

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: ESTATES AT WEKIVA PARK FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Ian Ratliff EXT. 7438

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

**MOTION/RECOMMENDATION:**

Approve the final plat for the Estates at Wekiva Park; located on the south side of State Road 46, approximately 1 mile west of Longwood Markham Road in Sanford, Section 28, Township 19 South, Range 29 East and accept the warranty deed for Parcel 6 of the PUD Master Plan for the Estates at Wekiva PUD.

District 5 – McLain (Ian Ratliff, Principal Planner)

**BACKGROUND:**

US Homes, is requesting final plat approval for a single family subdivision containing 107 lots. The project is comprised of approximately 196 acres and is zoned PUD. Utility services will be provided by Seminole County and the internal roads will be privately owned and maintained by the Homeowners Association. Per condition X. A. 1. of the Developer’s Commitment Agreement for the Estates at Wekiva PUD, the applicant has provided a warranty deed to Seminole County for 18.9 acres of land shown as Tract 6 on the PUD Master Plan. The newly constructed Malekean Trail, which provides access to the Hutchinson Park property, is located within the deeded area. Staff has reviewed the plat and finds that it meets the applicable requirements of the Estates at Wekiva PUD, the Land Development Code and Chapter 177, F.S.

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat and acceptance of the deed for the property known as Parcel 6 of the Estates at Wekiva PUD.

District: 5-McLain  
Attachments: Exhibit A - Plat Reduction  
Exhibit B - Location Map  
Exhibit C – Warranty Deed

Reviewed by:	
Co Atty:	<u>KZC</u>
DFS:	
Other:	<u>JAA</u>
DCM:	<u>SS</u>
CM:	<u>IA</u>
File No.	<u>cpdd04</u>

# ESTATES AT WEKIVA PARK

SHEET 1 OF 7

LOCATED IN SECTIONS 27, 28 AND 39, TOWNSHIP 19 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

### DESCRIPTION:

That part of Sections 27, 28 and 39, Township 19 South, Range 29 East, Seminole County, Florida, described as follows:

BEGIN at the East 1/4 corner of Section 28, Township 19 South, Range 29 East; thence run N00°26'10"W for a distance of 253.25 feet to the South right-of-way line of State Road No. 46; thence run N88°07'39"W along said South right-of-way line for a distance of 1085.40 feet to a point S88°07'39"E, 240.79 feet from the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence run S05°41'39"E for a distance of 230.28 feet; thence run S20°43'37"E for a distance of 50.81 feet; thence run N82°53'03"E for a distance of 54.90 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 71°00'12" for a distance of 18.59 feet to the point of tangency; thence run S26°06'45"E for a distance of 66.20 feet to the point of curvature of a curve concave Northeasterly having a radius of 900.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 02°47'11" for a distance of 43.77 feet to a point of non-tangency; thence run S16°06'04"W for a distance of 64.81 feet; thence run S02°01'50"W for a distance of 97.07 feet to the point of curvature of a curve concave Easterly having a radius of 1670.00 feet; thence run Southerly along the arc of said curve through a central angle of 10°19'05" for a distance of 300.74 feet to a point of non-tangency; thence run S17°44'25"E for a distance of 18.97 feet; thence run S17°45'35"E for a distance of 218.00 feet; thence run S17°48'12"E for a distance of 114.57 feet to a point on a non-tangent curve concave Westerly having a radius of 452.35 feet and a chord bearing of S27°09'13"E; thence run Southerly along the arc of said curve through a central angle of 07°09'35" for a distance of 56.53 feet to a point of non-tangency; thence run S22°04'09"E for a distance of 58.92 feet; thence run S23°38'12"E for a distance of 51.05 feet; thence run S66°21'48"W for a distance of 39.18 feet to a point on a non-tangent curve concave Northwesterly having a radius of 255.00 feet and a chord bearing of S31°26'00"W; thence run Southwesterly along the arc of said curve through a central angle of 42°50'32" for a distance of 190.67 feet to a point of reverse curvature of a curve concave Southerly having a radius of 232.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 17°45'19" for a distance of 71.89 feet to the point of tangency; thence run S35°05'56"W for a distance of 138.56 feet; thence run S38°11'10"E for a distance of 62.97 feet; thence run N51°28'50"E for a distance of 34.68 feet; thence run N05°40'30"E for a distance of 83.06 feet; thence run S86°24'08"E for a distance of 126.41 feet; thence run N35°46'35"E for a distance of 31.39 feet to the point of curvature of a curve concave Southerly having a radius of 50.00 feet; thence run Easterly along the arc of said curve through a central angle of 75°20'30" for a distance of 65.75 feet to the point of tangency; thence run S58°58'57"E for a distance of 74.10 feet; thence run S24°01'01"E for a distance of 164.01 feet; thence run S05°36'35"E for a distance of 137.85 feet; thence run S19°31'45"E for a distance of 126.70 feet; thence run S39°13'12"W for a distance of 14.07 feet; thence run S68°11'57"W for a distance of 21.32 feet; thence run S38°22'28"W for a distance of 97.48 feet; thence run S86°28'53"W for a distance of 31.84 feet; thence run S11°16'33"W for a distance of 60.67 feet; thence run S59°51'20"E for a distance of 32.80 feet; thence run S08°49'39"E for a distance of 199.23 feet; thence run S42°41'55"E for a distance of 92.08 feet; thence run S11°30'29"E for a distance of 89.34 feet; thence run N90°00'00"W for a distance of 178.88 feet to the point of curvature of a curve concave Southerly having a radius of 1000.00 feet; thence run Westerly along the arc of said curve through a central angle of 08°35'41" for a distance of 150.01 feet to the point of reverse curvature of a curve concave Northerly having a radius of 1000.00 feet; thence run Westerly along the arc of said curve through a central angle of 08°13'43" for a distance of 143.62 feet to the point of tangency; thence run S89°38'02"W for a distance of 27.81 feet; thence run N00°33'06"W for a distance of 6.49 feet to the North line of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 28; thence run N90°00'00"W along said North line for a distance of 113.15 feet to a point S90°00'00"E, 180.02 feet from the Northwest corner of said Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4; thence run S04°45'27"E for a distance of 150.64 feet; thence run N89°14'33"E for a distance of 10.00 feet; thence run S00°45'27"E for a distance of 150.64 feet; thence run N89°14'33"E for a distance of 10.00 feet; thence run S00°45'27"E for a distance of 344.09 feet to the South line of said Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4; thence run N89°49'49"E along said South line of said Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 for a distance of 269.14 feet to a point S89°49'49"W, 173.37 feet from the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4; thence run N05°40'15"W for a distance of 81.31 feet; thence run N01°52'42"W for a distance of 69.86 feet; thence run N23°03'05"W for a distance of 52.92 feet; thence run N43°21'33"W for a distance of 85.55 feet; thence run N16°49'03"W for a distance of 44.00 feet; thence run S88°04'07"W for a distance of 50.60 feet; thence run N67°31'30"W for a distance of 138.32 feet; thence run N02°40'48"W for a distance of 120.99 feet; thence run N12°18'32"W for a distance of 105.55 feet; thence run N09°25'03"E for a distance of 16.48 feet; thence run N89°38'02"E for a distance of 127.19 feet to the point of curvature of a curve concave Northerly having a radius of 1050.00 feet; thence run Easterly along the arc of said curve through a central angle of 08°13'43" for a distance of 150.80 feet to the point of reverse curvature of a curve concave Southerly having a radius of 950.00 feet; thence run Easterly along the arc of said curve through a central angle of 08°35'41" for a distance of 142.51 feet to the point of tangency; thence run S80°30'07"E for a distance of 222.38 feet; thence run S37°22'02"E for a distance of 37.80 feet; thence run S18°39'35"E for a distance of 45.36 feet; thence run S36°38'50"E for a distance of 59.40 feet; thence run S13°15'32"E for a distance of 65.84 feet; thence run S20°00'13"E for a distance of 89.83 feet; thence run S37°08'12"E for a distance of 79.50 feet; thence run S81°44'51"E for a distance of 70.62 feet to the point of curvature of a curve concave Southwesterly having a radius of 35.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 70°20'32" for a distance of 42.97 feet to the point of tangency; thence run S08°35'40"W for a distance of 50.46 feet; thence run S01°25'E for a distance of 71.08 feet; thence run S52°27'35"E for a distance of 70.11 feet; thence run S50°25'11"E for a distance of 37.22 feet; thence run S09°22'03"E for a distance of 142.53 feet; thence run S13°17'04"W for a distance of 33.49 feet; thence run S03°19'45"W for a distance of 72.68 feet; thence run S08°11'45"W for a distance of 75.26 feet; thence run S25°50'53"W for a distance of 52.76 feet; thence run S72°23'13"W for a distance of 30.04 feet; thence run S30°08'13"W for a distance of 125.10 feet; thence run S51°36'43"W for a distance of 131.62 feet; thence run S24°14'56"W for a distance of 81.43 feet; thence run S02°52'09"E for a distance of 158.83 feet; thence run S48°07'00"W for a distance of 47.99 feet; thence run S09°00'59"W for a distance of 71.25 feet; thence run S31°17'04"W for a distance of 81.29 feet; thence run S21°25'37"W for a distance of 50.05 feet; thence run S48°14'05"E for a distance of 70.77 feet; thence run S21°16'07"E for a distance of 84.79 feet; thence run S08°00'10"E for a distance of 84.54 feet; thence run S02°40'02"E for a distance of 89.21 feet; thence run S41°34'24"E for a distance of 80.63 feet; thence run S08°55'46"E for a distance of 92.34 feet; thence run S39°59'34"W for a distance of 35.68 feet; thence run S06°58'48"E for a distance of 47.82 feet; thence run S47°00'41"E for a distance of 46.72 feet; thence run S10°43'34"E for a distance of 58.32 feet; thence run S17°08'39"E for a distance of 33.51 feet; thence run S25°48'06"E for a distance of 73.84 feet; thence run S11°18'14"W for a distance of 63.92 feet; thence run S04°41'51"E for a distance of 71.25 feet; thence run S31°17'04"W for a distance of 22.54 feet; thence run S03°06'22"W for a distance of 33.83 feet; thence run S37°26'36"E for a distance of 74.87 feet to the South line of the South 1/4 of the Southeast 1/4 of said Section 28; thence run N89°18'53"E along said South line for a distance of 264.58 feet to the Southeast corner of said Section 28; thence run N00°22'28"W along the East line of said South 1/4 of the Southeast 1/4 for a distance of 860.86 feet to the Northeast corner of said South 1/4 of the Southeast 1/4; thence run S89°29'15"W along the North line of said South 1/4 of the Southeast 1/4 for a distance of 325.26 feet to the Southwest corner of DAWN ESTATES SECTION II, as recorded in Plat Book 22, Page 49, of the Public Records of Seminole County, Florida; thence run N00°26'10"W along the West line of said DAWN ESTATES SECTION II for a distance of 662.05 feet to the Northwest corner of said DAWN ESTATES SECTION II; thence run N89°41'45"E along the North line of said DAWN ESTATES SECTION II for a distance of 327.33 feet to the Southeast corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 28; thence run N89°25'32"E along the said North line of said DAWN ESTATES SECTION II for a distance of 1296.75 feet to the West right-of-way line of Longwood Markham Road, as depicted in Plat Book 6, Page 41, of the Public Records of Seminole County, Florida; thence run N00°25'34"W along said West right-of-way line for a distance of 1316.61 feet to the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 27; thence run S89°38'35"W along said North line for a distance of 1285.42 feet to the POINT OF BEGINNING.

