



**LEGAL DESCRIPTION****OVERALL PROPERTY – LESS COMMERCIAL PARCELS**

A parcel of land being a portion of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 30 EAST, according to the plat hereof, as recorded in Plat Book B, Page 54 of the Public Records of Osceola County, Florida, and a portion of Sections 8 and 9, Township 26 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

Commence at the Center of said Section 9, Township 26 South, Range 30 East; thence run N 89°34'18" W along the South line of the Northwest  $\frac{1}{4}$  of said Section 9, a distance of 30.00 feet to a point on the West Right of Way line of Kissimmee Park Road per Osceola County Map Book 1, Pages 76–81, said Point being the Point of Beginning; thence run S 00°00'25" W, along said West Right of Way line, a distance of 991.55 feet to a point on the North line of Lot 92, of said THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 30 EAST; thence run N 89°32'18" W along the North line of said Lots 92 and 91, a distance of 1,303.67 feet to a point on the East line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 9; thence run S 00°08'48" W along said East line, a distance of 330.26 feet to the Southeast corner of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9; thence run N 89°31'50" W along the South line of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 9, a distance of 671.64 feet to a point on the East Right of Way line of the Florida's Turnpike; thence run N 15°27'45" W along said East Right of Way line, a distance of 3,769.76 feet; thence run N 89°38'14" E, a distance of 360.83 feet to a point on the West line of said Section 9; thence run N 00°17'50" E along said West line, a distance of 330.02 feet to the Northwest corner of said Section 9; thence run S 89°39'16" E along the North line of said Section 9, a distance of 1,804.64 feet; thence run S 00°20'44" W, a distance of 15.07 feet to a Point on a Non Tangent Curve, concave to the West, having a Radius of 300.08 feet and a Central Angle of 83°55'45"; thence run Southerly, along the Arc of said Curve, a distance of 439.57 feet, ( Chord Bearing = S 21°00'23" E, Chord = 401.31 feet ) to a Point; thence run S 47°22'29" E, a distance of 17.28 feet to a Point on a Non Tangent Curve, concave to the Southeast, having a Radius of 655.00 feet and a Central Angle of 49°49'27"; thence run Northeasterly, along the Arc of said Curve, a distance of 569.59 feet, ( Chord Bearing = N 65°04'41" E, Chord = 551.81 feet ) to the Point of Tangency thereof; thence run N 89°59'25" E, a distance of 156.78 feet to a point on the aforesaid West Right of Way line of Kissimmee Park Road; thence run S 00°00'35" E along said West Right of Way line, a distance of 110.00 feet; thence run S 89°59'25" W, a distance of 156.78 feet to the Point of Curvature of a Curve, concave to the South, having a Radius of 545.00 feet and a Central Angle of 15°54'08"; thence run Westerly along the Arc of said Curve, a distance of 151.26 feet ( Chord Bearing = S 82°02'20" W, Chord = 150.78 feet ) to a Point; thence continue Southwesterly along said Curve, through a Central Angle of 33°56'36", a distance of 322.87 ( Chord Bearing = S 57°06'59" W, Chord = 318.17 feet ) feet to a point; thence run S 49°36'26" E, a distance of 191.89 feet to a point; thence run N 54°44'53" E, a distance of 204.38 feet; thence run N 89°59'25" E, a distance of 260.29 feet to a point on the aforesaid West Right of Way line of Kissimmee Park Road; thence run S 00°00'35" E along said West Right of Way line, a distance of 1,839.56 feet; thence continue S 00°00'35" E along said West Right of Way line, a distance of 330.50 feet the Point of Beginning.

Containing 210.6339 acres, more or less.

**Exhibit 2**  
**ANTHEM PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
City of St. Cloud, Florida  
April 2004

PA130.111\_DR HORTON @ EARL.PARTINCDD EXHIBITS\EXHIBIT\_2-Legal.dwg

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