Item # 22

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Cross Seminole Trail - Resolution Requesting an Easement Over State-Owned Lands

DEPARTMENT: PUBLIC WORKS **DIVISION:** ENGINEERING

AUTHORIZED BY: for W. Gary Johnson, P.E., Director **CONTACT:** Lenor Bromberg, P.E. LMB **EXT.** 2094
Jerry McCollum, P.E., County Engineer

Agenda Date 06-28-05 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Adopt and authorize the Chairman to execute a Resolution relating to the Cross Seminole Trail Project, Phase I (from Big Tree Park to just north of Old Sanford Oviedo Road, for a distance of approximately 2.6 miles). This Resolution is necessary to acquire the easements needed from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

District 2 – Commissioner Randy Morris
District 4 – Commissioner Henley

(Jerry McCollum, P.E., County Engineer)

BACKGROUND:

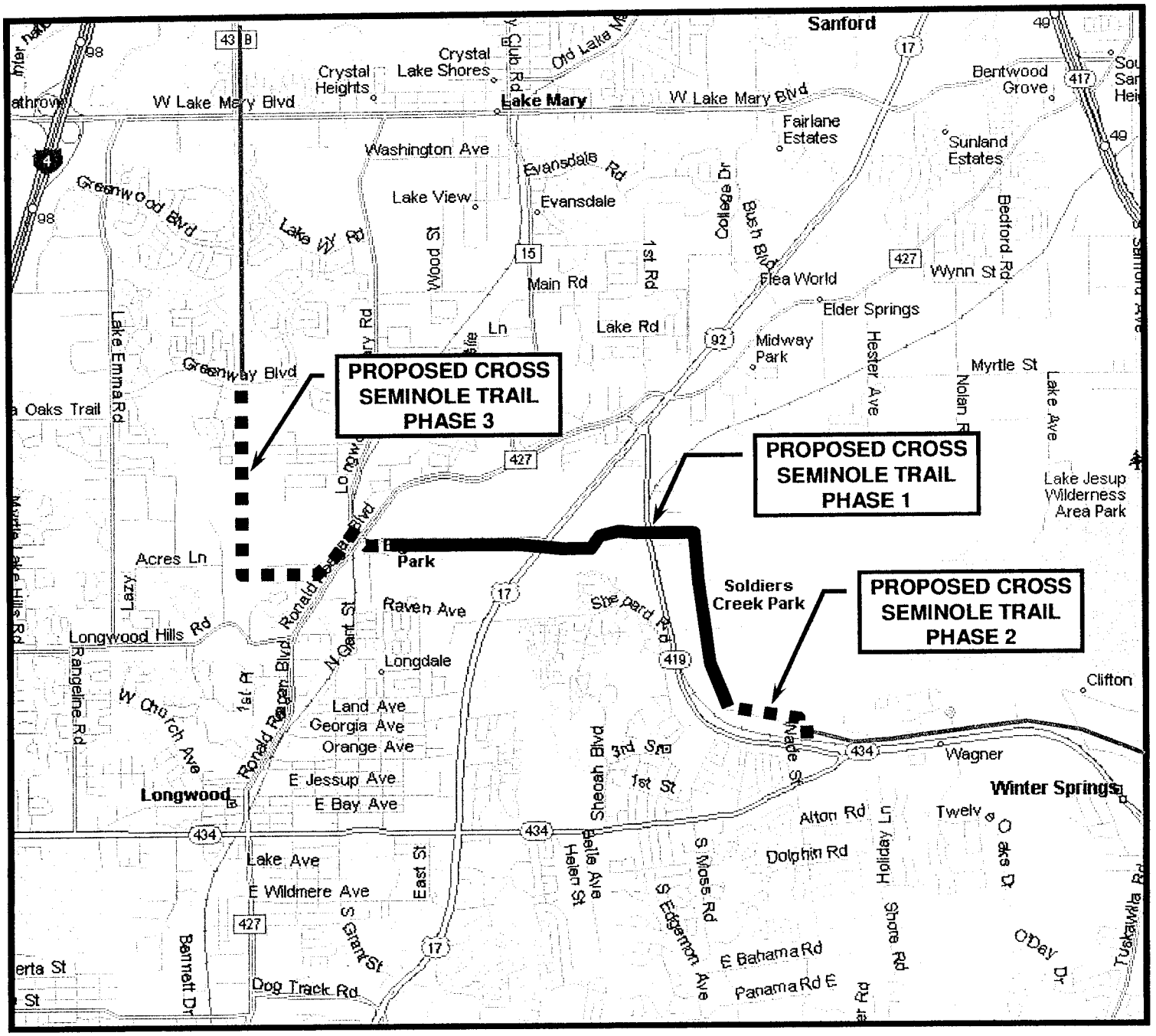
This Cross Seminole Trail Project is a 5.3 mile long multi-use recreational trail which will complete the west to east link between the Seminole Wekiva Trail and the Cross Seminole Trail. The project will tie into the existing Crossings/Rinehart Road Trail at Greenway Boulevard and continue south and east crossing County Road 427, U.S. Highway 17/92 and State Road 419 to connect into the northern terminus of the Cross Seminole Trail at Layer Elementary School. This proposed trail project will provide public access to Greenwood Lakes Middle School, Lake Mary High School, Layer Elementary School, Greenwood Lakes Park, Big Tree Park, the Spring Hammock area, Soldier's Creek Park and the Environmental Studies Center, while completing the cross-county trail network.

Reviewed by:
Co Atty: NA
DFS:
Other:
DCM:
CM:
File No. CPWE02

Phase I of this project extends from Big Tree Park east and south to just north of Old Sanford Oviedo Road. There are currently three (3) project parcels identified requiring an easement over lands owned by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and managed by the Natural Lands Division of Seminole County's Planning Department. Formal adoption of this resolution by the Board is a required component of the easement application package that will be submitted to the Florida Department of Environmental Protection.

Attachments:

Cross Seminole Trail Project Location Map
Resolution



CROSS SEMINOLE TRAIL

PROJECT LOCATION MAP

North

NTS

RESOLUTION NO. 2005-R-_____ **SEMINOLE COUNTY**

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON THE *28th* DAY OF *JUNE*, A.D., *2005*.

WHEREAS, the Board of County Commissioners of Seminole County has actively supported the construction of a greenways and trails system in Seminole County and is dedicated to offering a wide range of recreational and alternative transportation uses which will allow the County's citizens and visitors to enjoy the natural beauty of Seminole County; and

WHEREAS, the citizens of Seminole County overwhelmingly approved a bond referendum in 2000 to provide funding for the purchase of natural lands and the design and construction of recreational trails, with the Cross Seminole Trail specifically named in the approved referendum; and

WHEREAS, Seminole County plans to complete the construction the Cross Seminole Trail by connecting the existing trail at Green Way Boulevard to a section currently under construction at Layer Elementary School in Winter Springs for a distance of 5.3 miles. This portion of trail will cross County Road 427, US Highway 17/92 and State Road 419. The trail will provide connections to Greenwood Lakes Park, Big Tree Park, the Spring Hammock Preserve, Soldier's Creek Park, the Environmental Studies Center, and will complete the cross county trail network; and

WHEREAS, the completion of the trail in this area is a critical transportation and recreational improvement which will provide viable bicycle and pedestrian transportation alternatives in accordance with the public policy of the State of Florida and the Seminole County Comprehensive Plan; and

WHEREAS, the trail project requires easements across lands within the Spring Hammock Preserve owned by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida; and

WHEREAS, the ecologically sensitive Spring Hammock Preserve area was purchased to preserve its important environmental functions and to provide a site for passive resource based recreations; and

WHEREAS, Seminole County has coordinated the trail development with the St. Johns River Water Management District, minimized impacts to environmental resources, and mitigated those unavoidable impacts to the satisfaction of the Water Management District.

NOW THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Seminole County, Florida hereby requests the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida grant an Upland Easement as described in Exhibit "A" attached hereto consisting of 13 pages and identified as Exhibit Number 000055-000067 for the construction of the Cross Seminole Trail through the Spring Hammock Preserve.

ADOPTED this *28th* day of *June*, A.D., *2005*.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

Maryanne Morse, Clerk to the Board of
County Commissioners in and for the
County of Seminole, State of Florida

Carlton D. Henley, Chairman

Date: _____

SCHEDULE "A"
PARCEL 139

PURPOSE : RECREATIONAL TRAIL

000055

Description :

A portion of Lot 7, Shuman's Addition to Eureka Hammock, Plat Book 2, Page 53, Public Records of Seminole County, Florida, being more particularly described as follows :

Begin at the Southwest corner of said Lot 7; thence N 00°31'16" W along the West line of said Lot 7 a distance of 24.63 feet; thence S 87°59'00" E a distance of 94.78 feet; thence S 64°42'18" E a distance of 32.74 feet; thence S 50°41'30" E a distance of 9.26 feet to a point on the South line of said Lot 7; thence S 89°22'28" W along said South line a distance of 131.27 feet to the Point of Beginning.

Containing 2,532 square feet more or less.

