

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Bear Gully Canal – Special Warranty Deed

DEPARTMENT: Public Works **DIVISION:** Roads-Stormwater

AUTHORIZED BY: *W. Gary Johnson* **CONTACT:** Mike Garcia *MA/pt* **EXT.** 5945
W. Gary Johnson, P.E., Director Michael K. Arnold, Manager

Agenda Date 08/23/05 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Accept and authorize recording in the Public Record of a Special Warranty Deed from the Viera Company to Seminole County for a portion of the Bear Gully Canal.

District 2 - Commissioner Morris (Michael K. Arnold, Manager)

BACKGROUND:

The attached Special Warranty Deed covers property being donated to the County. This conveyance will allow for regular and continued maintenance of that portion of the Bear Gully Canal.

No County funds will be used for acquiring this deed.

Attachment: Special Warranty Deed with
Legal Description

Reviewed by:
Co Atty: *SR*
DFS: _____
Other: _____
DCM: *MA*
CM: *MA*
File No. CPWS01

THIS INSTRUMENT PREPARED BY
Raphael F. Hanley, Esquire
The Viera Company
7380 Murrell Road, Suite 201
Viera, Florida 32940

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 20th day of June, 2005, by THE VIERA COMPANY, a Florida corporation, having its principal place of business at 7380 Murrell Road, Suite 201, Viera, Florida 32940, hereinafter referred to as "Grantor", to SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter referred to as "Grantee".

WITNESSETH: That the GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto the GRANTEE, all those certain lands lying and being in the County of Seminole, State of Florida, described in Exhibit "A", attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple, that GRANTOR has good right and lawful authority to sell and convey said lands; and that GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, the GRANTOR has hereunto set GRANTOR's hand and seal the day and year first above written.

THE VIERA COMPANY, a Florida corporation

Mary Ellen McKibben
Print Name:

By: *[Signature]*
Stephen L. Johnson, President

Barbara Carolus
Print Name:

Address: 7380 Murrell Road, # 201
Viera, Florida 32940

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 20th day of June, 2005, by Stephen L. Johnson, as President of THE VIERA COMPANY, a Florida corporation, on behalf of the corporation. Said person did not take an oath and is personally known to me.

My Commission Expires:

Mary Ellen McKibben
Print Name: MARY ELLEN MCKIBBEN
Notary Public, State of Florida

MARY ELLEN MCKIBBEN
Notary Public, State of Florida
My Comm. Expires July 25, 2007
Comm. No. DD218772

LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST BEING A PORTION OF LOT 34, SLAVIA COLONY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A", OVIEDO CROSSING-PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 80 THROUGH 83 OF SAID PUBLIC RECORDS, FOR A POINT OF REFERENCE, SAID POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SEMINOLE COUNTY EXPRESSWAY (STATE ROAD No. 417); THENCE RUN SOUTH 05°51'37" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 98.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°51'37" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 63.14 FEET; THENCE RUN, SOUTH 01°11'24" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 156.52 FEET; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NORTH 54°27'27" WEST, 73.45 FEET; THENCE RUN, SOUTH 41°32'40" WEST, 355.61 FEET; TO A POINT LYING ON THE WEST LINE OF LOT 34 OF SAID SLAVIA COLONY COMPANY'S SUBDIVISION; THENCE RUN, NORTH 01°11'17" WEST, ALONG SAID WEST LOT LINE, 103.16 FEET; THENCE, DEPARTING SAID WEST LINE, RUN NORTH 41°32'40" EAST, 453.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA AND CONTAINS 0.788 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SEMINOLE COUNTY EXPRESSWAY (STATE ROAD NO. 417), BEING SOUTH 05°51'37" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-3556

SHEET 1 OF 2

PEC

PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 • Eola Park Centre • 200 East Robinson Street • Orlando, Florida 32801 • 407/422-8062

SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: OCT-28-3003

PREP BY: S.E.J.

DRAWN BY: J.L.M.

JOB NO: DS-001-01-010

C:\NOV-CROSS\PH4-TRCS\CON AREA\CON-6.DWG

LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)

TRACT "A"
(WETLAND CONSERVATION EASEMENT)
OVIEDO CROSSING-PHASE 1B
(P.B. 47, PGS. 80-83)



NORTH LINE, NE 1/4, SECTION 20-21-31

UN-NAMED ROAD

SLAVIA COLONY COMPANY'S SUBDIVISION
(P.B. 2, PG. 71)

LOT 35

LOT 34

PERMANENT DRAINAGE EASEMENT
(O.R.B. 2301, PGS. 1177-1184)

P.O.C.

