

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Resolution – Sidewalk Easement

DEPARTMENT: PUBLIC WORKS **DIVISION:** ENGINEERING

AUTHORIZED BY: W. Gary Johnson **CONTACT:** Jerry McCollum, P.E. **EXT.** 5651
W. Gary Johnson, P.E., Director

Agenda Date <u>05/09/06</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 Resolution accepting a Sidewalk Easement for the construction of a sidewalk along a portion of Palm Springs Drive.

District 4 – Commissioner Henley (Jerry McCollum, P.E.)

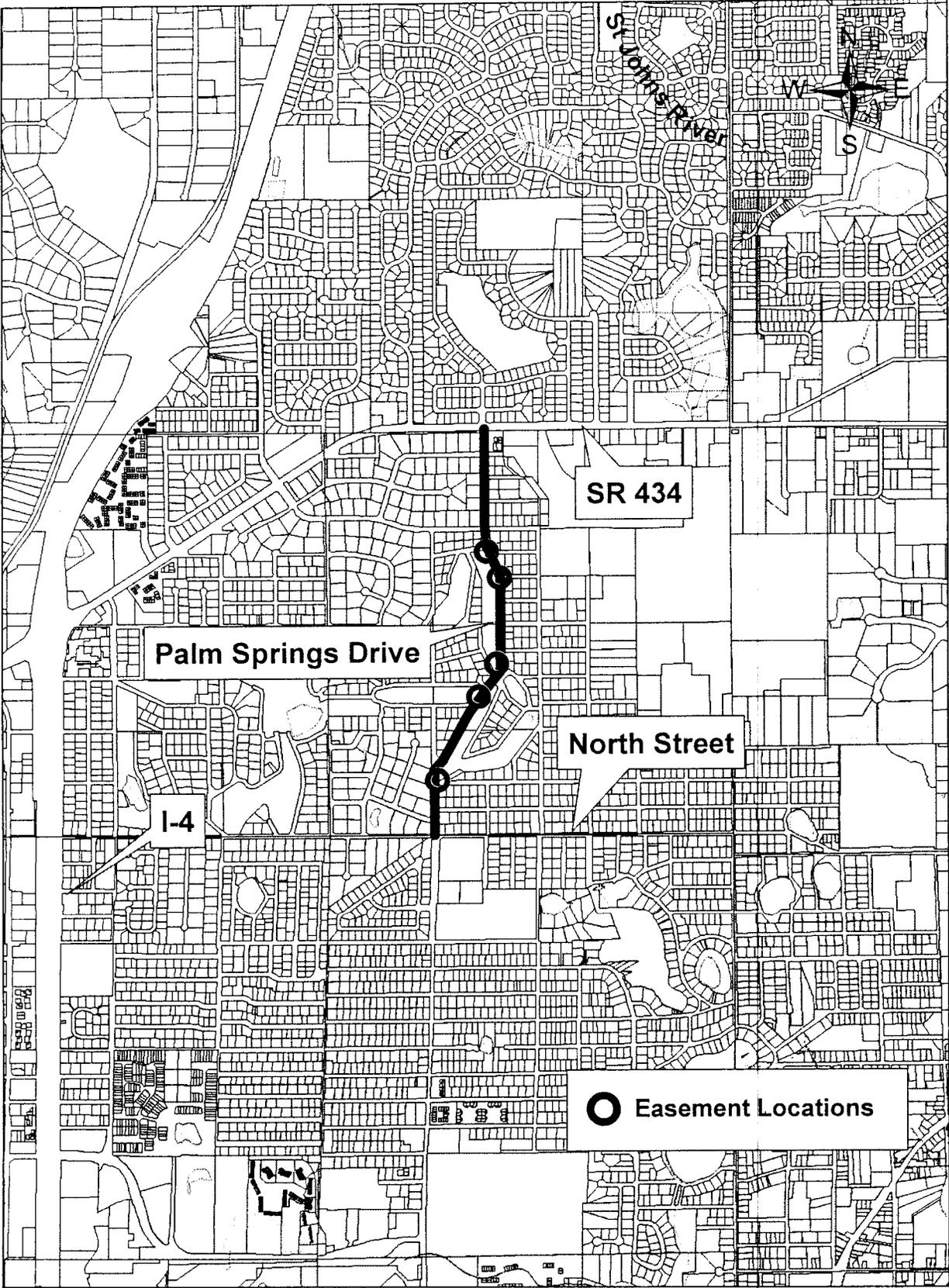
BACKGROUND:

The construction of a sidewalk adjacent to Palm Springs Drive (see attached location map) will require property not currently owned by Seminole County. Southern Pioneer, LLC, has indicated their willingness to donate said easement (covering 5 locations as depicted on the location map and in the attached legal descriptions and sketches), at no cost, to the County as evidenced by the attached Sidewalk Easement.

Attachments: Location Map / Resolution / Sidewalk Easement

Reviewed by:	<u>[Signature]</u>
Co Atty:	<u>[Signature]</u>
DFS:	_____
Other:	_____
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>CPWE4</u>

Palm Springs Drive



RESOLUTION NO. 2006 - R - _____

RESOLUTION

**THE FOLLOWING RESOLUTION WAS ADOPTED AT THE
REGULAR MEETING OF THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON
THE _____ DAY OF _____ A.D., 2006.**

WHEREAS, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists for protection of pedestrians along a portion of Palm Springs Drive, located in Section 1, Township 21 South, Range 29 East, in Seminole County, Florida; and

WHEREAS, the protection of pedestrians will require an easement that is not currently owned by the County of Seminole; and

WHEREAS, Southern Pioneer, LLC, has indicated its willingness to donate to Seminole County the required Sidewalk Easement as evidenced by the executed Sidewalk Easement accompanying this resolution.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Seminole County, Florida, hereby accepts the accompanying Sidewalk Easement conveying to Seminole County an easement over the land described within the Sidewalk Easement attached hereto.

BE IT FURTHER RESOLVED that the aforementioned Sidewalk Easement be recorded in the Official Records of Seminole County, Florida.

ADOPTED THIS _____ DAY OF _____ A.D., 2006.

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY**

ATTEST:

**MARYANNE MORSE, Clerk to the
Board of County Commissioners in
and for Seminole County, Florida.**

Carlton Henley, Chairman

Prepared under the direction of:
Charles F. Barcus
Program Manager/Right-of-Way
4-12-2006

This document prepared by:
Neil Newton, R/W-NAC, Senior Coordinator
Right-of-Way Section
Seminole County Engineering
520 W. Lake Mary Boulevard, Suite 200
Sanford, Florida 32773

Legal Description Prepared Under
the Direction of:
Steve L. Wessels, P.L.S., County Surveyor
520 W. Lake Mary Boulevard, Suite 200
Sanford, Florida 32773

SIDEWALK EASEMENT

THIS SIDEWALK EASEMENT is made and entered into this 5th day of April, 2006, by and between SOUTHERN PIONEER, LLC, a Florida Limited Liability Company, whose address is 2114 Hillcrest Street, Orlando, Florida 32803, hereinafter referred to as the GRANTORS 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 GRANTEE;

WHEREAS, the purpose of this grant of easement is to facilitate the GRANTEE'S establishment of continuous sidewalks along its roads and streets for the benefit of the public,

W I T N E S S E T H :

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the GRANTORS do hereby grant and convey to the GRANTEE and its assigns, an exclusive, perpetual, permanent easement and right-of-way for the construction and maintenance of a sidewalk, with full authority to enter, construct, reconstruct and maintain, as the GRANTEE and its assigns may deem necessary, a sidewalk over, under, upon, and the following described lands situate in the County of Seminole, State of Florida, to-wit:

See Legal Descriptions and Sketches of Description attached hereto as Exhibits "A-1", "A-2", "B-1", "B-2", "B-3", "C-1", "C-2", "D-1", "D-2", "E-1" and "E-2"

Property Appraiser's Parent Parcel Identification Nos.:
01-21-29-5CK-1400-0000, 01-21-29-5CK-1100-00G4,
01-21-29-5CK-1100-00G0 & 01-21-29-5CK-0600-00G1

TO HAVE AND TO HOLD said easement and right-of-way unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear, keep clear, remove from said easement all trees, undergrowth and other obstructions that may interfere with location, excavation, operation or maintenance of the sidewalk, and the GRANTORS, their successors and assigns agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on said easement that may interfere with the location, excavation, operation or maintenance of the sidewalk.

