

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Resolution of Necessity - Lockhart – Smith Canal Drainage Project

DEPARTMENT: Public Works DIVISION: Road Operations and Stormwater

AUTHORIZED BY: W. Gary Johnson, PE CONTACT: Mark Fomerfelt, PE EXT. 5710
W. Gary Johnson Director, Public Works *Mark Fomerfelt* Mgr, Road Operations & Stormwater

Agenda Date <u>05/27/03</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 relating to the Lockhart – Smith Canal Drainage Project.

BACKGROUND:

The Lockhart – Smith Canal is a historic drainage system in northwest Seminole County which was constructed in 1930. The project will focus on a segment north of I-4 near the St. Johns River. This project will reconstruct the channel, stabilize the banks, reduce potential for flooding, and provide access for regular maintenance to the canal. On November 12, 2002, the Board of County Commissioners was briefed by staff on the status of the Lockhart-Smith Canal Drainage Project. The Board authorized staff to proceed with the project and purchase of the needed Drainage Easements. The Resolution of Necessity is a required step in the related acquisition process.

Attachment: Resolution

Reviewed by:	<i>SA</i>
Co Atty:	<i>SA</i>
DFS:	_____
Other:	_____
DCM:	<i>MA</i>
CM:	<i>MA</i>
File No.	<u>CPWS03</u>

RESOLUTION NO. 2003-R-____

SEMINOLE COUNTY, FLORIDA

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT ITS REGULARLY SCHEDULED MEETING OF _____, 2003.

WHEREAS, the elimination of flooding hazards and the improvement of water quality are matters of great concern to the people of the County and are necessary to insure quality of life within Seminole County; and

WHEREAS, the constitutional home rule powers of Seminole County, Chapter 125, Florida Statutes, Chapter 127, Florida Statutes, 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 gives the County the authority to maintain stormwater management systems and to acquire property for public purposes; and

WHEREAS, the Board of County Commissioners of Seminole County desires to implement sound stormwater planning measures and to provide a viable stormwater system in Seminole County for the benefit of the citizens of Seminole County; and

WHEREAS, the Lockhart-Smith Canal area has a history of flooding. Many culverts and open channel segments in the Lockhart-Smith Canal do not meet the County's desired level of service for flooding; and

WHEREAS, the Monroe Basin, of which the Lockhart-Smith Canal system is a part, has been identified by the Florida Department of Environmental Protection as being impaired as to water quality, and the Florida Department of Environmental Protection is in the process of establishing a total maximum daily load for the Basin, which will require the County to reduce pollutants; and

WHEREAS, Seminole County desires to acquire drainage easements over the Lockhart-Smith Canal for the reasons enumerated herein; and

WHEREAS, Seminole County has heretofore caused the area of the systems construction to be located and surveyed and has caused a map to be prepared, based upon and incorporating the survey and location data; and

WHEREAS, descriptions of the properties needed for the said improvement of the Lockhart-Smith Canal drainage system and other appurtenant systems have been prepared based upon the aforementioned survey and location data; 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 permanent drainage easements 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 stormwater management systems 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. That it is necessary, serves a County and public purpose, and is in the best interest of the citizens of Seminole County to obtain permanent drainage easements over the Lockhart-Smith Canal in order to provide flood relief and retrofit treatment to the variety of land uses in the area. The above recitals are adopted as findings and incorporated into the text of this Resolution.

Section 2. That the acquisition of the property described in Schedule "A" attached hereto consisting of 29 pages and identified as Exhibit Number 000001-000029, be and the same is hereby ratified and confirmed and found to be necessary for said improvements as permanent drainage easements. The Board of County Commissioners of Seminole County hereby finds and determines that the acquisition of the parcels is necessary and serves a County and public purpose.

Section 3. That 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 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 if any are 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, 125, 127 and 332, Florida Statutes*, as well as the provisions of the *Florida Transportation Code* referred to in the recitals to this Resolution. As to any parcel which is a total taking, if any, it is hereby found that such actions are for a public purpose and are necessary and desirable in order to accomplish the prudent expenditure of public funds.

Section 4. 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 property described in 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 or to bring offers from owners in excess of the authority granted to the Board of County Commissioners of Seminole County.

ADOPTED this ___ day of _____, 2003.

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 _____,
2003, regular meeting

County Attorney

LMV/dre
04/29/03
Attachment
Schedule A - Legal Descriptions 000001-000029
P:\USERS\CALV01\RESOLUTIONS\LOCKHART SMITH CANAL DRAINAGE SYSTEM IMPROVMENT PROJECT.DOC

SCHEDULE "A"

DESCRIPTION:

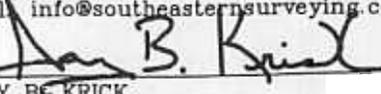
A portion of Lot 2, Less the West 10 feet for road, Block 2, MAP SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Page 127, 128 and 128 1/2, Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 634.34 feet; thence South 89°58'07" East, 481.88 feet along the North line of said Lot 2 to the Point of Beginning; thence continue South 89°58'07" East, 345.36 feet along said North line to a point on the East line of said Lot 2; thence South 24°56'47" West, 303.22 feet along said East line to the Southeast corner of said Lot 2; thence North 89°58'07" West, 55.13 feet along the South line of said Lot 2; thence North 24°56'47" East, 49.49 feet; thence North 39°50'28" West, 174.69 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1050.00 feet and a central angle of 6°31'56"; thence Northwesterly along the arc of said curve, 119.71 feet (chord bearing and distance between said points being, North 36°34'30" West, 119.65 feet) to the Point of Beginning.

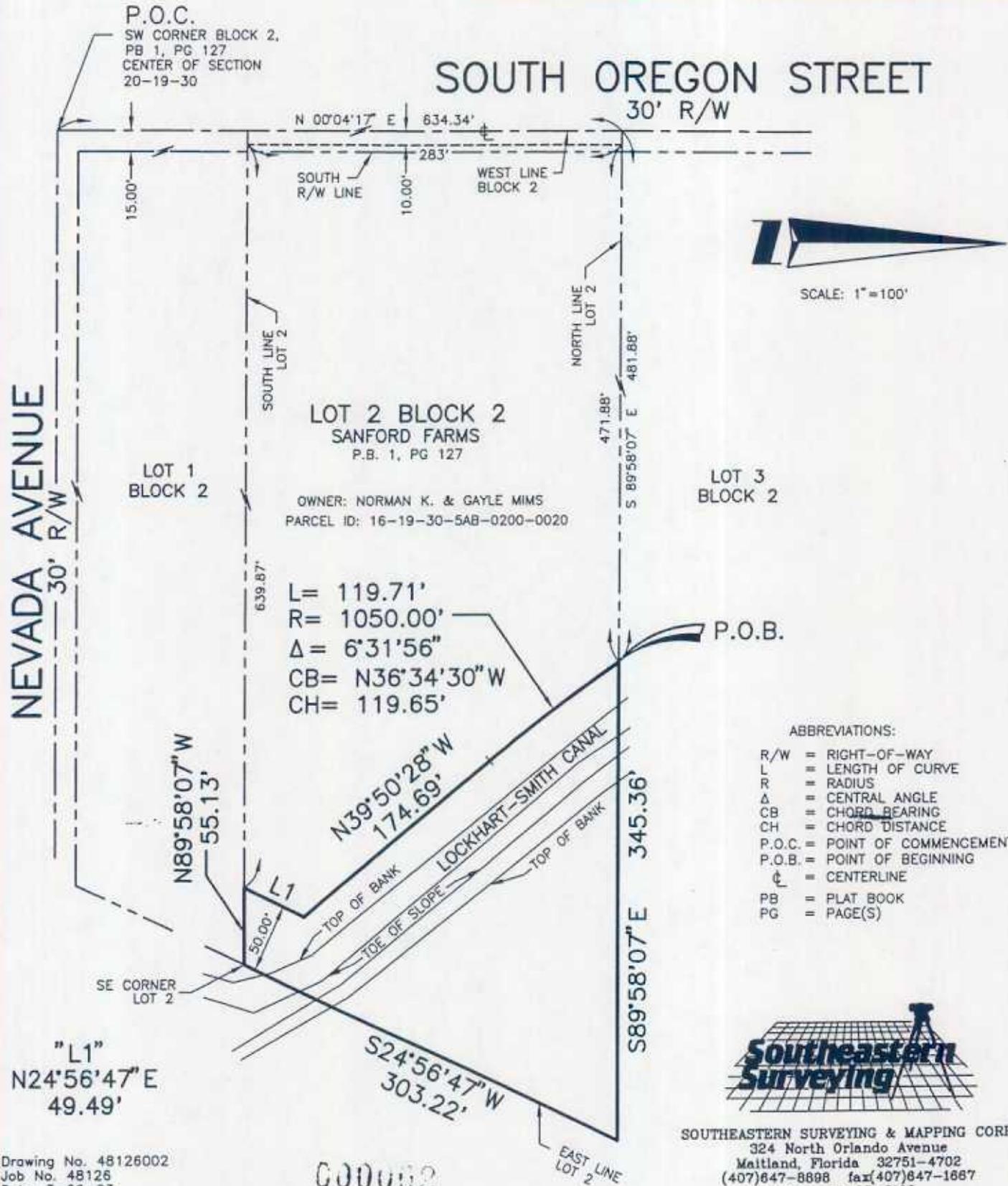
Containing 49,286 square feet (1.131 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126001
FOR Seminole County 000001	Job No.: 48126001	Scale: 1" = 100'
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245		

SKETCH OF DESCRIPTION



- ABBREVIATIONS:
- R/W = RIGHT-OF-WAY
 - L = LENGTH OF CURVE
 - R = RADIUS
 - Δ = CENTRAL ANGLE
 - CB = CHORD BEARING
 - CH = CHORD DISTANCE
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - ϕ = CENTERLINE
 - PB = PLAT BOOK
 - PG = PAGE(S)



SOUTHEASTERN SURVEYING & MAPPING CORP.
 324 North Orlando Avenue
 Maitland, Florida 32751-4702
 (407)647-8898 fax(407)647-1867
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

Drawing No. 48126002
 Job No. 48126
 Date: 3-20-03
 SHEET 2 OF 2
 See Sheet 1 for Description