SURVEYORS NOTES:

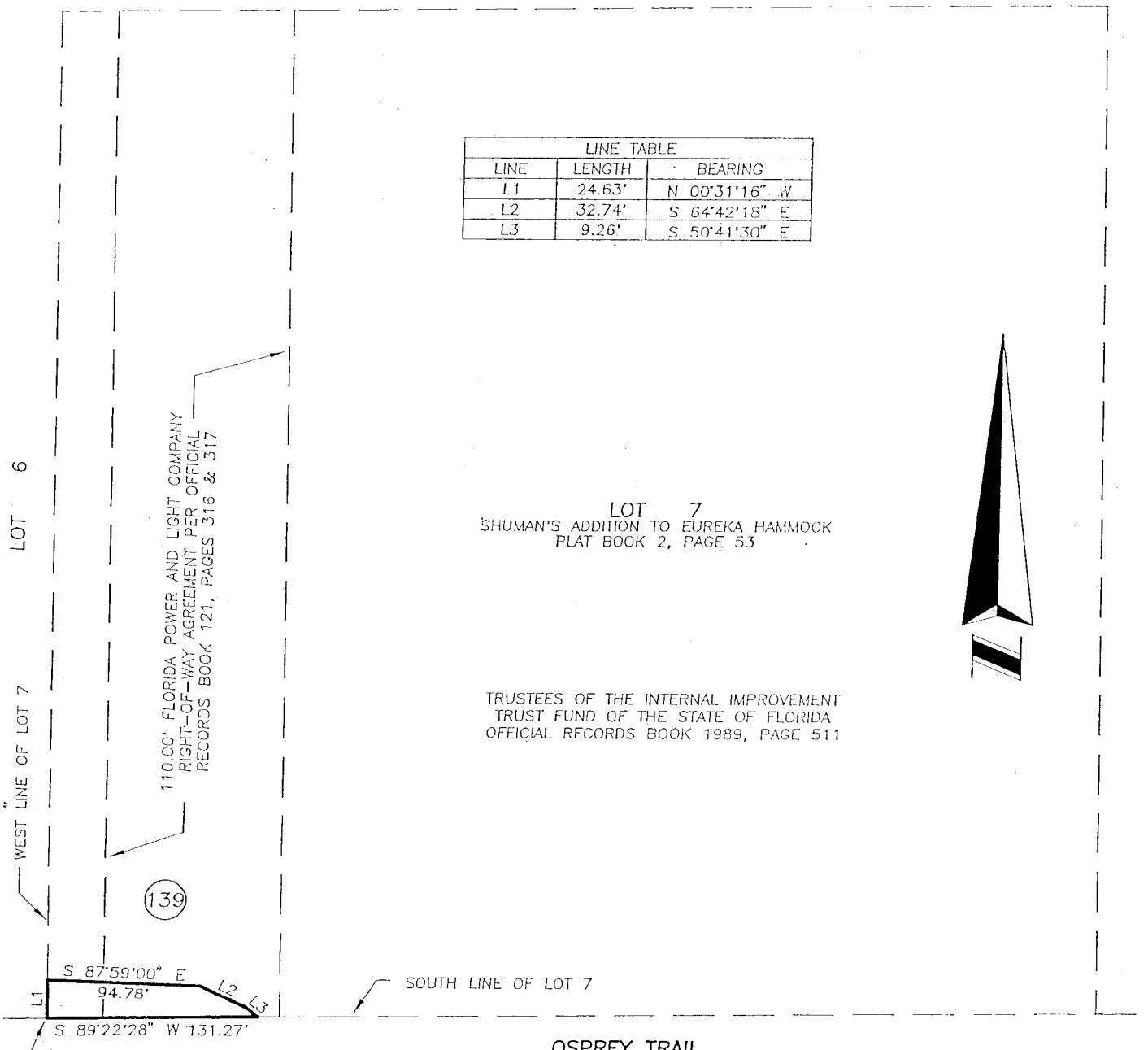
1. Bearings as shown hereon are based on the South line of Lot 7, Shuman's Addition to Eureka Hammock, Plat Book 2, Page 53, Public Records of Seminole County, Florida, being S 89°22'28" W, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct 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. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

DESCRIPTION	Date: 08/27/2004 KR	CERT. NO. LB2108 48869096
FOR Vanasse, Hangen, Brustlin, Inc.	Job No.: 48869 / Scale: 1"=100'	Southeastern Surveying
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245

SKETCH OF DESCRIPTION
PARCEL 139

EXHIBIT "A"
000056

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.63'	N 00°31'16" W
L2	32.74'	S 64°42'18" E
L3	9.26'	S 50°41'30" E



POINT OF BEGINNING
SW CORNER OF LOT 7, SHUMAN'S ADDITION TO EUREKA HAMMOCK, PLAT BOOK 2, PAGE 53, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

1" =100'
GRAPHIC SCALE
0 50 100 200

Drawing No. 48869097
Job No. 48869
Date: 08/27/2004
SHEET 2 OF 2
See Sheet 1 for Description

SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email:info@southeasternsurveying.com

SCHEDULE "A"
PARCEL 144A

PURPOSE : RECREATIONAL TRAIL

EXHIBIT "A"

000057

Description :

A portion of Lots 37–40, Plan of Spring Hammock, Plat Book 2, Pages 2–5, Public Records of Seminole County, Florida, being more particularly described as follows :

Commence at the intersection of the South right–of–way line of General Hutchison Parkway and the East line of said Lot 40, thence S 00°06'42" E along said East line a distance of 26.36 feet to the Point of Beginning; thence continue S 00°06'42" E along said East line a distance of 35.68 feet; thence S 86°15'04" W a distance of 1.24 feet; thence S 58°44'15" W a distance of 27.14 feet; thence S 72°26'23" W a distance of 57.52 feet; thence S 55°19'27" W a distance of 21.20 feet; thence S 63°18'16" W a distance of 25.33 feet; thence N 81°42'03" W a distance of 6.14 feet; thence N 40°18'55" W a distance of 32.80 feet; thence N 88°29'44" W a distance of 49.42 feet to the point of curvature of a curve, concave Southerly, having a central angle of 11°16'48" and a radius of 288.00 feet; thence Westerly along the arc of said curve a distance of 56.70 feet to the point of tangency of said curve (chord bearing and distance between said points being S 85°51'52" W 56.61 feet); thence S 80°13'28" W a distance of 27.24 feet; thence S 80°22'09" W a distance of 65.81 feet to a point on a non tangent curve, concave Northerly, having a central angle of 39°01'58" and a radius of 42.50 feet; thence Southwesterly and Northwesterly along the arc of said curve a distance of 28.95 feet to the point of tangency of said curve (chord bearing and distance between said points being S 86°34'49" W 28.40 feet); thence N 73°54'12" W a distance of 35.28 feet to the point of curvature of a curve, concave Southerly, having a central angle of 33°11'31" and a radius of 17.50 feet; thence Northwesterly and Southwesterly along the arc of said curve a distance of 10.14 feet to the point of tangency of said curve (chord bearing and distance between said points being S 89°30'03" W 10.00 feet); thence S 72°54'17" W a distance of 5.31 feet to the point of curvature of a curve, concave Northerly, having a central angle of 25°16'14" and a radius of 42.50 feet; thence Westerly along the arc of said curve a distance of 18.74 feet to the point of tangency of said curve (chord bearing and distance between said points being S 85°32'24" W 18.59 feet); thence N 81°49'29" W a distance of 10.01 feet to the point of curvature of a curve, concave Southerly, having a central angle of 14°37'12" and a radius of 17.50 feet; thence Westerly along the arc of said curve a distance of 4.47 feet to the point of tangency of said curve (chord bearing and distance between said points being N 89°08'05" W 4.45 feet), said point being the point of curvature of a curve, concave Northeasterly, having a central angle of 20°04'09" and a radius of 133.00 feet; thence Northwesterly along the arc of said curve a distance of 46.59 feet to a point (chord bearing and distance between said points being N 86°24'37" W 46.35 feet); thence N 85°20'33" W a distance of 18.51 feet to the point of curvature of a curve, concave Northeasterly, having a central angle of 20°36'23" and a radius of 42.50 feet; thence Northwesterly along the arc of said curve a distance of 15.29 feet to the point of tangency of said curve (chord bearing and distance between said points being N 75°02'22" W 15.20 feet); thence N 64°44'10" W a distance of 45.41 feet to a point on a non tangent curve, concave Northerly, having a central angle of 69°23'16" and a radius of 27.50 feet; thence Northwesterly along the arc of said curve a distance of 33.30 feet to the point of tangency of said curve (chord bearing and distance between said points being N 86°24'13" W 31.31 feet); thence N 51°42'35" W a distance of 12.71 feet; thence S 84°41'18" W a distance of 100.72 feet to the point of curvature of a curve, concave Northerly, having a central angle of 18°10'05" and a radius of 133.00 feet; thence Northwesterly along the arc of said curve a distance of 42.17 feet to the point of tangency of said curve (chord bearing and distance between said points being N 86°13'40" W 42.00 feet); N 77°08'37" W a distance of 17.26 feet; thence S 78°22'33" W a distance of 21.39 feet to the point of curvature of a curve, concave Northerly, having a central angle of 18°50'16" and a radius of 27.50 feet; thence Westerly along the arc of said curve a distance of 9.04 feet to the point of tangency of said curve (chord bearing and distance between said points being S 87°47'41" W 9.00 feet); N 82°47'05" W a distance of 22.19 feet; thence S 72°38'10" W a distance of 23.37 feet to the point of curvature of a curve, concave Northwesterly, having a central angle of 17°53'59" and a radius of 133.00 feet; thence Southwesterly along the arc of said curve a distance of 41.55 feet to the point of tangency of said curve (chord bearing and distance between said points being S 81°35'08" W 41.38 feet); thence N 89°27'52" W a distance of 108.87 feet; thence S 77°33'25" W a distance of 16.56 feet; thence S 86°30'28" W a distance of 13.69 feet to a point on a non tangent curve, concave Southeasterly,

