



Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

DATE: September 21, 1994
TO: Division of Records and Reporting
FROM: Edith Xanders, Division of Records and Reporting *EX*
RE: Docket No. 931080-WS: Application for transfer of certificates from The Resolution Trust Corporation to C.F.A.T. H2O, Inc. in Marion County

Please file the attached in the above referenced docket folder. If you have any questions, please feel free to contact me.

- ACK _____
- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG _____
- LIN _____
- OPC _____
- RCH _____
- SEC _____
- W'S _____
- Other _____

DOCUMENT NUMBER-DATE
 09801 SEP 23 1994
 FPSC-RECORDS/REPORTING

LAW OFFICES OF
SIMMONS & SOLOMON

Evet L. Simmons, Esquire
Lynn D. Solomon, Esquire
M. Dianne Misiak, Esquire
Padrick A. Pinkney, Esquire

The Fountain Plaza
10020 S. Federal Highway
Port St. Lucie, FL 34952

Telephone: (407) 337-3330

Fax: (407) 337-3332

TELECOPIER MESSAGE CONSISTING OF 5 PAGES, INCLUDING COVER PAGE

TO: Public Service Commission / Edie Xander

FAX NO.: (904) 487-0509

FROM: Lynn D. Solomon, Esq.

RE: Certified Copy of Special Warranty Deed

FILE NO. 935400

DATE: July 19, 1994

TIME: P.M.

Sent from FAX No. (407) 337-3332. If any questions concerning or
problems with transmission, call (407) 337-3330.

CONFIDENTIALITY NOTE

THE INFORMATION CONTAINED IN THIS FACSIMILE TRANSMISSION IS ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL. IT IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS TELECOPY IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TELECOPY IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL TO US AT THE ADDRESS LISTED ABOVE VIA U.S. MAIL.

MESSAGE

19.50R
735.00 DS

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on this ___ day of July, 1994, by the RESOLUTION TRUST CORPORATION, as Receiver for MIAMI SAVINGS BANK, whose address is 100 Colony Square, 23rd Floor, Atlanta, Georgia 30361 as GRANTOR, to C.F.A.T. H20, INC., a Florida Corporation, whose address is 1515 E. Silver Springs Boulevard, Suite W165, Ocala, Florida 34470 as GRANTEE, whose Federal Tax I.D. Number is 65-0445576.

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains and sells to Grantee that certain real property located in the County of Marion, State of Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way, and other matters of record.

TAX FOLIO NUMBERS ARE: 14503-000-03
14503-000-06

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

Witnesses

Resolution Trust Corporation, as Receiver for Miami Savings Bank

Marie F. Charon
Print Name: MARIE F. CHARON

L. Roy Hill
By: L. Roy Hill
Print Name: L. Roy Hill
Attorney-in-Fact

Raye F. Fox
Print Name: RAYE F. FOX

Print Address: 100 Colony Square, 23rd Floor, Atlanta, GA 30361

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me on this 7 day of July, 1994, by L. Roy Hill, as Attorney-in-fact of the Resolution Trust Corporation, as Receiver for Miami Savings Bank, who is personally known to me or has produced as identification and who did not take an oath.

Angela C. Cooper
Name: Angela C. Cooper
Notary Public

My Commission Expires: July 22, 1995
My Commission Number: 11458

This instrument prepared by and return to:

Lynn D. Solomon, Esquire
10020 S. Federal Highway
Port St. Lucie, FL 34952

doc10041935416.doc

This deed is filed in the Clerk of the Circuit Court of Marion County, Florida on 07/12/94 1:34 PM. Notary Number: 11458

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAR 11 1994
735.00
11458

EXHIBIT "A"

File 94-000002
in Book/Paper 2200000000
2 of 4DESCRIPTION FOR SEWAGE TREATMENT PLANT