000002

SCHEDULE "A"

DESCRIPTION:

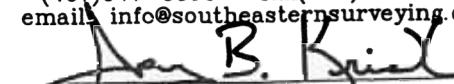
A portion of Lot 3, Block 2, Sanford Farms, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 634.34 feet; thence South 89°58'07" East, 481.88 feet along the South line of said Lot 3 to a point on a non-tangent curve, said point also being the Point of Beginning; thence run Northwesterly along the arc of said curve concave Northeasterly, having a central angle of 03°36'51" and a radius of 1050.00 feet; thence Northwesterly, along the arc of said curve 66.23 feet to the point of tangency (chord bearing and distance between said points, being North 31°30'08" West, 66.22 feet); thence North 29°41'42" West, 31.75 feet to the point of curvature of a curve, concave Northeasterly, a central angle of 31°53'47" and a radius of 300.00 feet; thence Northerly, along the arc of said curve 167.01 feet to a point on the North line of said Lot 3 (chord bearing and distance between said points, being North 13°44'49" West, 164.86 feet); thence South 89°58'07" East along said North line, 100.10 feet; thence departing said North line, South 02°47'39" West, 1.72 feet to the point of curvature of a curve concave Easterly, having a central angle of 32°29'21" and a radius of 200.00 feet; thence run Southeasterly along the arc of said curve, 113.41 feet to the point of tangency (chord bearing and distance between said points, being South 13°27'01" East, 111.90 feet); thence South 29°41'42" East, 31.75 feet to the point of curvature of a curve, concave Northeasterly, having a central angle of 07°40'48" and a radius of 950.00 feet; thence Southeasterly, along the arc of said curve, 127.34 feet to a point on the South line of said Lot 3 (chord bearing and distance between said points, being South 33°32'06" East, 127.24 feet); thence North 89°58'07" West along said South line 122.56 feet to the Point of Beginning.

Containing 26,931 square feet (0.618 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126003
FOR Seminole County	Job No.: 48126003 Scale: 1" = 100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
000003	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	

SKETCH OF DESCRIPTION



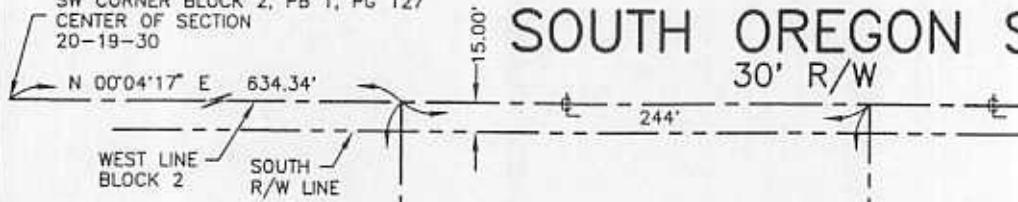
SCALE: 1"=100'

P.O.C.

SW CORNER BLOCK 2, PB 1, PG 127
CENTER OF SECTION
20-19-30

SOUTH OREGON STREET

30' R/W



ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- CMP = CORRUGATED METAL PIPE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊥ = CENTERLINE
- PB = PLAT BOOK
- PG = PAGE(S)

LOT 3 BLOCK 2

SANFORD FARMS
P.B. 1, PG 127

LOT 4
BLOCK 2

OWNER: DELLA TOWNSEND
PARCEL ID: 16-19-30-5AB-0200-0030

L= 167.01'
R= 300.00'
Δ= 31°53'47"
CB= N13°44'49"W
CH= 164.86'

L= 66.23'
R= 1050.00'
Δ= 3°36'51"
CB= N31°30'08"W
CH= 66.22'

P.O.B.

N 29°41'42" W
31.75'

TOP OF BANK

TOE OF SLOPE
TOE OF SLOPE
TOP OF BANK

S 89°58'07" E
100.10'
24" CMP
INV = 18.10

S 02°47'39" W
1.72'

LOCKHART-SMITH
CANAL

LOT 2
BLOCK 2

N 89°58'07" W
122.56'

L= 127.34'
R= 950.00'
Δ= 7°40'48"
CB= S33°32'06"E
CH= 127.24'

L= 113.41'
R= 200.00'
Δ= 32°29'21"
CB= S13°27'01"E
CH= 111.90'

LOT 3 BLOCK 2

SANFORD FARMS
P.B. 1, PG 127

269.1'



SOUTHEASTERN SURVEYING & MAPPING CORP.
324 North Orlando Avenue
Maitland, Florida 32751-4702
(407)647-8898 fax(407)647-1867
Cert. No. LB-2108
email: info@southeasternsurveying.com

000004

SCHEDULE "A"

DESCRIPTION:

A portion of Lot 4, LESS the North 150 feet of lot lying West of canal, Block 2, Sanford Farms according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 878.47 feet; thence South 89°58'07" East, 392.07 feet along the South line of said Lot 4 to a point on a non-tangent curve, said point also being the Point of Beginning; thence run Northerly along the arc of said curve concave Easterly, having a central angle of 00°35'33" and a radius of 300.00 feet; thence Northerly, along the arc of said curve 3.10 feet to the point of tangency (chord bearing and distance between said points, being North 02°29'53" East, 3.10 feet); thence North 02°47'39" East, 65.10 feet; thence South 89°58'07" East, 50.03 feet; thence North 03°13'15" East, 150.23 feet to a point on the North line of said Lot 4; thence South 89°58'07" East along said North line, 48.97 feet; thence South 02°47'39" West, 218.38 feet to a point on the South line of said Lot 4; thence North 89°58'07" West along said South line 100.10 feet to the Point of Beginning.

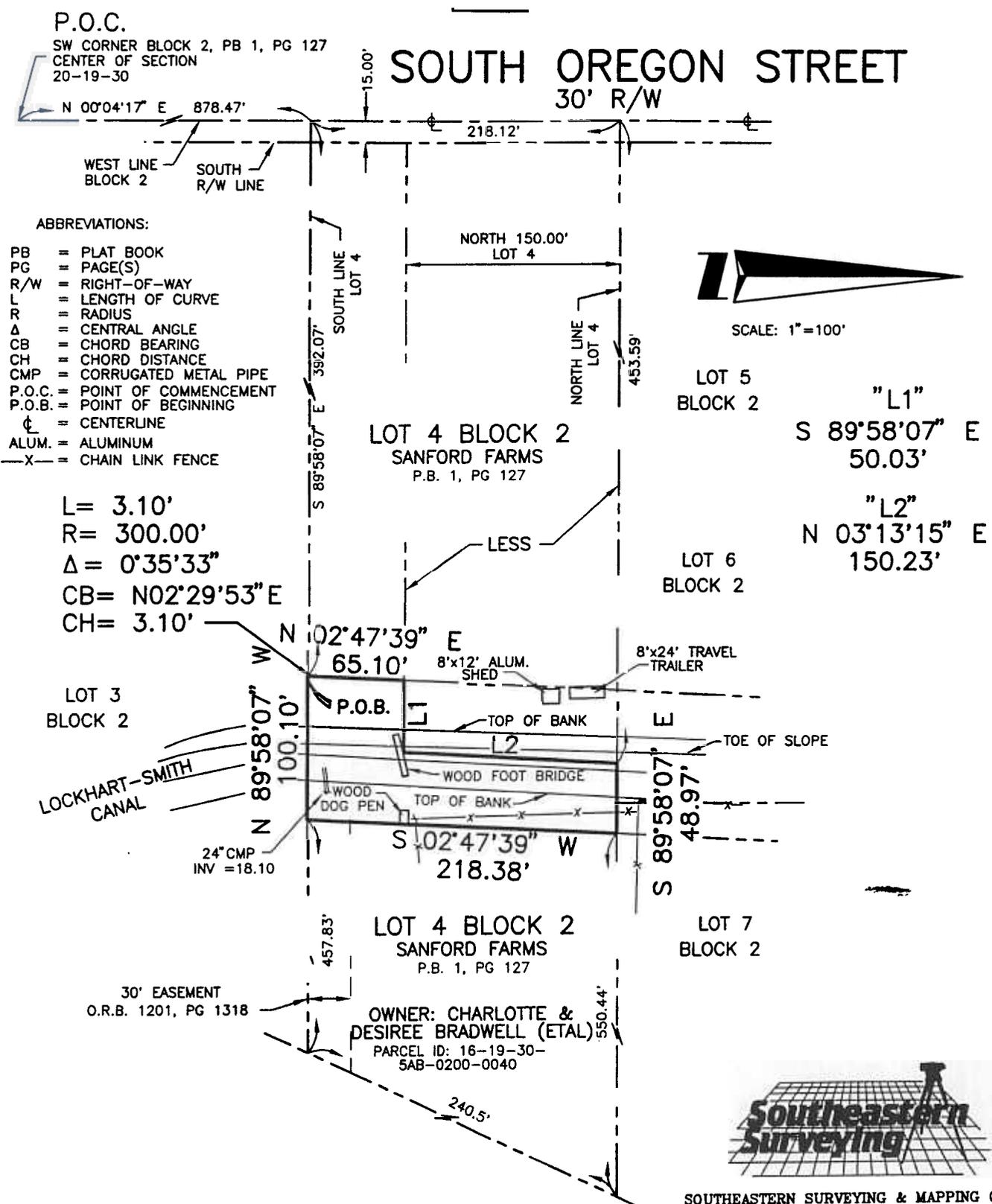
Containing 14,249 square feet (0.327 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126005
FOR Seminole County	Job No.: 48126005 Scale: 1" = 100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
000005	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	

SKETCH OF DESCRIPTION



000006

Drawing No. 48126006
 Job No. 48126
 Date: 3-20-03
 SHEET 2 OF 2
 See Sheet 1 for Description



SOUTHEASTERN SURVEYING & MAPPING CORP.
 324 North Orlando Avenue
 Maitland, Florida 32751-4702
 (407)647-8898 fax(407)647-1667
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

SCHEDULE "A"

DESCRIPTION:

A portion of The North 150.0 feet of Lot 4, Block 2, lying West of Smith Canal, Sanford Farms, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida. LESS the North 150.0 feet of the West 301.5 feet of said Lot 4, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 878.47 feet; thence South 89°58'07" East, 392.07 feet along the South line of said Lot 4; thence North 02°47'39" East, 65.10 feet to the Point of Beginning; thence continue North 02°47'39" East, 150.17 feet to a point on the North line of said Lot 4; thence South 89°58'07" East along said North line, 51.15 feet; thence South 03°13'15" West, 150.23 feet; thence North 89°58'07" West, 50.03 feet to the Point of Beginning.

