

A PARCEL OF LAND LYING IN SECTION 02, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CLUB HOUSE TRACT, CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PLAT BOOK 45, PAGE 26-31, OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID TRACT, RUN N37°29'35"W, 96.66 FEET; THENCE N07°30'25"E, 245.69 FEET; THENCE N52°30'25"E, 107.70 FEET; THENCE S73°03'30"E, 97.53 FEET; THENCE N52°30'25"E, 224.14 FEET; THENCE S80°41'57"E, 67.38 FEET; THENCE S32°22'00"E, 63.29 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 57°27'14", AND A CHORD BEARING AND DISTANCE OF S03°38'23"E, 24.03 FEET; THENCE ALONG THE ARC OF SAID CURVE 25.07 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 148.00 FEET, A CENTRAL ANGLE OF 2°31'53", AND A CHORD BEARING AND DISTANCE OF S26°21'11"W, 6.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 6.54 FEET; THENCE S64°33'28"E, 54.03 FEET; THENCE N80°34'17"E, 156.92 FEET; THENCE S21°51'08"E, 55.09 FEET TO A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 174.33 FEET, A CENTRAL ANGLE OF 32°42'14", AND A CHORD BEARING AND DISTANCE OF S38°01'31"E, 98.16 FEET; THENCE ALONG THE ARC OF SAID CURVE 99.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 43°49'48", AND A CHORD BEARING AND DISTANCE OF S43°35'18"E, 89.58 FEET; THENCE ALONG THE ARC OF SAID CURVE 91.80 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 47°23'08", AND A CHORD BEARING AND DISTANCE OF S41°48'38"E, 104.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 107.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 20°55'38", AND A CHORD BEARING AND DISTANCE OF S28°34'53"E, 72.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 73.05 FEET; THENCE S39°02'42"E, 48.14 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 31°23'46", AND A CHORD BEARING AND DISTANCE OF S23°20'49"E, 70.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.24 FEET; THENCE S07°38'56"E, 83.38 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 129°12'55", AND A CHORD BEARING AND DISTANCE OF S72°15'23"E, 361.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 451.05 FEET; THENCE N43°08'09"E, 88.26 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 68°09'28", AND A CHORD BEARING AND DISTANCE OF N77°12'53"E, 291.37 FEET; THENCE ALONG THE ARC OF SAID CURVE 309.29 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 104°57'29", AND A CHORD BEARING AND DISTANCE OF N58°48'52"E, 79.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 91.59 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 33°29'24", AND A CHORD BEARING AND DISTANCE OF N08°20'36"W, 92.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 93.52 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 84°06'49",

AND A CHORD BEARING AND DISTANCE OF N16°58'06"E, 167.47 FEET; THENCE ALONG THE ARC OF SAID CURVE 183.51 FEET; THENCE N89°57'24"E, 112.05 FEET; THENCE S59°12'27"E, 73.92 FEET; THENCE S03°24'30"W, 70.06 FEET TO A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 135°20'00", AND A CHORD BEARING AND DISTANCE OF S09°39'58"E, 111.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 141.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 43°45'54", AND A CHORD BEARING AND DISTANCE OF S36°07'05"W, 26.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 26.73 FEET; THENCE S14°14'08"W, 38.73 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 427.90 FEET, A CENTRAL ANGLE OF 17°39'35", AND A CHORD BEARING AND DISTANCE OF S05°24'21"W, 131.37 FEET; THENCE ALONG THE ARC OF SAID CURVE 131.89 FEET; THENCE S03°25'07"E, 41.00 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 228.17 FEET, A CENTRAL ANGLE OF 36°17'24", AND A CHORD BEARING AND DISTANCE OF S21°33'48"E, 142.11 FEET; THENCE ALONG THE ARC OF SAID CURVE 144.52 FEET TO A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 2°49'45", AND A CHORD BEARING AND DISTANCE OF N63°45'03"E, 8.39 FEET; THENCE ALONG THE ARC OF SAID CURVE 8.39 FEET; THENCE N65°09'56"E, 10.63 FEET; THENCE S24°49'56"E, 50.00 FEET; THENCE S65°09'56"W, 10.63 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 22°13'51", AND A CHORD BEARING AND DISTANCE OF S54°03'00"W, 46.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 46.56 FEET; THENCE S42°56'05"W, 91.55 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 251.00 FEET, A CENTRAL ANGLE OF 53°03'55", AND A CHORD BEARING AND DISTANCE OF S69°28'02"W, 224.25 FEET; THENCE ALONG THE ARC OF SAID CURVE 232.47 FEET; THENCE N84°00'00"W, 514.73 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 34°01'59", AND A CHORD BEARING AND DISTANCE OF S78°59'01"W, 108.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 109.89 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 28°01'59", AND A CHORD BEARING AND DISTANCE OF S75°59'01"W, 104.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 105.19 FEET; THENCE N90°00'00"W, 246.26 FEET; THENCE CONTINUE N00°00'03"E, 11.89 FEET; THENCE S89°54'06"W, 26.64 FEET; THENCE N00°05'54"W, 227.31 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 477.00 FEET, A CENTRAL ANGLE OF 24°10'26", AND A CHORD BEARING AND DISTANCE OF N12°11'07"W, 199.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 201.25 FEET; THENCE N52°39'02"E, 78.23 FEET; THENCE N37°20'58"W, 72.00 FEET; THENCE S52°39'02"W, 67.21 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 477.00 FEET, A CENTRAL ANGLE OF 4°27'48", AND A CHORD BEARING AND DISTANCE OF N35°15'41"W, 37.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.16 FEET; THENCE N37°29'35"W, 21.88 FEET; THENCE N52°39'02"E, 74.35 FEET; THENCE N37°29'35"W, 359.82 FEET; THENCE S52°30'25"W, 128.35 FEET; THENCE N37°29'35"W, 19.69 FEET; THENCE S52°30'25"W, 364.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.03 ACRES, MORE OR LESS.