

CCA04

MEMORANDUM

TO: Board of County Commissioners

THROUGH: Stephen P. Lee, Deputy County Attorney

FROM: Mark D. Gisclar, MPA, Major Project Acquisition Coordinator MDG

DATE: July 9, 2003

RE: Easement Holder: Florida Power & Light Company  
 East Lake Mary Boulevard Phase IIB  
 Parcel Nos. 206/706/806, 208/708, 209/709/809, 216, 222 and  
 228/828A/B

This Memorandum requests approval by the Board of County Commissioners (BCC) and execution by the Chairman of a Subordination Of Utility Interests agreement with respect to the easement interests of Florida Power & Light Company ("FPL") relating to East Lake Mary Boulevard Phase IIB, particularly Parcel Nos. 206/706/806, 208/708, 209/709/809, 216, 222 and 228/828A/B. Seminole County is in the process of exercising its power of eminent domain as to the above referenced properties. The subject parcels are located along East Lake Mary Boulevard (from Ohio Avenue to SR 46/SR 415. Please see location map attached as Exhibit A.

The BCC adopted Resolution No. 2003-R-47 on February 11, 2003, authorizing the acquisition of parcels involved with East Lake Mary Boulevard Phase IIB, and finding that the East Lake Mary Boulevard Phase IIB road improvement project is necessary and serves a public purpose and is in the best interests of the citizens of Seminole County.

FPL has signed and tendered a recordable instrument, entitled Subordination of Utility Interests, prepared by the County's acquisition consultant, PARARA Services Inc., a copy of which is attached as Exhibit B. County staff requests that the BCC accept this Subordination of Utility Interests for filing in the land records.

FPL's interest in the referenced properties is easements for construction, operation and maintenance of overhead and underground electric utility facilities. FPL has agreed to provide the subordination of its easement interests without charge. This will also preclude FPL's involvement in any litigation filed relating to the referenced parcels.

MDG\dre  
 Exhibit A - Location Map  
 Exhibit B - Copy of Subordination Agreement  
 P:\USERS\CADE01\MY DOCUMENTS\MEMAGENDA MEM ELMB IIB FPL SUBORDINATION.DOC

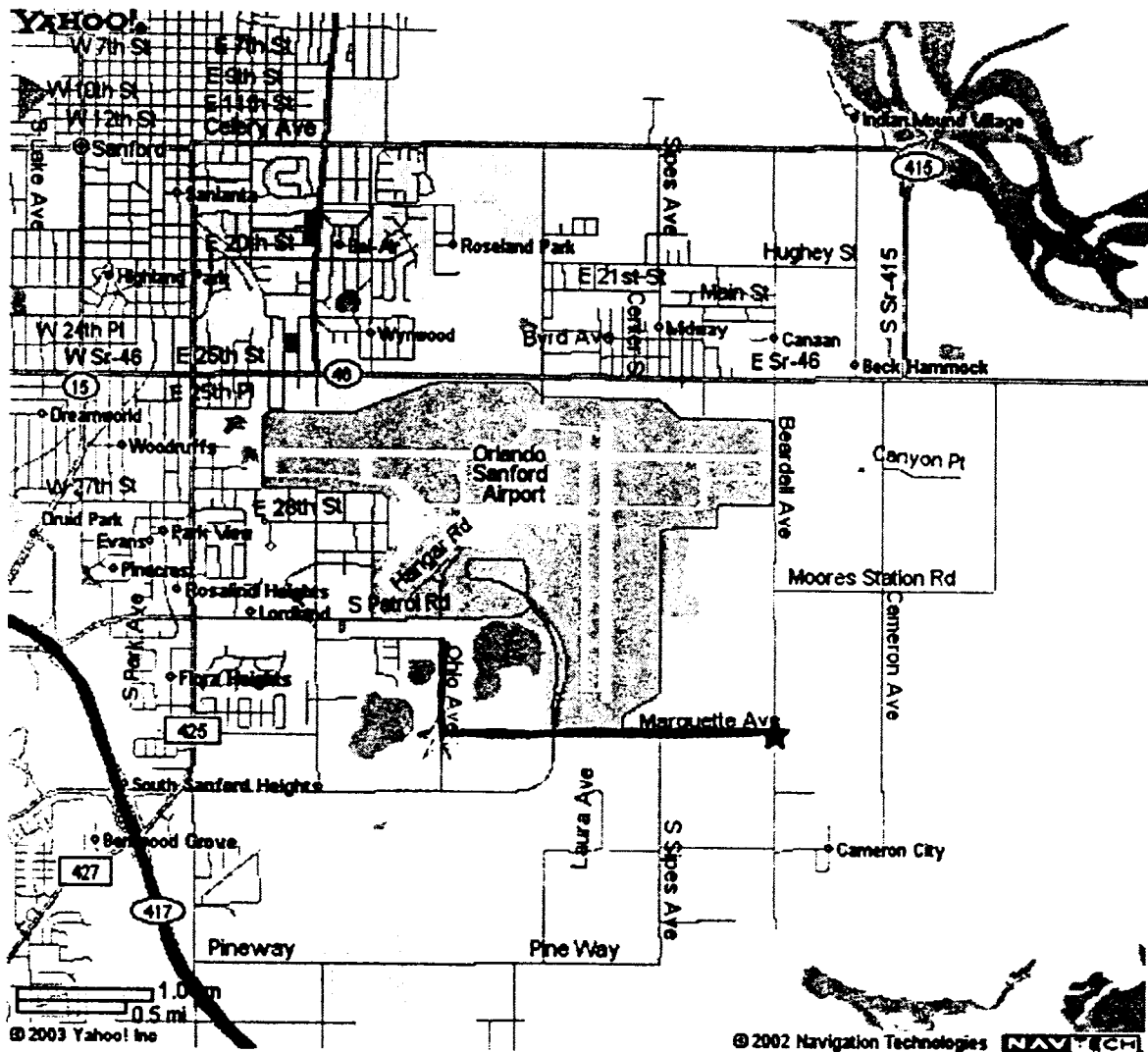


EXHIBIT A

Parcel No(s): 204, 206, 208, 209, 216, 222, 228  
Road: East Lake Mary Boulevard  
Seminole County, Florida

