

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Resolution of Necessity – Cross Seminole Trail Extension along State Road 426 south of Red Bug Lake Road

DEPARTMENT: PUBLIC WORKS **DIVISION:** ENGINEERING

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

Agenda Date <u>05-25-04</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 Cross Seminole Trail Extension along State Road 426 from Spring Hammock Preserve in Winter Springs to Howell Branch Road at the Orange County Line.

District 1 – Commissioner Maloy (Jerry McCollum)

BACKGROUND:

The Florida Department of Transportation (FDOT) has reconstructed a part of State Road 426 a/k/a Aloma Avenue from the Eastern Beltway to Mitchell Hammock Road. Along with this construction, a 1.8 mile section of the Cross Seminole Trail was designated to be part of FDOT's State Road 426 project. The County proposes extending the existing Trail along State Road 426 from Spring Hammock Preserve in Winter Springs to Howell Branch Road at the Orange County Line. Acquisition of the parcels of real property (consisting of 17 pages) is found to be necessary and the FDOT will be acquiring these parcels. This resolution allows the FDOT to acquire the necessary property.

Attachment: Resolution

Reviewed by:	<u>JM</u>
Co Atty:	<u>JM</u>
DFS:	<u> </u>
Other:	<u> </u>
DCM:	<u> </u>
CM:	<u> </u>
File No.	<u>CPWE03</u>

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

PROJECT INFORMATION

WPI NO.	PROJECT NO.	STATE ROAD NO.	COUNTY	FAP NO.
5117672	2401741	426	SEMINOLE	8838-010-U

WHEREAS, the State of Florida Department of Transportation ("DEPARTMENT") is an agency of the State of Florida with the responsibility and authority to plan, construct and maintain the State Highway System, including State Road 426 in Seminole County; and

WHEREAS, the DEPARTMENT has reconstructed a part of State Road 426 a/k/a Aloma Avenue from the Eastern Beltway to Mitchell Hammock Road (which includes abandoned railroad rights of way); and

WHEREAS, a 1.8 mile section of the Cross Seminole Trail to be constructed along State Road 426 (south of Red Bug Lake Road) was designed to be part of the DEPARTMENT's State Road 426 project; and

WHEREAS, descriptions of the properties needed for State Road 426 and this extension of the Cross Seminole Trail (the hereinafter described parcels) have been prepared based upon the DEPARTMENT's survey and location data and its right-of-way map; and

WHEREAS, Seminole County ("COUNTY") has the responsibility and authority to plan, construct and maintain the Cross Seminole Trail along State Road 426 in accordance with the constitutional home rule powers of Seminole County, *Chapters 260, Florida Statutes*, and other applicable law; and

WHEREAS, COUNTY proposes to extend the existing Cross Seminole Trail along State Road 426 from Spring Hammock Preserve in Winter Springs to Howell Branch Road at the Orange County line; and

WHEREAS, pursuant to *Chapters 334 through 339 and Chapters 73 and 74, Florida Statutes*, as amended, DEPARTMENT has authority to locate and designate certain transportation facilities as a part of the State Highway System and construct and maintain the same with funds which are now or which may hereafter become available to the DEPARTMENT; and

WHEREAS, the DEPARTMENT has agreed to acquire the described parcels and combine them with part of the adjoining former railroad right-of-way in accordance with *Section 260.015, Florida Statutes*, for incorporation into the Cross Seminole Trail; and

WHEREAS, State Road 426 is a critical transportation improvement, and the Cross Seminole Trail in this corridor works with State Road 426 to provide viable bicycle, pedestrian, or equestrian recreation and transportation alternatives in accordance with the public policy of the State of Florida and Seminole County; and

WHEREAS, the property to be acquired hereunder is located in District Five of the DEPARTMENT; and

WHEREAS, the District Secretary of the DEPARTMENT's said District Five, by Resolution dated April 13, 2000, did locate and designate the project for Section 77060-2518 (FM# 240174-1) to include the designated parcels and former railroad right of way for this Cross Seminole Trail extension; and

WHEREAS, the safe, efficient and uninterrupted transportation of people and property from place to place on the trail system of Seminole County is a matter of great

concern to the people of the County and is necessary to insure the smooth operation of commerce, recreational travel, and other activities within Seminole County; 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 construction of the extension to the Cross Seminole Trail; 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, THAT:

Section 1. It is necessary, serves a COUNTY and public purpose, and is in the best interest of the citizens of Seminole County to acquire the parcels designated in Section 2, below, for expansion of the Cross Seminole Trail along State Road 426 in order to enhance recreational opportunities and a safe alternative transportation connection among schools, Natural Lands, parks and neighborhoods throughout Seminole County. The above recitals are adopted as findings in this Resolution.

