB
272927000000044030	BEG ON W SIDE OF HWY 27 110PT3 FT E OF SE COR OF SW1/4 OF SW1/4 RUN NWLY ALONG HWY 1005 FT SWLY PERPENDICULAR TO HWY 500 FT FOR BEG RUN SWLY PERPENDICULAR TO HWY 440 FT NWLY AT RT ANGLES TO PREVIOUS COURSE APPROX 216 FT TO LK ELY ALONG LK TO INT WITH LINE PRODUCED NWLY AT RT ANGLES FROM BEG SELY 173 FT TO BEG
272928000000022010	NE1/4 OF SE1/4 OF SE1/4
272927000000044020	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110PT3 FT TO W LINE OF HWY 27 RUN NWLY ALONG HWY 1005 FT FOR BEG RUN SWLY PERPENDICULAR TO HWY 500 FT NWLY AT RT ANGLES TO PREVIOUS COURSE 173 FT TO LAKE NELY ALONG LAKE APPROX 417 FT TO INT WITH A LINE PERPENDICULAR TO HWY & 420 FT NWLY ALONG HWY THENCE NELY ALONG LINE PERPENDICULAR TO HWY 223 FT TO W LINE OF HWY SELY ALONG HWY 420 FT TO BEG & RIPARIAN RTS
272927000000043020	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO W R/W US HWY 27 NWLY ALONG R/W 1425 FT TO POB RUN N 14 DEG 11' W 184.72 FT TO PT ON CURVE NWLY ALONG CURVE 460.30 FT TO PT ON N LINE OF S1/2 OF NW1/4 OF SW1/4 W TO LAKE SLY ALONG WATERS EDGE TO A POINT S 76 DEG 17' 30" W OF POB RUN N 76 DEG 17' 30" E 226 FT M/L TO POB
272927000000044070	BEG SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO W-LINE OF US 27 NWLY ALONG R/W 945 FT FOR POB CONT NWLY ALONG R/W 60 FT SWLY 940 FT SELY 60 FT NELY 940 FT TO POB & THAT PART OF S3/4 OF W1/2 OF SW1/4 LYING W OF FOLLOWING DESC LINE: COMM SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO HWY NWLY ALONG HWY 915 FT WLY PERP TO R/W 500 FT TO POB S 13 DEG 43 MIN E 320 FT S 85 DEG 13 MIN W 174.5 FT SWLY ALONG CURVE A CORD DIST OF 50 FT S 167 FT M/L TO LAKE CONT S TO S LINE SEC FOR ONE END OF SAID LINE THENCE TO POB OF SAID LINE RUN WLY PERP TO R/W SR 25 FOR 35 FT NLY PARALLEL TO R/W 30 FT WLY PERP TO R/W 405 FT NLY PARALLEL TO HWY TO N LINE OF S3/4 OF W1/2 OF SW1/4 LESS COMM SE COR OF SW1/4 OF SEC S89-18-39W 1111.6 FT N14-23-06W 969.37 FT S75-36-54W 100 FT TO WLY R/W

	OF SR 25 S75-36-54W 535 FT TO POB S14-23-06E 30 FT N75-36-54E 35 FT S14-23-06E 320 FT S84-32-54W 174.5 FT N59-47-12W 105.35 FT N2-22-36W 254.5 FT N75-36-54E 159.45 FT TO POB
272928000000021010	NE1/4 OF SE1/4 LESS E 723 FT & THAT PART OF N3/4 OF NW1/4 OF SE1/4 WHICH LIES NLY & ELY OF FOLLOWING DESC CITY LIMIT LINE BEG 330 FT M/L N OF SE COR OF NW1/4 OF SE1/4 RUN WLY 845 FT M/L NLY 990 FT M/L TO N LINE OF NW1/4 OF SE1/4 & END OF LINE
272928000000012020	E 723 FT OF SE1/4 OF NE1/4 LESS N 30 FT & E 723 FT OF NE1/4 OF SE1/4
272927000000034010	N 30 FT OF SW1/4 OF NW1/4 LYING W OF HWY 27