**SUBORDINATION OF UTILITY INTERESTS**

**THIS AGREEMENT**, entered into this \_\_\_\_ day of \_\_\_\_\_, 2003, by and between FLORIDA POWER & LIGHT COMPANY, whose address is PO Box 14000, Juno Beach, FL 33408-0420, hereinafter referred to as the "COMPANY", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford FL 32771, hereinafter referred to as the "COUNTY".

**WITNESSETH:**

**WHEREAS**, the COMPANY presently has an interest in certain lands that have been determined necessary for use as right-of-way for additional traffic lanes and improved drainage facilities on **East Lake Mary Boulevard**; and

**WHEREAS**, the proposed use of these lands as right-of-way for additional traffic lanes and improved drainage facility purposes on **East Lake Mary Boulevard** will require subordination of the interest claimed in such lands by the COMPANY to the COUNTY; and

**WHEREAS**, the COUNTY is willing to pay to have the COMPANY's facilities relocated, if necessary, or to replace the COMPANY's easements with new easements encumbering different lands if necessary, to prevent conflict between the facilities so that the benefits of each may be retained,

**NOW, THEREFORE**, in consideration of the mutual covenants and promises of the parties hereto, the COMPANY and the COUNTY agree as follows:

**THE COMPANY** subordinates any and all of its interest in the lands described as follows:

**(See Exhibits "A" attached hereto)**

to the interest of the COUNTY, its successors, or assigns, for the purpose of constructing, improving, maintaining and operating a road, including drainage facilities, over, through, upon, and/or across such lands, including, but not limited to, the claim of interest based on the following:

Parcel No(s).: 204, 206, 208, 209, 216, 222, 228  
 Road: East Lake Mary Boulevard  
 Seminole County, Florida

NATURE OF ENCUMBRANCE	DATE	FROM OR AGAINST	IN FAVOR OF	RECORDED BOOK/PAGE
Electric Utility Easement	10/05/76	Josh & Bernice Simons	Florida Power & Light Co.	1108/1318
Electric Utility Easement	11/18/78	Frances & Burnice Simons	Florida Power & Light Co.	1205/1476
Electric Utility Easement	05/09/78	Frances & B.J. Simons, Jr.	Florida Power & Light Co.	1170/0151
Electric Utility Easement	01/03/79	L.B. & Julia Steele	Florida Power & Light Co.	1205/1477
Electric Utility Easement	09/22/86	Michael & Linda Guthrie	Florida Power & Light Co.	1791/1115
Electric Utility Easement	05/01/75	Charles & Inez Beck	Florida Power & Light Co.	1050/1254 Re-recorded 1058/0975
Electric Utility Easement	09/29/86	Daniel & William Duncan	Florida Power & Light Co.	1791/1113

**PROVIDED** that the COMPANY has the following rights:

1. The COMPANY shall have the right to construct, operate, maintain, remove, and relocate facilities on, within, and upon the lands described herein. Any new construction or relocation of facilities within the lands will be subject to prior approval by the COUNTY's Engineer.

2. The COMPANY shall have a right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the COUNTY's facilities.

3. The COMPANY agrees to repair any damage to COUNTY facilities and to indemnify the COUNTY against any loss or damage resulting from the COMPANY exercising its rights outlined in Paragraphs 1 and 2 above.

4. Should the COUNTY require the COMPANY to alter, adjust, or relocate its facilities located within said lands, the COUNTY hereby agrees to pay the cost of such alteration, adjustment or relocation, including, but not limited to the cost of acquiring appropriate replacement easements. Any relocation, alternation or removal of

Parcel No(s): 204, 206, 208, 209, 216, 222, 228  
Road: East Lake Mary Boulevard  
Seminole County, Florida

COMPANY's facilities not required by the COUNTY shall be performed at COMPANY's sole cost and expense.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

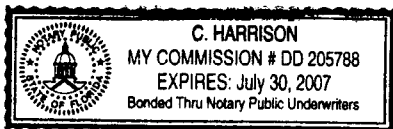
FLORIDA POWER & LIGHT COMPANY

By: [Signature]  
DIRECTOR OF PROCUREMENT + Vice President  
ASSISTANT SECRETARY

Date: 7.2.03

STATE OF Florida  
COUNTY OF Palm Beach

I HEREBY CERTIFY that, on this this 2nd day of July, 2003, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Gerald Thompson, as Vice President of Florida Power & Light Company, a corporation organized under the laws of the State of Florida, who is personally known to me or who has produced \_\_\_\_\_ as identification. He acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the corporation.