Section 2. The DEPARTMENT's acquisition of the parcels of real property described in Schedule A attached hereto, consisting of 17 pages, be and the same is hereby approved, ratified and confirmed and found to be necessary to the extent of the estate or interest set forth for each parcel.

Section 3. Planning, construction, management, and maintenance of trail improvements on the designated parcels and adjoining former railroad right of way is hereby approved, and shall be at the direction and under the supervision of the County Engineer. The Seminole County Attorney is delegated the authority to act for Seminole

County to negotiate and enter into binding leases and/or other agreements, and assist the County Engineer in arranging for COUNTY's construction, maintenance and management of this extension of the Cross Seminole Trail.

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
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

HZ/dre
4/27/04
Attachment
Schedule A, Ownerships & Legal descriptions (17 pages)

SCHEDULE A

Richard Oswald
SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Property Owner

Parcel 119

Eileen M. Oswald
SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Property Owner

Parcel 119

Judith M. Duda, not individually but
solely as Trustee under agreement
known as Judith M. Duda Declaration
of Trust dated 2/20/95
SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small, P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 133

SunBank N.A. n/k/a SunTrust Bank
SERVE: Nancy Reynolds, Vice President
5775 Red Bug Lake Rd.
Winter Springs, FL 32708

Mortgage recorded in
Official Records Book
2114, Page 950

Parcel 133

The Citizens Bank of Oviedo
SERVE: Richard H. Lee, President
156 Geneva Drive
Oviedo, FL 32765

Mortgage recorded in
Official Records Book
3894, Page 1638

Parcel 133

Patricia Sidlik, Trustee of the
Patricia Sidlik Family Trust
dated August 18, 1994
SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 134

Edwin John Rossow
SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 135

LaDonna Jane Rossow
SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 135

John Andrew Jakubcin
SERVE:
J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 136

Diane Elizabeth Jakubcin
SERVE:
J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 136

St. Luke's Evangelical Lutheran
Church a/k/a St. Luke's Evangelical
Lutheran Church, Inc. of Slavia, Florida

SERVE:

Donald O'Dell, Registered Agent
708 River Boat Circle
Orlando, FL 32828

Easement recorded in
Official Records Book
2365, Page 288

Parcel 136

SunTrust Bank

SERVE:

Thomas H. Yochum, President
200 S. Orange Avenue
Orlando, FL 32828

Mortgage recorded in
Official Records Book
4197, Page 1948;
Assignment of Mortgage
recorded in Official
Records Book 4509,
Page 0684

Parcel 136

David George Jakubcin

SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 137

Caroline Marie Jakubcin

SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 137

Mary Ann Lukas, individually and as
Trustee of the Mary Ann Lukas Trust
Dated February 7, 1992
1990 W. S.R. 426
Oviedo, FL 32765

Interest if any

Parcel 138

Jeffrey Glen Lukas, individually and as
Trustee of the Mary Ann Lukas Trust
Dated February 7, 1992
1990 W. S.R. 426
Oviedo, FL 32765

Interest if any

Parcel 138

Ivan D. Jakubcin
SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 160

Joan B. Jakubcin a/k/a Joan Jakubcin
SERVE: J. Christy Wilson, III, Esquire
Wilson, Leavitt & Small. P. A.
437 N. Magnolia Avenue
Orlando, FL 32801

Interest if any

Parcel 160

County of Seminole
SERVE: Ray Valdes, Tax Collector
1101 E. First Street
Sanford, FL 32771

As to interest in any parcel
included herein and made
a part hereof

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 119

That part of:

"The East 425 feet of the South 395 feet of the SE 1/4 of the NW 1/4, lying North and West of the railroad; and also:

The West 188 feet of the East 613 feet of the SE 1/4 of the NW 1/4 (less the South 25 feet for road)

all in Section 29, Township 21 South, Range 31 East."

