

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: APPROVAL OF THE KENMURE SUBDIVISION FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Denny Gibbs EXT. 7359

Agenda Date <u>01/27/04</u>	Regular <input type="checkbox"/>	Consent <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Approve the final plat for Kenmure subdivision located south of Red Bug Road between Mikler Road and Brooks Lane in Section 19 Township 21 Range 31 and accept the warranty deed for Lift Station Tract T.

District 1 – Maloy (Denny Gibbs – Planner)

BACKGROUND:

The applicant, Butler Ridge Development, Inc, is requesting final plat approval for Kenmure subdivision a single family subdivision containing 174 lots located south of Red Bug Road between Mikler Rd. and Brooks Lane. This project is comprised of approximately 108 acres and has a Planned Unit Development (PUD) zoning designation. The project will connect to Seminole County Utilities for water and sewer and the internal roads will be privately owned and maintained. The applicant has provided a warranty deed to Seminole County for Tract T for the lift station.

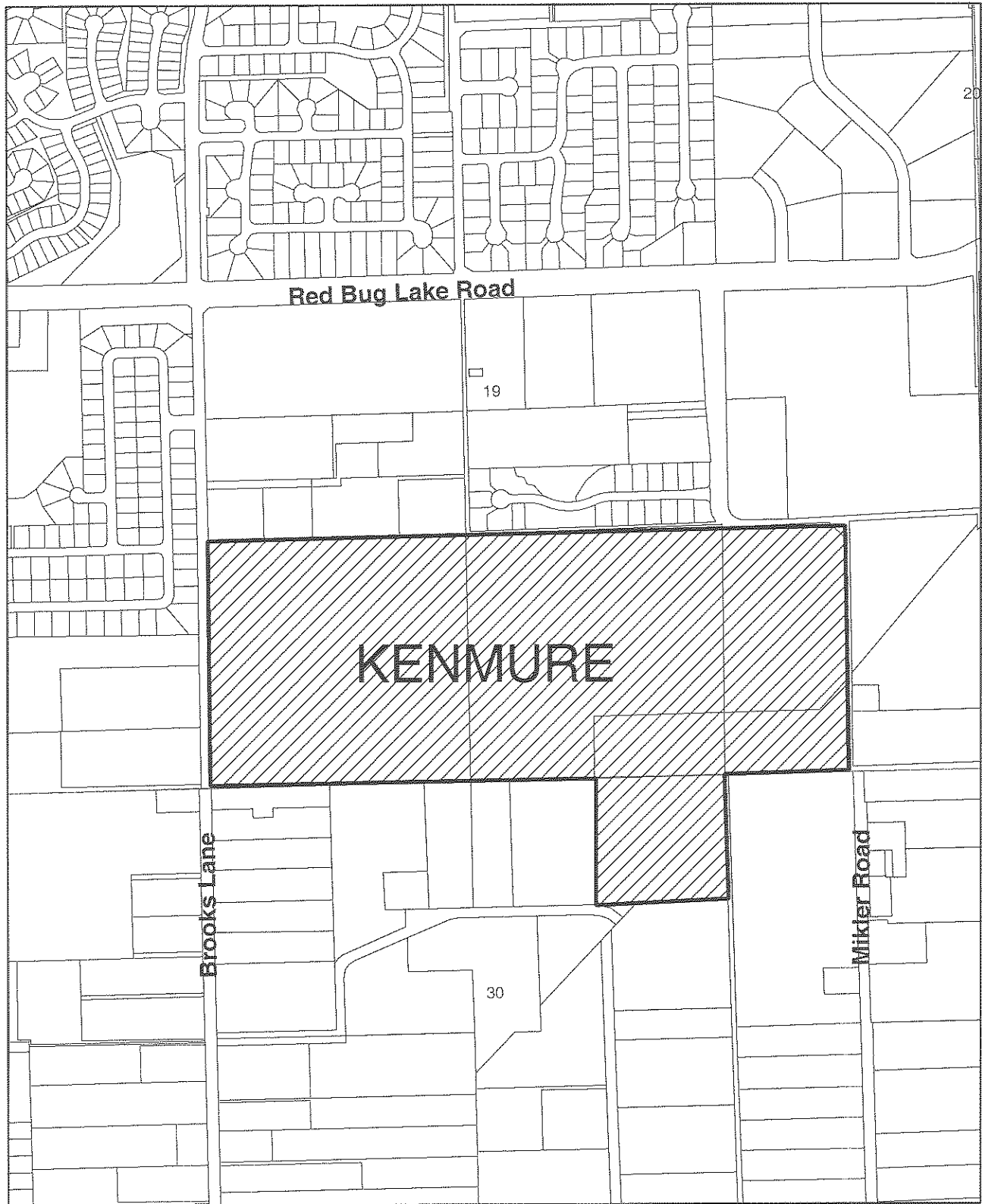
Staff has reviewed the plat and finds that it meets the applicable requirements of the Land Development Code and Chapter 177, F.S.

STAFF RECOMMENDATION:

Approve the final plat for Kenmure subdivision.

District 1 - Maloy
Attachments: Location Map
Plat Reduction
Warranty Deed

Reviewed by:	
Co Atty:	<u>KZC</u>
DFS:	
Other:	
DCM:	<u>BS</u>
CM:	<u>KB</u>
File No.	<u>cpdd02</u>



LOCATION MAP

Kenmure Subdivision

KENMURE

in part being a partial replat of Lot 75, SLAVIA COLONY COMPANY'S SUBDIVISION as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida, and a portion of Sections 19 and 30, Township 21 South, Range 31 East, Seminole County, Florida

Legal Description

Parcel One

A portion of Lot 75, SLAVIA COLONY COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida, and a portion of Sections 19 and 30, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

BEGIN at the South 1/4 corner of said Section 19; thence run S 88°31'44" W, along the south line of the Southeast 1/4 of the Southwest 1/4 of said Section 19, a distance of 1263.85 feet to a point on the east right-of-way line of Brooks Lane, as recorded in Official Records Book 548, Page 464, Public Records of Seminole County, Florida; thence run N 01°27'38" W, along the east right-of-way line of said Brooks Lane, a distance of 919.19 feet to a point, thence departing said east right-of-way line run N 88°30'03" E, a distance of 366.67 feet, thence run N 01°27'38" W, a distance of 400.00 feet to a point on the south line of the South 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence run N 88°30'03" E, along the south line of the South 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 19, a distance of 951.19 feet to a point; thence run N 88°36'20" E, along the north line of the Southwest 1/4 of the Southwest 1/4 of said Section 19, a distance of 1332.86 feet to a point on the east right-of-way line of Maker Road, as recorded in Plat Book 8, Page 14, Public Records of Seminole County, Florida; thence along the westerly right-of-way line of said Maker Road the following courses and distances: run S 01°20'05" E, a distance of 28.00 feet; thence run N 88°36'20" E, a distance of 527.83 feet to a point on the westerly line of a Right-of-Way Taking, as recorded in Official Records Book 2057, Page 560, Public Records of Seminole County, Florida; thence run S 48°15'07" E, along the westerly right-of-way line of said Right-of-Way Taking, a distance of 112.89 feet to a point on the aforesaid westerly right-of-way line of Maker Road, thence run S 01°08'24" E, along the easterly right-of-way line of said Maker Road, a distance of 607.58 feet to a point on the northerly line of Bear Gully Canal, as recorded in Official Records Book 2803, Page 1892, Official Records Book 2753, Page 1408 and Deed Book 48, Page 440, Public Records of Seminole County, Florida; thence run S 41°50'54" W, along said northerly line of Bear Gully Canal, a distance of 630.48 feet to a point on the south line of the Southwest 1/4 of said Section 19; thence run S 88°46'38" W, along the south line of the Southwest 1/4 of said Section 19, a distance of 76.03 feet to a point on the east line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 30; thence run S 00°48'56" E, along the east line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 30, a distance of 664.89 feet to a point on the south line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 30; thence run S 88°45'18" W, along the south line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 30, a distance of 675.40 feet to a point on the west line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 30; thence run N 00°18'51" W, along the west line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 30, a distance of 663.23 feet to a point on the south line of the Southwest 1/4 of the aforesaid Section 19; thence run E 88°46'38" W, along the south line of the Southwest 1/4 of said Section 19, a distance of 673.45 feet to the POINT OF BEGINNING.

