

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Resolution of Necessity ~ Bunnell Road  
(from west of Eden Park Avenue to West Towne Parkway)

**DEPARTMENT:** Public Works      **DIVISION:** Engineering

**AUTHORIZED BY:** *W. Gary Johnson*      **CONTACT:** Kathleen Myer, P.E.      **EXT.** 5664  
W. Gary Johnson, P.E., Director      Jerry McCollum, P.E., County Engineer

Agenda Date <u>04/13/04</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:**

Adopt and authorize the Chairman to execute the Resolution of Necessity for the Bunnell Road Improvement Project (from west of Eden Park Avenue to West Towne Parkway). (Composite Exhibit "A" – Exhibit Number 0001-00049)

District 3 – Commissioner Van Der Weide (Kathleen Myer)

**BACKGROUND:**

Implementation of the needed roadway improvements to Bunnell Road (from west of Eden Park Avenue to West Towne Parkway) will require property that is currently not owned by Seminole County. Acquisition of parcels described in Composite Exhibit "A" attached to the Resolution of Necessity consisting of 49 pages and identified as Exhibit Number 0001-00049, have been determined to be necessary for rights-of-way, drainage facilities and other roadway improvements.

Attachments: Resolution of Necessity  
Composite Exhibit "A" – Legal Descriptions

Reviewed by:	
Co Atty:	<i>[Signature]</i>
DFS:	N/A
Other:	
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	CPWE02

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT ITS REGULARLY SCHEDULED MEETING OF \_\_\_\_\_, 2004.

**WHEREAS**, the Board of County Commissioners of Seminole County desires to accomplish and implement sound transportation planning and provide a sound transportation system in Seminole County for the benefit of the citizens of Seminole County, hereinafter referred to as "County"; and

**WHEREAS**, the safe, efficient and uninterrupted transportation of people and property from place to place on the County road system is a matter of great concern to the people of the County and is necessary to insure the smooth operation of commerce and other activities within the County; and

**WHEREAS**, the County's constitutional home rule powers, the *Florida Transportation Code* (*Chapters 334-339* and other provisions of the Florida Statutes as established in *Section 334.01, Florida Statutes*) and other applicable law including, but not limited to, *Chapter 125, Florida Statutes*, invest authority over the road system of Seminole County in the County; and

**WHEREAS**, the elimination of safety hazards in existing and future transportation facilities within Seminole County is of utmost concern and encourages the full utilization of such facilities by the traveling public; and

**WHEREAS**, it is necessary, beneficial and desirable that vehicular traffic within any transportation facility in developed or developing areas of the County have an adequate right-of-way to accommodate the roadway and its appurtenant facilities to decrease the

likelihood of accidents and to increase the safety of travel within and upon such facilities;  
and

**WHEREAS**, Bunnell Road (from west of Eden Park Avenue to West Towne Parkway) hereinafter called "Bunnell Road," is an existing road in the County Road System that traverses through a developing area with a high volume of traffic; and

**WHEREAS**, the existing right-of-way of said road is inadequate for proper utilization as required by vehicular traffic volumes. Additional traffic lanes and improved drainage facilities are necessary to reduce safety hazards and improve traffic flow. The property hereinafter described is being acquired for use as right-of-way for new sections of roadway, additional traffic lanes and improved drainage facilities on Bunnell Road to be used by the public in general. Said property hereinafter described is necessary for roadways, rights-of-way, drainage facilities, and related facilities for the use of the general public including, but not limited to, rights-of-way, drainage facilities and other roadway improvements; and

**WHEREAS**, County has heretofore caused the roadway's area of construction to be located and surveyed and has caused a right-of-way map for the section of Bunnell Road hereinabove described to be prepared, based upon and incorporating the survey and location data; and

**WHEREAS**, descriptions of the properties needed for the said widening of the roadway and improvement of its drainage system and other appurtenant systems have been prepared based upon the aforementioned survey and location data and the right-of-way map; and

**WHEREAS**, the Board of County Commissioners of Seminole County desires to utilize the provisions of Florida law to the fullest extent possible in order to accomplish the public purpose of acquiring necessary parcels of real property at prices that are both fair to property owners and prudent in terms of spending the tax revenues and other public funds which fund the transportation projects of the County; and

**WHEREAS**, the Board of County Commissioners of Seminole County hereby determines that the actions taken herein are consistent with the goals, policies and objectives of the Seminole County Comprehensive Plan,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1.** The above recitals are adopted as findings and incorporated into the text of this Resolution.

**Section 2.** It is necessary, serves a County and public purpose, and is in the best interests of the citizens of Seminole County and the traveling public to widen the road and improve the appurtenant drainage facilities on or relating to Bunnell Road in order to enhance public transportation within Seminole County, to alleviate traffic congestion and to increase the safety of travel along said road

**Section 3.** The acquisition of the properties described in Composite Exhibit "A" attached hereto consisting of 49 pages and identified as Exhibit Number 0001-00049, is hereby ratified and confirmed and found to be necessary for said improvements to the extent of the estate or interest set forth as a part of each parcel's description. The Board of County Commissioners of Seminole County hereby finds and determines that the acquisition of these parcels is necessary and serves a County and public purpose.

**Section 4.** The estates or interests sought to be condemned by these proceedings designated as Bunnell Road Parcel Nos. 109, 110, 111, 112, 113, 114, 115, 116, 120, 121, 122, 123, 124B, 124C, 125, 126, 140, 142, 143, 144, 145, 149, 150, and 151 are to be acquired in fee simple for road construction and related purposes all being associated with roadway improvements for the Bunnell Road Improvement Project.

**Section 5.** The interests sought to be condemned designated as Bunnell Road Parcel Nos. 701, 702, 704, 707, 709, 713, 717A, 717B, 718, 719, 728, 736, 737, 745, are temporary construction easements. The County's use of these parcels is for the purposes of (1) constructing roadway and drainage improvements within public rights-of-way; (2) constructing or modifying driveways, walls, and other structures affected by the roadway construction but which are not within the public rights-of-way; (3) storage and marshalling of equipment and materials during the roadway construction project, and (4) demolishing or clearing any structures, improvements or other features required to be removed in order to construct the roadway and drainage improvements, with full authority to enter upon, grade, regrade, excavate or otherwise construct such improvements as may agreed upon by County and the property owner, provided however, that County shall, at the end of the term of this easement, return the premises to the condition existing immediately before County began use of the premises , any improvements or alterations agreed to by the property owner and ordinary wear and tear excepted. County's rights under this easement shall commence upon issuance of a notice to proceed to a construction contractor for the construction of the roadway project and end on the earlier of five (5) years after issuance of the notice to proceed or ten (10) years after the date this instrument is recorded in the public records of Seminole County.

**Section 6.** The County Engineer or his designee is hereby delegated the authority to amend the construction plans for the Bunnell Road and is authorized to bind the County to construct the Bunnell Road in accordance with the construction plans as amended from time to time. This authority shall encompass any change considered necessary in the discretion of the County Engineer or his designee, but shall not include changes in the typical section or alignment approved by the Board of County Commissioners of Seminole County.