BEING a portion of those land described and recorded in Official Records Book 1092, page 1963, Public Records of Seminole County, Florida.

described as follows:

COMMENCE at a 1-1/2-inch iron pipe marking the Southeast corner of the SE 1/4 of the NW 1/4 of Section 29, Township 21 South, Range 31 East, Seminole County, Florida; thence run South 89°41'38" West along the South line of said SE 1/4 of NW 1/4 a distance of 99.381 meters (326.05 feet) to a point on the centerline of survey of State Road 426 (Aloma Avenue) as shown on the Florida Department of Transportation Right of Way Map, Section 77060-2518; thence continue South 89°41'38" West along said South line 44.594 meters (146.31 feet) to a point on the Westerly existing right of way line of State Road 426 as shown on said map; thence North 47°01'37" East along said right of way line 11.242 meters (36.88 feet) to the North line of the South 7.620 meters (25.00 feet) of said SE 1/4 of NW 1/4 for the POINT OF BEGINNING; thence South 89°41'38" West along said North line 3.433 meters (11.26 feet) to a point lying 33.000 meters (108.27 feet) Westerly of, when measured perpendicular to, said survey line; thence North 44°19'19" East 68.707 meters (225.42 feet) to a point lying 35.000 meters (114.83 feet) Westerly of, when measured perpendicular to, said survey line; thence North 44°56'03" East 89.019 meters (292.06 feet) to a point on said existing Westerly right of way line of State Road 426, said point being on a curve concave Westerly, having a radius of 390.915 meters (1282.51 feet), a central angle of 12°11'39" and a chord bearing of South 40°55'47" West; thence Southerly along the arc of said curve and said existing right of way line 83.199 meters (272.96 feet)

.P.No. 240174 1 SECTION 77060 S.R. 426 SEMINOLE CO. DESCRIPTION

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 119 - cont'd.

to the end of said curve; thence continuing along said right of way line South 47°01'37" West 72.494 meters (237.84 feet to the Point of Beginning.

CONTAINING 666.4 square meters (7173 square feet), more or less.

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 133

That part of:

"From the S.E. corner of Lot 4, SLAVIA FARMS, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, run N. 22°57'20" E. along the Easterly line of Lots 4 & 3 of said SLAVIA FARMS 410.0 feet to the point of beginning; thence run N. 22°57'20" E., 215.0 feet, thence N. 67°02'40" W. 220.0 feet, thence S. 22°57'20" W., 215.0 feet, thence S. 67°02'40" E. 220.0 feet to the point of beginning, subject to easements for road purposes over and across the Northeasterly 25.0 feet and the Northwesterly 25.0 feet thereof.

Also - from the S.E. corner of Lot 4 of aforesaid SLAVIA FARMS, run N. 22°57'20" E. along the Easterly line of Lots 4 & 3 of said SLAVIA FARMS 410.0 feet to the point of beginning; thence run N. 22°57'20" E. 215.0 feet, thence S. 67°02'40" E. 50.0 feet, thence S. 22°57'20" W. 215.0 feet, thence N. 67°02'40" W. 50.0 feet to the point of beginning. Subject to an easement for road purposes over and across the Northeasterly 25.0 feet thereof."

Being the lands described in Official Records Book 464, page 465 of the Public Records of Seminole County, Florida.

AND

"From the S.E. corner of Lot 4, SLAVIA FARMS, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, run N. 22°57'20" E. along the Easterly line of Lot 4 200.0 feet to the point of beginning; thence run N. 22°57'20" E., 210.0 feet, thence N. 67°02'40" W. 220.0 feet, thence S. 17°38'23" W., 210.91 feet, thence S. 67°02'40" E. 200.46 feet to the point of beginning, subject to easements for road purposes over and across the Northwesterly 25.0 feet thereof.

Also - from the S.E. corner of Lot 4 of aforesaid SLAVIA FARMS, run N. 22°57'20" E. along the Easterly line of Lot 4 200.0 feet to the point of beginning; thence run N. 22°57'20" E. 210.0 feet, thence S. 67°02'40" E. 50.0 feet, thence S. 22°57'20" W. 210.0 feet, thence N. 67°02'40" W. 50.0 feet to the point of beginning."

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 133 - cont'd.