Containing 154.43 acres, more or less

Together with:

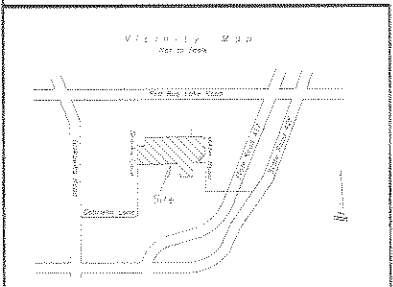
Parcel Two

A portion of Lot 75, SLAVIA COLONY COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida, lying in Section 19, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

Commence at the southwest corner of said Section 19; thence run S 88°46'38" W, along the south line of the Southwest 1/4 of said Section 19, a distance of 673.45 feet to the POINT OF BEGINNING, and north along a point on the westerly right-of-way line of Maker Road, as recorded in Plat Book 6, Page 14, Public Records of Seminole County, Florida, thence continue S 88°46'38" W, along the south line of the Southwest 1/4 of said Section 19, a distance of 445.15 feet to a point on the northerly line of Bear Gully Canal, as recorded in Official Records Book 2803, Page 1892, Official Records Book 2753, Page 1408 and Deed Book 48, Page 440, Public Records of Seminole County, Florida; thence run N 41°50'54" E, along the northerly line of said Bear Gully Canal, a distance of 607.58 feet to a point on the aforesaid westerly right-of-way line of Maker Road; thence run S 01°08'24" E, along said westerly right-of-way line, a distance of 476.36 feet to the POINT OF BEGINNING.

Containing 2.44 acres, more or less.

NOTICE: See Seminole County Development Order # _____ recorded in the Public Records Book of Seminole County, Florida, for consequences as to public facility capacity, encumbrances or reservation and other information.



NOTICE
THIS PLAN IS FILED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

G&B GANUNG - BELTON ASSOCIATES, INC.
Professional Surveyors and Engineers
1775 E. Main Street, Suite 201, Tallahassee, FL 32307 (907) 951-0798
FL 0222

COUNTY SURVEYOR CERTIFICATE
I have examined the plat and find it to be in conformity with Chapter 177 Florida Statutes.
Steve L. Wessels, PLS
Florida Registration Number: 4989
County Surveyor for Seminole County, Florida
Date: _____

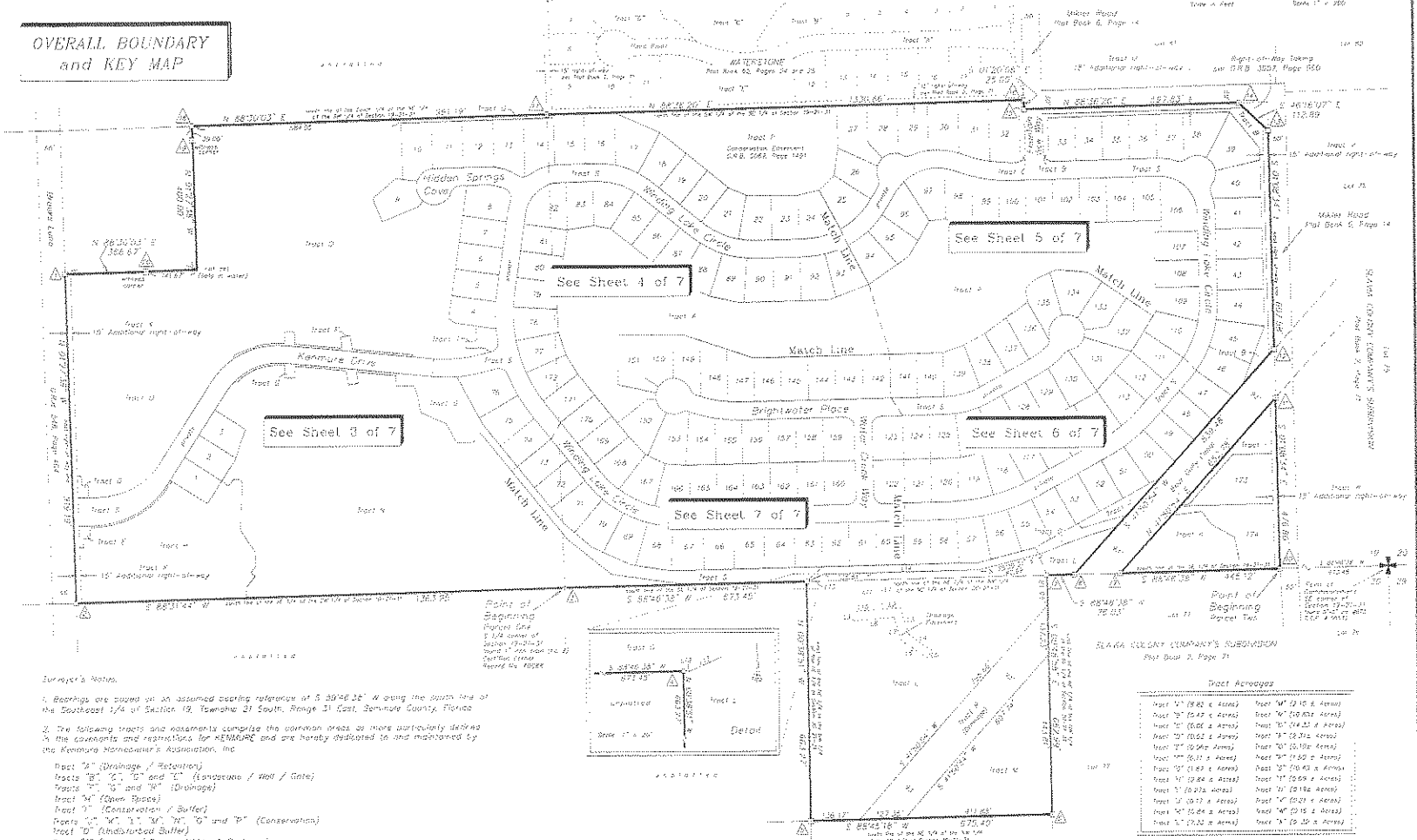
CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Steve L. Wessels, a registered land surveyor, said hereby certify that he has completed the survey of the lands as shown on the foregoing plat of plan, that said plat is a correct representation of the lands shown depicted and plotted or subdivided, that said plan is a correct and true representation of the same and that the same has been filed as required by Chapter 177, Florida Statutes, and that said land is located in Seminole County, Florida.
Signature: _____ Date: _____
Name: Steve L. Wessels, PLS Reg No: 4989
Address: 1775 E. Main Street, Tallahassee, FL 32307

PLAT BOOK	PAGE
KENMURE	
RECORD ON	
<p>This is to certify that the undersigned, Butler Ridge Development, Inc., a Florida corporation, heretofore referred to as "Owner", is the duly owner of the lands described in the county plat and that it has obtained the plans for the survey, and this plat, made in accordance with said survey, a survey approved by the state and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is affected by Seminole County, Florida, or to the public. None of the covenants designated "Common Area" on this plat is required for public use and over "Common Area" is not and will not be a part of the County System of public roads. Said "Common Area" is a tract out of the "Common Area" created by a plat and will be subject to the "Declaration of Covenants, Conditions and Restrictions for KENMURE," as recorded in Official Records of Seminole County, Florida. This declaration referred to in the "Declaration" is held "Common Area" used herein to create and to the exclusive property of the Owner its successors and assigns. Owner does hereby grant to the present and future owners and assigns (1) and their heirs, assigns, devisees and devisees, and to convey, lease and the protection services, make products and, with the exception of the use, which shall be made, persons, representatives of parties, refuse collection, holders of mortgages and other liens on such lands with persons at the Owner, its successors and assigns. They have the right to time designate the non-exclusive and separate uses of agents and agents may cross the roads and sidewalks, as they may from time to time be established on "Part 1" of the "Common Area." The Owner, in recording this plat has created the "Common Area" area, which is the "Common Area" is a portion of the "Common Area" described in the Declaration. Said "Common Area" is not designated in the use and enjoyment of the general public, but its use is reserved for private use and enjoyment of the property owners of KENMURE. The nature and extent of, and the responsibilities and restrictions on such common use and enjoyment are more fully set forth in the Declaration.</p> <p>Notwithstanding the foregoing, if an emergency occurs with respect to the private alarm or other system over "Part 1," "Part 1," "Part 1," "Part 1," "Part 1" and "Part 1" and any other emergency systems shown on this plat a remedy available to Seminole County, Florida for emergency maintenance purposes. In the event necessary maintenance of the alarm or other system creates a hazard to the public health, safety and general welfare, the emergency access agreement, created solely for the purpose of this declaration, shall, without liability or liability upon Seminole County, Florida, be entered upon the subject property and the user shall be held in violation of the private alarm or other system. A non-exclusive easement, through, over, under and across "Part 1," "Part 1," "Part 1," "Part 1" and "Part 1" and of utility systems to obtain service, a remedy available for use by all public utilities for the purpose of maintaining, installing and repairing their respective facilities, including the lines, underpinned by this plat.</p> <p>"Part 1" is a lot shown that appeared in the plat to Seminole County, Florida.</p> <p>"Part 1," "Part 1," "Part 1" and "Part 1" are located on the right-of-way line that is hereby dedicated to Seminole County, Florida.</p> <p>BY WENZEL DIRECT, the undersigned official set to this and 166-47</p> <p>BUTLER RIDGE DEVELOPMENT, INC. a Florida corporation</p> <p>By: _____ Doreen G. Scrimshaw, President</p> <p>Signed and sealed in the presence of:</p> <p>Notary Public: _____ Notary Name: _____ My Commission expires: _____</p>	
<p>CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS</p> <p>THIS IS TO CERTIFY that on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.</p> <p>Chairman of the Board: _____ Date: _____ Member of the Board: _____ Date: _____</p>	
<p>CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT</p> <p>I, CLERK OF THE CIRCUIT COURT, have examined the foregoing plat and find that it complies with all of the requirements of Chapter 177, Florida Statutes and was duly filed on _____ File No. _____</p> <p>Clerk of the Circuit Court: _____ In and for Seminole County, Florida</p> <p>By: _____ Date: _____</p>	