TRACTS 'E', 'F' AND 'G' OF LANDFAIR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH AN INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE S.W. CORNER OF TRACT 'F'; THENCE N.89°35'39"E, ALONG THE SOUTH BOUNDARY OF TRACT 'F' A DISTANCE OF 20.00 FEET; THENCE DEPARTING FROM SAID SOUTH BOUNDARY, S.00°04'21"E, A DISTANCE OF 67.00 FEET; THENCE S.89°55'39"W, A DISTANCE OF 85.00 FEET; THENCE N.85°37'45"W, A DISTANCE OF 17.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.E. 23RD COURT (BEING A 50.00 FOOT RIGHT OF WAY), SAID POINT LYING ON A 105.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF N.18°08'03"E, AND A CHORD DISTANCE OF 32.80 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°51'40" A DISTANCE OF 32.73 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE ON A NON-TANGENT BEARING OF N.89°55'39"E, A DISTANCE OF 108.37 FEET; THENCE N.00°04'21"W, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT OVER THE NORTH 10.00 FEET OF LOT 60, BLOCK C OF LANDFAIR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

EXHIBIT "A"

Files 94050053
B Book/Page 020522/00596

3 of 4

DESCRIPTION FOR WATER TREATMENT PLANT

COMMENCE AT THE NORTHEAST CORNER OF LOT 18, BLOCK B OF LANDFAIR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°04'21"W, A DISTANCE OF 289.47 FEET; THENCE N.90°00'00"E, A DISTANCE OF 803.79 FEET; THENCE S.00°00'00"E, A DISTANCE OF 60.67 FEET; THENCE N.88°05'45"E, A DISTANCE OF 214.75 FEET TO THE POINT OF BEGINNING. THENCE N.03°46'26"W, A DISTANCE OF 63.79 FEET; THENCE N.85°54'16"E, A DISTANCE OF 80.40 FEET; THENCE S.03°36'15"E, A DISTANCE OF 90.62 FEET; THENCE S.86°12'39"W, A DISTANCE OF 80.66 FEET; THENCE N.03°46'26"W, A DISTANCE OF 26.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20.00 FOOT INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 18, BLOCK B OF LANDFAIR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°04'21"W, A DISTANCE OF 289.47 FEET; THENCE N.90°00'00"E, A DISTANCE OF 803.79 FEET; THENCE S.00°00'00"E, A DISTANCE OF 60.67 FEET; THENCE N.88°06'45"E, A DISTANCE OF 214.75 FEET; THENCE S.03°46'26"E, A DISTANCE OF 20.01 FEET; THENCE S.88°08'45"W, A DISTANCE OF 236.08 FEET; THENCE N.00°00'00"E, A DISTANCE OF 61.34 FEET; THENCE S.90°00'00"W, A DISTANCE OF 583.76 FEET; THENCE S.00°04'21"E, TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT, A DISTANCE OF 357.29 FEET; THENCE S.89°55'38"W, ALONG THE NORTH BOUNDARY OF SAID PLAT, TO A POINT ON THE EAST BOUNDARY OF SAID LOT 18, A DISTANCE OF 20.00 FEET; THENCE N.00°04'21"W, ALONG SAID EAST BOUNDARY A DISTANCE OF 107.85 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

