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ROBERT L. TROHN  
JOHN K. VREELAND  
TED W. WEEKS, III  
A. H. LANE (RETIRED)

CHRISTOPHER M. FEAR  
ATTORNEY AT LAW

November 29, 1999

VIA CERTIFIED MAIL  
Return Receipt No. Z 266 412 036

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-12/01/99-01077-011  
\*\*\*\*78.75 \*\*\*\*78.75

Office of the Secretary of State  
State of Florida  
Corporate Division  
P.O. Box 6327  
Tallahassee, FL 32399

RE: HARDEN BOULEVARD PROPERTY OWNERS ASSOCIATION, INC.  
Our File No.: C471-46441

Dear Ladies and Gentlemen:

Please file the enclosed Articles of Incorporation for HARDEN BOULEVARD PROPERTY OWNERS ASSOCIATION, INC. and certify and return the enclosed copy of the Articles of Incorporation. Our firm's check in the amount of \$78.75 is enclosed to cover the cost of filing, \$35.00, certified copy, \$8.75, and registered agent designation, \$35.00.

Please call the undersigned collect if you have any questions regarding the enclosures.

Thank you for your attention to this matter.

Very truly yours,

  
Christopher M. Fear

FILED  
1999 DEC -1 AM 10:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

CMF/sf  
Enclosures  
46441.SOS  
Sandy Funk GAVE  
AUTHORIZATION BY PHONE TO  
CORRECT III  
DATE 12-6-99  
DOC. EXAM OAD

A. Howell DEC 6 1999

LANE, TROHN, BERTRAND & VREELAND, P.A.

FILED

1999 DEC -1 AM 10:00

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
HARDEN BOULEVARD  
PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned subscriber to these Articles of Incorporation, for the purpose of forming a corporation not-for-profit, pursuant to Chapter 617 of the Florida Statutes does hereby adopt the following Articles of Incorporation for such corporation:

**ARTICLE I. NAME**

The name of the corporation is Harden Boulevard Property Owners Association, Inc., hereinafter called the "Association."

**ARTICLE II. PRINCIPAL OFFICE**

The principal office of the Association is located at 2000 East Edgewood Drive, Lakeland, FL 33803. The Board of Directors of the Association may change the location of the principal office of said Association from time to time.

**ARTICLE III. REGISTERED AGENT**

Lawrence B. Musser is hereby appointed the initial registered agent of this Association. Registered address is the same as the principal place of business.

**ARTICLE IV. PURPOSE AND POWERS OF ASSOCIATION**

Musser and Richards, P.A., a professional service corporation, John L. Yant, Jr. DPM, P.A., a Florida professional service corporation, Brian T. Crosby, DMD, P.A., a professional service corporation, and J. Edward Carroll, DMD, individually (collectively referred to herein as the "Original Members"), have each acquired title to the parcels of real property located in Polk County, Florida and identified on the attached Exhibit "I" (collectively referred to herein as the "Cut Out Parcels") and have each acquired an undivided interest to the real property located in Polk County, Florida and described on the attached Exhibit "II" in the percentage indicated on the Exhibit "II" (referred to herein as the "Common Area"). The Cut Out Parcels and the Common Area together will be referred to herein as the "Development". The Development will be subject to the terms of that certain Declaration of Covenants, Conditions and Restrictions for Harden Boulevard Professional Center to be recorded in the Public Records of Polk

County, Florida, to which a copy of these Articles of Incorporation will be attached and which will be referred to herein as the "Declaration"). This Association does not contemplate pecuniary gain or profit to its members and is formed as the Association described and referred to in the Declaration and shall have the power and responsibility to perform the maintenance and other obligations and responsibilities specified in the Declaration, shall have the power and authority to enforce the terms, restrictions and other provisions of the Declaration. The Association shall also have such other authority as may be necessary for the purpose of promoting the health, safety, and general welfare of the owners of Lots.

