

# **EXHIBIT “1”**

**PHASES 1- 7 LEGAL DESCRIPTIONS**

# NEW CENTURY CONDOMINIUM PHASE 1

## SURVEY LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35, AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 1675.65 FEET TO A POINT, SAID POINT LYING 993.51 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION 35, (A CONCRETE MONUMENT); THENCE SOUTH 89°37'52" EAST, A DISTANCE OF 834.34 FEET; THENCE NORTH 65°07'56" EAST, A DISTANCE OF 40.05 FEET; THENCE SOUTH 24°52'04" EAST, A DISTANCE OF 8.88 FEET; THENCE NORTH 61°53'31" EAST, A DISTANCE OF 123.19 FEET; THENCE NORTH 28°06'29" WEST, A DISTANCE OF 145.25 FEET; THENCE NORTH 31°43'33" WEST, A DISTANCE OF 80.97 FEET; THENCE NORTH 21°40'27" WEST, A DISTANCE OF 79.97 FEET; THENCE NORTH 03°58'44" WEST, A DISTANCE OF 415.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°16'34" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 78°07'32" WEST, A DISTANCE OF 178.61 FEET; THENCE NORTH 01°43'15" EAST, A DISTANCE OF 4.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 39°33'52"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 186.44 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°49'34"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 368.60 FEET AND A CENTRAL ANGLE OF 20°32'51"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 132.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°26'11" EAST, A DISTANCE OF 41.55 FEET; THENCE SOUTH 22°41'27" WEST, A DISTANCE OF 96.66 FEET; THENCE SOUTH 09°11'01" WEST, A DISTANCE OF 44.44 FEET; RETURNING TO THE POINT OF BEGINNING.

CONTAINING 0.84 ACRES MORE OR LESS

OR BOOK 1440 PAGE 939

## NEW CENTURY CONDOMINIUM PHASE 2

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35, AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2669.16 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST, ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 163.18 FEET TO A POINT; SAID POINT LYING 2507.20 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35 AS MEASURED ALONG THE WEST LINE OF SECTION 35 (A CONCRETE MONUMENT); THENCE SOUTH 89°32'00" EAST, A DISTANCE OF 491.33 FEET TO THE POINT OF BEGINNING; SAID POINT BEING 60.00 FEET (AS MEASURED AT RIGHT ANGLES) SOUTHWEST OF THE SOUTHWEST LINE OF THE PLAT ENTITLED VILLAS AT GATOR TRACE AS RECORDED IN PLAT BOOK 27, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 47°37'05" EAST, PARALLEL WITH THE SOUTHWEST LINE OF THE VILLAS AT GATOR TRACE, A DISTANCE OF 170.84 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°13'39", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE; AN ARC DISTANCE OF 38.93 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 39°53'19", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 229.74 FEET, TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE HAVING A RADIAL TO SAID POINT BEARS NORTH 88°16'45" WEST AND A POINT ON THE NORTH LINE OF A PARCEL OF LAND ENTITLED GATOR TRACE CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 519, PAGE 490; THENCE NORTH 88°15'32" WEST, ALONG THE NORTH LINE OF GATOR TRACE CONDOMINIUM A DISTANCE OF 18.04 FEET; THENCE DEPARTING FROM THE NORTH LINE OF GATOR TRACE CONDOMINIUM NORTH 42°33'12" WEST, A DISTANCE OF 102.65 FEET; THENCE NORTH 47°26'48" EAST, A DISTANCE OF 30.59 FEET TO A POINT HAVING A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 409.00 FEET, AND A CENTRAL ANGLE OF 13°35'17", A RADIAL TO SAID POINT BEARS NORTH 74°52'44" WEST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 97.00 FEET, TO A POINT OF INTERSECTION OF A NON-RADIAL LINE, A RADIAL LINE TO SAID POINT BEARS NORTH 61°17'27" WEST, THENCE NORTH 47°37'05" WEST, A DISTANCE OF 128.40 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 116.80 FEET, RETURNING TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.80 ACRES, MORE OR LESS.