**Section 7.** The County Attorney's Office is hereby authorized and directed to institute a suit or suits in the name of Seminole County and fully exercise Seminole County's power of eminent domain for the purpose of acquiring the parcels described in Composite Exhibit "A" attached hereto to the extent of the estate or interest set forth as a part of each parcel's description and is further authorized and directed to do all things necessary to prosecute such suit or suits to final judgment by settlement or adjudication. In pursuit of such authorization and direction, the County Attorney's Office is specifically authorized to sign and file a Declaration of Taking so that Seminole County may avail itself of the provisions of *Chapter 74, Florida Statutes*, and is further authorized to accomplish the acquisition of each parcel by settlement and compromise at such terms that it may deem advisable under the circumstances of the litigation in those instances where same can be effected in accordance with the terms, conditions and limitations as established from time to time by the Board of County Commissioners of Seminole County. The County Attorney's Office is authorized and directed to utilize and assert any and all constitutional and statutory authority of Seminole County and the Board of County Commissioners of Seminole County relative to the acquisition of the subject parcels

including, but not limited to, the provisions of *Chapters 73, 74, 127 and 332, Florida Statutes*, as well as the provisions of the *Florida Transportation Code* referred to in the recitals to this Resolution.

**Section 8.** Prior to the institution of any suits filed by the County Attorney's Office, the County Attorney or his designee is authorized to negotiate for the purchase and sale of any of the properties described in Composite Exhibit "A" at a value consistent with the authority granted by the Board of County Commissioners of Seminole County and to bring back for execution by the Chairman or, in his absence, the Vice Chairman, without further Board action, the Agreement to consummate the sale to Seminole County.

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2004.

**ATTEST:**

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

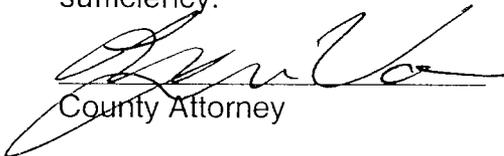
\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
DARYL G. McLAIN, Chairman

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 \_\_\_\_\_,  
2004, regular meeting.

  
\_\_\_\_\_  
County Attorney

LV/sb  
03/11/04  
Attachments

Composite Exhibit "A" - Legal Descriptions 0001-00049  
P:\USERS\LV\OUI\RESOLUTIONS\BUNNELL ROAD RON.DOC

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 701

A part of the property described in Official Records Book 2193, Page 1411 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Northeast corner of said Lot 162, Forest City Orange Park according to the plat thereof as recorded in Plat Book 2, Page 60, Public Records of Seminole County, Florida said point lying on the arc of a non-tangent curve concave to the Northwest having a radius of 1923.47 feet, a central angle of 02°14'09" and a chord of 75.05 feet that bears South 39°56'57" West; thence Southwesterly along the arc of said curve, a distance of 75.06 feet to the POINT OF BEGINNING; thence South 48°30'11" East, a distance of 15.07 feet; thence South 41°29'39" West, a distance of 43.42 feet; thence North 48°30'21" West, a distance of 15.23 feet; to a point on the arc of a non-tangent curve concave to the Northwest having a radius of 1923.47 feet, a central angle of 01°17'36" and a chord of 43.42 feet that bears North 41°42'50" East; thence Northeasterly along the arc of said curve, a distance of 43.42 feet to the POINT OF BEGINNING.

Containing 654 square feet, more or less.

The sketch for this description is shown on sheets 11 and 12 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810  
407-292-8580

**EXHIBIT NUMBER**  
**0001**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 702

A part of the property described in Official Records Book 3566, Page 1518 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

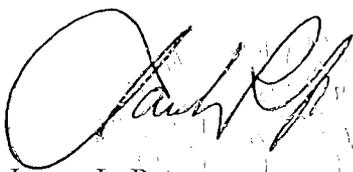
described as follows:

COMMENCE at the Southernmost corner of Lot 163, Forest City Orange Park according to the plat thereof as recorded in Plat Book 2, Page 60, Public Records of Seminole County, Florida; thence North 47°14'01" East, a distance of 29.35 feet along the Southeasterly Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence continue North 47°14'01" East, a distance of 32.37 feet, along said Right-of-Way line; thence South 42°45'59" East, a distance of 18.00 feet; thence South 47°14'01" West, a distance of 32.37 feet; thence North 42°45'59" West, a distance of 18.00 feet to the POINT OF BEGINNING.

Containing 583 square feet, more or less.

The sketch for this description is shown on sheet 11 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Date 9/18/2003

Southeastern Surveying & Mapping Corp.

6500 All American Boulevard

Orlando, Florida 32810

407-292-8580

**EXHIBIT NUMBER  
0002**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 704

A part of the property described in Official Records Book 4078, Page 61 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

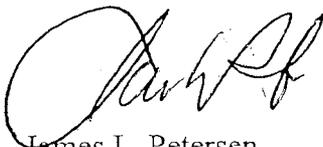
described as follows:

COMMENCE at the Northwesterly corner of Lot 172, Forest City Orange Park according to the plat thereof as recorded in Plat Book 2, Page 60, Public Records of Seminole County, Florida; thence North 47°14'01" East, a distance of 12.79 feet along the Southeasterly Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence continue North 47°14'01" East, a distance of 43.91 feet along said Right-of-Way line; thence South 42°45'59" East, a distance of 16.00 feet; thence South 47°14'01" West, a distance of 43.91 feet; thence North 42°45'59" West, a distance of 16.00 feet to the POINT OF BEGINNING.

Containing 703 square feet, more or less.

The sketch for this description is shown on sheet 10 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.

6500 All American Boulevard

Orlando, Florida 32810

407-292-8580

**EXHIBIT NUMBER**  
**0003**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 707

A part of the property described in Official Records Book 3627, Page 424 as recorded in Public Records of Seminole County, Florida, being that portion of Sections 16 and 21, Township 21 South, Range 29 East.

described as follows:

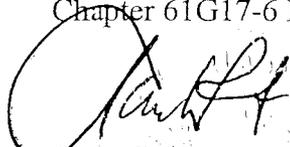
COMMENCING at the Northwest corner of the Northwest ¼ of said Section 21; thence South 00°29'10" West, a distance of 105.17 feet along the West line of said Section 21; thence North 47°14'01" East, a distance of 112.40 feet along the Southeasterly Right-of-Way of Bunnell Road to the POINT OF BEGINNING; thence continue North 47°14'01" East, a distance of 75.76 feet along said Right-of-Way line; thence South 29°52'41" East, a distance of 57.47 feet; thence South 60°19'01" West, a distance of 68.26 feet; thence North 29°52'41" West, a distance of 26.40 feet; thence North 51°43'55" West, a distance of 15.02 feet to the POINT OF BEGINNING.

Containing 3,425 square feet, more or less.

1. Subject to an easement in favor of Florida Power Corporation dated November 29, 1978 and filed December 20, 1978 in Official Records Book 1201, Page 1484, Public Records of Seminole County, Florida.
2. Subject to a 20 foot Utility Easement, Lake Lotus Club Replat, as recorded in Plat Book 55, pages 61 through 64, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 9 and 10 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Date 9/18/2003

Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810  
407-292-8580

**EXHIBIT NUMBER  
0004**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 109

A part of the property described in Official Records Book 1900, Page 468 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCING at the Northeast corner of the Northeast  $\frac{1}{4}$  of said Section 20; thence South  $00^{\circ}29'10''$  West, a distance of 84.69 feet along the East line of said Section 20; thence South  $47^{\circ}11'25''$  West, a distance of 6.93 feet along the Southeasterly Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence South  $00^{\circ}28'57''$  West, a distance of 20.47 feet; thence South  $47^{\circ}13'48''$  West, a distance of 551.76 feet to the point on the arc of a non-tangent curve concave Northwesterly having a radius of 756.00 feet, a central angle of  $05^{\circ}04'44''$  and a chord of 66.99 feet that bears South  $49^{\circ}40'14''$  West; thence southwesterly along the arc of said curve, a distance of 67.01 feet; thence South  $45^{\circ}08'15''$  West a distance of 79.33 feet to the Southeasterly Right of Way line of Bunnell Road; thence North  $43^{\circ}24'23''$  East, a distance of 212.41 feet; thence North  $47^{\circ}08'22''$  East along said Southeasterly Right of Way line a distance of 500.06 feet to the POINT OF BEGINNING.