In furtherance of such purposes, the Association shall have the power to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, as the same may be amended from time to time as therein provided, the terms of which Declaration are incorporated herein by reference;

(b) Fix, levy, collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration and the Bylaws of the Association; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, upon the affirmative vote of three-fourths (3/4) of the members;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, upon the affirmative vote of three-fourths (3/4) of the members in number; and

(f) Have and to exercise any and all powers, rights and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise, as

well as all other express and implied powers of corporations not-for-profit.

The Association shall be conducted as a nonprofit organization for the benefit of its members. The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration and in accordance with the Bylaws and no part of any net earnings of the Association will inure to the benefit of any member.

#### ARTICLE V. MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot (as defined in the Articles of Incorporation of the Association) shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Each Member of the Association shall be entitled to vote at any meeting of members of the Association in accordance with the Bylaws based upon voting percentage specified in the Declaration.

#### ARTICLE VI. DURATION

The period of duration of the Association shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statutes 617, as amended.

#### ARTICLE VII. INCORPORATOR

The name and residence address of the incorporator is:

| <u>NAME</u>        | <u>ADDRESS</u>                                 |
|--------------------|--|
| Lawrence B. Musser | 2000 East Edgewood Drive<br>Lakeland, FL 33803 |

#### ARTICLE VIII. OFFICERS AND DIRECTORS

The affairs of the Association shall be managed by a Board of Directors. The Board of Directors shall be elected at the annual meeting of the Association. Vacancies on the Board of Directors may be filled until the next annual meeting in such a manner as provided by the Bylaws. The officers shall be: a President, Vice President, Secretary, and Treasurer. They shall be elected by the Board of Directors.

The officers and members of the Board of Directors shall perform such duties, hold office for such term, and take office at such time as shall be provided by the Bylaws of the Association.

#### ARTICLE IX. INITIAL DIRECTORS

The number of persons constituting the first Board of Directors of the Association shall be four (4). The first Board of Directors who shall serve until the first election at the regular annual meeting are:

| <u>NAME</u>             | <u>ADDRESS</u>  |
|-------------------------|---|
| Lawrence B. Musser, DDS | 2000 East Edgewood Drive<br>Lakeland, FL 33803            |
| John L. Yant, Jr., DPM  | 215 Imperial Boulevard<br>Lakeland, FL 33803              |
| Brian T. Crosby, DMD    | 113 Kerneywood Street<br>Lakeland, FL 33803               |
| J. Edward Carroll, DMD  | 2000 East Edgewood Drive, Suite 111<br>Lakeland, FL 33803 |

#### ARTICLE X. BYLAWS

The Bylaws of the Association may be made, altered, or rescinded as provided for in the Bylaws of the Association. However, the initial Bylaws of the Association shall be made and adopted by the initial Board of Directors of the Association.

#### ARTICLE XI. AMENDMENT OF ARTICLES OF INCORPORATION

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of three-fourths (3/4) of the Members in number. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes and a copy certified by the Secretary of State shall be recorded in the public records of Hillsborough County, Florida.

#### ARTICLE XII. DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by no less than three-fourths (3/4) of the Members in number. Upon dissolution of the Association, other than incident to merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned subscriber has executed these Articles of Incorporation this 18 day of NOVEMBER, 1999.

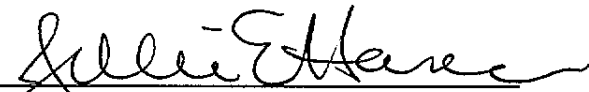
  
\_\_\_\_\_  
LAWRENCE B. MUSSER, Incorporator

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 1999, by Lawrence B. Musser, who is personally known to me and who did not take an oath.