SE. CORNER, TRACT "A"
OVIEDO CROSSING-PHASE 1B
(P.B. 47, PGS. 80-83)

P.O.B.

SEMINOLE COUNTY EXPRESSWAY
(STATE ROAD No. 417)

EAST LINE, LOT 345 (P.B. 2, PG. 71)
WEST LINE, LOT 34 (P.B. 2, PG. 71)

N01°11'17"W
103.16'

N41°32'40"E

0.788 ACRES±

S41°32'40"W
355.61'

453.77'

N54°27'27"W
73.45'

WESTERLY LIMITED ACCESS R/W LINE

S01°11'24"E
156.52'

S05°51'37"W
63.14'

S05°51'37"W
98.35'

LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
P.B.....PLAT BOOK
PG.....PAGE
O.R.B.....OFFICIAL RECORDS BOOK
R/W.....RIGHT-OF-WAY

SHEET 2 OF 2

PEC

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engineers planners surveyors

Suite 1560 • Eola Park Centre • 200 East Robinson Street • Orlando, Florida 32801 • 407/422-8062
CERTIFICATE OF AUTHORIZATION NUMBER LB 3556

SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: OCT-28-3003

PREP BY: S.E.J.

DRAWN BY: J.L.M.

JOB NO: DS-001-01-010

C:\NOV-CROSS\PH4-TRCS\CDD AREFAS\CDD-6.DWG

LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)

A TRACT OF LAND LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 1, OVIEDO CROSSING - THE MARKETPLACE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 50 AND 51 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE RUN, ALONG THE EAST LINE OF SAID TRACT 1, THE FOLLOWING COURSES: NORTH 58°20'14" EAST, 321.27 FEET; NORTH 36°41'39" EAST, 311.81 FEET; NORTH 20°52'30" EAST, 290.18 FEET; NORTH 17°24'41" EAST, 124.59 FEET; NORTH 20°52'30" EAST, 48.56 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1, SAID POINT LIES ON A CURVE CONCAVE NORTHEASTERLY ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OVIEDO MARKETPLACE BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 3139, PAGE 1810 OF SAID PUBLIC RECORDS; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 06°57'14", AN ARC LENGTH OF 78.89 FEET, A CHORD LENGTH OF 78.84 FEET, AND A CHORD BEARING OF SOUTH 65°38'53" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 69°07'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 33.65 FEET TO POINT ON THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 417 (SEMINOLE COUNTY BELTWAY); THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: SOUTH 20°38'23" WEST, 43.32 FEET; SOUTH 30°11'15" EAST, 120.06 FEET; SOUTH 24°52'30" WEST, 130.00 FEET; NORTH 65°07'48" WEST, 60.17 FEET; SOUTH 18°00'45" WEST, 125.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 41°50'43", AN ARC LENGTH OF 620.79 FEET, A CHORD LENGTH OF 607.08 FEET, AND A CHORD BEARING OF SOUTH 38°56'06" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 59°51'28" WEST, 348.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 50°12'49", AN ARC LENGTH OF 560.89 FEET, A CHORD LENGTH OF 543.11 FEET, AND A CHORD BEARING OF SOUTH 34°45'04" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 09°38'39" WEST, 275.57 FEET; SOUTH 15°20'52" WEST, 191.25 FEET; SOUTH 31°55'54" WEST, 153.21 FEET; SOUTH 75°09'40" WEST, 156.93 FEET; THENCE, DEPARTING SAID EAST LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NORTH 23°35'54" EAST, 322.59 FEET; THENCE RUN NORTH 12°23'46" EAST, 263.07 FEET TO THE SOUTHEAST CORNER OF TRACT "E", OVIEDO CROSSING - PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 100 AND 101 OF SAID PUBLIC RECORDS; THENCE, CONTINUE NORTH 12°23'46" EAST, ALONG THE EAST LINE OF SAID TRACT "E", 325.99 FEET; THENCE RUN NORTH 38°47'41" EAST, ALONG SAID EAST LINE, 303.38 FEET; THENCE RUN NORTH 58°20'14" EAST, ALONG SAID EAST LINE, 303.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA AND CONTAINS 8.166 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE OF OVIEDO CROSSING - THE MARKETPLACE REPLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 50-51 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING N 58°20'14"E
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THE DELINEATION OF LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
- (6) THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.

DAVID A. WHITE P.S.M.
FLORIDA REGISTRATION NO. 4044
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
CERTIFICATE OF AUTORIZATION NO. LB-3556

SHEET 1 OF 2

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: NOV. 6, 2003	PREP BY: S.E.J.	DRAWN BY: J.L.M.	JOB NO: DS-001.01.010
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FILE: G:\0V-CROSS\PH4-TRCS\CDD AREAS\CDD-11.DWG

LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)

SCALE 1"=200'



TRACT 1
OVIEDO CROSSING—
THE MARKETPLACE REPLAT
PB.51, PGS. 50-51

P.O.B.
SE. CORNER
TRACT 1

C1
R=650.00'
Δ=06°57'14"
L=78.89'
C=78.84'
CB=S65°38'53"E

TRACT 3
OVIEDO CROSSING—THE MARKETPLACE REPLAT
PB.51, PGS. 50-51

R=850.00'
Δ=41°50'43"
L=620.79'
C=607.08'
CB=S38°56'06"W

R=640.00'
Δ=50°12'49"
L=560.89'
C=543.11'
CB=S34°45'04"W

LEGEND
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT OF WAY
PB.....PLAT BOOK
PG.....PAGE
L.A.....LIMITED ACCESS
ORB.....OFFICIAL RECORDS BOOK
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY

LINE	BEARING	LENGTH
L1	S69°07'30"E	33.65'
L2	S20°38'23"W	43.32'
L3	S30°11'15"E	120.06'
L4	S24°52'30"W	130.00'
L5	N65°07'48"W	60.17'
L6	S18°00'45"W	125.70'

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR LEGAL
DESCRIPTION AND SURVEYOR'S NOTES

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: NOV. 6, 2003

PREP BY: S.E.J.

DRAWN BY: J.L.M.

JOB NO: DS-001.01.010

FILE: G:\OV-CROSS\PH4-TRCS\CDD AREAS\CDD-11.DWG

LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION

A STRIP OF LAND LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERNMOST CORNER OF TRACT "E", OVIEDO CROSSING - PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 100 AND 101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A POINT OF REFERENCE, SAID POINT LIES ON THE WEST LINE OF A DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGES 1177 THROUGH 1184 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG SAID WEST LINE THE FOLLOWING COURSES: NORTH 58°20'14" EAST, 321.27 FEET; NORTH 36°41'39" EAST, 311.81 FEET; NORTH 20°52'30" EAST, 290.18 FEET; THENCE, DEPARTING SAID WEST LINE, RUN NORTH 17°24'41" EAST, 124.59 FEET; THENCE RUN NORTH 20°52'30" EAST, 136.29 FEET; THENCE RUN NORTH 21°39'35" WEST, 20.86 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE NORTHERLY LINE OF OVIEDO MARKETPLACE BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 0680 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 21°39'35" WEST, 764.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 537.00 FEET, A CENTRAL ANGLE OF 05°57'37", AN ARC LENGTH OF 55.86 FEET, A CHORD LENGTH OF 55.84 FEET AND A CHORD BEARING OF NORTH 24°38'23" WEST; THENCE RUN SOUTH 66°41'57" WEST, RADIAL TO SAID CURVE, 8.41 FEET TO A POINT LYING ON THE AFORESAID NORTHERLY LINE OF OVIEDO MARKETPLACE BOULEVARD, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 46°43'36", AN ARC LENGTH OF 366.99 FEET, A CHORD LENGTH OF 356.90 FEET AND A CHORD BEARING OF NORTH 46°39'51" WEST; THENCE, DEPARTING SAID NORTHERLY LINE, RUN NORTH 19°58'20" EAST, RADIAL TO SAID CURVE, 4.67 FEET; THENCE RUN NORTH 64°06'20" WEST, 95.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 563.00 FEET, A CENTRAL ANGLE OF 47°40'55", AN ARC LENGTH OF 468.53 FEET, A CHORD LENGTH OF 455.13 FEET AND A CHORD BEARING OF NORTH 40°15'53" WEST TO A POINT ON THE SOUTH LINE OF TUSKAWILLA UNIT 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 1 AND 2 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°56'43" EAST, ALONG SAID SOUTH LINE 12.94 FEET; THENCE RUN SOUTH 87°46'10" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF CHESTNUT ESTATES PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 47 THROUGH 51 OF SAID PUBLIC RECORDS, 122.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE, DEPARTING SAID SOUTH LINE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 42°06'26", AN ARC LENGTH OF 321.16 FEET, A CHORD LENGTH OF 313.98 FEET AND A CHORD BEARING OF SOUTH 43°03'07" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 64°06'20" EAST, 122.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 663.00 FEET, A CENTRAL ANGLE OF 42°26'45", AN ARC LENGTH OF 491.16 FEET, A CHORD LENGTH OF 480.01 FEET AND A CHORD BEARING OF SOUTH 42°52'58" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 21°39'35" EAST, 813.48 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 417 (SEMINOLE COUNTY EXPRESSWAY); THENCE RUN SOUTH 20°38'23" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 57.14 FEET TO A POINT LYING ON SAID NORTHERLY LINE OF THE SAID OVIEDO MARKETPLACE BOULEVARD; THENCE RUN NORTH 69°07'30" WEST, ALONG SAID NORTHERLY LINE, 33.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 09°42'50", AN ARC LENGTH OF 93.25 FEET, A CHORD LENGTH OF 93.13 FEET AND A CHORD BEARING OF NORTH 64°16'05" WEST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN THE CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA AND CONTAINS 5.174 ACRES, MORE OR LESS.

SHEET 1 OF 3

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eolo Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: NOV. 6, 2003

PREP BY: S.E.J.

DRAWN BY: J.L.M.

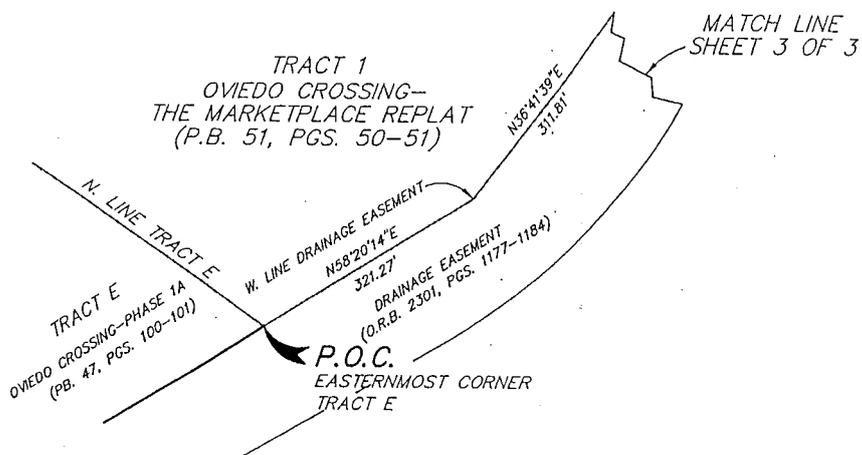
JOB NO: DS-001.01.010

FILED IN SEMINOLE COUNTY OFFICE OF THE COUNTY CLERK NOV 10 2003

LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)



SCALE 1"=200'



SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM BASED ON THE WEST LINE OF THAT CERTAIN DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGES 1177 AND 1184, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING NORTH 58°20'14" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-3556

SHEET 2 OF 3
SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION

PEC | PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: NOV. 6, 2003

PREP BY: S.E.J.

