

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Slavia Drainage District/ Church Street Ditch- Permanent Drainage Easements

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

**AUTHORIZED BY:** *W. Gary Johnson*      **CONTACT:** *Mark E. Flomerfelt*      **EXT.** 5709  
W. Gary Johnson, P.E.      Mark E. Flomerfelt, P.E.

<b>Agenda Date</b> <u>10/28/03</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/> <b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>
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**MOTION/RECOMMENDATION:**

Approve acceptance of the Permanent Drainage Easement Agreement from:

- Michael A. Tesinsky and John P. Tesinsky, 2385 West State Road 426, Oviedo, Florida 32765
- FPL Fibernet, LLC, 9250 West Flagler Street, Miami, Florida, 33174
- Dale S. Perry and Cathy Perry, 2320 Church Street, Oviedo, Florida 32765

**BACKGROUND:**

The enclosed agreements reflect Drainage Easements donated to the County by:

- Michael A. Tesinsky and John P. Tesinsky, over a portion of property located at 2385 West State Road 426, Oviedo, Florida 32765, (Parcel Tax I.D. #20-21-31-5CB-0000-008B);
- FPL Fibernet, LLC, over a portion of land in Oviedo, Florida (Parcel Tax I.D. #20-21-31-5CB-0000-009B); and,
- Dale S. Perry and Cathy Perry, over a portion of property located at 2320 Church Street, Oviedo, Florida 32765, (Parcel Tax I.D. #20-21-31-5CB-0000-010C)

for dedicated legal access and maintenance of a drainage system. No County funds will be used for acquiring these easements.

District 1 - Commissioner Maloy

Attachments: Permanent Drainage Easements

Reviewed by: <u><i>SJR</i></u>
Co Atty: _____
DFS: _____
Other: _____
DCM: <u><i>[Signature]</i></u>
CM: <u><i>[Signature]</i></u>
File No. <u>CPWS01</u>

PREPARED BY AND RETURN TO:  
Michael F. Garcia, P.S.M., Principal Coordinator  
Seminole County Government  
Public Works Department/Stormwater Division  
520 West Lake Mary Blvd., Suite 200  
Sanford, FL 32773

## PERMANENT DRAINAGE EASEMENT

Parcel Tax I.D. #20-21-31-5CB-0000-008B

**THIS PERMANENT DRAINAGE EASEMENT** signed and given on 18<sup>TH</sup> day of SEPTEMBER, 2003, by the GRANTOR, who is: Michael A. Tesinsky and John P. Tesinsky, as joint tenants with rights of survivorship, and the Grantor's address is: 2385 West State Road 426, Oviedo, Florida 32765, to the Grantee, who is: 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 the GRANTEE.

THE GRANTOR, in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration, which the Grantor has received, grants, sells and conveys to the Grantee and its assigns, a perpetual and exclusive easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, and percolation or any combination thereof, together with any and all appurtenant drainage and renew, a stormwater management system over, under, upon, and through the following described Lands situated in Seminole County, State of Florida, to wit:

**AS DESCRIBED IN THE ATTACHED EXHIBIT "A".**

**TO HAVE AND TO HOLD**, said exclusive easement and right-of-way unto said Grantee and its assigns forever.

**THE GRANTEE** herein and its assigns shall have the right to access to and to clear, keep clear and remove from said easement right-of-way all trees, undergrowth, and other obstructions, including structures that may interfere with the location, excavation, construction, operation and/or maintenance of the drainage facilities installed thereon by the Grantee and its assigns. The Grantor, and its successors and assigns, covenant not to build, construct or create, or permit others to build, construct or create any buildings or other structures on said easement and right-of-way that may interfere in any way with the location, construction, excavation, operation and/or maintenance of the drainage, retention, or detention structures, or any structures or appurtenant facilities installed thereon.