Containing 8,472 square feet, more or less.

1. Subject to an easement in favor of Florida Power Corporation dated March 1, 1979 and filed March 23, 1979 in Official Records Book 1215, Page 999, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 8, 9 and 14 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

**EXHIBIT NUMBER**  
**0005**

**COMPOSITE EXHIBIT "A"**

*William L. Gilbert*

William L. Gilbert Date 02/12/2004

Florida Registered Land Surveyor #5300

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.

6500 All American Boulevard

Orlando, Florida 32810-4350

407-292-8580

**EXHIBIT NUMBER**  
0006

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 709

A part of the property described in Official Records Book 1900, Page 468 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

Part A:

COMMENCE at the Northeast corner of the Northeast  $\frac{1}{4}$  of said Section 20; thence South  $00^{\circ}29'10''$  West, a distance of 84.69 feet along the East line of said Section 20; thence South  $47^{\circ}11'25''$  West, a distance of 6.93 feet along the Southeasterly Right-of-Way line of Bunnell Road; thence South  $47^{\circ}08'22''$  West, a distance of 500.06 feet along said Southeasterly Right-of-Way line; thence South  $43^{\circ}24'23''$  West, a distance of 212.41 feet along said Southeasterly Right-of-Way line to the POINT OF BEGINNING; thence run South  $77^{\circ}42'54''$  East, a distance of 9.67 feet; thence South  $34^{\circ}36'14''$  East, a distance of 3.87 feet; thence South  $45^{\circ}24'26''$  West, a distance of 14.72 feet; thence North  $46^{\circ}35'40''$  West, a distance of 11.55 feet to said Southeasterly Right-of-Way line; thence North  $43^{\circ}24'23''$  East, a distance of 10.52 feet along said Southeasterly Right-of-Way line to the POINT OF BEGINNING.

Containing 161 square feet, more or less.

Part B:

COMMENCE at the Southeast corner of Lot 60, McNeils Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida; thence North  $00^{\circ}29'10''$  East, a distance of 20.00 feet to the North Right of Way line of Bunnell Road, said Right of Way line according to the Plat of McNeil's Orange Villa as recorded in Plat Book 2, Pages 99 through 101 Public Records of Seminole County, Florida; thence North  $89^{\circ}34'30''$  West, a distance of 322.52 feet along said North Right of Way line; thence Continue North  $89^{\circ}34'30''$  West, a distance of 80.52 feet to the POINT OF BEGINNING; thence continue North  $89^{\circ}34'30''$  West, a distance of 64.54 feet to the point on the arc of a non-tangent curve concave Southwesterly having a radius of 174.50 feet, a central angle of  $02^{\circ}26'28''$  and a chord of 7.43 feet that bears North  $33^{\circ}23'00''$  West; thence Northwesterly along the arc of said curve, a

**EXHIBIT NUMBER  
0007**

**COMPOSITE EXHIBIT "A"**

distance of 7.43 feet; thence North  $34^{\circ}36'14''$  West a distance of 55.94 feet; thence North  $77^{\circ}42'54''$  West, a distance of 9.67 to the Southeasterly Right of Way line of Bunnell Road; thence North  $45^{\circ}08'15''$  East, a distance of 79.33 feet; thence South  $09^{\circ}08'13''$  West, a distance of 20.90 feet; thence South  $34^{\circ}36'14''$  East, a distance of 62.03 feet to a point of curvature of a curve concave Southwesterly having a radius of 231.50 feet, a central angle of  $11^{\circ}04'35''$ , and a chord of 44.68 feet that bears South  $29^{\circ}03'57''$  West; thence Southeasterly along the arc of said curve, a distance of 44.75 feet to the POINT OF BEGINNING.

Containing 5,570 square feet, more or less.

Part C:

COMMENCE at the Southeast corner of Lot 60, McNeils Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence South  $00^{\circ}29'10''$  West, a distance of 20.00 feet to the South Right of Way line of Bunnell Road, said Right of Way line according to the Plat of McNeil's Orange Villa as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida; thence North  $89^{\circ}34'30''$  West, a distance of 348.48 feet; thence continue North  $89^{\circ}34'30''$  West, a distance of 40.96 feet to the POINT OF BEGINNING; thence South  $16^{\circ}13'03''$  East, a distance of 83.35 feet to the point on the arc of curve concave Northeasterly having a radius of 226.46 feet, a central angle of  $15^{\circ}00'25''$  and a chord of 59.14 feet that bears South  $08^{\circ}15'04''$  East; thence Southeasterly along the arc of said curve 59.31 feet; thence South  $73^{\circ}03'47''$  West, a distance of 69.17 feet to the point on a non-tangent curve concave Easterly having a radius of 373.52, a central angle of  $14^{\circ}37'47''$  and a chord of 95.11 feet that bears North  $09^{\circ}53'26''$  West; thence Northwesterly along the arc of said curve 95.37 feet to a point of a reverse curvature of a curve concave Westerly having a radius of 210.50, a central angle of  $10^{\circ}32'30''$  and a chord of 38.67 feet that bears North  $03^{\circ}16'00''$  West; thence Northwesterly along the arc of said curve 38.73 feet to a point of compound curvature of a curve concave Westerly having a radius of 174.50 feet, a central angle of  $09^{\circ}03'30''$  and a chord of 27.56 feet that bears North  $13^{\circ}04'00''$  West; thence Northwesterly along the arc of said curve 27.59 feet to the South Right of Way line of Bunnell Road according to said Plat of McNeil's Orange Villa; thence along said Right of Way line South  $89^{\circ}34'30''$  East, a distance of 59.18 feet to the POINT OF BEGINNING.

Containing 10,082 square feet, more or less.

Total containing 15,813 square feet, more or less.

The sketch for this description is shown on sheets 8, 9 and 14 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

*William L. Gilbert*

William L. Gilbert Date 02/12/2004  
Florida Registered Land Surveyor #5300  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
407-292-8580

**EXHIBIT NUMBER  
0009**

**COMPOSITE EXHIBIT "A"**

**RETENTION POND**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 110

A part of the property described in Official Records Book 3048, Page 250 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

BEGINNING at the Northwest corner of Lot 61, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99 and 100, Public Records of Seminole County, Florida; thence South 89°34'30" East, a distance of 582.36 feet along the South Right-of-Way line of Bunnell Road to the West Right-of-Way line of the Seaboard Coastline Railroad; thence South 43°16'43" West, a distance of 196.67 feet; thence South 42°34'14" East, a distance of 123.11 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 5880.35 feet, a central angle of 00°47'53" and a chord of 81.88 feet that bears South 42°58'11" West; thence Southwesterly along the arc of said curve, a distance of 81.91 feet; thence departing the West line of the Seaboard Coastline Railroad North 89°33'57" West, a distance of 309.82 feet to the West line of said Lot 61; thence North 00°16'10" East, a distance of 295.74 feet along said West line to the POINT OF BEGINNING.

Containing 131,789 square feet (3.03 Acres), more or less.