Containing 104.662 acres more or less.

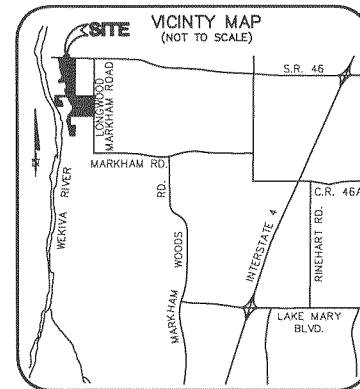
PREPARED BY  

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088  
 CERTIFICATE OF AUTHORIZATION NO. 1088

## Exhibit A

### NOTES:

- Bearings based on the East line of the Northeast 1/4 of Section 28, Township 18 South, Range 29 East being N00°26'10"W (an assumed meridian).
- Tract A of the "Common Area" is a Landscaping Area to be owned and maintained by the Estates of Wekiva Park Homeowner's Association, Inc.
- Tract B of the "Common Area" is an Open Space and Recreation Area to be owned and maintained by the Estates of Wekiva Park Homeowner's Association, Inc.
- Tract C is a Lift Station Tract dedicated to Seminole County, Florida. Additionally, the access and drainage easements depicted herein within a portion of Tract I is hereby dedicated to Seminole County, Florida.
- Tracts D, E, F, G, and H of the "Common Area" are Stormwater Management Areas to be owned and maintained by the Estates of Wekiva Park Homeowner's Association, Inc. with access and drainage easements hereby dedicated over Tracts D, E, F, G, and H to Seminole County.
- Tract I of the "Common Area" is an Open Space Area to be owned and maintained by the Estates of Wekiva Park Homeowner's Association, Inc.
- Tract J is dedicated to Seminole County.
- Tract K of the "Common Area" is a Private Street to be owned and maintained by the Estates of Wekiva Park Homeowner's Association, Inc. with drainage, access and utility easements hereby dedicated over Tract K to Seminole County.
- Unless depicted or noted otherwise, drainage easements are hereby reserved within all lots as follows:  
 10' along all street rights-of-way  
 10' along all side lot lines  
 10' along all rear lot lines
- Unless depicted or noted otherwise, utility easements are hereby reserved within all lots as follows:  
 10' along all street rights-of-way (Excepting along Longwood Markham Road)
- All lot lines are radial unless otherwise noted (NR=non-radial).



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.  
 Certificate of Authorization Number LB68  
 2200 Park Avenue North, Winter Park, FL 32789

Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Scott Grossman  
 Florida Registered Surveyor and Mapper  
 Certificate No. 5048

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

## ESTATES AT WEKIVA PARK DEDICATION

THIS IS to certify that the undersigned, Homevest, L.L.C., a Florida limited liability company, hereinafter referred to as "Owner," is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to Seminole County or to the public. None of the property designated "Common Area" on this plat is required for public use and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to the Declaration of Covenants and Restrictions for ESTATES AT WEKIVA PARK to be recorded in the public records of Seminole County (hereinafter referred to as the "Declaration"). Said "Common Area" shall remain private and the said and exclusive property of Owner, its successors and assigns. The Owner does hereby grant to the present and future owners of all lots shown on this Plat and their guests, invitees, domestic help, and to delivery, pick-up, and fire protection services, police and other authorities of law, United States mail carriers, school services, representatives of utilities, holders of mortgage liens on such lands, and such other persons as Owner, its successors and assigns, may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on Tracts "R" of the "Common Areas".

The Owner, in recording this plat, has created the "Common Area" shown hereon, which common areas is a portion of the "Common Area" described in the Declaration. Said "Common Area" is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of ESTATES AT WEKIVA PARK. The nature and extent of, and the reservations and restrictions on such common use and enjoyment are more fully set forth in the Declaration.

NOTWITHSTANDING the foregoing: An Emergency access easement to the private storm drainage system over Tracts "R" and over all Private Roadway system tracts and over all drainage easements shown on this Plat is hereby dedicated to Seminole County for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon Seminole County to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across the Tract "R" and over all utility easements is hereby dedicated for use by all approved utilities providers servicing the lands encompassed by this plat for the purpose of constructing, maintaining and replacing their respective facilities serving the lands encompassed by this Plat.

The portion of Oprey Hammock Trail depicted on sheet 3 of this plat as "Right-of-Way Dedicated to Seminole County, FL" and the additional right-of-way dedicated for Longwood Markham Road depicted on sheet 6 are hereby dedicated to the perpetual use of the public. Tract J depicted on sheet 5 is hereby dedicated to Seminole County, Florida.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

WITNESSES

Signature \_\_\_\_\_  
Print Name: \_\_\_\_\_

HOMEVEST, L.L.C., a Florida limited liability company  
 1241 Semoran Boulevard, Suite 185  
 Casselberry, FL 32707

Signature \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: Walter D. Beeman Jr., President

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by Walter D. Beeman Jr., as President of Weststone Corporation, a Florida corporation, an Operating Member of Homevest, L.L.C., a Florida limited liability company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

Imprint notary public rubber stamp seal below. Signature of Person Taking Acknowledgment

### CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I have reviewed this plat and find it in conformity with Chapter 177, Florida Statutes.

Signature: \_\_\_\_\_ Dated: \_\_\_\_\_  
 Steve L. Wessels, PLS  
 Florida Registration Number 4589  
 County Surveyor for Seminole County, Florida

### CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

CLERK OF THE COURT  
 in and for Seminole County, Florida  
 BY \_\_\_\_\_ D.C.

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 By \_\_\_\_\_ D.C.

# ESTATES AT WEKIVA PARK

LOCATED IN SECTIONS 27, 28 AND 39, TOWNSHIP 19 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

STATE PLANE COORDINATES  
AT PERMANENT REFERENCE MONUMENTS

Node ID	Northing	Easting
229	1628219.8608	524926.4778
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529	1625168.6260	524921.9636
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533	1625200.1377	524984.1528
543	1626585.0040	524937.6404
553	1626524.7867	525301.2179
570	1624538.1117	524833.9093
574	1623936.3658	524606.6323
575	1623970.1187	524608.8445
578	1626464.2319	524798.9343
577	1625580.5864	524787.3624
578	1625727.2337	524803.9958
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580	1624825.5108	524461.5818
581	1624868.7734	524418.1895
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587	1626369.6223	524526.1023
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592	1626156.9305	524617.5567
593	1626132.8042	524636.3854
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604	1627048.5837	524382.2613
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606	1626972.8484	524333.8912
607	1626867.9058	524333.0846
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609	1626808.1024	524384.2357
610	1626891.8897	524276.5817
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616	1625946.8617	524092.4023
617	1626016.7078	524060.9071
618	1626085.6302	524070.7233
619	1626138.4811	524032.6883
620	1626018.6095	524013.1927
621	1626180.4275	523982.6087
622	1626234.7810	523883.3988
623	1626355.6881	523831.0998
624	1626459.0488	523809.7283
625	1626541.7928	524411.0181
637	1626843.8027	524232.7848
639	1626524.6518	523940.0301
640	1626533.0268	523932.2262
643	1626834.2530	524083.1878
646	1626484.7355	524090.1137

Node ID	Northing	Easting
647	1627097.7653	524410.8614
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649	1627475.0843	524281.8885
650	1627187.6416	524389.7728
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653	1627485.8034	524164.3188
654	1627480.5437	524146.6195
655	1627464.5084	523936.1352
656	1627443.2703	523909.3642
657	1627489.8923	524018.0188
658	1626813.2848	523873.6294
659	1626910.6579	523853.3586
662	1626482.8188	524018.0188
668	1626201.2814	524274.9533
669	1626257.9141	524205.8802
709	1625363.8323	524441.8699
701	1625268.8614	524537.7146
702	1625198.0976	524603.4394
703	1625037.3089	524609.8095
704	1625005.7513	524473.5180
705	1624406.3652	524482.2342
706	1624409.7118	524481.1740
707	1624459.7830	524548.2879
708	1624387.3948	524481.8240
709	1624340.8493	524538.3678
710	1624493.3040	524481.4836
711	1624493.3101	524513.8558
712	1624281.0884	524577.4556
713	1624203.8856	524587.8650
714	1624152.8835	524602.8621
715	1624085.8337	524634.2497
716	1624023.0084	524621.0201
717	1623987.2108	524603.3371
718	1623533.1458	524263.8343
719	1623256.2413	524812.6317
720	1623680.9128	524780.4160
721	1623924.6440	524762.0022
722	1623636.7438	524888.9178
723	1623987.9815	524796.8992
762	1623925.3026	523960.8533
772	1623831.7064	523945.0288
880	1626615.5687	523891.0150
8842	1627605.4277	523951.8386
8843	1627636.3841	524001.9342
8844	1627831.3207	524095.0285
8901	1626833.5338	523989.3276
8902	1626774.4929	524009.9588
8903	1626983.8145	523952.0140
8904	1626888.8577	523947.4850
8905	1626298.8147	523560.5247
8906	1626302.3885	523978.8206
8907	1626084.0591	524042.8899
8908	1627084.9951	524676.5888
8909	1627826.8176	524136.9118
8910	1627814.5142	524100.8469
8911	1627492.8739	523870.8148
8912	1627078.5080	524116.9729
8916	1626532.5623	523799.8846
8917	1626460.4520	523799.2279
8918	1626587.1873	523819.2209
8919	1626212.1482	523810.7197
8920	1626212.1880	523820.7193
8921	1625888.0915	523830.4037