272921866001000010	LOWES OF LAKE WALES PB 151 PGS 27 & 28 LOT 1
272921866001000020	LOWES OF LAKE WALES PB 151 PGS 27 & 28 LOT 2
272921866001000030	LOWES OF LAKE WALES PB 151 PGS 27 & 28 LOT 3
272921866001000040	LOWES OF LAKE WALES PB 151 PGS 27 & 28 LOT 4 & TRACT A
272921000000013060	RESERVE TRACT #7 DESC AS: COMM NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT TO POB RUN N 25 DEG 23 MIN 00 SEC W 262.19 FT N 64 DEG 37 MIN 00 SEC E 25.67 FT NELY ALONG CURVE 296.55 FT S 66 DEG 52 MIN 32 SEC E 80.04 FT S 25 DEG 23 MIN E 305.16 FT S 64 DEG 37 MIN 00 SEC W 350.41 FT TO POB
272921000000011050	COMM AT NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 71.46 FT TO POB CONT S 25 DEG 23 MIN 00 SEC E 100 FT S 64 DEG 37 MIN 00 SEC W 200 FT N 25 DEG 23 MIN 00 SEC W 100 FT N 64 DEG 37 MIN 00 SEC E 200 FT TO POB
272921000000011060	RESERVE TRACT #8 DESC AS COMM AT NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 200 FT TO POB S 64 DEG 37 MIN 00 SEC W 449.59 FT N 25 DEG 23 MIN W 305.16 FT N 66 DEG 52 MIN 32 SEC W 80.04 FT NELY ALONG CURVE 68 FT N 13 DEG 36 MIN 38 SEC E 284.04 FT SELY ALONG CURVE 59.37 FT ELY ALONG CURVE 238.73 FT S 25 DEG 23 MIN E 542.35 FT TO POB
272921000000013050	RESERVE TRACT #6 DESC AS COMM NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT N 25 DEG 23 MIN 00 SEC W 375.69 FT TO POB CONT N 25 DEG 23 MIN 00 SEC W 468 FT N 64 DEG 37 MIN 00 SEC E 316.12 FT SELY ALONG CURVE 181.7 FT S 13 DEG 36 MIN 38 SEC W 284.35 FT SWLY ALONG CURVE 263.51 FT S 64 DEG 37 MIN W 25.67 FT TO POB
272921000000013010	DILLARDS PARCEL DESC AS COMM NE COR OF SEC RUN N 89 DEG 50 MIN 53 SEC W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 00 DEG 37 MIN 37 SEC W 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT TO ELY R/W US HWY 27 N 25 DEG 23 MIN 00 SEC W ALONG R/W 320.69 FT TO POB RUN 23 MIN 00 SEC W ALONG R/W 320.69 FT TO POB RUN N 25 DEG 23 MIN 00 SEC W 22 FT N 64 DEG 37 MIN 00 SEC E 25.67 FT RUN NELY ALONG

	CURVE 292.88 FT RUN N 13 DEG 36 MIN 38 SEC E 320.20 FT NWLY ALONG CURVE 275.98 FT RUN NWLY ALONG CURVE 182.75 FT RUN N 19 DEG 59 MIN 38 SEC W 404.27 FT S 70 DEG E 407.96 FT N 20 DEG E 188.85 FT S 70 DEG E 408.66 FT N 20 DEG E 56.08 FT S 70 DEG E 99.50 FT S 20 DEG W 90.85 FT S 40 DEG E 289.93 FT S 45 DEG 08 MIN 34 SEC W 236.29 FT RUN SWLY ALONG CURVE 333.39 FT ALONG CURVE RUN WLY ALONG CURVE 112.84 FT RUN S 13 DEG 36 MIN 38 SEC W 319.79 FT RUN SWLY ALONG CURVE 312.47 FT RUN S 64 DEG 37 MIN 00 SEC W 25.67 FT TO POB