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE LANDS DESIGNATED AS "RESERVED FOR GOLF", ON THE PLAT OF SANLANDO SPRINGS TRACT NO. 14, AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HOBSON STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°05'15" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 27.36 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°05'15" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 30.00 FEET; THENCE RUN NORTH 31°20'41" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 30.00 FEET; THENCE RUN SOUTH 15°42'58" WEST, 57.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 233 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EASTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, BEING NORTH 00°05'15" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THIS LEGAL DESCRIPTION IS CERTIFIED TRUE AND CORRECT TO SEMINOLE COUNTY.
- (7) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044 PE OF
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-3556
DATE OF SIGNATURE: DECEMBER 15, 2005

SHEET 1 OF 2

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "A-1"

SKETCH OF DESCRIPTION



SCALE:
1"=40'

13

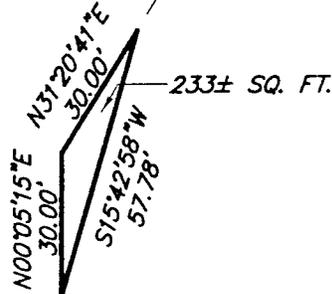
SANLANDO COUNTRY CLUB ESTATES
TRACT No.12
(P.B. 11, PG. 55)
BLOCK "E"

R/W LINE

PALM SPRINGS DRIVE (ADAIR AVENUE(P))
58' R/W WIDTH (P.B.9, PG.6 & P.B.11, PG.55)

ROLLING HILLS GOLF CLUB

SANLANDO SPRINGS
TRACT NO. 14
(P.B. 5, PG. 58)
RESERVED FOR GOLF (P)



233± SQ. FT.

P.O.B.

OHIO AVENUE
50' R/W WIDTH

P.O.C.

HOBSON STREET
50' R/W WIDTH
(P.B.9, PG.6 & P.B.5, PG.58)

14

SANLANDO SPRINGS
SOUTH 1/2 OF TRACT NO. 14
SECOND REPLAT
(P.B. 9, PG. 6)
BLOCK "F"

12

11

LEGEND

- P.O.C.....POINT OF COMMENCEMENT
- P.O.B.....POINT OF BEGINNING
- R/W.....RIGHT-OF-WAY
- P.B.....PLAT BOOK
- PG.....PAGE
- SQ. FT.....SQUARE FEET

SHEET 2 OF 2

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "A-2"

O:\SC-107\EAS-1.dwg Dec 16, 2005 - 3:11pm

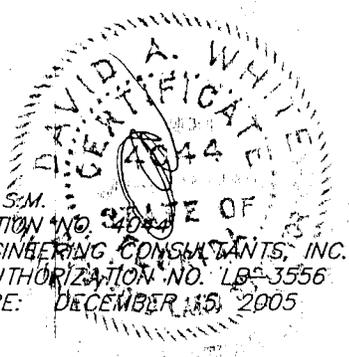
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE LANDS DESIGNATED AS "RESERVED FOR GOLF", ON THE PLAT OF SANLANDO SPRINGS TRACT NO. 11, AS RECORDED IN PLAT BOOK 5, PAGE 48, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STANLEY STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 85°24'41" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STANLEY STREET, 12.26 FEET; THENCE RUN NORTH 38°10'41" EAST, PARALLEL WITH AND 9.00 FEET WEST OF THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, 122.79 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BARTON STREET, SAID POINT ALSO LYING ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE, FROM A TANGENT BEARING OF SOUTH 03°15'46" WEST, RUN SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BARTON STREET AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 34°54'55", AN ARC LENGTH OF 30.47 FEET, A CHORD LENGTH OF 30.00 FEET, AND A CHORD BEARING OF SOUTH 20°43'14" WEST TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE; THENCE RUN SOUTH 38°10'41" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, 85.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 985 SQUARE FEET, MORE OR LESS.



