

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Resolution of Necessity – C-15 and Elder Creek Regional Stormwater Facility

DEPARTMENT: Public Works **DIVISION:** Road Operations and Stormwater

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

Agenda Date <u>07/22/03</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:

Adopt and authorize the Chairman to execute the Resolution of Necessity relating to the C-15 and Elder Creek Regional Stormwater Facility.

BACKGROUND:

The Elder Creek Deficiency Correction Project was identified in the Monroe Basin Study as a high priority project in an area that is developing at a very rapid pace. Elder Ditch and Elder Creek currently overtop their banks causing severe flooding. The facility will improve water quality upstream of Narcissus Avenue in Elder Creek. The pond will significantly reduce flooding conditions downstream as well as provide stormwater treatment for a significant portion of the C-15 Project.

Attachment: Resolution

Reviewed by:	<i>[Signature]</i>
Co Atty:	<i>[Signature]</i>
DFS:	_____
Other:	_____
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>CPWS06</u>

RESOLUTION NO. 2003-R-_____

SEMINOLE COUNTY, FLORIDA

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

WHEREAS, the safe, efficient and uninterrupted transportation of people and property from place to place on the County road system of Seminole County, and the elimination of flooding hazards and the improvement of water quality, are both matters of great concern to the people of the County; and

WHEREAS, the constitutional home rule powers of Seminole County, *Chapter 125, Florida Statutes, Chapter 127, Florida Statutes, the Florida Transportation Code (Chapters 334-339 and other provisions of the Florida Statutes as established in Section 334.01, Florida Statutes)* and other applicable law, invest authority over the County road and drainage systems of Seminole County in the County; and

WHEREAS, the Board of County Commissioners of Seminole County desires to accomplish and implement sound transportation and stormwater planning for the benefit of the citizens of Seminole County; and

WHEREAS, the elimination of safety hazards and flooding in existing and future transportation facilities within Seminole County is of utmost concern and encourages the full utilization of such facilities by the traveling public; and

WHEREAS, it is necessary, beneficial and desirable that vehicular traffic within any transportation facility in developed or developing areas of the County have an adequate right-of-way to accommodate the roadway and its appurtenant facilities to decrease the

likelihood of accidents and to increase the safety of travel within and upon such facilities;
and

WHEREAS, the Elder Creek study area (See map of area –Exhibit A) has a history of road flooding and subsequent closures. Many culverts and open channel segments in Elder Creek do not meet the County’s desired level of service for flooding; and

WHEREAS, C-15 (from S.R. 46 to U.S. Highway 17-92) is an existing road in the County Road System through a developing area within the Elder Creek study area with a high volume of traffic; and

WHEREAS, the existing right-of-way of said road is inadequate for proper utilization as required by vehicular traffic volumes and additional traffic lanes and improved drainage facilities are necessary to reduce safety hazards and improve traffic flow; and

WHEREAS, the Monroe Basin, which contains the Elder Creek study area and C-15, has been identified by the Florida Department of Environmental Protection as being impaired as to water quality. The Florida Department of Environmental Protection is in the process of establishing a total maximum daily load for the Basin, which will require the County to reduce pollutants; and

WHEREAS, the construction of a regional stormwater facility will provide flood relief and retrofit treatment to the variety of land uses in the area including residential, commercial and agricultural, and will also provide water quality treatment for a portion of the C-15 improvement project; and

WHEREAS, Seminole County has heretofore caused the system and the roadway’s areas of construction to be located and surveyed and has caused right-of-way maps to be prepared, based upon and incorporating the survey and location data; and

WHEREAS, descriptions of the properties needed for the said widening of the roadway and improvement of its drainage system and the Elder Creek system have been prepared based upon the aforementioned survey and location data and the right-of-way maps; and

WHEREAS, the Board of County Commissioners of Seminole County desires to utilize the provisions of Florida law to the fullest extent possible in order to accomplish the public purpose of acquiring necessary parcels of real property at prices that are both fair to property owners and prudent in terms of spending the tax revenues and other public funds which fund the transportation projects of the County; and

WHEREAS, the Board of County Commissioners of Seminole County hereby determines that the actions taken herein are consistent with the goals, policies and objectives of the Seminole County Comprehensive Plan,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. That it is necessary, serves a County and public purpose, and is in the best interest of the citizens of Seminole County and the traveling public to widen the road and improve the appurtenant drainage facilities on or relating to **C-15** as well as the Elder Creek system in order to enhance public transportation within Seminole County, to alleviate traffic congestion and to increase the safety of travel, as well as to alleviate flooding and improve water quality. The above recitals are adopted as findings and incorporated into the text of this Resolution.

Section 2. That the acquisition of the property described in Exhibit "B" attached hereto consisting of 19 pages and identified as Exhibit Number 000001-000019, be and the same is hereby ratified and confirmed and found to be necessary for said improvements to the extent of the estate or interest set forth as a part of each parcel's

description. The Board of County Commissioners of Seminole County hereby finds and determines that the acquisition of the parcels is necessary and serves a County and public purpose. The Board of County Commissioners also determines that the acquisition of the Elder Creek Ponds are necessary to serve the drainage needs of the C-15 road improvement project.