[Signature]  
Print Name C. Harrison  
Notary Public in and for the County  
and State Aforementioned  
My commission expires: 7.30.2007

Parcel No(s): 204, 206, 208, 209, 216, 222, 228  
Road: East Lake Mary Boulevard  
Seminole County, Florida

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA**

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
\_\_\_\_\_, Chairman

Date: \_\_\_\_\_

For the use and reliance of  
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

600029

**RIGHT-OF-WAY FEE SIMPLE**

**PROJECT:** East Lake Mary Boulevard Extension

**OWNER:** Burnice Joe Simons, Jr. or Daniel Curtis Simons

**TITLE SEARCH NO.:** 206

**R/W PARCEL NO.:** 206

**TAX I.D. NO.:** 17-20-31-501-0000-0160

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED AS PARCELS 1 AND 2 IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 4011, PAGE 437 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST; ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 31 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 0055988; THENCE RUN N89°42'17"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 A DISTANCE OF 1798.12 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2864.79 FEET AND A CHORD BEARING OF S78°54'19"W; THENCE FROM A RADIAL BEARING OF N13°52'03"W, RUN ALONG AND THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 277.28 FEET THROUGH A CENTRAL ANGLE OF 05°32'44" TO A POINT ON THE WEST LINE OF LOT 16 OF THE PLAT OF PALMER'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 41 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE DEPARTING SAID CURVE AND SAID CENTERLINE OF SURVEY, RUN N06°30'35"W ALONG SAID WEST LINE, A DISTANCE OF 27.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 25.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE RUN N00°18'01"W A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 25.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE RUN N89°42'17"E ALONG SAID NORTH LINE A DISTANCE OF 371.41 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; THENCE CONTINUE N89°42'17"E ALONG SAID NORTH LINE A DISTANCE OF 92.19 FEET; THENCE RUN N00°17'43"W A DISTANCE OF 27.35 FEET TO A POINT ON SAID CENTERLINE OF SURVEY; THENCE CONTINUE N00°17'43"W A DISTANCE OF 2.65 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE RUN N89°42'17"E A DISTANCE OF 8.38 FEET TO A POINT ON SAID CENTERLINE OF SURVEY; THENCE CONTINUE N89°42'17"E A DISTANCE OF 91.62 FEET; THENCE RUN S00°18'47"E A DISTANCE OF 43.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2934.79 FEET AND A CHORD BEARING OF S71°45'35"W; THENCE FROM A RADIAL BEARING OF N19°24'10"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 119.10 FEET THROUGH A CENTRAL ANGLE OF 02°19'30" TO A POINT ON THE SOUTH LINE OF THE NORTH 25.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE DEPARTING SAID CURVE; RUN S89°42'17"W ALONG SAID SOUTH LINE A DISTANCE OF 170.78 FEET TO A POINT ON THE WEST LINE OF LOT 17, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 16; THENCE RUN S00°15'54"E ALONG SAID EAST LINE A DISTANCE OF 45.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE

FILE NUM 2003027213  
OR BOOK 04708 PAGE 1699

**EXHIBIT "A"**

000033

NORTHWESTERLY AND HAVING A RADIUS OF 2934.79 FEET AND A CHORD BEARING OF S79°02'55"W; THENCE FROM A RADIAL BEARING OF N13°37'27"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 273.81 FEET THROUGH A CENTRAL ANGLE OF 05°20'44" TO A POINT ON THE WEST LINE OF LOT 16; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF N08°16'43"W; RUN N06°30'35"W ALONG SAID WEST LINE A DISTANCE OF 70.03 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 1.134 ACRES, MORE OR LESS.

SUBJECT TO A 20.00 FOOT WIDE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS PURPOSED PER OFFICIAL RECORD BOOK 1197, PAGE 1546 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.


SUBJECT TO A 10.00 FOOT WIDE FLORIDA POWER EASEMENT PER OFFICIAL RECORD BOOK 1205, PAGE 1476 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SUBJECT TO A 20.00 FOOT WIDE INGRESS AND EGRESS EASEMENT PER OFFICIAL RECORD BOOK 2564, PAGE 1176 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SUBJECT TO A 125.00 FOOT WIDE CITY OF SANFORD DRAINAGE EASEMENT PER OFFICIAL RECORD BOOK 741, PAGE 499 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 2 AND 8 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02  
Michael J. Cavaliere DATE  
Florida Registered Land Surveyor #3701  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

FILE NUM 2003027213  
OR BOOK 04708 PAGE 1700

**EXHIBIT "A"**



**TEMPORARY CONSTRUCTION EASEMENT**

**PROJECT:** East Lake Mary Boulevard Extension  
**OWNER:** Burnice Joe Simons, Jr. or Daniel Curtis Simons  
**TITLE SEARCH NO.:** 206  
**R/W PARCEL NO.:** 706  
**TAX I.D. NO.:** 17-20-31-501-0000-0160

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED AS PARCELS 1 AND 2 IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 4011, PAGE 437 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

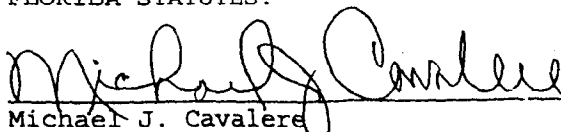
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CONTAINING THEREIN 790 SQUARE FEET, MORE OR LESS.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 2 AND 8 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02  
Michael J. Cavallere DATE

Florida Registered Land Surveyor #3701  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

000032

**PERMANENT DRAINAGE EASEMENT**

**PROJECT:** East Lake Mary Boulevard Extension  
**OWNER:** Burnice Joe Simons, Jr. or Daniel Curtis Simons  
**TITLE SEARCH NO.:** 206  
**R/W PARCEL NO.:** 806  
**TAX I.D. NO.:** 17-20-31-501-0000-0160

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED AS PARCELS 1 AND 2 IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 4011, PAGE 437 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

