

**EASTPORT BUSINESS CENTER REDEVELOPMENT PLAN  
APPENDICES**

LEGAL DESCRIPTION

A PORTION OF LAND BEING A PART OF SECTIONS 3, 4, 9, 10, AND 37, TOWNSHIP 16 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, AS LIES WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT-OF-WAY, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONWEALTH BOULEVARD, A 60 FOOT RIGHT-OF-WAY, BOTH AS SHOWN ON MAP OF DEPOT ADDITION TO ALLANDALE, PER MAP BOOK 15, PAGE 192, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE WESTERLY, CROSSING SAID RAILROAD RIGHT-OF-WAY AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COMMONWEALTH BOULEVARD TO THE EASTERLY LINE OF THE WESTERLY 100 FEET OF LOT 14, UNIT NO 2, ALLANDALE GARDENS, PER MAP BOOK 9, PAGE 193, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND ALONG SAID EASTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 14; THENCE WESTERLY AND ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LOT 17, OF SAID UNIT NO. 2, ALLANDALE GARDENS TO THE WESTERLY LINE OF THE EASTERLY 50 FEET OF SAID LOT 17; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SAID SOUTHERLY LINE OF COMMONWEALTH BOULEVARD, THE LAST DESCRIBED EASTERLY, SOUTHERLY AND WESTERLY LINES REFERENCED TO THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3828, PAGES 3078 AND 3079 OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF COMMONWEALTH BOULEVARD TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRUCE CREEK ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 4400 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK STREET; THENCE WESTERLY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DUNLAWTON BOULEVARD (S.R. 421); THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF LOT 182, POWERS SUBDIVISION, PER MAP BOOK 10, PAGE 138, OF AFORESAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOTS 182, 183, 184 AND 187, TO THE SOUTHEAST CORNER OF SAID LOT 187 AND THE NORTHERLY RIGHT-OF-WAY OF DORA STREET, ALL AS SHOWN ON THE AFORESAID PLAT OF POWERS SUBDIVISION; THENCE WESTERLY AND ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF LOTS 187, 186 AND 185, AS PER AFORESAID POWERS SUBDIVISION, TO THE EASTERLY RIGHT-OF-WAY OF CANAL VIEW BOULEVARD (SPRUCE CREEK ROAD), THE LAST TWO DESCRIBED LINES BEING THE EASTERLY AND SOUTHERLY BOUNDARY OF TAX PARCEL #6304-07-00-18-20, AND BEING A "REFERENCE PARCEL" FOR DRAINAGE RETENTION; THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF CANAL VIEW BOULEVARD (SPRUCE CREEK ROAD) TO THE SOUTHERLY LINE OF LOT 220, PER PLAT OF POWERS SUBDIVISION AFORESAID; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 220 AND LOT 210 OF SAID POWERS SUBDIVISION TO THE WESTERLY RIGHT-OF-WAY OF PALM STREET, A 40 FOOT ROADWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID DORA STREET; THENCE EASTERLY CROSSING PALM STREET AND ALONG THE SOUTHERLY BOUNDARY OF SAID POWERS SUBDIVISION TO THE NORTHWEST CORNER OF LOT 3-D, ASSESSORS BUNCH GRANT, AS RECORDED IN MAP BOOK 3, PAGE 128 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3-D TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF LOT 3-D, ALSO BEING THE NORTHERLY LINE OF LOT 1-D, SAID ASSESSORS BUNCH GRANT, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3066, PAGE 1559, SAID PARCEL BEING A PORTION OF SAID LOT 3-D; THENCE NORTHERLY AND PARALLEL TO RUTH STREET, A 40 FOOT RIGHT-OF-WAY, AND ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 170.21 FEET TO THE NORTHERLY LINE THEREOF; THENCE EASTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 123.86 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID RUTH STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SAID SOUTHERLY LINE OF LOT 3-D AND SAID NORTHERLY LINE OF LOT 1-D; THENCE EASTERLY ALONG SAID SOUTHERLY AND NORTHERLY LINE AND ALSO BEING THE SOUTHERLY LINE OF DAGWOOD ACRES, PER MAP BOOK 25, PAGE 12 OF SAID PUBLIC RECORDS TO THE SOUTHEAST CORNER OF SAID DAGWOOD ACRES, ALSO BEING THE NORTHWEST CORNER OF LOT 106, MARSHALL ADDITION, PORT ORANGE, PER MAP BOOK 14, PAGE 166 OF SAID PUBLIC RECORDS; THENCE CONTINUE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 106 AND ITS EXTENSION TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SAID FLORIDA EAST COAST RAILROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF LOT 1-C, SAID ASSESSORS BUNCH GRANT; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE WESTERLY 100 FEET OF SAID LOT 1-C; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF THE SOUTHERLY 130 FEET OF SAID LOT 1-C; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE WESTERLY 186 FEET OF THE EASTERLY 496 FEET OF SAID LOT 1-C; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY OF RIDGEWOOD AVENUE (U.S. HIGHWAY 1); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF LOT 1, BLOCK 4, THOMAS T. ALLEN SUBDIVISION, PER DEED BOOK "T", PAGE 415 OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE WESTERLY 112 FEET OF SAID LOT 1, BLOCK 4; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY OF VIRGINIA AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF FOX PLACE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE NORTHERLY EXTENTION OF THE EASTERLY LINE OF BLOCK "F" VIRGINIA HEIGHTS, PER MAP BOOK 9, PAGE 92 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENTION AND SAID EASTERLY LINE OF BLOCK "F" TO THE SOUTHEAST CORNER OF THEREOF, ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 9, ASSESSORS PLAT OF PORT ORANGE, PER MAP BOOK 3, PAGE 62 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF THE CITY OF PORT

ORANGE PUBLIC WORKS COMPLEX THE FOLLOWING COURSES AND DISTANCE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1949, PAGE 0213, S 67°28'30" W A DISTANCE OF 229 FEET, S 17°30'30" E A DISTANCE OF 423.46 FEET, S 0°22'30" E A DISTANCE OF 88.3 FEET TO THE SOUTH LINE OF SAID LOT 9, S 89°54'30" W ALONG SAID SOUTH LINE OF LOT 9, A DISTANCE OF 256.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD, WHICH ENDS THE CALLS REFERENCED TO OFFICIAL RECORDS BOOK 1949, PAGE 0213; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD TO ITS INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COMMONWEALTH BOULEVARD AND THE POINT OF BEGINNING, CONTAINING 270 ACRES, MORE OR LESS.