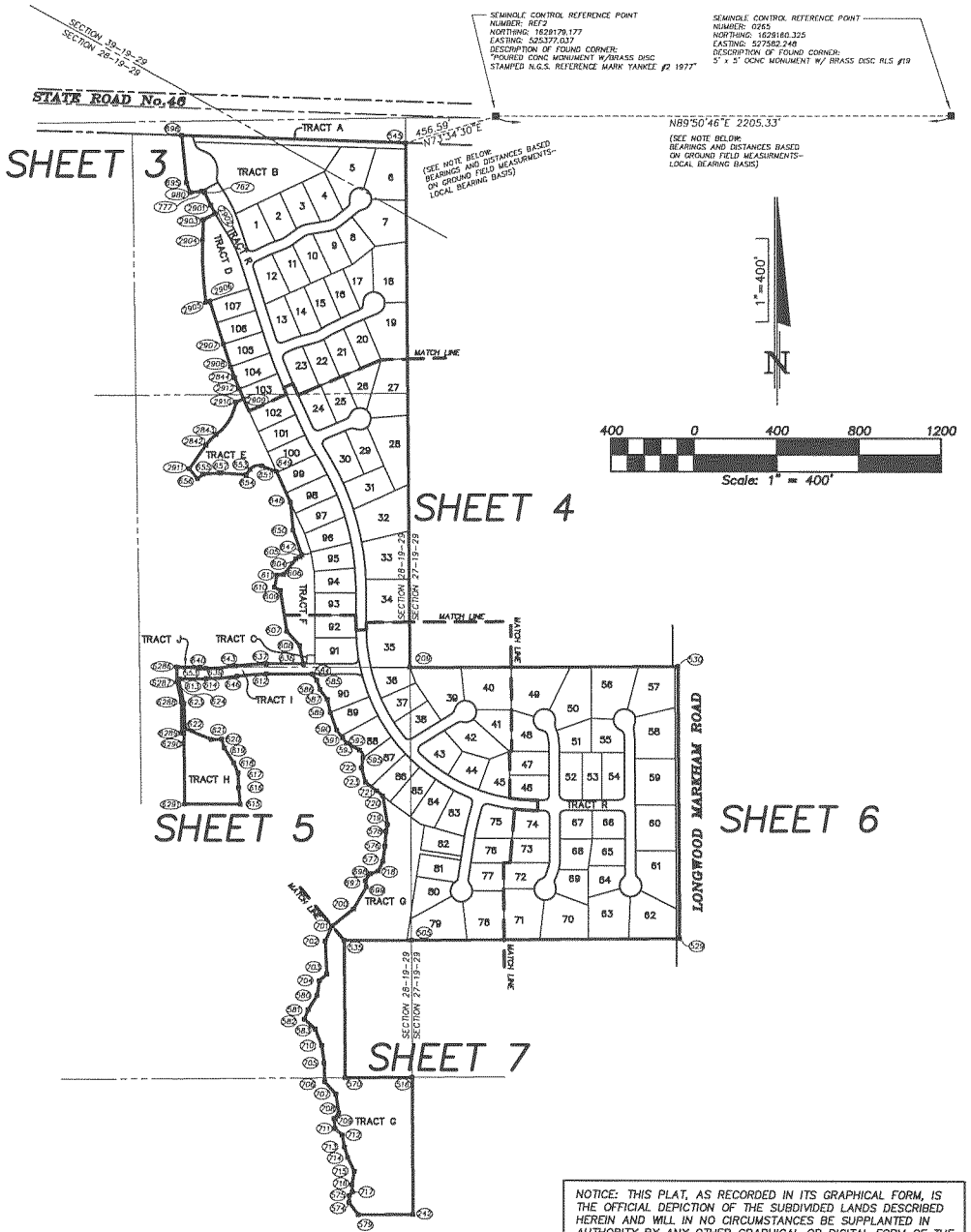
LEGEND

- (FOR ALL SHEETS)
- C13 = CURVE NUMBER (SEE TABLE)
- L14 = LINE NUMBER (SEE TABLE)
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- E = CENTERLINE
- CM = CONCRETE MONUMENT
- CR = CERTIFIED CORNER RECORD
- CR = COUNTY ROAD
- DE = DRAINAGE EASEMENT
- D & U E = DRAINAGE AND UTILITY EASEMENT
- FD = FOUND
- IP = IRON PIPE
- IP = IRON PIPE
- LE = LANDSCAPE EASEMENT
- LB = LICENSED BUSINESS
- LS & OS = LANDSCAPE & OPEN SPACE AREA
- NT = NON-TANGENT
- (NR) = NON-RADIUS
- OR = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PS = PAGE
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- POC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PBB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POL = POINT ON LINE
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- (R) = RADIAL
- RP = RADIAL POINT
- SMA = STORMWATER MANAGEMENT AREA
- SR = STATE ROAD
- SEC. X-Y-Z = SECTION X, TOWNSHIP Y SOUTH, RANGE Z EAST
- UE = UTILITY EASEMENT
- WLE = WALL AND LANDSCAPE EASEMENT

- DENOTES PERMANENT REFERENCE MONUMENT (SET 4" X 4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED)
- DENOTES PERMANENT CONTROL POINT (SET 10 PENNY NAIL AND DISH #8888) PER CHAPTER 177, FLORIDA STATUTES
- DENOTES PERMANENT CONTROL POINT (SET 10 PENNY NAIL AND DISH #8888) PER CHAPTER 177, FLORIDA STATUTES

STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENTS

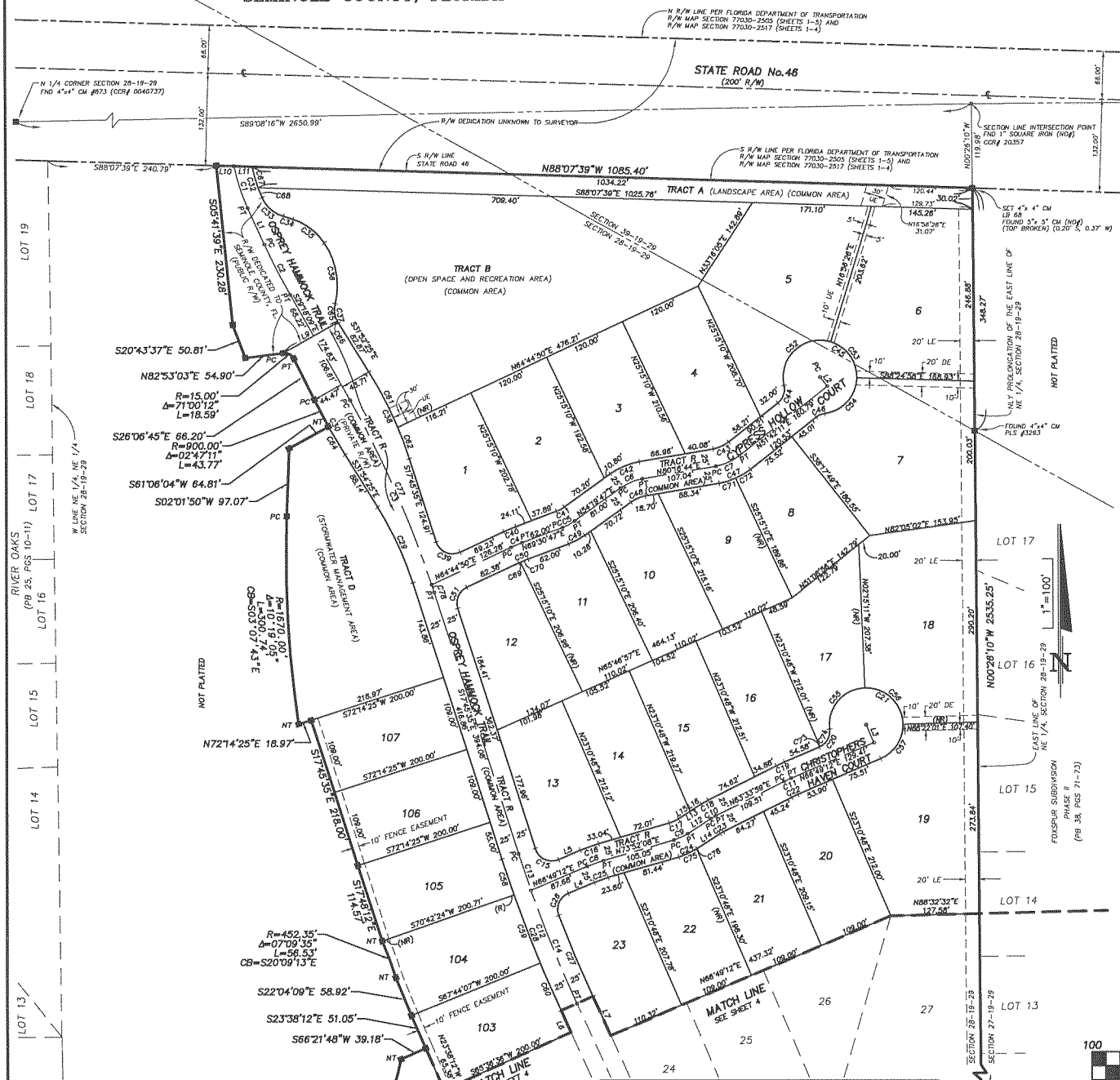
NOTE: COORDINATES LISTED ON THIS SHEET ARE BASED ON THE SEMINOLE COUNTY ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS REFERENCE POINTS DEPICTED HEREON (FLORIDA COORDINATE SYSTEM, EAST ZONE). BEARINGS AND DISTANCES DERIVED FROM THE COORDINATES LISTED HEREON WILL NOT BE CONSISTENT WITH THE BEARINGS AND DISTANCES WITHIN THE LEGAL DESCRIPTION OF THIS PLAT.