KENMURE

in part being a partial replat of Lot 75, SLAVIA COLONY COMPANY'S SUBDIVISION
as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida,
and a portion of Sections 19 and 30, Township 21 South, Range 31 East
Seminole County, Florida

**OVERALL BOUNDARY
and KEY MAP**



UTM PLANE COORDINATE VALUES

NO.	NORTHING	EASTING
1	1565401.15	173224.51
2	1565402.16	173225.52
3	1565403.17	173226.53
4	1565404.18	173227.54
5	1565405.19	173228.55
6	1565406.20	173229.56
7	1565407.21	173230.57
8	1565408.22	173231.58
9	1565409.23	173232.59
10	1565410.24	173233.60
11	1565411.25	173234.61
12	1565412.26	173235.62
13	1565413.27	173236.63
14	1565414.28	173237.64
15	1565415.29	173238.65
16	1565416.30	173239.66
17	1565417.31	173240.67
18	1565418.32	173241.68
19	1565419.33	173242.69
20	1565420.34	173243.70

Lot Table

LOT	ACRES	AREA
1	0.10	6,700
2	0.10	6,700
3	0.10	6,700
4	0.10	6,700
5	0.10	6,700
6	0.10	6,700
7	0.10	6,700
8	0.10	6,700
9	0.10	6,700
10	0.10	6,700
11	0.10	6,700
12	0.10	6,700
13	0.10	6,700
14	0.10	6,700
15	0.10	6,700
16	0.10	6,700
17	0.10	6,700
18	0.10	6,700
19	0.10	6,700
20	0.10	6,700

Tract Acreages

Tract 1	0.82 ± Acres	Tract 14	0.10 ± Acres
Tract 2	0.82 ± Acres	Tract 15	0.10 ± Acres
Tract 3	0.82 ± Acres	Tract 16	0.10 ± Acres
Tract 4	0.82 ± Acres	Tract 17	0.10 ± Acres
Tract 5	0.82 ± Acres	Tract 18	0.10 ± Acres
Tract 6	0.82 ± Acres	Tract 19	0.10 ± Acres
Tract 7	0.82 ± Acres	Tract 20	0.10 ± Acres
Tract 8	0.82 ± Acres	Tract 21	0.10 ± Acres
Tract 9	0.82 ± Acres	Tract 22	0.10 ± Acres
Tract 10	0.82 ± Acres	Tract 23	0.10 ± Acres
Tract 11	0.82 ± Acres	Tract 24	0.10 ± Acres
Tract 12	0.82 ± Acres	Tract 25	0.10 ± Acres
Tract 13	0.82 ± Acres	Tract 26	0.10 ± Acres

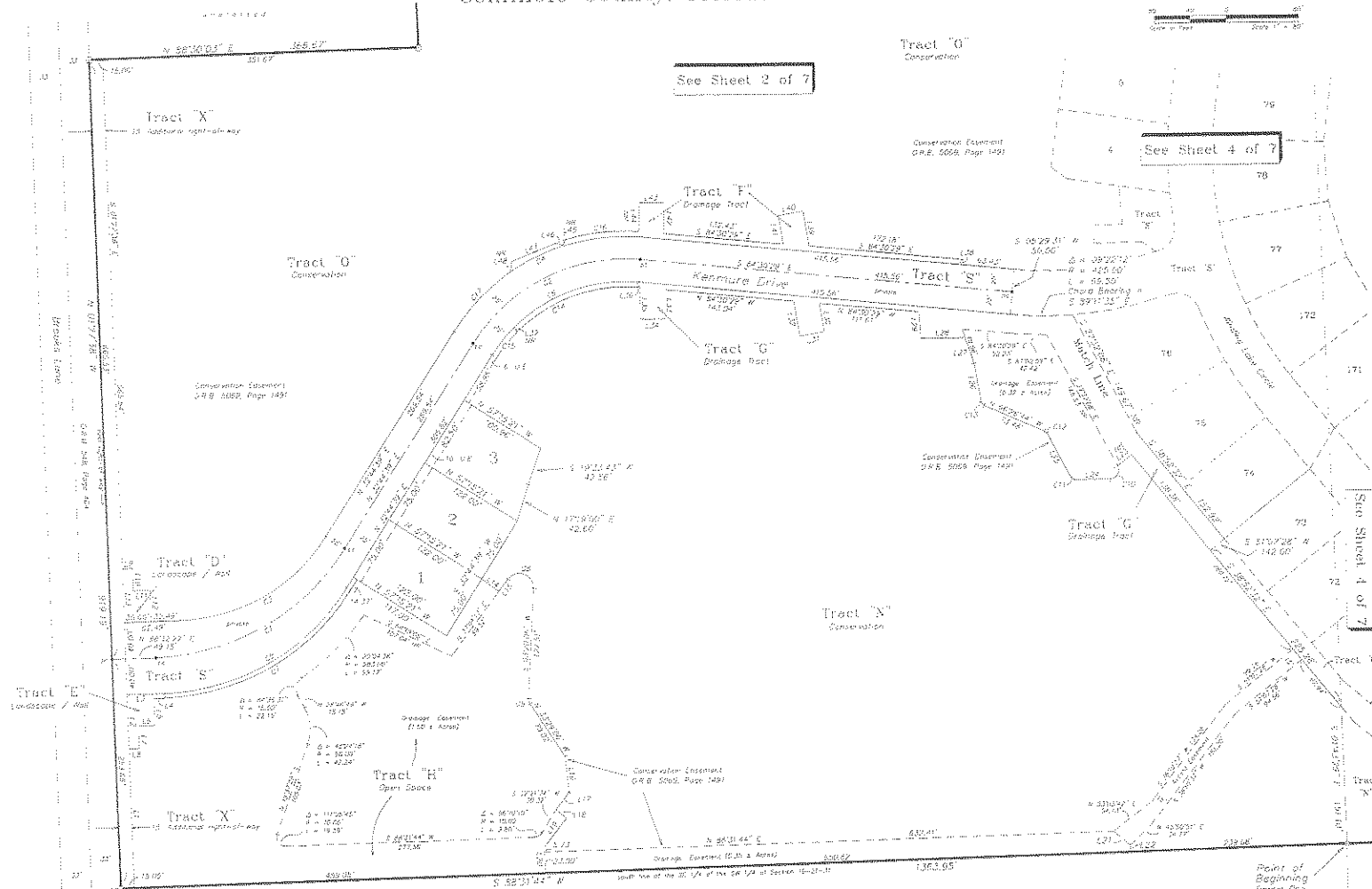
- Surveyor's Notes:**
1. Bearings are based on an assumed bearing reference of S 89°46'26" W using the south line of the Southeast 1/4 of Section 19, Township 21 South, Range 31 East, Seminole County, Florida.
 2. The following tracts and easements comprise the common areas as more particularly defined in the covenants and restrictions for KENMURE and are hereby dedicated to and maintained by the Kenmure Homeowners' Association, Inc.
 3. Tract 1 (Drainage / Retention)
 4. Tracts 2, 3, 4 and 5 (Accession / Well / Gate)
 5. Tracts 6, 7 and 8 (Drainage)
 6. Tract 9 (Open Space)
 7. Tract 10 (Conservation / Buffer)
 8. Tracts 11, 12, 13, 14, 15, 16, 17 and 18 (Conservation)
 9. Tract 19 (Undisturbed Buffer)
 10. Tract 20 (Ingress / Egress, Utility & Drainage)
 11. Drainage Easements
1. All lots and tracts shall have a 10.00 foot wide Drainage and Utility Easement (DUE) along all front lot lines and adjacent street right-of-way lines.
 2. All lots shall have a 5.00 foot wide Drainage and Utility Easement (DUE) along all side lot lines.
 3. Government rights to Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 are dedicated to Seminole County, Florida. No construction, clearing or operation is allowed within Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 unless approved by Seminole County, Florida and other jurisdictional agencies. Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 are subject to a Conservation Easement in favor of the St. Johns River Water Management District as recorded in Official Records Book 3069, Page 1491, Public Records of Seminole County, Florida.
 4. Drainage Easement over Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 is hereby dedicated to Seminole County, Florida.
 5. A Utility Easement over Tracts 2, 3, 4 and 5 is hereby dedicated to Seminole County, Florida.
 6. Tract 11 is a 100' Station Site tract and is hereby dedicated to Seminole County, Florida.
 7. Tracts 11, 12, 13, 14 and 15 are additional road right-of-way tracts and are hereby dedicated to Seminole County, Florida.
 8. The Corporate limits noted along the perimeter boundary was set forth in Seminole County Geographic Information System documents D177 and D178.

