

# SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Resolution of Necessity – Cross Seminole Trail

DEPARTMENT: PUBLIC WORKS DIVISION: ENGINEERING

AUTHORIZED BY: *W. Gary Johnson* CONTACT: *Lenor Bromberg*, P.E. EXT. 5768  
*W. Gary Johnson*, P.E., Director *Lenor Bromberg*, P.E., County Engineer

Agenda Date <u>12-20-05</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 Cross Seminole Trail Project (from Longwood Lake Mary Road to Big Tree Park, for a distance of approximately 0.35 mile). This Resolution is necessary to acquire the easements needed to complete acquisition and begin construction of this portion of the trail.

District 4 – Commissioner Henley (Jerry McCollum, P.E., County Engineer)

### BACKGROUND:

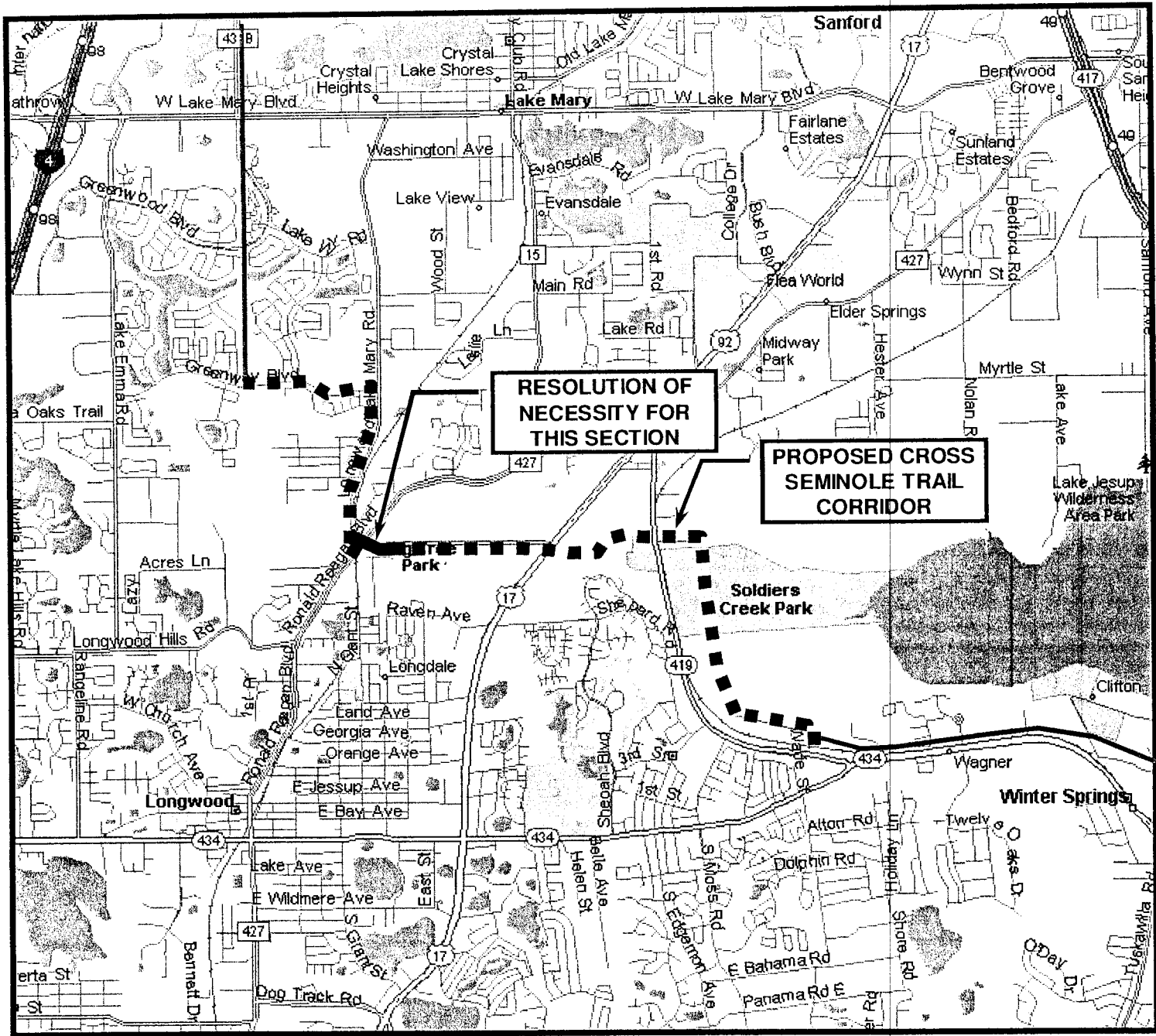
This Cross Seminole Trail Project is a 5.3 mile long multi-use recreational trail which will complete the west to east link between the Seminole Wekiva Trail and the Cross Seminole Trail. The project will tie into the existing Crossings/Rinehart Road Trail at Greenway Boulevard and continue south and east crossing County Road 427, U.S. Highway 17/92 and State Road 419 to connect into the northern terminus of the Cross Seminole Trail at Layer Elementary School. This proposed trail project will provide public access to Greenwood Lakes Middle School, Lake Mary High School, Layer Elementary School, Greenwood Lakes Park, Big Tree Park, the Spring Hammock area, Soldier's Creek Park and the Environmental Studies Center, while completing the cross county trail network. It is important to note that this portion of the Cross Seminole Trail is a part of the Florida National Scenic Trail, which traverses the State of Florida.