272921000000011040	A PORTION OF STORM RETENTION AREA #3 DESC AS BEG AT NE COR OF SEC 21 RUN S 45 DEG W 71.19 FT N 44 DEG 27 MIN 40 SEC W 70.90 FT RUN W ALONG N LINE OF SEC 456.53 FT FOR POB RUN S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 71.46 FT S 64 DEG 37 MIN 00 SEC W 200 FT N 25 DEG 23 MIN 00 SEC W 442.35 FT TO PT ON CURVE RUN NELY ALONG CURVE 127.86 FT RUN N 45 DEG 08 MIN 34 SEC E 1007.59 FT TO PT ON N LINE OF SEC 21 RUN E ALONG N SEC LINE TO POB
272922000000033000	STORM RETENTION AREA #4 LYING IN A PORTION OF SECTIONS 21 & 22 BEING FURTHER DESC AS BEG NW COR OF SEC RUN E 1333.67 FT TO NE COR OF NW1/4 OF NW1/4 RUN S 01 DEG 00 MIN 10 SEC W ALONG E LINE OF NW1/4 OF NW1/4 1304.64 FT TO SE COR OF NW1/4 OF NW1/4 RUN W ALONG S LINE OF SAID NW1/4 OF NW1/4 1332.04 FT TO W LINE OF SECTION RUN N ALONG W SECTION LINE 1210.24 FT RUN N 44 DEG 27 MIN 40 SEC W 69.56 FT N 45 DEG 00 MIN 00 SEC E 71.19 FT TO POB LESS RD R/W PER MB 16 PG 8-15
272916000000022030	RECREATION STATION DESC AS: COMM SE COR OF SEC N0-17-17E 563.73 FT N89-42-43W 694.36 FT TO POB S9-59-46E 239.98 FT S79-58-16W 98.91 FT N10-01-05W 1.08 FT S79-58-55W 51 FT N48-01-20W 24.74 FT S50-12-46W 1.33 FT N39-47-37W 73.21 FT N39-44-24W 86.07 FT N50-01-35E 8.25 FT N39-44-05W 2.4 FT N50-01-35E 58.44 FT N9-59-46W 45.93 FT N80-48-53E 77.9 FT S10-19-27E 1.83 FT N80-01-35E 3.25 FT S10-19-27E 3.25 FT N80-01-35E 8.63 FT N10-01-05W 6.7 FT N79-58-55E 99 FT TO POB
272916000000022020	J C PENNEY TRACT DESC AS COMM AT SE COR OF SEC 16 RUN W 1743.97 FT N 20 DEG E 278.17 FT TO NE COR OF SEARS DEPT STORE BLDG CONT N 20 DEG E 108.95 FT TO POB N 85 DEG W 59.45 FT N 40 DEG W 270 FT S 50 DEG W 32 FT N 40 DEG W 117.80 FT N 50 DEG E 470.10 FT S 40 DEG E 232.20 FT S 50 DEG W 15.30 FT S 40 DEG E 217.00 FT S 50 DEG W 4 FT TO EASTERNMOST CORNER OF J C PENNEY DEPT STORE BLDG CONT S 50 DEG W 357.40 FT TO SOUTHERN MOST CORNER OF SAID BLDG RUN N 85 DEG W 27.38 FT TO POB
272916000000022010	STORM RETENTION AREA #2 DESC AS COMM SE COR OR SEC RUN N 1513.17 FT SWLY ALONG CURVE 713.4 FT TO POB BEING PT ON CURVE RUN SWLY ALONG CURVE 274.15 FT S 88 DEG 25 MIN 31 SEC W 420.18 FT S 04 DEG 19 MIN 33 SEC E 156.66 FT ELY ALONG CURVE 431.76 FT N 88 DEG 41 MIN 49 SEC E 82.05 FT ELY ALONG CURVE 120.72 FT NELY ALONG CURVE 90.64 FT NELY ALONG CURVE 48.78 FT NWLY ALONG CURVE 49.24 FT TO POB
272916000000021020	A PORTION OF STORM RETENTION AREA #3 DESC AS BEG AT SE COR SEC 16 RUN N 1513.17 FT SWLY ALONG CURVE 596.4 FT RUN SWLY ALONG CURVE 177.46 FT RUN SWLY ALONG CURVE 42.11 FT RUN SELY ALONG CURVE 207.62 FT RUN SELY ALONG CURVE 524.9 FT RUN SWLY ALONG CURVE 480.11 FT RUN S 45