**THE GRANTEE** agrees to reconstruct and maintain, sidewalks and driveways that are located within the easement area, that are disturbed by the construction of the new drainage facilities so as to provide for the drainage structures installed thereon. The Grantor shall be permitted to install sod, irrigation pipes/sprinklers, lighting wire/fixtures and other landscaping provided that it does not interfere with the use, operation, and maintenance of the drainage structures/facilities described herein. Notwithstanding the issuance of any permit to construct a fence, or other structure, the Grantor recognizes and consents to the right of the Grantee or its assigns, if applicable, to remove the fence or other structure from the easement area without compensation

or reimbursement to the Grantor if the fence or other structure is deemed to impeded the purpose or utility of the easement.

**The Grantor contracts with the Grantee that:** the Grantor lawfully owns the Land in fee simple; the Grantor has good, right, and lawful authority to sell and convey the easement and right-of-way; the Grantor fully warrants the title to the Land and will defend the Land against the lawful claims of all persons; the Land is free and clear of all liens and encumbrances, except restrictions, and easements of record, if any, and further agrees to provide further assurances as to title to the property.

**The Grantor has signed and sealed this Easement** on the date written above in the presence of the witnesses signing below:

**WITNESSES:**

*Donald E. McKenna*  
Print Name: Donald E. McKenna  
*Neil Garlock*  
Print Name: NEIL GARLOCK

*Donald E. McKenna*  
Print Name: Donald E. McKenna  
*Neil Garlock*  
Print Name: NEIL GARLOCK

**GRANTOR:**

*Michael A. Tesinsky*  
Print Name: Michael A. Tesinsky

*John P. Tesinsky*  
Print Name: John P. Tesinsky

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 18TH day of SEPTEMBER, 2003, by MICHAEL A. TESINSKY AND JOHN P. TESINSKY, who is ( ) personally known to me or ( X ) who has produced FLORIDA DRIVERS LICENSE as identification and who did take an oath.



*Michael F. Garcia*  
Notary Signature  
Print Name: MICHAEL F. GARCIA

Commission # CC921370  
My Commission Expires: MARCH 23, 2004

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

**ATTEST:**

\_\_\_\_\_  
MARYANNE MORSE

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

By: \_\_\_\_\_  
Daryl G. McLain, Chairman

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

As authorized for execution by the Board of  
County Commissioners at their  
\_\_\_\_\_, 200\_\_, regular  
meeting

For the use and reliance of Seminole County  
only. Approved as to form and legal sufficiency.

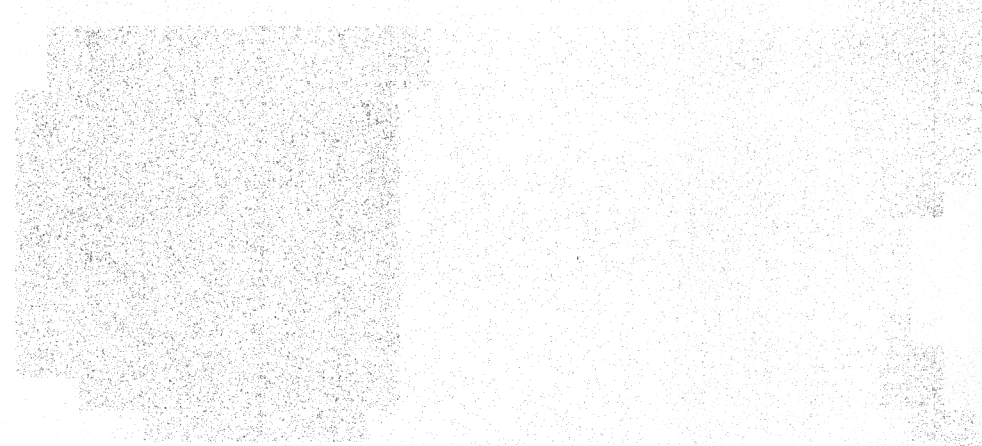
\_\_\_\_\_  
Assistant County Attorney

**DESCRIPTION:**

A portion of Lot 8, Slavia Farms, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Lot 9, Slavia Farms as recorded in Plat Book 6, Page 97, of the Public Records of Seminole County, Florida, thence along the Easterly line of said Lot 9 N08°16'44"W, 787.57 feet to the Southwest corner of the aforesaid Lot 8, said corner also being the POINT OF BEGINNING; thence along the Westerly line of Lot 8 the following two (2) courses, N08°16'44"W, 44.29 feet; thence N26°12'01"W, 125.07 feet to a point on the Northwesterly line of said Lot 8; thence along said Northwesterly line N23°21'02"E, 25.28 feet to a point on a line parallel with the aforesaid Westerly line of Lot 8; thence along said parallel line, S26°12'01"E, 142.83 feet; thence departing said parallel line S08°20'22"E, 51.73 feet to a point on the Southerly line of said Lot 8; thence along said Southerly line N89°44'47"W, 18.98 feet to the Point of Beginning.