Being the lands described in Official Records Book 962, page 1342 of the Public Records of Seminole County, Florida.

lying within the following described boundaries:

COMMENCE at a PK nail, marking the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; thence North $89^{\circ}38'02''$ West along the South line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 20, a distance of 82.987 meters (272.27 feet) to the intersection of said South line with the centerline of survey of State Road 426, as shown on Florida Department of Transportation Right of Way Map, Section 77060-2518; thence North $23^{\circ}20'55''$ East along said survey line, 8.277 meters (27.16 feet) to the intersection of said survey line with the Easterly projection of the Northerly line of Hurban Street, a 15.240 meters (50.00 foot) right of way as shown on the plat of SLAVIA FARMS as recorded in Plat Book 6, page 97 of the Public Records of Seminole County, Florida, for the POINT OF BEGINNING; thence departing said survey line North $89^{\circ}38'02''$ West along said projection line and along said Northerly right of way line, 45.292 meters (148.60 feet) to a point on the Westerly line of Slavia Street, a 15.240 meters (50.00 foot) right of way as shown on said plat SLAVIA FARMS; thence North $60^{\circ}02'21''$ East, 17.854 meters (58.58 feet) to a point lying 4.572 meters (15.00 feet) Westerly of, when measured perpendicular to, the Easterly right of way line of said Slavia Street; thence North $23^{\circ}20'55''$ East parallel with said Easterly right of way line and said centerline of survey, 270.401 meters (887.14 feet) to the intersection of said parallel line with the East line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20; thence South $00^{\circ}30'33''$ East along said East line, 76.715 meters (251.69 feet) to the intersection of said East line with said centerline of survey of State Road 426; thence South $23^{\circ}20'55''$ West along said survey line, 196.875 meters (645.91 feet) to the Point of Beginning.

Containing 592.3 Square Meters (6,375 Square Feet), more or less, exclusive of existing road right of way.

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 134

That part of:

"From the S.E. corner of Lot 4, SLAVIA FARMS, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, run North 22°57'20" East along the Easterly line of Lots 4 and 3 of said SLAVIA FARMS 625.0 feet to the Point of Beginning; thence run North 22°57'20" East, 215.0 feet, thence North 67°02'40" West 220.0 feet, thence South 22°57'20" West 215.0 feet, thence South 67°02'40" East 220.0 feet to the Point of Beginning, subject to easements for road purposes over and across the Northwesterly 25.0 feet and the Southwesterly 25.0 feet thereof.

Also - from the S.E. corner of Lot 4 of aforesaid SLAVIA FARMS, run North 22°57'20" East along the Easterly line of Lots 4 and 3 of said SLAVIA FARMS 625.0 feet to the Point of Beginning; thence run South 67°02'40" East 50.0 feet; thence North 22°57'20" East 212.07 feet, thence North 00°57'00" West 3.21 feet, thence North 67°02'40" West 48.70 feet, thence South 22°57'20" West 215.0 feet to the Point of Beginning. Subject to an easement for road purposes over and across the Southwesterly 25.0 feet thereof."

Being the lands described in Official Records Book 2759, page 1641 of the Public Records of Seminole County, Florida.

lying within the following described boundaries:

COMMENCE at a PK nail, marking the Southeast corner of the SW ¼ of the SE ¼ of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; thence North 89°38'02" West along the South line of the SW ¼ of the SE ¼ of said Section 20, a distance of 82.987 meters (272.27 feet) to the intersection of said South line with the centerline of survey of State Road 426, as shown on Florida Department of Transportation Right of Way Map, Section 77060-2518; thence North 23°20'55" East along said survey line, 8.277 meters (27.16 feet) to the intersection of said survey line with the Easterly projection of the Northerly line of Hurban Street, a 15.240 meters (50.00 foot) right of way as shown on the plat of SLAVIA FARMS as recorded in Plat Book 6, page 97 of the Public Records of Seminole County, Florida, for the POINT OF BEGINNING; thence departing said survey line North 89°38'02" West along said projection line and along said Northerly right of way line, 45.292 meters (148.60 feet) to a point on the Westerly line of

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 134 - cont'd.

Slavia Street, a 15.240 meters (50.00 foot) right of way as shown on said plat SLAVIA FARMS; thence North 60°02'21" East, 17.854 meters (58.58 feet) to a point lying 4.572 meters (15.00 feet) Westerly of, when measured perpendicular to, the Easterly right of way line of said Slavia Street; thence North 23°20'55" East parallel with said Easterly right of way line and said centerline of survey, 270.401 meters (887.14 feet) to the intersection of said parallel line with the East line of said SW ¼ of the SE ¼ of Section 20; thence South 00°30'33" East along said East line, 76.715 meters (251.69 feet) to the intersection of said East line with said centerline of survey of State Road 426; thence South 23°20'55" West along said survey line, 196.875 meters (645.91 feet) to the Point of Beginning.

