

DESCRIPTION OF PARCEL C-2

A parcel of land lying in Section 22, Township 36 South, Range 17 East, Town of Longboat Key, Sarasota County, Florida, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Longboat Club Road (110' wide) with the southerly right-of-way line of Gulf of Mexico Drive (100' wide) as shown on plat of Unit No. 1, Longboat Key Club Subdivision, and recorded in Plat Book 18, Pages 11, 11A and 11B, Public Records of Sarasota County, Florida; thence run S69°44'39"E along said southerly line of Gulf of Mexico Drive 265.07' to the Point of Beginning; thence along the southerly line of Gulf of Mexico Drive to the approximate Mean High Water Line of a lagoon the following calls and distances: S69°44'39"E, 125.11' to the point of curvature of a curve to the right; thence southeastwardly along the arc of said curve having a radius of 1094.84' and a central angle of 18°18'59" a distance of 350.00'; thence S49°25'09"W, 130.50' to Point "L", said point lying 74.5' more or less N40°35'51"W of a point on the Mean High Water Line (September 16, 1983) of a lagoon off the northerly side of New Pass; thence return to the Point of Beginning and leaving said southerly line of Gulf of Mexico Drive run S59°39'05"W, 144.76'; thence S30°20'55"E, 89.95'; thence S59°39'05"W, 18.00'; thence S30°20'55"E, 310.0' more or less to a point on the Mean High Water Line of the aforesaid lagoon; thence along the meanders of said Mean High Water Line and in a north-easterly direction 324.5' more or less to a point on the southerly right-of-way of Gulf of Mexico Drive, said point lying S40°35'51"E, 74.5' more or less from the above described Point "L"; thence along said line of Gulf of Mexico Drive N40°35'51"W, 74.5' more or less to said Point "L", being the point of termination of the described parcel and containing 3 acres more or less.

TOGETHER WITH:

A non-exclusive 30' wide access easement from the easterly right-of-way line of Longboat Club Road to the above described Parcel C-2 and being more particularly described as follows:

Commence at the aforesaid intersection of the easterly right-of-way line of Longboat Club Road with the southerly right-of-way line of Gulf of Mexico Drive and run thence along said line of Longboat Club Road S20°13'50"W, 153.37' to a point; thence continue along said line S34°45'43"W, 64.13' to the Point of Beginning, said point being the centerline of a 30' wide (15' each side) access easement; thence leaving said line of Longboat Club Road run S69°44'39"E, 131.00'; thence N85°48'43"E, 48.41'; thence N59°39'05"E, 73.53' to the Point of Termination of said centerline of the 30' wide access easement, said point being on the southwesterly boundary line of the above described Parcel C-2 and S30°20'55"E, 42.12' from its most northwesterly corner.

ALSO TOGETHER WITH:

A non-exclusive utility easement from the easterly right-of-way line of Longboat Club Road to the above described Parcel C-2 and being more particularly described as follows:

Commence at the aforesaid intersection of the easterly right-of-way line of Longboat Club Road with the southerly right-of-way line of Gulf of Mexico Drive and run thence along said line of Longboat Club Road S20°13'50"W, 153.37' to a point; thence S34°45'43"W, 6.13' to the Point of Beginning of said utility easement; thence leaving said line of Longboat Club Road run S78°13'03"E, 191.41' to a point on the southwesterly boundary line of said Parcel C-2; thence along said boundary line run S30°20'55"E, 69.00'; thence continue along same S59°39'05"W, 9.00'; thence leaving said boundary line run N69°44'39"W, 166.50'; thence S88°40'21"W, 91.36' to a point on the easterly right-of-way line of said Longboat Club Road; thence along same N34°45'43"E, 58.00' to the Point of Beginning

SUBJECT TO:

A non-exclusive 30' wide access easement from the southwesterly boundary line of said Parcel C-2 to the southerly right-of-way line of Gulf of Mexico Drive and being more particularly described as follows:

Commence at the aforesaid intersection of the easterly right-of-way line of Longboat Club Road with the southerly right-of-way line of Gulf of Mexico Drive and run thence along said right-of-way line of Gulf of Mexico Drive S69°44'39"E, 265.07'; thence leaving said right-of-way line and running along the boundary line of the above described Parcel C-2, S59°39'05"W, 144.76'; thence continue S30°20'55"E, 42.12' to the Point of Beginning, said point also being the Point of Termination of the above described access easement and being the centerline of this 30' wide (15' each side) access easement; thence leaving said parcel boundary line N63°54'17"E, 170.81'; thence parallel with and 15' to the South of the southerly right-of-way line of Gulf of Mexico Drive run S69°44'39"E, 66.54' to a point of curvature of a curve to the right; thence continuing parallel with the said line of Gulf of Mexico Drive and along the arc of a curve having a radius of 1079.84' and a central angle of 3°22'11", 63.51' to the Point of Termination of the centerline of this 30' wide access easement.

ALSO SUBJECT TO:

A portion of a Florida Power and Light Company Easement as recorded in O.R. Book 1727, Page 929, Public Records of Sarasota County, Florida, and lying along the southerly line of Gulf of Mexico Drive at the easterly corner of the above described Parcel C-2 and being more particularly described as follows:

Commence at the aforesaid intersection of the easterly right-of-way line of Longboat Club Road with the southerly right-of-way line of Gulf of Mexico Drive and run thence along said right-of-way line of Gulf of Mexico Drive S69°44'39"E, 390.18' to a point of curvature of a curve to the right; thence along the arc of said curve having a radius of 1094.84' and a central angle of 16°58'52" a distance of 324.48' to the Point of Beginning of said easement; thence continue along said arc through a central angle of 1°20'07", 25.21'; thence S49°25'09"W, 30.09'; thence leaving said right-of-way and boundary line run N40°34'51"W, 5.00' to Point "A"; thence continue N40°34'51"W, 20.00'; thence N40°25'09"E, 25.00' to the Point of Beginning.

ALSO SUBJECT TO:

A portion of a Florida Power and Light Company Easement as recorded in O.R. Book 1727, Page 929, Public Records of Sarasota County, Florida, being a 10' wide non-exclusive easement lying 5' on each side of the following described centerline:

Commence at the previously described Point "A" for the Point of Beginning; thence run S60°42'34"W, 161.05'; thence S78°08'57"W, 58.79'; thence S62°47'20"W, 119.68'; thence S56°53'06"W, 94.66' to Point "B", said point being on the southwesterly boundary line of said Parcel C-2 and the Point of Termination of the centerline of this 10' wide easement.