OR BOOK 1402 PAGE 506



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# NEW CENTURY CONDOMINIUM PHASE 3

## LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE N 00°22'08" E, ALONG THE WEST LINE OF SAID SECTION 35, AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2669.16 FEET, TO A CONCRETE MONUMENT AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE CONTINUING ALONG THE SAID WEST LINE OF SECTION 35, N 00°28'00" EAST A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF, AS MEASURED ALONG THE SAID WEST LINE OF SECTION 35, A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S 89°32'00" E A DISTANCE OF 700.82 FEET TO THE SOUTHWEST LINE OF THE PLAT OF VILLAS AT GATOR TRACE, AS RECORDED IN PLAT BOOK 27, PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED NEW CENTURY CONDOMINIUM, PHASE 3:

THENCE S 47°37'05" E, ALONG THE SAID SOUTHWEST LINE OF VILLAS AT GATOR TRACE, A DISTANCE OF 35.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 308.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.80 FEET THROUGH A CENTRAL ANGLE OF 16°40'11"; THENCE N 27°29'18" E, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 118.02 FEET; THENCE N 69°25'56" W A DISTANCE OF 24.26 FEET; THENCE N 55°57'42" W A DISTANCE OF 72.12 FEET; THENCE S 42°22'55" W A DISTANCE OF 105.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

OR BOOK 1402 PAGE 507



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# NEW CENTURY CONDOMINIUM PHASE 4

## LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE N 00°22'08" E, ALONG THE WEST LINE OF SAID SECTION 35, AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2669.18 FEET, TO A CONCRETE MONUMENT AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE CONTINUING ALONG THE SAID WEST LINE OF SECTION 35, N 00°28'00" E A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF, AS MEASURED ALONG THE SAID WEST LINE OF SECTION 35, A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S 89°32'00" E A DISTANCE OF 700.82 FEET TO THE SOUTHWEST LINE OF THE PLAT OF VILLAS AT GATOR TRACE, AS RECORDED IN PLAT BOOK 27, PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S 47°37'05" E, ALONG THE SAID SOUTHWEST LINE OF VILLAS AT GATOR TRACE, A DISTANCE OF 35.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 308.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.80 FEET THROUGH A CENTRAL ANGLE OF 16°40'11" AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED NEW CENTURY CONDOMINIUM, PHASE 4:

THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF LASTLY SAID CURVE A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 06°47'02"; THENCE S 69°26'11" E A DISTANCE OF 66.30 FEET; THENCE N 20°34'04" E A DISTANCE OF 119.32 FEET; THENCE N 69°25'56" W A DISTANCE OF 88.54 FEET; THENCE S 27°29'18" W A DISTANCE OF 118.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.26 ACRES, MORE OR LESS.

DR BOOK 1402 PAGE 508



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# NEW CENTURY CONDOMINIUM PHASE 5

## LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE N 00°22'08" E, ALONG THE WEST LINE OF SAID SECTION 35, AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2669.16 FEET, TO A CONCRETE MONUMENT AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE CONTINUING ALONG THE SAID WEST LINE, OF SECTION 35, N 00°28'00" E A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF, AS MEASURED ALONG THE SAID WEST LINE OF SECTION 35, A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S 89°32'00" E A DISTANCE OF 700.82 FEET TO THE SOUTHWEST LINE OF THE PLAT OF VILLAS AT GATOR TRACE, AS RECORDED IN PLAT BOOK 27, PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S 47°37'05" E, ALONG THE SAID SOUTHWEST LINE OF VILLAS AT GATOR TRACE, A DISTANCE OF 35.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 308.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.34 FEET THROUGH A CENTRAL ANGLE OF 23°27'13"; THENCE S 69°26'11" E A DISTANCE OF 66.30 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED NEW CENTURY CONDOMINIUM, PHASE 5:

THENCE CONTINUE S 69°26'11" E A DISTANCE OF 138.66 FEET; THENCE N 20°34'04" E A DISTANCE OF 119.32 FEET; THENCE N 69°26'11" W A DISTANCE OF 138.66 FEET; THENCE S 20°34'04" W A DISTANCE OF 119.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.38 ACRES, MORE OR LESS.