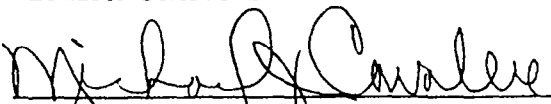
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST; ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 31 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 0055988; THENCE RUN N89°42'17"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 A DISTANCE OF 1798.12 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2864.79 FEET AND A CHORD BEARING OF S78°54'19"W; THENCE FROM A RADIAL BEARING OF N13°52'03"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 277.28 FEET THROUGH A CENTRAL ANGLE OF 05°32'44" TO A POINT ON THE WEST LINE OF LOT 16 OF THE PLAT OF PALMER'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 41 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF N08°19'19"W, RUN S06°30'35"E ALONG SAID WEST LINE OF LOT 16 A DISTANCE OF 70.03 FEET TO THE POINT OF BEGINNING SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2934.79 FEET AND A CHORD BEARING OF N81°02'09"E; THENCE FROM A RADIAL BEARING OF S08°16'43"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.22 FEET THROUGH A CENTRAL ANGLE OF 01°22'15"; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S09°38'58"E, RUN S09°38'58"E A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2979.79 FEET AND A CHORD BEARING OF S81°02'58"W; THENCE FROM A RADIAL BEARING OF N09°38'58"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.69 FEET THROUGH A CENTRAL ANGLE OF 01°23'51" TO A POINT ON SAID WEST LINE OF LOT 16; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF N08°15'07"W, RUN N06°30'35"W ALONG THE WEST LINE OF LOT 16 A DISTANCE OF 45.02 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 3215 SQUARE FEET, MORE OR LESS.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 2 AND 8 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02  
Michael J. Cavaleri DATE  
Florida Registered Land Surveyor #3701  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

000033

**RIGHT-OF-WAY FEE SIMPLE**

**PROJECT:** East Lake Mary Boulevard Extension

**OWNER:** Donald S. Fulsang

**TITLE SEARCH NO.:** 208

**R/W PARCEL NO.:** 208

**TAX I.D. NO.:** 17-20-31-501-0000-0170

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2194, PAGE 1194 AND IN OFFICIAL RECORD BOOK 4179, PAGE 1194 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST; ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 31 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 0055988; THENCE RUN N89°42'17"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 A DISTANCE OF 1798.12 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2864.79 FEET AND A CHORD BEARING OF S77°17'46"W; THENCE FROM A RADIAL BEARING OF N13°52'03"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.35 FEET THROUGH A CENTRAL ANGLE OF 02°19'37" TO A POINT ON THE SOUTH LINE OF THE NORTH 25.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE DEPARTING SAID CURVE, RUN N89°42'17"E ALONG SAID SOUTH LINE A DISTANCE OF 117.95 FEET TO A POINT ON THE WEST LINE OF LOT 17 OF PALMER'S SUBDIVISION ACCORDING TO PLAT BOOK 2, PAGE 41 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN N89°42'17"E ALONG SAID SOUTH LINE A DISTANCE OF 170.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2934.79 FEET AND A CHORD BEARING OF S74°38'57"W; THENCE FROM A RADIAL BEARING OF N17°04'40"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.90 FEET THROUGH A CENTRAL ANGLE OF 03°27'13" TO A POINT ON THE WEST LINE OF SAID LOT 17; THENCE DEPARTING SAID CURVE RUN N00°15'54"W A DISTANCE OF 45.94 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 4,080 SQUARE FEET, MORE OR LESS.

SUBJECT TO A 20.00 FOOT WIDE INGRESS, EGRESS AND FENCE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1135, PAGE 1164 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 2 AND 8 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02

Michael J. Cavaliere DATE  
Florida Registered Land Surveyor #3701  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

000033

**TEMPORARY CONSTRUCTION EASEMENT**  
**PROJECT:** East Lake Mary Boulevard Extension  
**OWNER:** Donald S. Fulsang  
**TITLE SEARCH NO.:** 208  
**R/W PARCEL NO.:** 708  
**TAX I.D. NO.:** 17-20-31-501-0000-0170

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2194, PAGE 1194 AND IN OFFICIAL RECORD BOOK 4179, PAGE 1194 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

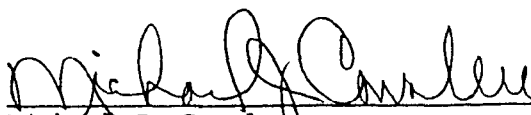
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST; ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 31 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 0055988; THENCE RUN N89°42'17"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 A DISTANCE OF 1798.12 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2864.79 FEET AND A CHORD BEARING OF S77°17'46"W; THENCE FROM A RADIAL BEARING OF N13°52'03"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.35 FEET THROUGH A CENTRAL ANGLE OF 02°19'37" TO A POINT ON THE SOUTH LINE OF THE NORTH 25.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE DEPARTING SAID CURVE, RUN N89°42'17"E ALONG SAID SOUTH LINE A DISTANCE OF 117.95 FEET TO A POINT ON THE WEST LINE OF LOT 17 OF PALMER'S SUBDIVISION ACCORDING TO PLAT BOOK 2, PAGE 41 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S00°15'54"E ALONG SAID WEST LINE A DISTANCE OF 45.94 FEET FOR A POINT OF BEGINNING SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2934.79 FEET AND A CHORD BEARING OF N76°19'59"E; THENCE FROM A RADIAL BEARING OF S13°37'27"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.37 FEET THROUGH A CENTRAL ANGLE OF 00°05'07"; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S13°42'34"E, RUN S13°42'34"E A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2954.79 FEET AND A CHORD BEARING OF S76°22'45"W; THENCE FROM A RADIAL BEARING OF N13°42'34"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.15 FEET THROUGH A CENTRAL ANGLE OF 0°10'39" TO A POINT ON THE WEST LINE OF SAID LOT 17; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF N13°31'55"W N00°15'54"W ALONG SAID WEST LINE A DISTANCE OF 20.55 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 135 SQUARE FEET, MORE OR LESS.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 2 AND 8 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

