

PERFORMANCE BOND
Roads and Sewer Systems

KNOW ALL PERSONS BY THESE PRESENTS:

That we, Taylor Morrison of Florida, Inc. a Florida corporation (hereinafter called "PRINCIPAL") and Arch Insurance Company, a surety company authorized to do business in the State of Florida (hereinafter called "SURETY") are held and firmly bound to Seminole County, a political subdivision of the State of Florida (hereinafter called "COUNTY") in the full and just sum of \$1,386,171.35 lawful money of the United States of America, to be paid to the Board of County Commissioners of Seminole County, to which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bounden PRINCIPAL, as a condition precedent to the approval by COUNTY of a plat of a certain subdivision known as Preserve at Hawk's Crest, has covenanted and agreed with COUNTY to construct Earthwork, roadways/paving, offsite improvements, storm drainage, hardscape, landscape and irrigation, Lift station, sanitary sewer testing, TV sewer lines and restoration based upon plans and specifications pertaining to said subdivision, said plans by Madden, Moorhead & Stokes, INC. and specifications approved September 6th, 2017, and being on file with the Department of Public Works of Seminole County, Florida; and

WHEREAS, it is a condition precedent to the recording of the final plat of said subdivision that this bond be executed:

NOW THEREFORE, the conditions of these obligations are such that if the bounden PRINCIPAL shall construct the aforesaid improvements in accordance with any date prescribed in the aforesaid approved plans or specifications or within two (2) years of the date of approval, whichever occurs first, and shall in every respect fulfill its obligations under the plans and specifications, and shall indemnify and save harmless COUNTY against or from all claims, costs, expenses, damages, injury, or loss, including engineering, legal and contingent costs which COUNTY may sustain on account of the failure of PRINCIPAL to perform in accordance with the plans and specifications within the time therein specified, then this obligation to be void; otherwise to be and remain in full force and virtue.

SURETY unconditionally covenants and agrees that if PRINCIPAL fails to perform all or any part of the construction work required by the plans and specifications above referred to, within the time specified, SURETY, upon forty-five (45) days written notice from COUNTY, or its authorized agent or officer, of the default, will forthwith perform and complete the aforesaid construction work and pay the cost thereof, including, but not limited to engineering, legal and contingent costs. Should SURETY fail or refuse to perform and complete the said improvements, COUNTY, in view of the public interest, health, safety, and welfare factors involved and the inducement in approving and filing the said plat, shall have the right to resort to any and all legal remedies against PRINCIPAL and SURETY, or either, both at law and in equity, including specifically specific performance, to which PRINCIPAL and SURETY unconditionally agree.

PRINCIPAL and SURETY further jointly and severally agree that COUNTY, at its option, shall have the right to construct or, pursuant to public advertisement and receipt of bids, cause to be constructed the aforesaid improvements in case PRINCIPAL should fail or refuse to do so. In the event COUNTY should exercise and give effect to such right, PRINCIPAL and

SURETY shall be jointly and severally liable hereunder to reimburse COUNTY the total cost thereof, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which may be sustained on account of the failure of PRINCIPAL to carry out and execute all the provisions of said agreement.

IN WITNESS WHEREOF, PRINCIPAL and SURETY have executed these presents this
2nd day of May, 2018

ATTEST:

By: Nicholas Guckman
(Secretary)

Name: Nicholas Guckman
(Typed or Printed)

[CORPORATE SEAL]

ATTEST:

By: Samuel E Begun
~~XXXXXX~~

Name: Samuel E Begun, Witness
(Typed or Printed)

[CORPORATE SEAL]

PRINCIPAL Taylor Morrison of Florida, Inc.

