

ATTACHMENT A

LEGAL DESCRIPTON

PARCEL 1-C CEDAR CREEK PARCEL, DESC AS FOLLOWS; COM AT SE COR OF SEC 27; TH N 00 DEG 53 MIN 46 SEC W, ALG E LN OF SD SEC, 2106.11 FT FOR A POB; TH CONT N 00 DEG 53 MIN 46 SEC W, ALG SD E LN, 535.03 FT TO THE NE COR OF THE NE1/4 OF SE1/4 OF SD SEC 27; TH S 89 DEG 29 MIN 14 SEC W, ALG N LN OF SD NE1/4 OF SE1/4, 702.01 FT; TH S 00 DEG 30 MIN 46 SEC W, PERPENDICULAR WITH SD N LN, 20 FT; TH S 75 DEG 29 MIN 59 SEC E, 271.86 FT; TH S 13 DEG 23 MIN 47 SEC E, 458.42 FT; TH N 89 DEG 06 MIN 14 SEC E, PERPENDICULAR WITH E LN OF SD SEC 28, 340.81 FT TO THE POB, LESS: COM AT THE SE COR OF SEC 27; TH N 00 DEG 53 MIN 46 SEC W ALG THE E LINE OF SD SEC 27 A DIST OF 2106.11 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND KNOWN AS "CEDAR CREEK PARCEL 1-C"; TH CONT N 00 DEG 53 MIN 46 SEC W ALG SD E LINE OF SEC 27 ALSO BEING THE E LINE OF SD CERTAIN PARCEL A DIST OF 535.03 FT TO THE NE COR OF THE NE1/4 OF THE SE1/4 OF SD SEC 27 ALSO BEING THE NE COR OF SD CERTAIN PARCEL; TH S 89 DEG 29 MIN 14 SEC W ALG THE N LINE OF SD NE1/4 OF THE SE1/4 ALSO BEING THE N LINE OF SD CERTAIN PARCEL 702.01 FT; TH RUN THE FOLLOWING COURSES ALG THE WLY LINE OF SD CERTAIN PARCEL: S 00 DEG 30 MIN 46 SEC E 20 FT; TH S 75 DEG 29 MIN 59 SEC E A DIST OF 271.86 FT TO A POB; TH S 13 DEG 23 MIN 47 SEC E 458.42 FT; TH N 89 DEG 06 MIN 14 SEC E 41.66 FT; TH N 11 DEG 01 MIN 21 SEC W 468.99 FT; TH S 75 DEG 30 MIN 16 SEC W A DIST OF 60.10 FT TO THE POB (1501/914-PARCEL A), ALSO LESS: COM AT THE SE COR OF SEC 27; TH N 00 DEG 53 MIN 46 SEC W ALG THE E LINE OF SD SEC 27 A DIST OF 2106.11 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND KNOWN AS "CEDAR CREEK PARCEL 1-C"; TH CONT N 00 DEG 53 MIN 46 SEC W ALG SD E LINE OF SEC 27 ALSO BEING THE E LINE OF SD CERTAIN PARCEL A DIST OF 535.03 FT TO THE NE COR OF THE NE1/4 OF THE SE1/4 OF SD SEC 27 ALSO BEING THE NE COR OF SD CERTAIN PARCEL; TH S 89 DEG 29 MIN 14 SEC W ALG THE N LINE OF SD NE1/4 OF THE SE1/4 ALSO BEING THE N LINE OF SD CERTAIN PARCEL A DIST OF 367.62 FT TO A POB; TH CONT S 89 DEG 29 MIN 14 SEC W ALG SD N LINE 334.39 FT; TH S 00 DEG 30 MIN 46 SEC E 20 FT; TH S 75 DEG 29 MIN 59 SEC E 271.86 FT; TH N 75 DEG 30 MIN 16 SEC E 60.10 FT; TH N 09 DEG 33 MIN 52 SEC E A DIST OF 77.09 FT TO THE POB (1501/914-PARCEL B), ALSO LESS: FROM THE SE COR OF SEC 27 RUN N 00 DEG 53 MIN 46 SEC W ALG THE E