



CPAD 1

**COUNTY ATTORNEY'S OFFICE
MEMORANDUM**

To: Board of County Commissioners

Through: Stephen P. Lee, Deputy County Attorney

From: Lynn Vouis, Assistant County Attorney *lv*
Ext. 5736

Date: March 20, 2003

Subject: Lake Emma Road improvement project
Easement Holder: Technology Park at Lake Mary
Owners Association, Inc.
Parcel Nos. 127/827, 835B and 148

This Memorandum requests approval by the Board of County Commissioners (BCC) and execution by the Chairman of Subordination of Utility Interests agreements with respect to the easement interests of Technology Park at Lake Mary Owners Association, Inc. relating to Lake Emma Road, particularly Parcel Nos. 127/827, 835B and 148. The above referenced properties will be acquired by Seminole County.

The BCC adopted First Supplemental and Second Amended Resolution No. 2002-R-56 on April 9, 2002, for the Lake Emma Road improvement project, authorizing the acquisition of the above referenced properties, and finding that the construction of the Lake Emma Road improvement project is necessary and serves a county and public purpose and is in the best interest of the citizens of Seminole County.

Technology Park at Lake Mary Owners Association, Inc. has signed and tendered three recordable instruments, entitled Subordination of Utility Interests, prepared by the County's acquisition agent. County staff asks that the BCC accept these Subordinations for filing in the land records. Please see the location map attached as Exhibit A and copy of the Subordination Agreement attached as Exhibit B for each Agreement.

Technology Park at Lake Mary Owners Association, Inc. easements allowed Technology Park at Lake Mary Owners Association, Inc. to construct, operate, maintain, remove and relocate facilities on, within, and upon the lands described herein. Technology Park at Lake Mary Owners Association, Inc. has agreed to provide the subordination of its easement interests without charge. This will also preclude Technology Park at Lake Mary Owners Association, Inc.'s involvement in any litigation filed relating to Lake Emma Road pertaining to these easements.

LV/sb

Attachments:

Exhibit A. – Location Map

Exhibit B – Subordination Agreement

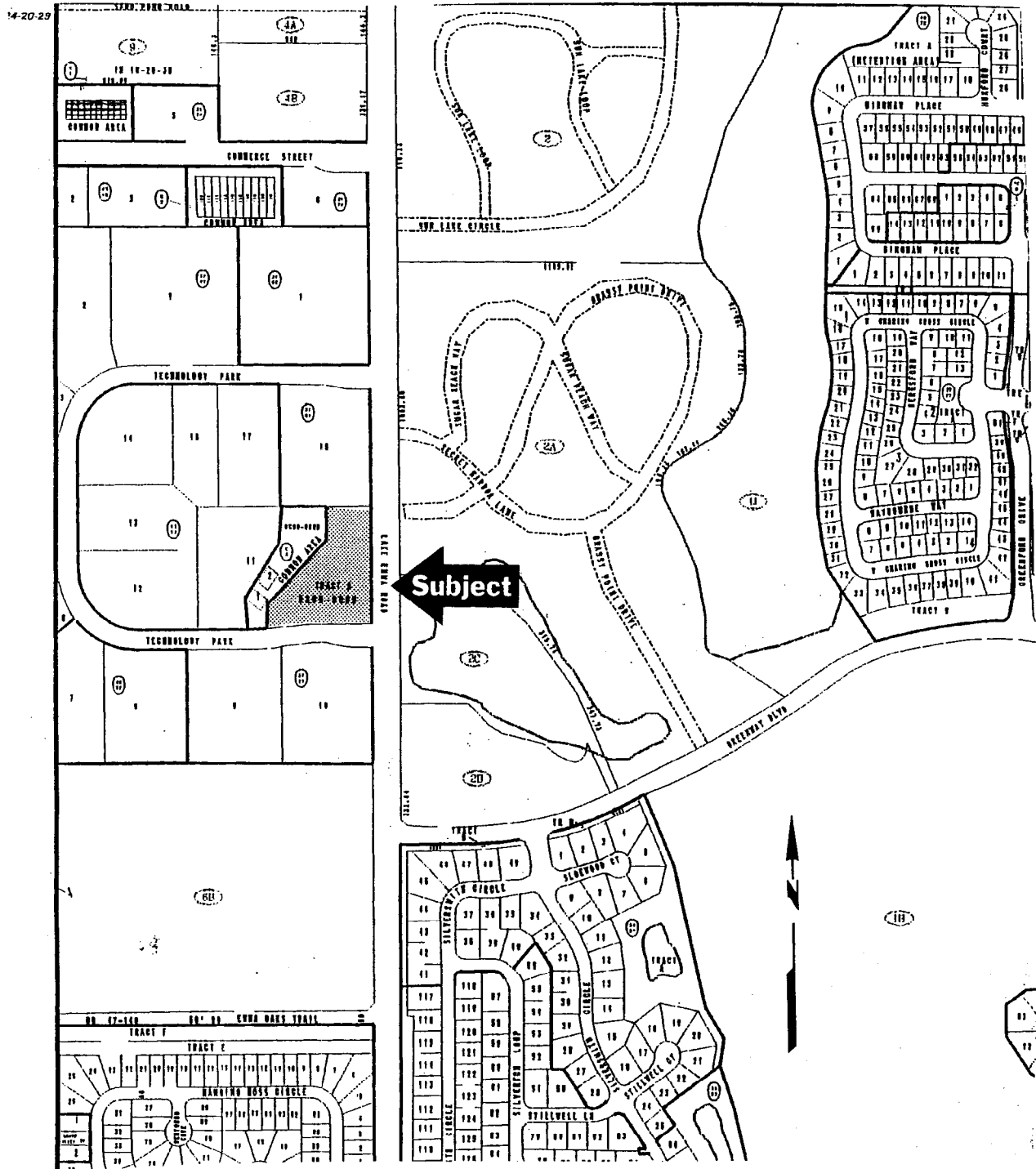


EXHIBIT A

Parcel No(s): 127/827
Road: Lake Emma Road
Seminole County, Florida

Subordination Agreement - Utility Interests

SUBORDINATION OF UTILITY INTERESTS

THIS AGREEMENT, entered into this 4th day of Feb., 200~~7~~³, by and between TECHNOLOGY PARK AT LAKE MARY OWNERS ASSOCIATION INC., whose address is 1025 Greenwood Blvd., Suite 174, Lake Mary, Florida 32746, hereinafter referred to as the "ASSOCIATION", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY".

WITNESSETH:

WHEREAS, the ASSOCIATION presently has an interest in certain lands that have been determined necessary for use as right-of-way for additional traffic lanes and improved drainage facilities on **Lake Emma Road**; and

WHEREAS, the proposed use of these lands for use as right-of-way for additional traffic lanes and improved drainage facilities purposes on **Lake Emma Road** will require subordination of the interest claimed in such lands by the ASSOCIATION to the COUNTY; and

WHEREAS, the COUNTY is willing to pay to have the ASSOCIATION's facilities relocated, if necessary, to prevent conflict between the ASSOCIATION's facilities and the COUNTY's facilities, so that the benefits of each may be retained,

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, the ASSOCIATION and the COUNTY agree as follows:

THE ASSOCIATION subordinates any and all of its interest in the lands described as follows:

(See Exhibit "A" attached hereto)

to the interest of the COUNTY, its successors, or assigns, for the purpose of constructing, improving, maintaining and operating a road, including drainage facilities, over, through, upon, and/or across such lands, including, but not limited to, the claim of interest based on the following:

EXHIBIT B

Parcel No(s): 127/827
 Road: Lake Emma Road
 Seminole County, Florida

NATURE OF ENCUMBRANCE	DATE	FROM OR AGAINST	IN FAVOR OF	RECORDED BOOK/PAGE
Utility Easement	10-20-86	Jordan Properties, Inc.	Technology Park at Lake Mary Owners Association, Inc.	PB37/61&62

PROVIDED that the ASSOCIATION has the following rights:

1. The ASSOCIATION shall have the right to construct, operate, maintain, remove, and relocate facilities on, within, and upon the lands described herein. Any new construction or relocation of facilities within the lands will be subject to prior approval by the COUNTY's Engineer, which approval shall not be unreasonably withheld, conditioned, or delayed.

2. The ASSOCIATION shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the COUNTY's facilities.

3. Each party agrees to repair damages caused to the other through the exercise of their rights in connection with the land described in Exhibit "A".

4. Should the COUNTY require the ASSOCIATION to alter, adjust, or relocates its facilities located within said lands, the COUNTY hereby agrees to pay the cost of such alteration, adjustment or relocation.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

ATTEST:

Brent D. Albertson

Brent D. Albertson, Secretary
 Vice President

(CORPORATE SEAL)

Chris Seger

By: *Chris Seger*, President

Date: *2/4/03*

Parcel No(s): 127/827
Road: Lake Emma Road
Seminole County, Florida
STATE OF Florida)

COUNTY OF Seminole)

I HEREBY CERTIFY that, on this 4th day of Feb., 2003, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Chris Seger, as President and Brent Albertson ~~Secretary~~ ^{Vice President}, respectively, of Technology Park at Lake Mary Owners Association, Inc., a corporation organized under the laws of the State of Florida, who are personally known to me ~~or who have produced~~ as identification. They acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the corporation, and that they also affixed thereto the official seal of the corporation.