Containing 3,477 square feet, more or less.




**NOTE:**

Bearings shown hereon are based on the Easterly line of Lot 9, Slavia Farms, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, being N 08°16'44" W, assumed.

**Exhibit A**

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

47409019

<p><b>Sketch &amp; Description</b></p>	<p>Date: <b>January 3, 2003 DC</b></p>		
<p>FOR <b>Seminole County</b></p>	<p>Job No.: <b>47409</b></p>	<p>Scale: <b>Not to Scale</b></p>	<p>SOUTHEASTERN SURVEYING &amp; 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 <b>THIS IS NOT A SURVEY.</b></p>		

' PREPARED BY AND RETURN TO:  
Michael F. Garcia, P.S.M., Principal Coordinator  
Seminole County Government  
Public Works Department/Stormwater Division  
520 West Lake Mary Blvd., Suite 200  
Sanford, FL 32773

## PERMANENT DRAINAGE EASEMENT

Parcel Tax I.D. #20-21-31-5CB-0000-009B

**THIS PERMANENT DRAINAGE EASEMENT** signed and given on 20<sup>th</sup> day of MARCH, 2003, by the GRANTOR, who is: FPL Fibernet, LLC, and the Grantor's address is: 9250 West Flagler Street, Miami, Florida 33174, to the Grantee, who is: 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 the GRANTEE.

THE GRANTOR, in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration, which the Grantor has received, grants, sells and conveys to the Grantee and its assigns, a perpetual and exclusive easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, and percolation or any combination thereof, together with any and all appurtenant drainage and renew, a stormwater management system over, under, upon, and through the following described Lands situated in Seminole County, State of Florida, to wit:

**AS DESCRIBED IN THE ATTACHED EXHIBIT "A".**

**TO HAVE AND TO HOLD**, said exclusive easement and right-of-way unto said Grantee and its assigns forever.

**THE GRANTEE** herein and its assigns shall have the right to access to and to clear, keep clear and remove from said easement right-of-way all trees, undergrowth, and other obstructions, including structures that may interfere with the location, excavation, construction, operation and/or maintenance of the drainage facilities installed thereon by the Grantee and its assigns. The Grantor, and its successors and assigns, covenant not to build, construct or create, or permit others to build, construct or create any buildings or other structures on said easement and right-of-way that may interfere in any way with the location, construction, excavation, operation and/or maintenance of the drainage, retention, or detention structures, or any structures or appurtenant facilities installed thereon.

**THE GRANTEE** agrees to reconstruct and maintain, sidewalks and driveways that are located within the easement area, that are disturbed by the construction of the new drainage facilities so as to provide for the drainage structures installed thereon. The Grantor shall be permitted to install sod, irrigation pipes/sprinklers, lighting wire/fixtures and other landscaping provided that it does not interfere with the use, operation, and maintenance of the drainage structures/facilities described herein. Notwithstanding the issuance of any permit to construct a fence, or other structure, the Grantor recognizes and consents to the right of the Grantee or its assigns, if applicable, to remove the fence or other structure from the easement area without compensation

or reimbursement to the Grantor if the fence or other structure is deemed to impeded the purpose or utility of the easement.

The Grantor has signed and sealed this Easement on the date written above in the presence of the witnesses signing below:

WITNESSES:

GRANTOR:

Josefina Oteiza  
Print Name: Josefina Oteiza

S.L. Stamm  
Print Name: S.L. STAMM  
Title: CONTROLLER

Dixie Gonzalez  
Print Name: Dixie Gonzalez

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of MARCH, 2003, by SOLOMON L STAMM, who is () personally known to me or ( ) who has produced \_\_\_\_\_ as identification and who did take an oath.