  
Michael J. Cavalete DATE 9-24-02

Florida Registered Land Surveyor #3701  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407 896 2212

**EXHIBIT "A"**

00000

**RIGHT-OF-WAY FEE SIMPLE**

**PROJECT:** East Lake Mary Boulevard Extension

**OWNER:** W. Blake Sawyers and Joyce Sawyers

**TITLE SEARCH NO.:** 209

**R/W PARCEL NO.:** 209

**TAX I.D. NO.:** 08-20-31-300-0370-0000

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2564, PAGE 907 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST; ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 31 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 0055988; THENCE RUN N89°42'17"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1798.12 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2864.79 FEET AND A CHORD BEARING OF N75°08'18"E; THENCE FROM A RADIAL BEARING OF S13°52'03"E, RUN ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY A DISTANCE OF 99.41 FEET THROUGH A CENTRAL ANGLE OF 01°59'17" TO A POINT ON A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 FOR A POINT OF BEGINNING; THENCE DEPARTING SAID CURVE AND SAID CENTERLINE OF SURVEY FROM A RADIAL BEARING OF S15°51'20"E, RUN S89°42'17"W A DISTANCE OF 296.92 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2799.79 FEET AND A CHORD BEARING OF N75°46'21"E; THENCE FROM A RADIAL BEARING OF S09°59'31"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 413.94 FEET THROUGH A CENTRAL ANGLE OF 08°28'16" TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S18°27'47"E, RUN S00°09'29"E ALONG SAID EAST LINE A DISTANCE OF 68.38 FEET TO A POINT ON AFORESAID CENTERLINE OF SURVEY; THENCE CONTINUE S00°09'29"E A DISTANCE OF 1.20 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE RUN S89°42'17"W ALONG SAID PARALLEL LINE A DISTANCE OF 3.74 FEET TO A POINT ON SAID CENTERLINE OF SURVEY; THENCE CONTINUE S89°42'17"W ALONG SAID PARALLEL LINE A DISTANCE OF 8.38 FEET; THENCE RUN S00°17'43"E A DISTANCE OF 2.65 FEET TO A POINT ON SAID CENTERLINE OF SURVEY; THENCE CONTINUE S00°17'43"E A DISTANCE OF 27.35 FEET TO A POINT ON A LINE 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE RUN S89°42'17"W ALONG SAID PARALLEL LINE A DISTANCE OF 92.19 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 17,501 SQUARE FEET, MORE OR LESS.

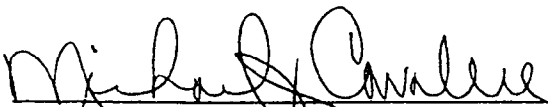
SUBJECT TO A 10.00 FOOT WIDE FLORIDA POWER EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1205, PAGE 1477 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**EXHIBIT "A"**

SUBJECT TO A 125.00 FOOT WIDE CITY OF SANFORD DRAINAGE EASEMENT RECORDED IN THE QUIT CLAIM DEED IN OFFICIAL RECORD BOOK 142, PAGE 257 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA;

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 2 AND 8 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02  
Michael J. Cavaleri DATE

Florida Registered Land Surveyor #3701

**NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL**

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

**TEMPORARY CONSTRUCTION EASEMENT**  
**PROJECT:** East Lake Mary Boulevard Extension  
**OWNER:** W. Blake Sawyers and Joyce Sawyers  
**TITLE SEARCH NO.:** 209  
**R/W PARCEL NO.:** 709  
**TAX I.D. NO.:** 08-20-31-300-0370-0000  
**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2564, PAGE 907 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

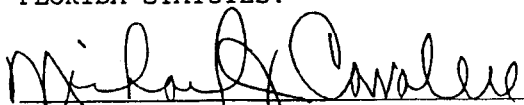
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST; ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 31 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 0055988; THENCE RUN N89°42'17"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1798.12 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2864.79 FEET AND A CHORD BEARING OF N74°02'58"E; THENCE FROM A RADIAL BEARING OF S13°52'03"E, RUN ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY A DISTANCE OF 208.29 FEET THROUGH A CENTRAL ANGLE OF 04°09'57" TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S18°02'00"E, RUN N00°09'29"W ALONG SAID EAST LINE A DISTANCE OF 94.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2774.79 FEET AND A CHORD BEARING OF S71°29'18"W; THENCE FROM A RADIAL BEARING OF N18°38'02"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.83 FEET THROUGH A CENTRAL ANGLE OF 00°14'39" FOR A POINT OF BEGINNING; THENCE FROM A RADIAL BEARING OF N18°23'22"W, CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2774.79 FEET AND A CHORD BEARING OF S72°00'02"W; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.77 FEET THROUGH A CENTRAL ANGLE OF 00°46'48"; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF N17°36'34"W, RUN N17°36'34"W A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2764.79 FEET AND A CHORD BEARING OF N72°00'02"E; THENCE FROM A RADIAL BEARING OF S17°36'34"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.64 FEET THROUGH A CENTRAL ANGLE OF 00°46'48"; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S18°23'22"E, RUN S18°23'22"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 377 SQUARE FEET, MORE OR LESS.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 2 AND 8 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02  
Michael J. Cavallere DATE  
Florida Registered Land Surveyor #3701  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