(Description continued on Sheet 1A)

SURVEYORS NOTES:

1. Bearings as shown hereon are based on the East line of Lot 40, Plan of Spring Hammock, Plat Book 2, Pages 2–5, Public Records of Seminole County, Florida, being S 00°06'42" E assumed.
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. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

DESCRIPTION	Date: 08/31/2004 KR	CERT. NO. LB2108 48869104
FOR Vanasse, Hangen Brustlin, Inc.	Job No.: 48869 / Scale: 1"=100'	SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810–4350 (407)292–8580 fax(407)292–0141 email: info@southeasternsurveying.com
	CH. 61G17–6, Florida Administrative Code requires that a legal 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
PARCEL 144A

EXHIBIT "A"

000053

Description continued :

having a central angle of 8°55'26" and a radius of 81.00 feet; thence Southwesterly along the arc of said curve a distance of 12.62 feet to the point of tangency of said curve (chord bearing and distance between said point being S 66°30'02" W 12.60 feet); thence S 62°02'19" W a distance of 24.26 feet to the point of curvature of a curve, concave Northwesterly, having a central angle of 28°34'21" and a radius of 133.00 feet; thence Southwesterly along the arc of said curve a distance of 66.32 feet to a point on a non tangent curve (chord bearing and distance between said points being S 76°19'29" W 65.64 feet); concave Northerly, having a central angle of 73°54'03" and a radius of 27.50 feet; thence Southwesterly and Northwesterly along the arc of said curve a distance of 35.47 feet to a point (chord bearing and distance between said points being N 85°17'24" W 33.06 feet); thence N 80°09'09" W a distance of 92.73 feet to the point of curvature of a curve, concave Southerly, having a central angle of 25°45'10" and a radius of 81.00 feet; thence Northwesterly and Southwesterly along the arc of said curve a distance of 36.41 feet to the point of tangency of said curve (chord bearing and distance between said points being S 86°58'16" W 36.10 feet); thence S 74°05'41" W a distance of 82.93 feet to the point of curvature of a curve, concave Northeasterly, having a central angle of 49°15'10" and a radius of 83.00 feet; thence Southwesterly and Northwesterly along the arc of said curve a distance of 71.35 feet to the point of tangency of said curve (chord bearing and distance between said points being N 81°16'44" W 69.17 feet); thence N 56°39'09" W a distance of 27.04 feet to the point of curvature of a curve, concave Southeasterly, having a central angle of 47°41'39" and a radius of 31.00 feet; thence Northwesterly and Southwesterly along the arc of said curve a distance of 25.80 feet to the Point of tangency of said curve (chord bearing and distance between said points being N 80°29'58" W 25.07 feet); thence S 75°39'12" W a distance of 75.85 feet to the point of curvature of a curve, concave Northerly, having a central angle of 24°58'39" and a radius of 133.00 feet; thence Southwesterly and Northwesterly along the arc of said curve a distance of 57.98 feet to the point of tangency of said curve (chord bearing and distance between said points being S 88°08'32" W 57.52 feet); thence N 79°22'08" W a distance of 201.00 feet; thence N 89°17'43" W a distance of 23.20 feet; thence N 79°22'08" W a distance of 16.46 feet; thence N 69°26'34" W a distance of 23.20 feet; thence N 79°22'08" W a distance of 32.10 feet to the point of curvature of a curve, concave Southerly, having a central angle of 23°14'08" and a radius of 281.00 feet; thence Northwesterly and Southwesterly along the arc of said curve a distance of 113.96 feet to the point of tangency of said curve (chord bearing and distance between said points being S 89°00'48" W 113.18 feet); thence 77°23'44" W a distance of 44.09 feet to the point of curvature of a curve, concave Northerly, having a central angle of 30°43'48" and a radius of 333.00 feet; thence Southwesterly and Northwesterly along the arc of said curve a distance of 178.60 to the point of tangency of said curve (chord bearing and distance between said points being N 87°14'22" W 176.47 feet); thence N 71°52'28" W a distance of 24.24 feet to the point of curvature of a curve, concave Southerly, having a central angle of 31°55'52" and a radius of 137.52 feet; thence Northwesterly and Southwesterly along the arc of said curve a distance of 76.64 feet to the point of tangency of said curve (chord bearing and distance between said points being N 87°50'24" W 75.65 feet); thence S 76°11'40" W a distance of 26.05 feet to the point of curvature of a curve, concave Northerly, having a central angle of 29°13'53" and a radius of 326.00 feet; thence Southwesterly and Northwesterly along the arc of said curve a distance of 166.32 feet to the point of tangency of said curve (chord bearing and distance between said points being N 89°11'23" W 164.52 feet); thence N 74°34'27" W a distance of 49.94 feet to the point of curvature of a curve, concave Southwesterly, having a central angle of 12°36'46" and a radius of 188.00 feet; thence Northwesterly along the arc of said curve a distance of 41.39 feet to a point on the West line of said Lot 37 (chord bearing and distance between said points being N 80°52'50" W 41.30 feet); thence N 00°23'31" W along said West line a distance of 38.05 feet to a point on a non tangent curve, concave Southwesterly, having a central angle of 13°09'07" and a radius of 226.00 feet; thence Southeasterly along the arc of said curve a distance of 51.88 feet to the point of tangency of said curve (chord bearing and distance between said points being S 81°09'00" E 51.76 feet); thence S 74°34'27" E a distance of 49.93 feet to the point of curvature of a curve, concave Northerly, having a central angle of 3°12'47" and a radius of 288.00 feet; thence Southeasterly along the arc of said curve a distance of 16.15 feet to the point of compound curvature of a curve (chord bearing and distance between said points being S 76°10'50" E 16.15 feet), concave Northwesterly, having a central angle of 30°28'45" and a radius of 9.50 feet; thence Northeasterly along the arc of said curve a distance of 5.05 feet to the point of tangency of said curve (cord bearing and distance between said points being N 86°57'37" E 5.00 feet); thence N 71°43'14" E a distance of 5.92 feet to the point of curvature of a curve, concave Southerly, having a central angle of 53°14'36" and a radius of 20.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 19.05 feet to the point of tangency of said curve (chord bearing and distance between said points being S 81°39'28" E 18.37 feet); thence S 55°02'10" E a distance of 5.94 feet to the point of curvature of a curve, concave Northeasterly, having a central angle of 30°28'12" and a radius of 9.50 feet; thence Southeasterly along the arc of said curve a distance of 5.05 feet to the point of compound curvature of a curve (chord bearing and distance between said points being S 70°16'16" E 4.99 feet), concave Northerly, having a central angle of 3°11'25" and a radius of 288.00 feet; thence Southeasterly along the arc of said curve a distance of 16.07 feet to the point of compound curvature of a curve (chord bearing and distance between said points being S 87°06'05" E 16.03 feet), concave Northwesterly, having a central angle of 36°47'30" and a radius of 9.50 feet; thence Northeasterly along the arc of said curve a distance of 6.10 feet to the point of tangency of said curve (chord bearing and distance between said points being N 72°54'27" E 6.00 feet); thence N 54°30'43" E a distance of 3.06 feet to the point of curvature of a curve, concave Southerly, having a central angle of 61°12'47" and a radius of 20.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 21.90 feet to the point of tangency of said curve (chord bearing and distance between said points being N 85°07'06" E 20.87 feet); thence S 64°16'30" E a distance of 6.00 feet to the point of curvature of a curve, concave Northerly, having a central angle of 32°18'03" and a radius of 9.50 feet; thence Southeasterly and Northeasterly along the arc of said curve

(Description continued on Sheet 1B)

Drawing No. 48869105
Job No. 48869
Date: 08/30/2004
SHEET 1A OF 2
See Sheet 1 for Description

Southeastern Surveying

SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email:info@southeasternsurveying.com