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 24044
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-3556
DATE OF SIGNATURE: DECEMBER 15, 2005

SHEET 1 OF 3

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "B-1"

O:\SC-107\EAS-2.dwg Dec 16, 2005 - 3:18pm

LEGAL DESCRIPTION

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.*
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.*
- (3) BEARINGS SHOWN HEREON ARE ASSUMED THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, BEING SOUTH 38°10'41" WEST.*
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.*
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.*
- (6) THIS LEGAL DESCRIPTION IS CERTIFIED TRUE AND CORRECT TO SEMINOLE COUNTY.*
- (7) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.*

SHEET 2 OF 3

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "B-2"

O:\SC-107\EAS-2.dwg Dec 16, 2005 - 3:18pm

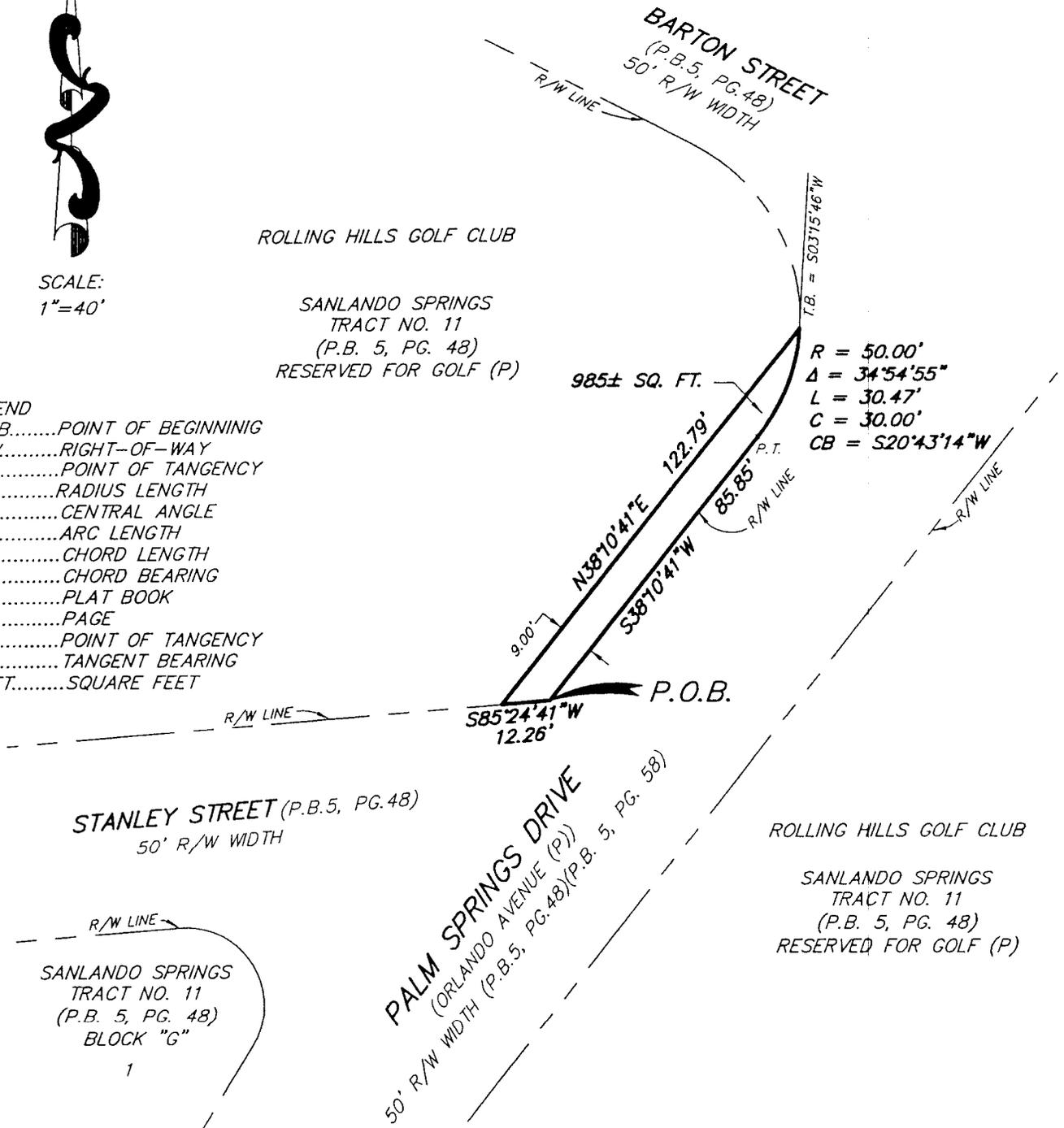
SKETCH OF DESCRIPTION



SCALE:
1"=40'

LEGEND

- P.O.B.....POINT OF BEGINNING
- R/W.....RIGHT-OF-WAY
- P.T.....POINT OF TANGENCY
- R.....RADIUS LENGTH
- ΔCENTRAL ANGLE
- L.....ARC LENGTH
- C.....CHORD LENGTH
- CB.....CHORD BEARING
- P.B.....PLAT BOOK
- PG.....PAGE
- P.T.....POINT OF TANGENCY
- T.B.....TANGENT BEARING
- SQ.FT.....SQUARE FEET



SHEET 3 OF 3

(THIS IS NOT A SURVEY)

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "B-3"

O:\SC-107\EAS-2.dwg Dec 16, 2005 - 3:18pm