Nancy J. Elam
Commission # DD 047336
Expires Sep. 1, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Nancy J. Elam
Print Name _____
Notary Public in and for the County
and State Aforementioned
My commission expires: _____

ATTEST:

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

By: _____

Date: _____

For the use and reliance of
Seminole County only. Ap-
proved as to form and legal
sufficiency.

As authorized for execution by the Board
of County Commissioners at its _____,
2002, regular meeting.

County Attorney

F:\CA\USERS\CADE01\FRM\51601.FRM

Sheet 1 of 1

R/W Project: Lake Emma Road
R/W Parcel: 127
Title Search #: 145
Tax I.D. #: 19-20-30-5JW-0A00-0090
Owners Name: Technology Park at Lake Mary Owner's Association
Fee Simple

That portion of Tract A, according to the Plat of Technology Park at Lake Mary, as recorded in Plat Book 37, Pages 61 and 62, Public Records of Seminole County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Tract A, thence S89°46'40"W, along the Southerly line of said Tract A, a distance of 35.00 feet thence departing said Southerly line, N54°14'24"E, 43.01 feet; to the Easterly line of said Tract A and the Westerly right-of-way line of Lake Emma Road, thence S00°13'20"E, along said Easterly line and Westerly right-of-way line, 25.00 feet to the POINT OF BEGINNING.

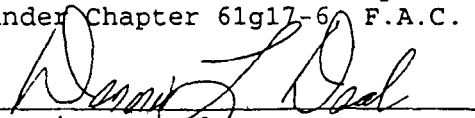
Containing 437 square feet more or less.

Subject to:
Utility Easements as recorded in the Plat of Technology Park at Lake Mary, as recorded in Plat Book 37, Pages 61 and 62, Public Records of Seminole County, Florida.

For Sketch of Description see Sheet 19 of 31 of Right-of-Way map.

I hereby certify that, to the best of my knowledge and belief, the attached legal description of Parcel 127 as shown on the Right-of-Way Maps for Lake Emma Road are true, accurate, and were prepared under my direction.

I further certify that this legal description is in accordance with the Technical Standards adopted by the Florida Board of Surveyors and Mappers under Chapter 61g17-6, F.A.C.


Dennis L. Deal
Florida Professional Land Surveyor No. 3421
520 South Magnolia Avenue, Orlando, Florida 32801

Date: 3-28-02

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGAL DESCRIPTION IS NOT A SURVEY

R/W Project: Lake Emma Road
R/W Parcel: 827
Title Search #: 98.03953
Tax I.D. #: 19-20-30-521-0C00-0000
Owners Name: Technology Park at Lake Mary Owner's Association
Drainage Easement

That portion of Tract A, Technology Park at Lake Mary, as recorded in Plat Book 37, Page 61, lying in Section 19, Township 20 south, Range 30 East, as shown in the Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the intersection of the existing North right of way line of Technology Park as recorded in said plat and the existing West right of way line of Lake Emma Road, said point also being the Southeast corner of said Tract A; thence run $S89^{\circ}46'40''W$, along the South line of said Tract A and said North right of way line, a distance of 35.00 feet for a POINT OF BEGINNING; thence run the following (3) three courses and distances along said North right of way line and said South line of Tract A; continue $S89^{\circ}46'40''W$, a distance of 152.80 feet to the point of curvature of a curve concave Southerly and having a radius of 1191.27 feet; thence run Westerly along arc of said curve, a distance of 156.82 feet, through a central angle of $07^{\circ}32'31''$ to the point of reverse curvature of a curve concave Northerly and having a radius of 1121.27 feet; thence run Southwesterly, along arc of said curve, a distance of 60.79 feet, through a central angle of $03^{\circ}06'22''$ to the Southwest corner of said Tract A; thence departing said existing North right of way line and said South line of Tract A, run the following (3) three courses and distances along the West line of said Tract A; thence run $N00^{\circ}14'57''W$, a distance of 81.68 feet; thence run $N44^{\circ}45'03''E$, a distance of 325.00 feet; thence run $N00^{\circ}15'01''W$, a distance of 110.01 feet to the Northwest corner of said Tract A; thence departing said West line of Tract A, run $N89^{\circ}45'03''E$, along the North line of said Tract A, a distance of 175.00 feet to the existing West right of way line of said Lake Emma Road and the Northeast corner of said Tract A; thence departing said North tract line, run $S00^{\circ}13'20''E$, along said existing West right of way line, a distance of 380.00 feet; thence departing said existing West right of way line, run $S54^{\circ}14'24''W$, a distance of 43.01 feet to the POINT OF BEGINNING.