KENMURE

Sheet 3 of 7

PLAT BOOK PAGE

in part being a partial replat of Lot 75, SLAVIA COLONY COMPANY'S SUBDIVISION as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida, and a portion of Sections 19 and 30, Township 21 South, Range 31 East Seminole County, Florida



See Sheet 2 of 7

See Sheet 4 of 7

See Sheet 4 of 7

- 1 = easement
- 2 = record of title
- 3 = utility as shown
- 4 = utility as located
- 5 = easement
- 6 = easement
- 7 = point of beginning
- 8 = point of reference
- 9 = point of line
- 10 = point of curve intersection
- 11 = point of curve intersection
- 12 = point of intersection
- 13 = survey point
- 14 = utility record shown
- 15 = drainage easement
- 16 = drainage easement
- 17 = utility easement
- 18 = utility easement
- 19 = utility easement
- 20 = utility easement
- 21 = utility easement
- 22 = utility easement
- 23 = utility easement
- 24 = utility easement
- 25 = utility easement
- 26 = utility easement
- 27 = utility easement
- 28 = utility easement
- 29 = utility easement
- 30 = utility easement
- 31 = utility easement
- 32 = utility easement
- 33 = utility easement
- 34 = utility easement
- 35 = utility easement
- 36 = utility easement
- 37 = utility easement
- 38 = utility easement
- 39 = utility easement
- 40 = utility easement
- 41 = utility easement
- 42 = utility easement
- 43 = utility easement
- 44 = utility easement
- 45 = utility easement
- 46 = utility easement
- 47 = utility easement
- 48 = utility easement
- 49 = utility easement
- 50 = utility easement

CURVE	STARTING	ENDING	LENGTH
01	N 01°17'38" W	153.02	153.02
02	N 21°27'58" W	55.00	55.00
03	N 01°17'38" E	42.00	42.00
04	N 01°17'38" E	36.00	36.00
05	S 01°27'22" W	85.00	85.00
06	S 01°27'22" E	36.00	36.00
07	S 01°27'22" E	36.00	36.00
08	S 01°27'22" E	36.00	36.00
09	S 01°27'22" E	36.00	36.00
10	N 01°27'22" W	36.00	36.00
11	N 01°27'22" E	36.00	36.00
12	N 01°27'22" E	36.00	36.00
13	N 01°27'22" E	36.00	36.00
14	S 01°27'22" W	36.00	36.00
15	N 01°27'22" E	36.00	36.00
16	N 01°27'22" E	36.00	36.00
17	N 01°27'22" E	36.00	36.00
18	S 01°27'22" W	36.00	36.00
19	N 01°27'22" E	36.00	36.00
20	N 01°27'22" E	36.00	36.00
21	S 01°27'22" W	36.00	36.00
22	N 01°27'22" E	36.00	36.00
23	N 01°27'22" E	36.00	36.00
24	S 01°27'22" W	36.00	36.00
25	N 01°27'22" E	36.00	36.00
26	N 01°27'22" E	36.00	36.00
27	S 01°27'22" W	36.00	36.00
28	N 01°27'22" E	36.00	36.00
29	N 01°27'22" E	36.00	36.00
30	S 01°27'22" W	36.00	36.00

CURVE	STARTING	ENDING	LENGTH
17	S 30°34'51" W	21.27	21.27
18	N 51°35'58" E	15.00	15.00
19	S 30°34'51" W	39.00	39.00
20	N 51°35'58" E	29.24	29.24
21	S 30°34'51" W	25.71	25.71
22	N 51°35'58" E	19.14	19.14
23	S 30°34'51" W	12.57	12.57
24	N 51°35'58" E	15.00	15.00
25	S 30°34'51" W	39.00	39.00
26	N 51°35'58" E	29.24	29.24
27	S 30°34'51" W	25.71	25.71
28	N 51°35'58" E	19.14	19.14
29	S 30°34'51" W	12.57	12.57
30	N 51°35'58" E	15.00	15.00

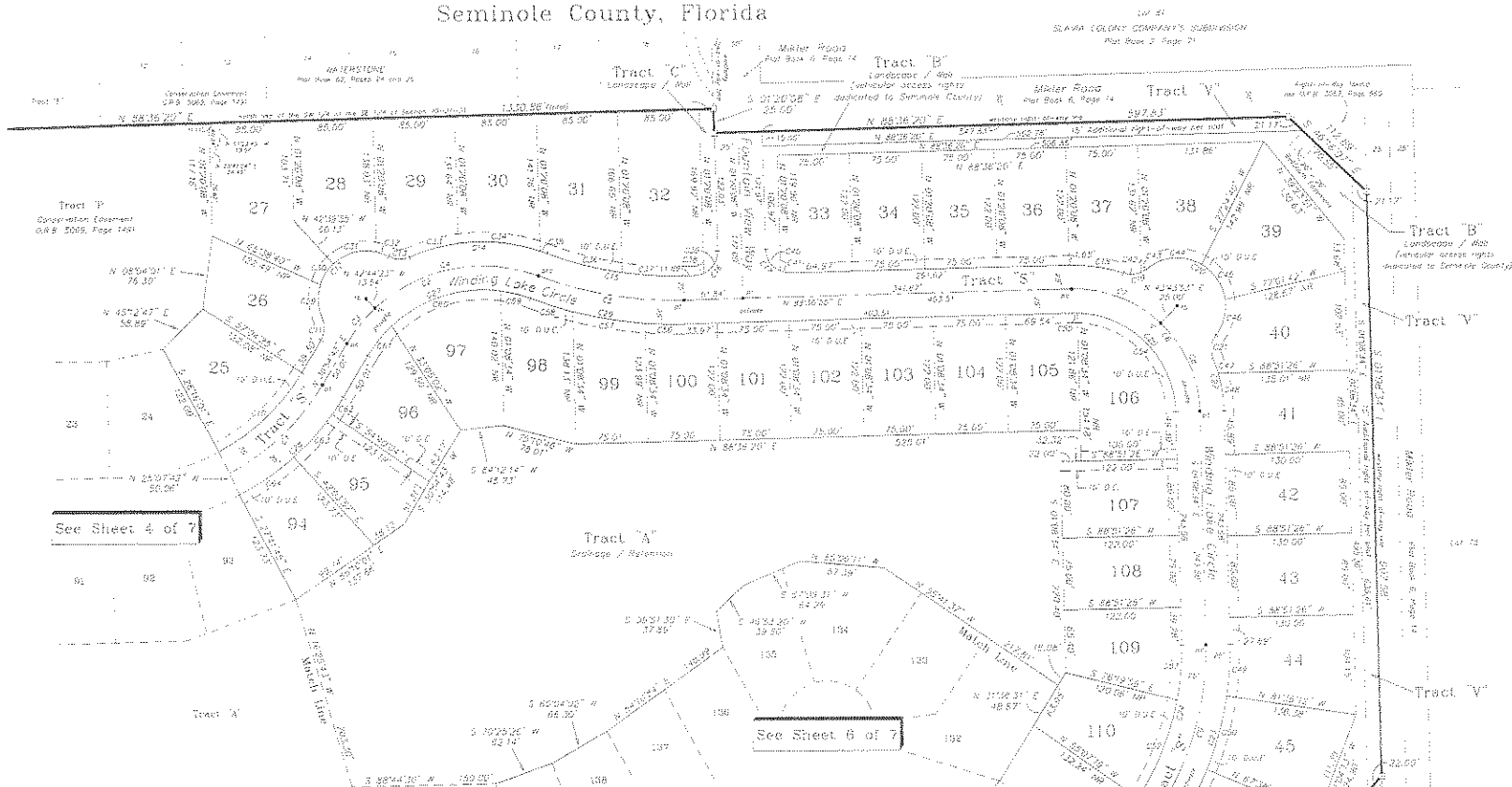
CURVE	STARTING	ENDING	LENGTH
17	N 00°00'00" E	27.72	27.72
18	N 00°00'00" E	27.72	27.72
19	N 00°00'00" E	27.72	27.72
20	N 00°00'00" E	27.72	27.72
21	N 00°00'00" E	27.72	27.72
22	N 00°00'00" E	27.72	27.72
23	N 00°00'00" E	27.72	27.72
24	N 00°00'00" E	27.72	27.72
25	N 00°00'00" E	27.72	27.72
26	N 00°00'00" E	27.72	27.72
27	N 00°00'00" E	27.72	27.72
28	N 00°00'00" E	27.72	27.72
29	N 00°00'00" E	27.72	27.72
30	N 00°00'00" E	27.72	27.72