SKETCH OF DESCRIPTION
PARCEL 144A

EXHIBIT "A"
000053

Description continued :

a distance of 5.36 feet to the point of compound curvature of a curve (chord bearing and distance between said points being S 80°26'31" E 5.29 feet), concave Northwesterly, having a central angle of 7°12'24" and a radius of 288.00 feet; thence Northeasterl along the arc of said curve a distance of 36.22 feet to the point of tangency of said curve (chord bearing and distance between said points being N 79°47'52" E 36.20 feet); thence N 76°11'40" E a distance of 28.97 feet to the point of curvature of a curve, concave Southerly, having a central angle of 23°25'11" and a radius of 176.00 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 71.94 feet to a point (chord bearing and distance between said points being N 87°54'15" E 71.44 feet); thence S 88°15'25" E a distance of 12.61 feet to the point of curvature of a curve, concave Southwesterly, having a central angle of 28°50'32" and a radius of 20.50 feet; thence Southeasterly along the arc of said curve a distance of 10.32 feet to the point of tangency of said curve (chord bearing and distance between said points being S 74°17'26" E 10.21 feet); thence S 59°52'10" E a distance of 3.60 feet to the point of curvature of a curve, concave Northeasterly, having a central angle of 23°53'16" and a radius of 9.50 feet; thence Southeasterly along the arc of said curve a distance of 3.96 feet to the point of tangency of said curve (chord bearing and distance between said points being S 71°48'48" E 3.93 feet); thence S 83°45'26" E a distance of 45.11 feet to a point on a non tangent curve, concave Northeasterly, having a central angle of 5°40'49" and a radius of 280.08 feet; thence Southeasterly along the arc of said curve a distance of 27.77 feet to a point (chord bearing and distance between said points being S 79°37'13" E 27.76 feet); thence N 70°01'05" E a distance of 22.53 feet to the point of curvature of a curve, concave Southerly, having a central angle of 40°09'16" and a radius of 27.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 19.27 feet to the point of tangency of said curve (chord bearing and distance between said points being S 89°54'17" E 18.88 feet); thence S 69°49'39" E a distance of 17.13 feet to a point on a non tangency curve, concave Northwesterly, having a central angle of 7°59'07" and a radius of 276.58 feet; thence Northeasterly along the arc of said curve a distance of 38.55 feet to the point of tangency of said curve (chord bearing and distance between said points being N 81°59'15" E 38.52 feet); thence N 77°23'40" E a distance of 46.84 feet to the point of curvature of a curve, Southerly, having a central angle of 17°44'03" and a radius of 333.00 feet; thence Northeasterly along the arc of said curve a distance of 103.07 feet to a point (chord bearing and distance between said points being N 86°15'45" E 102.66 feet); thence N 69°54'54" E a distance of 7.24 feet to the point of curvature of a curve, concave Southerly, having a central angle of 54°44'26" and a radius of 27.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 26.27 feet to the point of tangency of said curve (chord bearing and distance between said points being S 82°42'53" E 25.29 feet); thence S 55°20'40" E a distance of 8.95 feet; thence S 79°22'08" E a distance of 24.67 feet; thence N 86°13'08" E a distance of 20.12 feet to the point of curvature of a curve, concave Southwesterly, having a central angle of 56°10'02" and a radius of 22.50 feet; thence Southeasterly along the arc of said curve a distance of 22.06 feet to a point (chord bearing and distance between said points being S 65°41'51" E 21.18 feet); thence S 79°22'08" E a distance of 222.82 feet to the point of curvature of a curve, concave Northerly, having a central angle of 23°35'46" and a radius of 81.00 feet; thence Northeasterly along the arc of said curve a distance of 33.36 feet to a point (chord bearing and distance between said points being N 88°49'58" E 33.12 feet); thence N 57°11'30" E a distance of 20.82 feet to the point of curvature of a curve, concave Southeasterly, having a central angle of 36°28'12" and a radius of 27.50 feet; thence Northeasterly along the arc of said curve a distance of 17.50 feet to the point of tangency of said curve (chord bearing and distance between said points being N 75°25'36" E 17.21 feet); thence S 86°20'18" E a distance of 21.62 feet; thence N 74°52'41" E a distance of 15.56 feet to a point on a non tangent curve, concave Southeasterly, having a central angle of 55°18'18" and a radius of 27.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 26.54 feet to the point of tangency of said curve (chord bearing and distance between said points being N 77°11'08" E 25.53 feet); thence S 75°09'43" E a distance of 47.76 feet; thence S 59°42'11" E a distance of 27.62 feet; thence S 45°14'01" E a distance of 13.34 feet; thence S 88°22'37" E a distance of 5.28 feet to the point of curvature of a curve, concave Northerly, having a central angle of 17°31'42" and a radius of 31.00 feet; thence Northeasterly along the arc of said curve a distance of 9.48 feet to the point of tangency of said curve (chord bearing and distance between said points being N 82°51'32" E 9.45 feet); thence N 74°05'41" E a distance of 10.51 feet; thence N 55°40'43" E a distance of 15.96 feet to the point of curvature of a curve, concave Southeasterly, having a central angle of 18°24'58" and a radius of 27.50 feet; thence Northeasterly along the arc of said curve a distance of 8.84 feet to the point of tangency of said curve (chord bearing and distance between said points being N 64°53'12" E 8.80 feet); thence N 74°05'41" E a distance of 33.77 feet to the point of curvature of a curve, concave Southerly, having a central angle of 23°17'45" and a radius of 27.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 11.18 feet to the point of tangency of said curve (chord bearing and distance between said points being N 85°44'34" E 11.10 feet); thence S 82°36'34" E a distance of 11.01 feet to a point on a non tangent curve, concave Southeasterly, having a central angle of 11°09'01" and a radius of 133.00 feet; thence Northeasterly along the arc of said curve a distance of 25.88 feet to a point (chord bearing and distance between said points being N 82°21'49" E 25.84 feet); thence N 76°47'18" E a distance of 8.92 feet to a point of curvature of a curve, concave Southerly, having a central angle of 30°01'52" and a radius of 27.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 14.41 feet to the point of tangency of said curve (chord bearing and distance between said points being S 88°11'46" E 14.25 feet); thence S 73°10'50" E a distance of 21.09 feet; thence S 79°08'26" E a distance of 55.35 feet; thence N 84°21'06" E a distance of 22.48 feet to the point of curvature of a curve, concave Southerly, having a central angle of 18rvat°44'34" and a radius of 27.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 9.00 feet to the point of tangency of said curve (chord bearing and distance between said points being S 86°16'37" E 8.96 feet); thence S 76°54'20" E a distance of 8.90 feet; thence N 88°19'50" E a distance of 11.40 feet; thence N 61°51'19" E a distance of 38.31 feet to the point of curvature of a curve, concave Southeasterly, having a central angle of 22°02'24" and a radius of 27.50 feet; thence Northeasterly along the arc of said curve a distance of 10.58 feet to the point of tangency of said curve (chord bearing and distance between said points being N 72°52'31" E 10.51 feet); thence N 83°53'43" E a distance of 30.22 feet to a point on a non

(Description continued on Sheet 1C)

Drawing No. 48869106
Job No. 48869
Date: 08/30/2004
SHEET 1B OF 2
See Sheet 1 for Description

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SKETCH OF DESCRIPTION
PARCEL 144A

EXHIBIT "A"

000060

Description continued :

tangent curve, concave Southeasterly, having a central angel of 19°35'00" and a radius of 133.00 feet; thence Northeasterly along the arc of said curve a distance of 45.46 feet to the point of t of said curve (chord bearing and distance between said points being N 80°44'38" E 45.24 feet); thence S 89°27'52" E a distance of 111.52 feet to the point of curvature of a curve, concave Northerly, having a central angle of 6°18'17" and a radius of 81.00 feet; thence Easterly along the arc of said curve a distance of 8.91 feet to a point (chord bearing and distance between said points being N 87°22'59" E 8.91 feet); thence N 36°45'04" E a distance of 29.83 feet; thence S 88°15'36" E a distance of 94.55 feet; thence S 74°42'24" E a distance of 50.27 feet to the point of curvature of a curve, concave Northerly, having a central angle of 20°36'18" and a radius of 17.50 feet; thence Easterly along the arc of said curve a distance of 6.29 feet to the point of tangency of said curve (chord bearing and distance between said points being S 85°00'33" E 6.26 feet); thence N 84°41'18" E a distance of 90.67 feet; thence N 80°22'17" E a distance of 59.96 feet; thence S 77°49'07" E a distance of 5.61 feet; thence S 49°34'37" E a distance of 28.45 feet to the point of curvature of a curve, concave Northeasterly, having a central angle of 49°10'30" E and a radius of 17.50 feet; thence Southeasterly and Northeasterly along the arc of said curve a distance of 15.02 feet to the point of tangency of said curve (chord bearing and distance between said points being S 74°09'52" E 14.56 feet); thence N 81°14'53" E a distance of 4.79 feet to the point of curvature of a curve, concave Southwesterly, having a central angle of 58°58'51" and a radius of 27.50 feet; thence Southeasterly along the arc of said curve a distance of 28.31 feet to the point of tangency of said curve (chord bearing and distance between said points being S 69°15'41" E 27.08 feet); thence S 39°46'16" E a distance of 16.20 feet to a point on a non tangent curve, concave Northeasterly, having a central angle of 10°10'38" and a radius of 81.00 feet; thence Southeasterly along the arc of said curve a distance of 14.39 feet to a point (chord bearing and distance between said points being S 81°39'21" E 14.37 feet); thence N 72°35'46" E a distance of 7.05 feet to the point of curvature of a curve, concave Southerly, having a central angle of 28°44'33" and a radius of 27.50 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 13.80 feet to the point of tangency of said curve (chord bearing and distance between said points being N 86°58'03" E 13.65 feet); thence S 78°39'40" E a distance of 5.65 feet; thence N 81°49'31" E a distance of 8.79 feet to the point of curvature of a curve, concave Southerly, having a central angle of 14°31'42" and a radius of 133.00 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 33.72 feet to the point of tangency of said curve (chord bearing and distance between said points being N 89°05'22" E 33.63 feet); thence S 83°38'47" E a distance of 44.03 feet; thence N 82°11'41" E a distance of 18.90 feet to the point of curvature of a curve, concave Southerly, having a central angle of 11°28'32" and a radius of 32.50 feet; thence Easterly along the arc of said curve a distance of 6.51 feet to the point of tangency of said curve (chord bearing and distance between said points being N 87°55'57" E 6.50 feet); thence S 86°19'47" E a distance of 9.51 feet to the point of curvature of a curve, concave Southwesterly, having a central angle of 17°27'22" and a radius of 32.50 feet; thence Southeasterly along the arc of said curve a distance of 9.90 feet to the point of tangency of said curve (chord bearing and distance between said points being S 77°36'06" E 9.86 feet); thence S 68°52'25" E a distance of 9.45 feet; thence S 78°33'29" E a distance of 24.47 feet; thence N 80°13'28" E a distance of 27.24 feet to the point of curvature of a curve, concave Southerly, having a central angle of 11°16'48" and a radius of 326.00 feet; thence Northeasterly along the arc of said curve a distance of 64.18 feet to the point of tangency of said curve (chord bearing and distance between said points being N 85°51'52" E 64.08 feet); thence S 88°29'44" E a distance of 34.60 feet; thence N 85°38'39" E a distance of 32.66 feet; thence N 31°40'04" E a distance of 38.06 feet; thence S 76°07'48" E a distance of 12.68 feet; thence S 49°37'53" E a distance of 40.06 feet; thence N 66°18'14" E a distance of 28.24 feet; thence N 73°26'55" E a distance of 19.83 feet; thence N 80°10'31" E a distance of 20.44 feet to the Point of Beginning.