Nancy C. Lord  
Notary Signature

Print Name:

Commission #

My Commission Expires:



Nancy C. Lord  
Commission #DD147069  
Expires: Sep 03, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

**DESCRIPTION:**

That part of Lot 9, Slavia Farms, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, lying North of a 110' Florida Power & Light Right of Way Agreement per Official Records Book 134, Pages 42 and 43, in the Public Records of Seminole County, Florida being more particularly described as follows:

Commencing at the Southeast corner of said Lot 9, thence along the easterly line of said Lot 9 N08°16'44"W, 787.57 feet to a point on the Northerly line of the aforesaid 110' Florida Power & Light Right of Way and the Southwest corner of Lot 8, Slavia Farms, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, said corner also being the POINT OF BEGINNING; thence along said Northerly line N89°44'47"W, 25.46 feet; thence departing said Northerly line N07°12'20"W, 43.67 feet; thence N28°46'48"W, 92.20 feet to the Westerly line of said Lot 9; thence along said Westerly line N23°21'02"E, 10.14 feet; thence departing said Westerly line S66°38'58"E, 19.62 feet; thence N23°21'02"E, 7.77 feet to the Easterly line of said Lot 9; thence along said Easterly line the following two (2) courses, S26°12'01"E, 99.29 feet; thence S08°16'44"E, 44.29 feet to the Point of Beginning.


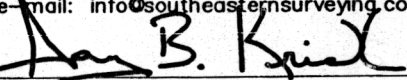
Containing 3,423 square feet, more or less.

**NOTE:**

Bearings shown hereon are based on the Easterly line of Lot 9, Slavia Farms, Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, being N 08°16'44" W, assumed.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

47409021

<b>Sketch &amp; Description</b>  FOR Seminole County	Date: <b>January 3, 2003 DC</b>		 SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com  GARY B. CRICK REGISTERED LAND SURVEYOR NO. 4245
	Job No.: <b>47409</b>	Scale: <b>Not to Scale</b>	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
<b>Exhibit A</b>			

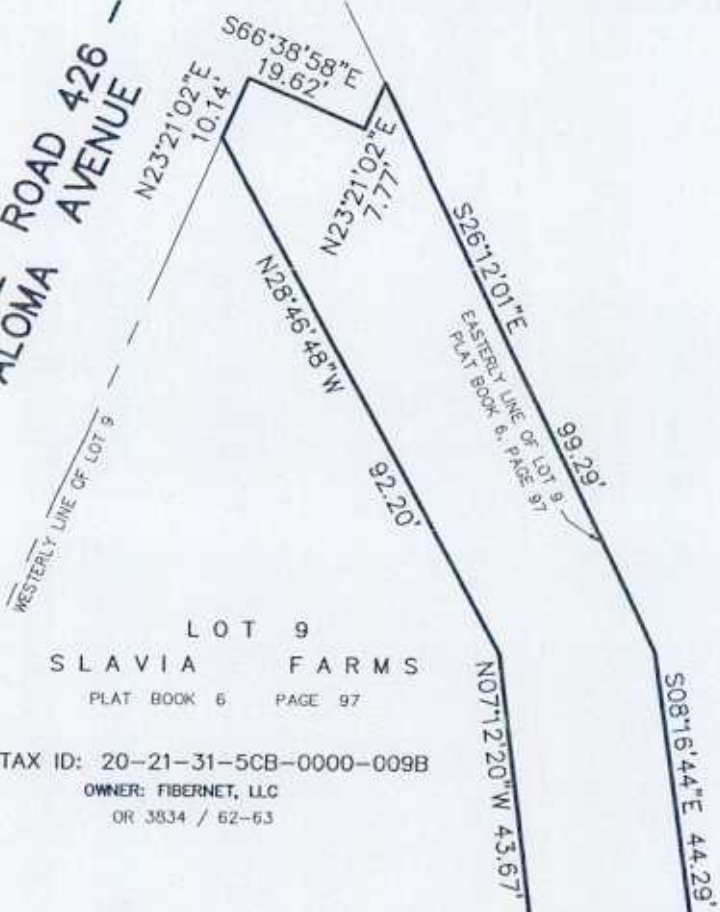


# SKETCH OF DESCRIPTION



NOT TO SCALE

STATE ROAD 426  
ALOMA AVENUE



TAX ID: 20-21-31-5CB-0000-008B  
OWNER: MICHAEL A. TESINSKI AND JOHN P. TESINSKI  
AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP  
OR 1046 / 679

