



OR Bk 6397 Pg 3968  
Orange Co FL 2001-0533632

EXHIBIT "A"

LEGAL DESCRIPTION AS SHOWN ON  
THE PLAT OF ROSE BAY PHASE ONE

## LEGAL DESCRIPTION

A parcel of land lying in Section 30, Township 21 South, Range 29 East, Orange County, Florida, described as follows: Commencing at the SE corner of the NE 1/4 of said Section 30, run N 00°09'46" E along the east line of said NE 1/4, a distance of 499.63 Feet, thence N 89°01'24" W a distance of 30.00 Feet to the POINT OF BEGINNING, said point being on the south line of Rose Cove, as recorded in Plat Book 28, Page 51, public records of Orange County, Florida, run thence along the west right-of-way line of Rose Avenue the following two courses, S 00°09'46" W a distance of 499.52 Feet; thence S00°10'08" W a distance of 10.42 Feet; run thence N 89°50'14" W a distance of 105.01 feet; thence S00°09'46" W a distance of 39.87 feet; thence N 89°01' 24" W a distance of 613.57 feet; thence S 00° 58' 36" W a distance of 112.75 feet; thence S 89°01'24" E a distance of 6.00 feet; thence S 00°58'36" W a distance of 50.00 feet; thence N 89°01'24" W a distance of 21.63 feet; thence S 00°58'36" W a distance of 115.95 feet; thence N 89°05'17" W along the north line, of Osprey Cove, as recorded in Plat Book 39, Pages 12 and 13, Public Records of Orange County, Florida, a distance of 300.41 Feet; to the northwest corner of Osprey Cove, thence S 00°24'14" W a distance of 333.04 Feet; to the southwest corner of Osprey Cove, thence S 89°15'40" E along the south line of Osprey Cove a distance of 841.07 Feet; thence S 00°10'08" W a distance of 134.10 Feet; thence N89°29'55" W a distance of 200.18 Feet; thence S 00°10'08" W a distance of 195.00 Feet; to the south line of Rose Gardens, as recorded in Plat Book N, Page 93, Public Records of Orange County, Florida, thence N 89°29'54" W along the south line of Rose Gardens, a distance of 882.76 Feet; thence N 00°26'19" E a distance of 181.59 Feet; thence N 88°54'23" W a distance of 266.02 Feet; thence N 00°26'19" E a distance of 819.45 Feet; thence S 88°54'23" E a distance of 266.02 Feet; thence N 00°25'59" E a distance of 496.89 Feet; thence S 89°01'24" E along the south line and an extension thereof, of the aforesaid Rose Cove, a distance of 1274.79 Feet; to the POINT OF BEGINNING.

Contains 33.76 acres, more or less