Reviewed by:	
Co Atty:	<i>[Signature]</i>
DFS:	
Other:	<i>[Signature]</i>
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>CPWE02</u>

This section of the project extends from Longwood Lake Mary Road to Big Tree Park. There are currently six (6) project parcels identified requiring appraisal and acquisition services prior to constructing this portion of the cross county trail network. These parcels are to be acquired as Permanent Recreational Trail Easements.

Attachments:

Cross Seminole Trail Project Location Map  
Resolution of Necessity



**CROSS SEMINOLE TRAIL  
PROJECT LOCATION MAP**



RESOLUTION NO. 2005-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 \_\_\_\_\_, 2005.**

**WHEREAS**, the Board of County Commissioners of Seminole County has actively supported the construction of a greenway and trail system in Seminole County and is committed to providing a wide array of recreational and alternative transportation uses which will allow the County's citizens and visitors to enjoy the natural beauty of Seminole County; and

**WHEREAS**, the Citizens of Seminole County overwhelmingly approved a bond referendum in 2000 to provide funding for the purchase of natural lands and the design and construction of neighborhood and arterial trails. The Cross Seminole Trail Project was specifically named in the referendum that was approved; and

**WHEREAS**, Seminole County plans to construct this portion of Cross Seminole Trail, from Longwood Lake Mary Road to Big Tree Park. The Cross Seminole Trail Project will eventually provide connectivity between Greenwood Lakes Middle School, Lake Mary High School, Layer Elementary School, Greenwood Lakes Park, Big Tree Park, the Spring Hammock area, Soldier's Creek Park, and the Environmental Studies Center and will complete the cross county trail network.

**WHEREAS**, the placement of the trail in this area is a critical transportation improvement, and the Cross Seminole Trail Project will provide viable bicycle and pedestrian transportation alternatives in accordance with the public policy of the State of Florida and the Seminole County Comprehensive Plan; and

**WHEREAS**, the Cross Seminole Trail Project will improve the health and safety of school children in the area by providing a safe area for walking, bicycle riding and skating, thus encouraging the use of non-motorized transportation; and

**WHEREAS**, Constitutional home rule powers, 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 gives the County the authority to acquire property for public purposes; and

**WHEREAS**, Seminole County has heretofore caused the area of the easements to be located and surveyed and has caused a map to be prepared based upon and incorporating the survey and location data; and

**WHEREAS**, descriptions of the properties needed for the construction of this portion of the trail have been prepared based upon the aforementioned survey and location data; 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 public funds.

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

**Section 1.** The above recitals are adopted as findings and incorporated into the text of this Resolution.

**Section 2.** It is necessary, serves a County and public purpose, and is in the best interests to the citizens of Seminole County to provide permanent and perpetual public recreational use, specifically used by the general public for walking, bicycling, in-line skating and related activities.

**Section 3.** The acquisition of the properties described in Exhibit "A" attached hereto consisting of 12 pages and identified as Exhibit "A", Number 000001-000012, be and the same is hereby ratified and confirmed and found to be necessary for said improvements as permanent trail easements. The Board of County Commissioners of Seminole County hereby finds and determines that the acquisition of the parcels are necessary and serves a County and public purpose.