Section 3. That the County Attorney's Office is hereby authorized and directed to institute a suit or suits in the name of Seminole County and fully exercise Seminole County's power of eminent domain for the purpose of acquiring the parcels described in Exhibit "B" attached hereto to the extent of the estate or interest set forth as a part of each parcel's description and is further authorized and directed to do all things necessary to prosecute such suit or suits to final judgment by settlement or adjudication. In pursuit of such authorization and direction, the County Attorney's Office is specifically authorized to sign and file a Declaration of Taking so that Seminole County may avail itself of the provisions of *Chapter 74, Florida Statutes*, and is further authorized to accomplish the acquisition of each parcel by settlement and compromise at such terms that it may deem advisable under the circumstances of the litigation in those instances where same can be effected in accordance with the terms, conditions and limitations if any are established from time to time by the Board of County Commissioners of Seminole County. The County Attorney's Office is authorized and directed to utilize and assert any and all constitutional and statutory authority of Seminole County and the Board of County Commissioners of Seminole County relative to the acquisition of the subject parcels including, but not limited to, the provisions of *Chapters 73, 74, 125, 127 and 332, Florida Statutes*, as well as the provisions of the *Florida Transportation Code* referred to in the recitals to this Resolution.

Section 4. Prior to the institution of any suits filed by the County Attorney's Office, the County Attorney or his designee is authorized to negotiate for the purchase and sale of any of the property described in Exhibit "B" at a value consistent with the authority granted by the Board of County Commissioners of Seminole County and to bring back for execution by the Chairman or, in his absence, the Vice Chairman, without further Board action, the Agreement to consummate the sale to Seminole County or to bring offers from owners in excess of the authority granted to the Board of County Commissioners of Seminole County.

ADOPTED this ___ day of _____, 2003.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
DARYL G. McLAIN, Chairman

Date: _____

For the use and reliance
Seminole County only. Ap-
proved as to form and legal
sufficiency.

As authorized for execution by the Board
of County Commissioners at its _____,
2003, regular meeting

County Attorney

LMV/dre

06/24/03

Attachments

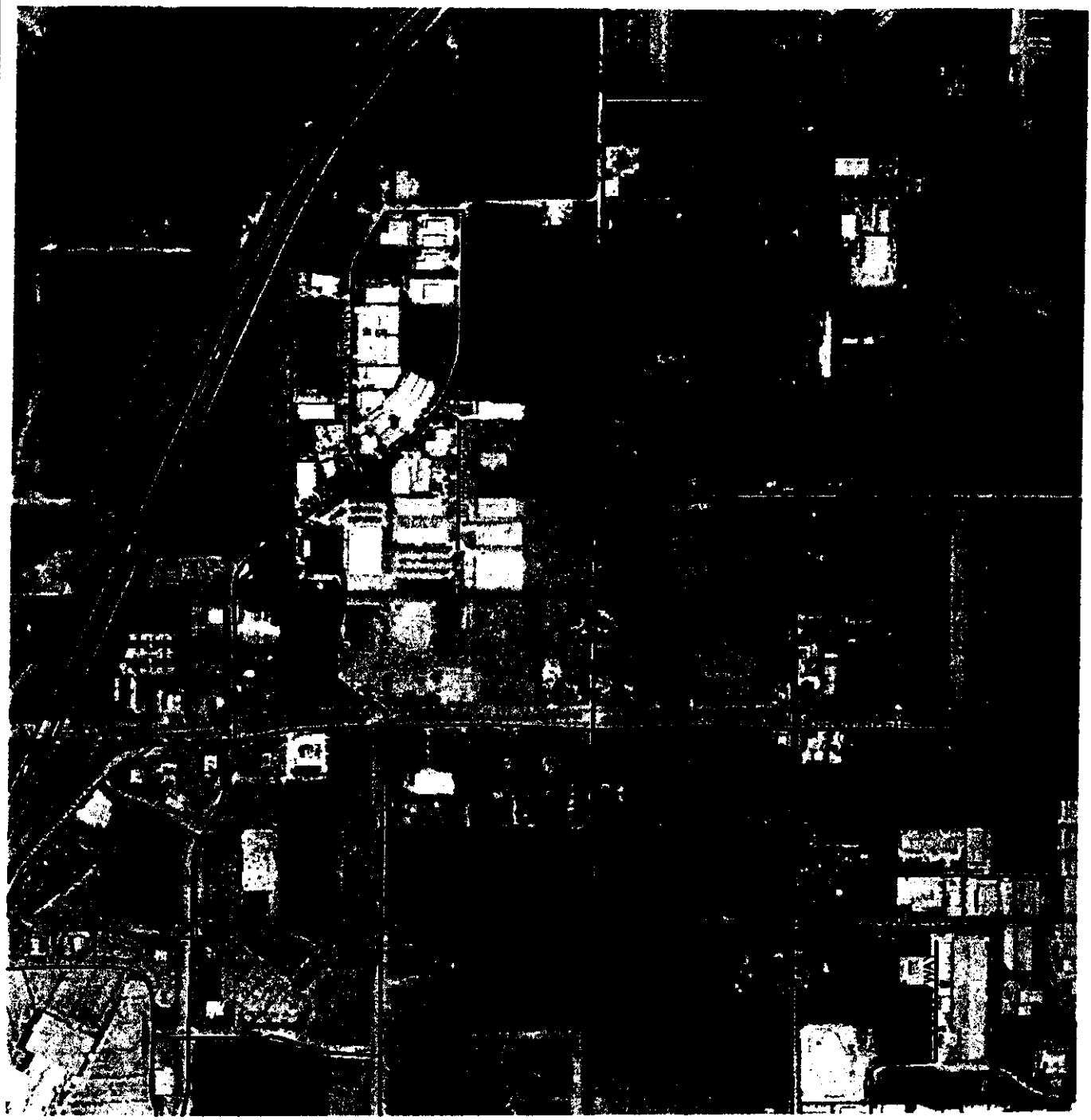
Exhibit A – Map of Elder Creek Study area