	DEG 08 MIN 34 SEC W 250.33 FT TO S LINE OF SEC 16 RUN E ALONG SAID S LINE OF SEC TO POB & THAT PORTION OF SEC 21 T29 R27 DESC AS BEG AT NE COR SEC 21 RUN S 45 DEG 00 MIN 00 SEC W 71.19 FT N 44 DEG 27 MIN 40 SEC W 70.90 FT TO N LINE OF SEC 21 RUN E 100 FT ALONG N LINE OF SEC TO POB
272928000000012010	S1/2 OF NE1/4 LESS 15 FT OFF S SIDE FOR RD & LESS RD R/W & LESS 6PT22 AC IN SW COR OF SW1/4 OF NE1/4 & LESS E 723 FT OF S 1290 FT M/L
272928000000011010	N1/2 OF NE1/4 W OF HWY & NE1/4 OF NW1/4 LESS E 1034 FT OF S 1020 FT & W1/2 OF NW1/4 & NW1/4 OF SW1/4 & SW1/4 OF SW1/4 W OF CANAL
272921000000014030	COMM NW COR SEC N89-59-21E ALONG N LINE SEC 2349.75 FT TO WLY R/W US HWY 27 S25-35-15E ALONG SAID R/W 2399.56 FT TO POB CONT S25-35-15E ALONG R/W 407.62 FT S89-43-58W 445.3 FT N26-53-23W 402.52 FT N64-24-45E 165.34 FT S42-45-57E 193.89 FT N64-24-45E 189.07 FT TO POB
272921000000013090	RESERVE TRACT #5 DESC AS: COMM NE COR OF SEC N89 50 53W 556.53 FT S44 07 08W 873.68 FT S00 37 37W 407.37 FT S25 23 00E 171.46 FT S64 37 00W 1000 FT TO ELY R/W LINE OF US HWY 27 N25 23 00W ALONG SAID R/W LINE 843.69 FT TO POB N25 23 00W ALONG SAID R/W LINE 210 FT N64 37 00E 232.95 FT SELY ALONG CURVE 153.78 FT SELY ALONG COMPOUND CURVE 75.31 FT S64 37 00W 316.12 FT TO POB
272921000000013030	RESERVE TRACT #4 DESC AS COM NE COR SEC N89-50-53W 556.53 FT S44-07-08W 873.68 FT S00-37-37W 407.37 FT S25-23-00E 171.46 FT S64-37-00W 1000 FT TO ELY R/W US HWY 27 N25-23-00W ALONG R/W 1053.69 FT TO POB CONT N23-23-00W 205.96 FT N64-37-00E 137.08 FT NELY ALONG CURVE 44.77 FT N70-00-22E 66.11 FT S19-59-38E 146.55 FT SELY ALONG CURVE 51.81 FT S64-37-00W 232.95 FT TO POB
272921000000013080	SEARS TBA TRACT DESC AS COMM AT NE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT N 25 DEG 23 MIN 00 SEC W 1344.65 FT TO POB CONT N 25 DEG 23 MIN 00 SEC W 282.14 FT N 64 DEG 37 MIN 00 SEC E 283.1 FT SELY ALONG CURVE 9.37 FT S 19 DEG 59 MIN 38 SEC E 282.75 FT S 70 DEG 00 MIN 22 SEC W 66.11 FT SWLY ALONG CURVE 52.77 FT S 64 DEG 37 MIN 00 SEC W 137.08 FT TO POB
272916000000024050	SEARS DEPARTMENT STORE TRACT DESC AS COMM AT NE COR SEC 21 RUN W 1743.97 FT TO POB RUN S 20 DEG W 36.66 FT N 70 DEG W 101.56 FT TO POINT ON S LINE OF SEC 16 CONT N 70 DEG W 29.50 FT RUN S 20 DEG W 10.65 FT TO PT ON N LINE OF SEC 21 CONT S 20 DEG W 97.93 FT TO NW COR OF DILLARDS DEPT STORE TRACT CONT S 20 DEG W 65.42 FT RUN N 70 DEG W 452.53 FT TO PT ON S LINE OF SEC 16 CONT N 70 DEG W 28.43 FT TO POINT ON CURVE RUN NLY 460.75 FT ALONG CURVE TO PT OF COMPOUND CURVE RUN NELY 335.96 FT ALONG CURVE RUN S 40 DEG E 438.61 FT N 50 DEG E 86 FT S 40 DEG E 110 FT S 20 DEG W 65.59 FT S 70 DEG E 84.90 FT TO NE COR OF SEARS DEPT STORE BLDG RUN S 20 DEG W 278.17 FT TO POB