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# ESTATES AT WEKIVA PARK

LOCATED IN SECTIONS 27, 28 AND 39, TOWNSHIP 19 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

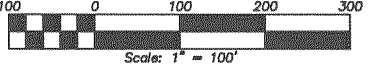


CURVE TABLE (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	262.00	134°12'	63.20	63.04	S17°43'04"E
C2	1000.00	04°40'26"	81.59	81.57	S26°37'54"E
C3	1500.00	11°30'54"	302.19	301.68	S33°31'50"E
C4	200.00	04°45'57"	16.64	16.63	N67°02'48"E
C5	78.00	15°11'00"	19.87	19.82	N61°55'17"E
C6	78.00	25°56'57"	33.87	33.68	N67°18'15"E
C7	75.00	28°54'13"	37.41	37.02	N65°58'28"E
C8	200.00	07°22'56"	24.61	24.58	N70°20'40"E
C9	78.00	16°32'57"	21.66	21.58	N65°33'40"E
C10	75.00	08°14'47"	8.18	8.17	N60°28'35"E
C11	200.00	03°15'13"	13.38	13.36	N65°11'55"E
C12	2000.00	08°37'40"	331.44	331.31	S21°14'29"E
C13	2000.00	01°35'12"	55.30	55.30	S18°33'11"E
C14	2000.00	03°22'37"	178.06	178.00	S21°32'05"E
C15	25.00	65°25'13"	41.63	38.80	S65°28'12"E
C16	225.00	07°22'56"	27.00	27.00	N70°20'40"E
C17	50.00	16°32'57"	14.44	14.39	N65°33'40"E
C18	100.00	08°14'47"	10.80	10.80	N60°28'35"E
C19	225.00	03°15'13"	12.78	12.78	N65°11'55"E
C20	25.00	23°37'02"	39.12	29.86	N30°00'41"E
C21	53.00	25°37'02"	234.00	84.87	S59°58'19"E
C22	175.00	03°15'13"	9.84	9.84	S65°11'55"W
C23	50.00	08°14'47"	5.45	5.45	S60°28'35"W
C24	100.00	16°32'57"	28.88	28.78	S59°33'40"W
C25	175.00	07°22'56"	21.53	21.52	S70°20'40"W
C26	25.00	67°32'22"	38.20	34.59	S23°03'01"W
C27	1925.00	03°40'13"	126.53	126.51	S23°31'57"E
C28	2025.00	08°37'40"	234.33	234.20	N51°04'29"W
C29	487.00	14°08'50"	120.25	118.84	N24°50'00"W
C30	900.00	05°47'40"	91.02	90.88	N28°00'33"W
C31	237.00	11°15'37"	46.58	46.50	S17°48'06"E
C32	47.00	31°11'16"	41.89	40.61	S49°01'32"E
C33	243.31	03°32'52"	14.43	14.43	S72°55'14"E
C34	88.00	37°24'08"	57.44	58.43	S63°11'35"E
C35	110.00	47°37'11"	81.42	86.81	S10°00'58"E
C36	37.00	45°40'23"	28.48	28.72	S09°02'14"E
C37	563.00	14°06'50"	138.69	138.34	S24°46'00"E
C38	25.00	67°32'22"	42.54	37.50	S60°28'35"W
C40	225.00	04°45'57"	18.72	18.71	N67°02'48"E
C41	50.00	15°11'00"	13.25	13.21	N61°55'17"E
C42	100.00	25°56'57"	45.29	44.80	N67°18'15"E
C43	50.00	08°14'47"	24.84	24.83	N65°58'28"E
C44	25.00	64°48'47"	28.28	26.80	N17°17'48"E
C45	53.00	27°53'23"	255.20	71.00	S58°08'54"E
C46	25.00	31°04'36"	13.58	13.39	S67°14'29"W
C47	100.00	28°33'47"	48.38	48.38	S65°28'28"W
C48	50.00	25°58'57"	32.64	32.45	S67°18'15"W
C49	100.00	15°11'00"	26.50	26.42	S61°55'17"W
C50	175.00	04°45'57"	14.56	14.55	S67°07'49"W
C51	25.00	67°32'22"	32.67	32.67	S23°37'57"E
C52	53.00	120°13'01"	111.05	91.62	N46°54'53"E
C53	53.00	74°38'13"	69.05	64.27	S35°44'16"E
C54	53.00	81°11'45"	75.11	68.88	S42°10'55"W
C55	53.00	64°53'05"	67.77	78.08	N40°30'42"E
C56	53.00	91°09'59"	84.33	75.71	S46°19'46"E
C57	53.00	67°33'59"	62.50	58.94	S33°02'13"W
C58	2025.00	01°32'01"	54.20	54.20	S18°31'36"E
C59	2025.00	02°58'14"	105.01	105.00	S20°44'44"E
C60	2025.00	02°07'31"	75.12	75.11	S23°19'38"E
C61	563.00	09°13'16"	90.59	90.48	S27°15'50"E
C62	563.00	04°53'41"	48.10	48.08	S20°12'25"E
C64	800.00	03°00'29"	47.25	47.24	S30°24'11"E
C65	37.00	43°31'32"	28.11	27.44	S07°57'48"E
C66	37.00	02°48'51"	1.30	1.30	S30°48'00"E
C67	237.00	07°37'11"	31.54	31.52	S23°37'57"E
C68	237.00	03°38'06"	15.04	15.03	S21°36'52"E
C69	175.00	00°35'42"	2.84	2.84	N65°12'41"E
C70	175.00	03°50'15"	11.72	11.72	N67°35'38"E
C71	100.00	14°28'48"	28.21	28.15	N73°03'20"E
C72	100.00	14°07'45"	24.66	24.60	N58°48'04"E
C73	25.00	03°01'50"	1.32	1.32	N65°18'17"E
C74	25.00	70°28'12"	30.89	28.89	N28°29'46"E
C75	1500.00	18°11'52"	28.27	28.18	N65°48'12"E
C76	100.00	00°21'04"	0.61	0.61	N57°28'44"E
C77	1500.00	11°03'50"	280.52	280.07	S23°45'14"E
C78	1500.00	00°26'44"	11.68	11.68	S17°58'57"E

LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	S24°37'40"E	57.48'
L2	N38°17'45"W	16.81'
L3	N23°10'48"W	28.00'
L4	N68°48'19"E	40.38'
L5	N68°48'19"E	33.48'
L6	S24°52'24"E	33.80'
L7	S24°52'24"E	81.59'
L9	S60°41'51"W	80.08'
L10	S80°07'30"E	25.48'
L11	S80°07'30"E	25.69'
L12	N57°10'11"E	36.35'
L13	N57°10'11"E	36.35'
L14	N57°10'11"E	38.58'
L15	N57°10'11"E	18.82'
L16	N57°10'11"E	16.43'



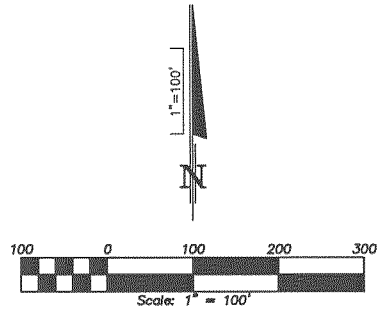
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# ESTATES AT WEKIVA PARK

LOCATED IN SECTIONS 27, 28 AND 39, TOWNSHIP 19 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 4 OF 7