Exhibit B - Legal Descriptions 00001-000019

P:\USERS\CALV01\RESOLUTIONS\C15 PONDS AND ELDER CREEK PONDS RESOLUTION.DOC

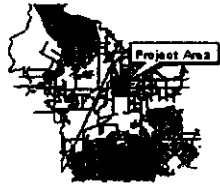
Figure 1-2

D:\Projects\6116\32655\figures_erp.apr






1000 0 1000 Feet

LOCATION



LEGEND

-  Proposed Pond Location
-  Roads
-  Tributary Area

Elder Creek Deficiency Correction and Stormwater Retrofit Project

Exhibit A

Project Aerial

R/W Project: County Road 15
R/W Parcel: 119
Title Search #: 108
Tax I.D. #: 16-19-30-5AC-0000-00B2
Owners Name: Ellen Schirmer
Fee Simple

000001

That portion of Lot B, St. Joseph's Addition, according to the plat thereof, as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot B, said St. Joseph's Addition, thence run North 00°09'48" West, along the East line of said Lot B and the Westerly existing right of way line of County Road 15 (Upsala Road), a distance of 322.32 feet for a POINT OF BEGINNING; thence departing said East lot line and said Westerly existing right of way line, run South 89°59'20" West, a distance of 310.00 feet; thence run North 25°51'00" East, a distance of 83.35 feet; thence run North 89°59'20" East, a distance of 273.45 feet to the aforementioned East lot line and Westerly existing right of way line; thence run South 00°09'48" East, along said East lot line and said Westerly existing right of way line, a distance of 75.00 feet to the POINT OF BEGINNING.

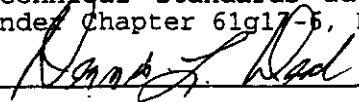
Containing 21,879 square feet more or less.

Subject to N/A

For Sketch of Description see Sheet 6 of 11 of Right-of-Way map.

I hereby certify that, to the best of my knowledge and belief, the attached legal description of Parcel 119 as shown on the Right of Way Maps for County Road 15 (Upsala Road) are true, accurate, and were prepared under my direction.

I further certify that this legal description is in accordance with the Technical Standards adopted by the Florida Board of Surveyors and Mappers under Chapter 61G17-6, F.A.C.



Dennis L. Deal
Florida Professional Land Surveyor No. 3421
520 S. Magnolia Avenue, Orlando, Florida 32801

Date: 5-6-03

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGAL DESCRIPTION IS NOT A SURVEY

R/W Project: County Road 15
 R/W Parcel: 120
 Title Search #: 109
 Tax I.D. #: 16-19-30-5AC-0000-00B0
 Owners Name: Thuy T. Le
 Fee Simple

That portion of Lot B, St. Joseph's Addition, according to the plat thereof, as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot B, said St. Joseph's Addition, thence run North 00°09'48" West, along the East line of said Lot B and the Westerly existing right of way line of County Road 15 (Upsala Road), a distance of 397.32 feet for a POINT OF BEGINNING; thence departing said East lot line and said Westerly existing right of way line, run South 89°59'20" West, a distance of 273.45 feet; thence run North 25°51'00" East, a distance of 274.86 feet to the North line of said Lot B; thence run North 00°00'24" West, a distance of 15.00 feet; thence run North 89°59'36" East, a distance of 152.86 feet to the aforementioned Westerly existing right of way line; thence run South 00°09'48" East, along said Westerly existing right of way line, a distance of 262.32 feet to the POINT OF BEGINNING.

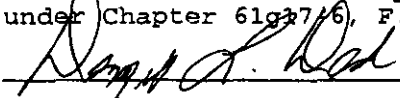
Containing 1.263 acres, more or less.

Subject to N/A

For Sketch of Description see Sheet 6 of 11 of Right-of-Way map.

I hereby certify that, to the best of my knowledge and belief, the attached legal description of Parcel 120 as shown on the Right of Way Maps for County Road 15 (Upsala Road) are true, accurate, and were prepared under my direction.

I further certify that this legal description is in accordance with the Technical Standards adopted by the Florida Board of Surveyors and Mappers under Chapter 61G27-6, F.A.C.



Dennis L. Deal
 Florida Professional Land Surveyor No. 3421
 520 S. Magnolia Avenue, Orlando, Florida 32801

Date: 5-6-13

R/W Project: County Road 15
R/W Parcel: 120
Title Search #: 109
Tax I.D. #: 16-19-30-5AC-0000-00B0
Owners Name: Thuy T. Le
Fee Simple

000003

Not valid without the signature and the original raised seal of a Florida
Licensed Surveyor and Mapper.