DESCRIPTION FOR PERCOLATION PONDS

COMMENCE 630 FEET NORTH OF THE S.W. CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 22 EAST; THENCE EAST 330 FEET; THENCE NORTH 660 FEET; THENCE WEST 330 FEET; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 22 EAST; THENCE N.00°15'55"W., ALONG THE EAST BOUNDARY OF SAID SECTION, A DISTANCE OF 956.88 FEET TO THE POINT OF BEGINNING. THENCE S.79°56'38"W. A DISTANCE OF 166.17 FEET; THENCE S.01°18'22"W. A DISTANCE OF 228.17 FEET; THENCE S.00°15'38"E., PARALLEL WITH AND 20.00 FOOT DISTANT FROM THE EAST BOUNDARY OF TRACTS 'F' AND 'G' OF LANDFAIR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA A DISTANCE OF 227.22 FEET; THENCE S.89°44'21"W. TO THE EAST BOUNDARY OF TRACT 'F', A DISTANCE OF 20.00 FEET; THENCE N.00°15'39"W. ALONG THE EAST BOUNDARY OF TRACT 'F', A DISTANCE OF 67.50 FEET TO THE NORTHEAST CORNER OF TRACT 'F'; THENCE S.89°55'39"W. ALONG THE SOUTH BOUNDARY OF TRACT 'G', A DISTANCE OF 348.83 FEET; THENCE S.64°27'51"W. A DISTANCE OF 11.33 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.E. 23RD COURT (BEING A 50.00 FOOT RIGHT OF WAY), SAID POINT LYING ON A 105.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF N.30°38'19"W. AND A CHORD DISTANCE OF 18.52 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'28", A DISTANCE OF 18.55 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE ON A NON-TANGENT BEARING OF N.53°44'11"E. A DISTANCE OF 15.88 FEET; THENCE N.89°55'39"E. PARALLEL TO THE SOUTH BOUNDARY OF TRACT 'G', A DISTANCE OF 355.28 FEET TO THE EAST BOUNDARY OF TRACT 'G'; THENCE N.00°15'39"W. ALONG THE EAST BOUNDARY OF TRACT 'G', A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF TRACT 'G'; THENCE N.01°18'22"E. A DISTANCE OF 244.83 FEET; THENCE N.79°56'38"E. A DISTANCE OF 186.00 FEET; THENCE S.00°15'55"E. A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING.

Law Offices of

SIMMONS & SOLOMON

Evelt L. Simmons
Lynn D. Solomon
M. Dianne Misiak
Padrick A. Pinkney
Donna M. Douglas
(Of Counsel)
Pam E. Booker
(Law Clerk)

Fountain Plaza
10020 S. Federal Highway
Port St. Lucie, Florida 34952
Telephone: (407) 337-3330
Facsimile: (407) 337-3332

7077 Bonneval Road, Suite 200
Jacksonville, FL 32216
Telephone: (800) 771-5297

299 Broadway, 4th Floor
New York, New York 10007
Telephone: (212) 385-4840
Facsimile: (212) 385-4844

PLEASE REPLY TO: Port St. Lucie

July 19, 1994

RECEIVED

JUL 25 1994

Ms. Edie Xanders
FLORIDA PUBLIC SERVICE COMMISSION
101 E. Gaines Street
Tallahassee, Florida 32399

Florida Public Service Commission
Division of Water and Wastewater

Re: **Contract 601**
Purchaser: Ronald Chase as President of C.F.A.T. H2O,
Inc., a Florida Corporation

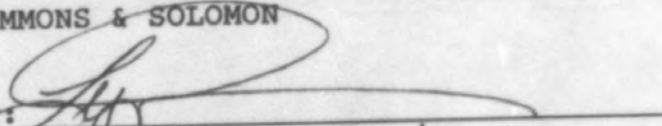
Dear Ms. Xanders:

Enclosed is a certified copy of the Special Warranty Deed conveying the property to C.F.A.T. H2O, Inc.

Should you have any questions, please let me know.

Very truly yours,

SIMMONS & SOLOMON

By: 
Lynn D. Solomon, Esquire
For the Firm

L S/nkm

Enclosure

I hereby certify that this is a true and correct copy of the Special Warranty Deed.

SPECIAL WARRANTY DEED

19.50R
735.00 DS

THIS SPECIAL WARRANTY DEED is made on this ___ day of July, 1994, by the RESOLUTION TRUST CORPORATION, as Receiver for MIAMI SAVINGS BANK, whose address is 100 Colony Square, 23rd Floor, Atlanta, Georgia 30361 as GRANTOR, to C.F.A.T. H2O, INC., a Florida Corporation, whose address is 1515 E. Silver Springs Boulevard, Suite W165, Ocala, Florida 34470 as GRANTEE, whose Federal Tax I.D. Number is 65-0445576.

