

Item # 45

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Resolution to vacate and abandon a portion of the public right of way of Banana Lake Road - SCC

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Cynthia Sweet **EXT.** 7443

**Agenda Date** 10/26/2004 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

Adopt and authorize the chairman to execute the resolution to vacate and abandon that portion of the public right of way known as Banana Lake Road, as recorded in the Official Records Book 674, Page 223 of the Public Records of Seminole County, Florida in Section 6, Township 20 South, Range 30 East, as requested by the applicant Lonnie N. Groot, Esquire, representative for Seminole Community College.

District 5 – McLain (Cynthia Sweet, Planner) *et*

**BACKGROUND:**

The applicant, Lonnie N. Groot, Esquire, representative for Seminole Community College is requesting to vacate and abandon that portion of the public right of way known as Banana Lake Road consisting of .107 acres located south of CR 46 A (Paola Road) at the southern end of Banana Lake Road, and northeasterly of AAA Drive (a private road) in Section 6, Township 20 S, Range 30 E as recorded in the Official Records Book 674, Page 223 of the Public Records of Seminole County, Florida. Vacation and abandonment of the subject right of way is to consolidate the parcels owned by Seminole Community College in order to develop a campus within the Heathrow International Business Center. On July 23, 2002, the BCC approved Resolution NO. 2002-R-122 for vacating that portion of Banana Lake Road located directly north of this proposed vacate.

The applicant has provided letters from the applicable utility companies and the City of Lake Mary stating no objections to the request and has provided a utility easement over the subject right of way. Staff has determined that vacation and abandonment of the subject right of way will allow the applicant to improve their

**Reviewed by:**  
**Co Atty:** KR  
**DFS:** \_\_\_\_\_  
**Other:** \_\_\_\_\_  
**DCM:** \_\_\_\_\_  
**CM:** 160  
**File No.** 04130pdd02

property boundaries to better meet Seminole County Land Development Code requirements.

**STAFF RECOMMENDATION:**

Staff recommends adoption of the resolution for vacation and abandonment of the public right of way as requested by the applicant.

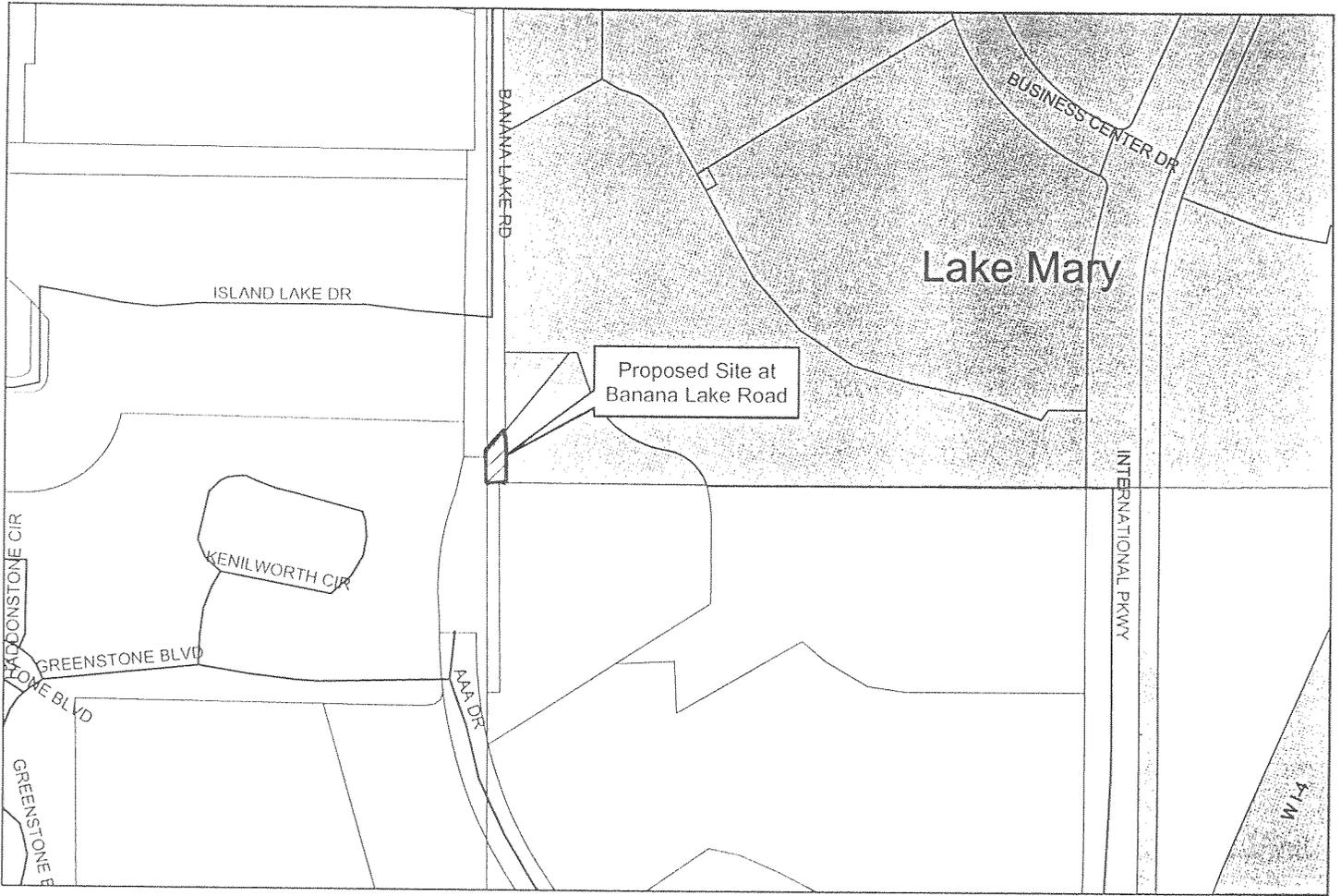
District 5 - McLain

Attachments: Location Map – Exhibit A

Resolution and Sketch of Description - Exhibit B

Utility Easement – Exhibit C

# BANANA LAKE ROAD RIGHT OF WAY VACATE FOR SCC



L:\p\temp\pigs FILES\RI\W\_BananaLakeRd004.mxd

LOCATION MAP

RESOLUTION NO.: 2004-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 26<sup>TH</sup> DAY OF OCTOBER A.D., 2004.

**RESOLUTION TO VACATE AND ABANDON A  
RIGHT-OF-WAY**

.....

Whereas, a Petition was presented on behalf of  
**SEMINOLE COMMUNITY COLLEGE  
LONNIE N. GROOT, ESQUIRE**

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating and abandoning of the following described right-of-way, to wit:

A TRACT OF LAND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS EXHIBIT "A" ATTACHED

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described right-of-way is to the best interest of the county and the public.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the above described Right-of-way be, and the same is hereby abandoned, closed and vacated, and that all right in and to the same on behalf of the County and the public be, and the same is hereby disclaimed.

PASSED AND ADOPTED this 26<sup>TH</sup> day of OCTOBER A.D., 2004.

ATTEST: BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA  
BY:

MARYANNE MORSE  
CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

DARYL G. MCLAIN  
CHAIRMAN

# EXHIBIT "A"

Sheet I  
See Sketch of Description  
Included as Attachment "A"

## DESCRIPTION

A tract of land lying in Section 6, Township 20 South, Range 30 East, Seminole County, Florida; and being more particularly described as follows:

Commence at the Southwest corner of Section 6, Township 20 South, Range 30 East and run North 00°04'17" West along the West line of the Southwest 1/4 of said Section 6 for a distance of 793.40 feet; thence departing said West line and run South 57°10'06" West, a distance of 18.71 feet to a point on the Easterly line of Reduced AAA Drive as recorded in Official Records Book 3930, Page 1918 of the Public Records of Seminole County, Florida; said point lying on a curve concave Easterly having a tangent bearing of North 13°16'54" West and a radius of 875.00 feet; thence run Northerly along the arc of said curve through a central angle of 13°16'54" for a distance of 202.83 feet; thence departing said Easterly line and run North 90° 00'00" West along the North line of said Reduced AAA Drive for a distance of 75.00 feet to a point on a curve concave Easterly having a radius of 950.00 feet and a tangent bearing of North 00° 00' 00" East; thence departing said North line of the Reduced AAA Drive and run Northerly through a central angle of 28°16'18" for a distance of 468.76 feet to a point on the Westerly right of way line of Banana Lake Road as per the Right of Way Deed as recorded in Official Records Book 674, Page 223 of the Public Records of Seminole County, Florida and being the **POINT OF BEGINNING**; thence run South 00°04'17" East along said right of way line for a distance of 111.99 feet to a point on the South line of the North 1/2 of the Southwest 1/4 of said Section 6; thence run South 89°57'02" East, along said South line and the South line of Banana Lake Road for a distance of 33.00 feet; thence departing said South line and run North 00°04'17" West along the East line of the aforesaid Right of Way Deed for a distance of 168.49 feet to a point on a curve concave Southeasterly having a radius of 950.00 feet and a tangent bearing of South 32°12'55" West; thence run Southwesterly along the arc of said curve through a central angle of 03°56'37" for a distance of 65.39 feet to the **POINT OF BEGINNING**.

Contains: 0.107 Acres, more or less.

T03-E37LG

Prepared by:

Tinklepaugh Surveying Services, Inc.  
379 West Michigan Street  
Suite 208  
Orlando, Florida 32806  
(407) 422-0957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 61G17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

  
ARTHUR W. TUCKER P.L.S # 4381  
Date: 1-30-04

**ATTACHMENT 'A'**

**SKETCH OF DESCRIPTION  
-- NOT A SURVEY --**

R=950.00' L=65.39'  
Delta=03°56'37"  
Ch.Brg.=S 30°14'36" W  
Ch.=65.37'

**RETENTION POND 9B**  
(O.R.B. 3982, PG. 0800)

**POINT OF BEGINNING**

WESTERLY RIGHT OF WAY LINE  
OF BANANA LAKE ROAD PER  
RIGHT OF WAY DEED (O.R.B. 674, PG. 223)

BANANA LAKE ROAD  
RIGHT OF WAY DEED (O.R.B. 674, PG. 223)

TANGENT BEARING  
AT THIS POINT =  
S 32°12'55" W

EAST LINE OF THE  
RIGHT OF WAY DEED  
DRB 674, PG 223

S 00°04'17" E  
111.99'

N 00°04'17" W  
168.49'

SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4  
OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST

**CITY OF LAKE MARY JURISDICTION**  
**SEMINOLE COUNTY JURISDICTION**

S 89°57'02" E  
33.00'

CITY LIMITS LINE  
(O.R.B. 1069, PG. 775)

R=950.00'  
CH. BRG. = S 14°08'09" W  
Del (a) = 28°16'18"  
L = 468.76'  
Ch = 464.02'

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 6,  
TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SCALE: 1" = 100'

TANGENT BEARING  
AT THIS POINT =  
N 00°00'00" E

N 90°00'00" W  
75.00'

Ch. Br. g. = S 06°38'27" E Ch. = 202.38'  
L=202.83' Del (a) = 3°16'54"  
R=875.00'  
"REDUCED AAA DRIVE"  
(O.R.B. 3930, PG. 1918)  
(O.R.B. 4404, PG. 1293)

TANGENT BEARING AT THIS  
POINT = N 13°16'54" W

S 57°10'06" E  
18.71'

AAA  
DRIVE

**POINT OF  
COMMENCEMENT**

SOUTHWEST CORNER OF  
SECTION 6, TOWNSHIP 20 SOUTH,  
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

**Tinklepaugh**  
SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Tele. No. (407) 422-0957 Fax No. (407) 422-6915  
LICENSED BUSINESS No. 3778

**RETENTION POND 9B**  
(O.R.B. 3982, PG. 0800)

PREPARED BY AND AFTER RECORDING  
TO BE RETURNED TO:

Miranda F. Fitzgerald, Esquire  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
215 North Eola Drive  
Post Office Box 2809  
Orlando, FL 32802-2809  
(407) 843-4600

Project:  
Instrument: Utility Easement

FOR RECORDING DEPARTMENT USE ONLY

### UTILITY EASEMENT

**THIS UTILITY EASEMENT** (hereinafter "Easement") made and executed this 28<sup>th</sup> day of September, 2004, by and between the **DISTRICT BOARD OF TRUSTEES OF SEMINOLE COMMUNITY COLLEGE**, a political subdivision of the State of Florida, (hereinafter "SCC"), whose mailing address for purposes of this Easement is Attention: Vice President of Administration and Business Services, 100 Weldon Boulevard, Sanford, Florida 32773-6199 to, in favor and for the benefit of **SEMINOLE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, (hereinafter "**Seminole County**") whose mailing address for purposes of this instrument is Attention: Utilities Department, 101 East First Street, Sanford, Florida 32771;

### WITNESSETH:

**WHEREAS**, SCC is the fee owner of certain real property located within the Heathrow International Business Center (hereinafter the "HIBC") in Seminole County, Florida, which real property of SCC is legally and more particularly described on Exhibit A attached to this Easement and by this reference made a part hereof (hereinafter the "SCC Property"); and

**WHEREAS**, the SCC Property is located adjacent to and shares certain common boundaries with a county public road right-of-way known as Banana Lake Road (hereinafter, "Banana Lake Road"), which right-of-way was granted and created by and pursuant to that certain Right-of-Way Deed executed by Orange Blossom Fruit Co., Inc. to and in favor of Seminole County, Florida dated June 28, 1968 and recorded on July 25, 1968 in Official Records Book 674 Pages 223 et seq. of the Public Records of Seminole County, Florida; and

**WHEREAS**, that portion of the right-of-way for Banana Lake Road adjacent to and sharing common boundaries with the SCC Property has never been, and is not planned to be, improved, opened or used as a public road or highway; and

**WHEREAS**, by virtue thereof, SCC has filed with Seminole County a Petition to Vacate and Abandon that portion of the right-of-way for Banana Lake Road adjacent to and sharing a common boundaries with the SCC Property which is legally and more particularly described on

Exhibit B attached to this Easement and by this reference made a part hereof (hereinafter, the "Vacated Right-of-Way Parcel"); and

**WHEREAS**, in furtherance of said Petition, and upon investigation, it has been determined by Seminole County that Seminole County has, or may have, located within the boundaries of the Vacated Right-of-Way Parcel certain underground utility lines and mains for which it needs and requires a utility easement as a condition precedent to the vacation and abandonment of Banana Lake Road; and

**WHEREAS**, at the request of Seminole County and in satisfaction of said condition precedent, SCC has agreed to grant and convey to Seminole County a non-exclusive utility easement over the Vacated Right-of-way Parcel to support the location of existing and future utilities therein; and

**WHEREAS**, in reliance upon such agreement of SCC, pursuant to said Petition and by virtue of that certain Resolution No. \_\_\_\_\_ dated \_\_\_\_\_, 2004 and recorded on \_\_\_\_\_, 2004 in Official Records Book \_\_\_\_\_ at Pages \_\_\_\_\_ *et seq.* of the Public Records of Seminole County, Florida, Seminole County has formally vacated and abandoned and relinquished and any all right, title and interest of Seminole County in and to that portion of the right-of-way for Banana Lake Road comprising the Vacated Right-of-Way Parcel; and

**WHEREAS**, in furtherance of its agreement to do so, SCC does now and hereby fulfill its prior agreement to convey to Seminole County the non-exclusive utility easement requested and required by Seminole County;

**NOW, THEREFORE**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SCC hereby grants and conveys to Seminole County a perpetual, non-exclusive easement for utility services upon, over, under, through and across the entirety of the Vacated Right-of-Way Parcel. The Utility Easement granted and conveyed herein shall include the right on the part of Seminole County, at its sole cost and expense, to maintain, repair and replace from time to time such utility lines, facilities and improvements as are currently located therein and to hereafter construct and install within the Vacated Right-of-Way Parcel in the future, such utility services, including, without limitation, potable water, reclaimed water, sanitary sewer, electric power, natural gas, cable television, telephone and telecommunication services as Seminole County may deem necessary and/or desirable from time to time; provided and on the condition, however, that Seminole County shall be solely responsible for the repair and/or replacement of any and all private roadway and/or improvements as may from time to time be constructed and installed within the Vacated Right-of-Way Parcel by SCC and/or the holder or holders of any other easements encumbering the Vacated Right-of-Way Parcel from time to time, including, without limitation, that certain Easement Agreement heretofore executed by the District Board of Trustees of Seminole Community College, as Grantor, including those easements provided in that certain Easement Agreement between SCC, Colonial Realty Limited Partnership and Fred Edwards and Carmen Edwards, his wife, dated December 15, 2003 and recorded on December 31, 2003 in Official Records Book 5152 at Pages 1550 *et seq.* of the Public Records of Seminole County, Florida as the same shall or may hereafter be amended or supplemented from time to time.

IN WITNESS WHEREOF, SCC has caused these presents to be executed by its undersigned officer(s) thereunto duly authorized in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

DISTRICT BOARD OF TRUSTEES OF SEMINOLE COMMUNITY COLLEGE, a political subdivision of the State of Florida

Vanessa Wyss  
Signature of Witness

By: E. Ann McGee  
Name: E. Ann McGee  
Its: President

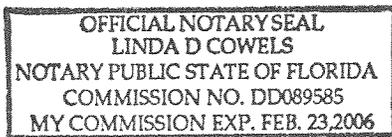
Vanessa Wyss  
Name of Witness

Christopher Colbert  
Signature of Witness

CHRISTOPHER COLBERT  
Name of Witness

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2004, by E. Ann McGee, as Secretary of the District Board of Trustees of Seminole Community College, a political subdivision of the State of Florida, on behalf of said political subdivision. He/She is personally known to me or has produced \_\_\_\_\_ as identification.



(Notarial Seal)

Linda D. Cowels  
Signature of Notary Public  
Linda D. Cowels  
Printed Name of Notary Public  
Notary Public, State of Florida  
Commission No.: DD089585  
My Commission Expires: 2-23-06

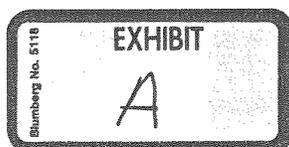
## EXHIBIT "A"

### Legal Description

(Page 1 of 1)

A tract of land lying in Section 6, Township 20 South, Range 30 East and Section 1, Township 20 South, Range 29 East, Seminole County, Florida; and being more particularly described as follows:

Commence at the Southwest corner of Section 6, Township 20 South, Range 30 East and run North 00°04'17" West along the West line of the Southwest 1/4 of said Section 6 for a distance of 793.40 feet to the POINT OF BEGINNING; thence departing said West line and run South 57°10'06" West, a distance of 18.71 feet to a point on the Easterly line of Reduced AAA Drive as recorded in O.R.B. 3930, PG. 1918 of the Public Records of Seminole County, Florida; said point lying on a curve concave Easterly having a tangent bearing of North 13°16'54" West and a radius of 875.00 feet; thence run Northerly along the arc of said curve through a central angle of 13°16'54" for a distance of 202.83 feet; thence departing said Easterly line and run North 90° 00'00" West along the North line of said Reduced AAA Drive for a distance of 75.00 feet to a point on a curve concave Easterly having a radius of 950.00 feet and a tangent bearing of North 00° 00' 00" East; thence departing said North line of the Reduced AAA Drive and run Northerly through a central angle of 28°16'18" for a distance of 468.76 feet to a point on the Westerly right of way line of Banana Lake Road as per the Right of Way Deed as recorded in Official Records Book 674, Page 223 of the Public Records of Seminole County, Florida; thence run South 00°04'17" East along said right of way line for a distance of 111.99 feet to a point on the South line of the North 1/2 of the Southwest 1/4 of said Section 6; thence run South 89°57'02" East, along said South line and the South line of Banana Lake Road for a distance of 33.00 feet; thence departing said South line and run North 00°04'17" West along the East line of the aforesaid Right of Way Deed for a distance of 168.49 feet to a point on a curve concave Southeasterly having a radius of 950.00 feet and a tangent bearing of North 32°12'55" East; thence run Northeasterly along the arc of said curve through a central angle of 12°00'10" for a distance of 199.01 feet to a point on the Westerly line of RETENTION POND 9B as per the Special Warranty Deed as recorded in Official Records Book 3982, Page 0800 of the Public Records of Seminole County, Florida; thence run Southerly along said Westerly line for the following courses: South 19°06'23" East, a distance of 122.03 feet to a Point of Curvature of a curve concave Northeasterly having a radius of 203.07 feet; thence run Southeasterly along the arc of said curve through a central angle of 62°33'26" for a distance of 221.72 feet to a Point of Reverse Curvature of a curve concave Southwesterly and having a radius of 102.28 feet; thence run Southeasterly along the arc of said curve through a central angle of 68°11'44" for a distance of 121.74 feet to a Point of Compound Curvature of a curve concave Westerly and having a radius of 308.83 feet; thence run Southerly along the arc of said curve through a central angle of 13°21'00" for a distance of 71.96 feet to the Point of Tangency; thence South 00°07'04" East, a distance of 164.05 feet; thence South 57°10'06" West, a distance of 231.38 feet to a point on the Northwesterly line of that parcel as described in Official Records Book 3624, Page 1434 of the Public Records of Seminole County, Florida; thence continue South 57°10'06" West along said Northwesterly line for a distance of 305.20 feet to the POINT OF BEGINNING.



DEC-11-2003 THU 11:22 AM

FAX NO.

P. 02/03

**SHEET 1 OF 2**

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

**LEGEND**

- COR. - CORNER
- DELTA - CENTRAL ANGLE
- SEC. - SECTION
- OR - OFFICIAL RECORDS
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- POC - POINT ON CURVE
- T.B. - TANGENT BEARING
- PLS. - PROFESSIONAL LAND SURVEYOR
- ◆ - CHANGE IN DIRECTION

**NOTE:**

THIS SKETCH AND LEGAL WAS PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION. DO NOT USE FOR REAL ESTATE TRANSACTIONS.

DELTA = 075°38'  
 RADIUS = 92.00'  
 ARC = 65.38'  
 T.B. = N28°16'18"E

EASTERLY R/W LINE,  
 BANANA LAKE ROAD  
 OR 674 PG. 223

WESTERLY R/W LINE,  
 BANANA LAKE ROAD  
 OR 674 PG. 223

SOUTH LINE NORTH 1/2,  
 SW 1/4, SEC. 6-20-30 &  
 SOUTH LINE,  
 BANANA LAKE RD.

POINT OF BEGINNING

33.00'  
 N69°57'02"W

WEST LINE,  
 SW 1/4, SEC. 6-20-30  
 N00°04'17"W  
 132.28'

SOUTHLINE 168.50'

DEC 09 2003

BEARING STRUCTURE BASED ON THE  
 WEST LINE OF THE SW 1/4,  
 SEC. 6-20-30, AS N00°04'17"W ASSUMED.

POINT OF  
 COMMENCEMENT  
 SW COR. SEC. 6-20-30



**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

I HEREBY CERTIFY THAT THIS SKETCH OF  
 DESCRIPTION IS IN ACCORDANCE WITH THE  
 MINIMUM TECHNICAL STANDARDS AS REQUIRED  
 BY CHAPTER 6100-6 F.A.C.

*Sandra Y. Bailey*

SANDRA Y. BAILEY PLS.  
 LICENSE NUMBER... 4872

REF. VALUE WITHOUT THE SIGNATURE AND THE ORIGINAL  
 RAISED SEAL OF A PURVISOR-DECEASED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER  
 SINGLETON**  
 & ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE  
 ORLANDO, FLORIDA 32801  
 (407) 843-5120

SEMINOLE COUNTY FLORIDA

SKETCH OF  
 BANANA LAKE ROAD  
 EASEMENT GAP

12/9/03

H183SK2.D01

PT

SK2.DOC

EXHIBIT  
 B

J:\MIS\PLATTING\H183SK2.D01  
 sandy.bailey  
 12/9/2003 11:34:51  
 160401001\pentables\FULL\_SIZE.TBL

DEC-11-2003 THU 11:22 AM

FAX NO.

P. 03/03

SHEET 2 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST, RUN N00°04'17"W, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1322.26 FEET FOR A POINT OF BEGINNING; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANANA LAKE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 674, PAGE 223, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N00°04'17"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 111.99 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 03°56'38" AND A RADIUS OF 950.00 FEET; THENCE DEPARTING SAID WESTERLY LINE, AND FROM A TANGENT BEARING OF N28°16'19"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BANANA LAKE ROAD; THENCE DEPARTING SAID CURVE, RUN S00°04'17"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 166.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 AND SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID BANANA LAKE ROAD; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN N89°57'02"W, ALONG THE AFOREMENTIONED SOUTH LINES, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.107 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

DEC 09 2003



520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
(407) 843-5120

SEMINOLE COUNTY FLORIDA

SKETCH OF  
BANANA LAKE ROAD  
EASEMENT GAP

12/9/03

H1B35X2.001

PT

SK2.DOC

\\02000\m\pantables\FULL\_SIZE.TBL  
andy bailey  
J:\163\PLATTING\H1B35X2.001  
12/9/2003 13:34:57