000043

**PERMANENT DRAINAGE EASEMENT**

**PROJECT:** East Lake Mary Boulevard Extension

**OWNER:** W. Blake Sawyers and Joyce Sawyers

**TITLE SEARCH NO.:** 209

**R/W PARCEL NO.:** 809

**TAX I.D. NO.:** 08-20-31-300-0370-0000

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2564, PAGE 907 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST; ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 31 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 0055988; THENCE RUN N89°42'17"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1798.12 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2864.79 FEET AND A CHORD BEARING OF N75°08'18"E; THENCE FROM A RADIAL BEARING OF S13°52'03"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.41 FEET THROUGH A CENTRAL ANGLE OF 01°59'17" TO A POINT ON A LINE 25.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S15°51'20"E, RUN S89°42'17"W ALONG SAID PARALLEL LINE A DISTANCE OF 296.92 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°42'17"W ALONG SAID PARALLEL LINE A DISTANCE OF 183.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2774.79 FEET AND A CHORD BEARING OF N83°31'03"E; THENCE DEPARTING SAID PARALLEL LINE FROM A RADIAL BEARING OF S06°15'20"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.99 FEET THROUGH A CENTRAL ANGLE OF 00°27'14"; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S06°42'34"E; THENCE RUN N06°42'34"W A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2754.79 FEET AND A CHORD BEARING OF N81°34'50"E; THENCE FROM A RADIAL BEARING OF S06°42'34"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.43 FEET THROUGH A CENTRAL ANGLE OF 03°25'12"; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S10°07'46"E, RUN S10°07'46"E A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2774.79 FEET AND A CHORD BEARING OF N75°37'06"E; THENCE FROM A RADIAL BEARING OF S10°07'46"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 411.86 FEET THROUGH A CENTRAL ANGLE OF 08°30'15" TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S18°38'02"E; THENCE RUN S00°09'29"E A DISTANCE OF 26.35 FEET TO A ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2799.79 FEET AND A CHORD BEARING OF S75°46'21"W; THENCE FROM A RADIAL BEARING OF N18°27'47"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 413.94 FEET THROUGH A CENTRAL ANGLE OF 08°28'16" TO THE POINT OF BEGINNING.

CONTAINING THEREIN 15,788 SQUARE FEET, MORE OR LESS.

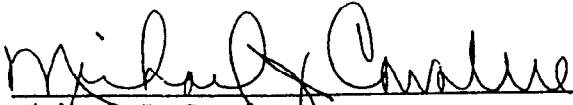
**EXHIBIT "A"**



000041

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 2 AND 8 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02

Michael J. Cavallere DATE  
Florida Registered Land Surveyor #3701  
**NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL**

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

000000

**RIGHT-OF-WAY FEE SIMPLE**

**PROJECT:** East Lake Mary Boulevard Extension

**OWNER:** Michael M. Guthrie and Linda S. Guthrie, husband and wife

**TITLE SEARCH NO.:** 216

**R/W PARCEL NO.:** 216

**TAX I.D. NO.:** 03-20-31-501-0C00-0040

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1587, PAGE 1169 AND OFFICIAL RECORD BOOK 3148, PAGE 302 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 31 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 055983; THENCE RUN N89°47'56"E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 3 AND THE SOUTH LINE OF LOT 27A OF THE PLAT OF SANFORD CELERY DELTA AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1261.78 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; THENCE RUN N00°03'32"W ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 659.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1091.35 FEET AND A CHORD BEARING OF N00°06'56"W; THENCE FROM A RADIAL BEARING OF N89°56'28"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.16 FEET THROUGH A CENTRAL ANGLE OF 00°06'48" TO A POINT ON THE NORTH LINE OF LOT 26A OF SAID PLAT OF SANFORD CELERY DELTA; THENCE DEPARTING SAID CURVE RUN N89°45'00"E ALONG SAID NORTH LINE A DISTANCE OF 70.12 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK C OF THE PLAT OF BROWN'S SUBDIVISION OF BECK HAMMOCK AS RECORDED IN PLAT BOOK 1, PAGE 83 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN N00°02'59"W ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 62.98 FEET; THENCE RUN S46°42'19"E A DISTANCE OF 18.85 FEET TO A POINT ON THE NORTH LINE OF A 50.00 FOOT WIDE INGRESS AND EGRESS EASEMENT BEING THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID LOT 4, BLOCK C; THENCE RUN N89°45'06"E ALONG SAID NORTH LINE A DISTANCE OF 66.30 FEET; THENCE RUN S00°14'54"E A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE RUN S89°45'06"W ALONG THE SOUTH LINE OF LOT 4 A DISTANCE OF 80.17 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 4,093 SQUARE FEET, MORE OR LESS.