LEGAL DESCRIPTION IS NOT A SURVEY

R/W Project: County Road 15
R/W Parcel: 131
Title Search #: 148
Tax I.D. #: 16-19-30-5AC-0000-0450
Owners Name: Robert J. Maksimowicz
Fee Simple

That portion of Lot 45, St. Joseph's Addition, according to the plat thereof, as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Lot 45, said St. Joseph's Addition; thence run South 00°19'35" East, along the East line of said Lot 45, a distance of 646.09 feet to the Southeast corner of said Lot 45; thence departing said East lot line, run South 89°57'25" West, along the South line of said Lot 45, a distance of 221.01 feet to the East line of the West 101.25 feet of the East 1/2 of said Lot 45; thence departing said South lot line, run North 00°19'47" West, along said East line, a distance of 645.38 feet to the North line of said Lot 45; thence departing said East line, run North 89°46'23" East, along said North lot line, a distance of 221.04 feet to the POINT OF BEGINNING.

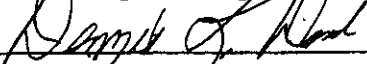
Containing 3.276 acres, more or less.

Subject to N/A

For Sketch of Description see Sheet 7 of 11 of Right-of-Way map.

I hereby certify that, to the best of my knowledge and belief, the attached legal description of Parcel 131 as shown on the Right of Way Maps for County Road 15 (Upsala Road) are true, accurate, and were prepared under my direction.

I further certify that this legal description is in accordance with the Technical Standards adopted by the Florida Board of Surveyors and Mappers under Chapter 61g13-6, F.A.C.



Dennis L. Deal
Florida Professional Land Surveyor No. 3421
520 S. Magnolia Avenue, Orlando, Florida 32801

Date: 5-6-03

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGAL DESCRIPTION IS NOT A SURVEY

R/W Project: County Road 15
 R/W Parcel: 143
 Title Search #: 147
 Tax I.D. #: 16-19-30-5AC-0000-0240
 Owners Name: Macel E. Lee
 Fee Simple

That portion of Lots 24 and 25, St. Joseph's Addition, according to the plat thereof, as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 25, said St. Joseph's Addition; thence run North 89°35'20" East, along the South line of said Lot 25, a distance of 322.33 feet to the West line of the East 1/2 of said Lot 25 for a POINT OF BEGINNING; thence departing said South lot line, run North 00°17'13" West, along said West line, a distance of 453.37 feet to the Southerly existing right of way line of CSX Railroad; thence departing said West line, run South 54°26'24" East, along said Southerly existing right of way line, a distance of 771.86 feet to the South line of Lot 24, said St. Joseph's Addition; thence departing said Southerly existing right of way line, run South 89°35'20" West, along the South line of said Lots 24 and 25, a distance of 625.66 feet to the POINT OF BEGINNING.

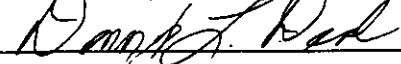
Containing 3.256 acres, more or less.

Subject to N/A

For Sketch of Description see Sheets 8 and 9 of 11 of Right-of-Way map.

I hereby certify that, to the best of my knowledge and belief, the attached legal description of Parcel 143 as shown on the Right of Way Maps for County Road 15 (Upsala Road) are true, accurate, and were prepared under my direction.

I further certify that this legal description is in accordance with the Technical Standards adopted by the Florida Board of Surveyors and Mappers under Chapter 61G17-6, F.A.C.



Dennis L. Deal
 Florida Professional Land Surveyor No. 3421
 520 S. Magnolia Avenue, Orlando, Florida 32801

Date: 5-6-03

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGAL DESCRIPTION IS NOT A SURVEY



PROJECT PARCELS 19 & 20
LEGAL DESCRIPTION:

The West 9 acres of Lot E, Plat of St. Joseph's, according to the plat thereof as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida.

Containing 8.57 acres, more or less.

SURVEYORS REPORT

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates NAD 83/90 Florida East Zone.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.

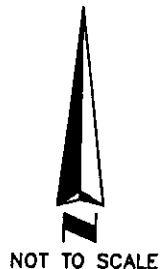
Sketch & Description FOR Seminole County EXHIBIT B	Date: May 30, 2003 DC		CERT. NO. LB2108 46795029
	Job No.: 46795	Scale: Not to Scale	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 GARY C. KRICK P.S.M. REGISTERED LAND SURVEYOR NO. 4245	

SKETCH OF DESCRIPTION

000007

LOT C
PLAT BOOK 1, PAGE 114
ST. JOSEPH'S, SEMINOLE COUNTY, FLORIDA
578.16'

PROJECT PARCEL 20
PARCEL ID #16-19-30-5AC-0000-00E1
LOT E
PLAT BOOK 1, PAGE 114
St. JOSEPH'S, SEMINOLE COUNTY, FLORIDA



NOT TO SCALE

PROJECT PARCEL 19
ORB AND PAGE NUMBER ILLEGIBLE
PARCEL ID #16-19-30-5AC-0000-00E2
PLAT BOOK 1, PAGE 114
ST. JOSEPH'S, SEMINOLE COUNTY, FLORIDA

ELDER ROAD
RIGHT-OF-WAY VARIES

NARCISSUS AVENUE
30' RIGHT-OF-WAY

NOT INCLUDED



SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
email: info@southeasternsurveying.com

EXHIBIT B

Drawing No. 46795029
Date: May 30, 2003 DC
Sheet 2 of 2
See Sheet 1 for Description
& Surveyors Report

PROJECT PARCELS: 23, 24 & 25
LEGAL DESCRIPTION:

Lot C, St. Joseph's according to the plat thereof as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida, together with that part of the South 1/2 of vacated Iowa Avenue abutting the North line of said Lot C.