The sketch for this description is shown on sheets 7, 8 and 14 of 17 on the Right-of-Way Maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Date 09/05/2003

Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
407-292-8580

**EXHIBIT NUMBER  
00010**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 111

A part of the property described in Official Records Book 1696, Page 196 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

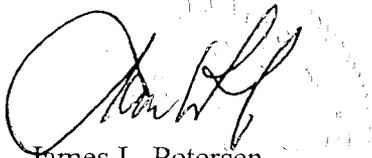
described as follows:

BEGINNING at the intersection of the West Right-of-Way line of First Avenue and the North Right-of-Way line of Bunnell Road; thence North  $89^{\circ}34'30''$  West, a distance of 100.00 feet along said North Right-of-Way line to the West line of the East 200 feet of Lot 59, McNeil's Orange Villa according to the plat thereof, as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence departing said North Right-of-Way line North  $00^{\circ}22'40''$  East, a distance of 26.26 feet along said West line to the point on the arc of a non-tangent curve concave Northerly having a radius of 676.37 feet, a central angle of  $07^{\circ}26'59''$  and a chord of 87.88 feet that bears North  $81^{\circ}21'47''$  East; thence Easterly along the arc of said curve, a distance of 87.94 feet; thence North  $40^{\circ}03'06''$  East, a distance of 20.68 feet to said West Right-of-Way line; thence South  $00^{\circ}22'40''$  West, a distance of 56.03 feet along said West Right-of-Way line to the POINT OF BEGINNING.

Containing 3,431 square feet, more or less.

The sketch for this description is shown on sheet 8 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

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Date 09/05/2003

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**EXHIBIT NUMBER**  
**00011**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 112

A part of the property described in Official Records Book 2448, Page 508 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCING at the intersection of the West Right-of-Way line of First Avenue and the North Right-of-Way line of Bunnell Road; thence North  $89^{\circ}34'30''$  West, a distance of 100.00 feet along said North Right-of-Way line to the West line of the East 200.00 feet of Lot 59, McNeil's Orange Villa, according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida and the POINT OF BEGINNING; thence continue North  $89^{\circ}34'30''$  West, a distance of 100.00 feet to the West line of the East 300.00 feet of said Lot 59; thence departing said North Right-of-Way line North  $00^{\circ}22'40''$  East, a distance of 24.20 feet along said West line of the East 300.00 feet of said Lot 59; thence South  $87^{\circ}37'25''$  East, a distance of 14.09 feet to the point on the arc of a non-tangent curve concave Northerly having a radius of 676.37 feet, a central angle of  $07^{\circ}17'10''$  and a chord of 85.95 feet that bears North  $88^{\circ}43'52''$  East; thence Easterly along the arc of said curve, a distance of 86.01 feet; thence South  $00^{\circ}22'40''$  West, a distance of 26.26 feet to the POINT OF BEGINNING.

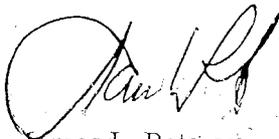
Containing 2,406 square feet, more or less.

The sketch for this description is shown on sheets 7 and 8 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

**EXHIBIT NUMBER**  
**00012**

**COMPOSITE EXHIBIT "A"**



James L. Petersen

Date 09/05/2003

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**EXHIBIT NUMBER  
00013**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT: Bunnell Road**  
**R/W PARCEL NO.: 113**

A part of the property described in Official Records Book 2753, Page 878 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

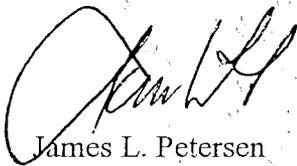
described as follows:

COMMENCE at the Southwest corner of Lot 59, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99 -101, Public Records of Seminole County, Florida; thence South 89°34'30" East, a distance of 268.41 feet along the North Right-of-Way line of Bunnell Road to the East line of the West 268.41 feet and the POINT OF BEGINNING; thence departing said North Right-of-Way line North 00°16'10" East along said East line, a distance of 27.40 feet; thence South 87°37'25" East, a distance of 93.93 feet to the West line of the East 300 feet of said Lot 59; thence South 00°22'40" West, a distance of 24.20 feet to a point on said North Right-of-Way line; thence North 89°34'30" West, a distance of 93.82 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 2,421 square feet, more or less.

The sketch for this description is shown on sheets 7 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

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**EXHIBIT NUMBER**  
**00014**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 713

A part of the property described in Official Records Book 2753, Page 878 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

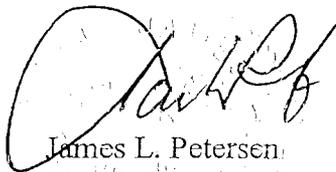
described as follows:

COMMENCE at the Southwest corner of Lot 59, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99 and 100, Public Records of Seminole County, Florida; thence South  $89^{\circ}34'30''$  East, a distance of 268.41 feet along the North Right of Way line of Bunnell Road to a point on the East line of the West 268.41 feet of said Lot 59; thence North  $00^{\circ}16'10''$  East, a distance of 27.40 feet; thence South  $87^{\circ}37'25''$  East, a distance of 43.81 feet to the POINT OF BEGINNING; thence North  $02^{\circ}22'50''$  East, a distance of 5.00 feet; thence South  $87^{\circ}37'25''$  East, a distance of 21.06 feet; thence South  $02^{\circ}22'50''$  West, a distance of 5.00 feet; thence North  $87^{\circ}37'25''$  West, a distance of 21.06 feet to the POINT OF BEGINNING.

Containing 105 square feet, more or less.

The sketch for this description is shown on sheets 7 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 10/21/2003

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**EXHIBIT NUMBER  
00015**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 114

A part of the property described in Official Records Book 2039, Page 758 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 59, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence South 89°34'30" East, a distance of 168.41 feet along the North Right-of-Way line of Bunnell Road to the East line of the West 168.41 feet of said Lot 59 and the POINT OF BEGINNING; thence departing said North Right-of-Way line North 00°16'10" East, a distance of 30.75 feet along said East line to the point on the arc of a non-tangent curve concave Southerly having a radius of 11,540.00 feet, a central angle of 00°10'32" and a chord of 35.34 feet that bears South 87°42'41" East; thence Easterly along the arc of said curve, a distance of 35.36 feet; thence South 87°37'25" East, a distance of 64.72 feet to the East line of the West 268.41 feet of said Lot 59; thence South 00°16'10" West, a distance of 27.40 feet along said East line to said North Right-of-Way line; thence North 89°34'30" West, a distance of 100.00 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 2,910 square feet, more or less.

The sketch for this description is shown on sheets 7 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



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**EXHIBIT NUMBER**  
**00016**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 115

A part of the property described in Official Records Book 504, Page 124 recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

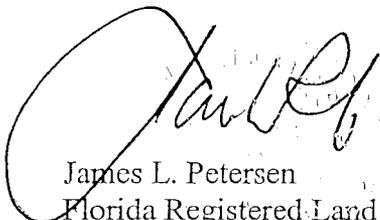
described as follows:

COMMENCE at the Southwest corner of Lot 59, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence South  $89^{\circ}34'30''$  East, a distance of 68.41 feet along the North Right-of-Way line of Bunnell Road to the East line of of the West 68.41 feet of said Lot 59 and the POINT OF BEGINNING; thence departing said North Right-of-Way line North  $00^{\circ}16'10''$  East, along said East line a distance of 33.42 feet to the point on the arc of a non-tangent curve concave Southerly having a radius of 11,540.00 feet, a central angle of  $00^{\circ}29'48''$  and a chord of 100.03 feet that bears South  $88^{\circ}02'51''$  East; thence Easterly along the arc of said curve, a distance of 100.03 feet; thence South  $00^{\circ}16'10''$  West along the East line of the West 168.41 feet of said Lot 59, a distance of 30.75 feet to said North Right-of-Way line; thence North  $89^{\circ}34'30''$  West, a distance of 100.00 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 3,216 square feet, more or less.