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE LANDS DESIGNATED AS "RESERVED FOR GOLF", ON THE PLAT OF SANLANDO SPRINGS TRACT NO. 11, AS RECORDED IN PLAT BOOK 5, PAGE 48, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, BLOCK "D" OF THE AFORESAID PLAT FOR A POINT OF REFERENCE; THENCE RUN SOUTH 27°08'51" WEST, 108.52 FEET TO A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ORLANDO AVENUE, SAID POINT BEING THE MOST NORTHERLY POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°12'28", AN ARC LENGTH OF 33.69 FEET, A CHORD LENGTH OF 31.20 FEET AND A CHORD BEARING OF SOUTH 38°19'21" WEST; THENCE, NON-RADIAL TO SAID CURVE, RUN NORTH 08°29'58" EAST, 107.81 FEET; THENCE, PARALLEL WITH AND 3.00 FEET WEST OF, BY PERPENDICULAR MEASURE, THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, RUN NORTH 00°17'19" WEST, 196.29 FEET; THENCE RUN NORTH 89°42'41" EAST, 3.00 FEET TO A POINT LYING ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTH 00°17'19" EAST, 278.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, BEING SOUTH 00°17'04" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THIS LEGAL DESCRIPTION IS CERTIFIED TRUE AND CORRECT TO SEMINOLE COUNTY.
- (7) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.E.M.
FLORIDA REGISTRATION NO. 40441E OF
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-3556
DATE OF SIGNATURE: MARCH 31, 2006

REVISED LEGAL DESCRIPTION P.S. 03-31-06
SHEET 1 OF 2

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "C-1"

O:\SC-107\EAS-3.dwg Mar 31, 2006 - 9:55am

SKETCH OF DESCRIPTION



SCALE:
1"=40'

LEGEND

- P.O.B.....POINT OF BEGINNING
- P.O.C.....POINT OF COMMENCEMENT
- R/W.....RIGHT-OF-WAY
- PT.....POINT OF TANGENCY
- R.....RADIUS LENGTH
- Δ.....CENTRAL ANGLE
- L.....ARC LENGTH
- C.....CHORD LENGTH
- CB.....CHORD BEARING
- P.B.....PLAT BOOK
- PG.....PAGE
- P.C.....POINT OF CURVATURE
- SQ.FT.....SQUARE FEET
- (N.R.).....NON-RADIAL