Containing 2.597 acres, more or less.

Subject to:

Utility Easements as recorded in the Plat of Technology Park at Lake Mary, as recorded in Plat Book 37, Pages 61 and 62, Public Records of Seminole County, Florida.

For Sketch of Description see Sheet 31 of 34 of Right-of-Way map.

I hereby certify that, to the best of my knowledge and belief, the attached legal description of Parcel 148 as shown on the Right-of-Way Maps for Lake Emma Road are true, accurate, and were prepared under my direction.

I further certify that this legal description is in accordance with the Technical Standards adopted by the Florida Board of Surveyors and Mappers under Chapter 61g176, F.A.C.



Dennis L. Deal
Florida Professional Land Surveyor No. 3421
520 South Magnolia Avenue, Orlando, Florida 32801

Sheet 2 of 2

R/W Project: Lake Emma Road
R/W Parcel: 827
Title Search #: 98.03953
Tax I.D. #: 19-20-30-521-0C00-0000
Owners Name: Technology Park at Lake Mary Owner's Association
Drainage Easement

Date: 4-2-02

Not valid without the signature and the original raised seal of a Florida
Licensed Surveyor and Mapper.

LEGAL DESCRIPTION IS NOT A SURVEY

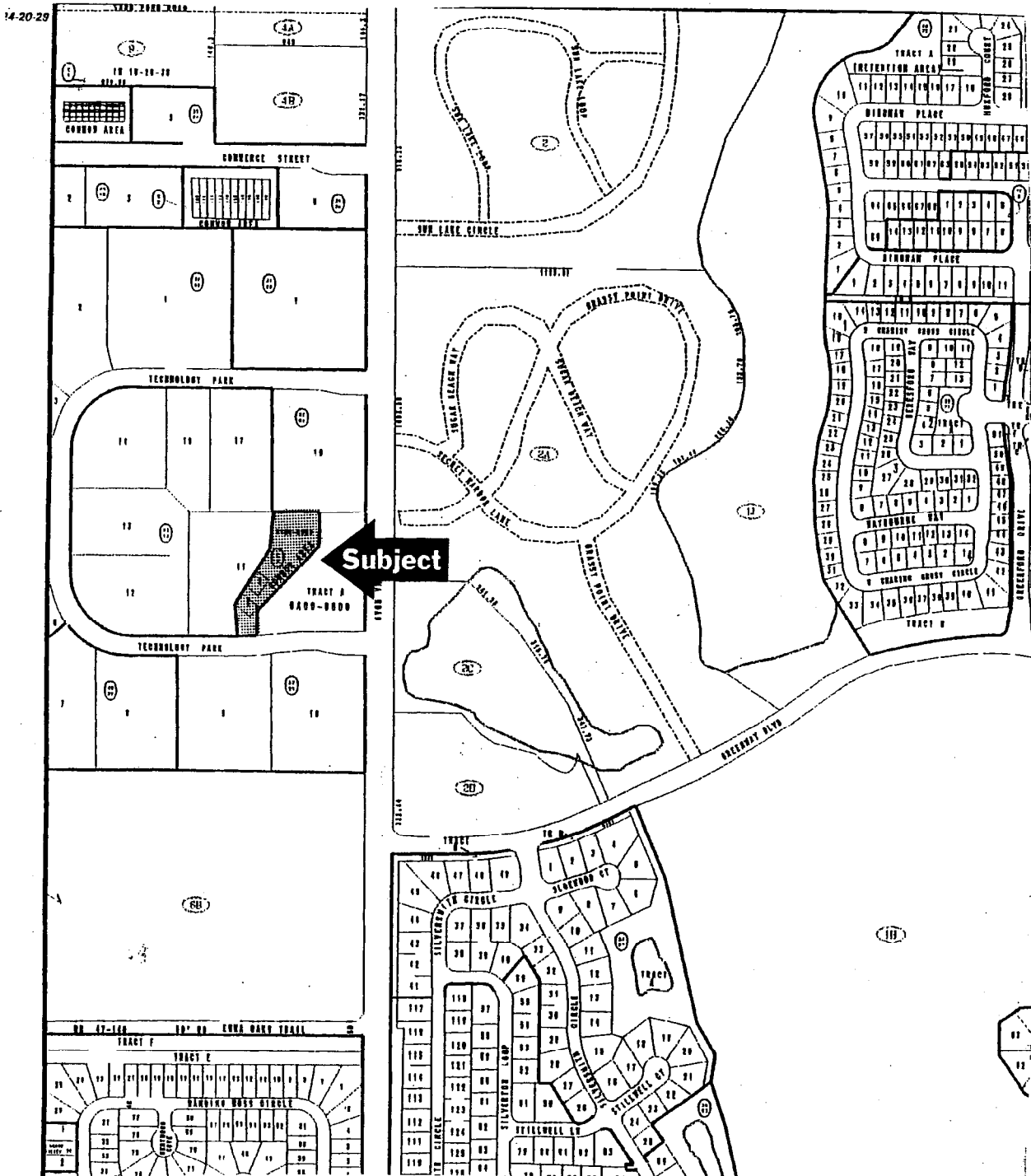


EXHIBIT A

Parcel No(s): 835B
Road: Lake Emma Road
Seminole County, Florida

Subordination Agreement - Utility Interests

SUBORDINATION OF UTILITY INTERESTS

THIS AGREEMENT, entered into this 4th day of Feb., 2003, by and between TECHNOLOGY PARK AT LAKE MARY OWNERS ASSOCIATION INC., whose address is 1025 Greenwood Blvd., Suite 174, Lake Mary, Florida 32746, hereinafter referred to as the "ASSOCIATION", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY".

WITNESSETH:

WHEREAS, the ASSOCIATION presently has an interest in certain lands that have been determined necessary for use as right-of-way for additional traffic lanes and improved drainage facilities on **Lake Emma Road**; and

WHEREAS, the proposed use of these lands for use as right-of-way for additional traffic lanes and improved drainage facilities purposes on **Lake Emma Road** will require subordination of the interest claimed in such lands by the ASSOCIATION to the COUNTY; and

WHEREAS, the COUNTY is willing to pay to have the ASSOCIATION's facilities relocated, if necessary, to prevent conflict between the ASSOCIATION's facilities and the COUNTY's facilities, so that the benefits of each may be retained,

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, the ASSOCIATION and the COUNTY agree as follows:

THE ASSOCIATION subordinates any and all of its interest in the lands described as follows:

(See Exhibit "A" attached hereto)

