

UNDEVELOPED PARCELDESCRIPTION: (AS FURNISHED BY OWNER)

beginning at the Northeast corner of the West 3/4 of the South 1/4 of the Southeast 1/4 of the Section 24 Township 29 South, Range 20 East, Hillsborough County, Florida run thence S. 89°-25'-30"W., along the North boundary of said West 3/4 of the South 1/4 of the Southwest 1/4 of the Southwest 1/4 for 979.93 feet to the East boundary of Mount Carmel Avenue 25' East of the West boundary of the Southeast 1/4 of Section 24; thence N. 00°-11'-30"W., along the SAID East boundary of Mt. Carmel Avenue for 1282.19 feet to the South boundary of the 120' wide Seaboard Coastline Railroad right-of-way. thence N. 57°-22'-30"E., along SAID railroad right-of-way line 60.00 feet South of the centerline for 1120.50 feet to the South boundary of Washington Road 20.00 feet South of the North boundary of SAID Southeast 1/4; thence N. 89°-13'-30"E., along the SAID South boundary of Washington Road for 1743.05 feet to the West boundary of Valrico Road 50.00 feet West of the East boundary of SAID Southeast 1/4; thence S. 00°-12'-00"E., along SAID West boundary of Valrico Road for 1301.70 feet to the South boundary of the North 1/4 of SAID Southeast 1/4; thence S. 00°-12'-00"E., along SAID West boundary of Valrico Road for 1272.50 feet to the North right-of-way line of State Road 60, thence Westerly along said North right-of-way line for a chord distance of 1548.93 feet chord bearing of S. 85°-32'-00"W., thence S. 85°-32'-00"W., along SAID North right-of-way line 105.6 feet to the East boundary of the SAID West 3/4 of the South 1/4 of the Southwest 1/4 of the Southeast 1/4; thence N. 00°-01'-30"W., along SAID East boundary for 608.55 feet to the Point of Beginning.  
Containing 134.69 acres, more or less.

LESS AND EXCEPT:BRANDON BROOK - PHASE IDESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST AND GO N89°19'50"E, 594.02 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 24, TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE S00°11'50"E, 369.86 FEET, ALONG THE EAST BOUNDARY OF SAID 66.44 (THE CENTERLINE OF VALRICO ROAD) THENCE S89°48'02"W, 20.00 FEET, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF VALRICO ROAD FOR A POINT OF BEGINNING;  
THENCE S00°11'58"E, 1012.78 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF VALRICO ROAD, 20.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 24; THENCE S89°23'21"W, 890.00 FEET; THENCE N00°36'39"W, 283.00 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 72.00 FEET, A CHORD BEARING OF S. 85°-32'-00"W., thence S. 85°-32'-00"W., along SAID North right-of-way line 105.6 feet to the East boundary of the SAID West 3/4 of the South 1/4 of the Southwest 1/4 of the Southeast 1/4; thence N. 00°-01'-30"W., along SAID East boundary for 608.55 feet to the Point of Beginning. CONTAINING 19.60 ACRES, MORE OR LESS.

AND LESS AND EXCEPT:

LEGAL DESCRIPTION

BRANDON BROOK PHASE II, according to the Plat thereof, as recorded in Plat Book 67 at Page 3 of the Public Records of Hillsborough County, Florida.

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AND LESS, AND EXCEPT: REF. 6/10 PG 363

# BRANDON BROOK - PHASE IIIA DESCRIPTION:

A parcel of land in the southeast 1/4 of Section 24, Township 29 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows: Commence at the N. 1/4 corner of Section 24, Township 29 South, Range 20 East, Hillsborough County, Florida and go N. 89° 13' 30" E., 480.0 feet along the east-west centerline of said Section 24; thence S. 00° 46' 30" E., 741.00 feet, to the southeast corner of the Drainage Right-of-Way as shown on Sheet 5 of 5 of the Plat of Brandon Brook-Phase II, recorded in Plot Book 67, pages 3-1 through 3-5 of the Public Records of Hillsborough County, Florida, for a Point of Beginning:

Thence S. 00° 46' 30" E., 139.12 feet, along the west boundary of said Plat of Brook-Phase II; thence S. 03° 39' 17" E., 50.09 feet, along the west boundary of Brandon Brook-Phase II; thence S. 00° 11' 58" E., 180.04 feet, along the north boundary of the Plat of said Plat of Brandon Brook-Phase II, to a point on a north boundary of the Public Records of Hillsborough County, Florida; thence along said north boundary, S. 68° 34' 04" W., 205.00 feet; thence S. 21° 25' 56" E., 90.00 feet, along the westerly boundary of said Plat of Brook-Phase I; thence S. 68° 34' 04" W., 60.00 feet, along another westerly boundary of said Plat of Brandon Brook-Phase I; thence leaving the boundary of said Plat of Brandon Brook-Phase I, thence N. 21° 25' 56" W., 90.00 feet; thence S. 80° 01' 16" W., 142.61 feet; thence N. 62° 25' 51" W., 40.04 feet; thence N. 87° 10' 38" W., 50.09 feet; thence S. 87° 25' 17" W., 10.06 feet; thence S. 86° 22' 56" W., 55.08 feet; thence N. 00° 36' 39" W., 140.17 feet; thence N. 85° 17' 50" E., 100.76 feet; thence N. 00° 36' 39" W., 117.19 feet; thence along a curve to the left that has a radius of 355.00 feet, an Arc length of 213.76 feet, a Chord length of 210.54 feet, a Chord Bearing of N. 17° 51' 39" W.; thence N. 35° 06' 39" W., 12.00 feet; thence N. 67° 40' 19" E., 161.13 feet; thence N. 35° 06' 39" W., 154.12 feet; thence N. 66° 43' 30" E., 111.74 feet; thence N. 78° 16' 47" E., 60.00 feet; thence in a southeasterly direction along the most westerly boundary of the aforementioned Plat of Brandon Brook-Phase II, along a curve to the left that has a radius of 75.00 feet, an Arc length of 42.21 feet, a Chord length of 40.70 feet, a Chord Bearing of S. 27° 27' 45" E.; thence along a curve to the right that has a radius of 533° 14' 24" E.; thence length of 102.61 feet, a chord length of 102.10 feet, a chord bearing of S. 33° 14' 24" E.; thence S. 23° 16' 30" E., 150.75 feet; thence along the south boundary of said Plat of Brandon Brook-Phase II, N. 89° 13' 13" E., 257.31 feet, to the Point of Beginning. Continuing 7.225 acres, we arrive

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STATE OF FLORIDA,  
COUNTY OF HILLSBOROUGH )  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE DOCUMENT ON  
FILE IN MY OFFICE. WITNESS MY HAND AND OF-  
FICIAL SEAL THIS 23rd DAY OF OCTOBER 1992



BY James B. Kelly DC  
RICHARD AKE CLERK