272917000000021000	ALL LYING S OF CR 17A
272920000000010000	N1/2 OF NW1/4 & E1/2

272916000000044020	BEG SW COR OF SEC RUN N 628.16 FT E 330 FT N 630 FT E 100 FT S 14 DEG 02 MIN 04 SEC E 648.75 FT S 628.16 FT W 580 FT TO POB
272916000000042090	BEG 580 FT E OF SW COR OF SEC RUN N 628.16 FT N 14 DEG 02 MIN 04 SEC W 648.75 FT E 304.85 FT M/L TO C/L OF CANAL S 27 DEG 53 MIN 08 SEC E ALONG C/L 1421.26 FT W 804.95 FT M/L TO POB LESS BEG 612.05 FT E & 1178.24 FT N OF SW COR OF SEC RUN N 80 FT E 62.50 FT S 80 FT W 62.50 FT TO POB
272921000000021020	S1/2 OF E OF MAIN CANAL & W OF HWY NO 27
272916000000042070	BEG INTER OF S BNDRY OF SE1/4 OF SW1/4 WITH WLY R/W US HWY 27 NWLY ALONG R/W 601 FT TO POB NWLY ALONG R/W 160 FT SWLY AT RIGHT ANGLES TO R/W 250 FT SELY PARALLEL TO R/W 160 FT NELY 250 FT TO POB & BEG AT INT OF W SIDE OF HWY 27 & S LINE OF SEC RUN NWLY ALONG HWY 594.06 FOR POB RUN NWLY ALONG HWY 6.94 FT SWLY AT RT ANGLE TO HWY 250 FT SELY PARALLEL TO HWY 6.94 FT NELY 250 FT TO POB & NLY 20 FT OF FOLL DESC PROP: COMM AT INTERSECTION OF S BNDRY OF SEC 16 & WLY R/W LINE OF US 27 RUN NWLY ALONG R/W LINE 394.06 FT FOR POB CONTINUE NWLY ALONG R/W LINE 200 FT SWLY AT RT ANGLE TO HWY 250 FT SELY PARALLEL TO HWY 200 FT NELY 250 FT TO POB
272916000000042100	COMM INT OF S BNDRY OF SW1/4 OF SEC WITH WLY R/W OF US HWY 27 RUN N25-35-29W ALONG R/W 899.39 FT TO POB S64-24-31W 305 FT N25-35-29W 281.22 FT N64-24-31E 305 FT TO WLY R/W OF US HWY 27 S25-35-29E 281.22 FT TO POB
272916000000042110	COMM INT OF S BNDRY OF SW1/4 OF SEC WITH WLY R/W OF US HWY 27 RUN N25-35-29W ALONG R/W 1180.61 FT TO POB S64-24-31W 305 FT N25-35-29W 21.21 FT TO N BNDRY OF PCL DESC IN OR 2701-272 S64-16-49W 145 FT N25-35-29W 405.66 FT TO SLY R/W OF THOMPSON NURSERY RD N89-46-45E 498.03 FT TO WLY R/W OF US HWY 27 S25-35-29E 213.15 FT TO POB LESS RD R/W PER OR 10390-2097
272934000000031020	N1/2 OF NW1/4 LYING S OF CO RD & E OF BRANCH & N 30 FT OF SE1/4 OF NW1/4 LYING W OF HWY 27
272934000000031010	THAT PT OF NE1/4 OF NW1/4 LYING W OF HWY 27 & N OF CO RD R/W & E1/2 OF NW1/4 OF NW1/4 LYING N OF CO RD R/W & E OF BRANCH LESS N 303 FT