By: Brian Burch
(Officer)

Name: Brian Burch
(Typed or Printed)

Title: District President

SURETY

Arch Insurance Company

By: Joshua Sanford
(Officer)

Name: Joshua Sanford
(Typed or Printed)

Title: Attorney-in-Fact, FL Licensed Non-Resident Agent,
License No. W329008

c/o Willis of Florida, Inc.
4211 W. Boy Scout Blvd., Ste. 1000
Tampa, FL 33607
Inquiries: (813) 281-2095

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Aiza Lopez, Brian Peters, Danielle D. Johnson, Donna M. Planeta, Joshua Sanford, Michelle Anne McMahon and Stephani A. Trudeau of Hartford, CT (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

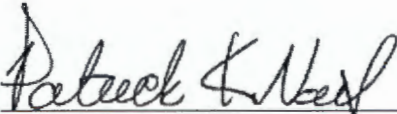
This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

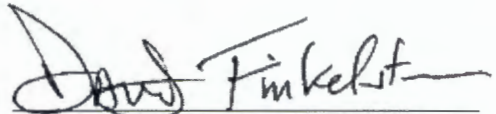
In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 21st day of February, 2018.

Attested and Certified

Arch Insurance Company


Patrick K. Nails, Secretary

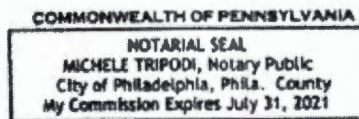


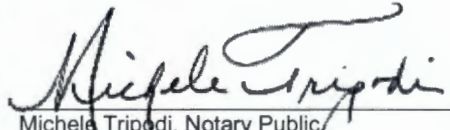

David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

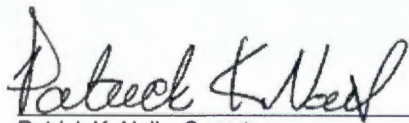



Michele Tripodi, Notary Public
My commission expires 07/31/2021

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated February 21, 2018 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 21st day of May, 20 18.


Patrick K. Nails, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102





MADDEN

MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

April 24, 2018

Meritage Homes
Attn: Mr. Alex Madison
5337 Millenia Lakes Blvd., Ste. 410
Orlando, FL 32839

RE: Preserve At Hawk's Crest


Dear Alex:

The balance to finish items listed below are from the attached recent pay-applications and hardscape and landscape proposals:

General Conditions	\$ 159,993.28
Earthwork	\$ 566,945.78
Sanitary	\$ 146,627.85
Storm	\$ 224,526.43
Water	\$ 150,095.90
Concrete and Paving	\$ 864,215.45
Offsite	\$ 764,155.40
Change Orders	\$ 116,066.75
Hardscape	\$ 693,224.00
Landscape	\$ 999,999.00
Total:	\$ 4,685,849.84
Less 50' lots	\$ 577,092.84
Total	\$ 4,108,757.00
110%	\$ 4,519,632.70
Taylor Morrison of Florida Share 30.67%	\$ 1,386,171.35

If you have any questions please feel free to contact our office.

Sincerely,


Chadwyck H. Moorhead, P.E.
Vice President
P.E. No. 61781

CHM/nm

h:\data\16019\cor\cost-certification-Meritage 4-24-18

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
BK 9152 Pg 569 (1Pg)
CLERK'S # 2018067562
RECORDED 06/13/2018 04:09:31 PM
RECORDING FEES \$180.00
RECORDED BY tsmith

RECORDING OF PLATS

SUBDIVISION NAME:
PRESERVE AT HAWK'S CREST

SECTION, TOWNSHIP & RANGE: SEC 27 TWSP 21S RGE 30E
AND/OR LEGAL DESCRIPTION:

PLAT BOOK 83 PAGE 1-11

DEVELOPED

BY:
MERITAGE HOMES OF FLORIDA INC

AMOUNT FOR RECORDING PLAT: \$180.00



First American Title Insurance Company
8605 Largo Lakes Dr., Suite 100
Largo, FL 33773
Phone: (877)897-5929
Fax: (877)897-5939

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
SEMINOLE COUNTY, FLORIDA**

FATIC File No.: 2169-3869496

A search of the Public Records of Seminole County, Florida, through April 26, 2018 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of PRESERVE AT HAWK'S CREST (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed(s) of record was dated July 31, 2017 and recorded August 2, 2017 in Official Records Book 8964, Page 1140 and in Official Records Book 8964, Page 1040 and in Official Records Book 8964, Page 1107, all of the Public Records of Seminole County, Florida.

B. The record title holder is CDCG 4 MTH 2 LP, a Delaware limited partnership and Reserve at Lake Howell Property Owner Association, Inc., a Florida not for profit corporation and Meritage Homes Of Florida, Inc., a Florida corporation.