And

Parcel 1:

That part of the North 1/2 of Lot B, St. Joseph's according to the plat thereof as recorded in Plat Book 1, Pages 114, Public Records of Seminole County, Florida, described as: Beginning at the Southwest corner of said North 1/2 of Lot B, thence run East 350 feet, thence run in a Northeasterly direction to a point on the North boundary of Lot B 510 feet East of the Northwest corner of Lot B, thence run West 510 feet to the said Northwest corner, thence run South 330 feet to point of beginning.

And

That part of Iowa Avenue bounded on the East by the extension of the West right of way line of Monroe Road (County Road 15), and on the West by the extension of the East right of way line of Elder Road, in W. Beardall's map of St. Joseph's, as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida, lying within the aforementioned Parcel 1.

And


Parcel 2:

The South 1/2 of Lot B, St. Joseph's, according to the plat thereof as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida, LESS North 165 feet of East 264 feet, and LESS the East 270.00 feet of the South 1/2, LESS the North 165.00 feet of Lot B, W. Beardall's map of St. Joseph's, according to the plat thereof as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida.

Containing 15.82 acres, more or less.

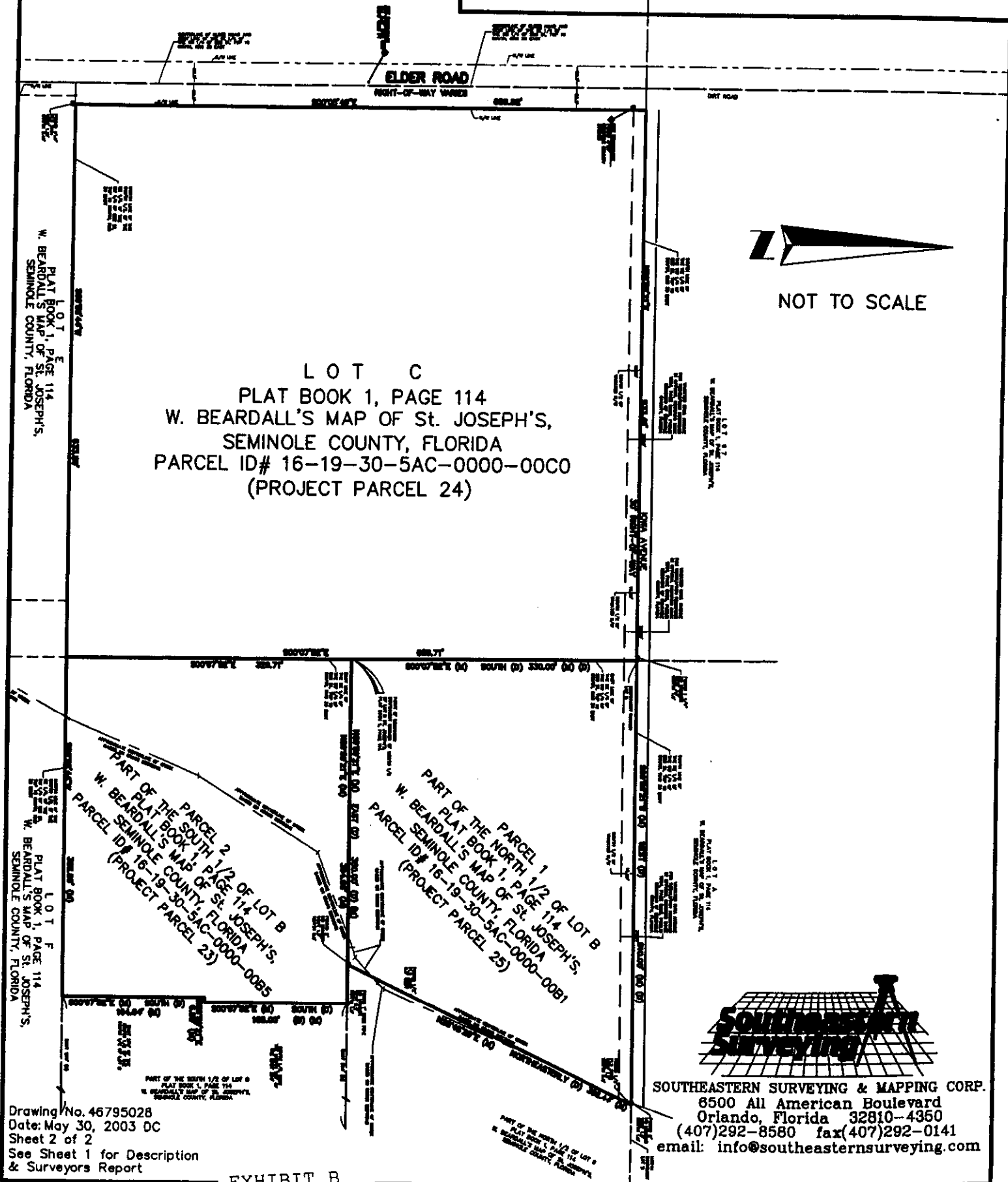
SURVEYORS REPORT

1. The bearings shown hereon are based on the North line of the South 1/2 of the Southeast 1/4, of the Southwest 1/4 of Section 21, Township 19 South, Range 30 East, being S 89°58'44" W. (Assumed)
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.