**Section 4.** The estates or interests sought to be condemned by these proceedings are designated as Parcel Nos. 106, 107, 108, 109, 110 and 111, and are permanent perpetual access, utility and drainage easements for recreational trail use. The County's exclusive easements are for the primary purpose of providing permanent and perpetual public recreational use, specifically used by the general public for walking, bicycling, in-line skating and related activities. The County's use of these parcels shall include the right to construct, operate, secure, maintain, repair, and replace the trail and related drainage, utility, rest station and similar structures, together with appurtenances that are reasonably necessary to construct, operate, secure,

maintain, repair and replace the trail and related structures. The County acquires the right to enter upon, over, under and across these parcels with all such roads, structures, fills, cuts, drains, ditches, and other facilities, which may be deemed necessary for the Cross Seminole Trail. The owner's privileges in the use of these parcels include all uses and purposes not inconsistent with County uses. The owner retains all rights to include these parcels to meet applicable land development code regulations including: greenspace and landscape buffer regulations, buildable acreage calculations, and other land development code regulations.

**Section 5.** The County Engineer or his designee is hereby delegated the authority to amend the construction plans for this portion of the trail and is authorized to bind the County to construct this portion of the trail in accordance with the construction plans as amended from time to time. This authority shall encompass any change considered necessary in the discretion of the County Engineer or his designee, but shall not include changes in the typical section or alignment by the Board of County Commissioners of Seminole County.

**Section 6.** 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 "A" attached hereto to the extent of the estate or interests 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 7.** 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 "A" 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 by the Board of County Commissioners of Seminole County.

**SIGNATURE BLOCK BEGINS ON PAGE 6**



ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2005.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

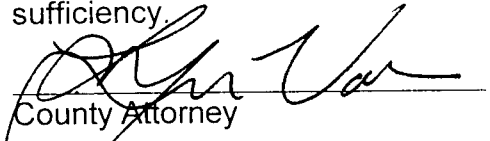
\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_, 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 \_\_\_\_\_,  
2005, regular meeting

  
\_\_\_\_\_  
County Attorney  
LMV/krc

Attachments:

Exhibit A - Legal Descriptions 000001-000012

P:\USERS\LVouis\RESOLUTIONS\CROSS SEMINOLE TRAIL PHASE III RESO.DOC

SCHEDULE "A"  
PARCEL 106

EXHIBIT A  
 000001

PURPOSE : RECREATIONAL TRAIL

Description :


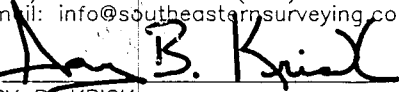
A portion of Lot 68, Plan of Spring Hammock, Plat Book 2, Pages 2-5, Public Records of Seminole County, Florida, being more particularly described as follows :

Begin at the intersection of the East line of said Lot 68 and the South right-of-way line of General Hutchison Parkway; thence S 00°23'30" E along said East line a distance of 21.53 feet; thence S 89°42'18" W a distance of 41.12 feet to the point of curvature of a curve, concave Southerly, having a central angle of 01°56'35" and a radius of 485.00 feet; thence Southwesterly along the arc of said curve a distance of 16.45 feet to a point ( chord bearing and distance between said points being S 88°44'00" W 16.45 ); thence N 00°00'00" E a distance of 7.81 feet; thence S 90°00'00" W a distance of 159.24 feet; thence N 88°16'00" W a distance of 46.69 feet; thence S 00°14'35" E a distance of 11.50 feet; thence S 89°45'20" W a distance of 13.57 feet to a point on the West line of the East 277.00 feet of said Lot 68; thence N 00°23'30" W along said West line a distance of 23.26 feet to a point on said South right-of-way line; thence N 89°45'20" E along said right-of-way line a distance of 277.00 feet to the Point of Beginning.

Containing 4,326 square feet more or less.