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of PRESERVE AT HAWK'S CREST.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

E. Underlying rights of way, easements or plats affecting said property are as follows:

(1) Deed of Conservation Easement Standard granted to St. Johns River Water Management District recorded August 2, 2017 in Official Records Book 8964, Page 983, Public Records of Seminole County, Florida.

(2) Drainage Easement Agreement by and between Meritage Homes of Florida, Inc., a Florida corporation and JEN Florida 23, LLC, a Florida limited liability company recorded August 2, 2017 in Official Records Book 8964, Page 1187, Public Records of Seminole County, Florida.

(3) Temporary Ingress and Egress Easement Agreement by and between Meritage Homes Of Florida, Inc., a Florida corporation and M & M Fort Myers Holdings, LLC, a Delaware limited liability company recorded August 2, 2017 in Official Records Book 8964, Page 1202, Public Records of Seminole County, Florida, as affected by: First Amendment to Temporary Ingress and Egress Easement Agreement recorded October 17, 2017 in Official Records Book 9008, Page 730, Public Records of Seminole County, Florida.

(4) Temporary Easement Agreement by and between Meritage Homes Of Florida, Inc., a Florida corporation and CDCG 4 MTH 2 LP, a Delaware limited partnership recorded August 2, 2017 in Official Records Book 8964, Page 1225, Public Records of Seminole County, Florida.

(5) Easement granted to Duke Energy Florida, LLC, a Florida limited liability company d/b/a duke Energy recorded February 2, 2018 in Book 9068, Page 746.

F. Other information regarding said property includes:

(1) Seminole County Development Order recorded December 3, 2010 in Official Records Book 7490, Page 752, Public Records of Seminole County, Florida, as affected by Seminole County Amended and Restated Development Order recorded January 6, 2017 in Official Records Book 8839, Page 341 and Addendum No. 1 to The Lake Howell Reserve and San Pedro Planned Development (PD) Seminole County Development Order recorded July 24, 2017 in Official Records Book 8958, Page 77 all of the Public Records of Seminole County, Florida.

(2) Ordinance Creating the Lake Howell Aquatic Vegetation and Lake Management Municipal Services Benefit Unit recorded March 3, 2015 in Official Records Book 8423, Page 1, Public Records of Seminole County, Florida.

(3) Assignment and Assumption Agreement for Development Rights, Licenses, Approvals and Documents in favor of Jen Florida 23, LLC, a Florida limited liability company recorded March 10, 2016 in Official Records Book 8647, Page 937, Public Records of Seminole County, Florida.

(4) Amended and Restated Agreement by and between Jen Florida 23, LLC, a Florida limited liability company and Corrine M. Wightman recorded July 12, 2016 in Official Records Book 8725, Page 129, Public Records of Seminole County, Florida.

(5) Conditional Utility Agreement for Water, Wastewater, or Reclaimed Water Services by and between Seminole County, Florida and Meritage Homes Of Florida, Inc., a Florida corporation recorded July 24, 2017 in Official Records Book 8958, Page 39, Public Records of Seminole County, Florida.

(6) Declaration of Covenants, Restrictions and Easements recorded August 2, 2017 in Official Records Book 8964, Page 1052, Public Records of Seminole County, Florida.

(7) Assignment of Intangible Property, Development Rights, Entitlements, and Engineering Work by and between Jen Florida 23, LLC, a Florida limited liability company and Meritage Homes Of Florida, Inc., a Florida corporation recorded August 2, 2017 in Official Records Book 8964, Page 1115, Public Records of Seminole County, Florida.

(8) Assignment of Intangible Property, Development Rights, Entitlements, and Engineering Work by and between Meritage Homes Of Florida, Inc., a Florida corporation and CDCG 4 MTH 2 LP, a Delaware limited partnership recorded August 2, 2017 in Official Records Book 8964, Page 1256, Public Records of Seminole County, Florida.

(9) Memorandum of Option Agreement (Hawks Crest) by and between CDCG 4 MTH 2 LP, a Delaware limited partnership and Meritage Homes Of Florida, Inc., a Florida corporation recorded August 2, 2017 in Official Records Book 8964, Page 1272, Public Records of Seminole County, Florida.