(AFFIX NOTARY SEAL)



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE AT LARGE  
Print Name: Julie E. Hance  
My Commission Expires:

FILED

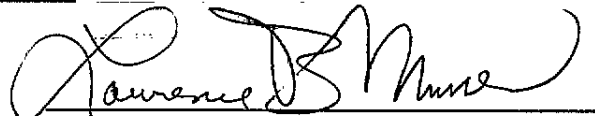
1999 DEC -1 AM 10:00

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ACCEPTANCE OF REGISTERED AGENT**

The undersigned hereby accepts the appointment as registered agent of HARDEN BOULEVARD PROPERTY OWNERS ASSOCIATION, INC., as set forth in the foregoing Articles of Incorporation.

DATED this 18 day of NOVEMBER, 1999.



LAWRENCE B. MUSSER  
Registered Agent

EXHIBIT I

Legal of Cut Out Parcels: Parcel "A" (Owner: Musser and Richards, P.A.) -

PARCEL "A"

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE N-88°50'39"-E ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 DISTANCE OF 270.00 FEET; THENCE S-01°09'21"-E, 656.56 FEET; THENCE S-88°50'39"-W, 218.25 FEET; THENCE S-01°09'21"-E, 68.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S-01°09'21"-E, 110.00 FEET; THENCE S-88°50'39"-W, 85.00 FEET; THENCE N-01°09'21"-W, 96.30 FEET; THENCE N-32°09'17"-E, 16.39 FEET; THENCE N-88°50'39"-E, 76.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9288 SQUARE FEET, 0.213 ACRE.

Parcel "B" (Owner: J. Edward Carroll, DMD) -

PARCEL "B"

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE N-88°50'39"-E ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 DISTANCE OF 270.00 FEET; THENCE S-01°09'21"-E, 656.56 FEET; THENCE S-88°50'39"-W, 218.25 FEET; THENCE S-01°09'21"-E, 68.00 FEET TO THE POINT OF BEGINNING; THENCE N-88°50'39"-E, 85.00 FEET; THENCE S-01°09'21"-E, 55.00 FEET; THENCE S-88°50'39"-W, 85.00 FEET; THENCE N-01°09'21"-W, 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4675 SQUARE FEET, 0.107 ACRE.

Parcel "C" (Owner: John L. Yant, Jr. DPM, PA) -

PARCEL "C"

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE N-88°50'39"-E, ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 DISTANCE OF 270.00 FEET; THENCE S-01°09'21"-E, 656.56 FEET; THENCE S-88°50'39"-W, 218.25 FEET; THENCE S-01°09'21"-E, 68.00 FEET; THENCE N-88°50'39"-E, 85.00 FEET; THENCE S-01°09'21"-E, 12.50 FEET TO THE POINT OF BEGINNING; THENCE N-88°50'39"-E, 55.00 FEET; THENCE S-01°09'21"-E, 85.00 FEET; THENCE S-88°50'39"-W, 55.00 FEET; THENCE N-01°09'21"-W, 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4675 SQUARE FEET, 0.107 ACRE.

Parcel "D" (Owner: Brian T. Crosby, DMD, PA) -

PARCEL "D"

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE N-88°50'39"-E, ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 DISTANCE OF 270.00 FEET; THENCE S-01°09'21"-E, 656.56 FEET; THENCE S-88°50'39"-W, 218.25 FEET; THENCE S-01°09'21"-E, 68.00 FEET; THENCE N-88°50'39"-E, 85.00 FEET; THENCE S-01°09'21"-E, 55.00 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUING S-01°09'21"-E, 55.00 FEET; THENCE S-88°50'39"-W, 85.00 FEET; THENCE N-01°09'21"-W, 55.00 FEET; THENCE N-88°50'39"-E, 85.00 FEET TO THE POINT OF BEGINNING.