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains and sells to Grantee that certain real property located in the County of Marion, State of Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way, and other matters of record.

TAX FOLIO NUMBERS ARE: 14503-000-03
14503-000-06

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

Witnesses

Resolution Trust Corporation, as Receiver for Miami Savings Bank

Marie F. Charrou
Print Name: MARIE F. CHARROU

L. LeRoy Hill
By: L. LeRoy Hill
Print Name: L. LeRoy Hill
Attorney-in-Fact

Raye F. Fox
Print Name: RAYE F. FOX

Print Address: 100 Colony Square, 23rd Floor, Atlanta, GA 30361

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me on this 7 day of July, 1994, by L. LeRoy Hill, as Attorney-in-fact of the Resolution Trust Corporation, as Receiver for Miami Savings Bank, who is personally known to me or has produced as identification and who did not take an oath.

Angela C. Cooper
Name: Angela C. Cooper
Notary Public

My Commission Expires: April 23, 1997
My Commission Number: _____

This instrument prepared by and return to:

Lynn D. Solomon, Esquire
10020 S. Federal Highway
Port St. Lucie, Fl 34952

Auction4\935416.ded

OR Book/Page: 2052/0594

Frances E. Thibault, Clerk of the Circuit Court
File: 94050083
07/12/94 1341

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB JUL 12 '94
11458
735.00

EXHIBIT "A"

File: 94050083
OR Book/Page: 2052/0595

2 of 4

DESCRIPTION FOR SEWAGE TREATMENT PLANT
TRACTS 'E', 'F' AND 'G' OF LANDFAIR UNIT 1, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE, OF THE PUBLIC
RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH AN INGRESS, EGRESS, MAINTENANCE AND UTILITY
EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE S.W.
CORNER OF TRACT 'F'; THENCE N.89°55'39"E. ALONG THE SOUTH BOUNDARY OF
TRACT 'F' A DISTANCE OF 20.00 FEET; THENCE DEPARTING FROM SAID SOUTH
BOUNDARY, S.00°04'21"E. A DISTANCE OF 67.00 FEET; THENCE
S.89°55'39"W. A DISTANCE OF 85.00 FEET; THENCE N.65°37'45"W. A
DISTANCE OF 17.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF
N.E. 23RD COURT (BEING A 50.00 FOOT RIGHT OF WAY), SAID POINT LYING ON A
105.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, HAVING A CHORD
BEARING OF N.18°08'03"E. AND A CHORD DISTANCE OF 32.60 FEET; THENCE
NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°51'40" A
DISTANCE OF 32.73 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE ON
A NON-TANGENT BEARING OF N.89°55'39"E. A DISTANCE OF 106.37 FEET;
THENCE N.00°04'21"W. A DISTANCE OF 42.00 FEET TO THE POINT OF
BEGINNING.

TOGETHER WITH AN INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT
OVER THE NORTH 10.00 FEET OF LOT 60, BLOCK C OF LANDFAIR UNIT 1, AS PER
PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE,
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

EXHIBIT "A"