to the interest of the COUNTY, its successors, or assigns, for the purpose of constructing, improving, maintaining and operating a road, including drainage facilities, over, through, upon, and/or across such lands, including, but not limited to, the claim of interest based on the following:

EXHIBIT B

Parcel No(s): 835B
 Road: Lake Emma Road
 Seminole County, Florida

NATURE OF ENCUMBRANCE	DATE	FROM OR AGAINST	IN FAVOR OF	RECORDED BOOK/PAGE
Utility Easement	10-10-94	German Hope Properties, Inc.	Technology Park at Lake Mary Owners Association, Inc.	PB 48/1 & 2

PROVIDED that the ASSOCIATION has the following rights:

1. The ASSOCIATION shall have the right to construct, operate, maintain, remove, and relocate facilities on, within, and upon the lands described herein. Any new construction or relocation of facilities within the lands will be subject to prior approval by the COUNTY's Engineer, which approval shall not be unreasonably withheld, conditioned, or delayed.
2. The ASSOCIATION shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the COUNTY's facilities.
3. Each party agrees to repair damages caused to the other through the exercise of their rights in connection with the land described in Exhibit "A".
4. Should the COUNTY require the ASSOCIATION to alter, adjust, or relocate its facilities located within said lands, the COUNTY hereby agrees to pay the cost of such alteration, adjustment or relocation.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

**TECHNOLOGY PARK AT LAKE MARY
 OWNER'S ASSOCIATION, INC.**

By: [Signature]
 Name: Chris Eger
 Title: President

(CORPORATE SEAL)

Attest: [Signature]
 Name: Grant D. Albertson
 Title: Vice President

Parcel No(s): 835B
Road: Lake Emma Road
Seminole County, Florida
STATE OF Florida)

COUNTY OF Seminole)

I HEREBY CERTIFY that, on this 4th day of Feb., 2002³, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Chris Seger, as President and Brent Albertson ~~Secretary~~ ^{Vice President}, respectively, of Technology Park at Lake Mary Owners Association, Inc., a corporation organized under the laws of the State of Florida, who are personally known to me ~~or who have produced~~ ^{as identification}. They acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the corporation, and that they also affixed thereto the official seal of the corporation.



Nancy J. Elam
Commission # DD 047336
Expires Sep. 1, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Nancy J. Elam
Print Name

Notary Public in and for the County
and State Aforementioned
My commission expires: _____

ATTEST:

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

By: _____

Date: _____

For the use and reliance of
Seminole County only. Ap-
proved as to form and legal
sufficiency.