EXHIBIT II

Page one  
of three

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE NORTH 88°50'39" EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 A DISTANCE OF 270.0 FEET, THENCE SOUTH 01°09'21" EAST 656.56 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 01°09'21" EAST 250.00 FEET; THENCE SOUTH 88°50'39" WEST A DISTANCE OF 361.00 FEET, THENCE NORTH 01°09'21" WEST A DISTANCE OF 24.00 FEET, THENCE SOUTH 88°50'39" WEST A DISTANCE OF 64.00 FEET, THENCE N 01°09'21" WEST A DISTANCE OF 95.50 FEET; TO THE EAST RIGHT OF WAY OF HARDEN BOULEVARD, THENCE NORTH 39°56'51" EAST 42.71 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 10°11'42" AND A RADIUS OF 686.82 FEET, THENCE ALONG SAID CURVE 122.18 FEET, THENCE NORTH 88°50'39" EAST 314.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.19 ACRES.

SUBJECT TO A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE NORTH 88°50'39" EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 A DISTANCE OF 270.0 FEET, THENCE SOUTH 01°09'21" EAST 656.56 FEET; THENCE ALONG A NON-RADIAL LINE AND ALONG THE NORTH BOUNDARY OF ABOVE PARCEL SOUTH 88°50'39" WEST, A DISTANCE OF 274.10 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 721.62 FEET, A CENTRAL ANGLE/DELTA OF 10°36'53", A CHORD DISTANCE OF 133.50 FEET, A CHORD BEARING OF SOUTH 33°41'46" WEST, FOR AN ARC DISTANCE OF 133.89 FEET TO A POINT OF TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 46.00 FEET, A CENTRAL ANGLE/DELTA OF 40°09'36", A CHORD DISTANCE OF 30.90 FEET, A CHORD BEARING OF SOUTH 18°55'27" WEST, FOR AN ARC DISTANCE OF 31.54 FEET; THENCE ALONG A TANGENT LINE S-01°09'21" EAST, A DISTANCE OF 87.43; THENCE ALONG SAID SOUTH BOUNDARY SOUTH 88°50'39" WEST, A DISTANCE OF 30.00 FEET; THENCE ALONG A TANGENT LINE NORTH 01°09'21" WEST, A DISTANCE OF 87.43 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE/DELTA OF 40°09'36", A CHORD DISTANCE OF 51.50 FEET, A CHORD BEARING OF NORTH 18°55'27" EAST, FOR AN ARC DISTANCE OF 52.57 FEET TO A POINT OF TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 691.62 FEET, A CENTRAL ANGLE/DELTA OF 09°11'45", A CHORD DISTANCE OF 110.88 FEET, A CHORD BEARING OF NORTH 34°24'20" EAST, FOR AN ARC DISTANCE OF 111.00 FEET; THENCE ALONG A NON-RADIAL LINE NORTH 88°50'39" EAST, A DISTANCE OF 34.73 FEET TO THE POINT OF BEGINNING.

AND SUBJECT TO A TEN (10') FOOT WIDE WATER LINE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE N-88°50'39"-E, ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 A DISTANCE OF 270.00 FEET; THENCE S-01°09'21"-E, 656.56 FEET; THENCE ALONG A NON-RADIAL LINE AND ALONG THE NORTH BOUNDARY OF ABOVE "OVERALL" BOUNDARY S-88°50'39"-W, 314.67 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HARDEN BOULEVARD AND A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID EAST RIGHT OF WAY AND SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 686.82 FEET, A CENTRAL ANGLE/DELTA OF 08°39'53", A CHORD DISTANCE OF 103.74 FEET, A CHORD BEARING OF S-34°23'26"-W, FOR AN ARC DISTANCE OF 103.84 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-RADIAL LINE S-11°18'41"-W, 53.42 FEET; THENCE S-03°20'03"-W, 36.98 FEET; THENCE S-00°16'32"-E, 38.77 FEET; THENCE S-23°09'19"-W, 15.15 FEET TO A POINT ON THE SOUTH BOUNDARY OF ABOVE "OVERALL" BOUNDARY; THENCE ALONG SAID SOUTH BOUNDARY S-88°50'39"-W, 10.97 FEET; THENCE N-23°09'19"-E, 12.01 FEET; THENCE N-88°21'39"-W, 9.44 FEET; THENCE N-01°38'21"-E, 10.00 FEET; THENCE S-80°21'39"-E, 11.32 FEET; THENCE N-00°16'32"-W, 32.20 FEET; THENCE N-03°20'03"-E, 37.99 FEET; THENCE N-11°18'41"-E, 35.49 FEET TO THE EAST RIGHT OF WAY OF HARDEN BOULEVARD; THENCE N-39°50'51"-E, 2.80 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 686.82 FEET, A CENTRAL ANGLE/DELTA OF 01°31'49", A CHORD DISTANCE OF 18.33 FEET, A CHORD BEARING OF N-39°29'18"-E, FOR AN ARC DISTANCE OF 18.34 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO AN INGRESS AND EGRESS EASEMENT,  
DESCRIBED AS FOLLOWS:

Exhibit II  
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of three

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25,  
TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE  
N-88°50'39"-E, ALONG THE NORTH LINE OF SAID NW 1/4 OF THE S/W 1/4  
DISTANCE OF 270.00 FEET, THENCE S-009°21"-E, 656.56 FEET TO THE POINT  
OF BEGINNING, THENCE CONTINUE S-009°21"-E, 30.00 FEET; THENCE S-  
88°50'39"-W, 24.00 FEET; THENCE S-009°21"-E, 220.00 FEET TO A POINT ON  
THE SOUTH BOUNDARY OF ABOVE "OVERALL" BOUNDARY; THENCE ALONG  
SAID SOUTH BOUNDARY S-88°50'39"-W, 29.25 FEET; THENCE N-01°09'21"-  
W, 250.00 FEET TO THE NORTH BOUNDARY OF ABOVE "OVERALL" BOUNDARY;  
THENCE ALONG SAID NORTH BOUNDARY N-88°50'39"-E, 53.25 FEET TO THE  
POINT OF BEGINNING.

AND ALSO SUBJECT TO THAT PART OF THAT CERTAIN "DRAINAGE EASEMENT  
AREA" AS RECORDED IN O.R. BOOK 04185, PAGE 1128, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK  
COUNTY, FLORIDA, AND RUN THENCE N-88°50'39"-E ALONG THE NORTH LINE  
OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 270.00 FEET; THENCE  
S-01°09'21"-E, 656.56 FEET; THENCE ALONG A NON-RADIAL LINE  
S-88°50'39"-W, 314.67 FEET TO THE EAST RIGHT OF WAY OF HARDEN  
BOULEVARD, SAID POINT BEING ON A CURVE THE RADIUS POINT FOR WHICH  
BEARS N-59°56'40"-W; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT  
OF WAY AND SAID CURVE HAVING A RADIUS OF 888.62 FEET, A CENTRAL ANGLE  
OF 08°00'31", A CHORD DISTANCE OF 95.89 FEET, A CHORD BEARING OF  
S-34°03'36"-W, FOR AN ARC DISTANCE OF 95.97 FEET TO THE POINT OF  
BEGINNING; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG A NON-  
TANGENT LINE S-30°20'40"-W, 86.19 FEET TO A POINT ON THE MOST  
WESTERLY BOUNDARY OF ABOVE "OVERALL" BOUNDARY; THENCE ALONG SAID  
MOST WESTERLY BOUNDARY N-01°09'21"-W, 21.43 FEET TO A POINT ON THE  
EAST RIGHT OF WAY OF HARDEN BOULEVARD; THENCE ALONG SAID EAST  
RIGHT OF WAY AND ALONG THE WESTERLY BOUNDARY OF ABOVE "OVERALL"  
BOUNDARY THE FOLLOWING TWO (2) COURSES: ALONG A NON-TANGENT LINE  
N-40°02'44"-E (DIFFERENT BEARING BASE), 42.58 FEET TO A POINT ON CURVE  
THE RADIUS POINT FOR WHICH BEARS N-49°44'41"-W; THENCE  
NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 888.62 FEET, A  
CENTRAL ANGLE OF 02°11'28", A CHORD DISTANCE OF 26.26 FEET, A CHORD  
BEARING OF N-39°09'35"-E, FOR AN ARC DISTANCE OF 26.26 FEET TO THE  
POINT OF BEGINNING.