Containing 7,588 square feet (0.174 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

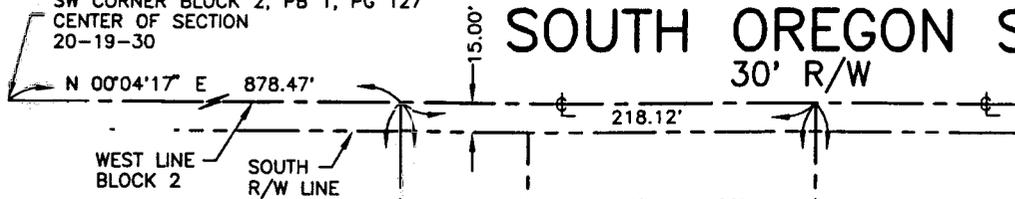
<p>DESCRIPTION</p> <p>FOR</p> <p>Seminole County</p> <p>000007</p>	<p>Date: 3-20-2003 EO</p> <hr/> <p>Job No.: 48126007 Scale: 1" = 100'</p> <hr/> <p>CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.</p> <hr/> <p style="text-align: center;">SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>	<p>CERT. NO. LB2108 48126007</p> <div style="text-align: center;">  <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1867 email: info@southeasternsurveying.com</p> </div> <div style="text-align: center;">  <p>GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245</p> </div>
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SKETCH OF DESCRIPTION

P.O.C.

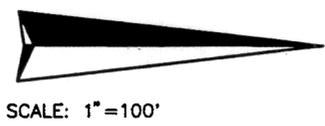
SW CORNER BLOCK 2, PB 1, PG 127
 CENTER OF SECTION
 20-19-30

SOUTH OREGON STREET
 30' R/W



ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- CMP = CORRUGATED METAL PIPE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊙ = CENTERLINE
- ALUM. = ALUMINUM
- X- = CHAIN LINK FENCE
- PB = PLAT BOOK
- PG = PAGE(S)



- LOT 5
BLOCK 2
"L1"
S 89°58'07" E
51.15'
- "L2"
S 03°13'15" W
150.23'
- LOT 6
BLOCK 2
"L3"
N 89°58'07" W
50.03'

LOT 3
BLOCK 2

WOOD FOOT
BRIDGE

8'x24' TRAVEL
TRAILER

TOE OF SLOPE
LOCKHART-SMITH
CANAL

24" CMP
INV = 18.10

WOOD
DOG PEN

TOP OF BANK

LOT 4 BLOCK 2
SANFORD FARMS
P.B. 1, PG 127

LOT 7
BLOCK 2

557.93'

500.41'

240.5'



SOUTHEASTERN SURVEYING & MAPPING CORP.
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 Maitland, Florida 32751-4702
 (407)847-8898 fax(407)847-1667
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

Drawing No. 48126008
 Job No. 48126
 Date: 3-20-03
 SHEET 2 OF 2
 See Sheet 1 for Description

000003

SCHEDULE "A"

DESCRIPTION:

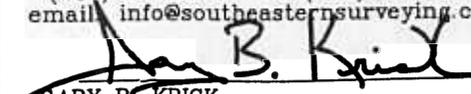
A portion of the South 545.50 feet of Lots 5 & 6, Block 2, Sanford Farms according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 1096.59 feet; thence South 89°58'07" East, 402.44 feet along the South line of said Lot 6 to the Point of Beginning; thence North 02°47'39" East, 421.36 feet; thence North 02°51'42" East, 124.79 feet; thence South 89°58'07" East, 52.72 feet; thence South 00°04'17" West, 545.50 feet along the East line of said Lot 6 to a point on the South line of said Lot 6; thence North 89°58'07" West along said South line, 78.81 feet to the Point of Beginning.

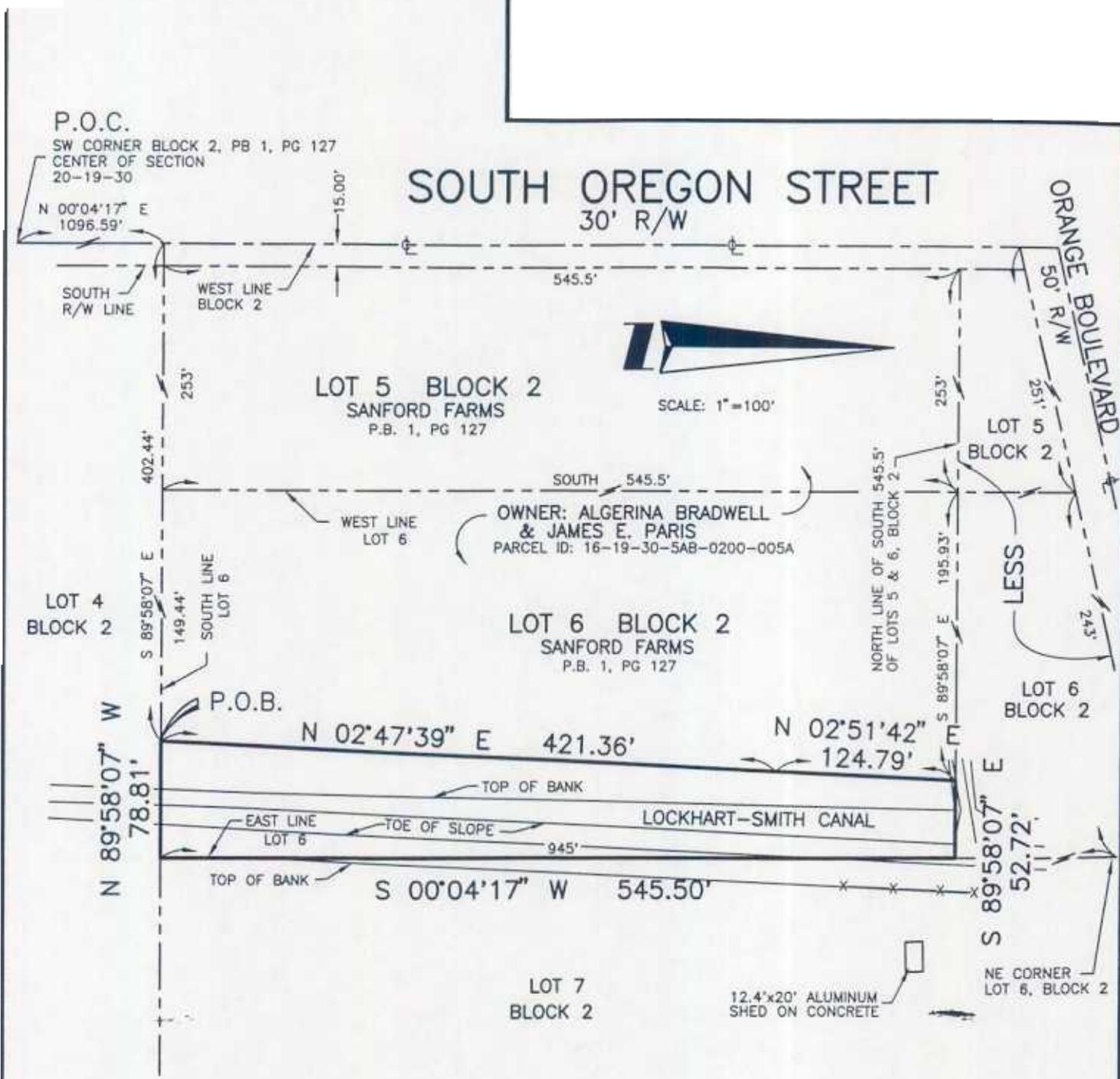
Containing 35,904 square feet (0.824 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126009	
FOR Seminole County 000000	Job No.: 48126009 Scale: 1" = 100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION



P.O.C.
SW CORNER BLOCK 2, PB 1, PG 127
CENTER OF SECTION
20-19-30

SOUTH OREGON STREET
30' R/W

ORANGE BOULEVARD
50' R/W

LOT 5 BLOCK 2
SANFORD FARMS
P.B. 1, PG 127

OWNER: ALGERINA BRADWELL
& JAMES E. PARIS
PARCEL ID: 16-19-30-5AB-0200-005A

LOT 6 BLOCK 2
SANFORD FARMS
P.B. 1, PG 127

LOT 4
BLOCK 2

LOT 6
BLOCK 2

LOT 7
BLOCK 2

12.4'x20' ALUMINUM
SHED ON CONCRETE

ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊕ = CENTERLINE
- X- = WIRE FENCE
- PB = PLAT BOOK
- PG = PAGE(S)



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Maitland, Florida 32751-4702
(407)647-8898 fax(407)647-1887
Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No. 48126010
Job No. 48126
Date: 3-20-03
SHEET 2 OF 2
See Sheet 1 for Description

000010

SCHEDULE "A"

DESCRIPTION:

A portion of Lots 5 and 6, LESS the South 545.5 feet, Block 2, Sanford Farms according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 1096.59 feet; thence South 89°58'07" East, 481.25 feet along the South line of said Lots 5 and 6 to the Southeast corner of said Lot 6; thence North 00°04'17" East along the East line of said Lot 6, 545.50 feet to the Point of Beginning; thence North 89°58'07" West, 52.72 feet; thence North 02°51'42" East, 11.52 feet; thence North 02°57'56" East, 346.73 feet, thence North 42°00'00" West, 37.30 feet to a point on the North line of said Lot 6; thence North 76°52'48" East along said North line, 61.26 feet to the Northeast corner of said Lot 6; thence South 00°04'17" West, 399.41 feet along the East line of said Lot 6 to the Point of Beginning.