SUBJECT TO A 10.00 FOOT WIDE FLORIDA POWER EASEMENT PER OFFICIAL RECORD BOOK 1791, PAGE 1115 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

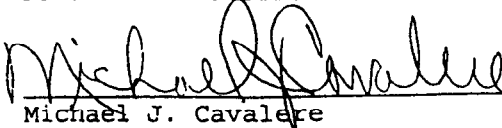
SUBJECT TO A 50.00 FOOT WIDE INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT PER DEEDS IN THE FOLLOWING DOCUMENTS: OFFICIAL RECORD BOOK 1590, PAGE 818; OFFICIAL RECORD BOOK 1643, PAGE 515; OFFICIAL RECORD BOOK 2147, PAGE 758; OFFICIAL RECORD BOOK 2378, PAGE 1734; OFFICIAL RECORD BOOK 2558, PAGE 1071; OFFICIAL RECORD BOOK 2679, PAGE 150; AND PER AFFIDAVIT IN OFFICIAL RECORD BOOK 2281, PAGE 970.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 3 AND 19 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

**EXHIBIT "A"**

000060

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02

Michael J. Cavaliere DATE  
Florida Registered Land Surveyor #3701  
**NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL**

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

FILE NUM 200302/213  
OR BOOK 04708 PAGE 159

000080

**RIGHT-OF-WAY FEE SIMPLE**

**PROJECT:** East Lake Mary Boulevard Extension

**OWNER:** Thakoor Deen and Martha Ellen Deen, his wife

**TITLE SEARCH NO.:** 222

**R/W PARCEL NO.:** 222

**TAX I.D. NO.:** 34-19-31-300-003B-0000

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2137, PAGE 462 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

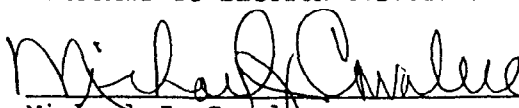
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 055980; THENCE RUN N89°56'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 532.66 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; THENCE RUN N00°13'36"W ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 318.18 FEET; THENCE DEPARTING SAID CENTERLINE, RUN S89°46'24"W A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 415 ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 77161-2501 FOR A POINT OF BEGINNING; THENCE RUN S00°13'36"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 275.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 46 ACCORDING TO SAID RIGHT-OF-WAY MAP; THENCE RUN S86°43'48"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 40.06 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N43°17'24"E A DISTANCE OF 36.31 FEET TO A POINT 75.00 FEET WEST OF AND PARALLEL TO SAID CENTERLINE OF SURVEY; THENCE RUN N00°13'36"W ALONG SAID PARALLEL LINE A DISTANCE OF 250.00 FEET; THENCE RUN N86°43'48"E A DISTANCE OF 15.02 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 415 AND THE POINT OF BEGINNING.

CONTAINING THEREIN 4,438 SQUARE FEET, MORE OR LESS.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 3 AND 21 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02  
Michael J. Cavallere DATE  
Florida Registered Land Surveyor #3701  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

000100

**RIGHT-OF-WAY FEE SIMPLE**

**PROJECT:** East Lake Mary Boulevard Extension

**OWNER:** Hewitt, Olson Asset Recovery Group II, Inc.

**TITLE SEARCH NO.:** 228

**R/W PARCEL NO.:** 228

**TAX I.D. NO.:** 03-20-31-300-008D-0000

**CONSULTANT:** Lochrane Engineering, Inc.

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2679, PAGE 150 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 31 EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 055983; THENCE RUN N89°47'56"E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND THE COMMON LINE BETWEEN LOTS 27A AND 28A OF THE PLAT OF SANFORD CELERY DELTA AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 1261.78 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; THENCE RUN N00°03'32"W ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 659.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1091.35 FEET AND A CHORD BEARING OF N00°06'56"W; THENCE FROM A RADIAL BEARING OF N89°56'28"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.16 FEET THROUGH A CENTRAL ANGLE OF 00°06'48" TO A POINT ON THE NORTH LINE OF LOT 26A OF THE PLAT OF SANFORD CELERY DELTA AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3 FOR A POINT OF BEGINNING; THENCE DEPARTING SAID CURVE, RUN S89°45'00"W ALONG SAID SOUTH LINE A DISTANCE OF 126.22 FEET; THENCE RUN N00°15'00"W A DISTANCE OF 50.00 FEET; THENCE RUN N89°45'00"E A DISTANCE OF 40.05 FEET; THENCE RUN N51°48'21"E A DISTANCE OF 24.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1026.35 FEET AND A CHORD BEARING OF N18°21'06"W; THENCE FROM A RADIAL BEARING OF N86°12'11"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 521.44 FEET THROUGH A CENTRAL ANGLE OF 29°06'33" TO THE POINT OF TANGENCY THEREOF; THENCE RUN N32°54'22"W A DISTANCE OF 54.30 FEET TO A POINT ON THE EAST LINE OF THE WEST 1002.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN N00°00'11"W ALONG SAID EAST LINE A DISTANCE OF 60.74 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN N89°42'04"E ALONG SAID NORTH LINE A DISTANCE OF 37.99 FEET TO A POINT ON SAID CENTERLINE OF SURVEY; THENCE CONTINUE N89°42'04"E ALONG SAID NORTH LINE A DISTANCE OF 83.10 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°54'22"E A DISTANCE OF 40.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1161.35 FEET AND A CHORD BEARING OF S18°08'41"E; THENCE FROM A RADIAL BEARING OF S57°05'38"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 598.41 FEET THROUGH A CENTRAL ANGLE OF 29°31'23"; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S86°37'01"W; THENCE RUN S46°42'19"E A DISTANCE OF 2.86 FEET TO A POINT ON THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN S00°02'58"E ALONG SAID EAST LINE A DISTANCE OF 62.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF

**EXHIBIT**

0001.0

OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN S89°45'00"W ALONG SAID SOUTH LINE A DISTANCE OF 70.12 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 2.242 ACRES, MORE OR LESS.