Containing 3.17 acres more or less.

Drawing No. 48869107
Job No. 48869
Date: 08/30/2004
SHEET 1C OF 2
See Sheet 1 for Description

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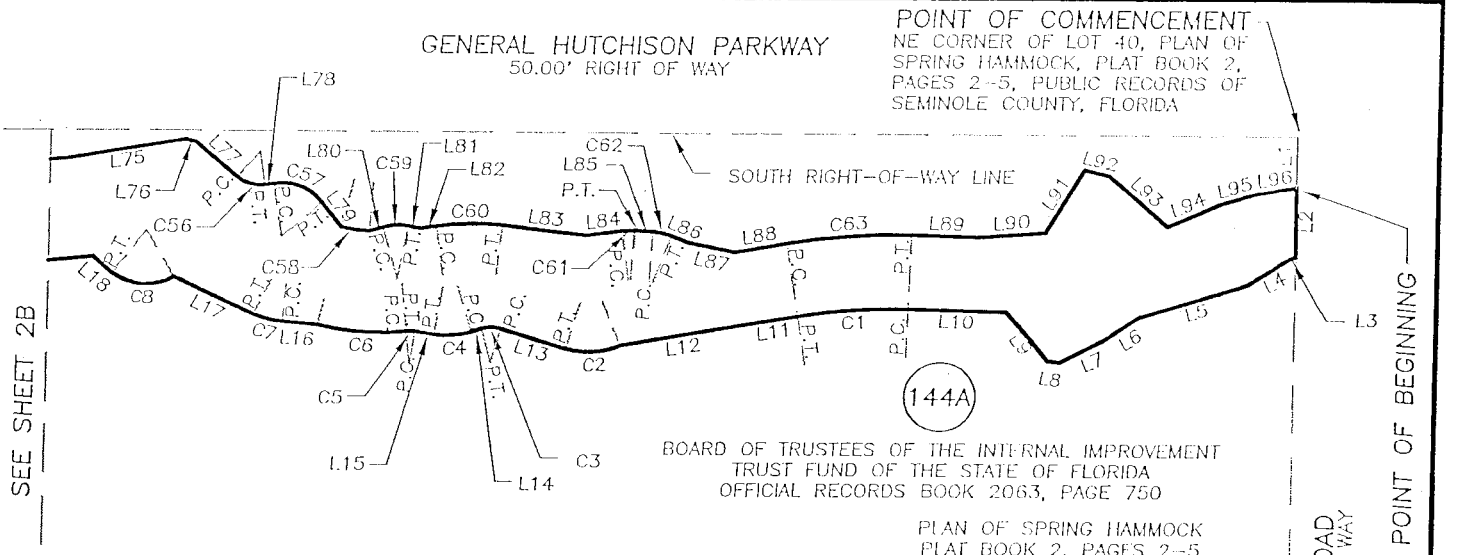
SKETCH OF DESCRIPTION
PARCEL 144A

EXHIBIT "A"

000061

1" =100'
GRAPHIC SCALE
0 50 100 200



LINE TABLE		
LINE	LENGTH	BEARING
L1	26.36'	S 00°06'42" E
L2	35.68'	S 00°06'42" E
L3	1.24'	S 86°15'04" W
L4	27.14'	S 58°44'15" W
L5	57.52'	S 72°26'23" W
L6	21.20'	S 55°19'27" W
L7	25.33'	S 63°18'16" W
L8	6.14'	N 81°42'03" W
L9	32.80'	N 40°18'55" W
L10	49.42'	N 88°29'44" W
L11	27.24'	S 80°13'28" W
L12	65.81'	S 80°22'09" W
L13	35.28'	N 73°54'12" W
L14	5.31'	S 72°54'17" W
L15	10.01'	N 81°49'29" W
L16	18.51'	N 85°20'33" W
L17	45.41'	N 64°44'10" W
L18	12.71'	N 51°42'35" W
L75	59.96'	N 80°22'17" E
L76	5.61'	S 77°49'07" E

LINE TABLE		
LINE	LENGTH	BEARING
L77	28.45'	S 49°34'37" E
L78	4.79'	N 81°14'53" E
L79	16.20'	S 39°46'16" E
L80	7.05'	N 72°35'46" E
L81	5.65'	S 78°39'40" E
L82	8.79'	N 81°49'31" E
L83	44.03'	S 83°38'47" E
L84	18.90'	N 82°11'41" E
L85	9.51'	S 86°19'47" E
L86	9.45'	S 68°52'25" E
L87	24.47'	S 78°33'29" E
L88	27.24'	N 80°13'28" E
L89	34.60'	S 88°29'44" E
L90	32.66'	N 85°38'39" E
L91	38.06'	N 31°40'04" E
L92	12.68'	S 76°07'48" E
L93	40.06'	S 49°37'53" E
L94	28.24'	N 66°18'14" E
L95	19.83'	N 73°26'55" E
L96	20.44'	N 80°10'31" E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	56.70'	288.00'	28.44'	56.61'	S 85°51'52" W	11°16'48"
C2	28.95'	42.50'	15.06'	28.40'	S 86°34'49" W	39°01'58"
C3	10.14'	17.50'	5.22'	10.00'	S 89°30'03" W	33°11'31"
C4	18.74'	42.50'	9.53'	18.59'	S 85°32'24" W	25°16'14"
C5	4.47'	17.50'	2.24'	4.45'	N 89°08'05" W	14°37'12"
C6	46.59'	133.00'	23.53'	46.35'	N 86°24'37" W	20°04'09"
C7	15.29'	42.50'	7.73'	15.20'	N 75°02'22" W	20°36'23"
C8	33.30'	27.50'	19.04'	31.31'	N 86°24'13" W	69°23'16"
C56	15.02'	17.50'	8.01'	14.56'	S 74°09'52" E	49°10'30"
C57	28.31'	27.50'	15.55'	27.08'	S 69°15'41" E	58°58'51"
C58	14.39'	81.00'	7.21'	14.37'	S 81°39'21" E	10°10'38"
C59	13.80'	27.50'	7.05'	13.65'	N 86°58'03" E	28°44'33"
C60	33.72'	133.00'	16.95'	33.63'	N 89°05'22" E	14°31'42"
C61	6.51'	32.50'	3.27'	6.50'	N 87°55'57" E	11°28'32"
C62	9.90'	32.50'	4.99'	9.86'	S 77°36'06" E	17°27'22"
C63	64.18'	326.00'	32.19'	64.08'	N 85°51'52" E	11°16'48"

LEGEND :

L1 = LINE NUMBER
C1 = CURVE NUMBER
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY

Drawing No. 48869108
Job No. 48869
Date: 08/30/2004
SHEET 2A OF 2
See Sheet 1 for Description