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
01	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
02	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
03	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
04	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
05	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
06	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
07	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
08	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
09	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
10	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
11	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
12	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
13	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
14	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
15	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
16	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
17	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
18	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
19	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
20	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
21	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
22	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
23	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
24	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
25	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
26	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
27	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
28	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
29	00°00'00"	0.00	0.00	N 00°00'00" E	0.00
30	00°00'00"	0.00	0.00	N 00°00'00" E	0.00

Points of Beginning of Tracts are the center of Section 19-21-21-34 West 1/4 Section 19 & 30

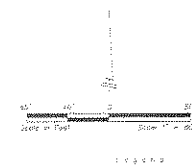
KENMURE

in part being a partial replat of Lot 75, SLAVIA COLONY COMPANY'S SUBDIVISION
as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida,
and a portion of Sections 19 and 30, Township 21 South, Range 31 East
Seminole County, Florida



CURVE TABLE				
CURVE	CHORD	CHORD BEARINGS	CHORD BEARINGS	CHORD
01	21.88 27'	252.26'	152.83'	154.79'
02	33.47 54'	85.00'	328.75'	231.64'
03	18.20 24'	181.20'	377.68'	442.57'
04	11.81 16'	189.20'	14.68'	12.34 36'
05	15.60 27'	246.20'	124.22'	240.25 27'
06	80.15 50'	130.54'	244.77'	48.23 25'
07	43.97 23'	130.50'	160.75'	88.76 25'
08	45.97 23'	130.50'	192.75'	88.76 25'
09	20.68 42'	260.20'	189.75'	483.20'
10	20.68 42'	260.20'	121.62'	102.84 48'
11	84.20 42'	260.20'	24.72'	60.14 22 1/2'
12	14.12 42'	260.20'	121.27'	84.47'
13	91.61 46'	260.20'	28.83'	61.17 12 1/2'
14	14.12 46'	180.00'	148.50'	142.97 1/2'
15	20.25 27'	270.00'	182.25'	142.97 1/2'
16	89.58 27'	270.00'	28.25'	61.17 12 1/2'
17	25.52 27'	88.00'	28.25'	142.97 1/2'
18	25.52 27'	133.00'	28.25'	142.97 1/2'
19	25.52 27'	22.00'	21.84'	24.53 1/2'
20	184.24 27'	35.00'	143.20'	88.13 1/2'
21	25.52 27'	22.00'	21.84'	24.53 1/2'
22	25.52 27'	102.00'	28.25'	142.97 1/2'
23	25.52 27'	102.00'	28.25'	142.97 1/2'
24	25.52 27'	102.00'	28.25'	142.97 1/2'
25	25.52 27'	102.00'	28.25'	142.97 1/2'
26	25.52 27'	102.00'	28.25'	142.97 1/2'
27	25.52 27'	102.00'	28.25'	142.97 1/2'
28	25.52 27'	102.00'	28.25'	142.97 1/2'
29	25.52 27'	102.00'	28.25'	142.97 1/2'
30	25.52 27'	102.00'	28.25'	142.97 1/2'
31	25.52 27'	102.00'	28.25'	142.97 1/2'
32	25.52 27'	102.00'	28.25'	142.97 1/2'
33	25.52 27'	102.00'	28.25'	142.97 1/2'
34	25.52 27'	102.00'	28.25'	142.97 1/2'
35	25.52 27'	102.00'	28.25'	142.97 1/2'
36	25.52 27'	102.00'	28.25'	142.97 1/2'
37	25.52 27'	102.00'	28.25'	142.97 1/2'
38	25.52 27'	102.00'	28.25'	142.97 1/2'
39	25.52 27'	102.00'	28.25'	142.97 1/2'
40	25.52 27'	102.00'	28.25'	142.97 1/2'
41	25.52 27'	102.00'	28.25'	142.97 1/2'
42	25.52 27'	102.00'	28.25'	142.97 1/2'
43	25.52 27'	102.00'	28.25'	142.97 1/2'
44	25.52 27'	102.00'	28.25'	142.97 1/2'
45	25.52 27'	102.00'	28.25'	142.97 1/2'
46	25.52 27'	102.00'	28.25'	142.97 1/2'

CURVE TABLE				
CURVE	CHORD	CHORD BEARINGS	CHORD BEARINGS	CHORD
01	21.88 27'	252.26'	152.83'	154.79'
02	33.47 54'	85.00'	328.75'	231.64'
03	18.20 24'	181.20'	377.68'	442.57'
04	11.81 16'	189.20'	14.68'	12.34 36'
05	15.60 27'	246.20'	124.22'	240.25 27'
06	80.15 50'	130.54'	244.77'	48.23 25'
07	43.97 23'	130.50'	160.75'	88.76 25'
08	45.97 23'	130.50'	192.75'	88.76 25'
09	20.68 42'	260.20'	189.75'	483.20'
10	20.68 42'	260.20'	121.62'	102.84 48'
11	84.20 42'	260.20'	24.72'	60.14 22 1/2'
12	14.12 42'	260.20'	121.27'	84.47'
13	91.61 46'	260.20'	28.83'	61.17 12 1/2'
14	14.12 46'	180.00'	148.50'	142.97 1/2'
15	20.25 27'	270.00'	182.25'	142.97 1/2'
16	89.58 27'	270.00'	28.25'	61.17 12 1/2'
17	25.52 27'	88.00'	28.25'	142.97 1/2'
18	25.52 27'	133.00'	28.25'	142.97 1/2'
19	25.52 27'	22.00'	21.84'	24.53 1/2'
20	184.24 27'	35.00'	143.20'	88.13 1/2'
21	25.52 27'	22.00'	21.84'	24.53 1/2'
22	25.52 27'	102.00'	28.25'	142.97 1/2'
23	25.52 27'	102.00'	28.25'	142.97 1/2'
24	25.52 27'	102.00'	28.25'	142.97 1/2'
25	25.52 27'	102.00'	28.25'	142.97 1/2'
26	25.52 27'	102.00'	28.25'	142.97 1/2'
27	25.52 27'	102.00'	28.25'	142.97 1/2'
28	25.52 27'	102.00'	28.25'	142.97 1/2'
29	25.52 27'	102.00'	28.25'	142.97 1/2'
30	25.52 27'	102.00'	28.25'	142.97 1/2'
31	25.52 27'	102.00'	28.25'	142.97 1/2'
32	25.52 27'	102.00'	28.25'	142.97 1/2'
33	25.52 27'	102.00'	28.25'	142.97 1/2'
34	25.52 27'	102.00'	28.25'	142.97 1/2'
35	25.52 27'	102.00'	28.25'	142.97 1/2'
36	25.52 27'	102.00'	28.25'	142.97 1/2'
37	25.52 27'	102.00'	28.25'	142.97 1/2'
38	25.52 27'	102.00'	28.25'	142.97 1/2'
39	25.52 27'	102.00'	28.25'	142.97 1/2'
40	25.52 27'	102.00'	28.25'	142.97 1/2'
41	25.52 27'	102.00'	28.25'	142.97 1/2'
42	25.52 27'	102.00'	28.25'	142.97 1/2'
43	25.52 27'	102.00'	28.25'	142.97 1/2'
44	25.52 27'	102.00'	28.25'	142.97 1/2'
45	25.52 27'	102.00'	28.25'	142.97 1/2'
46	25.52 27'	102.00'	28.25'	142.97 1/2'