Less and except

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION  
25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA;  
THENCE N-88°50'39"-E ALONG THE NORTH LINE OF SAID NW 1/4 OF THE  
SW 1/4 DISTANCE OF 270.00 FEET; THENCE S-01°09'21"-E, 656.56 FEET;  
THENCE CONTINUE S-01°09'21"-E, 250.00 FEET; THENCE S-88°50'39"-  
W A DISTANCE OF 381.00 FEET; THENCE N-01°09'21"-W A DISTANCE OF  
24.00 FEET; THENCE S-88°50'39"-W A DISTANCE OF 30.00 FEET TO THE  
POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER  
OF ABOVE 30 FOOT WIDE INGRESS AND EGRESS (ACCESS EASEMENT "A")  
EASEMENT, SAID POINT ALSO LIES ON THE SOUTH BOUNDARY OF ABOVE  
"OVERALL" BOUNDARY; THENCE CONTINUING ALONG SAID SOUTH  
BOUNDARY AND CONTINUING S-88°50'39"-W, A DISTANCE OF 20.00  
FEET; THENCE N-01°09'21"-W, A DISTANCE OF 18.00 FEET; THENCE N-  
88°50'39"-E, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY  
LINE OF ABOVE SAID 30 FOOT WIDE INGRESS AND EGRESS EASEMENT;  
THENCE ALONG SAID WESTERLY LINE S-01°09'21"-E, 18.00 FEET TO THE  
POINT OF BEGINNING.