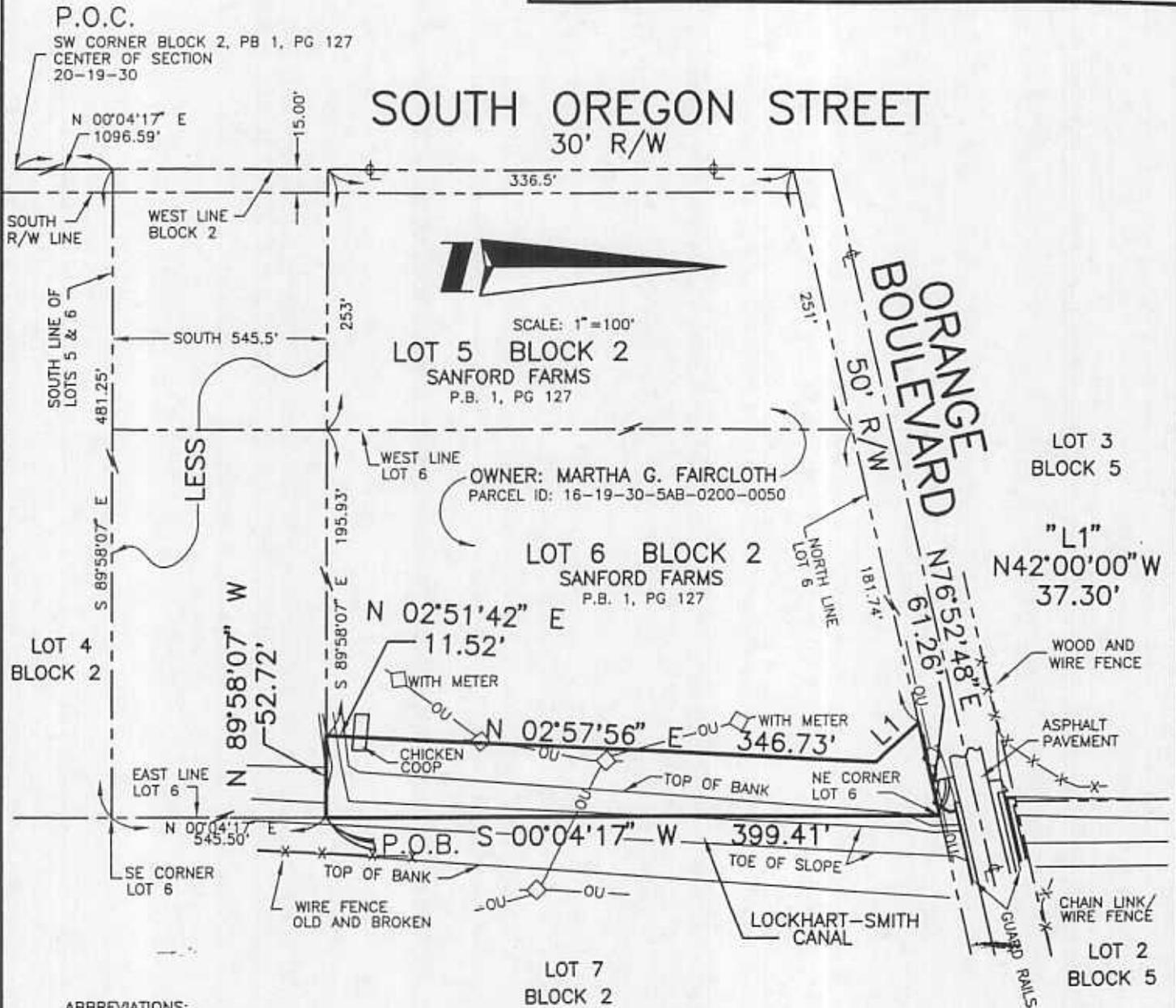
Containing 17,355 square feet (0.398 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

<p>DESCRIPTION</p> <p>FOR</p> <p>Seminole County</p> <p>000011</p>	Date:	3-20-2003	EO	CERT. NO. LB2108	48126011
	Job No.:	48126011	Scale:		
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that			<p>THIS IS NOT A SURVEY.</p>	
SHEET 1 OF 2			SEE SHEET 2 FOR SKETCH		
				<p>SOUTHEASTERN SURVEYING & MAPPING CORP.</p> <p>324 North Orlando Avenue Maitland, Florida 32751</p> <p>(407)647-8898 fax(407)847-1867 email info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i></p> <p>GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245</p>	

SKETCH OF DESCRIPTION



ABBREVIATIONS:

- PB = PLAT BOOK
- PG = PAGE(S)
- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊕ = CENTERLINE
- x- = WIRE FENCE
- ◇ = POWER POLE
- OU = OVERHEAD UTILITY LINE



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Maitland, Florida 32751-4702
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Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No. 48126012
Job No. 48126
Date: 3-20-03
SHEET 2 OF 2
See Sheet 1 for Description

000010

SCHEDULE "A"

DESCRIPTION:

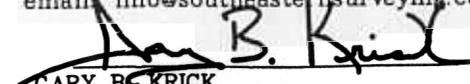
A portion of Lot 7, Block 2, Sanford Farms, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Begin at the Northwest corner of said Lot 7, said point also being on the South right of way of Orange Boulevard; thence North 76°52'17" East, 102.76 feet along said South right of way, also being the North line of said Lot 7; thence South 13°07'23" East, 8.80 feet; thence South 47°39'37" West, 47.88 feet; thence South 02°57'56" West, 375.95 feet; thence South 02°51'42" West, 136.16 feet; thence South 02°47'39" West, 416.48 feet to a point on the South line of said Lot 7; thence North 89°58'07" West, 21.31 feet along said South line to the Southwest corner of said Lot 7; thence North 00°04'17" East, 944.91 feet along the West line of said Lot 7 to the Point of Beginning.

Containing 42,917 square feet (0.985 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126025	
FOR Seminole County 000013	Job No.: 48126025 Scale: 1" = 100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEETS 2-3 FOR SKETCH		

SKETCH OF DESCRIPTION

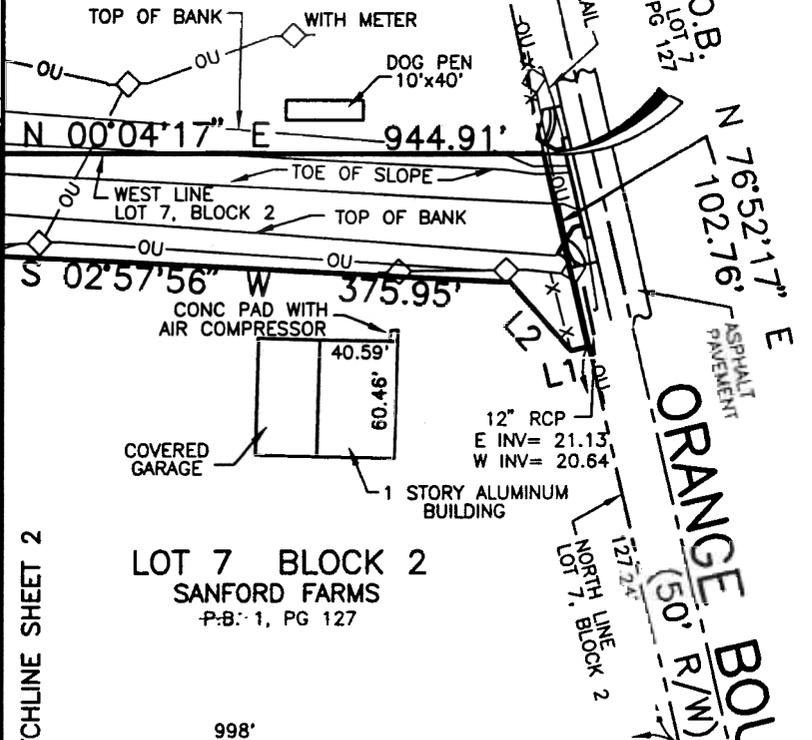


SCALE: 1"=100'

SEE MATCHLINE SHEET 2

SEE MATCHLINE SHEET 2

LOT 6
BLOCK 2



"L1"
S 13°07'23" E
8.80'
"L2"
S 47°39'37" W
47.88'

- ABBREVIATIONS:
- R/W = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - ⊕ = CENTERLINE
 - ◇ = POWER POLE
 - OU = OVERHEAD UTILITY LINE
 - X- = CHAIN LINK FENCE

LOT 7 BLOCK 2
SANFORD FARMS
P.B.: 1, PG 127

998'

000015



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Drawing No. 48126027
Job No. 48126
Date: 3-20-03
SHEET 3 OF 3
See Sheet 1 for Description

SCHEDULE "A"

DESCRIPTION:

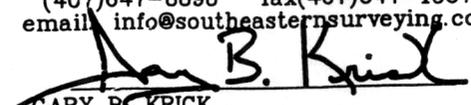
A portion of all that part of Lot 7, East of (Smith) Canal being triangular in shape and that portion of Lot 2, East of (Smith) Canal, Block 5, Sanford Farms, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of said Lot 2, thence North 76°52'48" East, 18.82 feet along the South line of said Lot 2 to the Point of Beginning; thence North 00°49'32" East, 326.51 feet; thence North 04°04'34" East, 273.50 feet; thence North 27°24'05" East, 264.86 feet; thence North 34°41'43" East, 329.81 feet to a point on the East line of said Lot 7; thence South 00°04'37" East, 92.40 feet along said East line to a point on a non-tangent curve having a radius of 1050.00 feet and a central angle of 0°48'28"; thence Southwesterly along the arc of said curve, 14.80 feet (chord bearing and distance between said points being, South 34°56'14" West, 14.80 feet) to the point of tangency; thence South 35°20'28" West, 171.69 feet to a point of curvature of a curve concave Southeasterly, having a radius of 950.00 feet and a central angle of 7°33'29"; thence Southwesterly along the arc of said curve, 125.32 feet (chord bearing and distance between said points being, South 31°33'43" West, 125.22 feet) to the point of tangency; thence South 27°46'59" West, 184.32 feet to a point of curvature of a curve concave Easterly, having a radius of 50.00 feet and a central angle of 24°38'39"; thence Southwesterly along the arc of said curve, 21.51 feet (chord bearing and distance between said points being, South 15°27'40" West, 21.34 feet) to the point of tangency; thence South 03°08'20" West, 213.95 feet to the point of curvature of a curve concave Easterly, having a radius of 1950.00 feet and a central angle of 2°20'44"; thence Southerly along the arc of said curve, 79.83 feet (chord bearing and distance between said points being, South 01°57'59" West, 79.82 feet) to the point of tangency; thence South 00°47'37" West, 239.96 feet; thence South 67°34'46" East, 28.20 feet; thence South 13°07'23" East, 8.33 feet to a point on the South line of said Lot 2, said point also being on the North right of way of Orange Boulevard; thence South 76°52'48" West, 81.26 feet along said South line to the Point of Beginning.