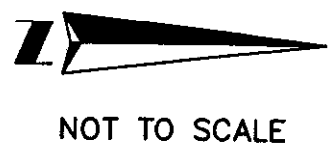
<p>Sketch & Description</p> <p>FOR</p> <p>Seminole County</p> <p>EXHIBIT B</p>	Date: May 30, 2003 DC		CERT. NO. LB2108 46795028
	Job No.: 46795	Scale: Not to Scale	
	<p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p> <p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>		 <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com</p> <p><i>Gary E. Krick</i> GARY E. KRICK P.S.M. REGISTERED LAND SURVEYOR NO. 4245</p>

SKETCH OF DESCRIPTION

000009



LOT C
 PLAT BOOK 1, PAGE 114
 W. BEARDALL'S MAP OF St. JOSEPH'S,
 SEMINOLE COUNTY, FLORIDA
 PARCEL ID# 16-19-30-5AC-0000-00C0
 (PROJECT PARCEL 24)



Drawing No. 46795028
 Date: May 30, 2003 DC
 Sheet 2 of 2
 See Sheet 1 for Description
 & Surveyors Report

EXHIBIT B

Southeastern Surveying
 SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax (407)292-0141
 email: info@southeasternsurveying.com

000010

DESCRIPTION:

A portion of Section 21, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:


Commencing at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 21, thence along the South line of said Section 21, also being the centerline of Narcissus Avenue N 89°58'08" E, 815.46 feet; thence departing said centerline N 00°01'52" W, 15.00 feet to a point on the Northerly right-of-way line of Narcissus Avenue per W.B. Cardall's Map of St. Joseph's, Plat Book 1, Page 114, Seminole County, Florida said point also being the POINT OF BEGINNING; thence N 00°00'00" E, 15.00 feet; thence N 89°58'08" E, 15.00 feet; thence S 00°00'00" W, 15.00 feet to a point on the Northerly right-of-way line of Narcissus Avenue; thence along said Northerly right-of-way S 89°58'08" W, 15.00 feet to the Point of Beginning.

Containing 225 square feet, more or less.

SURVEYOR'S NOTE:

The Bearings shown hereon are based on the Northerly right-of-way of Narcissus Avenue, being S 89°58'08" W, established from the Florida State Plane Coordinate NAD 83, Florida East Zone.

SHEET 1 OF 2

<p>Sketch & Description</p> <p style="text-align: center;">FOR</p> <p>Camp, Dresser & McKee, Inc.</p> <p style="text-align: center;">EXHIBIT B</p>	Date:	January 30, 2003 DC		<div style="text-align: right;">46795018</div>  <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com</p> <p style="text-align: center;"><i>Gary B. Crick</i></p> <p>GARY B. CRICK REGISTERED LAND SURVEYOR NO. 4245</p>	
	Job No.:	46795	Scale:		Not to Scale
	<p>CH. 81G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p>				

SKETCH OF DESCRIPTION

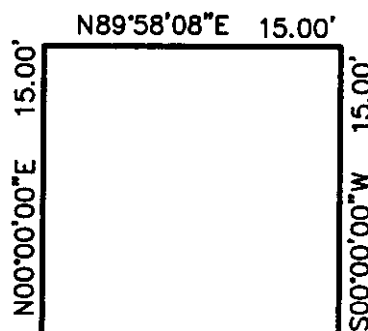
000011

Parcel ID # 16-19-30-5AC-0000-00E0

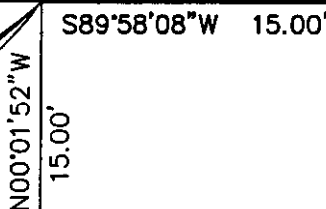


NOT TO SCALE

NORTHERLY R/W LINE
PER W.B. CARDALL'S
MAP OF ST. JOSEPH'S
PLAT BOOK 1, PAGE 114



POINT OF BEGINNING



815.46'
N89°58'08\"E

NARCISSUS AVENUE

30' RIGHT-OF-WAY

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SEC 21, TWP 19 SOUTH, RNG
30 EAST

CENTERLINE OF NARCISSUS
AVENUE AND THE SOUTH LINE
OF SEC 21, TWP 19 SOUTH,
RNG 30 EAST

SOUTHERLY R/W LINE

ABBREVIATIONS:

R/W = RIGHT OF WAY
L = LENGTH OF CURVE
R = RADIUS
Δ = CENTRAL ANGLE
CB = CHORD BEARING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

Drawing No. 46795019
Job No. 46795
Date: January 30, 2003 DC
Sheet 2 of 2
See Sheet 1 for Description

EXHIBIT B



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

DESCRIPTION:

A portion of Section 21, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:


Commencing at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 21, thence along the South line of said Section 21, N 89°58'08" E, 631.58 feet; thence departing said South line N00°01'52" W, 15.00 feet to a point on the Northerly right-of-way of Narcissus Avenue per W.B. Cardall's Map of St. Joseph, Plat Book 1, Page 114, Seminole County, Florida said point also being the POINT OF BEGINNING; thence N 00°01'52" W, 13.60 feet; thence N 89°58'08" E, 32.00 feet; thence S 00°01'52" E, 13.60 feet to a point on said Northerly right-of-way; thence along said Northerly right-of-way S 89°58'08" W, 32.00 feet to the Point of Beginning.