ORLANDO AVENUE (P.B. 5, PG. 48)
50' R/W WIDTH

ROLLING HILLS GOLF CLUB

SANLANDO SPRINGS
TRACT NO. 11
(P.B. 5, PG. 48)
RESERVED FOR GOLF (P)

CURVE DATA:

- C1:
R = 25.00'
Δ = 77°12'28"
L = 33.69'
C = 31.20'
CB = S38°19'21"W

1,665± SQ. FT.

N08°29'58"E
107.81'(N.R.)

S27°08'51"W
108.52'

N89°42'41"E
3.00'

196.29'
278.45'

BOYER STREET
(P.B. 5, PG. 48)
50' R/W WIDTH

PALM SPRINGS DRIVE (ALDUS AVENUE(P))
50' R/W WIDTH

SANLANDO SPRINGS
TRACT NO. 11
(P.B. 5, PG. 48)
BLOCK "D"

P.O.C.
S.W. CORNER
LOT 9, BLOCK "D"

SANFORD AVENUE
(P.B. 5, PG. 48)
50' R/W WIDTH

REVISED LEGAL DESCRIPTION P.S. 03-31-06
SHEET 2 OF 2

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "C-2"

O:\SC-107\EAS-3.dwg Mar 31, 2006 - 9:55am

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE LANDS DESIGNATED AS "RESERVED FOR GOLF", ON THE PLAT OF SANLANDO SPRINGS TRACT NO. 6, AS RECORDED IN PLAT BOOK 5, PAGE 53, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

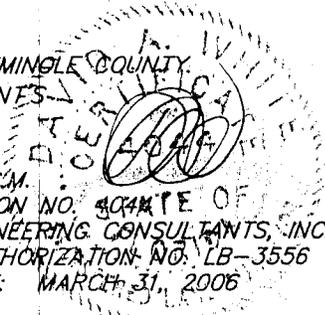
COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, BLOCK "A" OF THE AFORESAID PLAT FOR A POINT OF REFERENCE; THENCE RUN NORTH 85°40'13" WEST, 56.64 FEET TO A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE WITH THE SOUTH RIGHT-OF-WAY LINE OF ROBERT STREET, SAID POINT BEING THE MOST SOUTHERLY POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 23°14'19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, 134.50 FEET; THENCE RUN SOUTH 66°45'41" WEST, 5.00 FEET; THENCE, PARALLEL WITH AND 5.00 FEET WEST OF, BY PERPENDICULAR MEASURE, THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, RUN NORTH 23°14'19" WEST, A DISTANCE OF 149.50 FEET TO THE POINT LYING ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ROBERT STREET, SAID POINT ALSO LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE, FROM A TANGENT BEARING OF SOUTH 60°06'31" EAST, RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°52'12", AN ARC LENGTH OF 16.09 FEET, A CHORD LENGTH OF 15.81 FEET, AND A CHORD BEARING OF SOUTH 41°40'25" EAST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 724 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, BEING SOUTH 23°14'19" EAST.
- 4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THIS LEGAL DESCRIPTION IS CERTIFIED TRUE AND CORRECT TO SEMINOLE COUNTY.
- (7) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.S.M.
 FLORIDA REGISTRATION NO. 40447E OF
 PROFESSIONAL ENGINEERING CONSULTANTS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB-3556
 DATE OF SIGNATURE: MARCH 31, 2006



REVISED LEGAL DESCRIPTION P.S. 03-31-06
 REVISED LEGAL DESCRIPTION P.S. 03-09-06
 SHEET 1 OF 2

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
 engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "D-1"

o:\SC-107\EAS-5.dwg Mar 31, 2006 - 9:16am

SKETCH OF DESCRIPTION



SCALE:
1"=40'