272921000000014010	COMM NW COR OF SEC N89-59-21E ALONG N LINE OF SEC 2349.75 FT TO WLY R/W OF US HW 27 S25-35-15E ALONG WLY R/W 947.69 FT S64-24-45W 12 FT S25-35-15E 616.16 FT N64-24-45E 12 FT S25-35-15E ALONG SAID R/W 516.55 FT TO POB S25-35-15E 276.41 FT S64-24-45W 131.75 FT N56-32-50W 39.01 FT N41-18-35W 117.42 FT N25-35-15W 129.93 FT N64-24-45E 183.63 FT TO POB
272921000000031030	BEG 1401.04 FT E OF NW COR OF SEC BEING IN C/L OF CANAL RUN E 205 FT S 25 DEG 23 MIN E 660 FT W 190 FT TO C/L OF CANAL N 26 DEG 41 MIN W ALONG C/L 660.17 FT TO POB
272921000000031020	BEG AT PT 1606.04 FT E OF NW COR OF SEC RUN E 729.41 FT TO PT AT WLY R/W BNDRY US HWY 27 S 25 DEG 23 MIN E ALONG R/W 660 FT W 729.41 FT N 25 DEG 23 MIN W 660 FT TO POB LESS COMM NW COR OF SEC RUN E ALONG N LN OF SEC 2202.27 FT TO INTERSECTION WITH LN LYING 123.50 FT WLY OF

	(MEASURED PERPENDICULARLY) AND PARALLEL WITH WLY R/W LN US HWY 27 RUN S 25 DEG 33'37"E 80.58 FT TO POB CONT S 25 DEG 33'37"E 20 FT TO PT OF CURVE TO LEFT RUN SELY ALONG SAID CURVE 57.88 FT TO PT OF REVERSE CURVE TO RIGHT RUN SELY ALONG SAID CURVE 64.97 FT RUN S 25 DEG 33'37"E 64.49 FT TO PT OF CURVE TO RIGHT RUN SWLY ALONG SAID CURVE 23.56 FT RUN S 64 DEG 26'23"W 187.39 FT RUN N 87 DEG 33'19"W 33.67 FT RUN N 48 DEG 59'33"W 40.99 FT RUN N 25 DEG 33'37"W 94.06 FT RUN N 02 DEG 07'41"W 40.99 FT RUN N 36 DEG 26'04"E 33.67 FT RUN N 64 DEG 26'23"E 132.89 FT TO PT OF CURVE TO RIGHT RUN NELY ALONG SAID CURVE 7.85 FT TO POB
272921000000031010	ALL LYING W OF PEACE CREEK CANAL
272916000000042180	COMM SE COR OF SEC S89-56-52W ALONG S LINE 556.53 FT S43-54-53W 873.68 FT S0-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W OF US HWY 27 N25-35-15W ALONG SAID R/W 1797.54 FT TO S LINE OF SEC 16 N25-35-07W ALONG ELY R/W 600.01 FT N25-35-07W ALONG SAID R/W 200 FT N64-25-04E 10 FT TO POB N25-35-07W 208.75 FT N64-29-28E 25.25 FT N25-30-32W 24.82 FT N64-24-53E 116.68 FT S25-34-56E 3.55 FT N64-24-53E 165.04 FT S64-49-42E 97.5 FT S25-34-40E 141.22 FT S24-37-38W 20.76 FT S64-25-04W 352.7 FT TO POB
272916000000042050	BEG AT INT OF HWY 27 & S LINE OF SEC RUN NWLY ALONG HWY 600 FT FOR BEG RUN NWLY 200 FT NELY AT RT ANGLES TO HWY 200 FT SELY PAR TO HWY 200 FT SWLY AT RT ANGLES TO HWY 200 FT TO POB
272921000000014060	***DEED APPEARS IN ERROR*** COMMENCE AT NW COR OF SEC N89-59-21E ALONG N LINE OF SEC 2349.75 FT TO WLY R/W OF US HWY 27 S25-35-15E ALONG WLY R/W LINE 660 FT S25-35-18E 287.69 FT S64-24-45W 12 FT S25-35-15E 616.17 FT TO POB N64-24-45E 12 FT S25-35-13E 516.55 FT S64-24-45W 183.63 FT S25-35-15E 129.93 FT S41-18-35E 117.42 FT S56-32-50E 39.01 FT N64-24-45E 131.75 FT S25-35-13E ALONG SAID R/W 42.75 FT S64-24-45W 189.07 FT N42-45-57W 193.89 FT