Containing 299.6 Square Meters (3,225 Square Feet), more or less, exclusive of existing road right of way.

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 135

That part of:

"Begin at the Northeast corner of Lot 1 of Slavia Farms, according to the plat thereof as recorded in Plat book 6, page 97 of the Public Records of Seminole County, Florida and run N 89°13'32" W along the North line of said Lot 1, 640.10 feet to a point 635.00 feet East of the Northwest corner of said Lot 1, thence run S 00°29'04" W parallel with the West line of said Lot 1, 138.21 feet, thence run S 65°42'23" E 480.89 feet, thence run S 24°17'37" W 110.81 feet, thence run S 65°42'23" E 268.70 feet to a point on the Westerly Right-of-Way line of the S.C.L. Railroad, said point being 3.21 feet North of the intersection of a Southerly extension of the East line of Lot 2 of said Slavia Farms with the said Westerly Right-of-Way line, thence run N 24°17'37" E along said Westerly Right-of-Way line, 61.68 feet to a point on the East line of said Slavia Farms, thence run N 00°22'53" E along said East line 482.40 feet to the Northeast corner of said Slavia Farms, thence run N 89°13'32" W along the North line of said Slavia Farms 25.00 feet to the Point of Beginning."

Being the lands described in Official Records Book 1414, page 997 of the Public Records of Seminole County, Florida.

lying within the following described boundaries:

COMMENCE at a PK nail, marking the Southeast corner of the SW ¼ of the SE ¼ of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; thence North 89°38'02" West along the South line of the SW ¼ of the SE ¼ of said Section 20, a distance of 82.987 meters (272.27 feet) to the intersection of said South line with the centerline of survey of State Road 426, as shown on Florida Department of Transportation Right of Way Map, Section 77060-2518; thence North 23°20'55" East along said survey line, 8.277 meters (27.16 feet) to the intersection of said survey line with the Easterly projection of the Northerly line of Hurban Street, a 15.240 meters (50.00 foot) right of way as shown on the plat of SLAVIA FARMS as recorded in Plat Book 6, page 97 of the Public Records of Seminole County, Florida, for the POINT OF BEGINNING; thence departing said survey line North 89°38'02" West along said projection line and along said Northerly right of way line, 45.292 meters (148.60 feet) to a point on the Westerly line of Slavia Street, a 15.240 meters (50.00 foot) right of way as shown on

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 135 - cont'd.

said plat SLAVIA FARMS; thence North 60°02'21" East, 17.854 meters (58.58 feet) to a point lying 4.572 meters (15.00 feet) Westerly of, when measured perpendicular to, the Easterly right of way line of said Slavia Street; thence North 23°20'55" East parallel with said Easterly right of way line and said centerline of survey, 270.401 meters (887.14 feet) to the intersection of said parallel line with the East line of said SW ¼ of the SE ¼ of Section 20; thence South 00°30'33" East along said East line, 76.715 meters (251.69 feet) to the intersection of said East line with said centerline of survey of State Road 426; thence South 23°20'55" West along said survey line, 196.875 meters (645.91 feet) to the Point of Beginning.

Containing 107.5 Square Meters (1,157 Square Feet), more or less, exclusive of existing road right of way.

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 136

That part of:

"From the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 21 South, Range 31 East, run N. $00^{\circ}35'37''$ W., 335.9 feet for a Point of Beginning, run thence N. $00^{\circ}35'37''$ W., 162.2 feet, thence S. $81^{\circ}23'22''$ E., 411.85 feet, thence S. $23^{\circ}25'18''$ W., 239.2 feet, thence N. $69^{\circ}02'01''$ W., 332.46 feet to the Point of Beginning."