SANLANDO SPRINGS
TRACT No.6
(P.B. 5, PG. 53)
BLOCK "B"
22

SANLANDO SPRINGS
TRACT No.6
(P.B. 5, PG. 53)
BLOCK "A"
13

ROBERT STREET (P.B.5, PG.53)
50' R/W WIDTH
S. R/W LINE

$R = 25.00'$
 $\Delta = 36^{\circ}52'12''$
 $L = 16.09'$
 $C = 15.81'$
 $CB = S41^{\circ}40'25''E$

P.O.C.
SW CORNER
LOT 14, BLOCK "A"

$N85^{\circ}40'13''W$ 56.64'
P.O.B.

ROLLING HILLS GOLF CLUB

SANLANDO SPRINGS
TRACT No.6
(P.B. 5, PG. 53)
RESERVED FOR GOLF (P)

ROBERT STREET (P.B.5, PG.53)
50' R/W WIDTH

724± SQ. FT.

PALM SPRINGS DRIVE (P.B. 5, PG. 53)
50' R/W WIDTH
VALDUS AVENUE (P)

SANLANDO SPRINGS
TRACT No.6
(P.B. 5, PG. 53)
BLOCK "D"

LEGEND

- P.O.B.....POINT OF BEGINNING
- P.O.C.....POINT OF COMMENCEMENT
- P.I.....POINT OF INTERSECTION
- R/W.....RIGHT-OF-WAY
- PT.....POINT OF TANGENCY
- R.....RADIUS LENGTH
- ΔCENTRAL ANGLE
- L.....ARC LENGTH
- C.....CHORD LENGTH
- CB.....CHORD BEARING
- P.B.....PLAT BOOK
- PG.....PAGE
- P.C.....POINT OF CURVATURE
- T.B.....TANGENT BEARING
- SQ.FT.....SQUARE FEET

REVISED LEGAL DESCRIPTION P.S. 03-31-06
REVISED LEGAL DESCRIPTION P.S. 03-09-06
SHEET 2 OF 2

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "D-2"

O:\SC-107\EAS-5.dwg Mar 31, 2006 - 9:18am

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE LANDS DESIGNATED AS "RESERVED FOR GOLF", ON THE PLAT OF SANLANDO SPRINGS TRACT NO. 6, AS RECORDED IN PLAT BOOK 5, PAGE 53, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 7, BLOCK "E" OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 6 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 78°57'30" WEST, 50.93 FEET TO A POINT OF INTERSECTION LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 00°04'19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 75.00 FEET; THENCE RUN NORTH 06°38'07" WEST, 103.26 FEET TO A POINT LYING ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTH 23°14'19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 443 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF PALM SPRINGS DRIVE, BEING SOUTH 00°04'19" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THIS LEGAL DESCRIPTION IS CERTIFIED TRUE AND CORRECT TO SEMINOLE COUNTY.
- (7) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-3556
DATE OF SIGNATURE: MARCH 31, 2006

REVISED LEGAL DESCRIPTION P.S. 03-31-06
SHEET 1 OF 2

(THIS IS NOT A SURVEY)

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "E-1"

SKETCH OF DESCRIPTION



SCALE:
1"=40'

ROLLING HILLS GOLF CLUB

SANLANDO SPRINGS
TRACT No.6
(P.B. 5, PG. 53)
RESERVED FOR GOLF (P)