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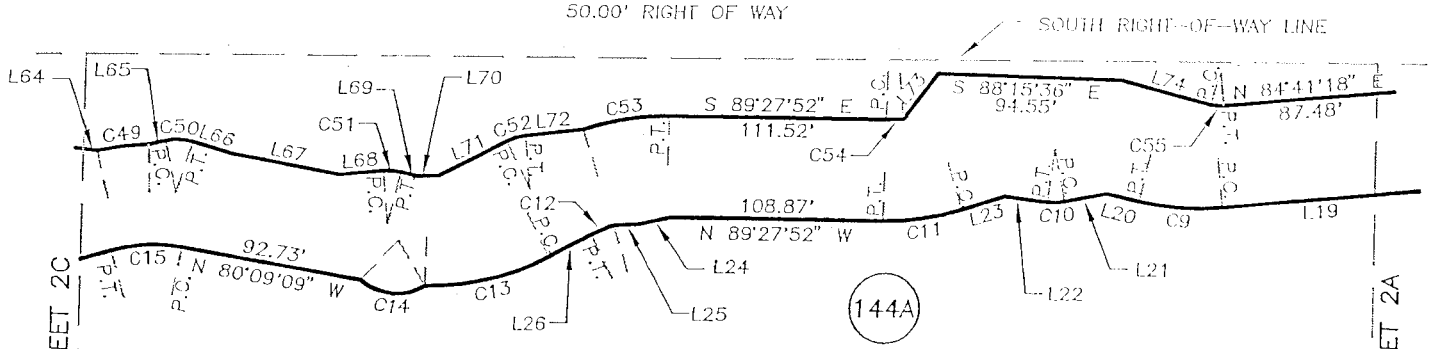
SKETCH OF DESCRIPTION
PARCEL 144A

EXHIBIT "A"
000062

GENERAL HUTCHISON PARKWAY
50.00' RIGHT OF WAY



SEE SHEET 2C

SEE SHEET 2A

PLAN OF SPRING HAMMOCK
PLAT BOOK 2, PAGES 2-5
LOT 39

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA
OFFICIAL RECORDS BOOK 2063, PAGE 750

LINE TABLE

LINE	LENGTH	BEARING
L19	100.72'	S 84°41'18" W
L20	17.26'	N 77°08'37" W
L21	21.39'	S 78°22'33" W
L22	22.19'	N 82°47'05" W
L23	23.37'	S 72°38'10" W
L24	16.56'	S 77°33'25" W
L25	13.69'	S 86°30'28" W
L26	24.26'	S 62°02'19" W
L64	11.01'	S 82°36'34" E
L65	8.92'	N 76°47'18" E
L66	21.09'	S 73°10'50" E
L67	55.35'	S 79°08'26" E
L68	22.48'	N 84°21'06" E
L69	8.90'	S 76°54'20" E
L70	11.40'	N 88°19'50" E
L71	38.31'	N 61°51'19" E
L72	30.22'	N 83°53'43" E
L73	29.83'	N 36°45'04" E
L74	47.09'	S 74°42'24" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C9	42.17'	133.00'	21.27'	42.00'	N 86°13'40" W	18°10'05"
C10	9.04'	27.50'	4.56'	9.00'	S 87°47'41" W	18°50'16"
C11	41.55'	133.00'	20.95'	41.38'	S 81°35'08" W	17°53'59"
C12	12.62'	81.00'	6.32'	12.60'	S 66°30'02" W	8°55'26"
C13	66.32'	133.00'	33.87'	65.64'	S 76°19'29" W	28°34'21"
C14	35.47'	27.50'	20.69'	33.06'	N 85°17'24" W	73°54'03"
C15	36.41'	81.00'	18.52'	36.10'	S 86°58'16" W	25°45'10"
C49	25.88'	133.00'	12.98'	25.84'	N 82°21'49" E	11°09'01"
C50	14.41'	27.50'	7.38'	14.25'	S 88°11'46" E	30°01'52"
C51	9.00'	27.50'	4.54'	8.96'	S 86°16'37" E	18°44'34"
C52	10.58'	27.50'	5.36'	10.51'	N 72°52'31" E	22°02'24"
C53	45.46'	133.00'	22.95'	45.24'	N 80°44'38" E	19°35'00"
C54	8.91'	81.00'	4.46'	8.91'	N 87°22'59" E	6°18'17"
C55	6.29'	17.50'	3.18'	6.26'	S 85°00'33" E	20°36'18"

LEGEND :

L1 = LINE NUMBER
C1 = CURVE NUMBER
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY

Drawing No. 48869109
Job No. 48869
Date: 08/30/2004
SHEET 2B OF 2
See Sheet 1 for Description

1" =100'
GRAPHIC SCALE
0 50 100 200

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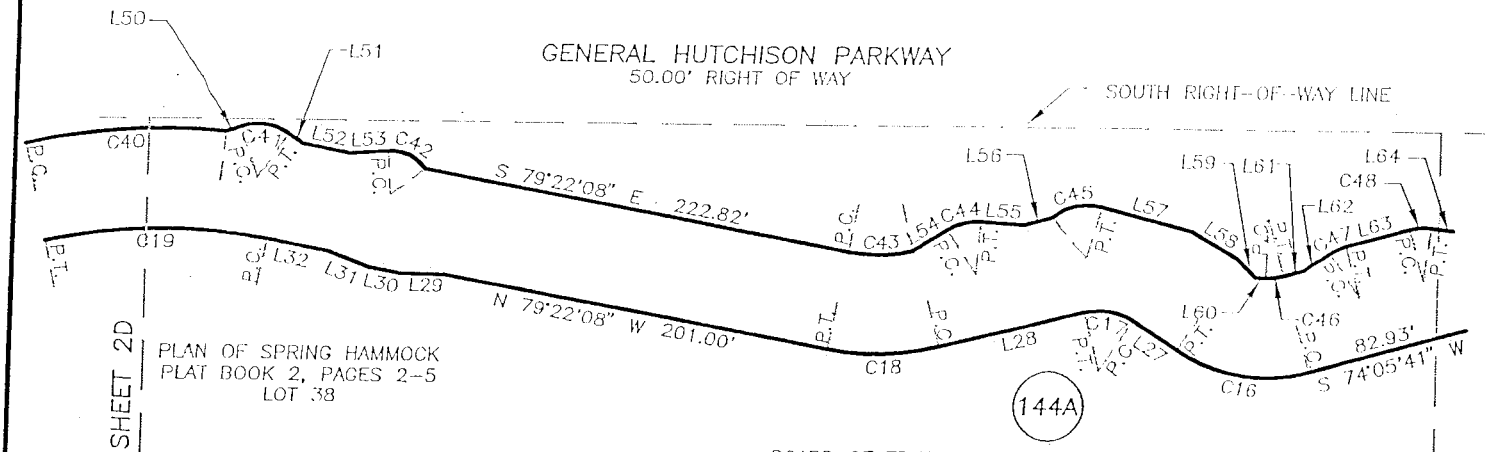
SKETCH OF DESCRIPTION
PARCEL 144A

EXHIBIT "A"
000063



BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA
OFFICIAL RECORDS BOOK 2063, PAGE 750

LINE TABLE

LINE	LENGTH	BEARING
L27	27.04'	N 56°39'09" W
L28	75.85'	S 75°39'12" W
L29	23.20'	N 89°17'43" W
L30	16.46'	N 79°22'08" W
L31	23.20'	N 69°26'34" W
L32	32.10'	N 79°22'08" W
L50	7.24'	N 69°54'54" E
L51	8.95'	S 55°20'40" E
L52	24.67'	S 79°22'08" E
L53	20.12'	N 86°13'08" E
L54	20.82'	N 57°11'30" E
L55	21.62'	S 86°20'18" E
L56	15.56'	N 74°52'41" E
L57	47.76'	S 75°09'43" E
L58	27.62'	S 59°42'11" E
L59	13.34'	S 45°14'01" E
L60	5.28'	S 88°22'37" E
L61	10.51'	N 74°05'41" E
L62	15.96'	N 55°40'43" E
L63	33.77'	N 74°05'41" E
L64	11.01'	S 82°36'34" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C16	71.35'	83.00'	38.05'	69.17'	N 81°16'44" W	49°15'10"
C17	25.80'	31.00'	13.70'	25.07'	N 80°29'58" W	47°41'39"
C18	57.98'	133.00'	29.46'	57.52'	S 88°08'32" W	24°58'39"
C19	113.96'	281.00'	57.77'	113.18'	S 89°00'48" W	23°14'08"
C40	103.07'	333.00'	51.95'	102.66'	N 86°15'45" E	17°44'03"
C41	26.27'	27.50'	14.24'	25.29'	S 82°42'53" E	54°44'26"
C42	22.06'	22.50'	12.01'	21.18'	S 65°41'51" E	56°10'02"
C43	33.36'	81.00'	16.92'	33.12'	N 88°49'58" E	23°35'46"
C44	17.50'	27.50'	9.06'	17.21'	N 75°25'36" E	36°28'12"
C45	26.54'	27.50'	14.41'	25.53'	N 77°11'08" E	55°18'18"
C46	9.48'	31.00'	4.78'	9.45'	N 82°51'32" E	17°31'42"
C47	8.84'	27.50'	4.46'	8.80'	N 64°53'12" E	18°24'58"
C48	11.18'	27.50'	5.67'	11.10'	N 85°44'34" E	23°17'45"

LEGEND :

L1 = LINE NUMBER
C1 = CURVE NUMBER
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY

1" =100'
GRAPHIC SCALE
0 50 100 200

Drawing No. 48869110
Job No. 48869
Date: 08/30/2004
SHEET 2C OF 2
See Sheet 1 for Description