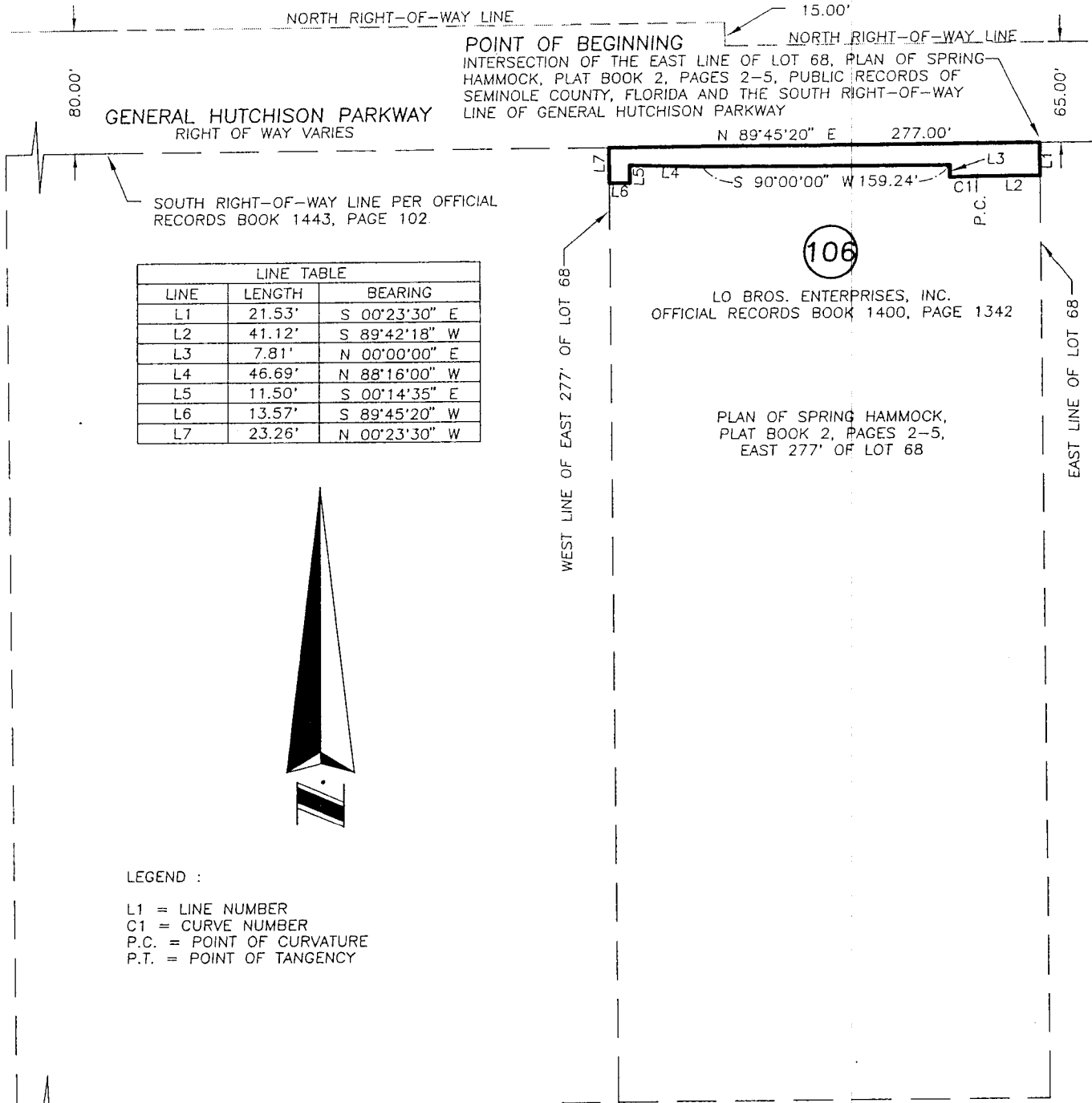
SURVEYORS NOTES:

1. Bearings as shown hereon are based on the South right-of-way line of General Hutchison Parkway, being N 89°45'20" E, assumed.
2. 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.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

DESCRIPTION  FOR  Vanasse Hangen Bristlin, Inc.	Date: 08/06/2004 KR		CERT. NO. LB2108	48869067
	Job No.: 48869	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED : 11/15/2004 REVISED : 10/25/2004			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PARCEL 106

EXHIBIT A  
000002



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.53'	S 00°23'30" E
L2	41.12'	S 89°42'18" W
L3	7.81'	N 00°00'00" E
L4	46.69'	N 88°16'00" W
L5	11.50'	S 00°14'35" E
L6	13.57'	S 89°45'20" W
L7	23.26'	N 00°23'30" W