As authorized for execution by the Board
of County Commissioners at its _____,
2002, regular meeting.

County Attorney

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Sheet 1 of 2

R/W Project: Lake Emma Road
R/W Parcel: 835B
Title Search #: 98.03953
Tax I.D. #: 19-20-30-521-0C00-0000
Owners Name: Brian A. Walsh
20' Access and Drainage Easement

That portion of Lot 11A, Technology Park at Lake Mary, Second Replat, as recorded in Plat Book 48, Pages 1 and 2, lying in Section 19, Township 20 South, Range 30 East, as shown in the Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the intersection of the existing north right of way line of Technology Park as recorded in said plat and the existing west right of way line of lake Emma Road, said point also being the Southeast corner of Tract A of Technology Park at Lake Mary, as recorded in Plat Book 37, Page 61, Public Records of Seminole County, Florida; thence run the following (4) four courses and distances along said North right of way line and said South line of Tract A and said Lot 11A; thence run S89°46'40"W, a distance of 187.80 feet to the point of curvature of a curve concave Southerly and having a radius of 1191.27 feet; thence run Westerly along arc of said curve, a distance of 156.82 feet through a central angle of 07°32'31" to the point of reverse curvature of a curve concave Northerly and having a radius of 1121.27 feet; thence run Southwesterly, along arc of said curve, a distance of 87.98 feet, through a central angel of 05°06'36" for a POINT OF BEGINNING; thence continue Southwesterly, along the arc of said curve, a distance of 20.05 feet, through a central angle of 01°01'28"; thence departing said curve, said existing North right of way line and said South line of Tract A and Lot 11A, run N06°43'09"W, a distance of 112.15 feet; thence run N22°13'40"E, a distance of 26.83 feet; thence run N33°56'45"E, a distance of 75.41 feet; thence run S46°39'01"E, a distance of 20.27 feet; thence run S33°56'45"W, a distance of 70.04 feet; thence run S22°13'40"W, a distance of 19.61 feet; thence run S06°43'09"E, a distance of 108.37 feet to the **POINT OF BEGINNING**.

Containing 4125 square feet, more or less.

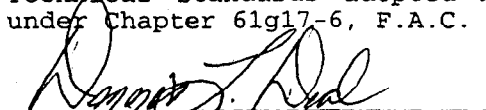
Subject to:

Utility Easements as recorded in the Plat of Technology Park at Lake Mary, as recorded in Plat Book 37, Pages 61 and 62, Public Records of Seminole County, Florida.

For Sketch of Description see Sheet 31 of 34 of Right-of-Way map.

I hereby certify that, to the best of my knowledge and belief, the attached legal description of Parcel 148 as shown on the Right-of-Way Maps for Lake Emma Road are true, accurate, and were prepared under my direction.

I further certify that this legal description is in accordance with the Technical Standards adopted by the Florida Board of Surveyors and Mappers under Chapter 61g17-6, F.A.C.



Dennis L. Deal
Florida Professional Land Surveyor No. 3421
520 South Magnolia Avenue, Orlando, Florida 32801

Date: 3-21-02

Sheet 2 of 2

R/W Project: Lake Emma Road
R/W Parcel: 835B
Title Search #: 98.03953
Tax I.D. #: 19-20-30-521-0C00-0000
Owners Name: Brian A. Walsh
20' Access and Drainage Easement

Not valid without the signature and the original raised seal of a Florida
Licensed Surveyor and Mapper.