File: 94050083
OR Book/Page: 2052/0596

3 of 4

DESCRIPTION FOR WATER TREATMENT PLANT

COMMENCE AT THE NORTHEAST CORNER OF LOT 18, BLOCK B OF LANDFAIR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°04'21"W. A DISTANCE OF 269.47 FEET; THENCE N.90°00'00"E. A DISTANCE OF 603.79 FEET; THENCE S.00°00'00"E. A DISTANCE OF 60.67 FEET; THENCE N.88°06'45"E. A DISTANCE OF 214.75 FEET TO THE POINT OF BEGINNING. THENCE N.03°46'26"W. A DISTANCE OF 63.79 FEET; THENCE N.85°54'16"E. A DISTANCE OF 80.40 FEET; THENCE S.03°56'18"E. A DISTANCE OF 90.62 FEET; THENCE S.86°12'39"W. A DISTANCE OF 80.66 FEET; THENCE N.03°46'26"W. A DISTANCE OF 26.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20.00 FOOT INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 18, BLOCK B OF LANDFAIR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°04'21"W. A DISTANCE OF 269.47 FEET; THENCE N.90°00'00"E. A DISTANCE OF 603.79 FEET; THENCE S.00°00'00"E. A DISTANCE OF 60.67 FEET; THENCE N.88°06'45"E. A DISTANCE OF 214.75 FEET; THENCE S.03°46'26"E. A DISTANCE OF 20.01 FEET; THENCE S.88°06'45"W. A DISTANCE OF 236.08 FEET; THENCE N.00°00'00"E. A DISTANCE OF 61.34 FEET; THENCE S.90°00'00"W. A DISTANCE OF 563.76 FEET; THENCE S.00°04'21"E. TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT, A DISTANCE OF 357.29 FEET; THENCE S.89°55'39"W. ALONG THE NORTH BOUNDARY OF SAID PLAT, TO A POINT ON THE EAST BOUNDARY OF SAID LOT 18, A DISTANCE OF 20.00 FEET; THENCE N.00°04'21"W. ALONG SAID EAST BOUNDARY A DISTANCE OF 107.85 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

DESCRIPTION FOR PERCOLATION PONDS

COMMENCE 630 FEET NORTH OF THE S.W. CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 22 EAST; THENCE EAST 330 FEET; THENCE NORTH 660 FEET; THENCE WEST 330 FEET; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 22 EAST; THENCE N.00°15'55"W., ALONG THE EAST BOUNDARY OF SAID SECTION, A DISTANCE OF 956.88 FEET TO THE POINT OF BEGINNING. THENCE S.79°56'38"W. A DISTANCE OF 166.17 FEET; THENCE S.01°18'22"W. A DISTANCE OF 228.17 FEET; THENCE S.00°15'39"E., PARALLEL WITH AND 20.00 FOOT DISTANT FROM THE EAST BOUNDARY OF TRACTS 'F' AND 'G' OF LANDFAIR UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 53 THROUGH 55 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA A DISTANCE OF 227.22 FEET; THENCE S.89°44'21"W. TO THE EAST BOUNDARY OF TRACT 'F', A DISTANCE OF 20.00 FEET; THENCE N.00°15'39"W. ALONG THE EAST BOUNDARY OF TRACT 'F', A DISTANCE OF 67.50 FEET TO THE NORTHEAST CORNER OF TRACT 'F'; THENCE S.89°55'39"W. ALONG THE SOUTH BOUNDARY OF TRACT 'G', A DISTANCE OF 348.83 FEET; THENCE S.64°27'51"W. A DISTANCE OF 11.33 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.E. 23RD COURT (BEING A 50.00 FOOT RIGHT OF WAY), SAID POINT LYING ON A 105.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF N.30°38'19"W. AND A CHORD DISTANCE OF 18.52 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'28", A DISTANCE OF 18.55 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE ON A NON-TANGENT BEARING OF N.55°44'11"E. A DISTANCE OF 15.88 FEET; THENCE N.89°55'39"E. PARALLEL TO THE SOUTH BOUNDARY OF TRACT 'G', A DISTANCE OF 355.28 FEET TO THE EAST BOUNDARY OF TRACT 'G'; THENCE N.00°15'39"W. ALONG THE EAST BOUNDARY OF TRACT 'G', A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF TRACT 'G'; THENCE N.01°18'22"E. A DISTANCE OF 244.83 FEET; THENCE N.79°56'38"E. A DISTANCE OF 186.00 FEET; THENCE S.00°15'55"E. A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING.