

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Resolution of Necessity – Southeast Regional/Lake Hayes Water  
Transmission Main Project

**DEPARTMENT:** Environmental Services **DIVISION:** Planning, Engineering & Inspections

**AUTHORIZED BY:** *Robert G. Adolphe* **CONTACT:** *Jeffrey F. Thompson* **EXT.** 2021  
Robert G. Adolphe, P.E., Director Jeffrey F. Thompson, P.E., Sr. Engineer

<b>Agenda Date</b> <u>7-22-03</u>	<b>Regular</b> <input type="checkbox"/>	<b>Consent</b> <input checked="" type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>		<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Adopt and authorize the Chairman to execute the Resolution of Necessity relating to the Southeast Regional/Lake Hayes Water Transmission Main project. District 1

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**BACKGROUND:**

The Southeast Regional/Lake Hayes Water Transmission Main is a critically needed hydraulic connection between Tuskawilla Road and SR 434. This project will significantly improve system reliability and system pressures in the area currently served by the County's Lake Hayes Water Treatment Plant. The Resolution of Necessity is a required step in the related easement acquisition process.

<b>Reviewed by:</b>
<b>Co Atty:</b> <u><i>[Signature]</i></u>
<b>DFS:</b> <u>N/A</u>
<b>Other:</b> <u>N/A</u>
<b>DCM:</b> <u><i>[Signature]</i></u>
<b>CM:</b> <u><i>[Signature]</i></u>
<b>File No.</b> <u>CESP03</u>

**Board Action**

Adopt Resolution of Necessity relating to the Consumers/Lake Hayes Water Transmission Main Project. Attorney Lynn M. Vouis

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

**WHEREAS**, Seminole County (hereinafter referred to as "County") has the authority to design, construct, own, maintain and operate water treatment plants in accordance with the constitutional home rule powers of Seminole County, *Chapter 125, Florida Statutes, Chapter 127, Florida Statutes, Chapter 153, Florida Statutes*, and other applicable law; and

**WHEREAS**, the County provides water services to approximately 33,600 residential and commercial customers through it's nine water treatment plants, which produce a maximum capacity of 37 million gallons of drinking water a day; and

**WHEREAS**, as part of its function as a water services provider for County residents, the County desires to construct a water transmission main to connect the Southeast Regional Consumers Water Treatment Plant and the Lake Hayes Water Treatment Plant. This transmission main is critical to provide potable water to the Lake Hayes area and to maintain adequate pressures for domestic use and fire flow. This hydraulic connection will convey water at adequate pressures from the newly expanded Southeast Regional Water Treatment Plant to the area currently served by the small Lake Hayes Water Treatment Plant. The well field currently serving the Lake Hayes Water Treatment Plant will be affected by elevated chloride levels within the next few years, and the plant will be retrofitted to serve as a repumping station for the area; and

**WHEREAS**, County is authorized under *Chapters 73, 74, 125, 127, and 153, and Florida Statutes (2002)*, to acquire the necessary property for the construction, operation and maintenance of the Lake Hayes project by eminent domain proceedings and to take title in advance of final judgment; and

**WHEREAS**, in order to achieve the public purpose served by the Lake Hayes project, County has determined that it is necessary to acquire easements between State Road 426 and State Road 434 in order to complete this final section of the water transmission main. The easements to be acquired are already in an existing Florida Power & Light easement in order to lessen the impact to the owners of the property to be acquired; and

**WHEREAS**, County has heretofore caused the area of 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 construction of the water main connection 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 easements at prices that are both fair to property owners and prudent in terms of spending the tax revenues and other public funds; 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 easements over property between State Road 426 and State Road 434 in order to construct a water transmission main to connect the Southeast Regional Water Treatment Plant and the Lake Hayes Water Treatment Plant. 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 23 pages and identified as Exhibit Number 000001-000023, be and the same is hereby ratified and confirmed and found to be necessary for said improvements as permanent 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 153, Florida Statutes*.

**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/sb  
06/20/03  
Attachment  
Schedule A - Legal Descriptions 000001-000023

P:\USERS\CALV01\RESOLUTIONS\LAKE HAYES RON.DOC

LEGAL DESCRIPTION  
(30' UTILITY EASEMENT)


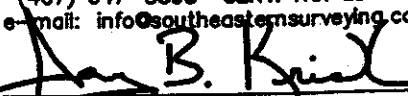
That part of Lot 9, SLAVIA FARMS as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, being more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of State Road 426-Aloma Avenue as shown on the Florida Department of Transportation Right of Way Map, Section No. 77060-2518 as being Winter Park Drive per aforesaid SLAVIA FARMS and the South line of the NW 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 31 East, Seminole County, Florida; thence N23°20'00"E along said easterly right of way line 119.79 feet; thence leaving said right of way line S89°59'14"E, 32.67 feet to a point on a line being 30.00 feet easterly of and parallel with the aforesaid right of way line; thence S23°20'00"W along said parallel line 87.12 feet to a point on a line being 30.00 feet north of and parallel with the aforesaid South line of the NW 1/4 of the NE 1/4 of said Section 29; thence S89°59'14"E along said parallel line 132.41 feet; thence S08°06'23"E, 30.30 feet to a point on the aforesaid South line of the NW 1/4 of the NE 1/4 of Section 29; thence N89°59'14"W along said section line 182.29 feet to the POINT OF BEGINNING.

CONTAINING 7824 square feet or 0.18 acres, more or less.

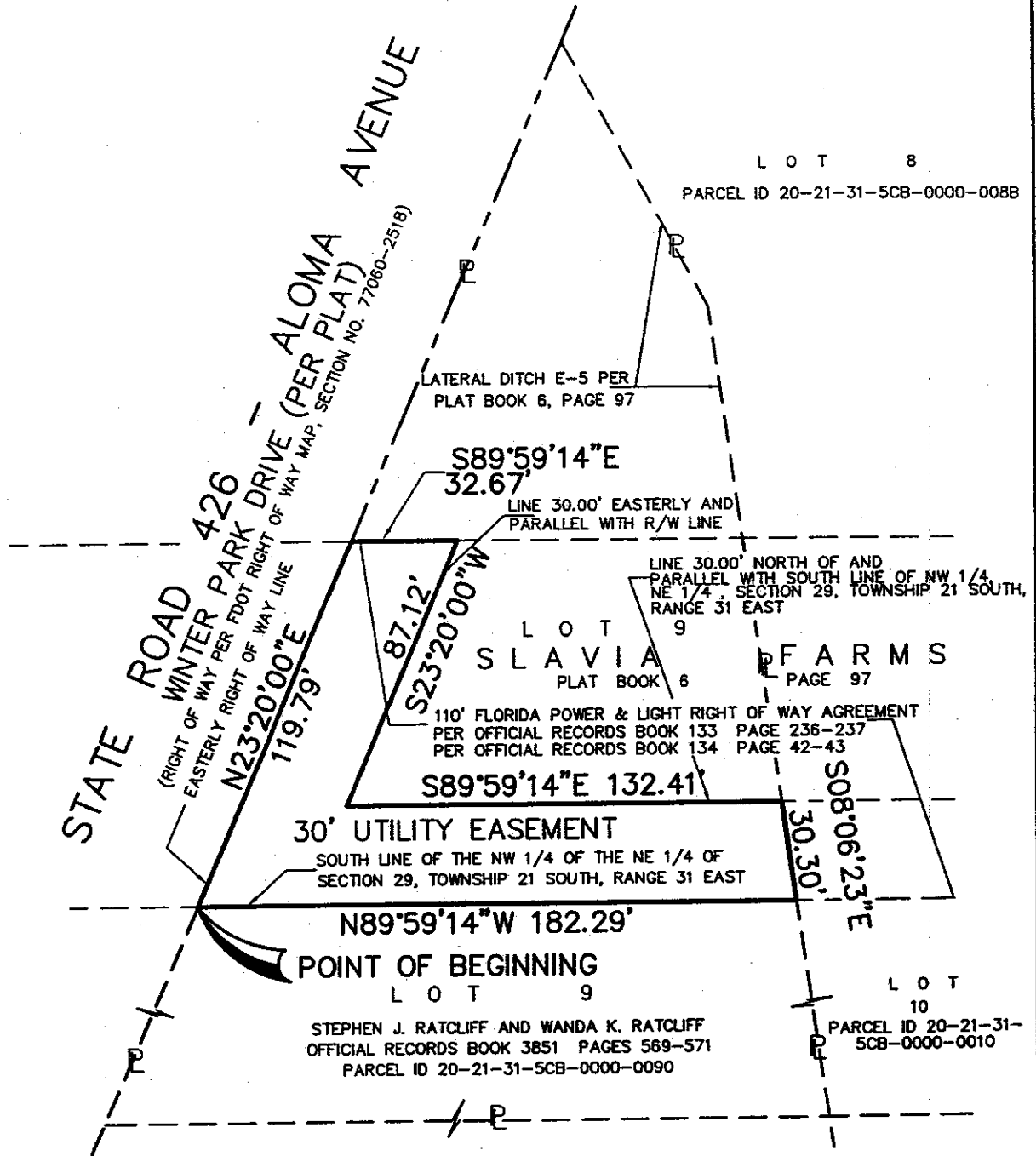
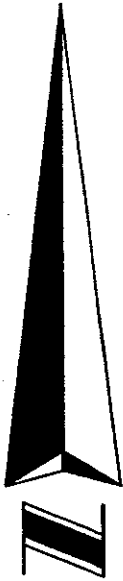
**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.
3. See Sheet 2 of 2 for Sketch of Description.

<b>Legal Description</b>	Date: <b>Jan. 30, 2002 CS</b>	46593056
FOR <b>INWOOD CONSULTING ENGINEERS</b>	Job No.: <b>46593056</b>	Scale: <b>1" = 50'</b>
<b>000001</b>	 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245	
	CH. 61G17--6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	



SKETCH OF DESCRIPTION



See Sheet 1 of 2 for the Legal Description and Surveyors Report.

LEGEND

P=PROPERTY LINE

TOTAL PARENT TRACT=  
273,204 SQUARE FEET  
OR 6.27 ACRES, ±

TAKE TRACT=  
7824 SQUARE FEET  
OR 0.18 ACRES, ±

REMAINING TRACT=  
265,380 SQUARE FEET  
OR 6.09 ACRES, ±

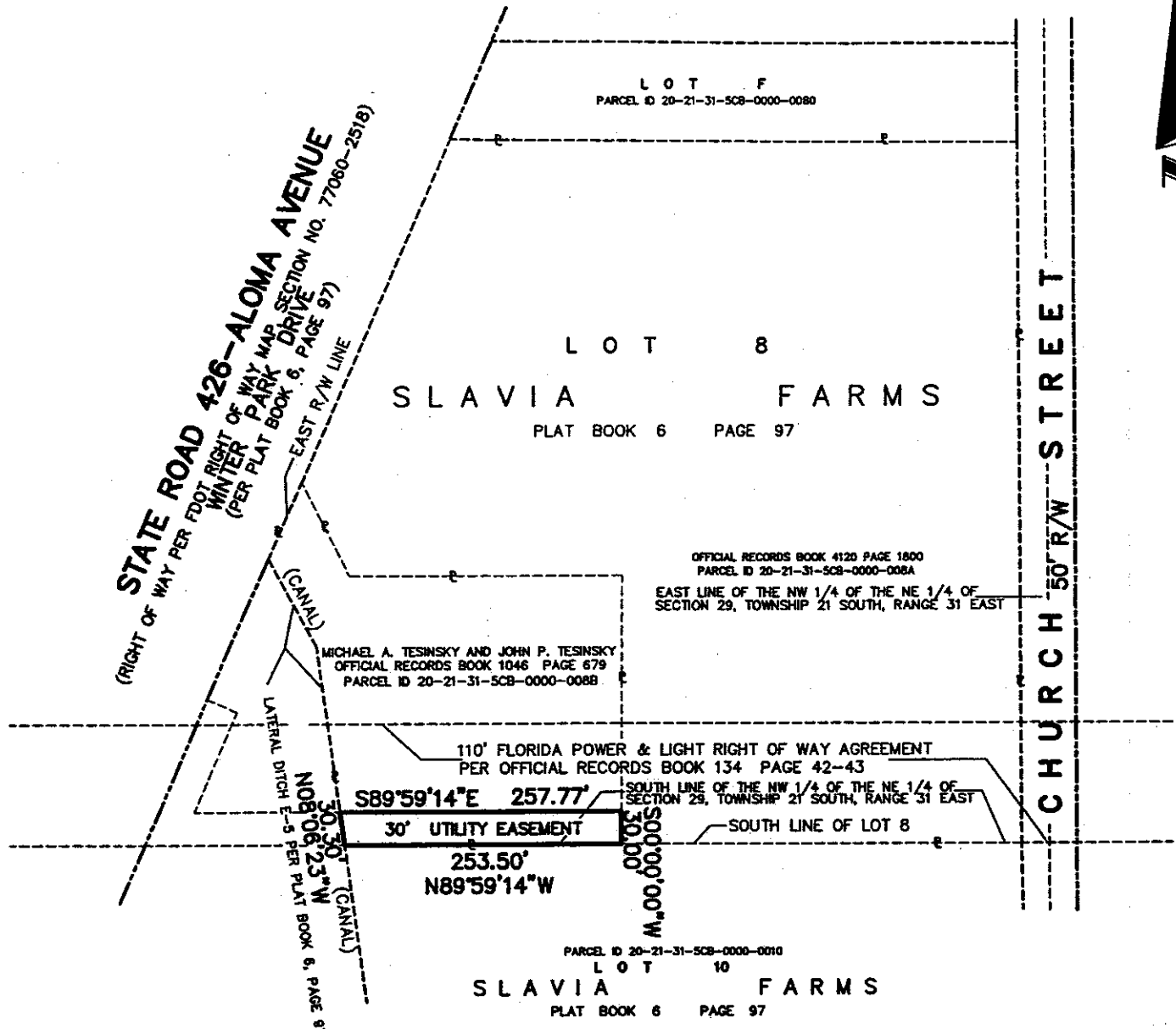


SOUTHEASTERN SURVEYING & MAPPING CORP.  
324 North Orlando Avenue  
Maitland, Florida 32751-4702  
(407) 647-8898 CERT. NO. LB2108  
e-mail: info@southeasternsurveying.com

000002


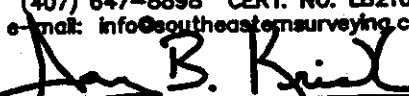
# LEGAL DESCRIPTION

The South 30 feet of Lot 8, SLAVIA FARMS as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida of a certain parcel described in Official Records Book 1046, Page 679 of the Public Records of Seminole County, Florida. CONTAINING 7669 square feet or 0.18 acres, more or less.



TOTAL PARENT TRACT=	TAKE TRACT=	REMAINING TRACT=
397,778 SQUARE FEET	7669 SQUARE FEET	389,742 SQUARE FEET
OR 9.13 ACRES, ±	OR 0.18 ACRES, ±	OR 8.95 ACRES, ±

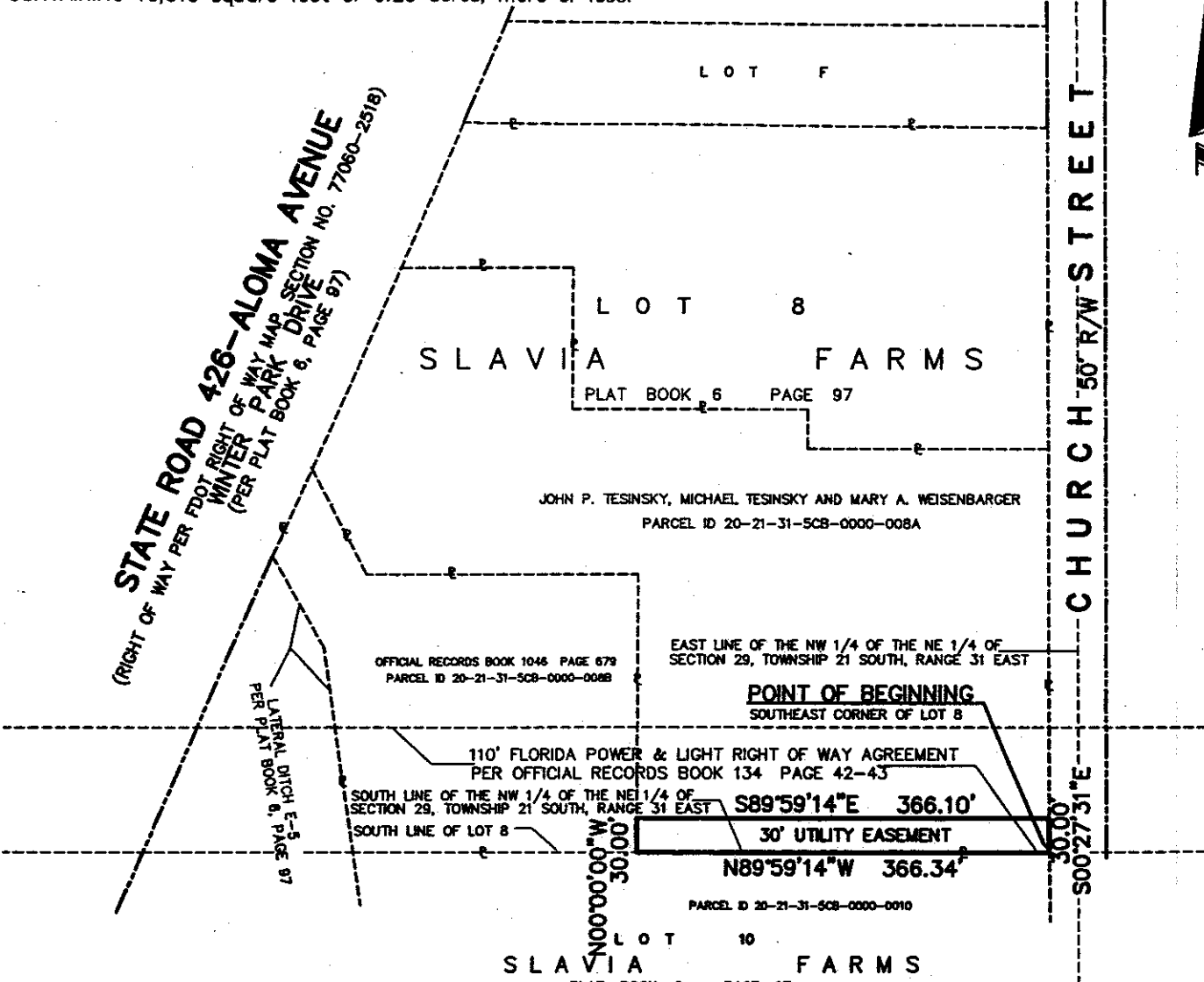
**SURVEYORS REPORT:**  
 1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.  
 2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<b>Legal Description</b>  FOR <b>INWOOD CONSULTING ENGINEERS</b>   <div style="font-size: 2em; font-weight: bold; text-align: center;">000003</div>	Date:	Jan. 30, 2002 CS		46593057
	Job No.:	46593057	Scale:	
		CH. 61G17-8, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com   <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245

**LEGAL DESCRIPTION**

Part of Lot 8, SLAVIA FARMS as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 8; thence N89°59'14"E along the South line of said Lot 8, 366.34 feet; thence leaving said South line N00°00'00"W 30.00 feet to a point on a line being 30.00 feet North of and parallel with said South line of Lot 8; thence S89°59'14"E along said parallel line 366.10 feet to the east line of said Lot 8; thence S00°27'31"E along said West line 30.00 feet to the POINT OF BEGINNING.  
CONTAINING 10,619 square feet or 0.25 acres, more or less.



TOTAL PARENT TRACT=	TAKE TRACT=	REMAINING TRACT=
397,778 SQUARE FEET	10,619 SQUARE FEET	387,159 SQUARE FEET
OR 9.13 ACRES, ±	OR 0.25 ACRES, ±	OR 8.89 ACRES, ±

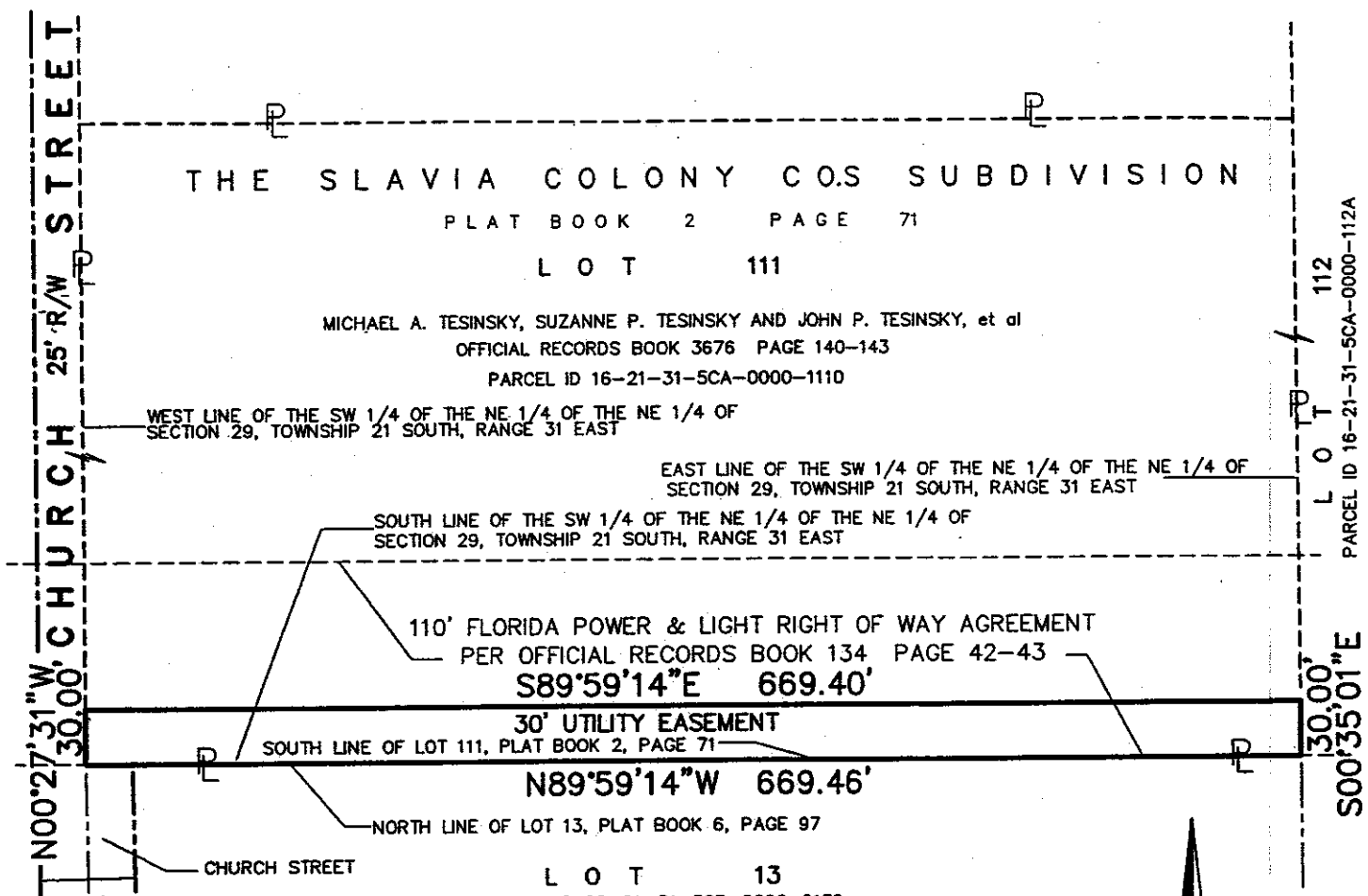
**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<b>Legal Description</b>  FOR <b>INWOOD CONSULTING ENGINEERS</b>	Date: <b>Jan. 30, 2002 CS</b>		46593058   <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com  <i>Gary B. Krick</i> <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245
	Job No.: <b>46593058</b>	Scale: <b>1" = 150'</b>	
000004	CH. 61G17-8, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		

## LEGAL DESCRIPTION

The South 30 feet of Lot 111, THE SLAVIA COLONY CO.S SUBDIVISION, as recorded in Plat Book 2, Page 71 of the Public Records of Seminole County, Florida. Containing 20,083 square feet or 0.46 acres, more or less.





TOTAL PARENT TRACT=  
441,369 SQUARE FEET  
OR 10.13 ACRES, ±

TAKE TRACT=  
20,083 SQUARE FEET  
OR 0.46 ACRES, ±

REMAINING TRACT=  
421,286 SQUARE FEET  
OR 9.67 ACRES, ±

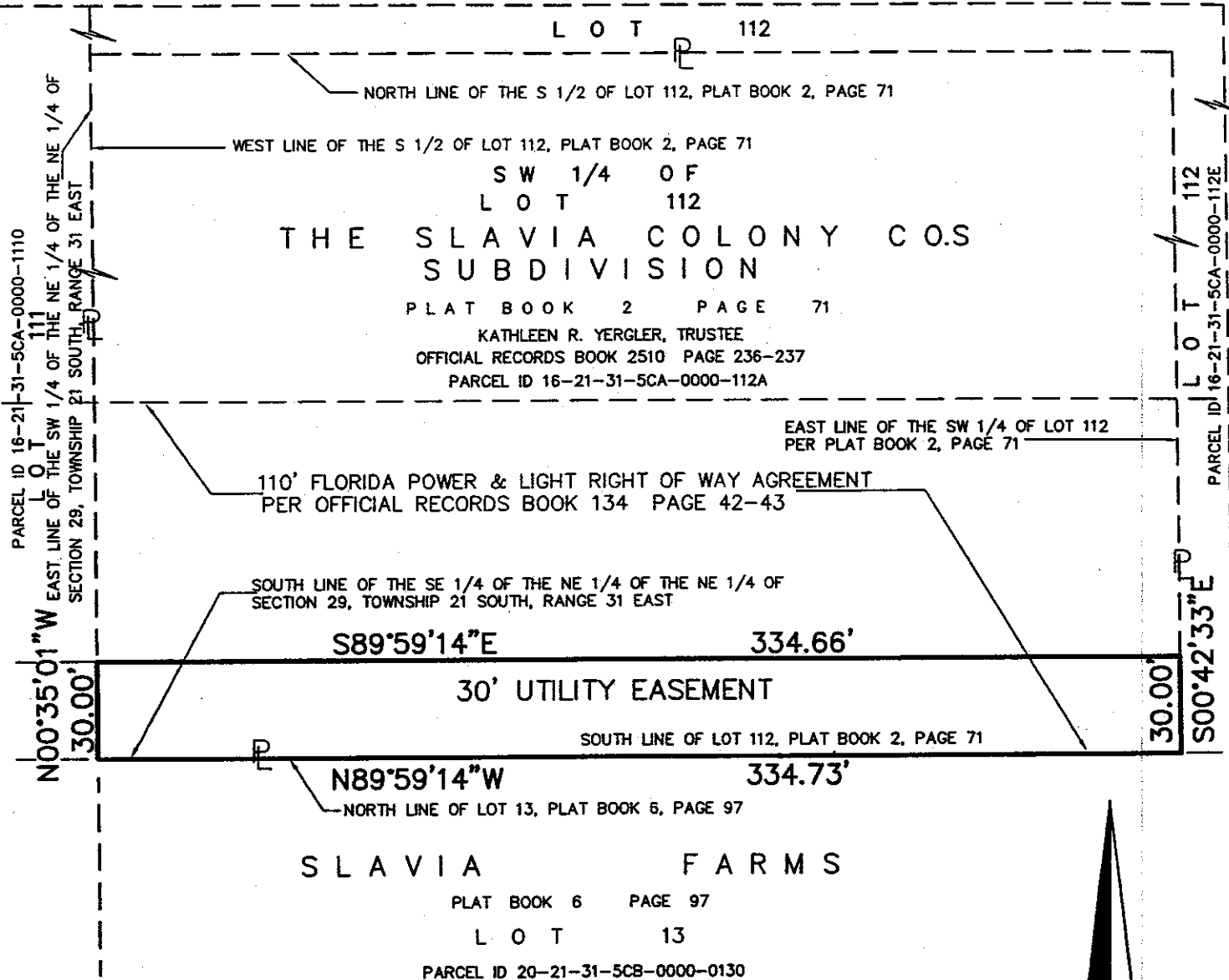


**SURVEYORS REPORT:**  
 1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.  
 2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<b>Legal Description</b>  FOR <b>INWOOD CONSULTING ENGINEERS</b>  <div style="text-align: center; font-size: 2em; font-weight: bold;">000005</div>	Date: <p style="text-align: center; font-weight: bold;">Jan. 30, 2002 CS</p> Job No.: <p style="text-align: center; font-weight: bold;">46593059</p> Scale: <p style="text-align: center; font-weight: bold;">1" = 100'</p> CH. 81G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <p style="text-align: center; font-weight: bold;">THIS IS NOT A SURVEY.</p>	<div style="text-align: right;">46593059</div> <div style="text-align: center;">   <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b>                      324 North Orlando Avenue                      Maitland, Florida 32751-4702                      (407) 647-8898 CERT. NO. LB2108                      e-mail: info@southeasternsurveying.com    <b>GARY B. KRICK</b>                      REGISTERED LAND SURVEYOR NO. 4245                 </div>
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## LEGAL DESCRIPTION

The South 30 feet of the SW 1/4 of Lot 112, THE SLAVIA COLONY CO.S SUBDIVISION, as recorded in Plat Book 2, Page 71 of the Public Records of Seminole County, Florida. Containing 10,041 square feet or 0.23 acres, more or less.



TOTAL PARENT TRACT=  
110,342 SQUARE FEET  
OR 2.53 ACRES, ±


TAKE TRACT=  
10,041 SQUARE FEET  
OR 0.23 ACRES, ±

REMAINING TRACT=  
100,301 SQUARE FEET  
OR 2.30 ACRES, ±



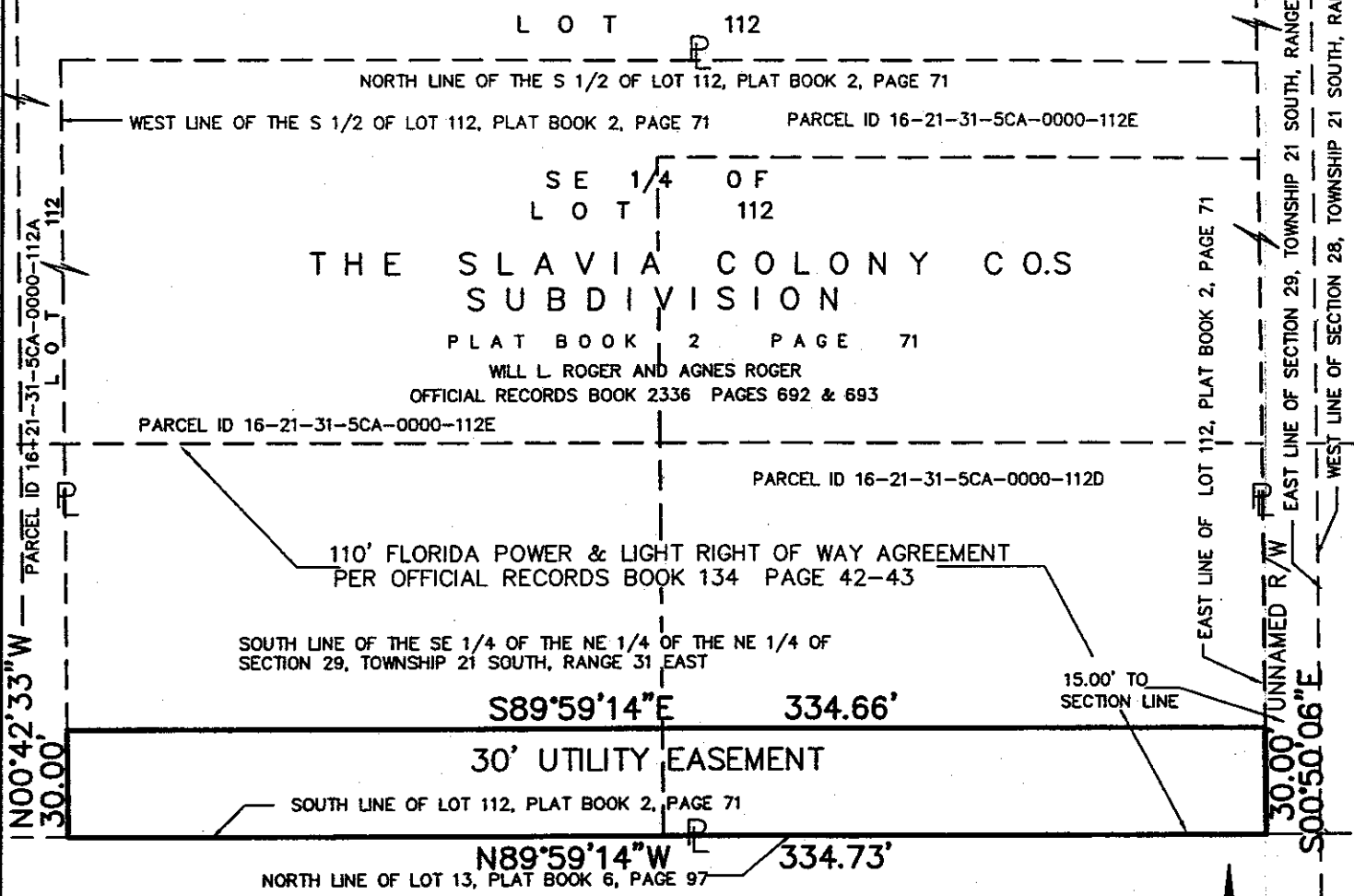
**SURVEYORS REPORT:**

- The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
- There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<p><b>Legal Description</b></p> <p>FOR INWOOD CONSULTING ENGINEERS</p> <p style="text-align: center; font-size: 24px; font-weight: bold;">000006</p>	<p>Date: <b>Jan. 30, 2002 CS</b></p> <p>Job No.: <b>46593060</b></p> <p>Scale: <b>1" = 50'</b></p> <p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b></p>	<p style="text-align: right;">46593060</p> <div style="text-align: center;">  <p><b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com</p> <p style="font-size: 24px; font-weight: bold; text-align: center;">Gary B. Krick</p> <p><b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245</p> </div>
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**LEGAL DESCRIPTION**

The South 30 feet of the SE 1/4 of Lot 112, THE SLAVIA COLONY CO.S SUBDIVISION, as recorded in Plat Book 2, Page 71 of the Public Records of Seminole County, Florida. Containing 10,041 square feet or 0.23 acres, more or less.



**SLAVIA FARMS**

PLAT BOOK 6 PAGE 97

L O T 13

PARCEL ID 20-21-31-5CB-0000-0130

TOTAL PARENT TRACT=  
110,342 SQUARE FEET  
OR 2.53 ACRES, ±



TAKE TRACT=  
10,041 SQUARE FEET  
OR 0.23 ACRES, ±

REMAINING TRACT=  
100,301 SQUARE FEET  
OR 2.30 ACRES, ±



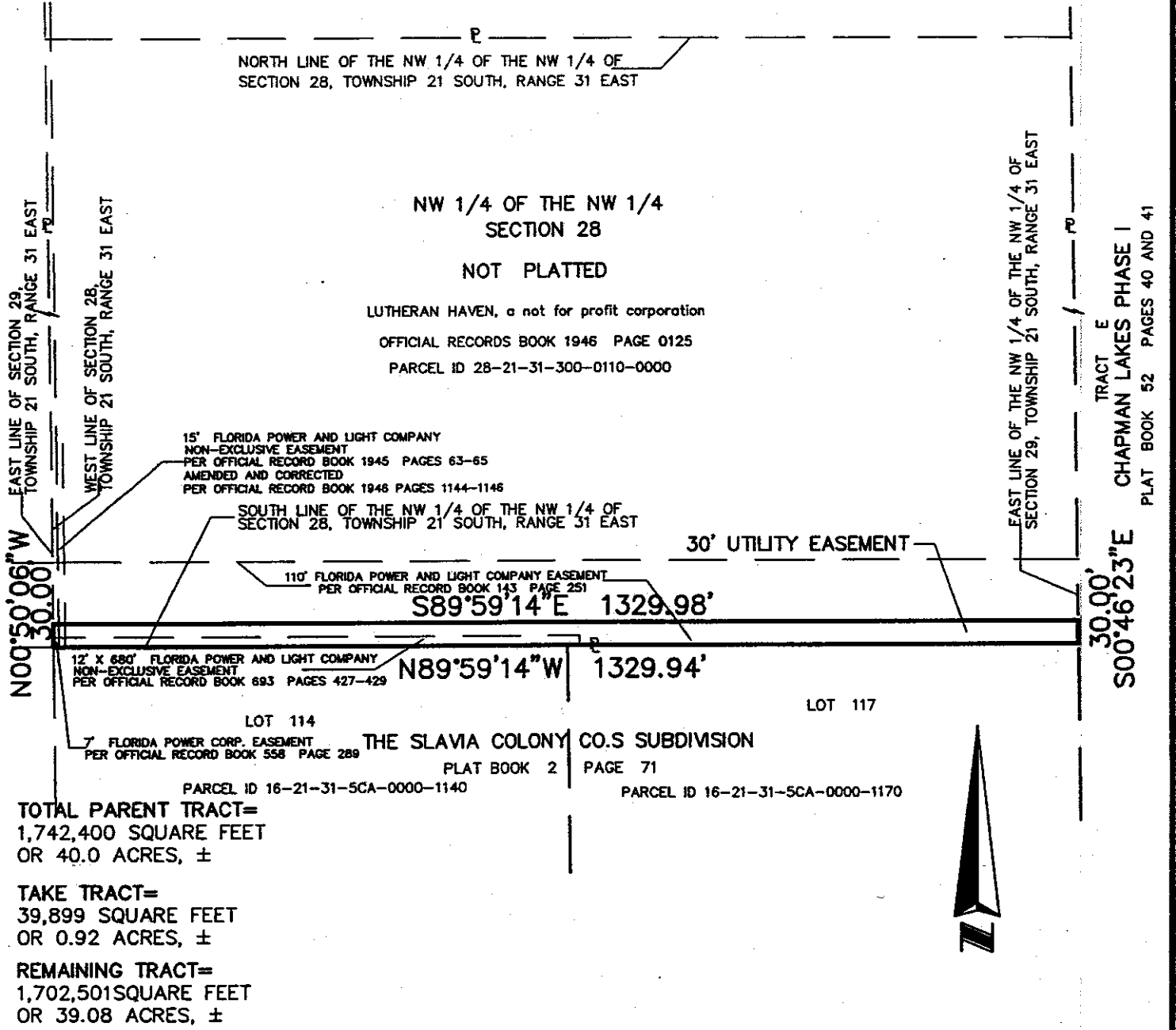
**SURVEYORS REPORT:**

- The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
- There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<b>Legal Description</b>	Date: <b>Jan. 30, 2002 CS</b>	46593061
FOR <b>INWOOD CONSULTING ENGINEERS</b>	Job No.: <b>46593061</b>	Scale: <b>1" = 50'</b>
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
000007	 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245	

## LEGAL DESCRIPTION

The South 30.00 feet of the NW 1/4 of the NW 1/4 of Section 28, Township 21 South, Range 31 East, Seminole County, Florida.  
Containing 39,899 square feet or 0.92 acres, more or less.



**TOTAL PARENT TRACT=**  
1,742,400 SQUARE FEET  
OR 40.0 ACRES, ±

**TAKE TRACT=**  
39,899 SQUARE FEET  
OR 0.92 ACRES, ±

**REMAINING TRACT=**  
1,702,501 SQUARE FEET  
OR 39.08 ACRES, ±

**SURVEYORS REPORT:**  
 1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.  
 2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<b>Legal Description</b>	Date: <b>Jan. 30, 2002 CS</b>	46593046
FOR <b>INWOOD CONSULTING ENGINEERS</b>	Job No.: <b>46593046</b>	Scale: <b>1" = 200'</b>
	CH. 61G17-8, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
<b>000003</b>	<b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245	


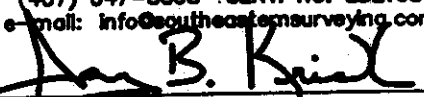
LEGAL DESCRIPTION  
(30' UTILITY EASEMENT)

Part of Tract "E", CHAPMAN LAKES PHASE I as recorded in Plat Book 52, Pages 40 and 41 of the Public Records of Seminole County, Florida, being more particularly described as follows:

Commencing at the NW corner of said Tract "E"; thence S00°46'23"E along the West line of said Tract "E" 832.79 feet to the POINT OF BEGINNING; thence N89°35'56"E 399.23 feet to a point on the westerly right of way line of Wembley Place, a 50 foot right of way per aforesaid plat; and a point on a non-tangent curve concave easterly, having a radius of 2025.00 feet, a central angle of 00°52'16" and a chord of 30.02 feet that bears S01°49'02"W; thence southerly along the arc of said curve and the aforesaid westerly right of way line 30.02 feet to a point on the south line of a Florida Power and Light Company Easement recorded in Official Records Book 143, Page 251 of the Public Records of Seminole County, Florida; thence S89°35'56"W along the south line of said easement 397.88 feet to a point on aforesaid West line of said Tract "E"; thence N00°46'23"W along said West line 30.00 feet to the POINT OF BEGINNING.  
CONTAINING 11,955 square feet or 0.27 acres, more or less.

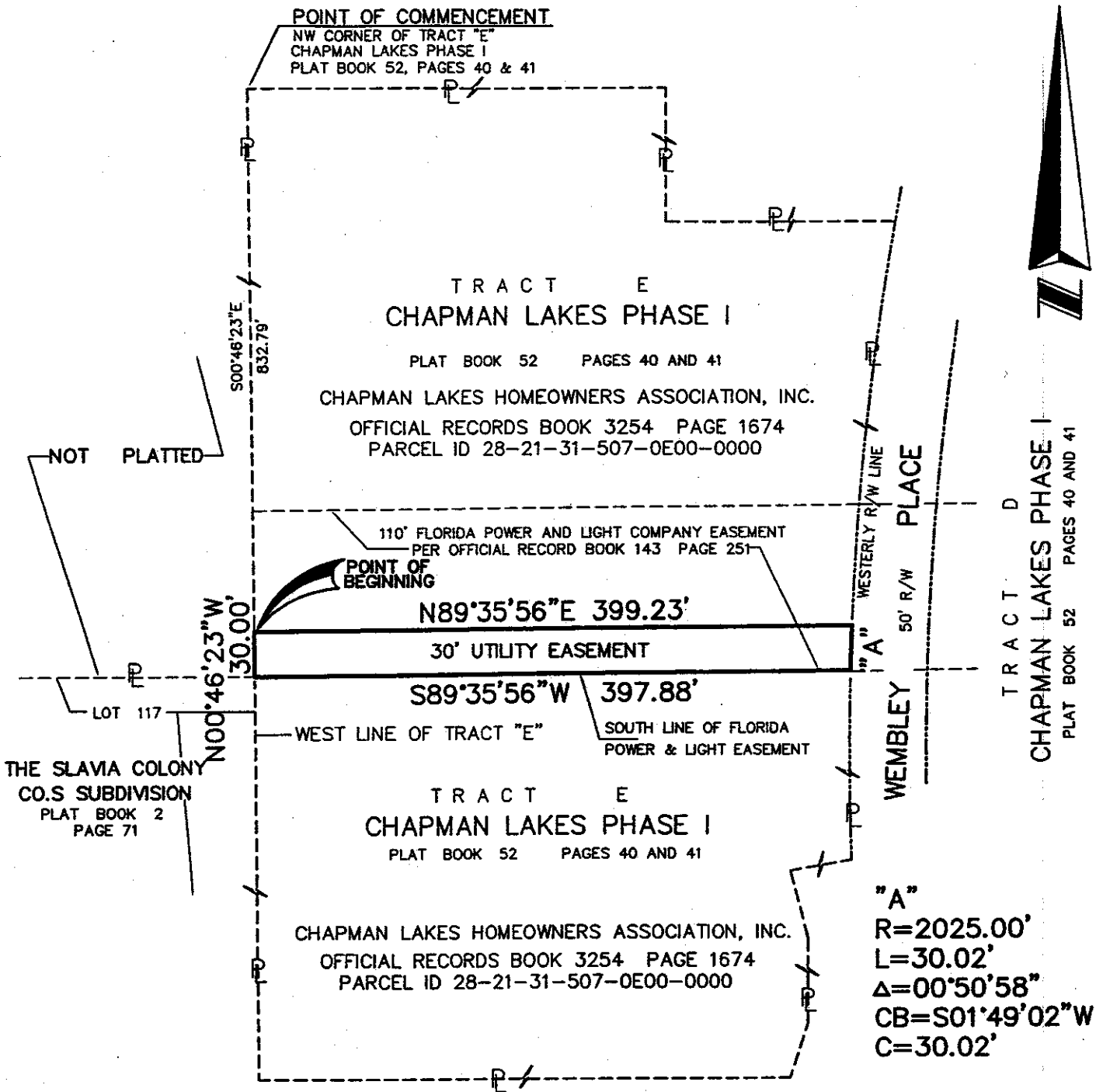
**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.
3. See Sheet 2 of 2 for Sketch of Description.

<b>Legal Description</b>	Date: <b>Jan. 30, 2002 CS</b>	46593047
<b>FOR INWOOD CONSULTING ENGINEERS</b>	Job No.: <b>46593047</b>	Scale: <b>1" = 100'</b>
<b>000009</b>	<p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b></p>	
	 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245	



SKETCH OF DESCRIPTION



TOTAL PARENT TRACT=  
830,311 SQUARE FEET  
OR 19.06 ACRES, ±

TAKE TRACT=  
11,955 SQUARE FEET  
OR 0.27 ACRES, ±

REMAINING TRACT=  
818,356 SQUARE FEET  
OR 18.79 ACRES, ±



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
324 North Orlando Avenue  
Maitland, Florida 32751-4702  
(407) 647-8898 CERT. NO. LB2108  
e-mail: info@southeasternsurveying.com

See Sheet 1 of 2 for Legal Description and Surveyors Report.

Sheet 2 of 2  
Jan. 30, 2002 CS  
46593047

0000.0


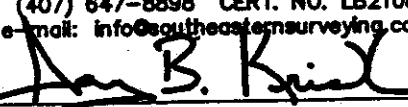
**LEGAL DESCRIPTION**  
**(30' UTILITY EASEMENT)**

Part of Tract "D" CHAPMAN LAKES PHASE I as recorded in Plat Book 52, Pages 40 and 41 of the Public Records of Seminole County, Florida, being more particularly described as follows:

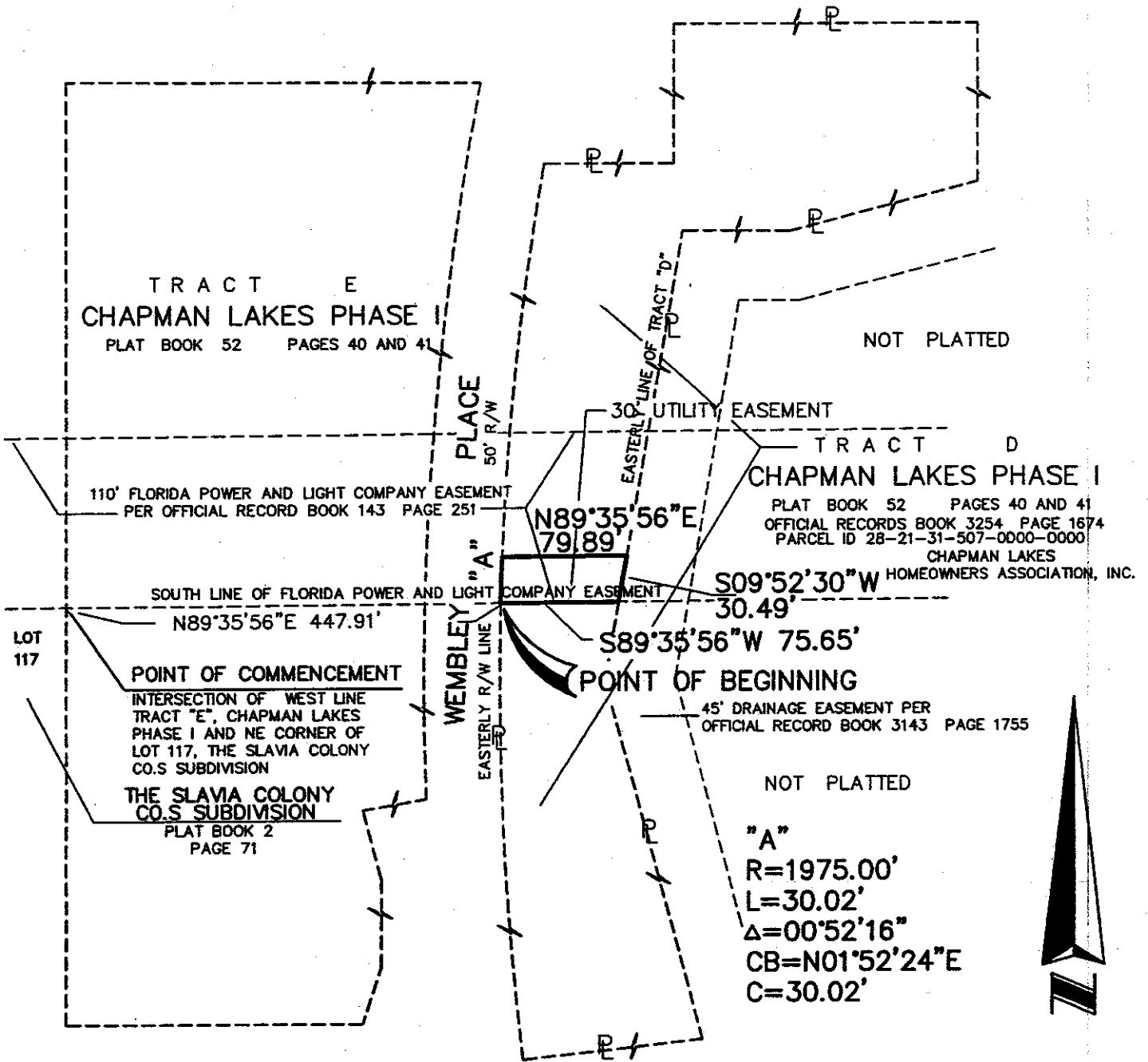
Commencing at the intersection of the West line of Tract "E" of said CHAPMAN LAKES PHASE I and the NE corner of Lot 117, THE SLAVIA COLONY CO.S SUBDIVISION as recorded in Plat Book 2, Page 71 of the Public Records of Seminole County, Florida; thence N89°35'56"E along the south line of a 110 foot Florida Power and Light Company Easement recorded in Official Records Book 143, Page 251 of the Public Records of Seminole County, Florida 447.91 feet to a point on the Easterly right of way line of Wembley Place per aforesaid CHAPMAN LAKES PHASE I, being the POINT OF BEGINNING and being a point on a non-tangent curve concave easterly, having a radius of 1975.00 feet, a central angle of 00°52'16" and a chord of 30.02 feet that bears N01°52'24"E; thence run northerly along the arc of said curve and the aforesaid easterly right of way line 30.02 feet; thence leaving said right of way line 89°35'35"E, 79.89 feet to a point on the Easterly line of said Tract "D"; thence S09°52'30"W along said East line 30.49 feet to a point on the aforesaid South line of Florida Power and Light Company Easement; thence S89°35'56"W along said South line 75.65 feet to the POINT OF BEGINNING.  
CONTAINING 2334 square feet or 0.05 acres, more or less.

**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.
3. See Sheet 2 of 2 for Sketch of Description.

<b>Legal Description</b>	Date: <b>Jan. 30, 2002 CS</b>	46593048
<b>FOR INWOOD CONSULTING ENGINEERS</b>	Job No.: <b>46593048</b>	Scale: <b>1" = 100'</b>
<b>000611</b>	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
	 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245	

SKETCH OF DESCRIPTION



TRACT E  
CHAPMAN LAKES PHASE I  
PLAT BOOK 52 PAGES 40 AND 41

NOT PLATTED

110' FLORIDA POWER AND LIGHT COMPANY EASEMENT  
PER OFFICIAL RECORD BOOK 143 PAGE 251

TRACT D  
CHAPMAN LAKES PHASE I  
PLAT BOOK 52 PAGES 40 AND 41  
OFFICIAL RECORDS BOOK 3254 PAGE 1674  
PARCEL ID 28-21-31-507-0000-0000  
CHAPMAN LAKES HOMEOWNERS ASSOCIATION, INC.

SOUTH LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT  
N89°35'56"E 447.91'

S09°52'30"W 30.49'

S89°35'56"W 75.65'

POINT OF BEGINNING

45' DRAINAGE EASEMENT PER  
OFFICIAL RECORD BOOK 3143 PAGE 1755

POINT OF COMMENCEMENT

INTERSECTION OF WEST LINE  
TRACT "E", CHAPMAN LAKES  
PHASE I AND NE CORNER OF  
LOT 117, THE SLAVIA COLONY  
CO.S SUBDIVISION

THE SLAVIA COLONY  
CO.S SUBDIVISION  
PLAT BOOK 2  
PAGE 71

NOT PLATTED

"A"  
R=1975.00'  
L=30.02'  
Δ=00°52'16"  
CB=N01°52'24"E  
C=30.02'



TOTAL PARENT TRACT=  
256,078 SQUARE FEET  
OR 5.88 ACRES, ±

TAKE TRACT=  
2334 SQUARE FEET  
OR 0.05 ACRES, ±

REMAINING TRACT=  
253,744 SQUARE FEET  
OR 5.83 ACRES, ±

000010

Sheet 2 of 2  
Jan. 30, 2002 CS  
46593048

See Sheet 1 of 2 for Legal Description and Surveyors Report.

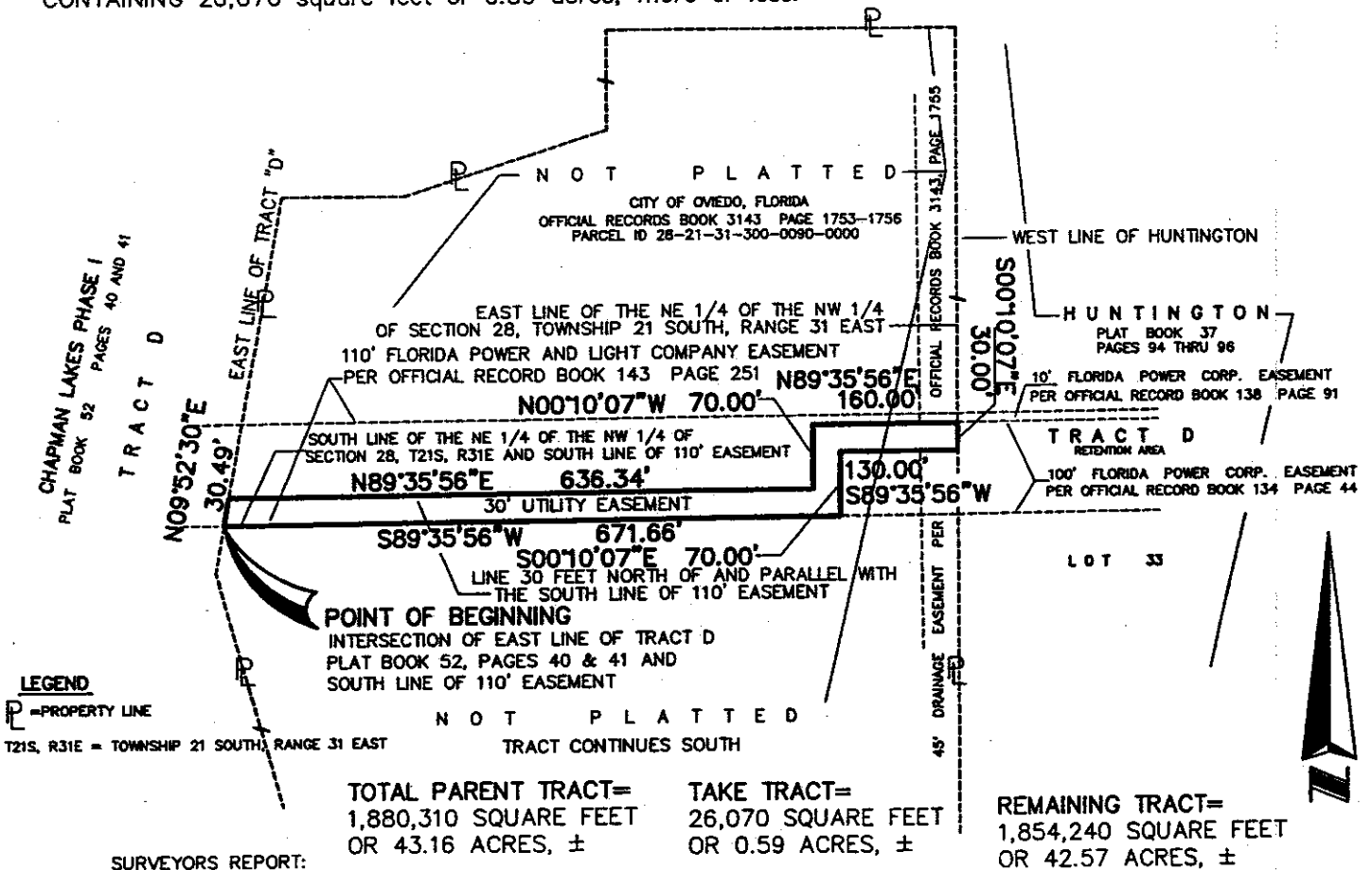


SOUTHEASTERN SURVEYING & MAPPING CORP.  
324 North Orlando Avenue  
Maitland, Florida 32751-4702  
(407) 647-8898 CERT. NO. LB2108  
e-mail: info@southeasternsurveying.com

**LEGAL DESCRIPTION**

Part of Section 28, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

Beginning at the intersection of the East line of Tract "D", CHAPMAN LAKES PHASE I as recorded in Plat Book 52, Pages 40 and 41 of the Public Records of Seminole County, Florida and the South line of a 110 foot Florida Power and Light Company Easement as recorded in Official Records Book 143, Page 251 of the Public Records of Seminole County, Florida; thence N09°52'30"E along aforesaid East line of Tract "D" 30.49 feet to a point on a line 30.00 feet north of and parallel with aforesaid South line of 110 foot easement; thence N89°35'56"E along said parallel line 636.34 feet to a point; thence N00°10'07"W, 70.00 feet to a point on a line south of and parallel with the north line of aforesaid 110 foot easement; thence N89°35'56"E along said parallel line 160.00 feet to a point on the West line of the plat of HUNTINGTON, as recorded in Plat Book 37, Pages 94 thru 96 of the Public Records of Seminole County, Florida; thence S00°10'07"E along said west line 30.00 feet to a point on a line 70.00 feet north of and parallel with the south line of aforesaid 110 foot easement; thence S89°35'56"W along said parallel line 130.00 feet; thence S00°10'07"E, 70.00 feet to a point on the aforesaid south line of 110 foot easement; thence S89°35'56"W along said south easement line 671.66 feet to the POINT OF BEGINNING. CONTAINING 26,070 square feet or 0.59 acres, more or less.

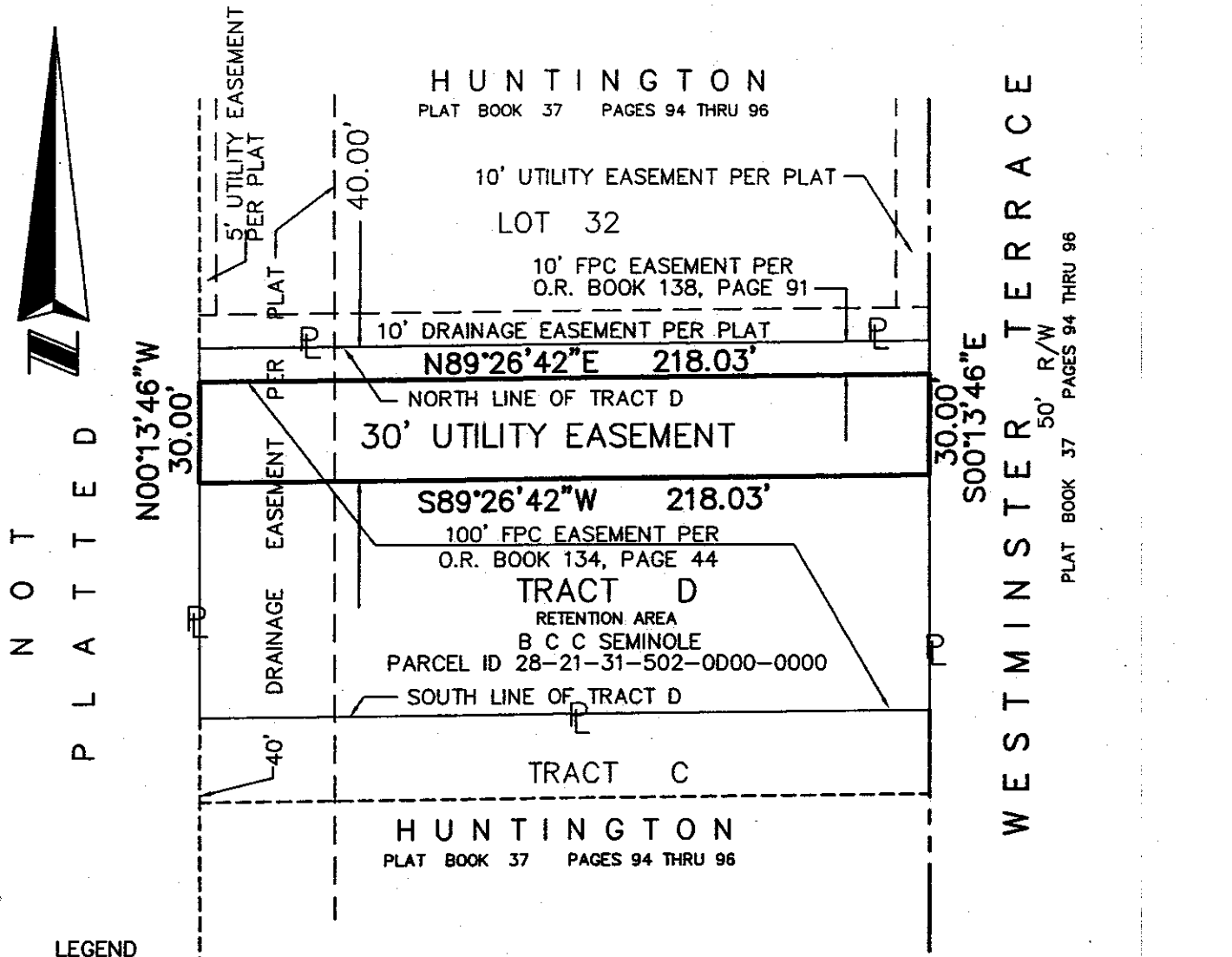


1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.  
 2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<b>Legal Description</b>  FOR <b>INWOOD CONSULTING ENGINEERS</b>	Date: <b>Jan. 30, 2002 CS</b>		46593049   <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com   <b>GARY B. CRICK</b> REGISTERED LAND SURVEYOR NO. 4245
	Job No.: <b>46593049</b>	Scale: <b>1" = 200'</b>	
<b>000013</b>	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		

## LEGAL DESCRIPTION

The South 30 feet of the North 40 feet of Tract "D", HUNTINGTON, as recorded in Plat Book 37, Pages 94-96 of the Public Records of Seminole County, Florida. Containing 6541 square feet or 0.14 acres, more or less.



### LEGEND

**P** = PROPERTY LINE  
**FPC** = FLORIDA POWER CORPORATION  
**O.R.** = OFFICIAL RECORDS


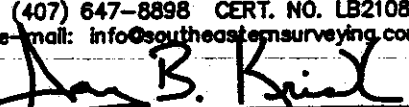
TOTAL PARENT TRACT =  
 23,983 SQUARE FEET  
 OR 0.55 ACRES, ±

TAKE TRACT =  
 6541 SQUARE FEET  
 OR 0.15 ACRES, ±

REMAINING TRACT =  
 17,442 SQUARE FEET  
 OR 0.40 ACRES, ±

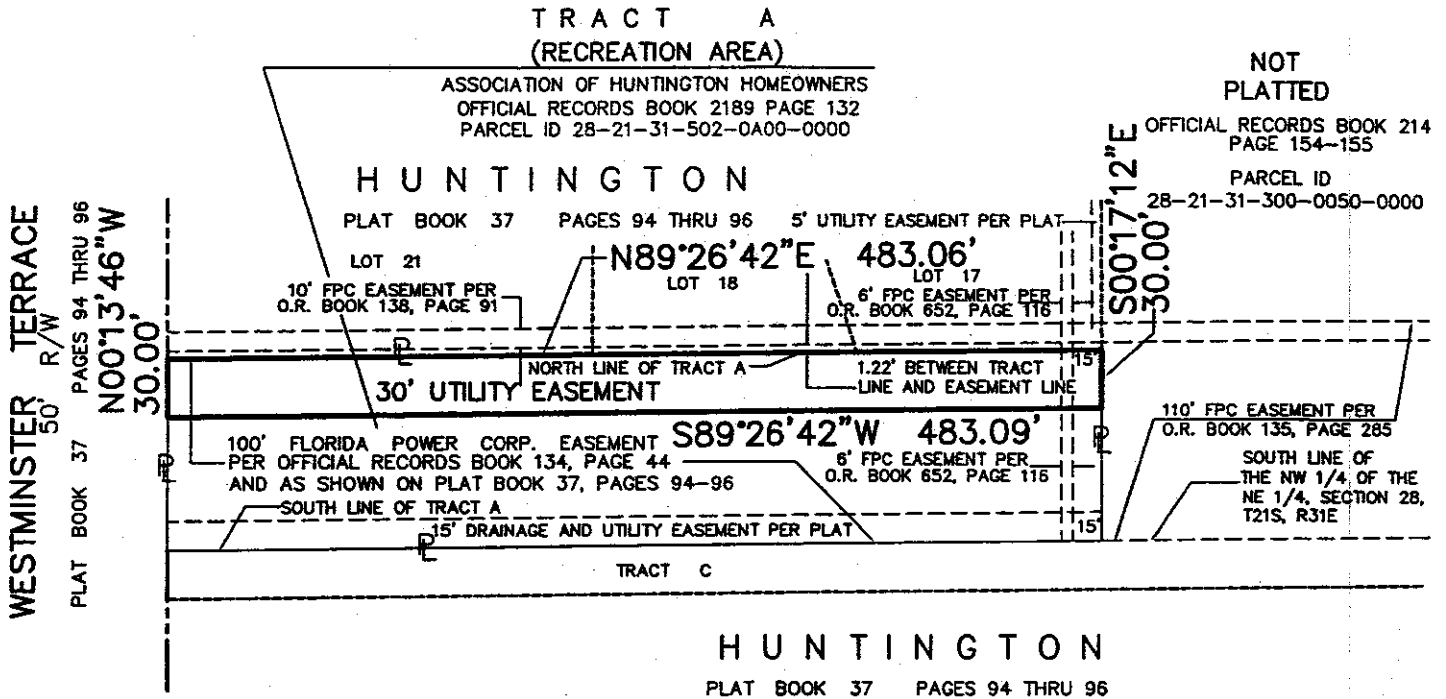
### SURVEYORS REPORT:

- The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
- There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<b>Legal Description</b>  FOR <b>INWOOD CONSULTING ENGINEERS</b>	Date:	Feb. 12, 2002 CS		46593062
	Job No.:	46593062	Scale:	
000014	CH. 81G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com   <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245

## LEGAL DESCRIPTION

The North 30.00 feet of Tract "A", HUNTINGTON, as recorded in Plat Book 37, Pages 94 thru 96 of the Public Records of Seminole County, Florida.  
Containing 14,492 square feet or 0.33 acres, more or less.



TOTAL PARENT TRACT=  
47,722 SQUARE FEET  
OR 1.10 ACRES, ±

TAKE TRACT=  
14,492 SQUARE FEET  
OR 0.33 ACRES, ±

REMAINING TRACT=  
33,230 SQUARE FEET  
OR 0.77 ACRES, ±

**LEGEND**

= PROPERTY LINE

FPC = FLORIDA POWER CORP.

O.R. = OFFICIAL RECORDS

T21S, R31E = TOWNSHIP 21 SOUTH, RANGE 31 EAST

**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

**Legal Description**

FOR  
INWOOD CONSULTING ENGINEERS

000015

Date: Feb. 12, 2002 CS

Job No.: 46593063      Scale: 1"=100'

CH. 61G17-8, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
324 North Orlando Avenue  
Maitland, Florida 32751-4702  
(407) 647-8898 CERT. NO. LB2108  
e-mail: info@southeasternsurveying.com

GARY B. KRICK  
REGISTERED LAND SURVEYOR NO. 4245

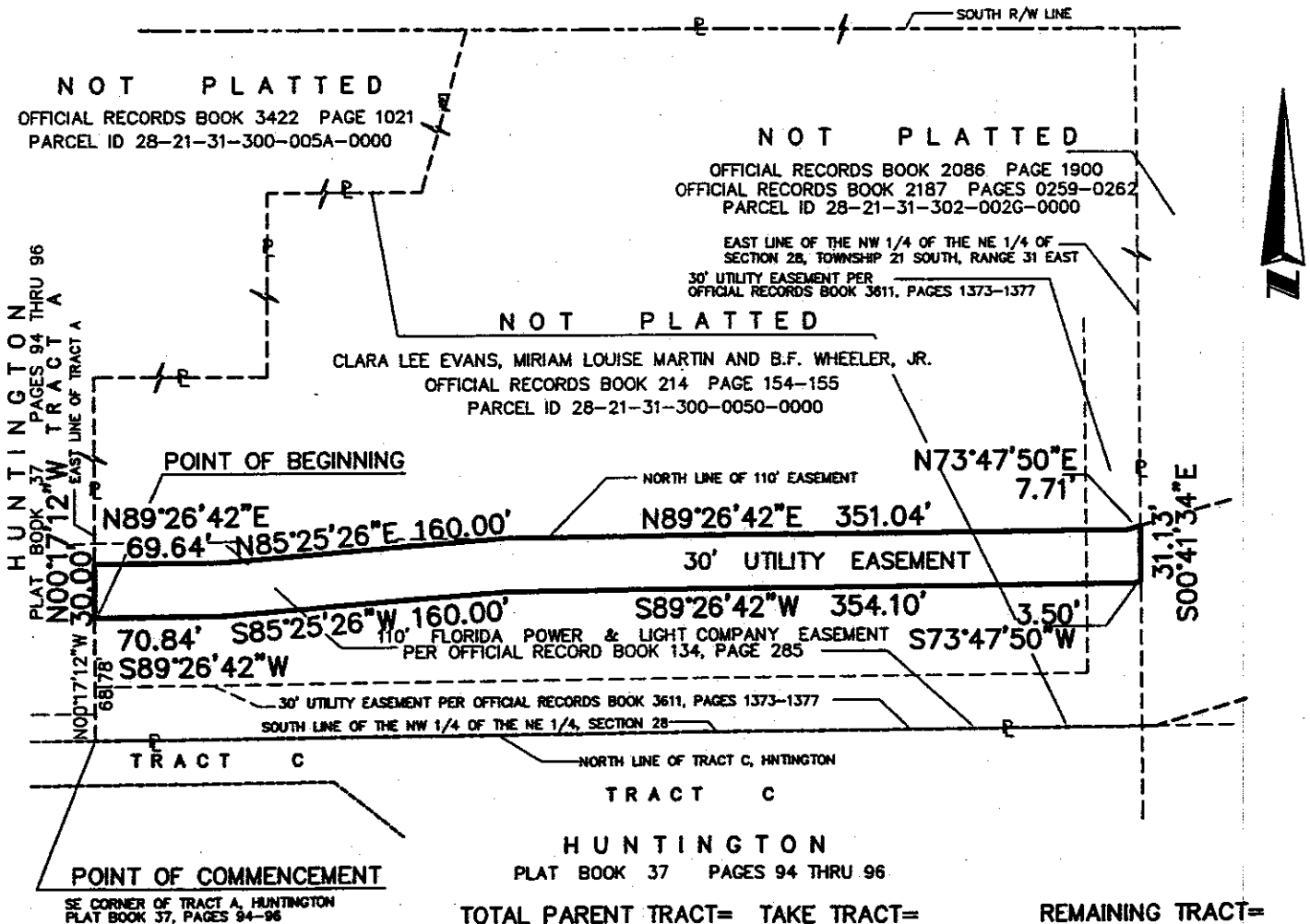
46593063

**LEGAL DESCRIPTION**

Part of Section 28, Township 21 South, Range 31 East, Seminole County, Florida being more particularly described as follows:

Commencing at the Southeast corner of Tract A, HUNTINGTON as recorded in Plat Book 37, Pages 94 thru 96 of the Public Records of Seminole County, Florida; thence run N00°17'12"W along the East line of said Tract A, 68.78 feet to the POINT OF BEGINNING; thence continuing along said East line N00°17'12"W, 30.00 feet; thence N89°26'42"E along a line being south of and parallel with the north line of a 110 foot Florida Power & Light Company Easement per Official Records Book 134, Page 285 of the Public Records of Seminole County, Florida, 69.64 feet; thence N85°25'26"E, 160.00 feet to a point on the north line of aforesaid 110 foot easement; thence N89°26'42"E along said north line 351.04 feet; thence N73°47'50"E, 7.71 feet to a point on the East line of the NW 1/4 of the NE 1/4 of aforesaid Section 28; thence S00°41'34"E along said east line 31.13 feet; thence S73°47'50"W, 3.50 feet to a point on a line 30 feet south of and parallel with the north line of aforesaid 110 foot easement; thence S89°26'42"W along said parallel line 354.10 feet; thence S85°25'26"W, 160.00 feet to a point on a line being south of and parallel with the north line of aforesaid 110 foot easement; thence S89°26'42"W along said parallel line 70.84 feet to the POINT OF BEGINNING. CONTAINING 17,652 square feet or 0.41 acres, more or less.


**CHAPMAN ROAD**  
50' R/W PER DEED BOOK 81, PAGE 130



TOTAL PARENT TRACT=	TAKE TRACT=	REMAINING TRACT=
701,294 SQUARE FEET	17,652 SQUARE FEET	683,642 SQUARE FEET
OR 16.10 ACRES, ±	OR 0.41 ACRES, ±	OR 15.69 ACRES, ±

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.  
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

**SURVEYORS REPORT:**

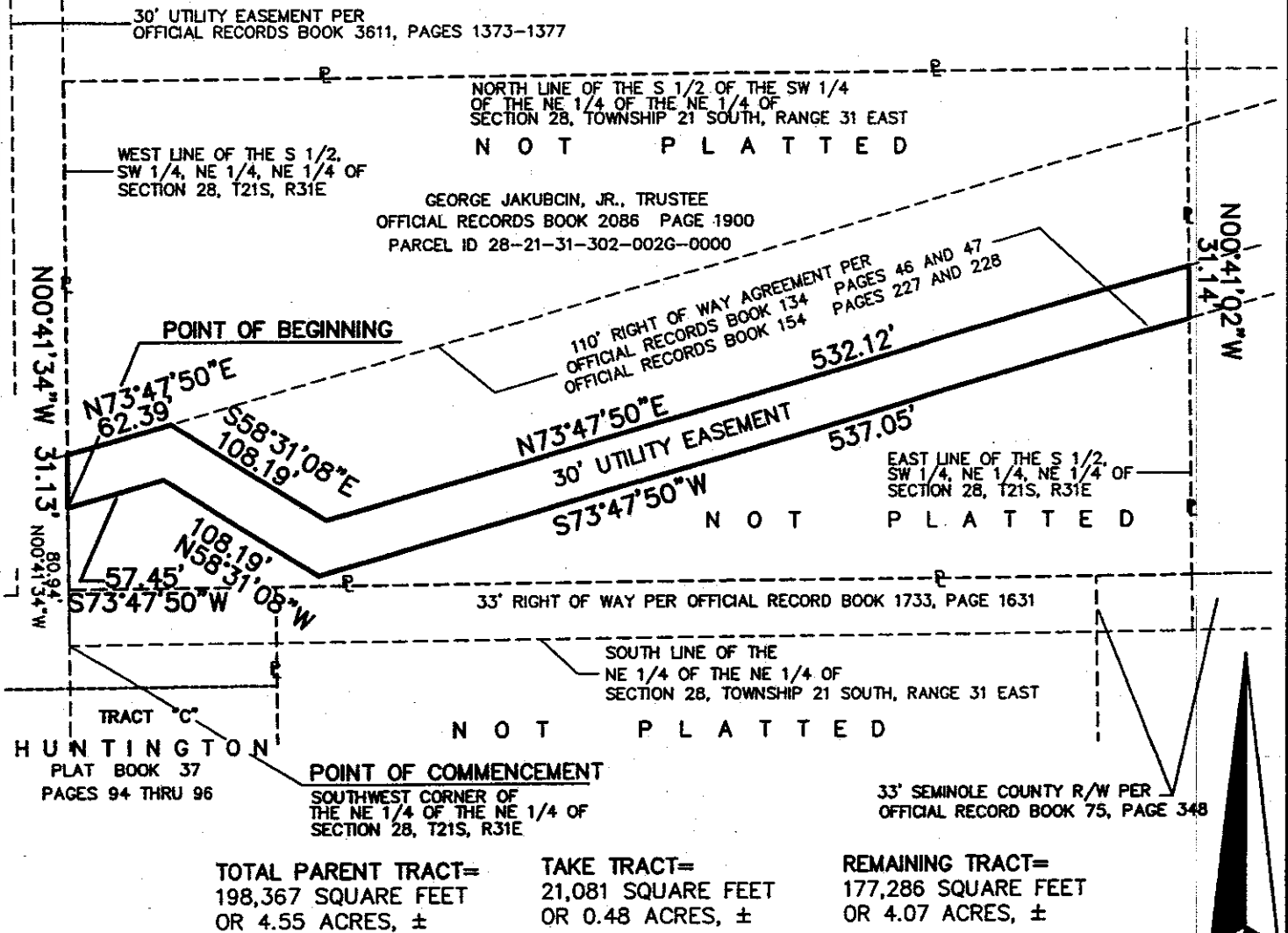
<p><b>Legal Description</b></p> <p>FOR</p> <p><b>INWOOD CONSULTING ENGINEERS</b></p> <p style="font-size: 24pt; margin-top: 20px;">000016</p>	<p>Date: <b>Feb. 12, 2002 CS</b></p>		<p>46593064</p>  <p><b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i> <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245</p>
	<p>Job No.: <b>46593064</b></p>	<p>Scale: <b>1" = 100'</b></p>	
<p>CH. 81G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b></p>			

## LEGAL DESCRIPTION

Part of the S 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:


Commencing at the SW corner of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 31 East, Seminole County, Florida; thence N00°41'34"W along the West line of the S 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of said Section 28 a distance of 80.94 feet to the POINT OF BEGINNING; thence leaving said Section line N73°47'50"E, 62.39 feet; thence S58°31'08"E, 108.19 feet; thence N73°47'50"E, 532.12 feet to a point on the East line of the S 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of said Section 28; thence S00°41'02"E along said East line 31.14 feet; thence leaving said East line S73°47'50"W, 537.05 feet; thence N58°31'08"W, 108.19 feet; thence S73°47'50"W 57.45 feet to the POINT OF BEGINNING.

CONTAINING 21,081 square feet or 0.48 acres, more or less.