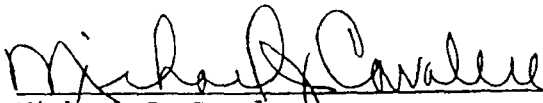
SUBJECT TO A 50.00 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT ACCORDING TO OFFICIAL RECORD BOOK 1587, PAGE 1169 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SUBJECT TO A 25.00 FOOT WIDE DITCH MAINTENANCE EASEMENT ACCORDING TO OFFICIAL RECORD BOOK 2378, PAGE 1734 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SUBJECT TO A 10.00 FOOT WIDE FLORIDA POWER EASEMENT ACCORDING TO OFFICIAL RECORD BOOK 1791, PAGE 1113 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 3, 19, AND 20 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

 9-24-02  
Michael J. Cavaliere DATE  
Florida Registered Land Surveyor #3701  
NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Lochrane Engineering  
201 South Bumby Avenue  
Orlando, Florida 32803  
407-896-3317

**EXHIBIT "A"**

000111

**PERMANENT DRAINAGE EASEMENT**

**PROJECT:** East Lake Mary Boulevard Extension  
**OWNER:** Hewitt, Olson Asset Recovery Group II, Inc.  
**TITLE SEARCH NO.:** 228  
**R/W PARCEL NO.:** 828  
**TAX I.D. NO.:** 03-20-31-300-008D-0000

**CONSULTANT:** Lochrane Engineering, Inc.

(PART A)

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2679, PAGE 150 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 31 EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 055983; THENCE RUN N89°47'56"E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND THE COMMON LINE BETWEEN LOTS 27A AND 28A OF THE PLAT OF SANFORD CELERY DELTA AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 1261.78 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY MAP, PROJECT NUMBER PS-0137; THENCE RUN N00°03'32"W ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 659.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1091.35 FEET AND A CHORD BEARING OF N16°28'57"W; THENCE FROM A RADIAL BEARING OF N 89°56'28" E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 625.66 FEET THROUGH A CENTRAL ANGLE OF 32°50'50"; TO THE POINT OF TANGENCY THEREOF THENCE RUN N32°54'22"W A DISTANCE OF 84.82 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN S89°42'04"W ALONG SAID NORTH LINE A DISTANCE OF 37.99 FEET TO A POINT ON THE EAST LINE OF THE WEST 1002.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN S00°00'11"E ALONG SAID EAST LINE A DISTANCE OF 60.74 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN S32°54'22"E A DISTANCE OF 12.35 FEET; THENCE RUN S57°05'38"W A DISTANCE OF 7.99 FEET TO A POINT ON SAID EAST LINE; THENCE RUN N00°00'11"W ALONG SAID EAST LINE A DISTANCE OF 14.71 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 49 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

(PART B)

THAT PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2679, PAGE 150 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 31 EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS DOCUMENT NO. 055983; THENCE RUN N89°47'56"E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND THE COMMON LINE BETWEEN LOTS 27A AND 28A OF THE PLAT OF SANFORD CELERY DELTA AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 1261.78 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF EAST LAKE MARY BOULEVARD EXTENSION ACCORDING TO SEMINOLE COUNTY RIGHT-OF-WAY

MAP, PROJECT NUMBER PS-0137; THENCE RUN N00°03'32"W ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 659.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1091.35 FEET AND A CHORD BEARING OF N16°28'57"W; THENCE FROM A RADIAL BEARING OF N 89°56'28" E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 625.66 FEET THROUGH A CENTRAL ANGLE OF 32°50'50"; TO THE POINT OF TANGENCY THEREOF THENCE RUN N32°54'22"W A DISTANCE OF 84.82 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN N89°42'04"E ALONG SAID NORTH LINE A DISTANCE OF 83.10 FEET FOR A POINT OF BEGINNING; THENCE RUN N89°42'04"E A DISTANCE OF 80.68 FEET; THENCE DEPARTING SAID NORTH LINE RUN S57°15'15"W A DISTANCE OF 22.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1206.35 FEET AND A CHORD BEARING OF S31°57'30"E; THENCE FROM A RADIAL BEARING OF S57°15'15"W, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.16 FEET THROUGH A CENTRAL ANGLE OF 01°34'30"; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF S58°49'45"W, RUN S58°49'45"W A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1161.35 FEET AND A CHORD BEARING OF N32°02'19"W; THENCE FROM A RADIAL BEARING OF N58°49'45"E, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.17 FEET THROUGH A CENTRAL ANGLE OF 01°44'07" TO THE POINT OF TANGENCY THEREOF; THENCE DEPARTING SAID CURVE FROM A RADIAL BEARING OF N57°05'38"E; THENCE RUN N 32°54'22" W A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 0.067 ACRES OR 2936 SQUARE FEET, MORE OR LESS.

CONTAINING THEREIN A TOTAL OF 2,985 SQUARE FEET, MORE OR LESS.

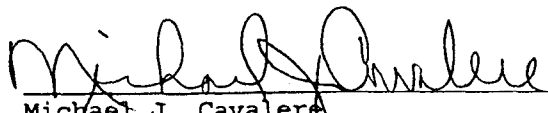
SUBJECT TO A 50.00 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT ACCORDING TO OFFICIAL RECORD BOOK 1587, PAGE 1169 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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SUBJECT TO A 10.00 FOOT WIDE FLORIDA POWER EASEMENT ACCORDING TO OFFICIAL RECORD BOOK 1791, PAGE 1113 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE SKETCH FOR THIS DESCRIPTION IS SHOWN ON SHEETS 3 AND 20 OF THE RIGHT OF WAY MAPS FOR EAST LAKE MARY BOULEVARD EXTENSION, SEMINOLE COUNTY PROJECT NO. PS-0137.

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 9-24-02  
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**EXHIBIT "A"**