Containing 57,443 square feet (1.319 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050007 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126020
FOR Seminole County	Job No.: 48126020	 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com
	Scale: 1" = 100'	
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.	 GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
CJ0016	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH	

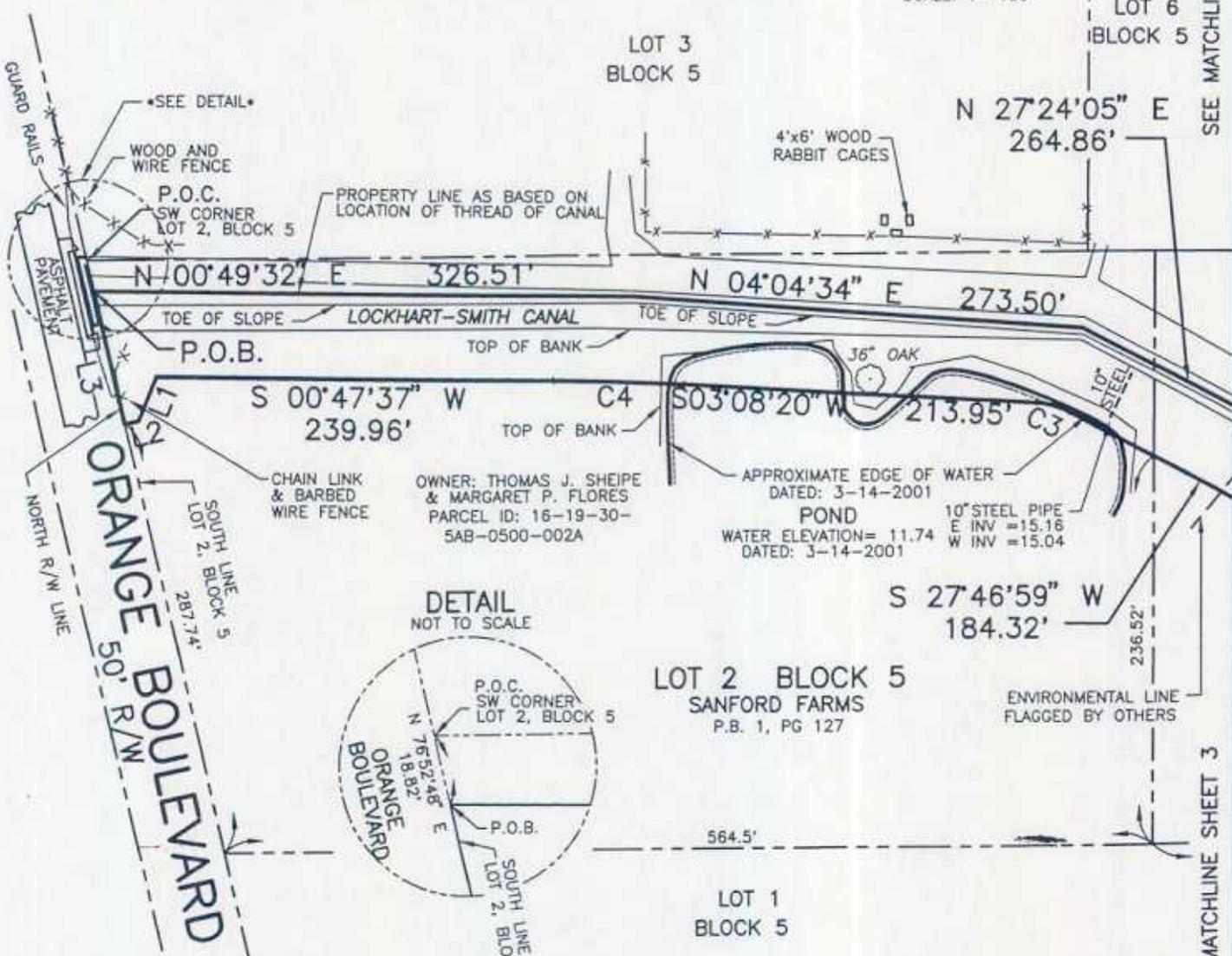
SKETCH OF DESCRIPTION

"L1" S 67°34'46" E 28.20'
 "L2" S 13°07'23" E 8.33'
 "L3" S 76°52'48" W 81.26'



SCALE: 1"=100'

SEE MATCHLINE SHEET 3



SEE MATCHLINE SHEET 3

ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.B. = POINT OF BEGINNING
- INV = INVERT ELEVATION
- X- = WIRE FENCE

"C3"	"C4"
L= 21.51'	L= 79.83'
R= 50.00'	R= 1950.00'
Δ= 24°38'39"	Δ= 2°20'44"
CB= S15°27'40"W	CB= S01°57'59"W
CH= 21.34'	CH= 79.82'



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 email: info@southeasternsurveying.com

Drawing No. 48126021
 Job No. 48126
 Date: 3-20-03
 SHEET 2 OF 3
 See Sheet 1 for Description

000017

SKETCH OF DESCRIPTION

ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.B. = POINT OF BEGINNING
- X- = CHAIN LINK FENCE
- = BURIED TELEPHONE PEDESTAL
- ◇ = POWER POLE
- ⌒ = GUY WIRE

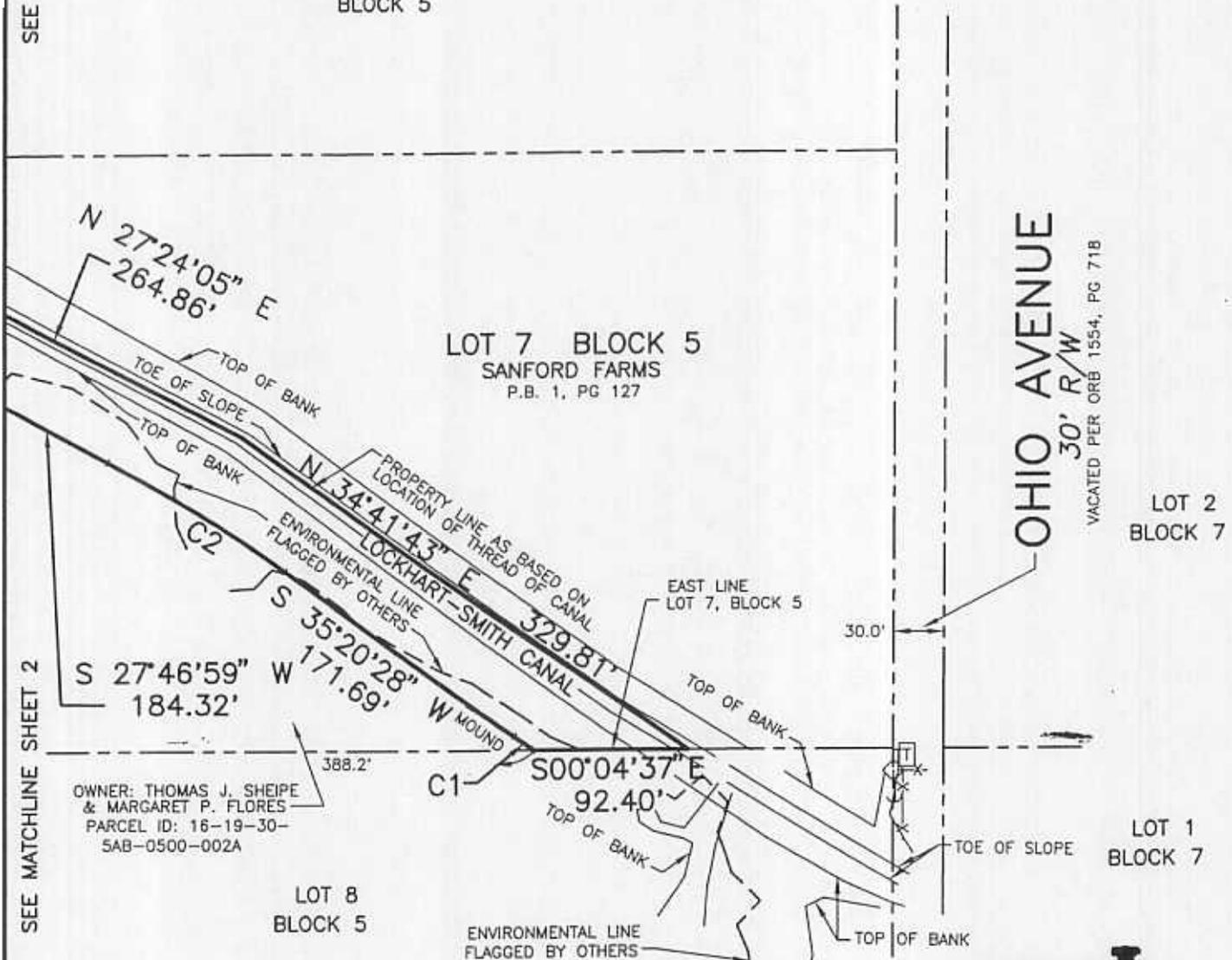


SCALE: 1"=100'

SEE MATCHLINE SHEET 2

LOT 6
BLOCK 5

SEE MATCHLINE SHEET 2



OWNER: THOMAS J. SHEIPE
& MARGARET P. FLORES
PARCEL ID: 16-19-30-
5AB-0500-002A

LOT 8
BLOCK 5

LOT 2
BLOCK 7

LOT 1
BLOCK 7

"C1"	"C2"
L= 14.80'	L= 125.32'
R= 1050.00'	R= 950.00'
Δ= 0°48'28"	Δ= 7°33'29"
CB= S34°56'14" W	CB= S31°33'43" W
CH= 14.80'	CH= 125.22'



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Drawing No. 48126022
Job No. 48126
Date: 3-20-03
SHEET 3 OF 3
See Sheet 1 for Description

000018

SCHEDULE "A"

DESCRIPTION:

A portion of Lot 3, LESS and EXCEPT the North 269.70 feet thereof, Block 5, Sanford Farms, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 1954.70 feet to a point on the centerline of Orange Avenue; thence North 76°52'48" East along said centerline, 486.79 feet; thence North 03°20'49" West, 25.39 feet to the Southeast corner of said Lot 3, said point also being the Point of Beginning; thence South 76°52'48" West, 67.45 feet along the South line of said Lot 3; thence North 26°59'24" East, 77.90 feet; thence North 00°47'37" East, 228.81 feet to a point of curvature of a curve concave Easterly, having a radius of 2050.00 feet and a central angle of 1°29'50"; thence Northerly along the arc of said curve, 53.57 feet (bearing and distance between said points being North 01°32'32" East, 53.57 feet); thence South 89°50'44" East, 23.72 feet to a point on the East line of said Lot 3; thence South 00°17'52" East, along said East line, 336.41 feet to the Point of Beginning.