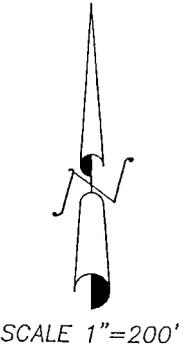
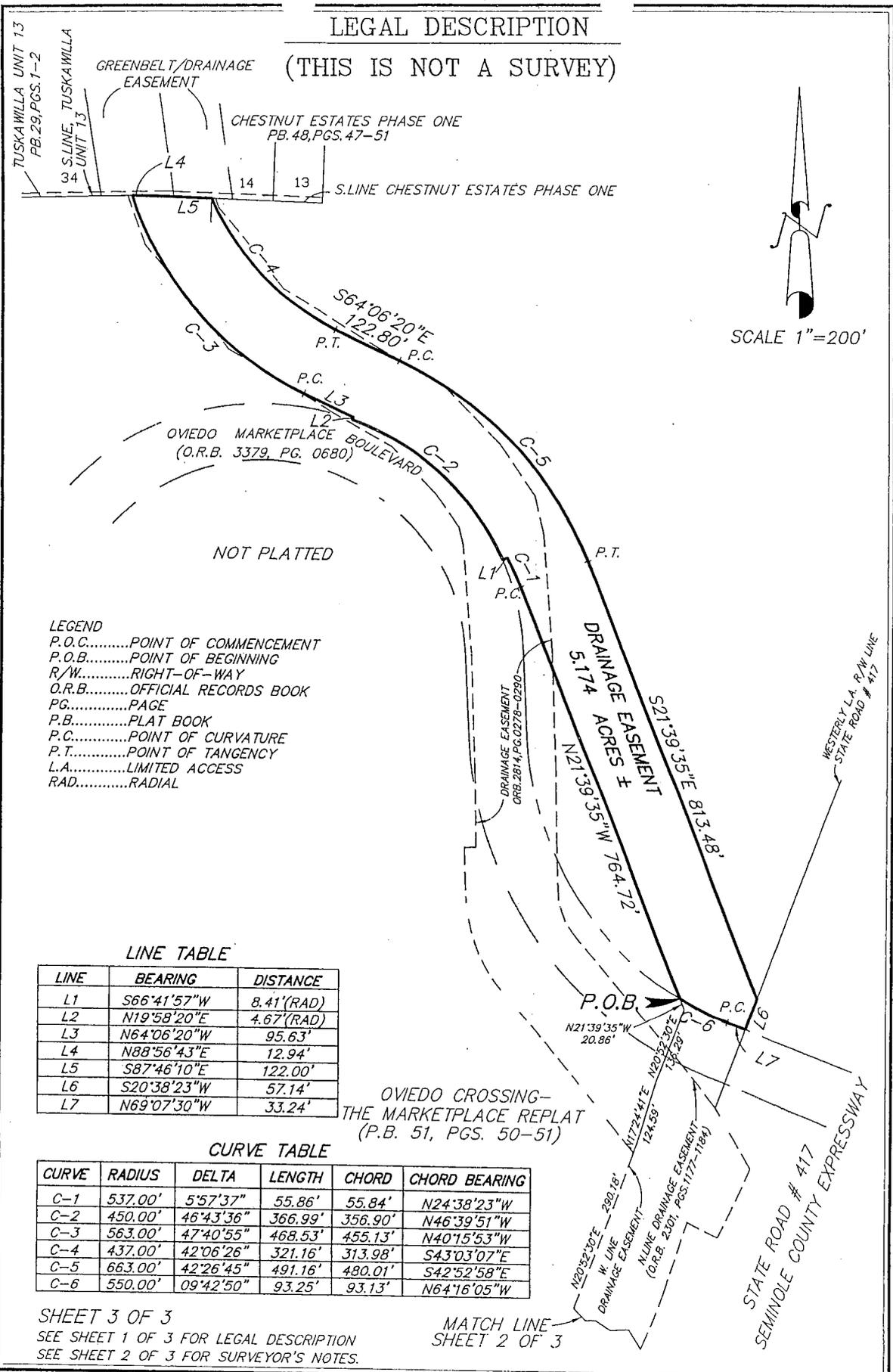
DRAWN BY: J.L.M.

JOB NO: DS-001.01.010

10/11/03 10:00 AM

LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)



- LEGEND**
- P.O.C.....POINT OF COMMENCEMENT
 - P.O.B.....POINT OF BEGINNING
 - R/W.....RIGHT-OF-WAY
 - O.R.B.....OFFICIAL RECORDS BOOK
 - PG.....PAGE
 - P.B.....PLAT BOOK
 - P.C.....POINT OF CURVATURE
 - P.T.....POINT OF TANGENCY
 - L.A.....LIMITED ACCESS
 - RAD.....RADIAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	S66°41'57"W	8.41'(RAD)
L2	N19°58'20"E	4.67'(RAD)
L3	N64°06'20"W	95.63'
L4	N88°56'43"E	12.94'
L5	S87°46'10"E	122.00'
L6	S20°38'23"W	57.14'
L7	N69°07'30"W	33.24'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	537.00'	5°57'37"	55.86'	55.84'	N24°38'23"W
C-2	450.00'	46°43'36"	366.99'	356.90'	N46°39'51"W
C-3	563.00'	47°40'55"	468.53'	455.13'	N40°15'53"W
C-4	437.00'	42°06'26"	321.16'	313.98'	S43°03'07"E
C-5	663.00'	42°26'45"	491.16'	480.01'	S42°52'58"E
C-6	550.00'	09°42'50"	93.25'	93.13'	N64°16'05"W

SHEET 3 OF 3
 SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
 SEE SHEET 2 OF 3 FOR SURVEYOR'S NOTES.

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SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: NOV. 6, 2003 PREP BY: S.E.J. DRAWN BY: J.L.M. JOB NO: DS-001.01.010