Being the lands described in Official Records Book 1016, page 992 of the Public Records of Seminole County, Florida,

lying within the following described boundaries:

COMMENCE at a 1-inch iron pipe, marking the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; thence North $89^{\circ}56'25''$ East along the South line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 20, a distance of 93.499 meters (306.75 feet) to the intersection of said South line with the centerline of survey of State Road 426, as shown on Florida Department of Transportation Right of Way Map, Section 77060-2518; thence North $23^{\circ}20'55''$ East along said survey line, 60.811 meters (199.51 feet) for the POINT OF BEGINNING; thence North $66^{\circ}39'05''$ West perpendicular to said survey line, 26.457 meters (86.80 feet) to a point lying on the Westerly existing right of way line of State Road 426 as described in Official Records Book 3336, Page 847 of the Public Records of Seminole County, Florida; thence North $69^{\circ}12'03''$ West continuing along said Westerly existing right of way line, 4.577 meters (15.02 feet) to a point lying 31.029 meters (101.80 feet) Westerly of, when measured perpendicular to, said centerline of survey of State Road 426; thence departing said Westerly existing right of way line North $23^{\circ}20'55''$ East parallel with said survey line, 310.869 meters (1019.91 feet) to a point lying on said Westerly existing right of way line of State Road 426; thence North $89^{\circ}41'48''$ East along said Westerly existing right of way line, 4.991 meters (16.37 feet); thence departing said Westerly existing right of way line South $66^{\circ}39'05''$ East perpendicular to said centerline of survey of State Road 426, a distance of 26.457 meters (86.80 feet) to a point on said centerline of survey; thence South $23^{\circ}20'55''$ West along said survey line, 312.669 meters (1025.81 feet) to the Point of Beginning.

Containing 331.1 Square Meters (3,564 Square Feet), more or less, exclusive of existing road right of way.

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 137

That part of:

"From the southwest Corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 21 South, Range 31 East, run N. $00^{\circ}35'37''$ W., 498.1 feet for a Point of Beginning, run thence N. $00^{\circ}35'37''$ W., 162.2 feet, thence S. $89^{\circ}30'15''$ E., 503.99 feet, thence S. $23^{\circ}25'18''$ W., 239.2 feet, thence N. $81^{\circ}23'22''$ W., 411.85 feet to the Point of Beginning."

Being the lands described in Official Records Book 1016, page 991 of the Public Records of Seminole County, Florida,

lying within the following described boundaries:

COMMENCE at a 1-inch iron pipe, marking the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; thence North $89^{\circ}56'25''$ East along the South line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 20, a distance of 93.499 meters (306.75 feet) to the intersection of said South line with the centerline of survey of State Road 426, as shown on Florida Department of Transportation Right of Way Map, Section 77060-2518; thence North $23^{\circ}20'55''$ East along said survey line, 60.811 meters (199.51 feet) for the POINT OF BEGINNING; thence North $66^{\circ}39'05''$ West perpendicular to said survey line, 26.457 meters (86.80 feet) to a point lying on the Westerly existing right of way line of State Road 426 as described in Official Records Book 3336, Page 847 of the Public Records of Seminole County, Florida; thence North $69^{\circ}12'03''$ West continuing along said Westerly existing right of way line, 4.577 meters (15.02 feet) to a point lying 31.029 meters (101.80 feet) Westerly of, when measured perpendicular to, said centerline of survey of State Road 426; thence departing said Westerly existing right of way line North $23^{\circ}20'55''$ East parallel with said survey line, 310.869 meters (1019.91 feet) to a point lying on said Westerly existing right of way line of State Road 426; thence North $89^{\circ}41'48''$ East along said Westerly existing right of way line, 4.991 meters (16.37 feet); thence departing said Westerly existing right of way line South $66^{\circ}39'05''$ East perpendicular to said centerline of survey of State Road 426, a distance of 26.457 meters (86.80 feet) to a point on said centerline of survey; thence South $23^{\circ}20'55''$ West along said survey line, 312.669 meters (1025.81 feet) to the Point of Beginning.

Containing 339.3 Square Meters (3,652 Square Feet), more or less, exclusive of existing road right of way.

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 138

That part of:

"South 185.5 feet of the NW ¼ of the NE ¼ of the SE ¼ of Section 20, Township 21 South, Range 31 East, West of Seaboard Airline Railroad right-of-way, Seminole County, Florida."