Containing 10,449 square feet (0.240 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION FOR Seminole County 000019	Date: 3-20-2003 EO		CERT. NO. LB2108	48126013
	Job No.:	Scale:	 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com	
	48126013	1" = 100'		
CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.			 GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH				

SKETCH OF DESCRIPTION



SCALE: 1"=100'

P.O.C.

SW CORNER BLOCK 2, PB 1, PG 127
CENTER OF SECTION
20-19-30

SOUTH OREGON STREET
30' R/W

N 00°04'17" E
1954.70

WEST LINE
BLOCK 2

ORANGE
BOULEVARD
50' R/W

LOT 4
BLOCK 5

LOT 3 BLOCK 5
SANFORD FARMS
P.B. 1, PG 127

OWNER: SCOTT LAWLOR
PARCEL ID: 16-19-30-
5AB-0500-0030

L= 53.57'

R= 2050.00'

Δ= 1°29'50"

CB= S01°32'32"W

CH= 53.57'

N26°59'24"E
77.90'

N 00°47'37" E 228.81'

S00°17'52"E 336.41'

N 03°20'49" W
25.39'

P.O.B.
SE CORNER
LOT 3

ASPHALT
PAVEMENT

CHAIN LINK/
WIRE FENCE

LOT 2
BLOCK 5

LOCKHART-SMITH
CANAL

SOUTH LINE OF
NORTH 269.70'
LOT 3, BLOCK 5

269.70'

S89°50'44"E
23.72'

LESS

TOP OF BANK

TOE OF SLOPE

TOP OF BANK

ABBREVIATIONS:

- PB = PLAT BOOK
- PG = PAGE(S)
- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊕ = CENTERLINE
- X- = WIRE FENCE



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email: info@southeasternsurveying.com

Drawing No. 48126014
Job No. 48126
Date: 3-20-03
SHEET 2 OF 2
See Sheet 1 for Description

000020

SCHEDULE "A"

DESCRIPTION:

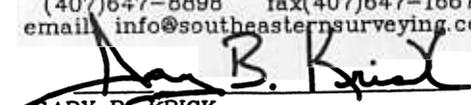
A portion of the North 269.70 feet of Lot 3, and the North 230.00 feet of Lot 4, Block 5, Sanford Farms according to the map or plat thereof recorded in Plat Book 1, Page 127 of the public records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 1954.70 feet to a point on the centerline of Orange Avenue; thence North 76°52'37" East along said centerline, 486.79 feet; thence North 03°20'49" West, 25.39 feet to the Southeast corner of said Lot 3; thence North 00°20'23" West, 336.41 feet along said East line to the Point of Beginning; thence North 89°50'44" West, 23.72 feet to a point on a non-tangent curve, concave Easterly, having a radius of 2050.00 feet and a central angle of 0°50'54"; thence Northerly along the arc of said curve, 30.35 feet to the point of tangency (chord bearing and distance between said points being, North 02°42'53" East, 30.35 feet); thence North 03°08'20" East, 213.95 feet to a point of curvature of a curve concave Southeasterly, having a radius of 150.00 feet and a central angle of 9°56'00"; thence Northeasterly along said curve, 26.01 feet (chord bearing and distance between said points being, North 08°06'20" East, 25.97 feet); thence South 89°50'44" East, 5.35 feet along the North line of said Lot 3 to a point on the East line of said Lot 3; thence South 00°17'52" East, 269.71 feet along said East line to the Point of Beginning.

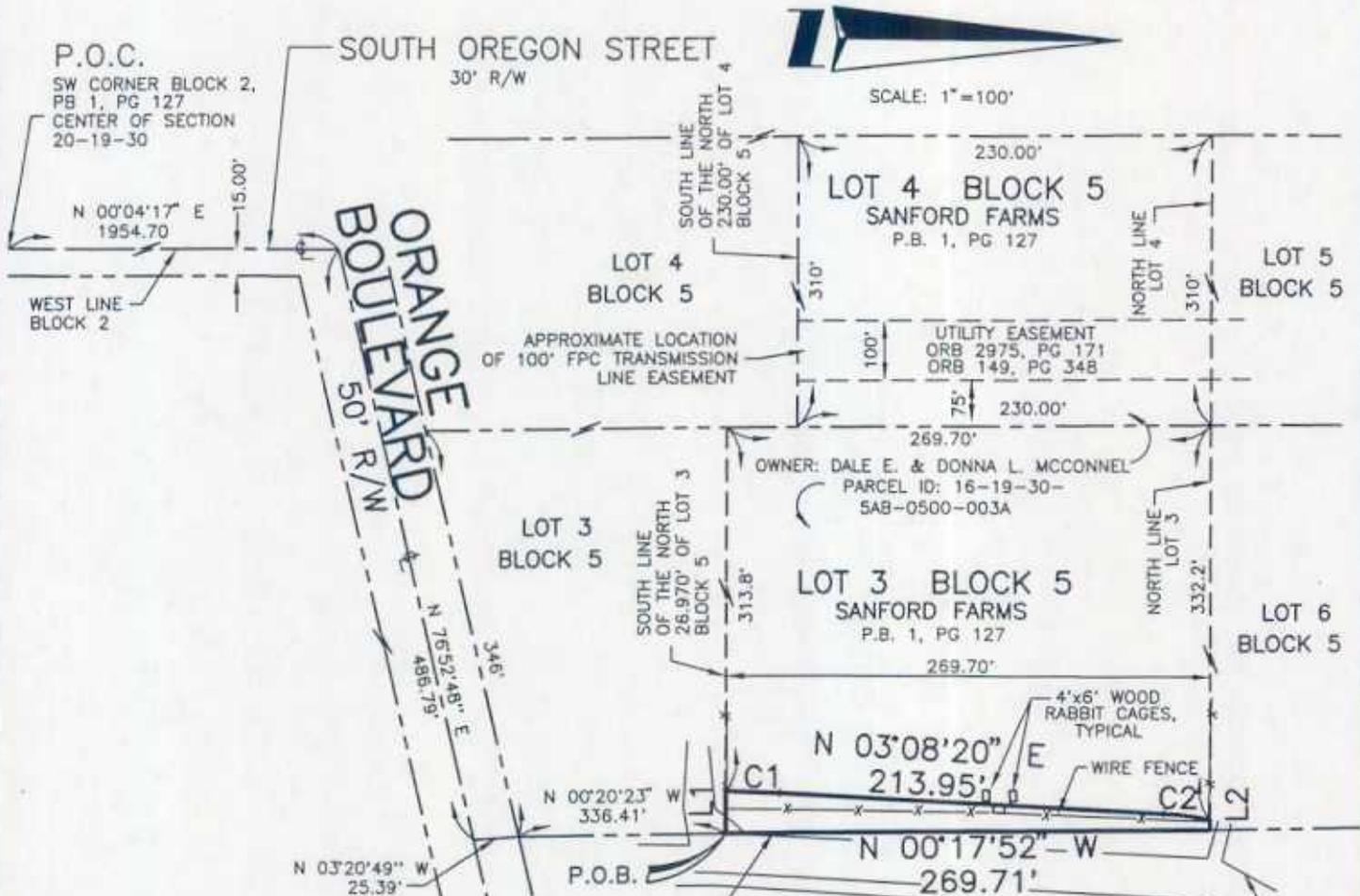
Containing 4,212 square feet (0.097 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126015
FOR Seminole County 000021	Job No.: 48126015	Scale: 1" = 100'
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
		 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245

SKETCH OF DESCRIPTION



SCALE: 1"=100'

ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊥ = CENTERLINE
- X— = WIRE FENCE
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE(S)
- FPC = FLORIDA POWER CORPORATION

<p>"C1"</p> <p>L= 30.35'</p> <p>R= 2050.00'</p> <p>Δ= 0°50'54"</p> <p>CB= N02°42'53"E</p> <p>CH= 30.35'</p>	<p>"C2"</p> <p>L= 26.01'</p> <p>R= 150.00'</p> <p>Δ= 9°56'00"</p> <p>CB= N08°06'20"E</p> <p>CH= 25.97'</p>
---	--

"L1"
N 89°50'44" W
23.72'

"L2"
S 89°50'44" E
5.35'



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Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No. 48126016
Job No. 48126
Date: 3-20-03
SHEET 2 OF 2
See Sheet 1 for Description

000032

SCHEDULE "A"

DESCRIPTION:

A portion of Lot 6, Block 5, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida.

AND

The South 240.00 feet of the North 480.00 feet of the East 15.00 feet of Lot 5, Block 5, Sanford Farms, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida.

LESS the North 240.00 feet of the West 15.00 feet of Lot 6, Block 5, Sanford Farms, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida.