S64-24-45W 165.34 FT S26-53-35E 3.99 FT S64-24-45W 347.11 FT S11-25-28E 68.32 FT S0-00-38E 214.38 FT N89-50-40E 961.09 FT S25-35-15E ALONG SAID R/W 26.22 FT S89-35-31W 1008.22 FT TO C/L OF PEACE CREEK DRAINAGE CANAL NWLY ALONG CURVE ALONG SAID CANAL 625.06 FT N27-57-45W 335.4 FT N64-24-45E 707.01 FT NELY ALONG CURVE 26.84 FT NELY ALONG REVERSE CURVE 33.38 FT TO POB LESS RD R/W PER OR 10940-395
272921000000013020	COMM NW COR OF SEC N89-59-21E ALONG N LINE OF SEC 2349.75 FT TO WLY R/W OF US HWY 27 S25-35-15E ALONG WLY R/W LINE 660 FT S25-35-18E ALONG SAID R/W 287.69 FT S64-24-45W 12 FT S25-35-15E 134.87 FT TO POB CONT S25-35-15E 481.30 FT SWLY ALONG CURVE 33.38 FT SWLY ALONG REVERSE CURVE 26.84 FT S64-24-45W 707.01 FT TO C/L OF PEACE CREEK DRAINAGE CANAL N27-57-45W ALONG SAID C/L 462.94 FT N63-44-57E 785.37 FT TO POB LESS ADDNL RD R/W PER OR 10940-373
272921000000013100	COMM NW COR OF SEC N89-59-21E ALONG N LINE OF SEC 2349.75 FT TO WLY R/W OF US HWY 27 S25-35-15E ALONG WLY R/W LINE 660 FT TO POB S25-35-18E ALONG SAID R/W 287.69 FT S64-24-45W 12 FT S25-35-15E 134.87 FT S63-44-57W 785.37 FT TO C/L OF PEACE CREEK DRAINAGE CANAL N27-57-45W ALONG SAID C/L 830.45 FT N89-59-21E 922.08 FT TO POB LESS ADDNL R/W PER OR 10940-373

272916000000042150	COMM SE COR OF SEC S89-56-52W 556.53 FT S43-54-53W 873.68 FT S0-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W OF US HWY 27 N25-35-15W 1797.54 FT N25-35-15W 600.23 FT N25-35-15W 200 FT N25-35-15W 462.6 FT TO POB N25-35-15W 98.12 FT N18-57-15E 19.57 FT N88-13-16E 140.99 FT S43-16-58W 153 FT TO POB
272916000000024010	STORM RETENTION AREA #1 DESC AS COMM SE COR OF SEC RUN W 556.53 FT S 44 DEG 07 MIN 08 SEC W 873.68 FT S 407.37 FT S 25 DEG 23 MIN 00 SEC E 171.46 FT S 64 DEG 37 MIN 00 SEC W 1000 FT N 25 DEG 23 MIN 00 SEC W 1797.54 FT TO S LINE SEC 16 CONT N 25 DEG 23 MIN 00 SEC W 331.4 FT TO POB CONT N 25 DEG 23 MIN 00 SEC W 268.6 FT N 64 DEG 37 MIN 00 SEC E 240 FT N 23 DEG 31 MIN 37 SEC E 309.48 FT N 14 DEG 00 MIN 00 SEC E 350 FT N 88 DEG 25 MIN 31 SEC E 1131.97 FT S 04 DEG 19 MIN 33 SEC E 168.97 FT SWLY ALONG CURVE 27.28 FT SWLY ALONG CURVE 177.74 FT SWLY ALONG CURVE 959.46 FT SWLY ALONG CURVE 125.03 FT N 74 DEG 34 MIN 16 SEC W 27.05 FT WLY ALONG CURVE 345.23 FT S 65 DEG 08 MIN 38 SEC W 121.34 FT TO POB