LOT 9  
SLAVIA FARMS  
PLAT BOOK 6 PAGE 97  
TAX ID: 20-21-31-5CB-0000-009B  
OWNER: FIBERNET, LLC  
OR 3834 / 62-63

LOT 8  
SLAVIA FARMS  
PLAT BOOK 6 PAGE 97

NORTHERLY LINE OF A  
110' FLORIDA POWER & LIGHT  
RIGHT OF WAY AGREEMENT  
PER OFFICIAL RECORDS BOOK 134, PAGE 42 AND 43

POINT OF BEGINNING  
SOUTHWEST CORNER OF LOT 8, SLAVIA  
FARMS, PLAT BOOK 6, PAGE 97

N89°44'47"W  
25.46'  
EASTERLY LINE  
OF LOT 9  
N08°16'44"W

LOT 9  
SLAVIA FARMS  
PLAT BOOK 6, PAGE 97

LOT 10  
SLAVIA FARMS  
PLAT BOOK 6, PAGE 97

TAX ID: 20-21-31-5CB-0000-0090  
OWNER: STEPHEN J. RATCLIFF AND WANDA K. RATCLIFF  
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON  
OR 3296 / 1770

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF LOT 8, SLAVIA  
FARMS, PLAT BOOK 6, PAGE 97

ABBREVIATIONS:  
R/W = RIGHT OF WAY  
OR = OFFICIAL RECORDS BOOK



WENTWORTH ESTATES  
PLAT BOOK 5-1 PAGES 59 & 60

SOUTHEASTERN SURVEYING & MAPPING CORP.  
324 North Orlando Avenue  
Maitland, Florida 32751-4702  
(407)647-8898 fax(407)647-1687  
Cert No. LB-2108  
email: info@southeasternsurveying.com

Drawing No. 47409022  
Job No. 47409  
Date: January 3, 2003 DC  
Sheet 2 of 2  
See Sheet 1 for Description

PREPARED BY AND RETURN TO:  
Michael F. Garcia, P.S.M., Principal Coordinator  
Seminole County Government  
Public Works Department/Stormwater Division  
520 West Lake Mary Blvd., Suite 200  
Sanford, FL 32773

## PERMANENT DRAINAGE EASEMENT

Parcel Tax I.D. #20-21-31-5CB-0000-010C

**THIS PERMANENT DRAINAGE EASEMENT** signed and given on 19<sup>th</sup> day of FEB, 2003, by the GRANTOR, who is: Dale S. Perry and Cathy Perry, his wife, and the Grantor's address is: 2320 Church Street, Oviedo, Florida 32765, to the Grantee, who is: 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 the GRANTEE.

THE GRANTOR, in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration, which the Grantor has received, grants, sells and conveys to the Grantee and its assigns, a perpetual and exclusive easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, and percolation or any combination thereof, together with any and all appurtenant drainage and renew, a stormwater management system over, under, upon, and through the following described Lands situated in Seminole County, State of Florida, to wit:

**AS DESCRIBED IN THE ATTACHED EXHIBIT "A".**

**TO HAVE AND TO HOLD**, said exclusive easement and right-of-way unto said Grantee and its assigns forever.

**THE GRANTEE** herein and its assigns shall have the right to access to and to clear, keep clear and remove from said easement right-of-way all trees, undergrowth, and other obstructions, including structures that may interfere with the location, excavation, construction, operation and/or maintenance of the drainage facilities installed thereon by the Grantee and its assigns. The Grantor, and its successors and assigns, covenant not to build, construct or create, or permit others to build, construct or create any buildings or other structures on said easement and right-of-way that may interfere in any way with the location, construction, excavation, operation and/or maintenance of the drainage, retention, or detention structures, or any structures or appurtenant facilities installed thereon.