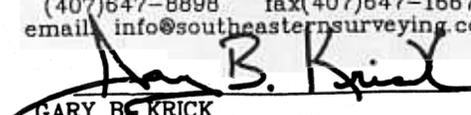
AND ALSO LESS the East 230.00 feet of the North 378.78 feet of Lot 6, Block 5, Sanford Farms, according to the map or plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 1954.70 feet to a point on the centerline of Orange Avenue; thence North 76°52'37" East along said centerline, 486.79 feet; thence North 03°20'49" West, 25.39 feet to the Southeast corner of Lot 3, Block 5 of said plat; thence North 00°17'52" West, 606.12 feet along the East line of said Lot 3 to the Southeast corner of said Lot 6, said point also being the Point of Beginning; thence North 89°50'44" West, 5.35 feet to a point on a non-tangent curve, concave Southeasterly, having a radius of 150.00 feet and a central angle of 7°02'14"; thence Northeasterly along the arc of said curve, 18.42 feet (chord bearing and distance between said points being North 16°35'27" East, 18.41 feet) to a point on said East line of Lot 6; thence South 00°17'52" East, 17.66 feet along said East line to the Point of Beginning.

Containing 51 square feet.

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.
6. Supplemental easement as recorded in O.R.B. 2784, PG 131, of the public records of Seminole County, Florida, does not affect the subject property.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126023
FOR Seminole County 000023	Job No.: 48126023	Scale: 1" = 10'
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
		 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245

SKETCH OF DESCRIPTION



SCALE: 1" = 10'

P.O.C.

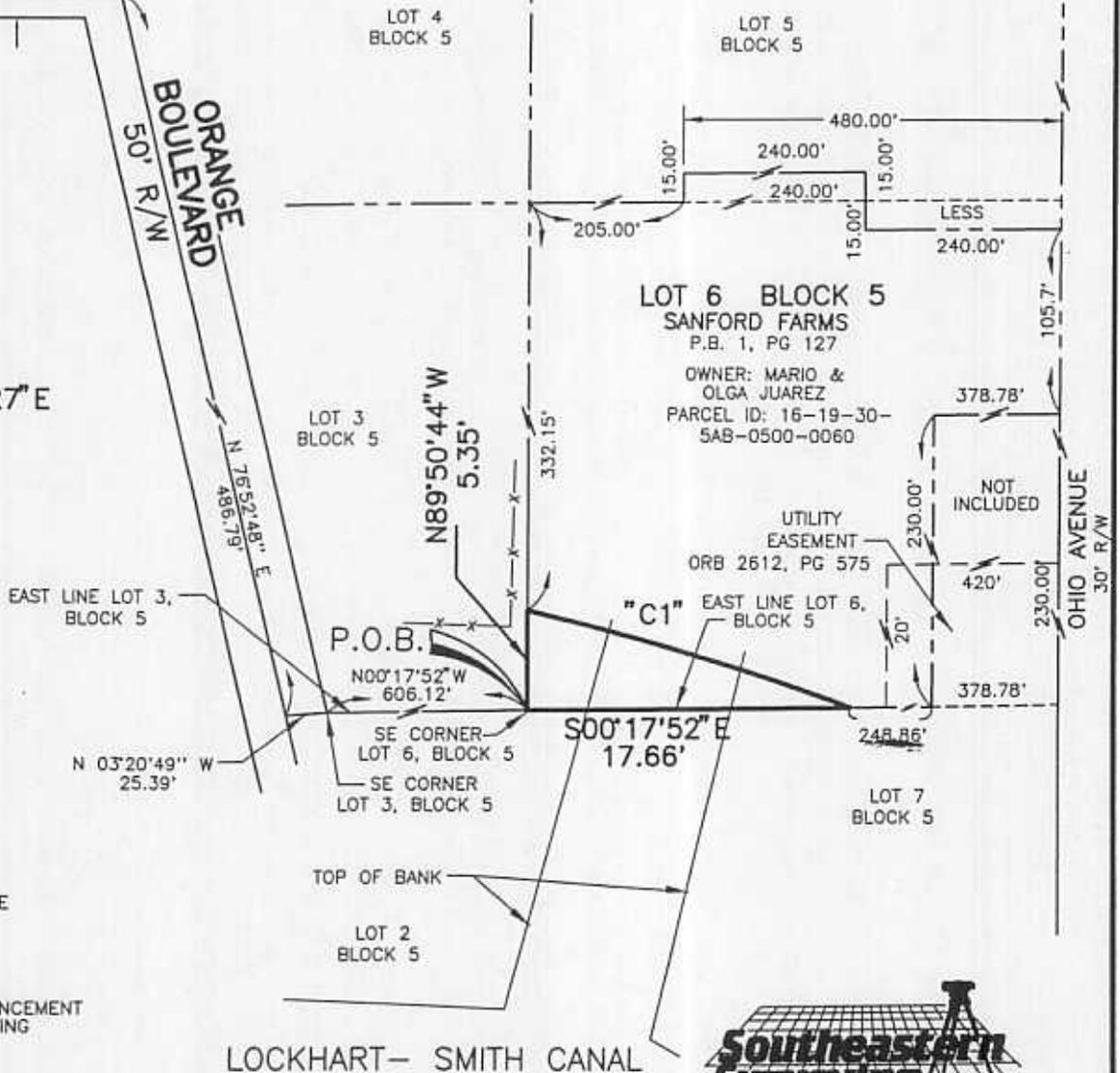
SW CORNER BLOCK 2, PB 1, PG 127
CENTER OF SECTION
20-19-30

SOUTH OREGON STREET
30' R/W

N 00°04'17" E
1954.70

WEST LINE
BLOCK 2

"C1"
L = 18.42'
R = 150.00'
Δ = 7°02'14"
CB = N16°35'27" E
CH = 18.41'



ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊥ = CENTERLINE
- X- = WIRE FENCE
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE(S)

LOCKHART- SMITH CANAL



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Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No. 48126024
Job No. 48126
Date: 3-20-2003
SHEET 2 OF 2
See Sheet 1 for Description

000024

SCHEDULE "A"

DESCRIPTION:

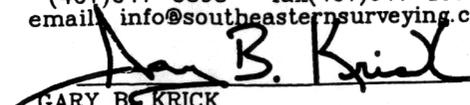
A portion of Lots 2 and 7, LESS part lying East of Canal Block 5, Sanford Farms, according to the plat thereof recorded in Plat Book 1, page 127, of the public records of Seminole County, Florida, more particularly described as follows:

Begin at the Southwest corner of said Lot 2, thence North 00°17'52" West, 623.78 feet along the West line of said Lot 2 to a point on a non-tangent curve concave Southeasterly having a radius of 150.00 feet and a central angle of 7°40'25"; thence Northeasterly along the arc of said curve, 20.09 feet (chord bearing and distance between said points being, North 23°56'47" East, 20.07 feet) to the point of tangency; thence North 27°46'59" East, 184.32 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1050.00 feet and a central angle of 7°33'29"; thence Northeasterly along the arc of said curve, 138.51 feet (chord bearing and distance between said points being, North 31°33'43" East, 138.41 feet) to the point of tangency; thence North 35°20'28" East, 171.69 feet to a point of curvature of a curve concave Northwesterly, having a radius of 950.00 feet and a central angle of 4°19'10"; thence Northeasterly along the arc of said curve, 71.62 feet (chord bearing and distance between said points being, North 33°10'53" East, 71.60 feet) to the point of tangency; thence North 31°01'18" East, 98.20 feet to a point on the East line of said Lot 7; thence South 00°04'37" East, 97.39 feet along said East line; thence South 34°41'43" West, 329.81 feet; thence South 27°24'05" West, 264.86 feet; thence South 04°04'34" West, 273.50 feet; thence South 00°49'32" West, 326.51 feet to a point on the South line of said Lot 2, said point also being on the North right of way of Orange Boulevard; thence South 76°52'48" West, 18.82 feet along said North right of way to the Point of Beginning.

Containing 49,014 square feet (1.125 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

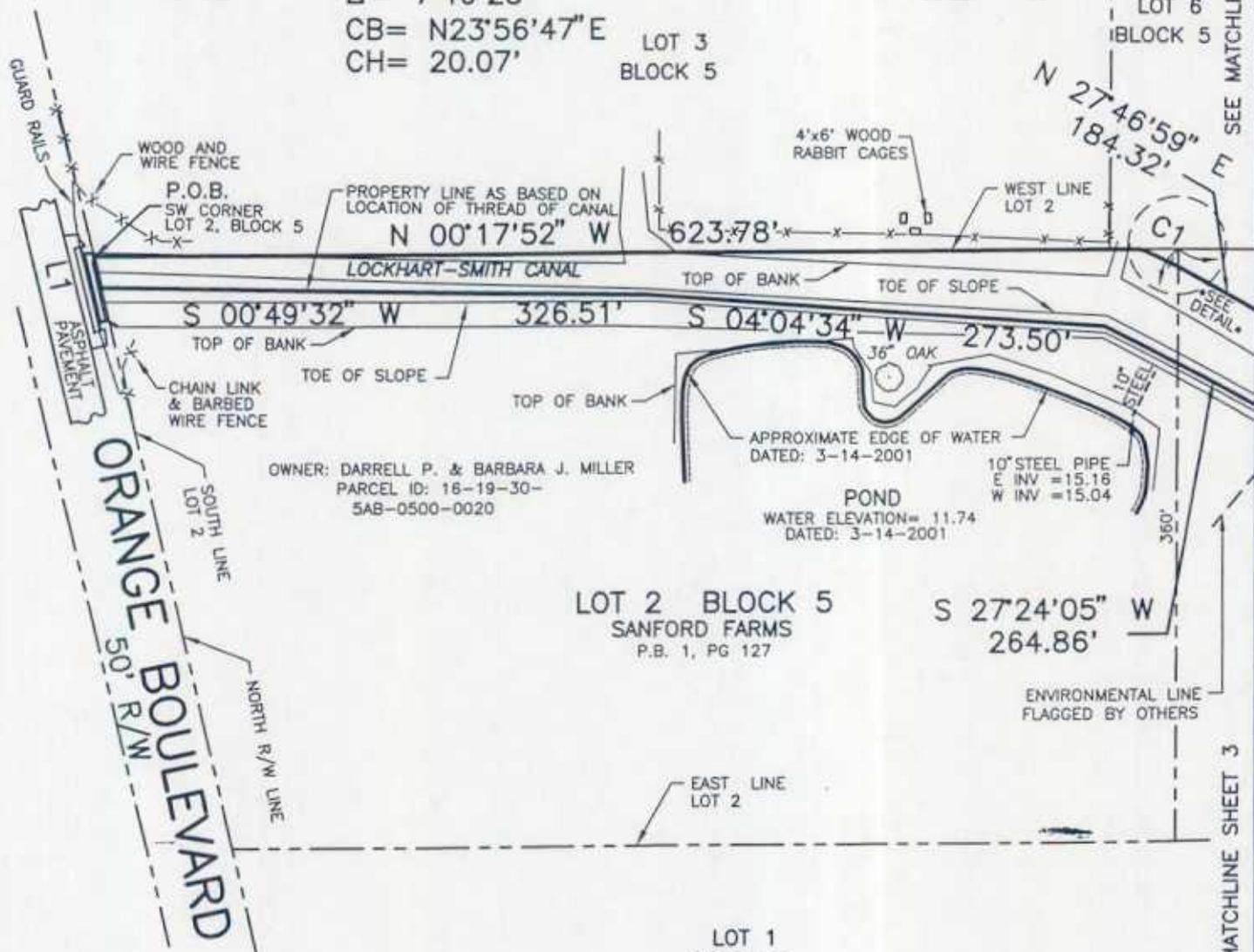
DESCRIPTION FOR Seminole County 000025	Date: 3-20-2003 EO		CERT. NO. LB2108	48126017
	Job No.:	Scale:	 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com	
	48126017	1" = 100'		
CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.		 GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH				