The sketch for this description is shown on sheets 7 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen  
Florida Registered Land Surveyor #4791

Date 10/21/2003

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**EXHIBIT NUMBER**  
**00017**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 116

A part of the property described in Official Records Book 1031, Page 519, as recorded in the Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

BEGINNING at the Southwest corner of Lot 59, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North  $89^{\circ}34'29''$  West, a distance of 30.36 feet along the North Right-of-Way line of Bunnell Road; thence run North  $00^{\circ}16'10''$  East, a distance of 35.20 feet to the point on the arc of a non-tangent curve concave Southerly having a radius of 11,540.00 feet, a central angle of  $00^{\circ}29'26''$  and a chord of 98.79 feet that bears South  $88^{\circ}32'28''$  East; thence Easterly along the arc of said curve, a distance of 98.80 feet to the East line of the West 68.41 feet of said Lot 59; thence South  $00^{\circ}16'10''$  West along said East line, a distance of 33.42 feet to the North Right-of-Way line of Bunnell Road; thence North  $89^{\circ}34'30''$  West, a distance of 68.41 feet along said Right-of-Way line to the POINT OF BEGINNING.

Containing 3,396 square feet, more or less.

Subject to an easement over the East 15.00 feet, also an easement over the East 15.00 feet of the West 68.41 feet, less the North 317.35 feet of said Lot 59 as recorded in Official Records Book 1031, Page 519, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 7 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

**EXHIBIT NUMBER**  
**00018**

**COMPOSITE EXHIBIT "A"**



James L. Petersen

Date 10/21/2003

Florida Registered Land Surveyor #4791

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6500 All American Boulevard

Orlando, Florida 32810-4350

407-292-8580

**EXHIBIT NUMBER**  
00019

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 717A

A part of Heather Glen, according to the plat thereof, as recorded in Plat Book 59, pages 55 and 56, Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 58, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida; thence North  $00^{\circ}09'32''$  East, a distance of 35.20 feet to the Southwest corner of Lot 1, Heather Glen according to the plat thereof as recorded in Plat Book 59, Pages 55 and 56, Public Records of Seminole County, Florida; said point also being on the North Right-of-Way line of Bunnell Road; thence South  $89^{\circ}34'29''$  East, a distance of 152.11 feet along said line to the POINT OF BEGINNING; thence North  $00^{\circ}25'35''$  East, a distance of 13.19 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet, a central angle of  $17^{\circ}32'53''$  and a chord bearing of North  $19^{\circ}36'41''$  East; thence Northeasterly, along the arc of said curve a distance of 7.66 feet; thence North  $87^{\circ}24'32''$  East, a distance of 3.90 feet; thence South  $45^{\circ}33'28''$  East, a distance of 7.85 feet; thence North  $77^{\circ}10'37''$  East, a distance of 42.67 feet; thence South  $62^{\circ}23'27''$  East, a distance of 3.41 feet; thence South  $16^{\circ}06'18''$  East, a distance of 5.71 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet, a central angle of  $47^{\circ}13'31''$  and a chord bearing of South  $39^{\circ}43'04''$  East; thence Southeasterly, along the arc of said curve, a distance of 20.61 feet; thence South  $00^{\circ}25'35''$  West, a distance of 2.57 feet to said North Right-of-Way line; thence North  $89^{\circ}34'29''$  West, a distance of 71.15 feet along said line to the POINT OF BEGINNING.

Containing 1,264 square feet, more or less.

The sketch for this description is shown on sheet 6 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

**EXHIBIT NUMBER  
00020**

**COMPOSITE EXHIBIT "A"**



James L. Petersen  
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Date 10/23/2003

Southeastern Surveying & Mapping Corp.  
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**EXHIBIT NUMBER**  
00021

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 717B

A part of Heather Glen, according to the plat thereof, as recorded in Plat Book 59, pages 55 and 56, Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

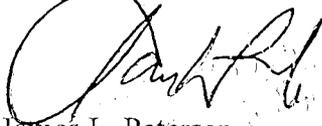
COMMENCE at the Southwest corner of Lot 59, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida; thence North 89°34'29" West, a distance of 30.36 feet, along the North Right of Way line of Bunnell Road; thence North 00°16'10" East, a distance of 35.20 feet to the Southeast corner of Tract "A", Heather Glen according to the plat thereof as recorded in Plat Book 59, Pages 55 and 56, Public Records of Seminole County, Florida; thence North 89°34'29" West, a distance of 21.92 feet along said line to the POINT OF BEGINNING; thence continue North 89°34'29" West, a distance of 104.28 feet along said line; thence North 82°14'08" East, a distance of 63.64 feet; thence South 84°18'01" East, a distance of 21.39 feet; thence South 70°01'36" East, a distance of 21.22 feet to said North Right-of-Way line and POINT OF BEGINNING.

Containing 529 square feet, more or less.

Subject to a 15 foot Landscape, Wall and Utility Easement, Heather Glen according to the plat thereof as recorded in Plat Book 59, Pages 55 and 56, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheet 7 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

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**EXHIBIT NUMBER  
00022**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 718

A part of Lot 1, Heather Glen, according to the plat thereof, as recorded in Plat Book 59, pages 55 and 56, Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

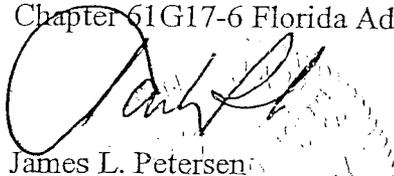
COMMENCE at the Southwest corner of said Lot 1; thence South  $89^{\circ}34'29''$  East, a distance of 132.17 feet along the North Right of Way line of Bunnell Road to the point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet, a central angle of  $57^{\circ}08'35''$  and a chord bearing of North  $56^{\circ}57'24''$  East; thence Northeasterly, along the arc of said curve, a distance of 24.93 feet to the POINT OF BEGINNING; thence North  $00^{\circ}25'35''$  East, a distance of 7.07 feet; thence North  $87^{\circ}24'32''$  East, a distance of 2.51 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet, a central angle of  $17^{\circ}32'53''$  and a chord bearing of South  $19^{\circ}36'41''$  West; thence Southwesterly, along the arc of said curve, a distance of 7.66 feet to the POINT OF BEGINNING.

Containing 10 square feet, more or less.

Subject to a 10 foot Landscape, Wall and Utility Easement, Heather Glen according to the plat thereof as recorded in Plat Book 59, Pages 55 and 56, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheet 6 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 10/23/2003

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**EXHIBIT NUMBER  
00023**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 719

A part of Lot 22, Heather Glen, according to the plat thereof, as recorded in Plat Book 59, pages 55 and 56, Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

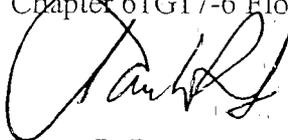
COMMENCE at the Southeast corner of said Lot 22; thence North 89°34'29" West, a distance of 98.84 feet along the North Right of Way line of Bunnell Road to the point on a non-tangent curve concave Northeasterly having a radius of 25.00 feet, a central angle of 25°20'31" and a chord bearing of North 76°00'05" West; thence Northwesterly, along the arc of said curve, a distance of 11.06 feet to the POINT OF BEGINNING; thence continue along said curve concave Northeasterly having a radius of 25.00 feet, a central angle of 47°13'31" and a chord bearing of North 39°43'04" West; thence Northwesterly, along the arc of said curve a distance of 20.61 feet to the point of tangency; thence North 16°06'18" West, a distance of 5.71 feet; thence South 62°23'27" East, a distance of 14.72 feet; thence South 36°36'27" East, a distance of 2.40 feet; thence South 00°25'35" West, a distance of 12.15 feet to the POINT OF BEGINNING.