**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

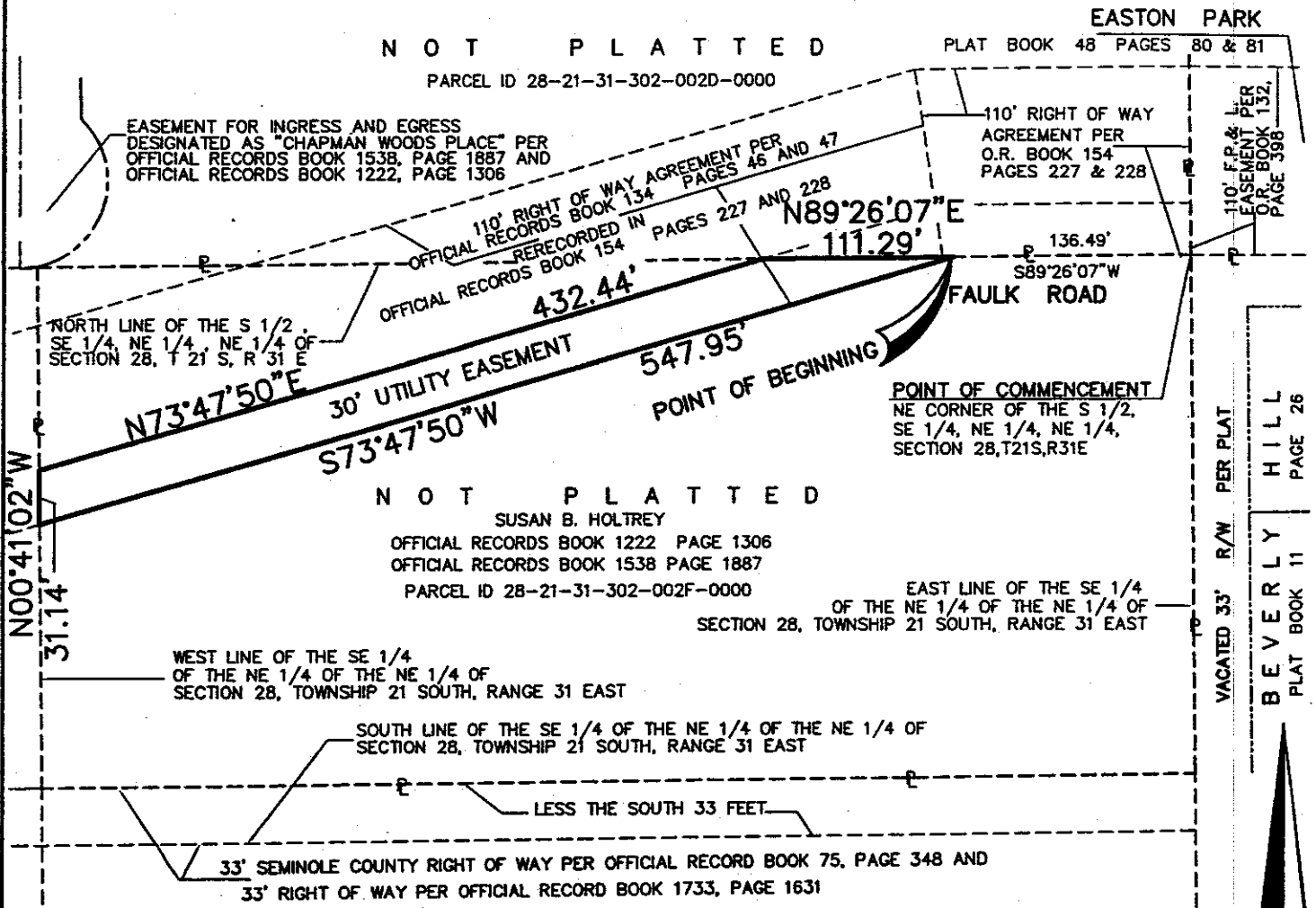
<p><b>Legal Description</b></p> <p>FOR <b>INWOOD CONSULTING ENGINEERS</b></p> <p style="font-size: 24pt; font-weight: bold; margin-top: 20px;">000017</p>	<p>Date: <b>Jan. 30, 2002 CS</b></p> <p>Job No.: <b>46593055</b></p> <p>Scale: <b>1" = 100'</b></p> <p>CH. 61G17-8, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b></p>	<p style="text-align: right;">46593055</p> <div style="text-align: center;">  <p><b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com</p> <p style="font-size: 24pt; font-weight: bold; text-align: center;">Dan B. Krisk</p> <p style="font-size: 10pt;">GARY B. CRICK REGISTERED LAND SURVEYOR NO. 4245</p> </div>
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# LEGAL DESCRIPTION

Part of the S 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

Commencing at the NE corner of the S 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of said Section 28; S89° 26'07"W along the North line of the aforesaid Section 136.49 feet to the POINT OF BEGINNING; thence S73°47'50"W 547.95 feet to a point on the West line of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 28; thence N00° 41'02"W along said Section line 31.14 feet; thence leaving said Section line N73°47'50"E 432.44 feet to a point on the aforesaid North line of the S 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 28; thence N89°26'07"E along said North line 111.29 feet to the POINT OF BEGINNING.  
CONTAINING 14,706 square feet or 0.34 acres, more or less.



TOTAL PARENT TRACT= 198,443 SQUARE FEET OR 4.56 ACRES, ±	TAKE TRACT= 14,706 SQUARE FEET OR 0.34 ACRES, ±	REMAINING TRACT= 183,737 SQUARE FEET OR 4.22 ACRES, ±
----------------------------------------------------------------	-------------------------------------------------------	-------------------------------------------------------------

**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

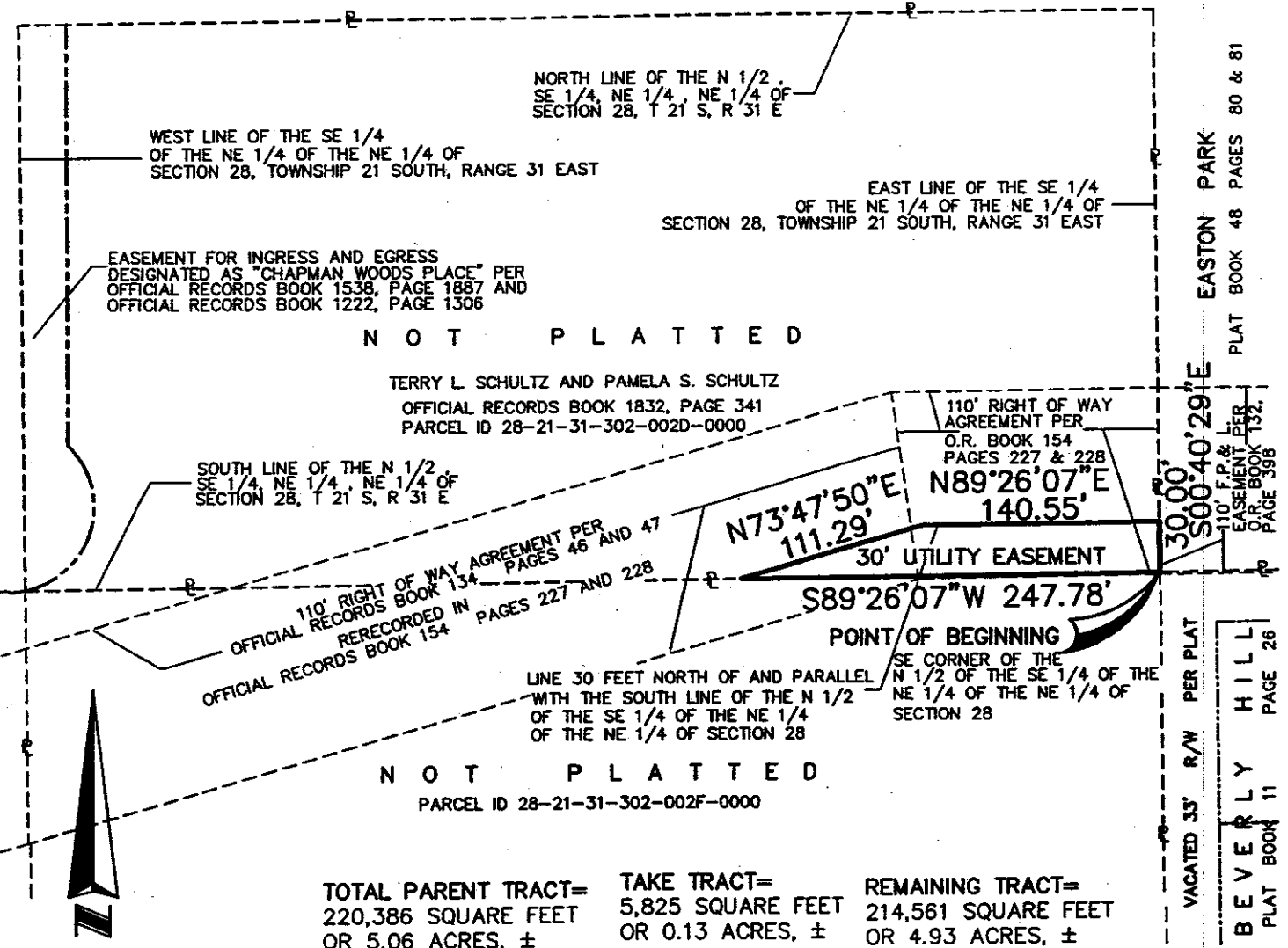
<b>Legal Description</b>  FOR <b>INWOOD CONSULTING ENGINEERS</b>   <div style="font-size: 2em; font-weight: bold; text-align: center;">000013</div>	Date: <div style="text-align: center; font-weight: bold;">Jan. 30, 2002 CS</div>	46593053  SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	Job No.: <div style="text-align: center; font-weight: bold;">46593053</div>	Scale: <div style="text-align: center; font-weight: bold;">1" = 100'</div>
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <div style="font-weight: bold; text-align: center;">THIS IS NOT A SURVEY.</div>	

## LEGAL DESCRIPTION

Part of the N 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

Beginning at the SE corner of the aforesaid N 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 28; thence S89°26'07"W along the South line of aforesaid Section 28, 247.78 feet; thence N73°47'50"E 111.29 feet to a point on a line being 30.00 feet north of and parallel with aforesaid South line of the N 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 28; thence N89°26'07"E along said parallel line 140.55 feet to the East line of the NE 1/4 of Section 28; thence S00°40'29"E along said Section line 30.00 feet to the POINT OF BEGINNING.  
CONTAINING 5825 square feet or 0.13 acres, more or less.

N O T P L A T T E D




EASTON PARK  
PLAT BOOK 48 PAGES 80 & 81

110' F.P. & L. EASEMENT PER O.R. BOOK 154 PAGE 398

BEVERLY HILL  
PLAT BOOK 11 PAGE 26

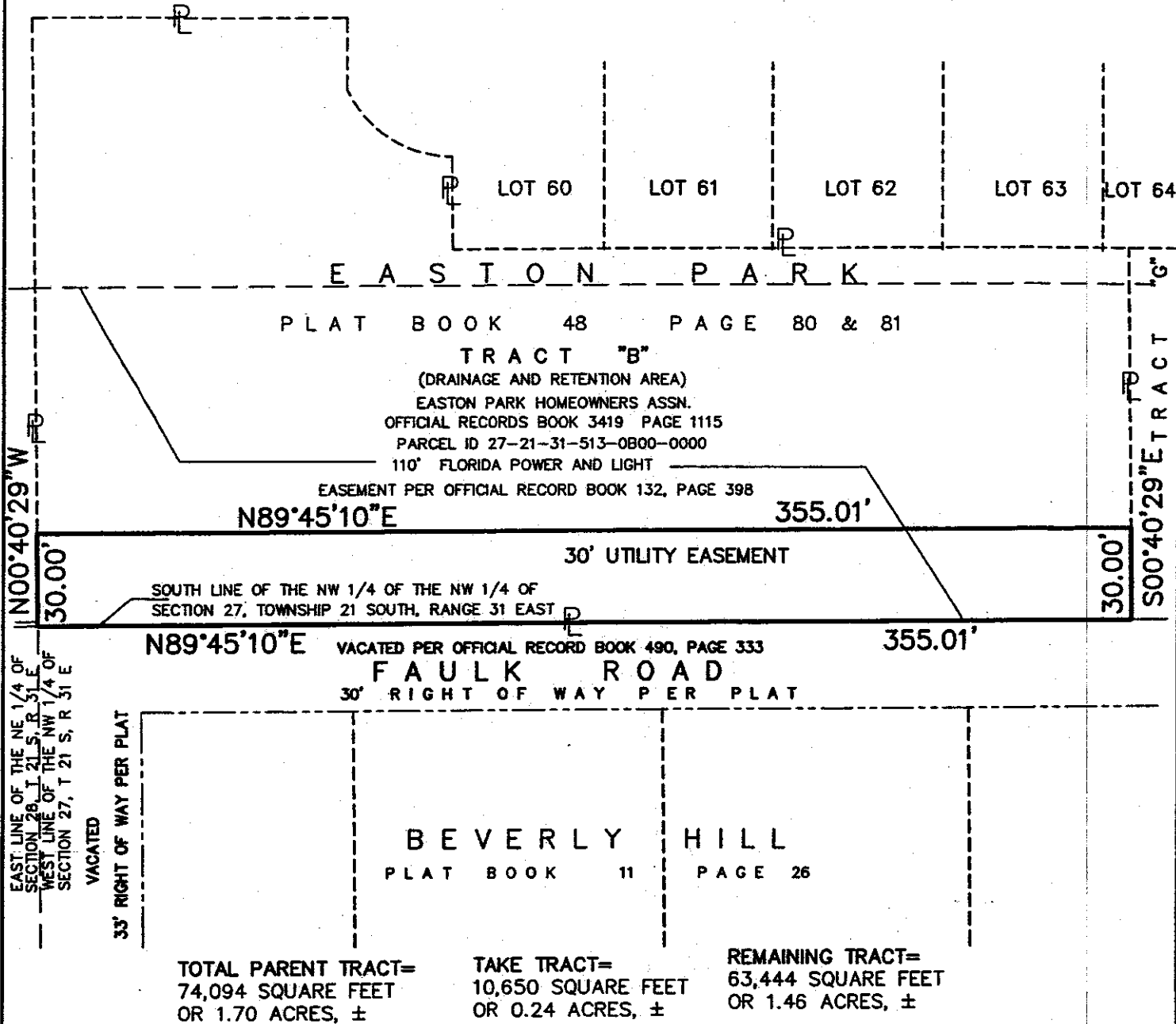
**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<p><b>Legal Description</b></p> <p style="text-align: center;">FOR</p> <p style="text-align: center;"><b>INWOOD CONSULTING ENGINEERS</b></p> <p style="text-align: center; font-size: 24pt; font-weight: bold;">000019</p>	<p>Date: <b>Jan. 30, 2002 CS</b></p> <p>Job No.: <b>48593054</b></p> <p>Scale: <b>1" = 100'</b></p> <p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b></p>	<p style="text-align: right;">46593054</p> <div style="text-align: center;">  <p><b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com</p> <p style="font-size: 24pt; font-weight: bold; text-align: center;">B. Krick</p> <p><b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245</p> </div>
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**LEGAL DESCRIPTION**

The South 30 feet of TRACT "B", EASTON PARK as recorded in Plat Book 48, Pages 80 and 81 of the Public Records of Seminole County, Florida. Containing 10650 square feet or 0.24 acres, more or less.



TOTAL PARENT TRACT=  
74,094 SQUARE FEET  
OR 1.70 ACRES, ±

TAKE TRACT=  
10,650 SQUARE FEET  
OR 0.24 ACRES, ±

REMAINING TRACT=  
63,444 SQUARE FEET  
OR 1.46 ACRES, ±

**SURVEYORS REPORT:**

- The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
- There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

**Legal Description**

FOR  
INWOOD CONSULTING ENGINEERS

000020

Date: Jan. 30, 2002 CS

Job No.: 46593052 Scale: 1" = 50'

CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.



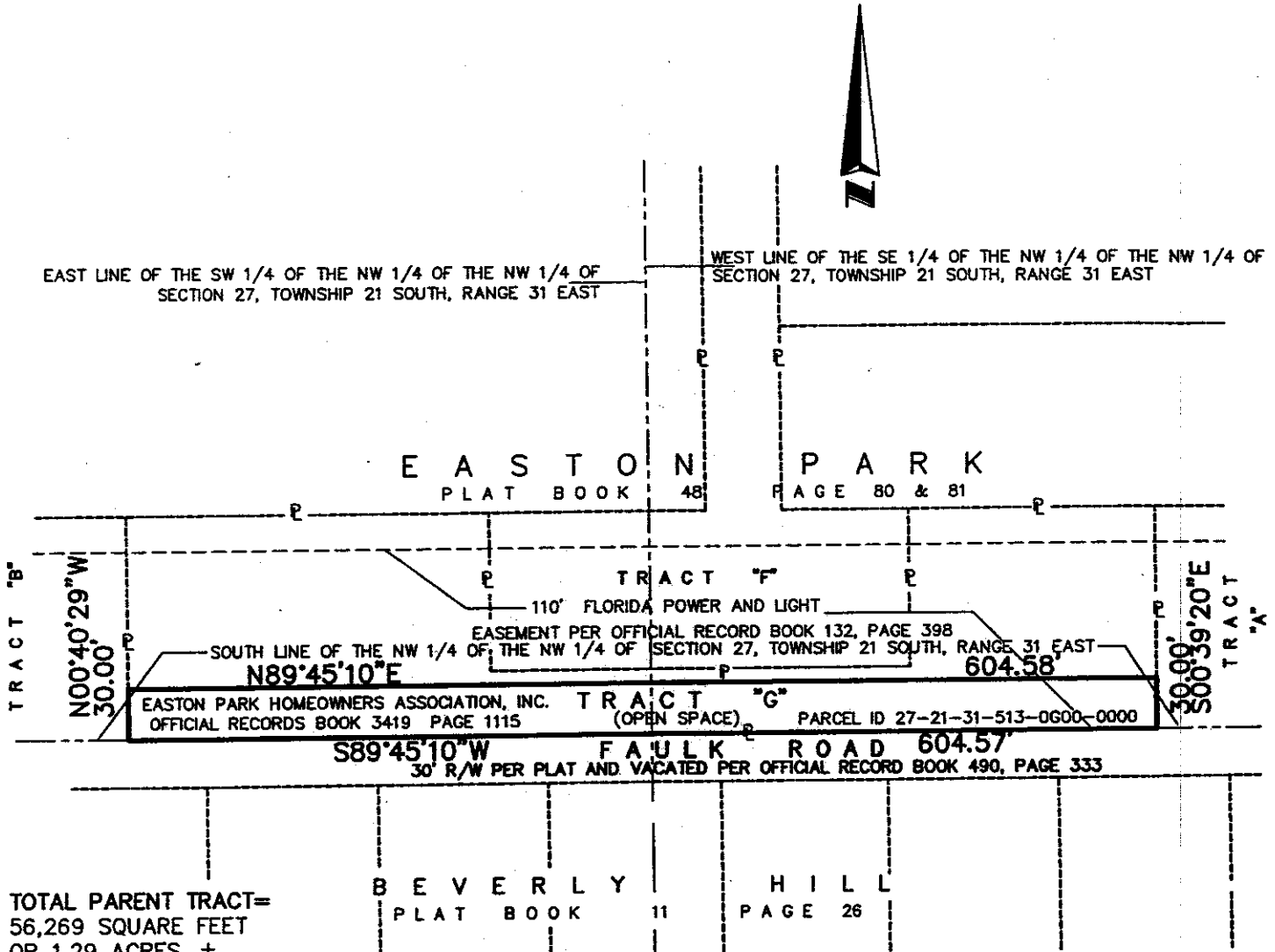
SOUTHEASTERN SURVEYING & MAPPING CORP.  
324 North Orlando Avenue  
Maitland, Florida 32751-4702  
(407) 647-8898 CERT. NO. LB2108  
e-mail: info@southeasternsurveying.com

GARY B. KRICK  
REGISTERED LAND SURVEYOR NO. 4245

46593052

## LEGAL DESCRIPTION

The South 30 feet of Tract "G", EASTON PARK, as recorded in Plat Book 48, Pages 80 and 81 of the Public Records of Seminole County, Florida. Containing 18,137 square feet or 0.42 acres, more or less.



TOTAL PARENT TRACT=  
56,269 SQUARE FEET  
OR 1.29 ACRES, ±

TAKE TRACT=  
18,137 SQUARE FEET  
OR 0.42 ACRES, ±

REMAINING TRACT=  
38,132 SQUARE FEET  
OR 0.87 ACRES, ±

**SURVEYORS REPORT:**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<p><b>Legal Description</b></p> <p>FOR INWOOD CONSULTING ENGINEERS</p> <p style="font-size: 2em; font-weight: bold; margin-top: 20px;">000021</p>	<p>Date: <b>Jan. 30, 2002 CS</b></p> <p>Job No.: <b>46593051</b>      Scale: <b>1" = 100'</b></p> <p>Ch. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b></p>	<p>46593051</p> <p><b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i> <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR. NO. 4245</p>
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**DESCRIPTION:**



That portion of Tract "A", EASTON PARK as recorded in Plat Book 48, Pages 80 and 81 of the Public Records of Seminole County, Florida, being more particularly described as follows;

Beginning at the intersection of the West Right of Way line of State Road 434, a 100 foot right of way and the North Right of Way line of Faulk Road, a 30.00 foot right of way vacated per Official Records Book 490, page 333 of the Public Records of Seminole County, Florida; thence South 89° 45'10" West 315.01 feet along said North Right of Way line and the South line of the NW 1/4 of the NW 1/4 of Section 27, Township 21 South, Range 31 East; thence North 00°39'20" West, 30.00 feet to a point on a line being 30.00 feet north of and parallel with the South line of the NW 1/4 of the NW 1/4 of said Section 27; thence North 89°45'10" East, 262.87 feet along said parallel line; thence North 44°45'10" East, 28.28 feet to a point on the west line of a 10.00 foot Easement as shown on said plat of Easton Park; thence North 89°45'10" East 32.00 feet to a point on aforesaid West Right of Way line of State Road S-520; thence South 00°39'20" East, 50.00 feet along said West Right of Way line to the Point of Beginning.

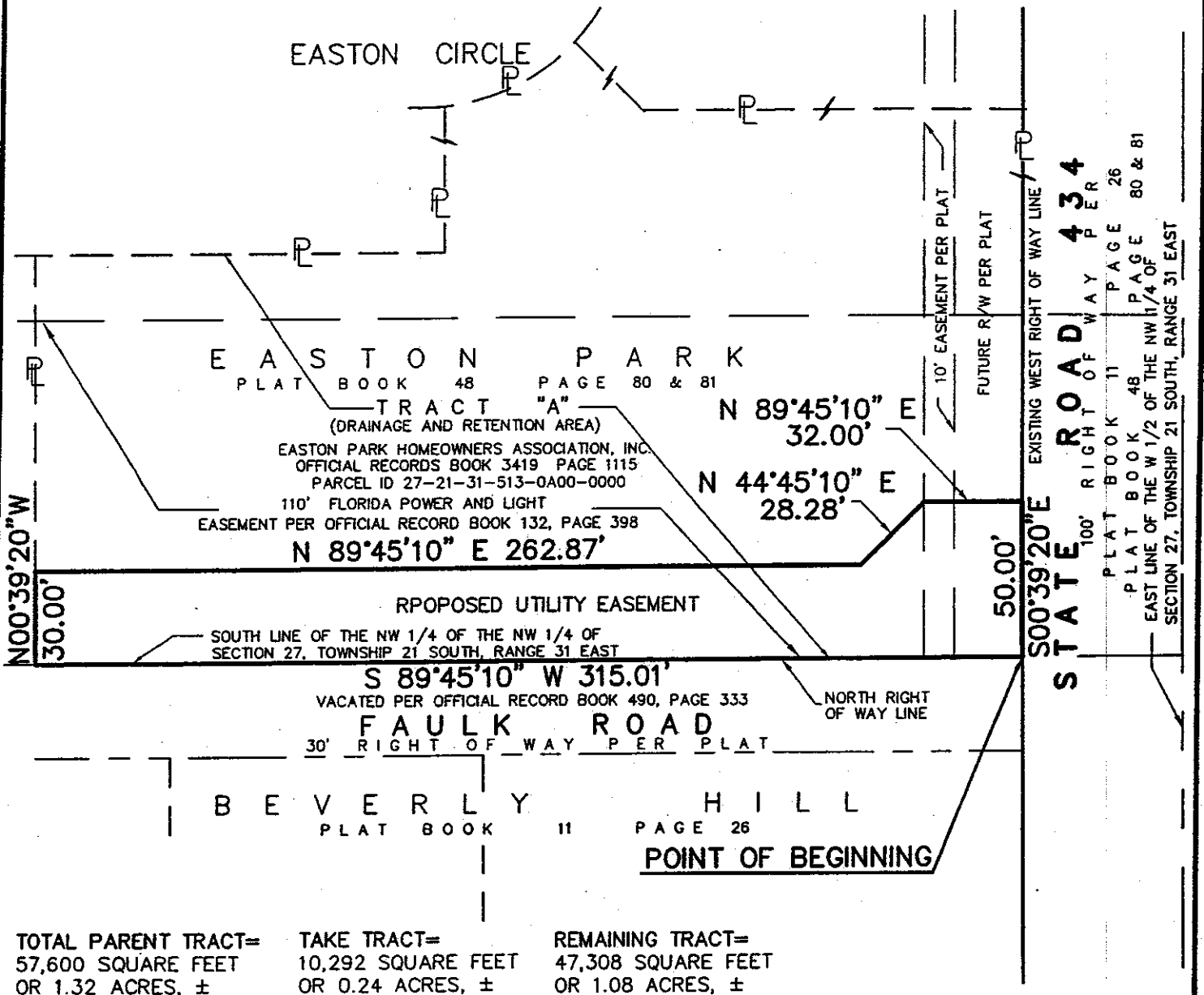
Containing 10,292 square feet, more or less.

**SURVEYORS REPORT**

1. The bearings shown hereon are based on the Florida State Plane Coordinate System NAD83/90.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This Survey was performed without benefit of a Title search. A Title search may reveal additional information affecting the Parcel as shown.
4. 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.
5. Dimensions and area shown are based on record information.
6. There are no gaps or overlaps between adjoining properties according to their recorded descriptions as shown hereon.

<b>Description</b>	Date: <b>June 10, 2003 MR</b>	CERT. NO. LB2108 <span style="float: right;">46593050</span>
FOR	Job No.: <b>46593050</b>	 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com
<b>Inwood Consulting Engineers</b>	Scale: <b>1"=50'</b>	
<b>000022</b>	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
	 <b>GARY C. KRICK P.S.M.</b> REGISTERED LAND SURVEYOR NO. 4245	

SKETCH OF DESCRIPTION



TOTAL PARENT TRACT=  
 57,600 SQUARE FEET  
 OR 1.32 ACRES, ±

TAKE TRACT=  
 10,292 SQUARE FEET  
 OR 0.24 ACRES, ±

REMAINING TRACT=  
 47,308 SQUARE FEET  
 OR 1.08 ACRES, ±

000023



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