LEGAL DESCRIPTION IS NOT A SURVEY

1981

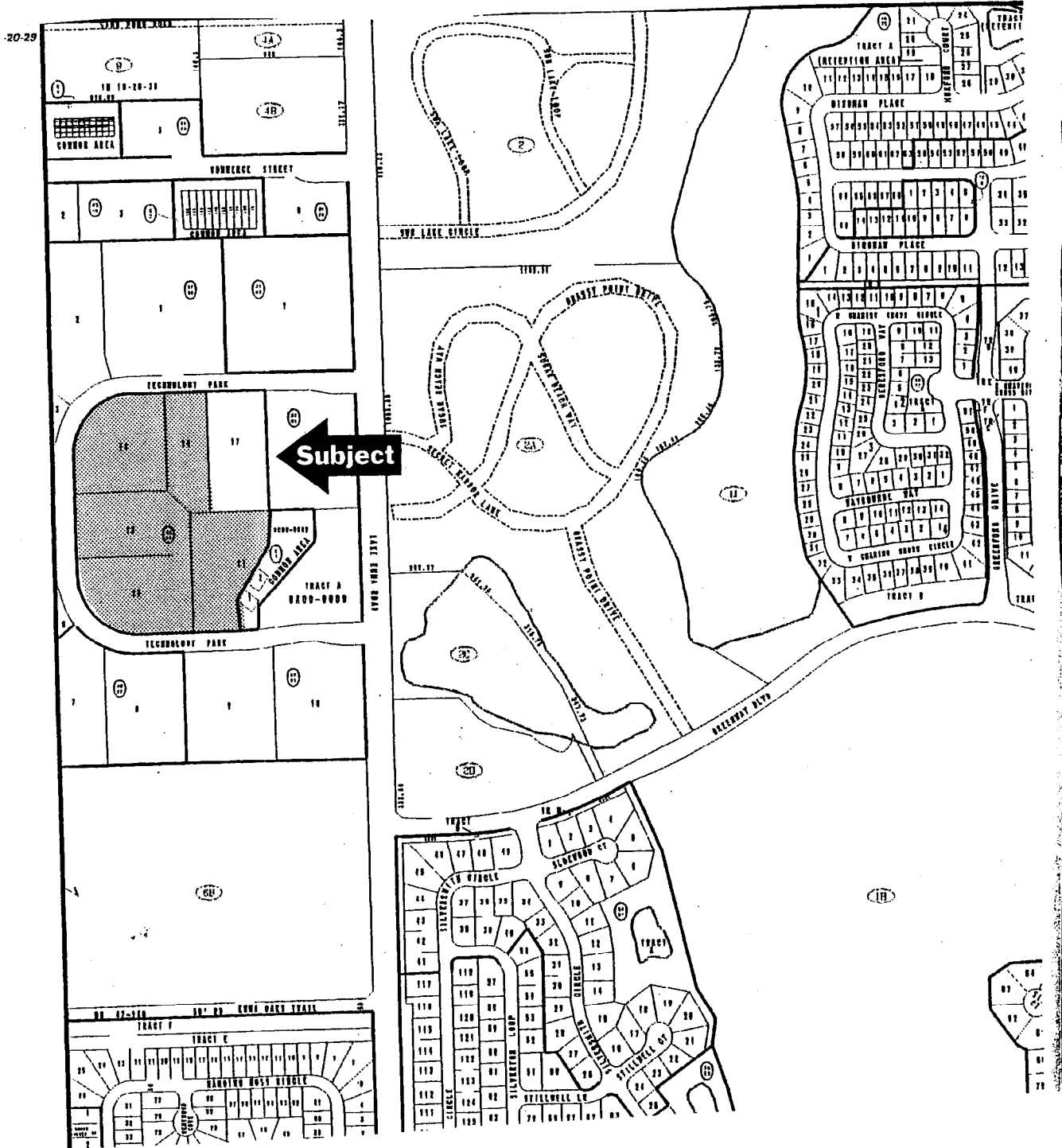


EXHIBIT A

Parcel No(s): 148
Road: Lake Emma Road
Seminole County, Florida

Subordination Agreement - Utility Interests

SUBORDINATION OF UTILITY INTERESTS

THIS AGREEMENT, entered into this 4th day of Feb., 2003, by and between TECHNOLOGY PARK AT LAKE MARY OWNERS ASSOCIATION INC., whose address is 1025 Greenwood Blvd., Suite 174, Lake Mary, Florida 32746, hereinafter referred to as the "ASSOCIATION", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY".

WITNESSETH:

WHEREAS, the ASSOCIATION presently has an interest in certain lands that have been determined necessary for use as right-of-way for additional traffic lanes and improved drainage facilities on **Lake Emma Road**; and

WHEREAS, the proposed use of these lands for use as right-of-way for additional traffic lanes and improved drainage facilities purposes on **Lake Emma Road** will require subordination of the interest claimed in such lands by the ASSOCIATION to the COUNTY; and

WHEREAS, the COUNTY is willing to pay to have the ASSOCIATION's facilities relocated, if necessary, to prevent conflict between the ASSOCIATION's facilities and the COUNTY's facilities, so that the benefits of each may be retained,

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, the ASSOCIATION and the COUNTY agree as follows:

THE ASSOCIATION subordinates any and all of its interest in the lands described as follows:

(See Exhibit "A" attached hereto)

to the interest of the COUNTY, its successors, or assigns, for the purpose of constructing, improving, maintaining and operating a road, including drainage facilities, over, through, upon, and/or across such lands, including, but not limited to, the claim of interest based on the following:

EXHIBIT B

Parcel No(s): 148
 Road: Lake Emma Road
 Seminole County, Florida

NATURE OF ENCUMBRANCE	DATE	FROM OR AGAINST	IN FAVOR OF	RECORDED BOOK/PAGE
Utility Easement	5-16-89	Jordan Properties, Inc.	Technology Park at Lake Mary Owners Association, Inc.	PB 43/13 & 14

PROVIDED that the ASSOCIATION has the following rights:

1. The ASSOCIATION shall have the right to construct, operate, maintain, remove, and relocate facilities on, within, and upon the lands described herein. Any new construction or relocation of facilities within the lands will be subject to prior approval by the COUNTY's Engineer, which approval shall not be unreasonably withheld, conditioned, or delayed.