**THE GRANTEE** agrees to reconstruct and maintain, sidewalks and driveways that are located within the easement area, that are disturbed by the construction of the new drainage facilities so as to provide for the drainage structures installed thereon. The Grantor shall be permitted to install sod, irrigation pipes/sprinklers, lighting wire/fixtures and other landscaping provided that it does not interfere with the use, operation, and maintenance of the drainage structures/facilities described herein. Notwithstanding the issuance of any permit to construct a fence, or other structure, the Grantor recognizes and consents to the right of the Grantee or its assigns, if applicable, to remove the fence or other structure from the easement area without compensation


or reimbursement to the Grantor if the fence or other structure is deemed to impeded the purpose or utility of the easement.

**The Grantor contracts with the Grantee that:** the Grantor lawfully owns the Land in fee simple; the Grantor has good, right, and lawful authority to sell and convey the easement and right-of-way; the Grantor fully warrants the title to the Land and will defend the Land against the lawful claims of all persons; the Land is free and clear of all liens and encumbrances, except restrictions, and easements of record, if any, and further agrees to provide further assurances as to title to the property.


**The Grantor has signed and sealed this Easement** on the date written above in the presence of the witnesses signing below:

**WITNESSES:**

  
\_\_\_\_\_  
Print Name: Rod Morton  
\_\_\_\_\_  
Mary Lawless  
\_\_\_\_\_  
Print Name: MARY LAWLESS

  
\_\_\_\_\_  
Print Name: Rod Morton  
\_\_\_\_\_  
Mary Lawless  
\_\_\_\_\_  
Print Name: MARY LAWLESS

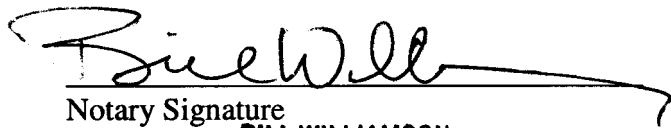
**GRANTOR:**

  
\_\_\_\_\_  
Dale S. Perry  
S.S.# \_\_\_\_\_

  
\_\_\_\_\_  
Cathy Perry  
S.S.# \_\_\_\_\_

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of FEB, 2003 by DALE S. & CATHY PERRY, who is (  ) personally known to me or (  ) who has produced \_\_\_\_\_ as identification and who did take an oath.

  
\_\_\_\_\_  
Notary Signature  
Print Name: **BILL WILLIAMSON**  
Notary Public, State of Florida  
My comm. exp. Dec. 25, 2005  
Commission of DD 075455  
My Commission Expires:

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

**ATTEST:**

\_\_\_\_\_  
MARYANNE MORSE

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

By: \_\_\_\_\_  
Daryl G. McLain, Chairman

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

As authorized for execution by the Board of  
County Commissioners at their  
\_\_\_\_\_, 200\_\_\_, regular  
meeting

For the use and reliance of Seminole County  
only. Approved as to form and legal sufficiency.

\_\_\_\_\_  
Assistant County Attorney

**DESCRIPTION:**

A portion of Lot 10, Slavia Farms, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, being more particularly described as follows:


Commencing at the Southwest corner of said Lot 10, thence along the Westerly line of said Lot 10, N08°16'44"W, 294.98 feet to the POINT OF BEGINNING; thence continuing along said Westerly line N08°16'44"W, 492.59 feet to a point on the Northerly line of said Lot 10; thence along said Northerly line S89°44'47"E, 25.28 feet to a point on a line 25.00 feet East of and parallel with the Westerly line of said Lot 10; thence along said parallel line S08°16'44"E, 492.37 feet; thence departing said parallel line S89°44'49"W, 25.25 feet to the POINT OF BEGINNING.

Containing 12,312 square feet, more or less.