Containing 435 square feet, more or less.

SURVEYOR'S NOTE:

The Bearings shown hereon are based on the Northerly right-of-way of Narcissus Avenue, being S 89°58'08" W, established from the Florida State Plane Coordinate NAD 83, Florida East Zone.

SHEET 1 OF 2

<p>Sketch & Description</p>	<p>Date: January 30, 2003</p>		<p>46795022</p>
<p>FOR Camp, Dresser & McKee, Inc.</p> <p>EXHIBIT B</p>	<p>Job No.: 46795</p>	<p>Scale: Not to Scale</p>	 <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i> GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245</p>
<p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p>			

SKETCH OF DESCRIPTION

000013

Parcel ID # 16-19-30-5AC-0000-00E0



NOT TO SCALE

NORTHERLY R/W LINE
PER W.B. CARDALL'S
MAP OF ST. JOSEPH'S
PLAT BOOK 1, PAGE 114

N89°58'08"E 32.00'

N00°01'52"W
13.60'

S00°01'52"E
13.60'

POINT OF BEGINNING

S89°58'08"W 32.00'

N00°01'52"W
15.00'

N89°58'08"E 631.58'

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE
SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SEC 21,
TWP 19 SOUTH, RNG 30 EAST

NARCISSUS AVENUE
30' RIGHT-OF-WAY

CENTERLINE OF NARCISSUS
AVENUE AND THE SOUTH LINE
OF SEC 21, TWP 19 SOUTH,
RNG 30 EAST

ABBREVIATIONS:

SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
R/W = RIGHT-OF-WAY

Drawing No. 46795022
Job No. 46795
Date: January 30, 2003 DC
Sheet 2 of 2
See Sheet 1 for Description

EXHIBIT B



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

DESCRIPTION:



A portion of Section 28, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 28, thence along the North line of said Section 28, N 89°58'08" E, 14.98 feet; thence departing said North line S 00°01'52" W, 15.00 feet to a point on the Southerly right-of-way line of Narcissus Avenue, per W.B. Cardall's Map of St. Joseph's, Plat Book 1, Page 114, Seminole County, Florida; thence along said Southerly right-of-way N 89°58'08" E, 400.67 feet to a point on the centerline of a creek running Southerly as recorded in Official Records Book 4316, Page 1707 of the Public Records of Seminole County, Florida said point also being the POINT OF BEGINNING; thence continuing along said Southerly right-of-way N 89°58'08" E, 878.44 feet to a point on the Westerly right-of-way of County Road 15, per Map Book 8, Page 3, Seminole County, Florida thence along said right-of-way line S 03°52'31" W, 20.05 to a point on a line lying 20.00 feet South of and parallel with the aforesaid Southerly right-of-way line of Narcissus Avenue; thence along said parallel line S 89°58'08" W, 889.48 feet to the centerline of said creek; thence along said centerline N 31°46'41" E, 23.53 feet to the Point of Beginning.

Containing 17679 square feet, more or less.

SURVEYOR'S NOTE:

The Bearing shown hereon are based on the Southerly right-of-way of Narcissus Avenue, being N 89°58'08" E, established from the Florida State Plane Coordinate NAD 83, Florida East Zone.

Sketch & Description FOR Seminole County EXHIBIT B	Date: June 11, 2003 DC		CERT. NO. LB2108 46795031
	Job No.: 46795	Scale: Not to Scale	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 GARY C. KRICK P.S.M. REGISTERED LAND SURVEYOR NO. 4245

ELDER ROAD RIGHT-OF-WAY VARIES

EASTERLY R/W LINE
ELDER ROAD PER
W.B. CARDALL'S MAP
OF ST. JOSEPH'S,
PLAT BOOK 1, PAGE 114

OWNER: BJ'S WHOLESALE CLUB, INC.
PARCEL ID: 16-19-30-5AC-0000-0980

CENTERLINE OF CREEK
PER OFFICIAL RECORDS
BOOK 4316, PAGE 1707

OWNER: SEMINOLE COUNTY STATE ROAD 46 LTD.
PARCEL ID: 16-19-30-5AC-0000-00G0

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SEC 28,
TWP 19 SOUTH, RNG 30 EAST

N89°58'08"E
14.98'
S00°01'52"E
15.00'

NARCISSUS AVENUE
30' RIGHT-OF-WAY

POINT OF BEGINNING

N31°46'41"E
23.53'

20.0'

N89°58'08"E
S89°58'08"W

889.48'

878.44'

CENTERLINE OF NARCISSUS
AVENUE AND THE NORTH LINE
OF SEC 28, TWP 19 SOUTH,
RNG 30 EAST

SOUTHERLY R/W LINE
PER W.B. CARDALL'S MAP
OF ST. JOSEPH'S,
PLAT BOOK 1, PAGE 114



NOT TO SCALE

ABBREVIATIONS:
R/W = RIGHT OF WAY
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

EXHIBIT B



SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
email: info@southeasternsurveying.com

Drawing No. 46795031
Date: June 11, 2003
Sheet 2 of 2
See Sheet 1 for Description
& Surveyors Report

C.R. 15 S03°52'31"W
20.05'
RIGHT-OF-WAY VARIES (MAP BOOK 8, PAGE 3)