Being the lands described in Official Records Book 2402, page 131 of the Public Records of Seminole County, Florida,

lying within the following described boundaries:

COMMENCE at a 1-inch iron pipe, marking the Southwest corner of the NE ¼ of the SE ¼ of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; thence North 89°56'25" East along the South line of the NE ¼ of the SE ¼ of said Section 20, a distance of 93.499 meters (306.75 feet) to the intersection of said South line with the centerline of survey of State Road 426, as shown on Florida Department of Transportation Right of Way Map, Section 77060-2518; thence North 23°20'55" East along said survey line, 60.811 meters (199.51 feet) for the POINT OF BEGINNING; thence North 66°39'05" West perpendicular to said survey line, 26.457 meters (86.80 feet) to a point lying on the Westerly existing right of way line of State Road 426 as described in Official Records Book 3336, Page 847 of the Public Records of Seminole County, Florida; thence North 69°12'03" West continuing along said Westerly existing right of way line, 4.577 meters (15.02 feet) to a point lying 31.029 meters (101.80 feet) Westerly of, when measured perpendicular to, said centerline of survey of State Road 426; thence departing said Westerly existing right of way line North 23°20'55" East parallel with said survey line, 310.869 meters (1019.91 feet) to a point lying on said Westerly existing right of way line of State Road 426; thence North 89°41'48" East along said Westerly existing right of way line, 4.991 meters (16.37 feet); thence departing said Westerly existing right of way line South 66°39'05" East perpendicular to said centerline of survey of State Road 426, a distance of 26.457 meters (86.80 feet) to a point on said centerline of survey; thence South 23°20'55" West along said survey line, 312.669 meters (1025.81 feet) to the Point of Beginning.

Containing 282.0 Square Meters (3,035 Square Feet), more or less, exclusive of existing road right of way.

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 160

That part of:

Lot 1 and a portion of Lot 2, JAKUBCIN'S PLAT, according to the plat thereof, as recorded in Plat Book 13, page 53 of the Public Records of Seminole County, Florida, being described as follows:

Lot 1: Begin 60 feet North of the SW corner of Lot 25 of the Slavia Colony Co.'s plat, according to the plat thereof as recorded in Plat Book 2, page 71 of the Public Records of Seminole County, Florida, thence run North along the West line of said Lot 25 402.92 feet, thence run South $65^{\circ}06'29''$ East 320.0 feet to the Westerly R/W line of the Seaboard Airline Rail Road, thence run South $24^{\circ}24'44''$ West 296.55 feet along said Westerly R/W line, thence run North $89^{\circ}22'54''$ West 167.71 feet to the Point of Beginning.

Lot 2A: Begin 462.92 feet North of the SW corner of Lot 25 of the Slavia Co.'s plat, according to the plat thereof as recorded in Plat Book 2, page 71 of the Public Records of Seminole County, Florida, thence run North along the West line of said Lot 25 54.47 feet, thence run South $70^{\circ}37'48''$ East 343.83 feet to the Westerly R/W line of the Seaboard Airline Rail Road, thence run South $24^{\circ}24'44''$ West 82.50 feet along said Westerly R/W line, thence run North $65^{\circ}06'29''$ West 320.00 feet to the Point of Beginning."

Being the lands described in Official Records Book 994, page 1787 of the Public Records of Seminole County, Florida.

Lying within the following described boundaries:

COMMENCE at a 1" iron pipe, marking the Southwest corner of the SE 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; thence North $89^{\circ}39'43''$ East along the South line of the SE 1/4 of the NE 1/4 of said Section 20, a distance of 273.311 meters (896.69 feet) to the intersection of said South line with the centerline of survey of State Road 426 as shown on Florida Department of Transportation Right of Way Map, Section 77060-2518; thence North $23^{\circ}20'55''$ East along said survey line, 18.037 meters (59.18 feet) to the intersection of said survey

.P.No. 240174 1 SECTION 77060 S.R. 426 SEMINOLE CO. DESCRIPTION

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 160 - cont'd.

line with the Easterly projection of the most Northerly line of Parcel 143 as shown on said Right of Way Map for the POINT OF BEGINNING; thence North $66^{\circ}39'05''$ West along said Easterly projection and Northerly line of Parcel 143 a distance of 31.029 meters (101.80 feet); thence, North $23^{\circ}20'55''$ East parallel with said survey line 109.756 meters (360.09 feet) to a point on the North line of the parcel of land as described and recorded in Official Records Book 994, page 1787, Public Records of Seminole County, Florida; thence South $71^{\circ}37'52''$ East along said North line and the Easterly projection thereof 31.146 meters (102.18 feet) to a point on said survey line; thence South $23^{\circ}20'55''$ West along said survey line 112.460 meters (368.96 feet) to the Point of Beginning.

CONTAINING 415.8 SQUARE METERS (4476 SQUARE FEET), MORE OR LESS, EXCLUSIVE OF EXISTING ROAD RIGHT OF WAY.