**NOTE:**

Bearings shown hereon are based on the Southerly line of Lot 10, Slavia Farms, as recorded in Plat Book 6, Page 97 of the Public Records of Seminole County, Florida, being S 89°44'49" W, assumed.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

<b>Sketch &amp; Description</b>	Date: <b>January 3, 2003 DC</b>		 47409017 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 324 North Orlando Avenue Maitland, Florida 32751-4702 (407) 647-8898 CERT. NO. LB2108 e-mail: info@southeasternsurveying.com <i>Gary B. Krick</i> <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245
	Job No.: <b>47409</b>	Scale: <b>Not to Scale</b>	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
<b>FOR</b> <b>Seminole County</b>	<b>Exhibit A</b>		

# SKETCH OF DESCRIPTION



TAX ID: 20-21-31-5CB-0000-010C  
 OWNER: DALE S. PERRY and CATHY PERRY, HIS WIFE  
 OR 1828 / 1118

LOT 9  
 SLAVIA FARMS  
 PLAT BOOK 6, PAGE 97

LOT 10  
 SLAVIA FARMS  
 PLAT BOOK 6, PAGE 97

POINT OF BEGINNING

TAX ID: 20-21-31-5CB-0000-0090  
 OWNER: STEPHEN J. RATCLIFF AND WANDA K. RATCLIFF  
 AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP  
 AND NOT AS TENANTS IN COMMON  
 OR 3296 / 1770

TAX ID: 20-21-31-5CB-0000-010B  
 OWNER: RONALD I. MANCO AND MY N. MANCO, HIS WIFE  
 SOUTH 292.02' OF LOT 10  
 LESS NORTH 272.02 OF EAST 282.48  
 OR 1338/921

POINT OF COMMENCEMENT  
 SOUTHWEST CORNER OF  
 LOT 10, SLAVIA FARMS,  
 PLAT BOOK 6, PAGE 97

SOUTHERLY LINE OF LOT 10  
 SLAVIA FARMS  
 S89°44'49"W



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

ABBREVIATIONS:  
 R/W = RIGHT OF WAY  
 OR = OFFICIAL RECORDS BOOK

Drawing No. 47409018  
 Job No. 47409  
 Date: January 3, 2003 DC  
 Sheet 2 of 2  
 See Sheet 1 for Description

WENTWORTH PLAT BOOK 5 1 PAGES 59 & 60 ESTATES

S89°44'47"E  
 25.28'

NORTHERLY LINE OF A  
 LOT 10, SLAVIA FARMS

N08°16'44"W

S08°16'44"E

25.0'

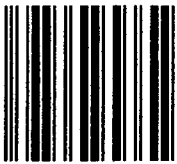
492.59'

492.37'

S89°44'49"W  
 25.25'

N08°16'44"W

WESTERLY LINE OF LOT 10  
 294.98'



**FLORIDA DEPARTMENT OF REVENUE**  
**RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY**

PHOTOCOPIES OF THIS FORM NOT ACCEPTABLE  
 DR-219 R. 07/98

(PLEASE READ INSTRUCTIONS ON THE BACK OF THIS FORM BEFORE COMPLETING)

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.

0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) →

20-21-31-5CB-0000-008B

2. Mark (x) all that apply

Multi-parcel transaction? →

Transaction is a split or cutout from another parcel? →

Property was improved with building(s) at time of sale/transfer? →

3. Grantor (Seller):

Tesinsky Michael A. and Tesinsky John P

Last First MI Corporate Name (if applicable)

2385 West State Road 426 Oviedo FL 32765

Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer):

1101 E. 1st Street Sanford FL 32771 Seminole County

Last First MI Corporate Name (if applicable)

Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer

09/18/2003

Month Day Year

Sale/Transfer Price

\$ 1.00

(Round to the nearest dollar.)

Property Located in 69 County Code (County Codes on Reverse)

6. Type of Document

Contract/Agreement for Deed  
 Other  
 Warranty Deed  
 Quit Claim Deed

7. Are any mortgages on the property? If "Yes", outstanding mortgage balance:

YES  /  NO

\$ 0.00 (Round to the nearest dollar.)

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES  /  NO

9. Was the sale/transfer financed? YES  /  NO If "Yes", please indicate type or types of financing:

Conventional  Seller Provided  Agreement or Contract for Deed  Other

10. Property Type:

Residential  Commercial  Industrial  Agricultural  Institutional/Miscellaneous  Government  Vacant  Acreage  Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.)