AND TOGETHER WITH AN ACCESS EASEMENT AREA  
(PER O.R. BOOK 04129, PGS. 1870-1875) DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF  
THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST,  
POLK COUNTY, FLORIDA, AND RUN THENCE N-88°50'39"-E ALONG THE  
NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 270.00 FEET;  
THENCE S-01°09'21"-E, 656.56 FEET; THENCE ALONG A NON-RADIAL LINE  
S-88°50'39"-W, 251.72 FEET TO THE POINT OF BEGINNING; THENCE  
CONTINUING ALONG A NON-RADIAL LINE S-88°50'39"-W, 62.96 FEET TO THE  
EAST RIGHT OF WAY OF HARDEN BOULEVARD, SAID POINT BEING ON A CURVE  
THE RADIUS FOR WHICH BEARS N-59°56'40"-W; THENCE NORTHEASTERLY  
ALONG SAID EAST RIGHT OF WAY AND SAID CURVE HAVING A RADIUS OF 888.62  
FEET, A CENTRAL ANGLE OF 04°48'08", A CHORD DISTANCE OF 67.52 FEET,  
A CHORD BEARING OF N-26°34'18"-E, FOR AN ARC DISTANCE OF 67.54 FEET;  
THENCE ALONG A NON-RADIAL LINE S-70°50'53"-E, 28.03 FEET; THENCE  
THENCE S-17°48'43"-E, 44.20 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A TEN FOOT (10') WIDE LIFT STATION AND SANITARY SEWER EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE N-88°50'39"-E ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 DISTANCE OF 270.00 FEET; THENCE S-01°09'21"-E, 666.66 FEET; THENCE CONTINUE S-01°09'21"-E, 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S-01°09'21"-E, 91.00 FEET; THENCE S-88°50'39"-W, 10.00 FEET; THENCE N-01°09'21"-W, 61.00 FEET; THENCE S-88°50'39"-W, 351.00 FEET; THENCE N-01°09'21"-W, 10.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF ABOVE "OVERALL" BOUNDARY; THENCE ALONG SAID SOUTH BOUNDARY N-88°50'39"-E, 361.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A TEN FOOT (10') WIDE STORM DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE N-88°50'39"-E ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4 DISTANCE OF 270.00 FEET; THENCE S-01°09'21"-E, 666.66 FEET; THENCE CONTINUE S-01°09'21"-E, 250.00 FEET; THENCE S-88°50'39"-W, 326.95 FEET TO THE POINT OF BEGINNING; THENCE S-10°50'28"-W, 79.16 FEET; THENCE S-42°19'00"-W, 66.61 FEET; THENCE S-88°50'39"-W, 67.16 FEET; THENCE N-01°09'21"-W, 10.00 FEET; THENCE N-88°50'39"-E, 62.66 FEET; THENCE N-42°19'00"-E, 49.49 FEET; THENCE N-10°50'28"-E, 74.20 FEET; THENCE N-88°50'39"-E, 10.22 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THAT PART OF THAT CERTAIN "DRAINAGE EASEMENT AREA" AS RECORDED IN O.R. BOOK 04166, PAGE 1126, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE N-88°50'39"-E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 270.00 FEET; THENCE S-01°09'21"-E, 666.66 FEET; THENCE ALONG A NON-RADIAL LINE S-88°50'39"-W, 314.67 FEET TO THE EAST RIGHT OF WAY OF HARDEN BOULEVARD, SAID POINT BEING ON A CURVE THE RADIUS FOR WHICH BEARS N-59°56'40"-W; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY AND SAID CURVE HAVING A RADIUS OF 686.82 FEET, A CENTRAL ANGLE OF 08°00'31", A CHORD DISTANCE OF 96.89 FEET, A CHORD BEARING OF S-34°03'36"-W, FOR AN ARC DISTANCE OF 96.97 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG A NON-TANGENT LINE S-30°20'40"-W, 86.19 FEET TO A POINT ON THE MOST WESTERLY BOUNDARY OF ABOVE "OVERALL" BOUNDARY AND THE POINT OF BEGINNING; THENCE CONTINUING S-30°20'40"-W, 30.13 FEET; THENCE S-01°11'21"-E, 299.06 FEET; THENCE S-88°48'39"-W, 38.58 FEET; THENCE S-01°11'21"-E, 146.69 FEET; THENCE S-88°27'57"-W, 95.93 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN DRAINAGE DITCH EASEMENT AS RECORDED IN BOOK 2630, PAGE 2207, OFFICIAL RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID EASEMENT N-88°47'00"-W, 93.23 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HARDEN BOULEVARD ACCORDING TO THOSE INSTRUMENTS RECORDED IN BOOK 2630, PAGES 2201 TO 2202, AND IN BOOK 2630 PAGES 2203 AND 2204, OFFICIAL RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES (DIFFERENT BEARING BASE): N-15°23'42"-E, 137.31 FEET; THENCE S-73°45'25"-E, 60.00 FEET; THENCE N-31°01'37"-E, 118.33 FEET; THENCE N-02°19'07"-E, 177.81 FEET; THENCE ALONG A NON TANGENT LINE N-40°02'44"-E, 124.94 FEET TO AN ANGLE POINT IN THE MOST WESTERLY BOUNDARY OF ABOVE "OVERALL" BOUNDARY; THENCE ALONG SAID MOST WESTERLY BOUNDARY S-01°09'21"-E, 21.43 FEET TO THE POINT OF BEGINNING.

Also together with that certain access easement created and established per instruments of record recorded at O.R. Book 2111 Pages 2288-2290 and O.R. Book 3875 Pages 0514-0517 public records of Polk County, Florida LESS AND EXCEPT Parcels A, B, C, and D referenced on Exhibit 1 attached hereto