(10) Recorded Notice of Environmental Resource Permit with St. Johns River Water Management District recorded September 15, 2017 in Official Records Book 8989, Page 1679, Public Records of Seminole County, Florida.

(11) Lake Howell Reserve aka Hawk's Crest Phase I Final Development Plan, Developer's Commitment Agreement, Commitments, Classifications and District Description recorded September 20, 2017 in Official Records Book 8992, Page 1001, as affected by: Addendum #1 to the Lake Howell Reserve aka Hawk's Crest Phase I Final Development Plan, Developer's Commitment Agreement, Commitments, Classifications and District Description recorded November 17, 2017 in Official Records Book 9025, Page 323, Public Records of Seminole County, Florida.

(12) Memorandum of Joint Development and Escrow Agreement and Notice of Access Rights by and between Meritage Homes of Florida, Inc., a Florida corporation and Taylor Morrison of Florida, Inc., a Florida corporation recorded October 17, 2017 in Official Records Book 9008, Page 741, Public Records of

Seminole County, Florida.

(13) Conditional Utility Agreement for Water, Wastewater, or Reclaimed Water Services by and between Seminole County and Meritage Homes of Florida, Inc., a Florida corporation recorded December 18, 2017 in Official Records Book 9042, Page 1797, Public Records of Seminole County, Florida.

(14) Notice of Commencement recorded March 29, 2018 in Official Records Book 9100, Page 1812, Public Records of Seminole County, Florida.

(15) Educational System Impact Fee Rate Vesting Certificate for Hawks Crest-Meritage/CDCG 4 MTH 2 LP by and between Seminole County recorded April 12, 2018 in Official Records Book 9109, Page 1889, Public Records of Seminole County, Florida.

G. 2017 Ad valorem taxes on said property are paid for ***Parent*** Tax Parcel I. D. Number 27-21-30-300-0150-0000. NOTE: Proposed 2018 Tax Parcel I.D. Number(s) 27-21-30-300-0150-0000; 27-21-30-300-015C-0000; 27-21-30-300-015E-0000; and 27-21-30-300-015F-0000.

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
SEMINOLE COUNTY, FLORIDA**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Seminole County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

By: _____
Authorized Signatory

Exhibit "A"