LEGEND :

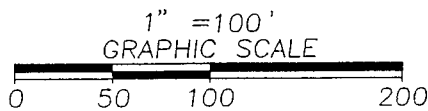
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	16.45'	485.00'	8.23'	16.45'	S 88°44'00" W	01°56'35"



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No. 48869068  
Job No. 48869  
Date: 08/05/2004  
SHEET 2 OF 2  
See Sheet 1 for Description



SCHEDULE "A"  
PARCEL 107

**EXHIBIT A**  
**000003**

PURPOSE : RECREATIONAL TRAIL

Description :


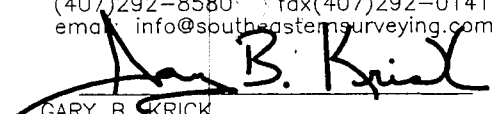
A portion of Lot 68, Plan of Spring Hammock, Plat Book 2, Pages 2-5, Public Records of Seminole County, Florida, being more particularly described as follows :

Commence at the intersection of the South right-of-way line of General Hutchison Parkway and the West line of the East 277.00 feet of said Lot 68; thence S 00°23'30" E along the West line of said East 277.00 feet of Lot 68 a distance of 23.26 feet; thence S 89°45'20" W a distance of 6.78 feet; thence N 00°14'35" W a distance of 12.31 feet; thence N 72°21'55" W a distance of 13.43 feet to a point on a non tangent curve, concave Northerly, having a central angle of 07°24'13" and a radius of 513.00 feet; thence Northwesterly along the arc of said curve a distance of 66.29 feet to a point ( chord bearing and distance between said points being N 87°21'47" W 66.24 feet ); thence N 87°15'24" W a distance of 65.77 feet; thence N 89°43'13" W a distance of 7.25 feet to a point on said South right-of-way line; thence N 89°45'20" E along said right-of-way line a distance of 158.60 feet to the Point of Beginning.

Containing 776 square feet more or less.

SURVEYORS NOTES:

1. Bearings as shown hereon are based on the South right-of-way line of General Hutchison Parkway, being N 89°45'20" E, assumed.
2. 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.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

DESCRIPTION  FOR  Vanasse, Hangen, Brustlin, Inc.	Date: 08/06/2004 KR		CERT. NO. LB2108 48869069
	Job No.: 48869	Scale: 1" = 100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED : 11/15/2004 REVISED : 10/25/2004		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION  
PARCEL 107

EXHIBIT A  
000004

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.26'	S 00°23'30" E
L2	6.78'	S 89°45'20" W
L3	12.31'	N 00°14'35" W
L4	13.43'	N 72°21'55" W
L5	65.77'	N 87°15'24" W
L6	7.25'	N 89°43'13" W

GENERAL HUTCHISON PARKWAY  
80.00' RIGHT OF WAY

POINT OF BEGINNING

SEABOARD COASTLINE RAILROAD  
50.00 RIGHT OF WAY

WEST LINE OF THE EAST 477.00' OF LOT 68, PLAN OF SPRING HAMMOCK,  
PLAT BOOK 2, PAGES 2-5, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

(107)  
FLEET FINANCIAL CENTER, INC.  
ORB 3023/1394

PLAN OF SPRING HAMMOCK,  
PLAT BOOK 2, PAGES 2-5  
LOT 68

WEST LINE OF THE EAST 277.00' OF LOT 68, PLAN OF SPRING HAMMOCK,  
PLAT BOOK 2, PAGES 2-5, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

SOUTH RIGHT-OF-WAY LINE PER  
OFFICIAL RECORDS BOOK 3023,  
PAGE 1395

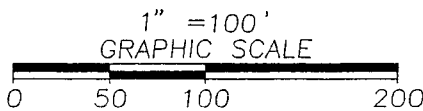


LEGEND :  
L1 = LINE NUMBER

LOT 36

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	66.29'	513.00'	33.19'	66.24'	N 87°21'47" W	07°24'13"

Drawing No. 48869070  
Job No. 48869  
Date: 08/06/2004  
SHEET 2 OF 2  
See Sheet 1 for Description



