

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF PARCEL 1-V AND 3-G.C. IN JUPITER HILLS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD WITH A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°16'36" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 244.93 FEET; THENCE SOUTH 89°17'06" EAST, ALONG A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 938.25 FEET; THENCE NORTH 00°42'54" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 27°16'48" EAST, A DISTANCE OF 55.90 FEET; THENCE SOUTH 89°17'06" EAST, A DISTANCE OF 183.43 FEET; THENCE NORTH 26°06'04" EAST, A DISTANCE OF 509.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 13°39'57" WEST, A DISTANCE OF 669.44 FEET; THENCE NORTH 78°18'29" EAST, A DISTANCE OF 97.52 FEET; THENCE NORTH 03°43'00" WEST, A DISTANCE OF 29.29 FEET; THENCE NORTH 73°09'57" EAST, A DISTANCE OF 86.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO.1, PROJ. 191--B[3023]); THENCE SOUTH 16°50'03" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1000.00 FEET; THENCE NORTH 89°17'06" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 220.98 FEET; THENCE NORTH 16°50'03" WEST, A DISTANCE OF 245.17 FEET; THENCE SOUTH 73°09'57" WEST, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 4.588 ACRES, MORE OR LESS.

PCN: 19-40-43-000-000-00420-8