A parcel of land comprising portions of Sections 27 and 34, Township 21 South, Range 30 East, Seminole County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of the Southeast 1/4 of said Section 27; thence run South 89° 14' 00" West along the North line of the Southwest 1/4 of said Section 27 for a distance of 441.01 feet to a point on the West line of the East 440 feet of the East 1/2 of the Northwest 1/4 of said Section 27; thence departing said North line run South 01° 06' 41" East along the Southerly extension of said West line for a distance of 24.99 feet to the POINT OF BEGINNING; thence departing said East line run South 39° 08' 27" East for a distance of 131.27 feet; thence run South 15° 28' 44" East for a distance of 86.35 feet; thence run South 24° 47' 35" East for a distance of 86.35 feet; thence run South 34° 06' 26" East for a distance of 86.35 feet; thence run South 43° 25' 17" East for a distance of 86.35 feet; thence run South 52° 44' 09" East for a distance of 86.35 feet; thence run South 62° 03' 00" East for a distance of 86.32 feet; thence run South 71° 21' 28" East for a distance of 84.37 feet; thence run South 79° 48' 56" East for a distance of 90.26 feet to a point on a non tangent curve concave Westerly having a radius of 110.00 feet with a chord bearing of North 09° 59' 00" East and a chord distance of 40.80 feet; thence run Northerly along the arc of said curve through a central angle of 21° 22' 32" for a distance of 41.04 feet to a point of tangency; thence run North 00° 42' 16" West for a distance of 81.68 feet to a point on a non tangent curve concave Northerly having a radius of 480.00 feet with a chord bearing of North 89° 45' 35" East and a chord distance of 112.28 feet; thence run Easterly along the arc of said curve through a central angle of 13° 26' 00" for a distance of 112.54 feet to a point on a non tangent line; thence run South 03° 48' 17" East for a distance of 122.70 feet; thence run South 20° 03' 51" West for a distance of 84.13 feet; thence run South 19° 30' 11" West for a distance of 55.87 feet; thence run South 09° 43' 04" West for a distance of 38.91 feet; thence run South 01° 04' 51" East for a distance of 459.33 feet; thence run South 23° 56' 08" East for a distance of 81.26 feet; thence run South 42° 55' 29" East for a distance of 73.59 feet; thence run South 47° 21' 07" East for a distance of 66.30 feet; thence run North 88° 55' 09" East for a distance of 10.00 feet; thence run South 01° 04' 51" East for a distance of 120.00 feet; thence run South 88° 55' 09" West for a distance of 15.00 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet with a chord bearing of North 57° 52' 12" West and a chord distance of 27.39 feet; thence run Northwesterly along the arc of said curve through a central angle of 66° 25' 19" for a distance of 28.98 feet to a point of cusp of a curve concave Westerly having a radius of 100.00 feet with a chord bearing of South 01° 04' 51" East and a chord distance of 80.00 feet; thence run Southerly along the arc of said curve through a central angle of 47° 09' 23" for a distance of 82.30 feet to a point of cusp of a curve concave Southeasterly having a radius of 25.00 feet with a chord bearing of North 47° 34' 41" East and a chord distance of 21.19 feet; thence run Northeasterly along the arc of said curve through a central angle of 50° 09' 42" for a distance of 21.89 feet to a point on a non tangent line; thence run South 01° 04' 51" East for a distance of 119.42 feet; thence run North 88° 55' 09" East for a distance of 40.00 feet; thence run North 88° 19' 17" East for a distance of 40.00 feet; thence run North 88° 55' 09" East for a distance of 160.00 feet; thence run South 01° 04' 51" East for a distance of 620.00 feet; thence run North 88° 55' 09" East for a distance of 35.63 feet; thence run South 22° 10' 43" West for a distance of 46.00 feet; thence run North 67° 43' 06" West for a distance of 3.54 feet; thence run South 22° 23' 05" West for a distance of 130.19 feet; thence run North 68° 40' 43" West for a distance of 39.14 feet to a point on a non tangent curve concave Northwesterly having a radius of 725.00 feet with a chord bearing of South 14° 37' 58" West and a chord distance of 251.28 feet; thence run Southwesterly along the arc of said curve through a central angle of 19° 57' 32" for a distance of 252.55 feet to a point of tangency; thence run South 24° 36' 44" West for a distance of 37.72 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet with a chord bearing of South 19° 41' 54" East and a chord distance of 34.93 feet; thence run Southeasterly along the arc of said curve through a central angle of 88° 37' 16" for a distance of 38.67 feet to a point on a non tangent line being the Northerly right-of-way line of Howell Branch Road per Seminole County Right of Way Map, Project Number PS-053, dated November 1990; thence run the following three (3) courses along said Northerly right-of-way line: North 64° 00' 32" West for a distance of 3.24 feet; thence run South 25° 56' 48" West for a distance of 5.00 feet to a point on a non tangent curve concave Southwesterly having a radius of 1558.00 feet with a chord bearing of North 66° 53' 46" West and a chord distance of 154.55 feet; thence run Northwesterly along the arc of said curve through a central angle of 05° 41' 09" for a distance of 154.61 feet to a point of cusp of a curve concave Northwesterly having a radius of 25.00 feet with a chord bearing of North 63° 37' 22" East and a chord distance of 36.35 feet; thence departing said Northerly right-of-way line run Northeasterly along the arc of said curve through a central angle of 93° 16' 35" for a distance of 40.70 feet to a point of compound curvature of a curve concave Westerly having a radius of 64.00 feet with a chord bearing of North 02° 42' 01" West and a chord distance of 43.12 feet; thence run Northerly along the arc of said curve through a central angle of 39° 22' 10" for a distance of 43.98 feet to a point of reverse curvature of a curve concave Easterly having a radius of 136.00 feet with a chord bearing of North 07° 12' 18" East and a chord distance of 134.31 feet; thence run Northerly