Containing 147 square feet, more or less.

Subject to a 15 foot Landscape, Wall and Utility Easement, Heather Glen according to the plat thereof as recorded in Plat Book 59, Pages 55 and 56, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheet 6 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

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Date 10/23/2003

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**EXHIBIT NUMBER  
00024**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT: Bunnell Road**  
**R/W PARCEL NO.: 120**

A part of the property described in Official Records Book 2203, Page 810, as recorded in the Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

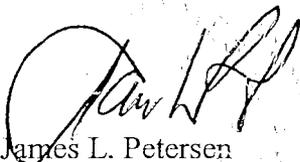
BEGINNING at the Southeast corner of Lot 57, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North 89°34'29" West, a distance of 90.00 feet along the North Right-of-Way line of Bunnell Road; thence departing said North Right-of-Way line North 00°09'32" East, a distance of 34.30 feet along the West line of the East 90.00 feet of said Lot 57; thence North 89°24'32" East, a distance of 90.01 feet; thence South 00°09'32" West, a distance of 35.89 feet along the East line of said Lot 57 to said North Right-of-Way line and the POINT OF BEGINNING.

Containing 3,159 square feet, more or less.

Subject to reservations contained in T11F Deed filed August 7, 1941 in Deed Book 97, Page 435, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 6 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

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Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
407-292-8580

**EXHIBIT NUMBER**  
**00025**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 121

A part of the property described in Official Records Book 1904, Page 1694 as recorded in the Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southeast corner of Lot 57, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North 89°34'29" West, a distance of 90.00 feet along the North Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence continue North 89°34'29" West, a distance of 90.00 feet along said North Right-of-Way line; thence departing said line North 00°09'32" East, a distance of 32.70 feet along the West line of the East 180.00 feet of said Lot 57; thence North 89°24'32" East, a distance of 90.01 feet to the West line of the East 90.00 feet of said Lot 57; thence South 00°09'32" West, a distance of 34.30 feet along said line to said North Right-of-Way line and the POINT OF BEGINNING.

Containing 3,015 square feet, more or less.

Subject to restrictions contained in TIF Deed filed August 7, 1941 in Deed Book 97, Page 435, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 6 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

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6500 All American Boulevard  
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407-292-8580

**EXHIBIT NUMBER**  
**00026**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 122

A part of the property described in Official Records Book 1459, Page 412 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 57 McNeil's Orange Villa according to the Plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North 89°34'29" West, a distance of 306.11 feet along the North Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence departing said North Right-of-Way line North 00°06'14" East, a distance of 30.02 feet along the West line of the East ½ of said Lot 57; thence North 89°24'32" East, a distance of 151.15 feet to the West line of the East 180.00 feet of said Lot 57; thence South 00°09'32" West, a distance of 32.70 feet along said line to a point on said North Right-of-Way line; thence North 89°34'29" West, a distance of 151.11 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 4,739 square feet, more or less.

Subject to reservations contained in TIF Deed filed August 7, 1941 in Deed Book 97, Page 435, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 5 and 6 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

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407-292-8580

**EXHIBIT NUMBER**  
**00027**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT: Bunnell Road**  
**R/W PARCEL NO.: 123**

A part of the property described in Official Records Book 1944, Page 1495 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 57 McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence South 89°34'29" East, a distance of 226.11 feet along the North Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence departing said North Right-of-Way line North 00°06'14" East, a distance of 28.60 feet along the West line of the East 80.00 feet of the West ½ of said Lot 57; thence North 89°24'32" East, a distance of 80.01 feet; thence South 00°06'14" West, a distance of 30.02 feet along the West line of the East ½ of said Lot 57 to a point on said North Right-of-Way line; thence North 89°34'29" West, a distance of 80.00 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 2,345 square feet, more or less.

Subject to reservations contained in TIF Deed filed August 7, 1941 in Deed Book 97, Page 435, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 5 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

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Date 09/05/2003

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**EXHIBIT NUMBER**  
**00028**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 124B

A part of the property described in Official Records Book 3352, Page 223 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

BEGINNING at the Southwest corner of Lot 57, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North 00°02'57" East, a distance of 75.00 feet along the East Right-of-Way line of Eden Park Road to a point on the limits of the TIF reservation as described in Deed Book 97, Page 435, Public Records of Seminole County, Florida; thence departing said East Right-of-Way line South 89°34'29" East, a distance of 10.23 feet; thence South 00°02'57" West, a distance of 41.92 feet; thence South 43°41'54" East, a distance of 11.38 feet; thence North 89°24'32" East, a distance of 208.04 feet; thence South 00°06'14" West, a distance of 28.60 feet along the West line of the East 80.00 feet of the West ½ of said Lot 57 to the North Right-of-Way line of Bunnell Road; thence North 89°34'29" West, a distance of 226.11 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 6,561 square feet, more or less.

Subject to reservations contained in TIF Deed filed August 7, 1941 in Deed Book 97, Page 435, Public Records of Seminole County, Florida.

Subject to easement in favor of Florida Power Corporation dated April 10, 1973 and filed June 4, 1973 in Official Records Book 982, Page 710, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 5 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

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6500 All American Boulevard  
Orlando, Florida 32810-4350  
407-292-8580

**EXHIBIT NUMBER**  
**00030**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 124C

A part of the property described in Official Records Book 3352, Page 223 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 57, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North  $00^{\circ}02'57''$  East, a distance of 75.00 feet along the East Right-of-Way line of Eden Park Road to the POINT OF BEGINNING and a point on the limits of the TIF reservation as described in Deed Book 97, Page 435, Public Records of Seminole County, Florida; thence continue North  $00^{\circ}02'57''$  East along the East Right-of-Way line, a distance of 83.12 feet; thence departing said Right-of-Way line South  $89^{\circ}36'19''$  East, a distance of 10.23 feet; thence South  $00^{\circ}02'57''$  West, a distance of 83.13 feet; thence North  $89^{\circ}34'29''$  West, a distance of 10.23 feet to the POINT OF BEGINNING.

Containing 851 square feet, more or less.

Subject to reservations contained in TIF Deed filed August 7, 1941 in Deed Book 97, Page 435, Public Records of Seminole County, Florida.

Subject to easement in favor of Florida Power Corporation dated April 10, 1973 and filed June 4, 1973 in Official Records Book 982, Page 710, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 5 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

**EXHIBIT NUMBER**  
**00031**

**COMPOSITE EXHIBIT "A"**



James L. Petersen

Date 09/05/2003

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407-292-8580

**EXHIBIT NUMBER  
00032**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 125

A part of the property described in Official Records Book 2169, Page 1104 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

BEGINNING at the Southeast corner of Lot 56, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North  $89^{\circ}34'29''$  West, a distance of 125.00 feet along the North Right-of-Way line of Bunnell Road; thence departing said North Right-of-Way line North  $00^{\circ}02'57''$  East, a distance of 21.49 feet along the West line of the South 175.00 feet of the East 150.00 feet of said Lot 56; thence North  $89^{\circ}24'32''$  East, a distance of 97.07 feet; thence North  $59^{\circ}24'16''$  East, a distance of 23.43 feet; thence North  $00^{\circ}02'57''$  East, a distance of 114.92 feet; thence South  $89^{\circ}35'25''$  East, a distance of 7.77 feet to a point on the West Right-of-Way line of Eden Park Road; thence South  $00^{\circ}02'57''$  West, a distance of 150.21 feet along said West Right-of-Way line to the POINT OF BEGINNING.

