

Grande Vista

EXHIBIT A

OR Bk 4822 Pg 40
Orange Co FL 5065291

LEGAL DESCRIPTION:

DESCRIPTION: (PARCEL "A")

A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18 RUN S 00°13'08" E, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 1976.37 FEET TO THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID EAST LINE RUN S 89° 54'28" W, ALONG THE SOUTH LINE OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 639.56 FEET TO THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID SOUTH LINE RUN N 00°07'50" W, ALONG THE WEST LINE OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 1971.87 FEET TO THE NORTHWEST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST LINE RUN N 89°30'12" E, ALONG THE NORTH LINE OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 292.70 FEET TO A POINT 343.83 FEET WESTERLY OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID NORTH LINE RUN N 44°36'15" E, 487.10 FEET TO A POINT 343.83 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE N 00°17'42" W, ALONG THE WEST LINE OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 321.80 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST LINE, RUN N 89°25'18" E, ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 1185.83 FEET TO A POINT 86.07 FEET WESTERLY OF THE EAST LINE OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID NORTH LINE, RUN S 03°28'58" E, 668.22 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18 LYING 50.07 FEET WESTERLY OF THE SOUTHEAST CORNER OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE S 89°30'12" W, ALONG THE SOUTH LINE OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 1222.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT A CONTINUED

TOGETHER WITH: (PARCEL "B")

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, ALSO BEING THE SOUTHWEST CORNER OF LOT 200, DEER CREEK VILLAGE SECTION 4, AS RECORDED IN PLAT BOOK 22, PAGES 108-110; THENCE RUN SOUTH 89°48'22" WEST, 1370.93 FEET ALONG THE NORTH LINE OF SAID DEER CREEK VILLAGE SECTION 4 TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE RUN NORTH 89°38'14" WEST, 413.23 FEET ALONG THE SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 230 SAID DEER CREEK VILLAGE SECTION 4; THENCE RUN NORTH 00°21'46" EAST, 160.00 FEET; THENCE RUN SOUTH 89°38'14" EAST, 183.80 FEET; THENCE RUN NORTH 00°11'38" WEST, 931.34 FEET; THENCE RUN NORTH 44°51'48" EAST, 325.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, ALSO BEING THE SOUTHWEST CORNER OF TRACT F, PARKVIEW POINTE SECTION 2, AS RECORDED IN PLAT BOOK 23, PAGES 136-140; THENCE RUN NORTH 89°48'19" EAST, 1369.21 FEET ALONG THE SOUTH LINE OF SAID PARKVIEW POINTE SECTION 2 TO A POINT ON THE WEST LINE OF DEER CREEK VILLAGE SECTION 1, AS RECORDED IN PLAT BOOK 19, PAGES 17 AND 18, ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 00°09'16" EAST, 1323.62 FEET ALONG THE WEST LINE OF DEER CREEK VILLAGE SECTIONS 1, 3 AND 4 TO THE POINT OF BEGINNING.

EXHIBIT A CONTINUED

DESCRIPTION: (PARCEL 1)

A PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89 DEGREES 30' 09" EAST 838.55 FEET TO THE NORTHWEST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00 DEGREES 08' 01" EAST ALONG THE WEST LINE OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 1039.94 FEET; THENCE DEPARTING SAID LINE AND RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE SOUTHERLY, HAVING A TANGENT BEARING OF NORTH 57 DEGREES 16' 26" WEST AND A RADIUS OF 390.67 FEET, A CENTRAL ANGLE OF 28 DEGREES 14' 28" AND AN ARC LENGTH OF 192.56 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 85 DEGREES 30' 54" WEST 31.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 564.60 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 03' 10" FOR AN ARC DISTANCE OF 128.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 617.46 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 01' 59" FOR A DISTANCE OF 302.10 TO THE WEST LINE OF SAID SECTION 18; THENCE RUN NORTH 00 DEGREES 02' 42" WEST ALONG SAID WEST LINE 227.02 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 09 DEGREES 30' 32" EAST 573.97 FEET; THENCE RUN NORTH 51 DEGREES 06' 16" EAST 516.24 FEET; THENCE RUN NORTH 38 DEGREES 14' 33" EAST 482.60 FEET; THENCE RUN NORTH 60 DEGREES 51' 26" EAST 260.97 FEET; THENCE RUN SOUTH 40 DEGREES 02' 32" WEST 13.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 89 DEGREES 46' 12" EAST ALONG SAID NORTH LINE 268.17 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 00 DEGREES 17' 45" EAST 321.80 FEET ALONG THE WEST LINE OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 44 DEGREES 36' 12" WEST 487.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 89 DEGREES 30' 12" WEST 292.70 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXHIBIT A CONTINUED

DESCRIPTION: (PARCEL 2)

A PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N 89°30'09" E, 636.55 FEET TO THE NORTH-WEST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN S 00°08'01" E, ALONG THE WEST LINE OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 1039.94 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF A CURVE HAVING A TANGENT BEARING OF N 57°16'26" W, AND A RADIUS OF 390.87 FEET, A CENTRAL ANGLE OF 28°14'28", AND AN ARC LENGTH OF 192.56 FEET TO THE POINT OF TANGENCY; THENCE RUN N 85°30'54" W 31.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 564.60 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°03'10", FOR AN ARC DISTANCE OF 128.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 817.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 01' 59" FOR A DISTANCE OF 302.10 TO THE WEST LINE OF SAID SECTION 18; THENCE RUN S 00°02'42" E, ALONG SAID WEST LINE 98.18 FEET; THENCE DEPARTING SAID WEST LINE, RUN S 42°52'43" E 27.12 FEET; THENCE S 07°15'58" W 28.34 FEET; THENCE N 63°07'04" E 63.94 FEET; THENCE N 75°25'08" E 39.25 FEET; THENCE S 33°37'30" W 53.89 FEET; THENCE S 79°32'52" W 59.30 FEET; THENCE S 65°57'41" E 33.20 FEET; THENCE S 50°06'05" W 24.45 FEET; THENCE S 07°26'18" W 17.50 FEET; THENCE S 30°51'43" W 14.52 FEET; THENCE S 19°44'46" E 33.04 FEET; THENCE N 84°24'41" E 54.85 FEET; THENCE S 03°21'24" E 24.43 FEET; THENCE S 44°51'59" E 40.33 FEET; THENCE S 84°36'50" E 51.69 FEET; THENCE S 66°16'30" E 38.32 FEET; THENCE N 73°42'26" E 41.48 FEET; THENCE N 41°32'10" E 39.91 FEET; THENCE N 43°08'19" E 55.65 FEET; THENCE N 67°09'20" E 38.91 FEET; THENCE N 35°26'48" W 47.08 FEET; THENCE S 86°57'37" E 39.56 FEET; THENCE N 20°33'12" W 29.26 FEET; THENCE N 27°59'22" E 20.62 FEET; THENCE N 23°36'57" E 62.23 FEET; THENCE S 87°58'12" E 68.58 FEET; THENCE S 41°49'28" W 27.97 FEET; THENCE S 24°11'14" E 74.40 FEET; THENCE S 58°52'36" E 40.81 FEET; THENCE S 71°43'48" E 46.28 FEET; THENCE S 08°00'30" W 57.39 FEET; THENCE N 86°28'27" E 22.36 FEET; THENCE S 13°03'57" W 57.00 FEET; THENCE S 52°46'07" E 52.87 FEET; THENCE S 52°31'37" E 46.33 FEET; THENCE S 46°57'39" E 23.14 FEET TO THE WEST LINE OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N 00°08'01" W 311.35 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXHIBIT A CONTINUED

DESCRIPTION: (PARCEL 3)

A PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89 DEGREES 30' 09" EAST 636.55 FEET TO THE NORTHWEST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 00 DEGREES 08' 01" EAST ALONG THE WEST LINE OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 1351.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, 620.65 FEET TO THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 89 DEGREES 54' 16" EAST 639.58 FEET ALONG SAID SOUTH LINE, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 00 DEGREES 13' 19" EAST 658.80 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89 DEGREES 57' 44" WEST 400.07 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID SOUTH LINE, NORTH 32 DEGREES 39' 28" WEST 1634.86 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 00 DEGREES 02' 42" WEST 201.99 FEET ALONG SAID WEST LINE; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 42 DEGREES 52' 43" EAST 27.12 FEET; THENCE SOUTH 07 DEGREES 15' 58" WEST 28.34 FEET; THENCE NORTH 63 DEGREES 07' 04" EAST 63.94 FEET; THENCE NORTH 75 DEGREES 25' 08" EAST 39.25 FEET; THENCE SOUTH 33 DEGREES 37' 30" WEST 53.69 FEET; THENCE SOUTH 79 DEGREES 32' 52" WEST 59.30 FEET; THENCE SOUTH 85 DEGREES 57' 41" EAST 33.20 FEET; THENCE SOUTH 50 DEGREES 06' 05" WEST 24.45 FEET; THENCE SOUTH 07 DEGREES 26' 18" WEST 17.50 FEET; THENCE SOUTH 30 DEGREES 51' 43" WEST 14.52 FEET; THENCE SOUTH 19 DEGREES 44' 46" EAST 33.04 FEET; THENCE NORTH 84 DEGREES 24' 41" EAST 54.65 FEET; THENCE SOUTH 03 DEGREES 21' 24" EAST 24.43 FEET; THENCE SOUTH 44 DEGREES 51' 59" EAST 40.33 FEET; THENCE SOUTH 84 DEGREES 36' 50" EAST 51.69 FEET; THENCE SOUTH 66 DEGREES 16' 30" EAST 38.32 FEET; THENCE NORTH 73 DEGREES 42' 26" EAST 41.48 FEET; THENCE NORTH 41 DEGREES 32' 10" EAST 39.91 FEET; THENCE NORTH 43 DEGREES 08' 19" EAST 55.65 FEET; THENCE NORTH 67 DEGREES 09' 20" EAST 38.91 FEET; THENCE NORTH 35 DEGREES 26' 48" WEST 47.08 FEET; THENCE SOUTH 86 DEGREES 57' 37" EAST 39.56 FEET; THENCE NORTH 20 DEGREES 33' 12" WEST 29.26 FEET; THENCE NORTH 27 DEGREES 59' 22" EAST 20.62 FEET; THENCE NORTH 23 DEGREES 36' 57" EAST 62.23 FEET; THENCE SOUTH 87 DEGREES 58' 12" EAST 68.58 FEET; THENCE SOUTH 41 DEGREES 49' 28" WEST 27.97 FEET; THENCE SOUTH 24 DEGREES 11' 14" EAST 74.40 FEET; THENCE SOUTH 58 DEGREES 52' 36" EAST 40.81 FEET; THENCE SOUTH 71 DEGREES 43' 48" EAST 46.28 FEET; THENCE SOUTH 08 DEGREES 00' 30" WEST 57.39 FEET; THENCE NORTH 86 DEGREES 28' 27" EAST 22.38 FEET; THENCE SOUTH 13 DEGREES 03' 57" WEST 57.00 FEET; THENCE SOUTH 52 DEGREES 46' 07" EAST 52.87 FEET; THENCE SOUTH 52 DEGREES 31' 37" EAST 46.33 FEET; THENCE SOUTH 46 DEGREES 57' 39" EAST 23.14 FEET TO THE POINT OF BEGINNING.