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

SCHEDULE "A"  
PARCEL 108

**EXHIBIT A**  
**000005**

PURPOSE : RECREATIONAL TRAIL

Description :


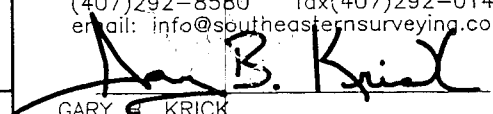
A portion of Lot 68, Plan of Spring Hammock, Plat Book 2, Page 2-5, Public Records of Seminole County, Florida, being more particularly described as follows :

Commence at the intersection of the South right-of-way line of General Hutchison Parkway and the West line of the East 477.00 feet of said Lot 68; thence S 89°45'20" W along said South right-of-way line distance of 381.91 feet to the Point of Beginning; thence continue S 89°45'20" W along said right-of-way line a distance of 22.94 feet to a point on the East right-of-way line of Timocuan Way; thence S 00°31'19" E along said East right-of-way line a distance of 8.26 feet; thence N 89°28'39" E a distance of 14.69 feet; thence N 44°48'48" E a distance of 11.60 feet to the Point of Beginning.

Containing 155 square feet more or less.

SURVEYORS NOTES:

1. bearings as shown hereon are based on the South right-of-way line of General Hutchison Parkway, being N 89°45'20" E, assumed.
2. 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.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

<b>DESCRIPTION</b>  FOR  Vanasse, Hangen Brustlin, Inc.	Date: 08/16/2004 KR		CERT. NO. LB2108	48869086
	Job No.: 48869	Scale: 1" = 100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY E. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED : 11/15/2004 REVISED : 10/25/2004			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PARCEL 108

EXHIBIT A  
 000006

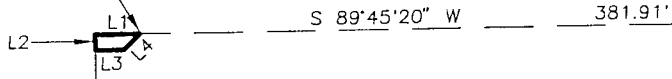
LINE TABLE		
LINE	LENGTH	BEARING
L1	22.94'	S 89°45'20" W
L2	8.26'	S 00°31'19" E
L3	14.69'	N 89°28'39" E
L4	11.60'	N 44°48'48" E

POINT OF BEGINNING

SOUTH RIGHT-OF-WAY LINE PER  
 OFFICIAL RECORDS BOOK 4626,  
 PAGE 749

POINT OF COMMENCEMENT

GENERAL HUTCHISON PARKWAY  
 80.00' RIGHT OF WAY



108

BIG TREE SELF STORAGE  
 ORB 4626/747  
 PLAN OF SPRING HAMMOCK  
 PLAT BOOK 2, PAGES 2-5  
 LOT 68

SPRING HAMMOCK INDUSTRIAL PARK  
 OFFICIAL RECORDS BOOK 631, PAGE 64

TIMOCUAN WAY  
 50.00' RIGHT OF WAY

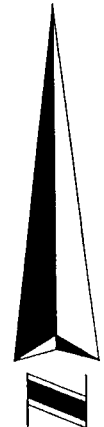
EAST RIGHT-OF-WAY LINE

WEST LINE OF THE EAST 477.00' OF LOT 68, PLAN OF SPRING HAMMOCK,  
 PLAT BOOK 2, PAGES 2-5, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

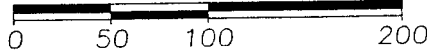
LOT 36

LEGEND :

L1 = LINE NUMBER



1" = 100'  
 GRAPHIC SCALE



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email:info@southeasternsurveying.com

Drawing No. 48869087  
 Job No. 48869  
 Date: 08/16/2004  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"  
PARCEL 109

**EXHIBIT A**  
**000007**

PURPOSE : RECREATIONAL TRAIL

Description :


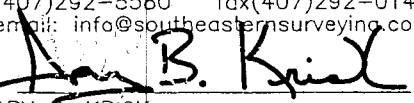
A portion of Lot 1, Spring Hammock Industrial Park, Plat Book 19, Pages 83, Public Records of Seminole County, Florida, being more particularly described as follows :

Begin at the Northeast corner of said Lot 1; thence S 00°31'19" E along the East line of said Lot 1 a distance of 24.71 feet; thence S 89°28'41" W a distance of 37.61 feet to a point on the Southerly right-of-way line of General Hutchison Parkway as shown on said plat; thence N 00°05'11" W along said right-of-way line a distance of 25.00 feet to a point on the North line of said Lot 1; thence N 89°54'49" E along said North line a distance of 37.42 feet to the Point of Beginning.