- 1 - lot center
- 2 - curve angle
- 3 - curve radius
- 4 - curve length
- 5 - curve chord
- 6 - curve area
- 7 - curve perimeter
- 8 - curve volume
- 9 - curve weight
- 10 - curve mass
- 11 - curve force
- 12 - curve energy
- 13 - curve momentum
- 14 - curve power
- 15 - curve flux
- 16 - curve density
- 17 - curve pressure
- 18 - curve stress
- 19 - curve strain
- 20 - curve displacement
- 21 - curve velocity
- 22 - curve acceleration
- 23 - curve deceleration
- 24 - curve frequency
- 25 - curve period
- 26 - curve phase
- 27 - curve amplitude
- 28 - curve wavelength
- 29 - curve wave number
- 30 - curve wave speed
- 31 - curve wave energy
- 32 - curve wave momentum
- 33 - curve wave force
- 34 - curve wave power
- 35 - curve wave flux
- 36 - curve wave density
- 37 - curve wave pressure
- 38 - curve wave stress
- 39 - curve wave strain
- 40 - curve wave displacement
- 41 - curve wave velocity
- 42 - curve wave acceleration
- 43 - curve wave deceleration
- 44 - curve wave frequency
- 45 - curve wave period
- 46 - curve wave phase
- 47 - curve wave amplitude
- 48 - curve wave wavelength
- 49 - curve wave wave number
- 50 - curve wave speed
- 51 - curve wave energy
- 52 - curve wave momentum
- 53 - curve wave force
- 54 - curve wave power
- 55 - curve wave flux
- 56 - curve wave density
- 57 - curve wave pressure
- 58 - curve wave stress
- 59 - curve wave strain
- 60 - curve wave displacement
- 61 - curve wave velocity
- 62 - curve wave acceleration
- 63 - curve wave deceleration
- 64 - curve wave frequency
- 65 - curve wave period
- 66 - curve wave phase
- 67 - curve wave amplitude
- 68 - curve wave wavelength
- 69 - curve wave wave number
- 70 - curve wave speed
- 71 - curve wave energy
- 72 - curve wave momentum
- 73 - curve wave force
- 74 - curve wave power
- 75 - curve wave flux
- 76 - curve wave density
- 77 - curve wave pressure
- 78 - curve wave stress
- 79 - curve wave strain
- 80 - curve wave displacement
- 81 - curve wave velocity
- 82 - curve wave acceleration
- 83 - curve wave deceleration
- 84 - curve wave frequency
- 85 - curve wave period
- 86 - curve wave phase
- 87 - curve wave amplitude
- 88 - curve wave wavelength
- 89 - curve wave wave number
- 90 - curve wave speed
- 91 - curve wave energy
- 92 - curve wave momentum
- 93 - curve wave force
- 94 - curve wave power
- 95 - curve wave flux
- 96 - curve wave density
- 97 - curve wave pressure
- 98 - curve wave stress
- 99 - curve wave strain
- 100 - curve wave displacement
- 101 - curve wave velocity
- 102 - curve wave acceleration
- 103 - curve wave deceleration
- 104 - curve wave frequency
- 105 - curve wave period
- 106 - curve wave phase
- 107 - curve wave amplitude
- 108 - curve wave wavelength
- 109 - curve wave wave number
- 110 - curve wave speed
- 111 - curve wave energy
- 112 - curve wave momentum
- 113 - curve wave force
- 114 - curve wave power
- 115 - curve wave flux
- 116 - curve wave density
- 117 - curve wave pressure
- 118 - curve wave stress
- 119 - curve wave strain
- 120 - curve wave displacement
- 121 - curve wave velocity
- 122 - curve wave acceleration
- 123 - curve wave deceleration
- 124 - curve wave frequency
- 125 - curve wave period
- 126 - curve wave phase
- 127 - curve wave amplitude
- 128 - curve wave wavelength
- 129 - curve wave wave number
- 130 - curve wave speed
- 131 - curve wave energy
- 132 - curve wave momentum
- 133 - curve wave force
- 134 - curve wave power
- 135 - curve wave flux
- 136 - curve wave density
- 137 - curve wave pressure
- 138 - curve wave stress
- 139 - curve wave strain
- 140 - curve wave displacement
- 141 - curve wave velocity
- 142 - curve wave acceleration
- 143 - curve wave deceleration
- 144 - curve wave frequency
- 145 - curve wave period
- 146 - curve wave phase
- 147 - curve wave amplitude
- 148 - curve wave wavelength
- 149 - curve wave wave number
- 150 - curve wave speed

GANUNG - BELTON ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS AND ARCHITECTS
 275 S. GARDNER ST., SUITE 100, TAMPA, FL 33606
 TEL: 813-288-1111 FAX: 813-288-1112

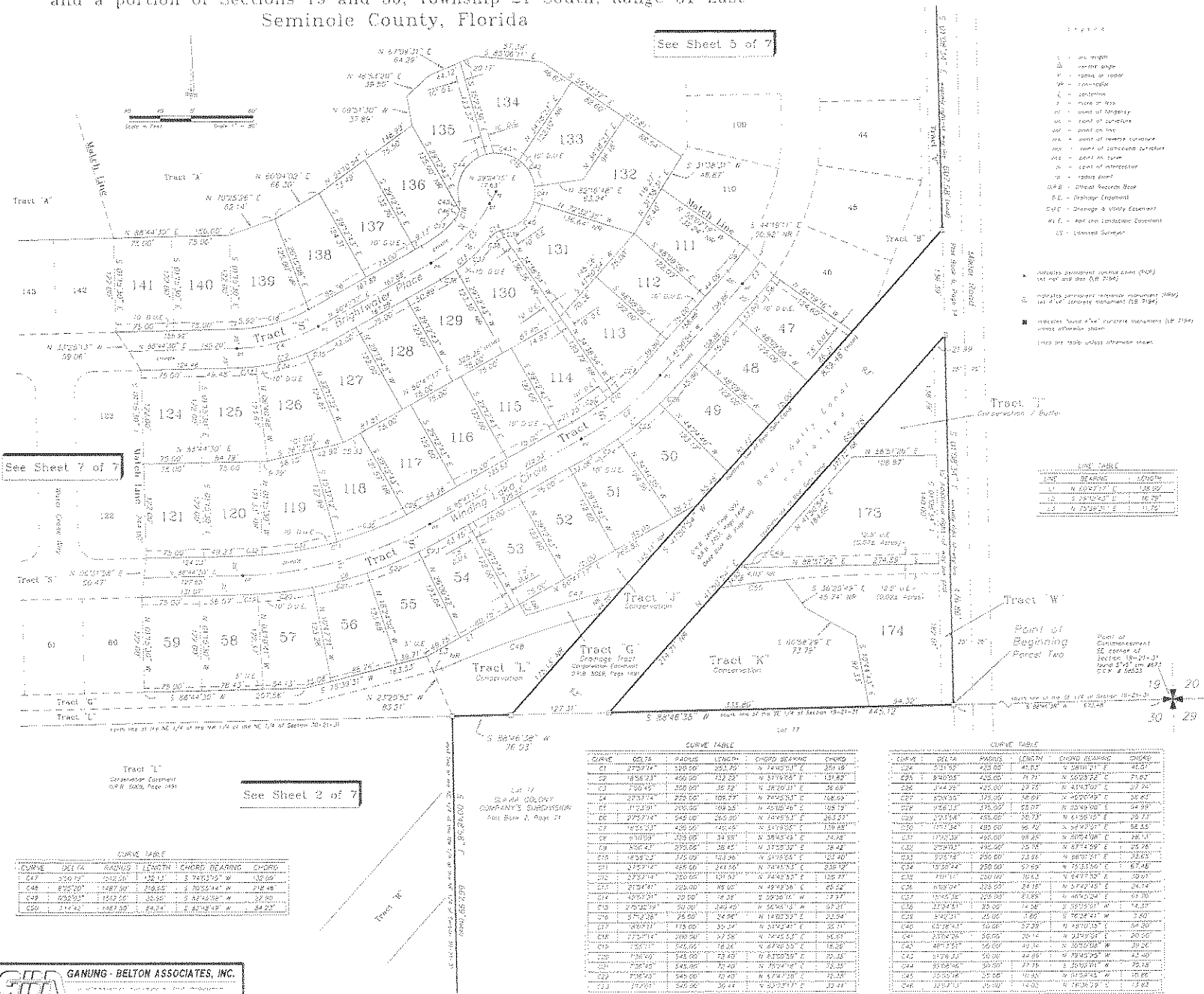
KENMURE

Sheet 6 of 7

PLAT BOOK

PAGE

in part being a partial replat of Lot 75, SLAVIA COLONY COMPANY'S SUBDIVISION as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida, and a portion of Sections 19 and 30, Township 21 South, Range 31 East, Seminole County, Florida