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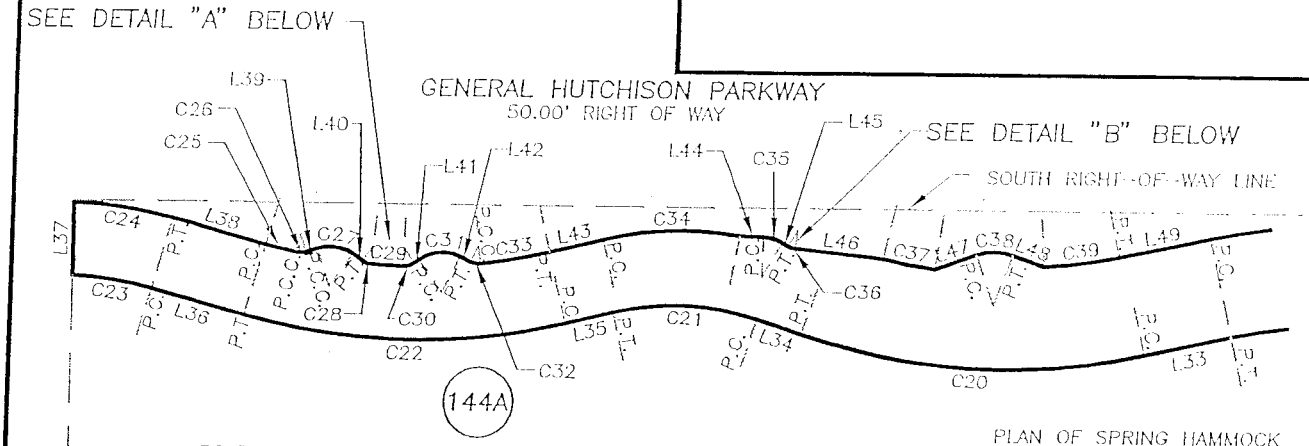
SKETCH OF DESCRIPTION
PARCEL 144A

EXHIBIT "A"

000664



BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA
OFFICIAL RECORDS BOOK 2063, PAGE 750

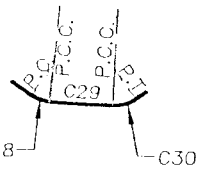
PLAN OF SPRING HAMMOCK
PLAT BOOK 2, PAGES 2-5
LOT 37

WEST LINE OF LOT 37

SEE SHEET 2C

LINE TABLE		
LINE	LENGTH	BEARING
L33	44.09'	S 77°23'44" W
L34	24.24'	N 71°52'28" W
L35	26.05'	S 76°11'40" W
L36	49.94'	N 74°34'27" W
L37	38.05'	N 00°23'31" W
L38	49.93'	S 74°34'27" E
L39	5.92'	N 71°43'14" E
L40	5.94'	S 55°02'10" E
L41	3.06'	N 54°30'43" E
L42	6.00'	S 64°16'30" E
L43	28.97'	N 76°11'40" E
L44	12.61'	S 88°15'25" E
L45	3.60'	S 59°52'10" E
L46	45.11'	S 83°45'26" E
L47	22.53'	N 70°01'05" E
L48	17.13'	S 69°49'39" E
L49	46.84'	N 77°23'40" E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C20	178.60'	333.00'	91.50'	176.47'	N 87°14'22" W	30°43'48"
C21	76.64'	137.52'	39.34'	75.65'	N 87°50'24" W	31°55'52"
C22	166.32'	326.00'	85.01'	164.52'	N 89°11'23" W	29°13'53"
C23	41.39'	188.00'	20.78'	41.30'	N 80°52'50" W	12°36'46"
C24	51.88'	226.00'	26.05'	51.76'	S 81°09'00" E	13°09'07"
C25	16.15'	288.00'	8.08'	16.15'	S 76°10'50" E	3°12'47"
C26	5.05'	9.50'	2.59'	5.00'	N 86°57'37" E	30°28'45"
C27	19.05'	20.50'	10.28'	18.37'	S 81°39'28" E	53°14'36"
C28	5.05'	9.50'	2.59'	4.99'	S 70°16'16" E	30°28'12"
C29	16.04'	288.00'	8.02'	16.03'	S 87°06'05" E	3°11'25"
C30	6.10'	9.50'	3.16'	6.00'	N 72°54'27" E	36°47'30"
C31	21.90'	20.50'	12.13'	20.87'	N 85°07'06" E	61°12'47"
C32	5.36'	9.50'	2.75'	5.29'	S 80°25'31" E	32°18'03"
C33	36.22'	288.00'	18.14'	36.20'	N 79°47'52" E	7°12'24"
C34	71.94'	176.00'	36.48'	71.44'	N 87°54'15" W	23°25'11"
C35	10.32'	20.50'	5.27'	10.21'	S 74°17'26" E	28°50'32"
C36	3.96'	9.50'	2.01'	3.93'	S 71°48'48" E	23°53'16"
C37	27.77'	280.08'	13.89'	27.76'	S 79°37'13" E	5°40'49"
C38	19.27'	27.50'	10.05'	18.88'	S 89°54'17" E	40°09'16"
C39	38.55'	276.58'	19.30'	38.52'	N 81°59'15" E	7°59'07"



DETAIL "A"
SCALE : 1" = 50'

DETAIL "B"
SCALE : 1" = 50'

LEGEND :

L1 = LINE NUMBER
C1 = CURVE NUMBER
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY

1" =100'
GRAPHIC SCALE
0 50 100 200

Drawing No. 48869111
Job No. 48869
Date: 08/30/2004
SHEET 2D OF 2
See Sheet 1 for Description

Southeastern Surveying

SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
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(407)292-8580 fax(407)292-0141
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email:info@southeasternsurveying.com

SCHEDULE "A"
PARCEL 144B

EXHIBIT "A"
000065

PURPOSE : RECREATIONAL TRAIL

Description :

A portion of Lot 41 and 42, Plan of Spring Hammock, Plat Book 2, Pages 2-5, Public Records of Seminole County, Florida, being more particularly described as follows :

Commence at the intersection of the South right-of-way line of General Hutchison parkway and the Westerly right-of-way line of U. S. Highway No. 17-92; thence S 40°40'37" W along said Westerly right-of-way line a distance of 94.05 feet to the Point of Beginning; thence continue S 40°40'37" W along said right-of-way line a distance of 78.45 feet; thence N 44°16'50" W a distance of 35.19 feet; thence S 87°50'18" W a distance of 106.37 feet; thence N 84°50'14" W a distance of 62.43 feet; thence S 80°24'37" W a distance of 33.30 feet; thence S 84°38'06" W a distance of 22.57 feet; thence N 88°39'56" W a distance of 23.49 feet; thence N 75°15'06" W a distance of 61.60 feet; thence N 77°28'39" W a distance of 97.45 feet; thence N 84°58'03" W a distance of 98.71 feet; thence N 86°29'51" W a distance of 99.85 feet; thence N 87°27'01" W a distance of 98.94 feet; thence S 86°15'04" W a distance of 90.57 feet to a point on the West line of said Lot 41; thence N 00°06'42" W along said West line a distance of 42.72 feet; thence N 78°27'18" E a distance of 2.92 feet; thence N 84°05'10" E a distance of 34.76 feet; thence S 86°20'45" E a distance of 8.48 feet; thence S 78°19'35" E a distance of 19.99 feet; thence N 72°31'05" E a distance of 25.63 feet; thence S 83°42'20" E a distance of 103.72 feet; thence N 87°28'43" E a distance of 96.96 feet; thence S 84°42'26" E a distance of 104.04 feet; thence S 77°51'53" E a distance of 60.35 feet; thence S 73°41'31" E a distance of 86.88 feet to the point of curvature of a curve, concave Northerly, having a central angle of 16°42'04" and a radius of 81.00 feet; thence Southeasterly along the arc of said curve a distance of 23.61 feet to a point (chord bearing and distance between said points being S 82°02'31" E 23.53 feet); thence N 69°07'24" E a distance of 11.74 feet to the point of curvature of a curve, concave Southeasterly, having a central angle of 20°48'53" and a radius of 42.50 feet; thence Northeasterly along the arc of said curve a distance of 15.44 feet to the point of tangency of said curve (chord bearing and distance between said points being N 79°31'50" E 15.35 feet); thence N 89°56'17" E a distance of 11.95 feet to a point on a non tangent curve, concave Southerly, having a central a angle of 24°50'45" and a radius of 133.00 feet; thence Northeasterly and Southeasterly along the arc of said curve a distance of 57.67 feet to the point of tangency of said curve (chord bearing and distance between said points being N 89°36'07" E 57.22 feet); thence S 77°58'31" E a distance of 15.67 feet to the point of curvature of a curve, concave Northerly, having a central angle of 15°48'49" and a radius of 81.00 feet; thence Easterly along the arc of said curve a distance of 22.36 feet to the point of tangency of said curve (chord bearing and distance between said points being S 85°52'55" E 22.29 feet); thence N 86°12'40" E a distance of 41.60 feet to the point of curvature of a curve, concave Northwesterly, having a central angle of 10°53'58" and a radius of 181.00 feet; thence Northeasterly along the arc of said curve a distance of 34.43 feet to the point of tangency of said curve (chord bearing and distance between said points being N 80°45'41" E 34.38 feet); thence N 75°18'42" E a distance of 39.90 feet; thence N 48°11'12" E a distance of 22.80 feet; thence S 58°32'39" E a distance of 36.05 feet; thence S 28°40'37" E a distance of 23.36 feet to the Point of Beginning.