SKETCH OF DESCRIPTION

000017

NORTHERLY R/W LINE

NARCISSUS AVENUE 30' RIGHT-OF-WAY

S89°58'08"W 349.60'

POINT OF COMMENCEMENT

NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SEC 28,
TWP 19 SOUTH, RNG 30 EAST

CENTERLINE OF NARCISSUS
AVENUE AND THE NORTH LINE
OF SEC 28, TWP 19 SOUTH,
RNG 30 EAST

SOUTHERLY
R/W LINE

S89°58'08"W

S00°01'52"E
35.00'

POINT OF BEGINNING

N89°58'08"E 60.00'

N00°01'52"W 60.00'

S00°01'52"E 60.00'

S89°58'08"W 60.00'



NOT TO SCALE

Parcel ID # 16-19-30-5AC-0000-0980

ABBREVIATIONS:

R/W = RIGHT OF WAY
L = LENGTH OF CURVE
R = RADIUS
Δ = CENTRAL ANGLE
CB = CHORD BEARING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

Drawing No. 46795021
Job No. 46795
Date: January 30, 2003 DC
Sheet 2 of 2
See Sheet 1 for Description

EXHIBIT B



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

000018

DESCRIPTION:


A portion of Section 28, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 28, thence along the North line of said Section 28, N 89°58'08" E, 14.98 feet; thence departing said North line S 00°01'52" W, 15.00 feet to a point on the Southerly right-of-way line of Narcissus Avenue, per W.B. Cardall's Map of St. Joseph's, Plat Book 1, Page 114, Seminole County, Florida said point also being the POINT OF BEGINNING; thence along said Southerly right-of-way N 89°58'08" E, 400.67 feet, to a point on the centerline of a creek running Southerly as described in Official Records Book 4316, Page 1707 of the Public Records of Seminole County, Florida; thence along said centerline S 31°46'41" W, 23.53 feet to a point on a line lying 20.00 feet South of and parallel with the aforesaid Southerly right-of-way line of Narcissus Avenue; thence along said parallel line S 89°58'08" W, 388.24 feet to a point on the Easterly right-of-way line of Elder Road, per W.B. Cardall's Map of St. Joseph's, Plat Book 1, Page 114, of the Public Records of Seminole County, Florida; thence along said Easterly line N 00°05'49" W, 20.00 feet to the Point of Beginning.

Containing 7889 square feet, more or less.

SURVEYOR'S NOTE:

The Bearing shown hereon are based on the Southerly right-of-way of Narcissus Avenue, being N 89°58'08" E, established from the Florida State Plane Coordinate NAD 83, Florida East Zone.

<p>Sketch & Description</p>	<p>Date: June 11, 2003 DC</p>	<p>CERT. NO. LB2108 46795030</p>				
<p>FOR Seminole County EXHIBIT B</p>	<table border="1"> <tr> <td data-bbox="618 1785 833 1849"> <p>Job No.: 46795</p> </td> <td data-bbox="833 1785 1043 1849"> <p>Scale: Not to Scale</p> </td> </tr> <tr> <td colspan="2" data-bbox="618 1849 1043 2050"> <p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p> </td> </tr> </table>	<p>Job No.: 46795</p>	<p>Scale: Not to Scale</p>	<p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p>		 <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com</p> <p><i>Gary G. Krick</i> GARY G. KRICK P.S.M. REGISTERED LAND SURVEYOR NO. 4245</p>
<p>Job No.: 46795</p>	<p>Scale: Not to Scale</p>					
<p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p>						
<p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>						

SKETCH OF DESCRIPTION

000019

ELDER ROAD
RIGHT-OF-WAY VARIES

POINT OF BEGINNING

N00°05'49"W
20.00'

POINT OF COMMENCEMENT

NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SEC 28,
TWP 19 SOUTH, RNG 30 EAST

EASTERLY R/W LINE
ELDER ROAD PER
W.B. CARDALL'S MAP
OF ST. JOSEPH'S,
PLAT BOOK 1, PAGE 114

N89°58'08"E
14.98'
S00°01'52"E
15.00'

S89°58'08"W

S89°58'08"W

CENTERLINE OF NARCISSUS
AVENUE AND THE NORTH LINE
OF SEC 28, TWP 19 SOUTH,
RNG 30 EAST

OWNER: BJ'S WHOLESALE CLUB, INC.
PARCEL ID: 16-19-30-5AC-0000-0980

NARCISSUS AVENUE
30' RIGHT-OF-WAY

388.24'

400.67'

CENTERLINE OF CREEK
PER OFFICIAL RECORDS
BOOK 4316, PAGE 1707

20.0'

S31°46'41"W
23.53'

OWNER: SEMINOLE COUNTY STATE ROAD 46 LTD
PARCEL ID: 16-19-30-5AC-0000-00G0

SOUTHERLY R/W LINE
PER W.B. CARDALL'S MAP
OF ST. JOSEPH'S,
PLAT BOOK 1, PAGE 114

ABBREVIATIONS:

- R/W = RIGHT OF WAY
- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE

EXHIBIT B



NOT TO SCALE



SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
email: info@southeasternsurveying.com

Drawing No. 46795030
Date: June 11, 2003 DC
Sheet 2 of 2
See Sheet 1 for Description
& Surveyors Report