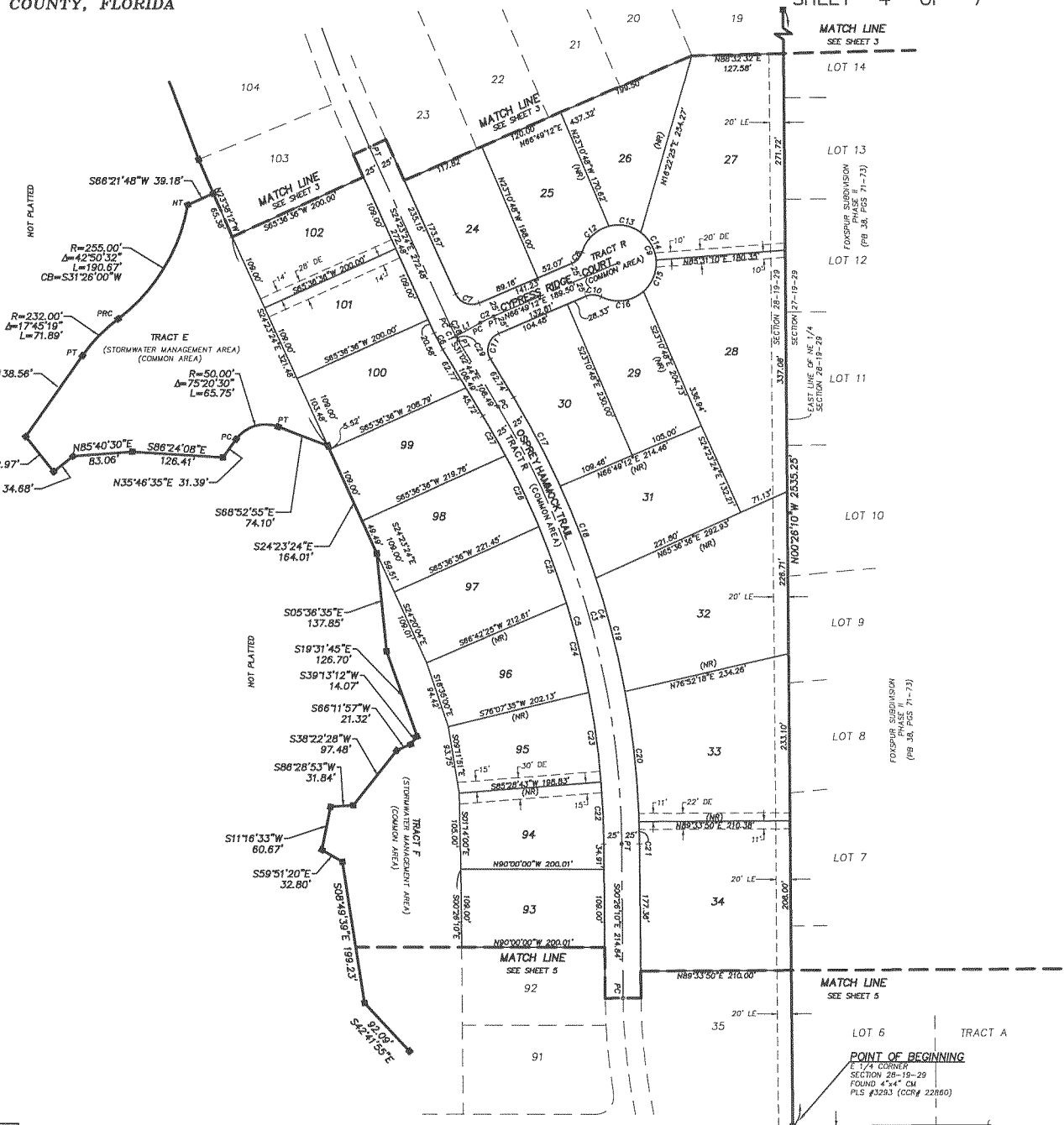


**LINE TABLE**  
(THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
LT	S67°46'33"W	38.90'

**CURVE TABLE**  
(THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	200.00	06°39'21"	23.23	23.22	S27°43'04"E
C2	200.00	06°02'37"	21.10	21.00	N63°47'54"E
C3	1200.00	30°36'33"	641.09	633.49	S15°44'27"E
C4	1225.00	30°36'33"	654.44	646.89	N15°44'27"W
C5	1175.00	30°36'33"	627.73	620.29	N15°44'27"W
C6	225.00	06°39'21"	26.14	26.12	N27°43'04"W
C7	25.00	88°47'24"	38.74	34.88	S88°47'08"E
C8	25.00	50°07'54"	21.87	21.18	N41°42'15"E
C9	53.00	28°07'54"	258.25	67.95	S23°10'48"E
C10	25.00	50°07'54"	21.87	21.18	N41°42'15"E
C11	25.00	89°57'57"	42.70	37.70	S17°25'14"W
C12	53.00	58°52'35"	54.46	52.10	N46°07'35"E
C13	53.00	50°41'35"	46.89	45.38	N79°03'20"W
C14	53.00	49°15'43"	45.57	44.18	N29°08'41"W
C15	53.00	52°48'24"	48.85	47.14	N21°55'30"E
C16	53.00	68°37'04"	63.47	59.75	S82°38'54"W
C17	1225.00	06°32'46"	139.96	136.88	N27°48'22"W
C18	1225.00	06°24'30"	137.01	136.94	N21°17'44"W
C19	1225.00	07°40'58"	164.12	164.00	N14°51'11"W
C20	1225.00	06°32'44"	162.71	162.54	N06°08'32"W
C21	1225.00	01°28'00"	30.65	30.65	N01°00'10"W
C22	1175.00	04°17'10"	85.85	85.83	S02°31'45"E
C23	1175.00	06°10'44"	126.54	126.48	S07°42'27"E
C24	1175.00	06°17'10"	128.87	128.80	S13°56'13"E
C25	1175.00	05°32'01"	113.44	113.44	S19°50'53"E
C26	1175.00	05°19'03"	108.03	108.01	S25°16'29"E
C27	1175.00	03°08'27"	83.84	83.84	S29°29'21"E
C28	200.00	04°50'01"	16.87	16.87	N26°48'24"W
C29	200.00	01°48'20"	6.38	6.38	N30°08'05"W



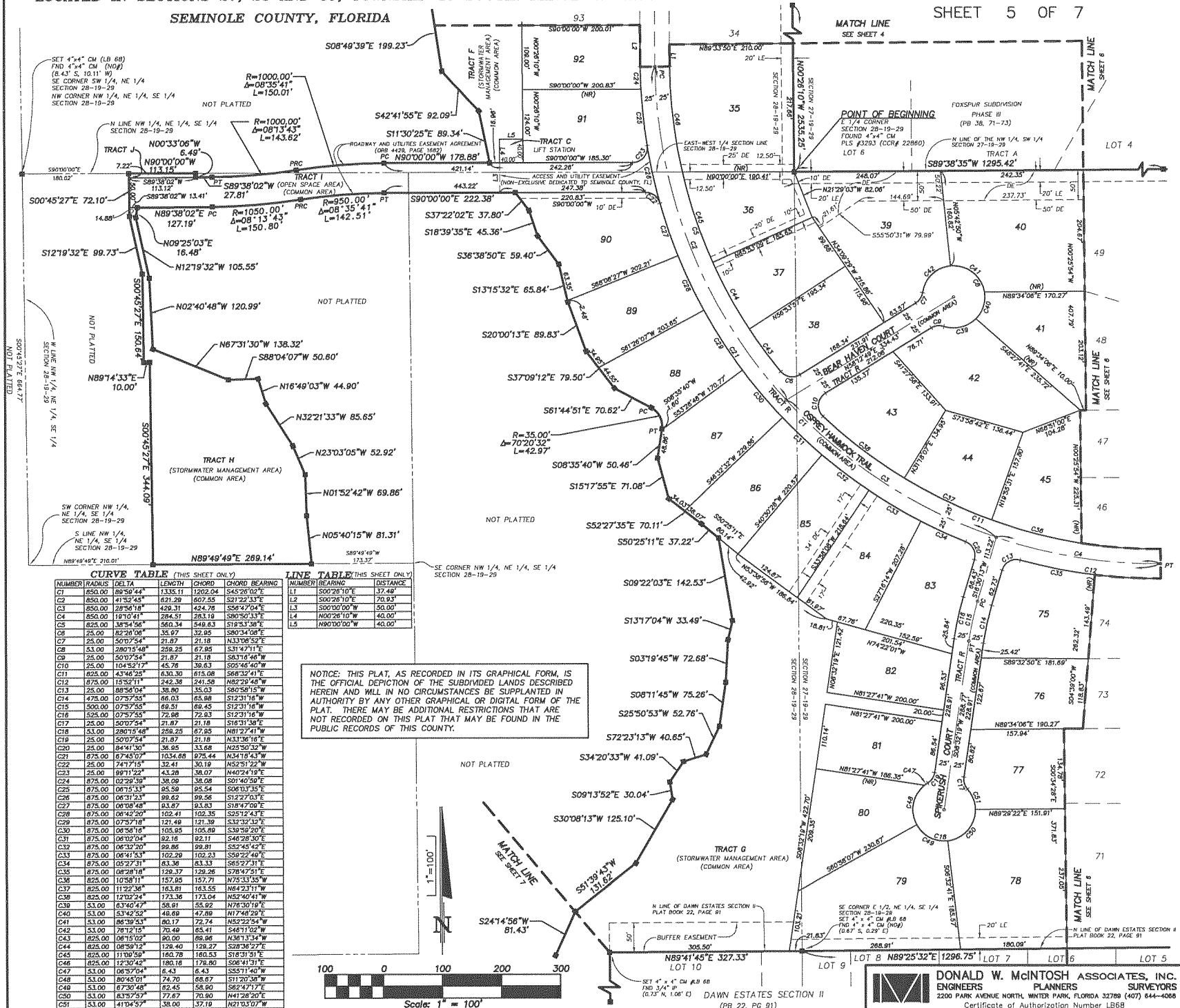
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**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088  
Certificate of Authorization Number LB68

# ESTATES AT WEKIVA PARK

LOCATED IN SECTIONS 27, 28 AND 39, TOWNSHIP 19 SOUTH, RANGE 29 EAST

SEMINOLE COUNTY, FLORIDA



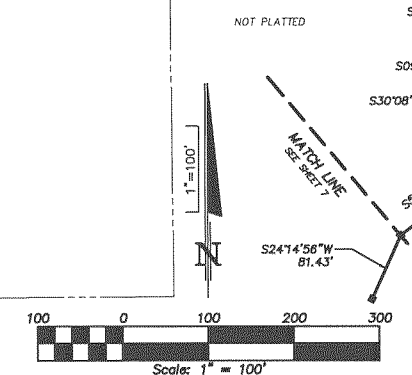
**CURVE TABLE (THIS SHEET ONLY)**

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	850.00	89°58'44"	1335.11	1202.04	S45°26'02"E
C2	850.00	41°32'45"	621.29	607.55	S11°23'53"E
C3	850.00	28°54'18"	429.31	424.76	S56°47'04"E
C4	850.00	18°10'41"	284.51	283.19	S80°50'33"E
C5	825.00	38°54'56"	560.34	549.63	S19°53'38"E
C6	25.00	82°28'01"	35.97	32.85	S89°34'00"E
C7	25.00	50°07'54"	21.87	21.18	N33°08'52"E
C8	53.00	28°01'54"	258.25	67.85	S31°47'11"E
C9	25.00	50°07'54"	21.87	21.18	S89°34'00"E
C10	25.00	104°52'17"	45.78	38.63	S89°34'00"E
C11	825.00	43°46'25"	630.30	615.08	S68°32'41"E
C12	875.00	15°32'11"	242.38	241.58	N82°29'48"W
C13	25.00	89°58'44"	36.80	35.03	S89°58'15"W
C14	875.00	07°57'55"	66.03	65.88	S12°11'11"W
C15	500.00	07°57'55"	66.51	66.45	S12°11'11"W
C16	825.00	07°57'55"	72.98	72.93	S12°11'11"W
C17	25.00	30°07'54"	21.87	21.18	S16°31'58"E
C18	53.00	28°01'54"	298.25	67.85	N81°27'41"W
C19	25.00	50°07'54"	21.87	21.18	N33°08'52"E
C20	25.00	84°41'30"	36.85	33.68	N25°50'32"W
C21	875.00	87°45'07"	1034.86	975.44	N34°18'43"W
C22	25.00	74°17'18"	32.41	31.10	S89°58'15"W
C23	25.00	99°11'22"	43.28	38.07	N40°24'19"E
C24	875.00	02°28'59"	38.09	38.08	S01°40'50"W
C25	875.00	08°15'33"	85.58	85.54	S08°03'35"E
C26	875.00	08°15'33"	86.62	86.58	S12°17'03"E
C27	875.00	08°08'48"	93.67	93.63	S18°47'09"E
C28	875.00	08°42'20"	102.41	102.35	S25°12'43"E
C29	875.00	07°57'18"	121.48	121.38	S32°32'52"E
C30	875.00	08°30'18"	108.95	108.90	S39°59'20"E
C31	875.00	08°02'04"	92.18	92.11	S46°28'30"E
C32	875.00	06°12'20"	99.86	99.81	S52°45'42"E
C33	875.00	08°41'53"	102.29	102.23	S59°25'48"E
C34	875.00	08°15'33"	83.39	83.33	S63°27'11"E
C35	875.00	08°28'18"	128.37	128.26	S78°47'51"E
C36	825.00	10°58'11"	157.95	157.71	N75°33'25"W
C37	825.00	11°22'38"	163.81	163.55	N84°23'51"W
C38	825.00	12°02'24"	173.36	173.04	N93°49'41"W
C39	53.00	06°30'47"	58.61	55.92	N76°30'19"E
C40	53.00	53°42'52"	48.69	47.89	N17°48'29"E
C41	53.00	86°30'53"	86.17	72.74	N52°22'41"E
C42	53.00	78°12'12"	72.69	65.41	S45°11'02"W
C43	825.00	08°15'02"	90.00	89.96	N36°13'34"W
C44	825.00	08°30'12"	128.40	128.27	S28°38'27"E
C45	825.00	11°30'56"	180.78	180.53	S18°31'51"E
C46	825.00	12°30'42"	198.18	197.90	S28°41'11"E
C47	53.00	06°30'47"	6.43	6.43	S55°11'40"W
C48	53.00	80°45'01"	74.70	68.67	S11°20'38"W
C49	53.00	67°30'48"	62.45	58.80	S22°47'17"E
C50	53.00	63°57'57"	77.67	70.90	N41°28'20"E
C51	53.00	41°04'57"	58.00	37.19	N21°03'07"W

**LINE TABLE (THIS SHEET ONLY)**

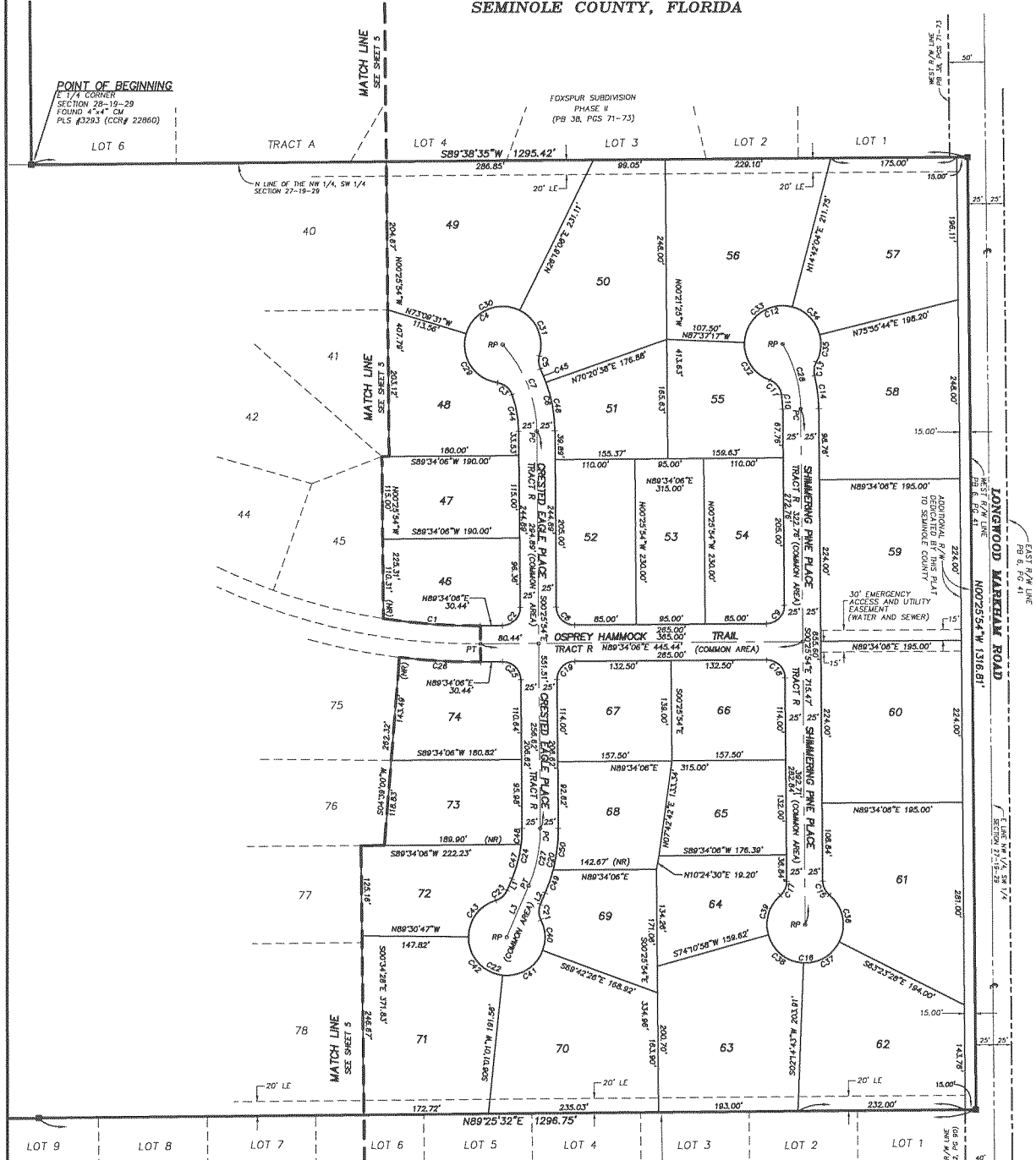
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	DISTANCE
L1						S00°28'10"E 37.48'
L2						S00°28'10"E 70.93'
L3						S00°00'00"W 50.00'
L4						N00°26'10"W 40.00'
L5						N90°00'00"W 40.00'

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# ESTATES AT WEKIVA PARK

LOCATED IN SECTIONS 27, 28 AND 39, TOWNSHIP 19 SOUTH. RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

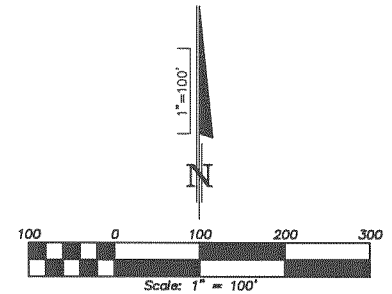


**CURVE TABLE** (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	825.00	09°23'14"	135.17	135.02	S85°44'17"E
C2	25.00	90°00'00"	39.27	35.36	N44°34'06"E
C3	25.00	62°20'08"	27.20	25.88	S05°25'54"W
C4	53.00	278°52'35"	257.97	68.63	N57°22'24"E
C5	25.00	42°11'26"	18.41	18.00	S04°17'02"E
C6	203.00	24°56'51"	89.26	88.56	S12°24'19"E
C7	180.00	41°52'01"	131.53	128.62	S13°21'54"E
C8	25.00	90°00'00"	39.27	35.36	S45°25'54"E
C9	25.00	90°00'00"	39.27	35.36	N44°34'06"E
C10	155.00	07°23'52"	20.10	20.09	N04°08'50"W
C11	25.00	62°20'08"	27.20	25.88	N50°17'49"W
C12	53.00	278°52'35"	257.97	68.63	N89°14'22"E
C13	25.00	42°11'26"	18.41	18.00	S07°34'56"W
C14	203.00	13°04'50"	46.80	46.70	S06°58'19"E
C15	25.00	50°07'54"	21.87	21.18	S25°29'51"E
C16	53.00	280°15'48"	256.25	67.05	S89°34'06"W
C17	25.00	50°07'54"	21.87	21.18	N24°38'03"E
C18	25.00	90°00'00"	39.27	35.36	N45°25'54"W
C19	25.00	90°00'00"	39.27	35.36	S44°34'06"W
C20	225.00	23°33'48"	92.53	91.88	S11°21'00"W
C21	25.00	50°07'54"	21.87	21.18	S07°56'03"E
C22	53.00	280°15'48"	256.25	67.05	N89°32'06"W
C23	25.00	50°07'54"	21.87	21.18	N48°11'51"E
C24	175.00	23°33'48"	71.97	71.46	N17°21'00"E
C25	25.00	90°00'00"	39.27	35.36	N45°25'54"W
C26	875.00	07°23'52"	112.88	112.81	N84°43'57"W
C27	200.00	23°33'48"	82.25	81.87	S11°21'00"W
C28	180.00	30°00'00"	84.25	81.17	S15°25'54"E
C29	53.00	98°54'22"	91.49	80.55	S03°36'42"E
C30	53.00	89°27'39"	92.00	80.88	S89°34'19"W
C31	53.00	80°30'54"	74.47	68.50	N23°25'54"E
C32	53.00	72°34'35"	67.13	62.74	S33°54'33"E
C33	53.00	102°19'22"	84.85	82.56	S33°22'24"W
C34	53.00	61°13'40"	56.84	53.08	N44°41'06"W
C35	53.00	42°44'58"	39.54	38.63	N07°18'13"E
C36	53.00	77°10'50"	71.39	66.11	N17°58'58"W
C37	53.00	65°38'12"	60.72	57.45	N59°25'38"E
C38	53.00	71°56'14"	66.54	62.26	S81°47'10"E
C39	53.00	65°13'24"	60.81	57.38	S15°56'29"W
C40	53.00	47°17'34"	43.75	42.52	N03°21'13"W
C41	53.00	75°43'22"	70.05	65.06	N58°09'18"E
C42	53.00	84°28'11"	78.14	71.25	S41°44'53"E
C43	53.00	72°48'54"	67.39	62.88	S35°07'00"W
C44	155.00	19°17'53"	32.21	31.86	N10°04'50"W
C45	203.00	05°43'23"	20.48	20.47	S23°21'03"E
C46	203.00	19°13'28"	68.78	68.46	S10°02'38"E
C47	175.00	16°12'41"	49.52	49.36	W15°11'29"E
C48	175.00	07°20'55"	22.45	22.43	N03°14'54"E
C49	225.00	08°33'38"	33.62	33.59	M18°31'05"E
C50	225.00	15°00'10"	58.92	58.75	N07°04'11"E

**LINE TABLE** (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	N0317°24"E	17.30'
L2	N2310°54"E	17.30'
L3	S2310°54"W	77.26'



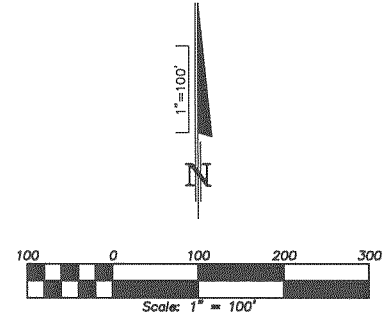
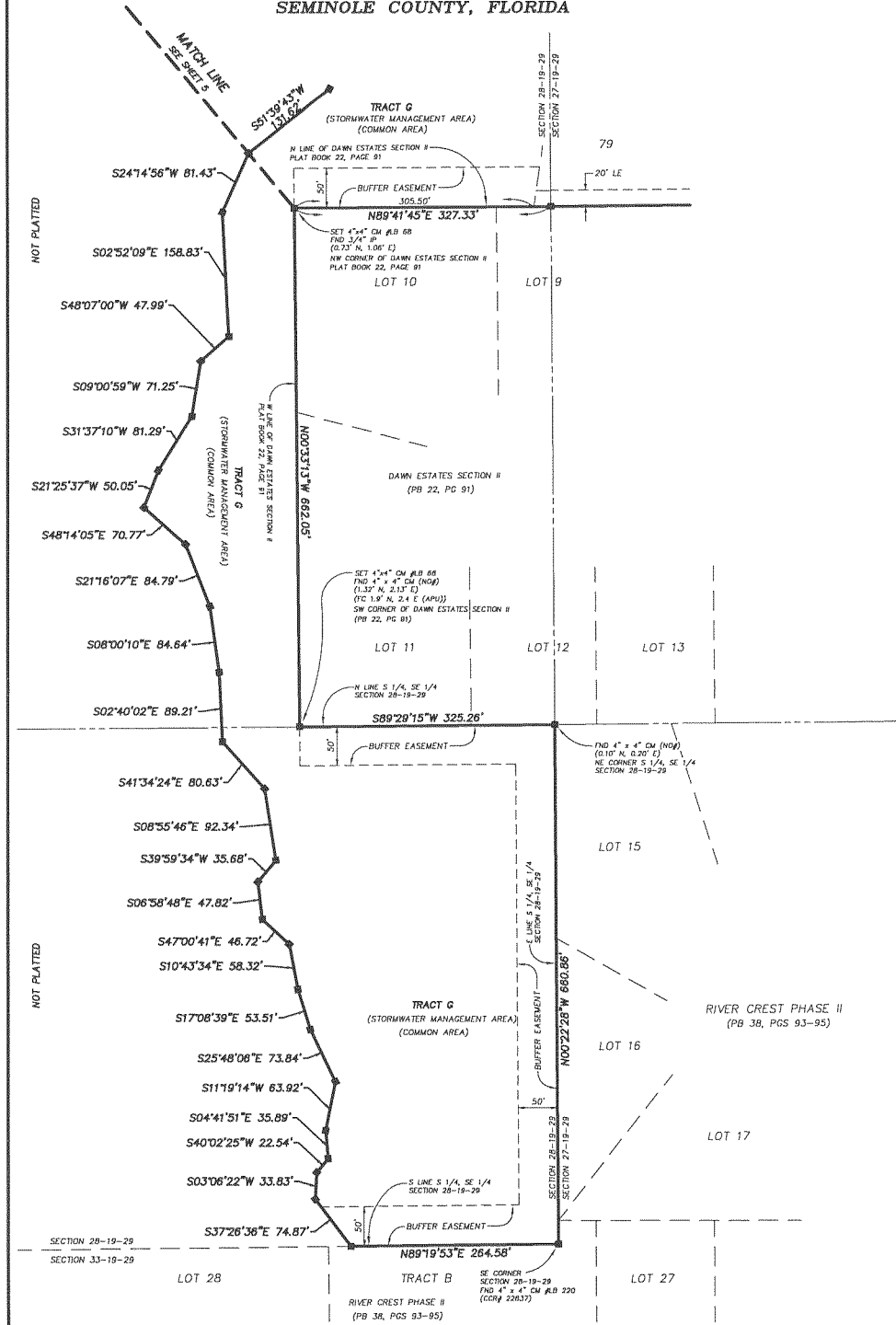
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

# ESTATES AT WEKIVA PARK

LOCATED IN SECTIONS 27, 28 AND 39, TOWNSHIP 19 SOUTH. RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 7 OF 7



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



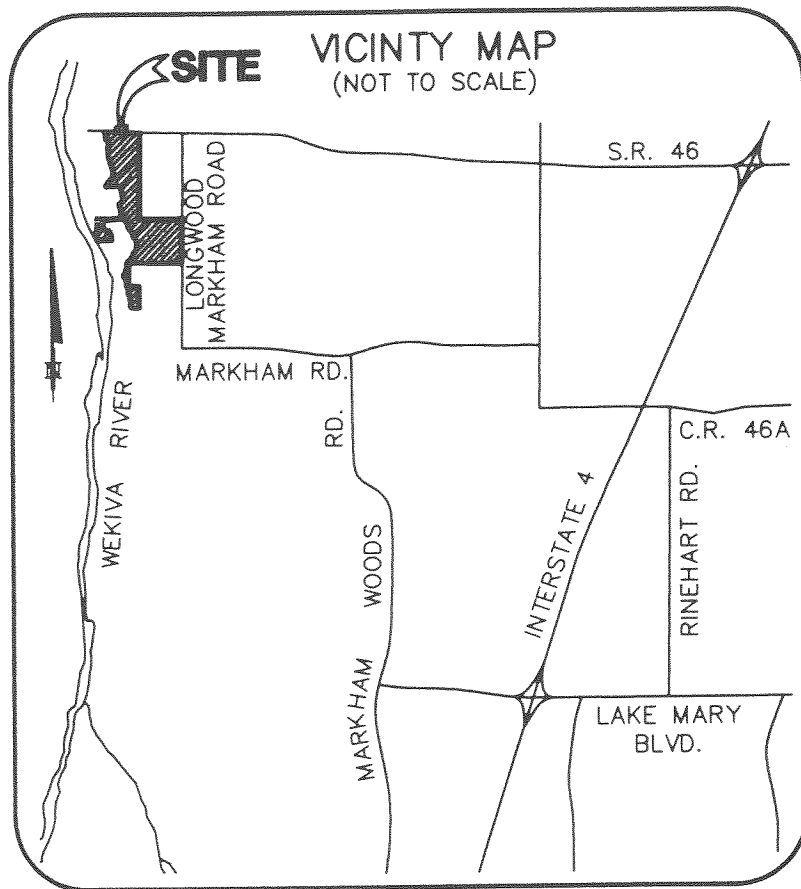


Exhibit B

This Document Prepared By  
and Should Be Returned To:

WILLIAM H. MORRISON, ESQUIRE  
BALDWIN & MORRISON, P. A.  
7100 South Highway 17-92  
Fern Park, Florida 32730-2092

**SPECIAL WARRANTY DEED**

THIS INDENTURE made and entered into this 29 day of May, 2002, by and between:

**CHARLES S. DEXTER, Individually and as Trustee, JANET A. JOHNSON, HAROLD F. ROLL and MARY VALDA HICKMAN MARTZ, Individually and as Co-Trustees** whose address is 660 Ololu Drive, Winter Park, Florida 32789, hereinafter referred to as "Grantor"; and

**SEMINOLE COUNTY, a political subdivision of the State of Florida** whose address is 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "Grantee".

**W I T N E S S E T H:**

**THE GRANTOR**, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold unto the Grantee, its heirs, successors and assigns forever, the following described real property lying and being in the County of Seminole, in the State of Florida, to wit:

Parcel 6 more particularly described on Exhibit "A" attached hereto and incorporated herein.

The property described herein is not the Homestead of any of the Grantors herein and is vacant and unimproved land.

Grantor herein specifically reserves and establishes an easement for the purpose of stormwater drainage onto the lands conveyed herein to Grantee, for the purpose of allowing stormwater drainage to flow from the contiguous lands of Grantor. Simultaneous to the execution of this Deed, the contiguous lands of Grantor for which the benefit of the foregoing easement is reserved are being conveyed by Grantor to a third party, Homevest, LLC. Accordingly, the easement and rights reserved in this Deed specifically are assigned directly by Grantor to Homevest, LLC, for the benefit of the lands deeded to Homevest, LLC, by Grantor at the same time as the execution of this Deed, even though recording of this Deed may occur at a later date.

**SUBJECT, HOWEVER**, to the following:

1. Real estate taxes for the year 2002 and all subsequent years.
2. All applicable zoning and building ordinances and regulations.
3. Utility easements, if any, now recorded in the Public Records of Seminole County, Florida.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND THE GRANTOR** hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents on the day and year set forth below:

Signed, sealed and delivered in the presence of:

[Signature]  
Signature  
WILLIAM H MORRISON  
Print Name

By: Charles S Dexter Trustee  
CHARLES S. DEXTER, M.D.  
Trustee and Individually  
Dated: 1-29-02

[Signature]  
Signature  
Ronrick Stenstrom  
Print Name

STATE OF FLORIDA  
COUNTY OF Sumter

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared CHARLES S. DEXTER, M.D., Individually and Trustee, to be personally known or who produced \_\_\_\_\_ as identification and who executed the foregoing instrument and who did (did not) take an oath and he acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 29 day of May, 2002.



William H Morrison  
My Commission CC970757  
Expires November 26, 2004

[Signature]  
Print Name:  
Notary Public  
My Commission Expires:

Signed, sealed and delivered in the presence of:

[Signature]  
Signature  
WILLIAM H. MORRISON  
Print Name

[Signature]  
JANET A. JOHNSON, Individually  
Dated: 5-29-02

[Signature]  
Signature  
Ronrick Stenstrom  
Print Name

STATE OF FLORIDA  
COUNTY OF Sumter

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared JANET A. JOHNSON, Individually, to me personally known or who produced \_\_\_\_\_ as identification and who executed the foregoing instrument and who did (did not) take an oath and he acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 29 day of May, 2002.



William H Morrison  
My Commission CC970757  
Expires November 26, 2004

[Signature]  
Print Name:  
Notary Public  
My Commission Expires:

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents on the day and year set forth below:

[Signature]  
Signature  
Andre F. Hickman  
Print Name

[Signature]  
Signature  
Charity Mattern  
Print Name

JAMES W. HICKMAN IRREVOCABLE TRUST

By: [Signature]  
HAROLD F. ROLL, Individually and as Co-Trustee


STATE OF FLORIDA  
COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared HAROLD F. ROLL Individually and as Co-Trustee of the JAMES W. HICKMAN IRREVOCABLE TRUST, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of May, 2002.