Containing 40,035 square feet more or less.

SURVEYORS NOTES:

1. Bearings as shown hereon are based on the Westerly right-of-way line of U. S. Highway No. 17-92, being S 40°40'37" W assumed.
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. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

DESCRIPTION	Date: 08/31/2004 KR	
FOR Vanasse, Hangen Brustlin, Inc.	Job No.: 48869	Scale: 1"=100'
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	

CERT. NO. LB2108 48869112
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email: info@southeasternsurveying.com
GARY B. KRICK
REGISTERED LAND SURVEYOR NO. 4245

SKETCH OF DESCRIPTION
PARCEL 144B

EXHIBIT "A"
000066

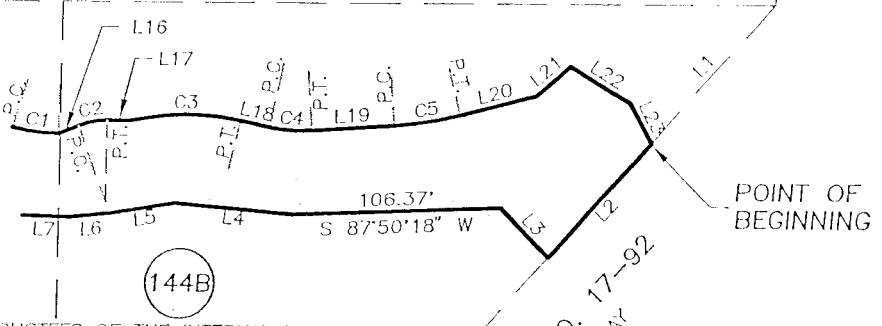
LINE TABLE		
LINE	LENGTH	BEARING
L1	94.05'	S 40°40'37" W
L2	78.45'	S 40°40'37" W
L3	35.19'	N 44°16'50" W
L4	62.43'	N 84°50'14" W
L5	33.30'	S 80°24'32" W
L6	22.57'	S 84°38'06" W
L7	23.49'	N 88°39'56" W
L16	11.74'	N 69°07'24" E
L17	11.95'	N 89°56'17" E
L18	15.67'	S 77°58'31" E
L19	41.60'	N 86°12'40" E
L20	39.90'	N 75°18'42" E
L21	22.80'	N 48°11'12" E
L22	36.05'	S 58°32'39" E
L23	23.36'	S 28°40'37" E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	23.61'	81.00'	11.89'	23.53'	S 82°02'31" E	16°42'04"
C2	15.44'	42.50'	7.81'	15.35'	N 79°31'50" E	20°48'53"
C3	57.67'	133.00'	29.30'	57.22'	N 89°36'07" E	24°50'45"
C4	22.36'	81.00'	11.25'	22.29'	S 85°52'55" E	15°48'49"
C5	34.43'	181.00'	17.27'	34.38'	N 80°45'41" E	10°53'58"

POINT OF COMMENCEMENT
INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GENERAL HUTCHISON PARKWAY AND THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 17-92

GENERAL HUTCHISON PARKWAY
50.00' RIGHT OF WAY

SOUTH RIGHT-OF-WAY LINE



144B

THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
OFFICIAL RECORDS BOOK 1802, PAGE 184

PLAN OF SPRING HAMMOCK
PLAT BOOK 2, PAGES 2-5
LOT 42

PLAN OF SPRING HAMMOCK
PLAT BOOK 2, PAGES 2-5
LOT 41

SEE SHEET 2A

U. S. HIGHWAY NO. 17-92
180.00' RIGHT OF WAY

WESTERLY RIGHT-OF-WAY LINE

LEGEND :

L1 = LINE NUMBER
C1 = CURVE NUMBER
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY

1" =100'
GRAPHIC SCALE
0 50 100 200

Drawing No. 48869113
Job No. 48869
Date: 08/31/2004
SHEET 2 OF 2
See Sheet 1 for Description

Southeastern Surveying
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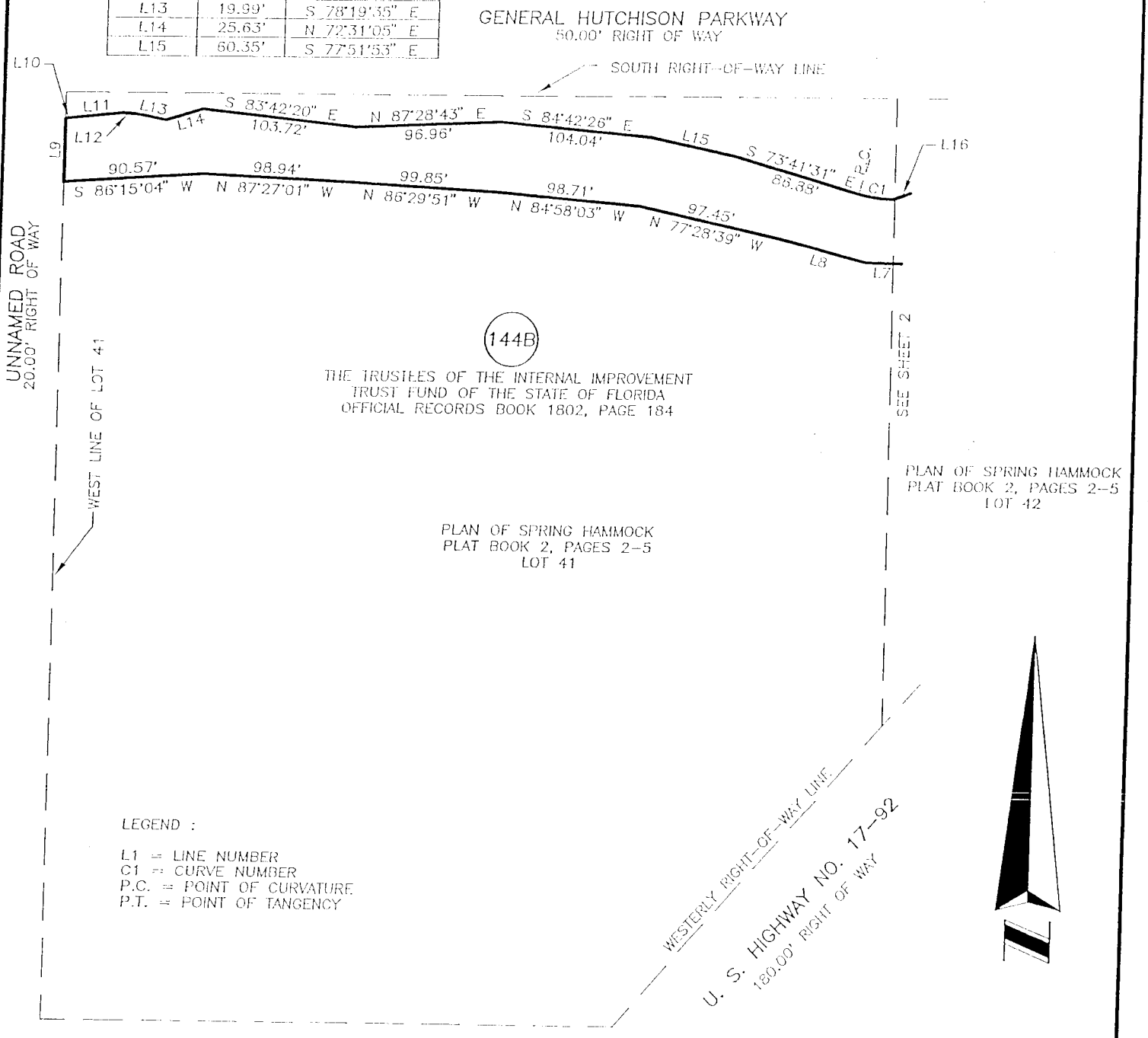
SKETCH OF DESCRIPTION

PARCEL 144B

EXHIBIT "A"

000067

LINE TABLE		
LINE	LENGTH	BEARING
L7	23.49'	N 88°39'56" W
L8	61.60'	N 75°15'06" W
L9	42.72'	N 00°06'42" W
L10	2.92'	N 78°27'18" E
L11	34.76'	N 84°05'10" E
L12	8.48'	S 86°20'45" E
L13	19.99'	S 78°19'35" E
L14	25.63'	N 72°31'05" E
L15	60.35'	S 77°51'53" E



LEGEND :

L1 = LINE NUMBER
C1 = CURVE NUMBER
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	23.61'	81.00'	11.89'	23.53'	S 82°02'31" E	16°42'04"

1" =100'
GRAPHIC SCALE
0 50 100 200

Drawing No. 48869114
Job No. 48869
Date: 08/31/2004
SHEET 2A OF 2
See Sheet 1 for Description

Southeastern Surveying

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