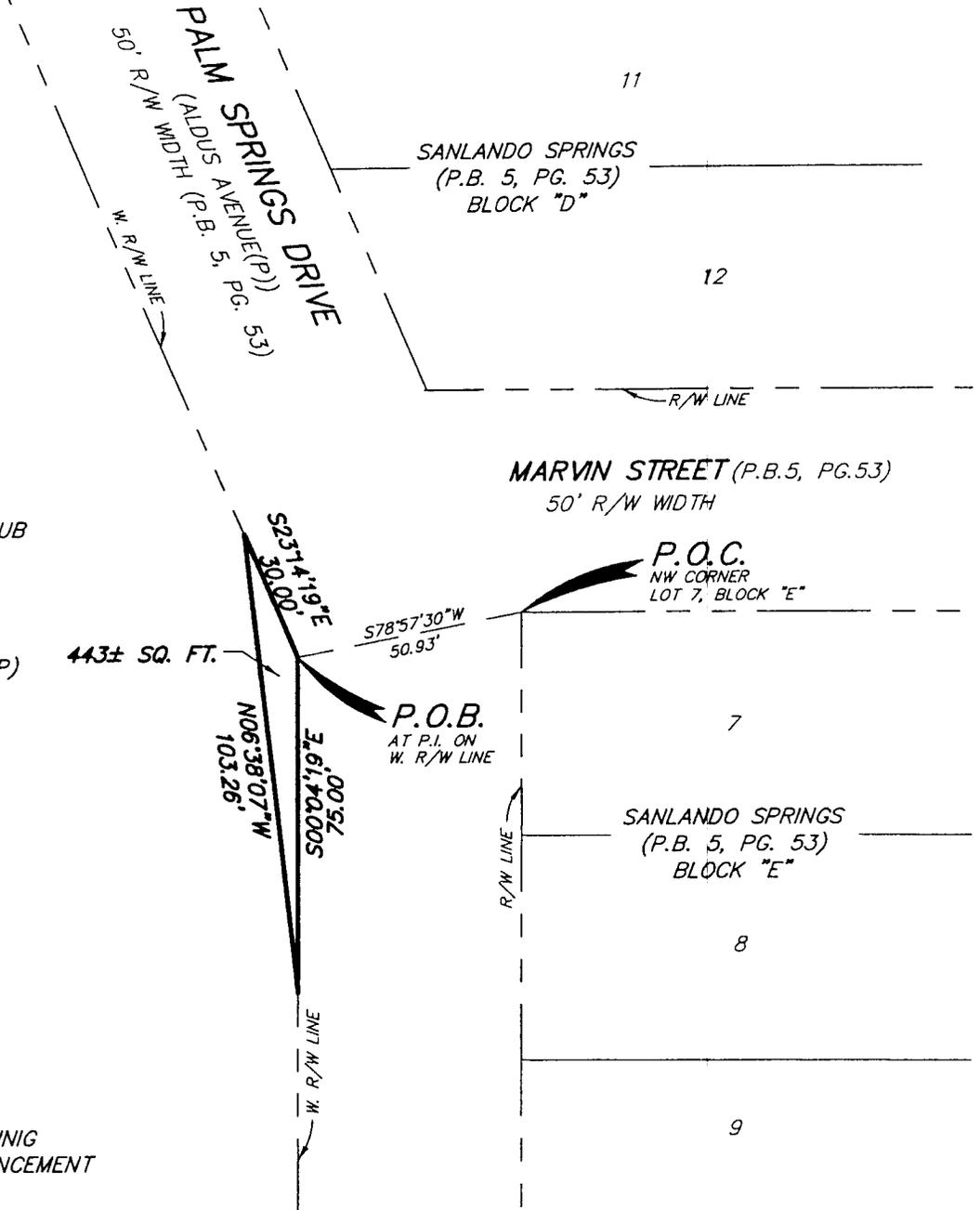
443± SQ. FT.

LEGEND

- P.O.B.....POINT OF BEGINNING
- P.O.C.....POINT OF COMMENCEMENT
- R/W.....RIGHT-OF-WAY
- P.B.....PLAT BOOK
- PG.....PAGE
- P.I.....POINT OF INTERSECTION

REVISED LEGAL DESCRIPTION P.S. 03-31-06
SHEET 2 OF 2

(THIS IS NOT A SURVEY)



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SECTIONS 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST

DATE: DECEMBER 12, 2005

PREP BY: P.S.

DRAWN BY: M.T.

SC-107

Exhibit "E-2"

O:\SC-107\EAS-4.dwg Mar 31, 2006 - 10:00am