NOTARY SEAL

[Signature]  
Notary Signature  
Printed Notary Signature

 Charity Mattern  
My Commission DD036539  
Expires September 19, 2004

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents on the day and year set forth below:

JAMES W. HICKMAN IRREVOCABLE TRUST

Barbara Wilkerson  
Signature  
Barbara Wilkerson  
Print Name

By: Mary Valda Hickman Martz  
MARY VALDA HICKMAN MARTZ,  
Individually and as  
Co-Trustee

Dee Jackson  
Signature  
Dee Jackson  
Print Name

STATE OF Tennessee  
COUNTY OF Davidson

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared MARY VALDA HICKMAN MARTZ Individually and as CO-TRUSTEE of the JAMES W. HICKMAN IRREVOCABLE TRUST, to me personally known or who produced \_\_\_\_\_ as identification and who did (did not) take an oath and she acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of May, 2002.

NOTARY SEAL

Jackie Henderson  
Notary Signature  
Printed Notary Signature



My Commission Expires SEPT. 24, 2005

EXHIBIT "A"  
ESTATES AT WEKIVA  
PARCEL 6

DESCRIPTION:

That part of the Northeast 1/4 of Section 28, Township 19 South, Range 29 East, Seminole County, Florida, described as follows:

Commence at the East 1/4 corner of said Section 28; thence run N90°00'00"W along the East and West 1/4 Section line for a distance of 1309.52 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 28; thence run S90°00'00"E along said East and West 1/4 Section line for a distance of 303.353 feet; thence run N00°11'08"W for a distance of 886.279 feet to the POINT OF BEGINNING; thence run S67°53'16"W for a distance of 143.097 feet; thence run S75°33'16"W for a distance of 730.89 feet; thence run S12°18'44"E for a distance of 54.35 feet; thence run S77°41'16"W for a distance of 440.09 feet; thence run N03°13'43"E for a distance of 25.31 feet; thence run N11°58'43"W for a distance of 30.35 feet; thence run N51°34'59"E for a distance of 42.24 feet; thence run N08°29'33"E for a distance of 88.93 feet; thence run N20°14'21"W for a distance of 84.35 feet; thence run N18°53'44"W for a distance of 93.22 feet; thence run N26°45'57"W for a distance of 66.57 feet; thence run N31°56'38"W for a distance of 76.89 feet; thence run N25°33'35"W for a distance of 57.51 feet to a point on a line that is 50.00 feet South of and parallel with the South line of lands described in Official Records Book 3877, Page 1315, of the Public Records of Seminole County, Florida; thence run S86°01'46"W along said parallel line for a distance of 90 feet more or less to the Wekiva River; thence run Northerly along said Wekiva River 62 feet more or less to said South line; thence run N86°01'46"E along said South line for a distance of 505 feet more or less to the Southeast corner of said lands described in Official Records Book 3877, Page 1315; thence run N12°18'44"W along the East line of said lands for a distance of 225.00 feet to the North line of the South 1/2 of the Northeast 1/4 of said Section 28; thence run N89°33'59"E along said North line for a distance of 529.44 feet to a point S89°33'59"W, 198.34 feet from the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence run S22°49'36"E for a distance of 103.60 feet; thence run S17°27'37"E for a distance of 95.17 feet; thence run S22°29'33"E for a distance of 140.38 feet; thence run S27°15'35"E for a distance of 123.26 feet; thence run S61°33'23"E for a distance of 97.39 feet; thence run N72°12'24"E for a distance of 82.01 feet; thence run N28°38'03"E for a distance of 72.10 feet; thence run N23°24'20"E for a distance of 81.95 feet; thence run N36°16'18"E for a distance of 76.82 feet; thence run N53°06'08"E for a distance of 40.38 feet; thence run N81°42'28"E for a distance of 32.63 feet to a point on a non-tangent curve concave Southeasterly having a radius of 260.00 feet and a chord bearing of N40°27'19"E; thence run Northeasterly along the arc of said curve through a central angle of 06°22'43" for a distance of 28.94 feet to a point of non-tangency; thence run N21°43'10"E for a distance of 91.78 feet; thence run N36°27'04"E for a distance of 39.92 feet; thence run S73°32'14"E for a distance of 40.42 feet to a point on a non-tangent curve concave Westerly having a radius of 227.00 feet and a chord bearing of N20°35'44"E; thence run Northerly along the arc of said curve through a central angle of 12°40'44" for a distance of 50.23 feet to a point of non-tangency; thence run N73°32'14"W for a distance of 18.92 feet; thence run N02°16'40"E for a distance of 65.30 feet; thence run N85°53'02"E for a distance of 22.01 feet to a point on a non-tangent curve concave Westerly having a radius of 227.00 feet and a chord bearing of N10°20'42"W; thence run

*[Handwritten signature]*  
5/28/02

Northerly along the arc of said curve through a central angle of  $12^{\circ}27'28''$  for a distance of 49.36 feet to a point of compound curvature of a curve concave Westerly having a radius of 424.35 feet; thence run Northerly along the arc of said curve through a central angle of  $00^{\circ}55'31''$  for a distance of 6.85 feet to a point of non-tangency; thence run  $N27^{\circ}05'31''W$  for a distance of 133.42 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet; thence run Northwesterly along the arc of said curve through a central angle of  $16^{\circ}01'11''$  for a distance of 13.98 feet to the point of tangency; thence run  $N43^{\circ}06'43''W$  for a distance of 67.73 feet; thence run  $N33^{\circ}36'26''W$  for a distance of 82.20 feet; thence run  $N20^{\circ}27'39''W$  for a distance of 46.72 feet; thence run  $N13^{\circ}06'01''E$  for a distance of 98.89 feet to the point of curvature of a curve concave Westerly having a radius of 336.32 feet; thence run Northerly along the arc of said curve through a central angle of  $03^{\circ}31'57''$  for a distance of 20.74 feet to the point of reverse curvature of a curve concave Easterly having a radius of 1710.00 feet; thence run Northerly along the arc of said curve through a central angle of  $01^{\circ}41'49''$  for a distance of 50.65 feet to the point of tangency; thence run  $N14^{\circ}12'31''W$  for a distance of 88.47 feet; thence run  $N00^{\circ}41'37''W$  for a distance of 56.80 feet; thence run  $N49^{\circ}20'07''W$  for a distance of 19.61 feet; thence run  $N00^{\circ}41'37''W$  for a distance of 26.16 feet; thence run  $N48^{\circ}37'18''E$  for a distance of 23.44 feet; thence run  $N06^{\circ}28'40''E$  for a distance of 162.78 feet to the point of curvature of a curve concave Westerly having a radius of 50.00 feet; thence run Northerly along the arc of said curve through a central angle of  $27^{\circ}12'17''$  for a distance of 23.74 feet to the point of tangency; thence run  $N20^{\circ}43'37''W$  for a distance of 55.65 feet; thence run  $N82^{\circ}53'03''E$  for a distance of 54.90 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence run Southeasterly along the arc of said curve through a central angle of  $71^{\circ}00'12''$  for a distance of 18.59 feet to the point of tangency; thence run  $S26^{\circ}06'45''E$  for a distance of 66.20 feet to the point of curvature of a curve concave Northeasterly having a radius of 900.00 feet; thence run Southeasterly along the arc of said curve through a central angle of  $02^{\circ}47'11''$  for a distance of 43.77 feet to a point of non-tangency; thence run  $S61^{\circ}06'04''W$  for a distance of 64.81 feet; thence run  $S02^{\circ}01'50''W$  for a distance of 97.07 feet to the point of curvature of a curve concave Easterly having a radius of 1670.00 feet; thence run Southerly along the arc of said curve through a central angle of  $10^{\circ}19'05''$  for a distance of 300.74 feet to a point of non-tangency; thence run  $N72^{\circ}14'25''E$  for a distance of 18.97 feet; thence run  $S17^{\circ}45'35''E$  for a distance of 218.00 feet; thence run  $S17^{\circ}48'12''E$  for a distance of 114.57 feet to a point on a non-tangent curve concave Westerly having a radius of 452.35 feet and a chord bearing of  $S20^{\circ}09'13''E$ ; thence run Southerly along the arc of said curve through a central angle of  $07^{\circ}09'35''$  for a distance of 56.53 feet to a point of non-tangency; thence run  $S22^{\circ}04'09''E$  for a distance of 58.92 feet; thence run  $S23^{\circ}38'12''E$  for a distance of 51.05 feet; thence run  $S66^{\circ}21'48''W$  for a distance of 39.18 feet to a point on a non-tangent curve concave Northwesterly having a radius of 255.00 feet and a chord bearing of  $S31^{\circ}26'00''W$ ; thence run Southwesterly along the arc of said curve through a central angle of  $42^{\circ}50'32''$  for a distance of 190.67 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 232.00 feet; thence run Southwesterly along the arc of said curve through a central angle of  $17^{\circ}45'19''$  for a distance of 71.89 feet to the point of tangency; thence run  $S35^{\circ}05'56''W$  for a distance of 138.56 feet; thence run  $S38^{\circ}31'10''E$  for a distance of 95.77 feet to the POINT OF BEGINNING;

LESS:

That part of the Northeast 1/4 of Section 28, Township 19 South, Range 29 East, Seminole County, Florida, described as follows:

Commence at East 1/4 corner of said Section 28; thence run N90°00'00"W along the East and West 1/4 Section line for a distance of 1309.52 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 28; thence continue N90°00'00"W along said East and West 1/4 Section line for a distance of 459.40 feet; thence run N12°18'44"W for a distance of 1342.98 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 28, and to the Northeast corner of lands described in Official Records Book 3877, Page 1315, of the Public Records of Seminole County, Florida, and the POINT OF BEGINNING; thence run N89°33'59"E along said North line for a distance of 51.09 feet to a point on a line that is 50.00 feet East of and parallel with the East line of said lands described in Official Records Book 3877, Page 1315; thence run S12°18'44"E for a distance of 322.88 feet to a point on a line that is 100.00 feet South of and parallel with the South line of said lands; thence run S86°01'46"W along said parallel line 100.00 feet South of said South line for a distance of 144.30 feet; thence run N44°57'38"W for a distance of 66.24 feet to a point on a line that is 50.00 feet South of and parallel with said South line of lands described in Official Records Book 3877, Page 1315; thence run S86°01'46"W along said parallel line 50.00 feet South of said South line for a distance of 345 feet more or less to the Wekiva River; thence run Northerly along said Wekiva River 62 feet more or less to said South line; thence run N86°01'46"E along said South line for a distance of 505 feet more or less to the Southeast corner of said lands described in Official Records Book 3877, Page 1315; thence run N12°18'44"W along the East line of said lands for a distance of 225.00 feet to the POINT OF BEGINNING.