Containing 933 square feet more or less.

SURVEYORS NOTES:

1. Bearings as shown hereon are based on the North line of Lot 1, Spring Hammock Industrial Park, Plat Book 19, Page 83, Public Records of Seminole County, Florida, being N 89°54'49" E, assumed.
2. 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.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

<b>DESCRIPTION</b>  FOR  Vanasse, Hangen, Brustlin, Inc.	Date: 08/16/2004 KR		CERT. NO. LB2108 48869088
	Job No.: 48869	Scale: 1"=50'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED : 11/15/2004 REVISED : 10/25/2004		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		



SKETCH OF DESCRIPTION  
PARCEL 109

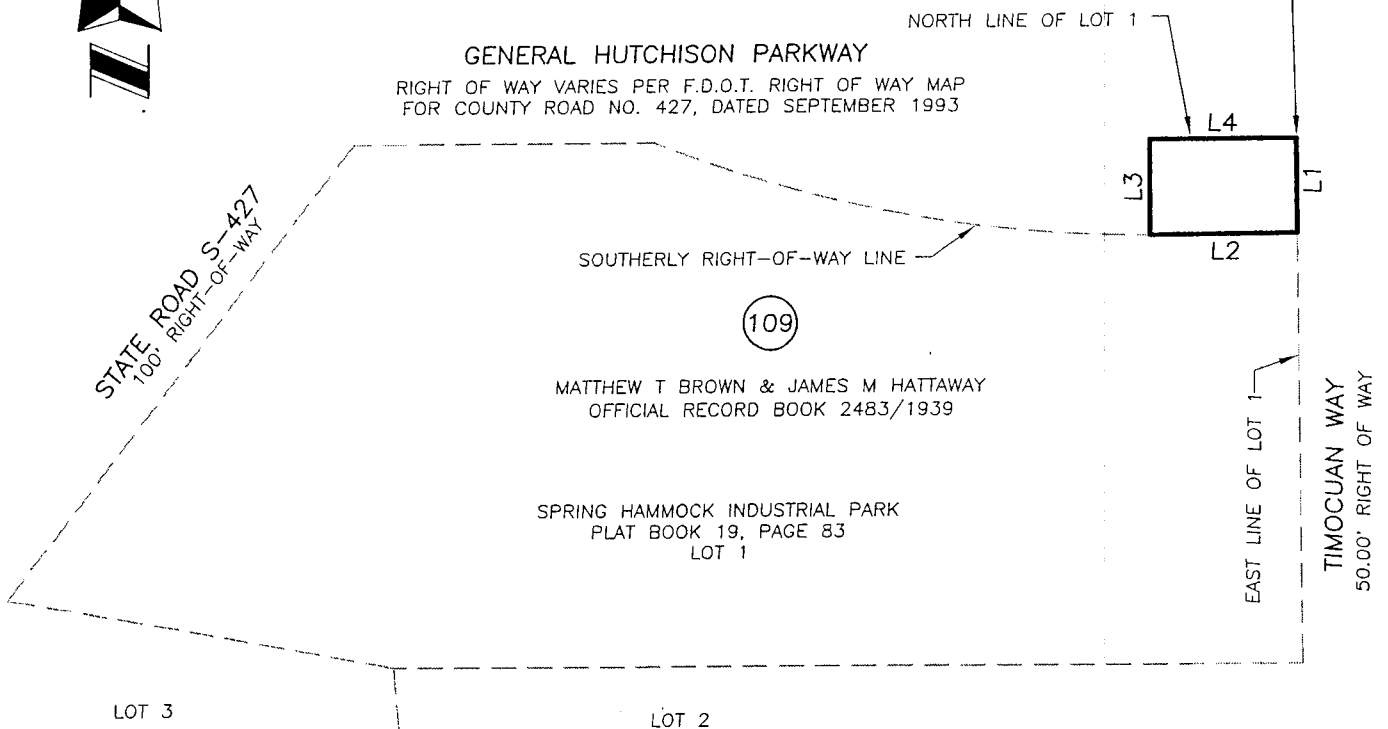
**EXHIBIT A**  
**000008**

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.71'	S 00°31'19" E
L2	37.61'	S 89°28'41" W
L3	25.00'	N 00°05'11" W
L4	37.42'	N 89°54'49" E