See Sheet 5 of 7

See Sheet 7 of 7

See Sheet 2 of 7

- 1 - easement
- 2 - easement
- 3 - easement
- 4 - easement
- 5 - easement
- 6 - easement
- 7 - easement
- 8 - easement
- 9 - easement
- 10 - easement
- 11 - easement
- 12 - easement
- 13 - easement
- 14 - easement
- 15 - easement
- 16 - easement
- 17 - easement
- 18 - easement
- 19 - easement
- 20 - easement

LINE	BEARING	LENGTH
1	N 89°47'31" E	132.50'
2	S 28°12'43" E	86.20'
3	N 75°28'51" E	110.00'

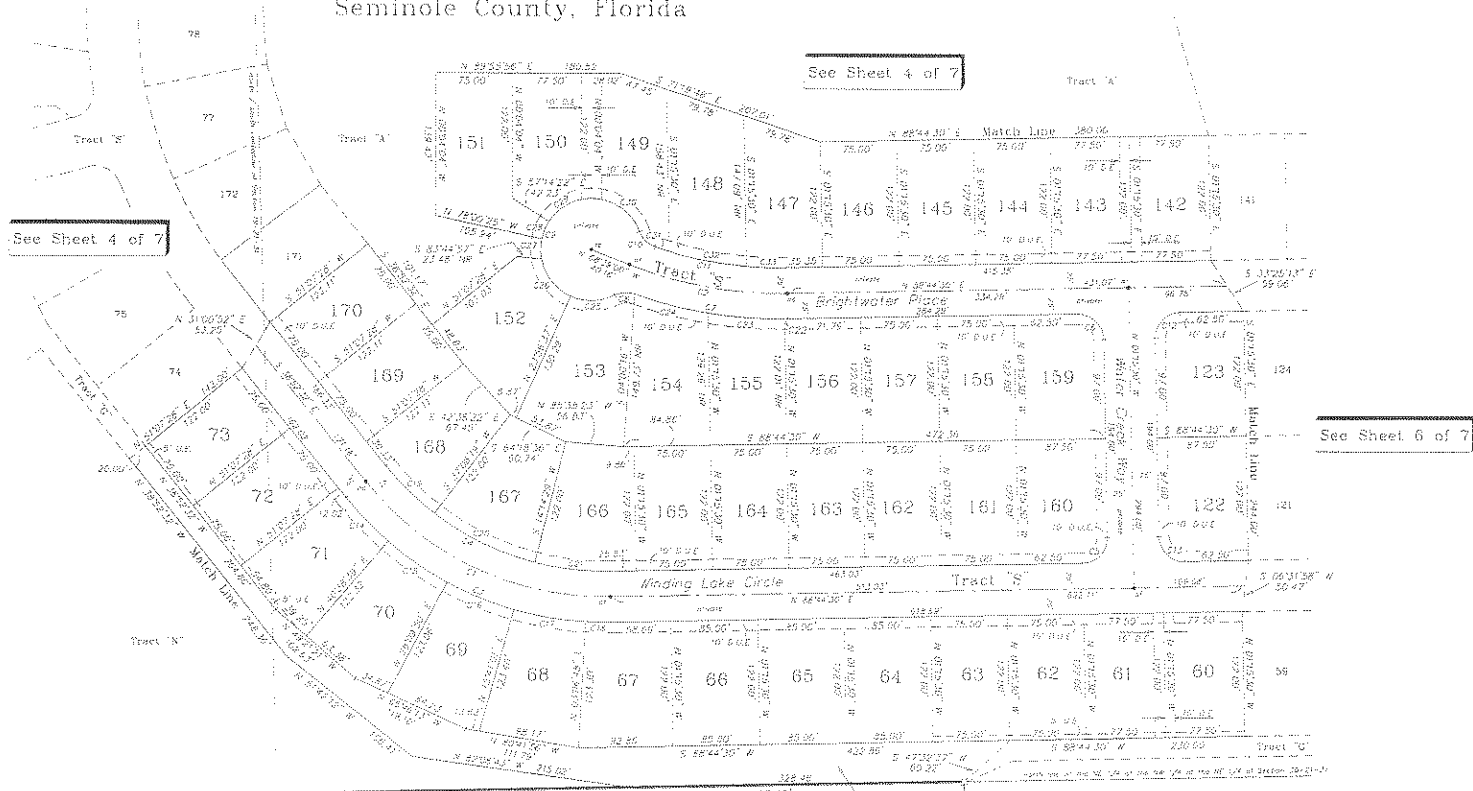
CURVE	PC	PIC	PT	CHORD BEARING	CHORD LENGTH
C1	272°57'	128.00'	161.70'	N 74°03'57" E	201.16'
C2	118°53'	460.00'	132.25'	N 31°08'28" E	151.82'
C3	150°45'	328.00'	38.72'	N 38°20'31" E	36.89'
C4	273°17'	275.00'	106.73'	N 74°03'57" E	168.53'
C5	111°51'	700.00'	199.25'	N 32°03'48" E	198.79'
C6	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'
C7	122°51'	428.00'	140.00'	N 11°03'25" E	139.83'
C8	110°59'	239.00'	34.38'	N 38°43'43" E	14.38'
C9	150°47'	328.00'	28.45'	N 37°03'32" E	28.42'
C10	122°51'	375.00'	183.58'	N 11°03'25" E	121.40'
C11	111°51'	428.00'	199.25'	N 32°03'48" E	198.79'
C12	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'
C13	122°51'	428.00'	140.00'	N 11°03'25" E	139.83'
C14	110°59'	239.00'	34.38'	N 38°43'43" E	14.38'
C15	150°47'	328.00'	28.45'	N 37°03'32" E	28.42'
C16	122°51'	375.00'	183.58'	N 11°03'25" E	121.40'
C17	111°51'	428.00'	199.25'	N 32°03'48" E	198.79'
C18	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'
C19	122°51'	428.00'	140.00'	N 11°03'25" E	139.83'
C20	110°59'	239.00'	34.38'	N 38°43'43" E	14.38'
C21	150°47'	328.00'	28.45'	N 37°03'32" E	28.42'
C22	122°51'	375.00'	183.58'	N 11°03'25" E	121.40'
C23	111°51'	428.00'	199.25'	N 32°03'48" E	198.79'
C24	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'

CURVE	PC	PIC	PT	CHORD BEARING	CHORD LENGTH
C25	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'
C26	122°51'	428.00'	140.00'	N 11°03'25" E	139.83'
C27	110°59'	239.00'	34.38'	N 38°43'43" E	14.38'
C28	150°47'	328.00'	28.45'	N 37°03'32" E	28.42'
C29	122°51'	375.00'	183.58'	N 11°03'25" E	121.40'
C30	111°51'	428.00'	199.25'	N 32°03'48" E	198.79'
C31	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'
C32	122°51'	428.00'	140.00'	N 11°03'25" E	139.83'
C33	110°59'	239.00'	34.38'	N 38°43'43" E	14.38'
C34	150°47'	328.00'	28.45'	N 37°03'32" E	28.42'
C35	122°51'	375.00'	183.58'	N 11°03'25" E	121.40'
C36	111°51'	428.00'	199.25'	N 32°03'48" E	198.79'
C37	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'
C38	122°51'	428.00'	140.00'	N 11°03'25" E	139.83'
C39	110°59'	239.00'	34.38'	N 38°43'43" E	14.38'
C40	150°47'	328.00'	28.45'	N 37°03'32" E	28.42'
C41	122°51'	375.00'	183.58'	N 11°03'25" E	121.40'
C42	111°51'	428.00'	199.25'	N 32°03'48" E	198.79'
C43	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'
C44	122°51'	428.00'	140.00'	N 11°03'25" E	139.83'
C45	110°59'	239.00'	34.38'	N 38°43'43" E	14.38'
C46	150°47'	328.00'	28.45'	N 37°03'32" E	28.42'