Containing 3,926 square feet, more or less.

The sketch for this description is shown on sheets 5 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

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Southeastern Surveying & Mapping Corp.

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Orlando, Florida 32810-4350

407-292-8580

**EXHIBIT NUMBER  
00033**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 126

A part of the property described in Official Records Book 1159, Page 1885 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

Part A:

COMMENCE at the Southwest corner of Lot 56, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida, thence South 89°34'29" East, a distance of 306.37 feet along the North Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence departing said North Right-of-Way line North 00°02'57" East, a distance of 17.81 feet along the East line of the East 357.00 feet of said Lot 56; thence North 89°24'32" East, a distance of 207.01 feet; thence South 00°02'57" West a distance of 21.49 feet along the West line of the South 175.00 feet of the East 150.00 feet of said Lot 56 to the said North Right-of-Way line; thence North 89°34'29" West, a distance of 207.00 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 4,068 square feet, more or less.

Part B:

COMMENCE at the Northeast corner of Lot 56, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida, thence South 00°02'57" West, a distance of 331.02 feet along the West Right-of-Way line of Eden Park Road to the South line of the North 330.00 feet of said Lot 56 and the POINT OF BEGINNING; thence continue South 00°02'57" West along said West Right-of-Way line a distance of 153.87 feet; thence departing said line North 89°35'25" West, a distance of 7.77 feet along the North line of the South 175.00 feet of said Lot 56; thence North 00°02'57" East, a distance of 153.87 feet; thence South 89°35'25" East, a distance of 7.77 feet along the South line of the North 330.00 feet of said Lot 56 to said West Right-of-Way line and the POINT OF BEGINNING.

Containing 1,195 square feet, more or less.

TOTAL Containing 5,263 square feet, more or less.

**EXHIBIT NUMBER  
00034**

**COMPOSITE EXHIBIT "A"**

The sketch for this description is shown on sheets 4, 5 and 13 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

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**EXHIBIT NUMBER  
00035**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 728

A part of the property described in Deed Book 148, Page 27 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southeast corner of Lot 64, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North 00°02'57" East, a distance of 71.07 feet along the West Right-of-Way line of Eden Park Road to the POINT OF BEGINNING; thence North 89°57'03" West, a distance of 10.00 feet; thence North 00°02'57" East, a distance of 23.08 feet; thence South 89°57'03" East, a distance of 10.00 feet to the said Right-of-Way line; thence South 00°02'57" West, a distance of 23.08 feet along said line to the POINT OF BEGINNING.

Containing 231 square feet, more or less.

The sketch for this description is shown on sheets 5 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

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Orlando, Florida 32810  
407-292-8580

**EXHIBIT NUMBER  
00036**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 736

A part of the property described in Official Records Book 894, Page 242, as recorded in the Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Northwest corner of Lot 62, McNeil's Orange Villa according the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida, said point also being on the South Right-of-Way line of Bunnell Road; thence South 89°34'29" East, a distance of 171.05 feet along said line to the POINT OF BEGINNING; thence continue South 89°34'29" East, a distance of 39.83 feet; thence South 00°22'35" West, a distance of 5.08 feet; thence North 89°37'25" West, a distance of 39.83 feet; thence North 00°22'35" East, a distance of 5.11 feet to said Right-of-Way line and the POINT OF BEGINNING.

Containing 203 square feet, more or less.

The sketch for this description is shown on sheets 6 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

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**EXHIBIT NUMBER  
00037**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 737

A part of the property described in Official Records Book 1873, Page 1920, as recorded in the Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Northeast corner of Lot 62, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida, said point also being on the South Right-of-Way line of Bunnell Road; thence North 89°34'29" West, a distance of 39.29 feet along said South Right-of-Way line to the POINT OF BEGINNING; thence South 00°18'20" East, a distance of 13.23 feet; thence North 89°37'25" West, a distance of 68.92 feet; thence North 00°18'20" West, a distance of 13.29 feet to the South Right-of-Way line of Bunnell Road; thence South 89°34'29" East, a distance of 68.92 feet along said South line to the POINT OF BEGINNING.

Containing 913 square feet, more or less.

The sketch for this description is shown on sheets 7 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

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Date 09/05/2003

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**EXHIBIT NUMBER  
00038**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 140

A part of the property described in Official Records Book 1182, Page 311 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Northeast corner of Lot 56, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence run South 00°02'57" West, a distance of 165.00 feet along the West Right-of-Way line of Eden Park Road to the POINT OF BEGINNING; thence continue South 00°02'57" West, a distance of 166.02 feet along said West Right-of-Way line; thence departing said West Right-of-Way line North 89°35'25" West, a distance of 7.77 feet along the South line of the North 330.00 feet; thence North 02°43'44" East, a distance of 166.15 feet to the POINT OF BEGINNING.

Containing 645 square feet, more or less.

Subject to a distribution easement in Favor of Florida Power Corporation, filed June 11, 1979 in Official Records Book 1227, Page 1717, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheet 13 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

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**EXHIBIT NUMBER**  
**00039**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 142

A part of the property described in Official Records Book 3248, Page 17 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

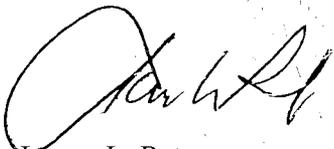
COMMENCE at the Southwest corner of Lot 57 McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North 00°02'57" East, a distance of 158.12 feet along the East Right-of-Way line of Eden Park Road to the POINT OF BEGINNING; thence continue North 00°02'57" East, a distance of 164.01 feet along said East Right-of-Way line; thence departing said line South 89°37'03" East, a distance of 10.23 feet; thence South 00°02'57" West, a distance of 164.01 feet; thence North 89°36'19" West, a distance of 10.23 feet to the said East Right-of-Way line and the POINT OF BEGINNING.

Containing 1,678 square feet, more or less.

Subject to an easement in favor of Florida Power Corporation filed July 19, 1967 in Official Records Book 623, Page 159, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 5 and 13 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 10/21/2003

Florida Registered Land Surveyor #4791

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**EXHIBIT NUMBER  
00040**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT: Bunnell Road**  
**R/W PARCEL NO.: 143**

A part of the property described in Official Records Book 1860, Page 370 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 56, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence South 89°34'29" East, a distance of 100.00 feet along the North Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence departing said North Right-of-Way line North 00°06'35" West, a distance of 14.52 feet along the East line of the West 100.00 feet of said Lot 56; thence South 89°56'57" East, a distance of 32.38 feet; thence North 89°24'32" East, a distance of 174.03 feet; thence South 00°02'57" West, a distance of 17.81 feet along the East line of the East 357.00 feet of said Lot 56 to the said North Right-of-Way line; thence along said line North 89°34'29" West, a distance of 206.37 feet to the POINT OF BEGINNING.

Containing 3,305 square feet, more or less.