2. The ASSOCIATION shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the COUNTY's facilities.

3. Each party agrees to repair damages caused to the other through the exercise of their rights in connection with the land described in Exhibit "A".

4. Should the COUNTY require the ASSOCIATION to alter, adjust, or relocate its facilities located within said lands, the COUNTY hereby agrees to pay the cost of such alteration, adjustment or relocation.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

**TECHNOLOGY PARK AT LAKE MARY
 OWNER'S ASSOCIATION, INC.**

By: [Signature]
 Name: Chris Seeger
 Title: President

(CORPORATE SEAL)

Attest: [Signature]
 Name: Brent D. Albertson
 Title: Vice President

Parcel No(s): 148
Road: Lake Emma Road
Seminole County, Florida
STATE OF Florida)

COUNTY OF Seminole)

I HEREBY CERTIFY that, on this 4th day of Feb., 2002³, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Chris Seger, as President and Brent Albertson ^{Secretary}, respectively, of Technology Park at Lake Mary Owners Association, Inc., a corporation organized under the laws of the State of Florida, who are personally known to me ~~or who have produced~~ ^{as identification}. They acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the corporation, and that they also affixed thereto the official seal of the corporation.



Nancy J. Elam
Commission # DD 047336
Expires Sep. 1, 2005
Bonded Thru
Atlantic Bonding Co., Inc

Nancy J. Elam
Print Name

Notary Public in and for the County
and State Aforementioned
My commission expires: _____

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____

Date: _____

For the use and reliance of
Seminole County only. Ap-
proved as to form and legal
sufficiency.

As authorized for execution by the Board
of County Commissioners at its _____,
2002, regular meeting.

County Attorney

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Sheet 1 of 1

R/W Project: Lake Emma Road
R/W Parcel: 148
Title Search #: 98.03953
Tax I.D. #: 19-20-30-517-0000-0110
Owners Name: Weeks Realty, L.P.
Fee Simple

That portion of Lot 11, according to the Plat of Technology Park at Lake Mary, as recorded in Plat Book 37, Pages 61 and 62, Public Records of Seminole County, Florida, less Lot 11A, Technology Park at Lake Mary, 2nd Replat, as recorded in Plat Book 48, Pages 1 and 2, Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Lot 11; thence run S89°45'03"W, along the North line of said Lot 11, a distance of 169.00 feet to the Northeast corner of said Lot 11A for a **POINT OF BEGINNING**; thence departing said North lot line, run S04°15'03"W along the West line of said Lot 11A, a distance of 127.00 feet; thence run S33°11'12"W, along said West lot line, a distance of 113.43 feet; thence departing said West lot line, run N67°23'31"W, a distance of 59.84 feet; thence run N00°03'28"W, a distance of 121.00 feet; thence run N24°18'37"W, a distance of 37.00 feet; thence run N06°03'56"E, a distance of 43.50 feet to the aforementioned North lot line; thence run N89°45'03"E along said North lot line, a distance of 137.50 feet to the **POINT OF BEGINNING**.

Containing 0.547 acres, more or less.

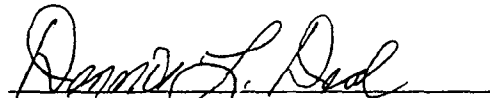
Subject to:

Utility Easements as recorded in the Plat of Technology Park at Lake Mary, as recorded in Plat Book 37, Pages 61 and 62, Public Records of Seminole County, Florida.

For Sketch of Description see Sheet 28 of 31 of Right-of-Way map.

I hereby certify that, to the best of my knowledge and belief, the attached legal description of Parcel 148 as shown on the Right-of-Way Maps for Lake Emma Road are true, accurate, and were prepared under my direction.

I further certify that this legal description is in accordance with the Technical Standards adopted by the Florida Board of Surveyors and Mappers under Chapter 61g17-6, F.A.C.



Dennis L. Deal

Florida Professional Land Surveyor No. 3421
520 South Magnolia Avenue, Orlando, Florida 32801

Date: 3-11-02

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGAL DESCRIPTION IS NOT A SURVEY