SKETCH OF DESCRIPTION

"L1" S 76°52'48" W 18.82'
 "C1" L= 20.09'
 R= 150.00'
 Δ= 7°40'25"
 CB= N23°56'47"E
 CH= 20.07'



SCALE: 1"=100'

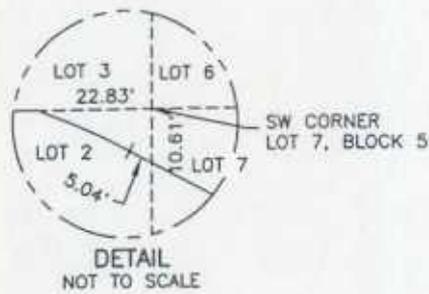


OWNER: DARRELL P. & BARBARA J. MILLER
 PARCEL ID: 18-19-30-5AB-0500-0020

LOT 2 BLOCK 5
 SANFORD FARMS
 P.B. 1, PG 127

S 27°24'05" W 264.86'

- ABBREVIATIONS:
- R/W = RIGHT-OF-WAY
 - L = LENGTH OF CURVE
 - R = RADIUS
 - Δ = CENTRAL ANGLE
 - CB = CHORD BEARING
 - CH = CHORD DISTANCE
 - P.O.B. = POINT OF BEGINNING
 - INV = INVERT ELEVATION
 - X- = WIRE FENCE



DETAIL NOT TO SCALE



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 (407)647-8898 fax(407)647-1887
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

Drawing No. 48126018
 Job No. 48126
 Date: 3-20-03
 SHEET 2 OF 3
 See Sheet 1 for Description

000026

SEE MATCHLINE SHEET 3

SKETCH OF DESCRIPTION

ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.B. = POINT OF BEGINNING
- X- = CHAIN LINK FENCE
- ⊞ = BURIED TELEPHONE PEDESTAL
- ◇ = POWER POLE
- ⌒ = GUY WIRE



SCALE: 1"=100'

SEE MATCHLINE SHEET 2

SEE MATCHLINE SHEET 2

LOT 6
BLOCK 5

L= 138.51'
R= 1050.00' 645.3'
Δ= 7°33'29"
CB= N31°33'43"E
CH= 138.41'

LOT 7 BLOCK 5
SANFORD FARMS
P.B. 1, PG 127

L= 71.62'
R= 950.00'
Δ= 4°19'10"
CB= N33°10'53"E
CH= 71.60'

OHIO AVENUE

30' R/W
VACATED PER ORB 1554, PG 718

LOT 2
BLOCK 7

N 27°46'59" E
184.32'

S 27°24'05" W
264.86'

N 35°20'28" E
171.69'

N 31°01'18" E
98.20'

LOT 8
BLOCK 5

LOT 1
BLOCK 7

"L2"
S 00°04'37" E
97.39'



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Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No. 48126019
Job No. 48126
Date: 3-20-03
SHEET 3 OF 3
See Sheet 1 for Description

000027

SCHEDULE "A"

DESCRIPTION:

A portion of LOTS 1 and 8, BLOCK 5, of SANFORD FARMS, according to the plat thereof, as recorded in Plat Book 1, Pages 127 and 128 1/2, of the Public Records of Seminole County, Florida, more particularly described as follows:

Begin at the Northeast corner of said Lot 8, thence South 00°09'55" West, 15.00 feet along the East line of said Lot 8; thence North 89°50'44" West, 247.88 feet; thence South 31°01'18" West, 171.96 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1050.00 feet and a central angle of 3°30'42"; thence Southwesterly along the arc of said curve, 64.35 feet (chord bearing and distance between said points being, South 32°46'39" West, 64.34 feet) to a point on the West line of said Lot 8; thence North 00°04'37" West, 189.79 feet along said West line; thence North 31°01'18" East, 31.46 feet to a point on the North line of said Lot 8, said point also being the South right of way of Ohio Avenue; thence South 89°50'44" East, 355.41 feet along said North line to the Point of Beginning.

Containing 18,029 square feet (0.414 acres, more or less.)

SURVEYORS NOTES

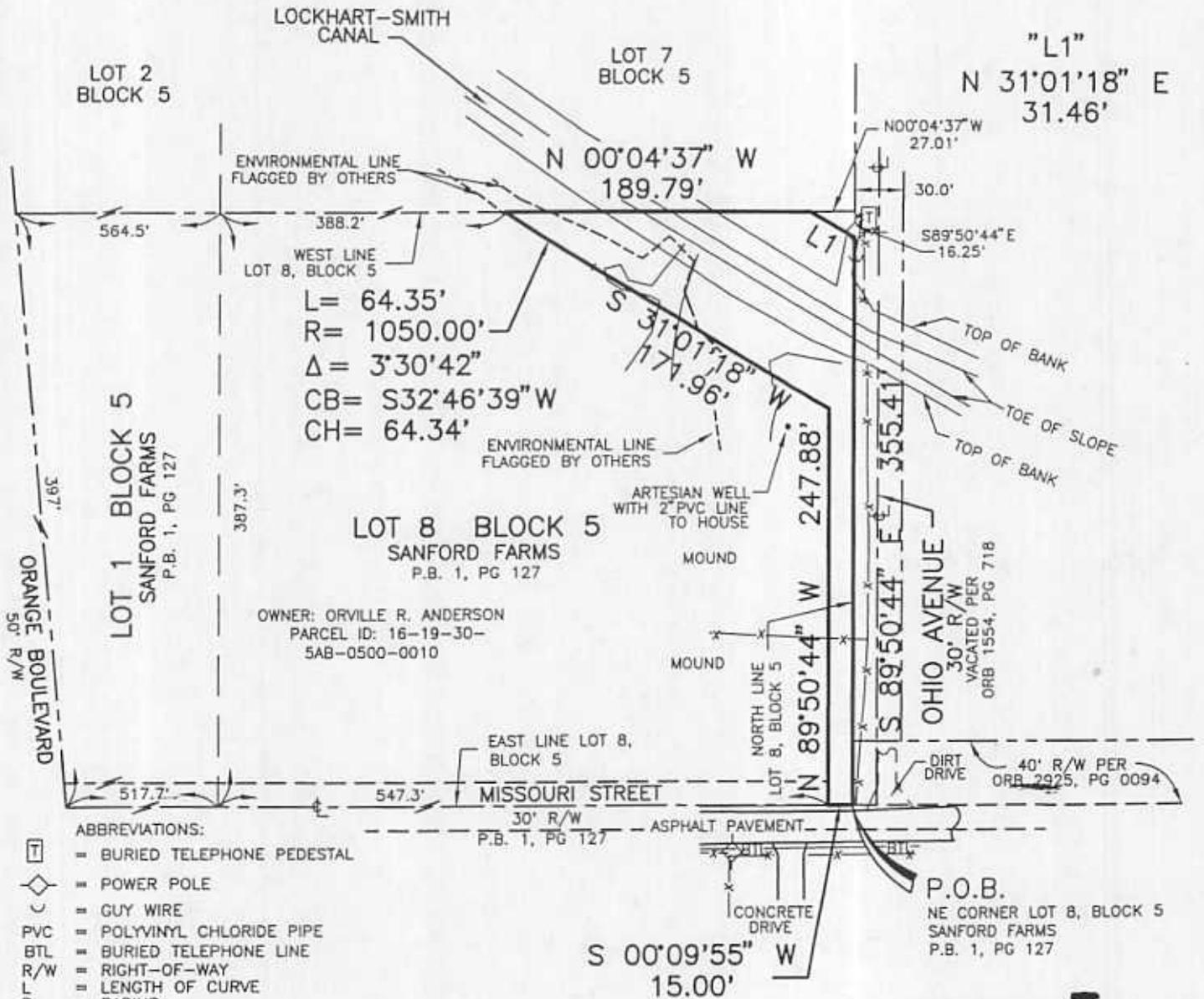
1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

DESCRIPTION	Date: 3-20-2003 EO	CERT. NO. LB2108 48126028
FOR Seminole County	Job No.: 48126028	 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1867 email info@southeasternsurveying.com
000023	Scale: 1" = 100'	
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
	 GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	

SKETCH OF DESCRIPTION



SCALE: 1" = 100'



ABBREVIATIONS:

- = BURIED TELEPHONE PEDESTAL
- ◇ = POWER POLE
- C = GUY WIRE
- PVC = POLYVINYL CHLORIDE PIPE
- BTL = BURIED TELEPHONE LINE
- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊕ = CENTERLINE
- X- = CHAIN LINK FENCE



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Drawing No. 48126029
Job No. 48126
Date: 3-20-2003
SHEET 2 OF 2
See Sheet 1 for Description

000029