The sketch for this description is shown on sheets 4 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 10/21/2003

Florida Registered Land Surveyor #4791

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**EXHIBIT NUMBER**  
**00041**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 144

A part of the property described in Official Records Book 1439, Page 966 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

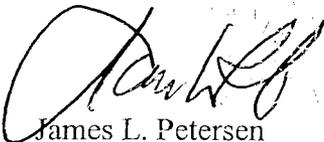
described as follows:

BEGINNING at the Southwest corner of Lot 56, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, pages 99-101, Public Records of Seminole County, Florida; thence North 00°06'35" West, along the West line of said Lot 56, a distance of 13.86 feet; thence South 89°56'57" East, a distance of 100.00 feet; thence South 00°06'35" East, a distance of 14.52 feet along the East line of the West 100.00 feet of said Lot 56 to the North Right-of-Way line of Bunnell Road; thence North 89°34'29" West, a distance of 100.00 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 1,419 square feet, more or less.

The sketch for this description is shown on sheets 4 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

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**EXHIBIT NUMBER**  
**00042**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 145

A part of the property described in Official Records Book 2205, Page 370 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

described as follows:

BEGINNING at the Southernmost corner of Lot 9, Lorraine Commerce Park according to the plat thereof as recorded in Plat Book 26, Page 79 Public Records of Seminole County, Florida; thence North  $00^{\circ}26'42''$  East, a distance of 132.90 feet along the West line of said Lot 9 to the point on the arc of a non-tangent curve concave to the East having a radius of 364.00 feet, a central angle of  $16^{\circ}48'11''$  and a chord of 106.37 feet that bears South  $18^{\circ}21'23''$  East; thence Southerly along the arc of said curve, a distance of 106.75 feet to the Southeasterly line of said Lot 9; thence South  $47^{\circ}14'01''$  West, a distance of 47.04 feet to the POINT OF BEGINNING.

Containing 2,001 square feet, more or less.

The sketch for this description is shown on sheets 10 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810  
407-292-8580

**EXHIBIT NUMBER**  
**00043**

**COMPOSITE EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 745

A part of the property described in Official Records Book 2205, Page 370 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southernmost corner of Lot 9, Lorraine Commerce Park according to the plat thereof as recorded in Plat Book 26, Page 79 Public Records of Seminole County, Florida; thence North  $00^{\circ}26'42''$  East, a distance of 132.90 feet along the West line of said Lot 9 to the point on the arc of a non-tangent curve concave to the East having a radius of 364.00 feet, a central angle of  $04^{\circ}19'45''$  and a chord of 27.50 feet that bears South  $12^{\circ}07'09''$  East; thence Southerly along the arc of said curve, a distance of 27.50 feet to the POINT OF BEGINNING; thence South  $55^{\circ}20'06''$  East, a distance of 43.80 feet; thence South  $46^{\circ}51'12''$  West, a distance of 29.34 feet to the point on the arc of a non-tangent curve concave to the East having a radius of 364.00 feet, a central angle of  $07^{\circ}26'57''$  and a chord of 47.29 feet that bears North  $18^{\circ}00'30''$  West; thence Northerly along the arc of said curve, a distance of 47.33 feet to the POINT OF BEGINNING.

Containing 652 square feet, more or less.

The sketch for this description is shown on sheets 10 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

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Date 9/18/2003

Southeastern Surveying & Mapping Corp.  
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Orlando, Florida 32810  
407-292-8580

**EXHIBIT NUMBER  
00044**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 149

A part of the property described in Official Records Book 3974, Page 972 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

BEGINNING at the Southeast corner of Lot 55, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North  $89^{\circ}34'29''$  West, a distance of 92.00 feet along the North Right-of-Way line of Bunnell Road; thence North  $00^{\circ}06'35''$  West, a distance of 13.26 feet; thence South  $89^{\circ}56'57''$  East, a distance of 92.00 feet; thence South  $00^{\circ}06'35''$  East, a distance of 13.86 feet along the East line of said Lot 55 to the POINT OF BEGINNING.

Containing 1,248 square feet, more or less.

Subject to a Drainage easement in favor of Seminole County, filed October 7, 1998 in Official Records Book 3511, Page 630, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 4 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

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Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
407-292-8580

**EXHIBIT NUMBER**  
**00045**

**COMPOSITE EXHIBIT "A"**

**RIGHT-OF-WAY FEE**  
**PROJECT:** Bunnell Road  
**R/W PARCEL NO.:** 150

A part of the property described in Official Records Book 2029, Page 1939 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 2, West Town Corners-Plat No. 2 (A Replat) according to the plat thereof as recorded in Plat Book 49, Page 84, Public Records of Seminole County, Florida; thence North 00°22'42" East, a distance of 572.94 feet along the West line of said Lot 2 to the POINT OF BEGINNING; thence continue along said West line of Lot 2 North 00°22'42" East, a distance of 36.46 feet; thence North 60°34'32" East, a distance of 44.98 feet; thence South 33°56'56" West, a distance of 70.59 feet to the POINT OF BEGINNING.

Containing 712 square feet, more or less.

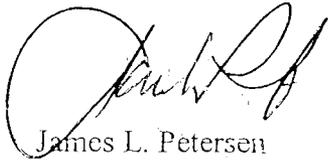
Subject to a 30 foot Storm Sewer Easement in favor of the State of Florida filed March 5, 1971 in Official Records Book 829, Page 15, Public Records of Seminole County, Florida.

Subject to a 15 foot Public Utility Easement, West Town Corners-Plat No. 2(A Replat) according to the plat thereof as recorded in Plat Book 49, Page 84 Public Records of Seminole County, Florida.

Subject to a 5 foot Public Utility Easement, West Town Corners-Plat No. 2(A Replat) according to the plat thereof as recorded in Plat Book 49, Page 84 Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 3 and 12 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

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Southeastern Surveying & Mapping Corp.

6500 All American Boulevard

Orlando, Florida 32810

407-292-8580

**EXHIBIT NUMBER  
00047**

**COMPOSITE EXHIBIT "A"**

**RETENTION POND**

**PROJECT:** Bunnell Road

**R/W PARCEL NO.:** 151

A part of the property described in Official Records Book 3948, Page 604 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

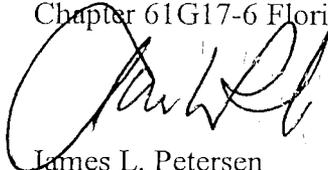
described as follows:

COMMENCE at the Northwest corner of Lot 61, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99 and 100, Public Records of Seminole County, Florida; thence South 00°16'10" West, a distance of 302.54 feet along the West line of said Lot 61 to the POINT OF BEGINNING; thence South 89°33'57" East, a distance of 309.82 feet to the West Right-of-Way line of the Seaboard Coastline Railroad and a point on a non-tangent curve concave Northwesterly having a radius of 5880.35 feet, a central angle of 03°42'22" and a chord of 380.32 feet that bears South 45°13'18" West; thence Southwesterly along the arc of said curve, a distance of 380.36 feet to the point of tangency; thence continuing along said Right-of-Way line South 47°04'30" West, a distance of 56.40 feet to said West line of Lot 61; thence North 00°16'10" East along said West line, a distance of 308.64 feet to the POINT OF BEGINNING.

Containing 48,939 square feet (1.12 Acres), more or less.

The sketch for this description is shown on sheets 14 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

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Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810  
407-292-8580

**EXHIBIT NUMBER  
00048**

**COMPOSITE EXHIBIT "A"**



James L. Petersen  
Florida Registered Land Surveyor #4791

Date 09/05/2003

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
407-292-8580

**EXHIBIT NUMBER**  
**00049**

**COMPOSITE EXHIBIT "A"**