272916000000042140	COMM SE COR OF SEC S89-56-52W ALONG S LINE OF SEC 556.53 FT S43-54-53W 873.68 FT S0-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W OF US HWY 27 N25-35-15W ALONG SAID R/W 1797.54 FT N25-35-07W 1008.78 FT TO POB CONT N25-35-07W ALONG R/W 253.83 FT N43-17-12E 153.07 FT TO SLY R/W CHALET SUZANNE RD N88-12-23-E ALONG R/W 177.49 FT S25-35-07E 196.19 FT N64-25-04E 11.82 FT S25-35-07E 19.99 FT S64-24-53W 165.04 FT N25-34-56W 3.55 FT S64-24-53W 116.68 FT S25-30-27E 24.82 FT S64-29-28W 35.25 FT TO POB LESS ADDNL RD R/W PER OR 10858-1177 & LESS THAT PT DESC AS COM SE COR OF SAID SEC RUN N89-56-52W ALONG S LINE OF SAID SEC 556.53 FT S43-54-53W 873.68 FT S00-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W LINE OF US HWY 27 N25-35-15W ALONG SAID ELY R/W LINE 3060.37 FT N43-16-58E 146.98 FT TO POB CONT N43-16-58E 6.02 FT TO S R/W LINE OF CHALET SUZANNE RD (CR 17A) RUN N88-12-23E ALONG SAID S R/W LINE 603.97 FT S14-02-13W 21.04 FT S88-36-20W 12.16 FT N57-17-49W 8.67 FT S88-12-23W 81.82 FT N65-14-18W 22.37 FT S88-12-23W 241.69 FT RUN NWLY ALONG CURVE 6.78 FT RUN NWLY ALONG CURVE 8.06 FT S88-12-23W 224.86 FT TO POB
272916000000024020	COMM SE COR OF SEC S89-56-52W ALONG S LINE 556.53 FT S43-54-53W 873.68 FT S0-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W OF US HWY 27 N25-35-15W ALONG SAID R/W 1797.54 FT TO S LINE OF SEC 16 N25-35-07W ALONG ELY R/W 600.01 FT N64-25-04E 200 FT TO POB N25-34-31W 200 FT N64-25-04E 162.7 FT N24-37-38E 20.76 FT N25-34-40W 141.22 FT N64-49-42W 97.5 FT N25-35-07W 19.99 FT S64-25-04W 11.82 FT N25-35-07W 196.19 FT TO SLY R/W OF CHALET SUZANNE RD N88-12-23E ALONG SLY R/W 426.47 FT S14-02-13W 350 FT S23-02-37W 309.48 FT S64-25-04W 40 FT TO POB LESS COM SE COR OF SAID SEC RUN N89-56-52W ALONG S LINE OF SAID SEC 556.53 FT S43-54-53W 873.68 FT S00-25-22W 407.37 FT S25-35-15E 171.46 FT S64-24-45W 1000 FT TO ELY R/W LINE OF US HWY 27 RUN N25-35-15W ALONG SAID ELY R/W LINE 3060.37 FT N43-16-58E 146.98 FT TO POB CONT N43-16-58E 6.02 FT TO S R/W LINE OF CHALET SUZANNE RD (CR 17A) N88-12-23E ALONG SAID S R/W LINE 603.97 FT S14-02-13W 21.04 FT S88-36-20W 12.16 FT N57-17-49W 8.67 FT S88-12-23W 81.82 FT N65-14-18W 22.37 FT S88-12-23W 241.69 FT RUN NWLY ALONG CURVE 6.78 FT RUN NWLY ALONG CURVE 8.06 FT S88-12-23W 224.86 FT TO POB

27291600000024040

RESERVE TRACT #2 LYING IN SEC 16 & 21 DESC AS: COMM SE COR OF SEC 16
TWP 29 RNG 27 RUN N89-50-53W 556.53 FT S44-07-08W 873.68 FT S00-37-37W
407.37 FT S25-23-00E 171.46 FT S64-37-00W 1000 FT TO ELY R/W LINE OF US
HWY 27 N25-23-00W ALONG SAID R/W LINE 1626.79 FT TO POB CONT N25-23-
00W 170.75 FT TO S LINE OF SEC 16 CONT N25-23-00W 29.25 FT N64-37-00E
340.99 FT SELY ALONG CURVE 175.62 FT TO N LINE OF SEC 21 CONT SELY
ALONG CURVE 33.62 FT S64-37-00W 283.10 FT TO POB