along the arc of said curve through a central angle of 59° 10' 47" for a distance of 140.47 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 400.00 feet with a chord bearing of North 26° 44' 33" East and a chord distance of 139.64 feet; thence run Northeasterly along the arc of said curve through a central angle of 20° 06' 18" for a distance of 140.36 feet to a point of cusp of a curve concave Northerly having a radius of 25.00 feet with a chord bearing of South 63° 45' 01" West and a chord distance of 36.60 feet; thence run Westerly along the arc of said curve through a central angle of 94° 07' 15" for a distance of 41.07 feet to a point of reverse curvature of a curve concave Southerly having a radius of 285.00 feet with a chord bearing of North 80° 35' 35" West and a chord distance of 112.70 feet; thence run Westerly along the arc of said curve through a central angle of 22° 48' 27" for a distance of 113.45 feet to a point of tangency; thence run South 88° 00' 12" West for a distance of 30.92 feet; thence run North 01° 59' 48" West for a distance of 341.00 feet; thence run South 88° 00' 12" West for a distance of 100.34 feet; thence run North 01° 59' 48" West for a distance of 386.04 feet; thence run South 88° 00' 12" West for a distance of 40.00 feet; thence run North 01° 59' 48" West for a distance of 75.34 feet; thence run South 88° 00' 12" West for a distance of 253.66 feet; thence run North 01° 59' 48" West for a distance of 11.25 feet; to a point of curvature of a curve concave Southwesterly having a radius of 105.00 feet with a chord bearing of North 27° 16' 00" West and a chord distance of 89.65 feet; thence run Northwesterly along the arc of said curve through a central angle of 50° 32' 24" for a distance of 92.62 feet to a point on a non tangent line; thence run North 37° 27' 48" East for a distance of 49.38 feet; thence run North 16° 49' 37" West for a distance of 154.79 feet; thence run South 60° 39' 32" West for a distance of 32.00 feet; thence run South 62° 17' 27" West for a distance of 93.01 feet; thence run South 72° 17' 15" West for a distance of 40.60 feet; thence run South 81° 07' 19" West for a distance of 79.54 feet; thence run North 82° 48' 10" West for a distance of 53.62 feet; thence run South 65° 13' 54" West for a distance of 70.24 feet; thence run North 89° 33' 33" West for a distance of 47.63 feet; thence run North 79° 01' 09" West for a distance of 53.78 feet; thence run South 73° 04' 59" West for a distance of 46.59 feet; thence run South 61° 36' 07" West for a distance of 56.23 feet; thence run South 75° 31' 57" West for a distance of 48.96 feet; thence run South 78° 59' 03" West for a distance of 6.21 feet; thence run South 63° 09' 50" West for a distance of 66.57 feet; thence run South 56° 21' 01" West for a distance of 30.10 feet; thence run South 33° 49' 56" West for a distance of 77.03 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet with a chord bearing of South 55° 10' 50" West and a chord distance of 18.20 feet; thence run Southwesterly along the arc of said curve through a central angle of 42° 41' 47" for a distance of 18.63 feet to a point of tangency; thence run South 76° 31' 44" West for a distance of 80.73 feet; thence run South 00° 34' 27" East for a distance of 126.46 feet; thence run South 05° 58' 32" East for a distance of 188.95 feet; thence run South 89° 08' 29" West for a distance of 247.48 feet to a point on the West line of the East 1/2 of the Southwest 1/4 of aforesaid Section 27, also being the Southerly extension of the East lines of LAKE ANN ESTATES UNIT ONE as recorded in Plat Book 15, Page 8; LAKE ANN ESTATES UNIT TWO as recorded in Plat Book 16, Page 34 and LAKE ANN ESTATES UNIT THREE as recorded in Plat Book 19, Page 32 of the Public records of Seminole County, Florida; thence run North 01° 01' 38" West along said West line and said East lines for a distance of 1851.90 feet to the intersection of said West line of the East 1/2 of the Southwest 1/4 of Section 27 and the South right-of-way line of Lake Howell Lane according to Deed Book 161, Page 497 of said Public Records; thence run North 89° 14' 00" East along said South right-of-way line for a distance of 879.70 feet to the POINT OF BEGINNING.