YES  /  NO \$ 0.00

12. Amount of Documentary Stamp Tax

\$ 0.00

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES  /  NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent

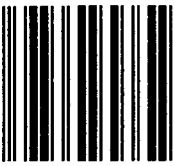
Date 10/1/03

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

(To be completed by the Clerk of the Circuit Court's Office)

Clerks Date Stamp

O. R. Book and Page Number and File Number  
 Date Recorded



FLORIDA DEPARTMENT OF REVENUE  
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY

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Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.  
0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) → 20-21-31-5CB-0000-009B

2. Mark (x) all that apply: Multi-parcel transaction?  Transaction is a split or cutout from another parcel?  Property was improved with building(s) at time of sale/transfer?

3. Grantor (Seller): FPL Fibernet, LLC  
Last First MI Corporate Name (if applicable)  
9 250 West Flagler street Miami FL 33174  
Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer): Seminole County  
Last First MI Corporate Name (if applicable)  
1101 East 1st Street Sanford FL 32771 (407) 665-5710  
Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer: 03/20/2003 \$ 1.00  
Month Day Year Sale/Transfer Price Property Located In 69 County Code (County Codes on Reverse)

6. Type of Document:  Contract/Agreement for Deed  Other  Warranty Deed  Quit Claim Deed  
7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: \$ 0.00  
(Round to the nearest dollar.)

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. YES  /  NO

9. Was the sale/transfer financed? YES  /  NO If "Yes", please indicate type or types of financing:  
Conventional  Seller Provided  Agreement or Contract for Deed  Other

10. Property Type: Residential  Commercial  Industrial  Agricultural  Institutional/Miscellaneous  Government  Vacant  Acreage  Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES  /  NO \$ 0.00

12. Amount of Documentary Stamp Tax \$

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES  /  NO

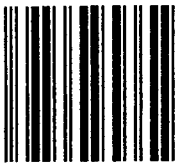
Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent \_\_\_\_\_ Date 10/1/03

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(To be completed by the Clerk of the Circuit Court's Office)	Clerks Date Stamp
O. R. Book and Page Number and File Number	
Date Recorded	





**FLORIDA DEPARTMENT OF REVENUE**  
**RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY**

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 DR-219 R. 07/98

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0	1	2	3	4	5	6	7	8	9			0	1	2	3	4	5	6	7	8	9		
---	---	---	---	---	---	---	---	---	---	--	--	---	---	---	---	---	---	---	---	---	---	--	--

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) → 20-21-31-5CB-0000-010C

2. Mark (x) all that apply  
 Multi-parcel transaction?  Transaction is a split or cutout from another parcel?  Property was improved with building(s) at time of sale/transfer?

3. Grantor (Seller): Date S. Perry and Cathy Perry  
 Last First MI Corporate Name (if applicable)  
2320 Church Street Oviedo FL 32765  
 Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer): Seminole County  
 Last First MI Corporate Name (if applicable)  
1101 East 1st Street Sanford FL 32771 (407) 665-5710  
 Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer 02/19/2003 Sale/Transfer Price \$1.00 Property Located In 69 County Code (County Codes on Reverse)  
 Month Day Year (Round to the nearest dollar.)

6. Type of Document  Contract/Agreement for Deed  Other  Warranty Deed  Quit Claim Deed  
 7. Are all mortgages on the property? If "Yes", outstanding mortgage balance: \$0.00  
 (Round to the nearest dollar.)

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. YES  /  NO

9. Was the sale/transfer financed? YES  /  NO If "Yes", please indicate type or types of financing:  
 Conventional  Seller Provided  Agreement or Contract for Deed  Other

10. Property Type: Residential  Commercial  Industrial  Agricultural  Institutional/Miscellaneous  Government  Vacant  Acreage  Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES  /  NO \$ 00.00

12. Amount of Documentary Stamp Tax \$ 00.00

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES  /  NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent [Signature] Date 1/16

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

(To be completed by the Clerk of the Circuit Court's Office)	Clerks Date Stamp
O. R. Book and Page Number and File Number <input type="text"/> Date Recorded <input type="text"/> / <input type="text"/> / <input type="text"/> <small>Month Day Year</small>	