CURVE	PC	PIC	PT	CHORD BEARING	CHORD LENGTH
C47	272°57'	242.00'	205.00'	N 74°03'57" E	342.21'
C48	122°51'	428.00'	140.00'	N 11°03'25" E	139.83'
C49	110°59'	239.00'	34.38'	N 38°43'43" E	14.38'
C50	150°47'	328.00'	28.45'	N 37°03'32" E	28.42'

KENMURE

in part being a partial replat of Lot 75, SLAVIA COLONY COMPANY'S SUBDIVISION as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida, and a portion of Sections 19 and 30, Township 21 South, Range 31 East, Seminole County, Florida



CURVE TABLE

BEARING	CHORD	CHORD BEARING	CHORD	CHORD BEARING
00°	0.0000	0.0000	0.0000	0.0000
01°	0.0174	0.0174	0.0174	0.0174
02°	0.0348	0.0348	0.0348	0.0348
03°	0.0522	0.0522	0.0522	0.0522
04°	0.0696	0.0696	0.0696	0.0696
05°	0.0870	0.0870	0.0870	0.0870
06°	0.1044	0.1044	0.1044	0.1044
07°	0.1218	0.1218	0.1218	0.1218
08°	0.1392	0.1392	0.1392	0.1392
09°	0.1566	0.1566	0.1566	0.1566
10°	0.1740	0.1740	0.1740	0.1740
11°	0.1914	0.1914	0.1914	0.1914
12°	0.2088	0.2088	0.2088	0.2088
13°	0.2262	0.2262	0.2262	0.2262
14°	0.2436	0.2436	0.2436	0.2436
15°	0.2610	0.2610	0.2610	0.2610
16°	0.2784	0.2784	0.2784	0.2784
17°	0.2958	0.2958	0.2958	0.2958
18°	0.3132	0.3132	0.3132	0.3132
19°	0.3306	0.3306	0.3306	0.3306
20°	0.3480	0.3480	0.3480	0.3480
21°	0.3654	0.3654	0.3654	0.3654
22°	0.3828	0.3828	0.3828	0.3828
23°	0.4002	0.4002	0.4002	0.4002
24°	0.4176	0.4176	0.4176	0.4176
25°	0.4350	0.4350	0.4350	0.4350
26°	0.4524	0.4524	0.4524	0.4524
27°	0.4698	0.4698	0.4698	0.4698
28°	0.4872	0.4872	0.4872	0.4872
29°	0.5046	0.5046	0.5046	0.5046
30°	0.5220	0.5220	0.5220	0.5220
31°	0.5394	0.5394	0.5394	0.5394
32°	0.5568	0.5568	0.5568	0.5568
33°	0.5742	0.5742	0.5742	0.5742
34°	0.5916	0.5916	0.5916	0.5916
35°	0.6090	0.6090	0.6090	0.6090
36°	0.6264	0.6264	0.6264	0.6264
37°	0.6438	0.6438	0.6438	0.6438
38°	0.6612	0.6612	0.6612	0.6612
39°	0.6786	0.6786	0.6786	0.6786
40°	0.6960	0.6960	0.6960	0.6960
41°	0.7134	0.7134	0.7134	0.7134
42°	0.7308	0.7308	0.7308	0.7308
43°	0.7482	0.7482	0.7482	0.7482
44°	0.7656	0.7656	0.7656	0.7656
45°	0.7830	0.7830	0.7830	0.7830
46°	0.8004	0.8004	0.8004	0.8004
47°	0.8178	0.8178	0.8178	0.8178
48°	0.8352	0.8352	0.8352	0.8352
49°	0.8526	0.8526	0.8526	0.8526
50°	0.8700	0.8700	0.8700	0.8700
51°	0.8874	0.8874	0.8874	0.8874
52°	0.9048	0.9048	0.9048	0.9048
53°	0.9222	0.9222	0.9222	0.9222
54°	0.9396	0.9396	0.9396	0.9396
55°	0.9570	0.9570	0.9570	0.9570
56°	0.9744	0.9744	0.9744	0.9744
57°	0.9918	0.9918	0.9918	0.9918
58°	1.0092	1.0092	1.0092	1.0092
59°	1.0266	1.0266	1.0266	1.0266
60°	1.0440	1.0440	1.0440	1.0440
61°	1.0614	1.0614	1.0614	1.0614
62°	1.0788	1.0788	1.0788	1.0788
63°	1.0962	1.0962	1.0962	1.0962
64°	1.1136	1.1136	1.1136	1.1136
65°	1.1310	1.1310	1.1310	1.1310
66°	1.1484	1.1484	1.1484	1.1484
67°	1.1658	1.1658	1.1658	1.1658
68°	1.1832	1.1832	1.1832	1.1832
69°	1.2006	1.2006	1.2006	1.2006
70°	1.2180	1.2180	1.2180	1.2180
71°	1.2354	1.2354	1.2354	1.2354
72°	1.2528	1.2528	1.2528	1.2528
73°	1.2702	1.2702	1.2702	1.2702
74°	1.2876	1.2876	1.2876	1.2876
75°	1.3050	1.3050	1.3050	1.3050
76°	1.3224	1.3224	1.3224	1.3224
77°	1.3398	1.3398	1.3398	1.3398
78°	1.3572	1.3572	1.3572	1.3572
79°	1.3746	1.3746	1.3746	1.3746
80°	1.3920	1.3920	1.3920	1.3920
81°	1.4094	1.4094	1.4094	1.4094
82°	1.4268	1.4268	1.4268	1.4268
83°	1.4442	1.4442	1.4442	1.4442
84°	1.4616	1.4616	1.4616	1.4616
85°	1.4790	1.4790	1.4790	1.4790
86°	1.4964	1.4964	1.4964	1.4964
87°	1.5138	1.5138	1.5138	1.5138
88°	1.5312	1.5312	1.5312	1.5312
89°	1.5486	1.5486	1.5486	1.5486
90°	1.5660	1.5660	1.5660	1.5660
91°	1.5834	1.5834	1.5834	1.5834
92°	1.6008	1.6008	1.6008	1.6008
93°	1.6182	1.6182	1.6182	1.6182
94°	1.6356	1.6356	1.6356	1.6356
95°	1.6530	1.6530	1.6530	1.6530
96°	1.6704	1.6704	1.6704	1.6704
97°	1.6878	1.6878	1.6878	1.6878
98°	1.7052	1.7052	1.7052	1.7052
99°	1.7226	1.7226	1.7226	1.7226
100°	1.7400	1.7400	1.7400	1.7400

See Sheet 2 of 7

THIS DOCUMENT PREPARED BY:

Gregory L. Holzhauer, Esq.
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, Florida 32790-0880

Parcel ID # _____

WARRANTY DEED

THIS WARRANTY DEED, executed this _____ day of _____, 2004, by BUTLER RIDGE DEVELOPMENT, INC., a Florida corporation, whose address is 557 N. Wymore Road, Suite 102, Maitland, Florida 32751 ("Grantor"), to SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 ("Grantee"):

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Seminole County, Florida, to-wit:

Tract "T", KENMURE, according to the Plat thereof, as recorded in Plat Book ____, Pages ____ through ____, Public Records of Seminole County, Florida.

SUBJECT TO restrictions and easements of record, if any, but this reference shall not act to reimpose same.

SUBJECT TO taxes for the year 2004 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

BUTLER RIDGE DEVELOPMENT, INC.,
a Florida corporation

Print Name: _____

By: _____
ELLSWORTH G. GALLIMORE,
President

Print Name: _____

"Grantor"

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before this _____ day of _____, 2003, by ELLSWORTH G. GALLIMORE as President of BUTLER RIDGE DEVELOPMENT, INC, a Florida corporation, on behalf of said corporation. He [] is personally known to me or [] has produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____