OR BOOK 1402 PAGE 509



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# NEW CENTURY CONDOMINIUM PHASE 6

## LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE N 00°22'08" E, ALONG THE WEST LINE OF SAID SECTION 35, AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2669.16 FEET, TO A CONCRETE MONUMENT AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE CONTINUING ALONG THE SAID WEST LINE OF SECTION 35, N 00°28'00" E A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF, AS MEASURED ALONG THE SAID WEST LINE OF SECTION 35, A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S 89°32'00" E A DISTANCE OF 700.82 FEET TO THE SOUTHWEST LINE OF THE PLAT OF VILLAS AT GATOR TRACE, AS RECORDED IN PLAT BOOK 27, PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S 47°37'05" E, ALONG THE SAID SOUTHWEST LINE OF VILLAS AT GATOR TRACE, A DISTANCE OF 35.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 308.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.34 FEET THROUGH A CENTRAL ANGLE OF 23°27'13"; THENCE S 69°26'11" E A DISTANCE OF 204.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 300.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.32 FEET THROUGH A CENTRAL ANGLE OF 09°25'07" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED NEW CENTURY CONDOMINIUM, PHASE 6:

THENCE CONTINUE EASTERLY ALONG THE ARC OF LAST DESCRIBED CURVE, A DISTANCE OF 124.19 FEET THROUGH A CENTRAL ANGLE OF 23°43'06"; THENCE N 77°25'36" E A DISTANCE OF 65.33 FEET; THENCE N 17°41'38" W A DISTANCE OF 123.28 FEET; THENCE S 80°30'44" W A DISTANCE OF 129.32 FEET; THENCE S 11°08'42" W A DISTANCE OF 114.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.45 ACRES, MORE OR LESS.

DR BOOK 1402 PAGE 510



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# NEW CENTURY CONDOMINIUM PHASE 7

BEING A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE N 00°22'08" E, ALONG THE WEST LINE OF SAID SECTION 35, AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2669.16 FEET, TO A CONCRETE MONUMENT AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE CONTINUING ALONG THE SAID WEST LINE OF SECTION 35, N 00°28'00" E A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF, AS MEASURED ALONG THE SAID WEST LINE OF SECTION 35, A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S 89°32'00" E A DISTANCE OF 700.82 FEET TO THE SOUTHWEST LINE OF THE PLAT OF VILLAS AT GATOR TRACE, AS RECORDED IN PLAT BOOK 27, PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S 47°37'05" E, ALONG THE SAID SOUTHWEST LINE OF VILLAS AT GATOR TRACE, A DISTANCE OF 35.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 308.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.34 FEET THROUGH A CENTRAL ANGLE OF 23°27'13"; THENCE S 69°26'11" E A DISTANCE OF 204.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 300.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 173.51 FEET THROUGH A CENTRAL ANGLE OF 33°08'13"; THENCE N 77°25'36" E A DISTANCE OF 65.33 FEET; TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED NEW CENTURY CONDOMINIUM, PHASE 7:

THENCE CONTINUE N 77°25'36" E A DISTANCE OF 48.17 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.10 FEET THROUGH A CENTRAL ANGLE OF 24°38'14"; THENCE N 52°47'22" E A DISTANCE OF 25.61 FEET; THENCE N 37°12'38" W A DISTANCE OF 80.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.51 FEET THENCE S 74°20'45" W A DISTANCE OF 139.43 FEET; THENCE S 80°30'44" W A DISTANCE OF 13.39 FEET; THENCE S 17°41'38" W A DISTANCE OF 123.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.47 ACRES, MORE OR LESS.

OR BOOK 1402 PAGE 511



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