LINE OF SD SEC 27 A DIST OF 2106.11 FT TO THE POB; TH CONT N 00 DEG 53 MIN 46 SEC W ALG SD E LINE A DIST OF 506.75 FT; TH S 44 DEG 06 MIN 00 SEC W A DIST OF 70.72 FT; TH S 00 DEG 53 MIN 46 SEC E A DIST OF 456.74 FT; TH N 89 DEG 06 MIN 14 SEC E A DIST OF 50 FT TO THE POB (1503/1672), SUBJ TO CONS EASMT DESC AS FOLLOWS: FROM THE SE COR OF SEC 27 RUN N 00 DEG 53 MIN 46 SEC W ALG THE E LINE OF SD SEC 27 A DIST OF 2612.86 FT TO THE POB; TH S 44 DEG 06 MIN 00 SEC W A DIST OF 70.72 FT; TH S 00 DEG 53 MIN 46 SEC E A DIST OF 456.74 FT; TH S 89 DEG 06 MIN 14 SEC W A DIST OF 20 FT; TH N 00 DEG 53 MIN 46 SEC W A DIST OF 465.02 FT; TH N 44 DEG 06 MIN 00 SEC E A DIST OF 99 FT TO THE NE COR OF THE NE1/4 OF THE SE1/4 OF AFORESAID SEC 27; TH S 00 DEG 53 MIN 46 SEC E ALG AFORESAID E LINE OF SEC 27 A DIST OF 28.28 FT TO THE POB (1503/1674), ALSO SUBJ TO CONS EASMT DESC AS FOLLOWS: FROM THE SE COR OF SEC 27 RUN N 00 DEG 53 MIN 46 SEC W ALG THE E LINE OF SD SEC 27 A DIST OF 2106.11 FT; TH S 89 DEG 06 MIN 14 SEC W A DIST OF 148 FT TO THE POB; TH CONT S 89 DEG 06 MIN 14 SEC W A DIST OF 30 FT; TH N 00 DEG 53 MIN 46 SEC W A DIST OF 140 FT TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80 FT; TH NELY ALG THE ARC OF SD CURVE TO THE RIGHT THROUGH A C/A OF 90 DEG 00 MIN 00 SEC A DIST OF 125.66 FT TO THE P.T. OF SD CURVE TO THE RIGHT; TH N 89 DEG 06 MIN 14 SEC E A DIST OF 28 FT; TH S 00 DEG 53 MIN 46 SEC E A DIST OF 30 FT; TH S 89 DEG 06 MIN 14 SEC W A DIST OF 28 FT TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 50 FT; TH SWLY ALG THE ARC OF SD CURVE TO THE LEFT THROUGH A C/A OF 90 DEG 00 MIN 00 SEC A DIST OF 78.54 FT TO THE P.T. OF SD CURVE TO THE LEFT; TH S 00 DEG 53 MIN 46 SEC E A DIST OF 140 FT TO THE POB (1503/1678) PI#19208.0005/7

PARCEL_ID 1920800057
PRIMARY ADDR SOUTHGATE CT
CITYNAME SARASOTA
ZIP 34243
PLC SCT
OWNER FLIP-BERN DEVELOPMENT LLC
COMMISSIONER Vanessa Baugh
SUBDIVISION NOT IN SUBDIVISION 0/0
LOT BLOCK -
ACRES 3.69
LUC 0010
LUC DESCR Vac Unplatted <10 Ac (1554)
ZONING PD-R
FUTURE LANDUSE RES-9
SECTION INDEX 27 35S 18E
FLOOD_ZONE A,X
FLOOD_MAP 12081C0340E
IMPACT_FEE_DIST SE
HISTORIC SUBURBAN-C
OVERLAYS ST
WATERSHED WP-E
FIRE_DISTRICT SOUTHERN MANATEE FIRE RESC
EVAC_ZONE E
SCHOOL_SV_AREA SSA-3
OWN_ADDR [REDACTED]
OWN_CITY [REDACTED]
OWN_ST [REDACTED]
OWN_ZIP [REDACTED]
OWN_CNTRY USA
BASIN_NAME CEDAR CREEK
PARENT_PIN 1920800057