POINT OF BEGINNING  
 NE CORNER OF LOT 1, SPRING  
 HAMMOCK INDUSTRIAL PARK, PLAT  
 BOOK 19, PAGE 83, PUBLIC RECORDS  
 OF SEMINOLE COUNTY, FLORIDA

GENERAL HUTCHISON PARKWAY  
 RIGHT OF WAY VARIES PER F.D.O.T. RIGHT OF WAY MAP  
 FOR COUNTY ROAD NO. 427, DATED SEPTEMBER 1993



MATTHEW T BROWN & JAMES M HATTAWAY  
 OFFICIAL RECORD BOOK 2483/1939

SPRING HAMMOCK INDUSTRIAL PARK  
 PLAT BOOK 19, PAGE 83  
 LOT 1

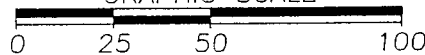
LOT 3

LOT 2

LEGEND :  
 L1 = LINE NUMBER



1" = 50'  
 GRAPHIC SCALE



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email:info@southeasternsurveying.com

Drawing No. 48869089  
 Job No. 48869  
 Date: 08/16/2004  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"  
PARCEL 110

**EXHIBIT A**  
**000009**

PURPOSE : RECREATIONAL TRAIL

**Description :**


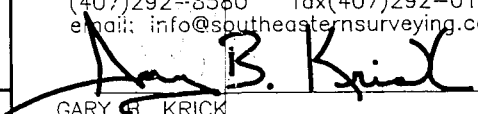
A portion of Section 29, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows :

Begin at the intersection of the East right-of-way line of the Seaboard Coastline Railroad and the Westerly right-of-way line of County Road No. 427 as shown on the Florida Department of Transportation Right-of-way Map for County Road No. 427, dated September 1993; thence N 00°32'53" W along said East right-of-way line a distance of 12.57 feet; thence N 37°10'55" E a distance of 121.34 feet; thence N 37°39'50" E a distance of 34.22 feet; thence S 52°26'09" E a distance of 7.38 feet to point on said Westerly right-of-way line; thence S 37°10'20" W along said Westerly right-of-way line a distance of 165.46 feet to the Point of Beginning.

Containing 1,228 square feet more or less.

**SURVEYORS NOTES:**

1. Bearings as shown hereon are based on the Westerly right-of-way line of County Road No. 427 per the Florida Department of Transportation Right-of-Way Map, being S 37°10'20" W, assumed.
2. 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.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

<b>DESCRIPTION</b>  FOR  Vanasse, Hangen, Brustlin, Inc.	Date: 08/17/2004 KR		CERT. NO. LB2108 48869090    SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com   GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	Job No.: 48869	Scale: 1"=50'	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED : 10/25/2004		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION  
PARCEL 110

EXHIBIT A  
 000010

SECTION 29, TOWNSHIP 20 SOUTH, RANGE 30 EAST

PARCEL 3  
 ORB 3479/870

PARCEL 2  
 ORB 3479/870

PARCEL 4  
 ORB 3479/870

110  
 LANDWORKS GROUP, INC.  
 ORB 3479/870

SEABOARD COASTLINE RAILROAD

50.00 RIGHT-OF-WAY  
 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY  
 MAP FOR COUNTY ROAD NO. 427, DATED SEPTEMBER, 1993

EAST RIGHT-OF-WAY LINE

WESTERLY RIGHT-OF-WAY LINE

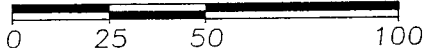
L1  
 N 37°10'55" E 121.34'  
 S 37°10'20" W

L2  
 165.46'  
 COUNTY ROAD NO. 427  
 RIGHT-OF-WAY VARIES  
 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY  
 MAP FOR COUNTY ROAD NO. 427, DATED SEPTEMBER, 1993

POINT OF BEGINNING

1" = 50'

GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.57'	N 00°32'53" W
L2	34.22'	N 37°39'50" E
L3	7.38'	S 52°26'09" E

LEGEND :

L1 = LINE NUMBER  
 ORB = OFFICIAL RECORDS BOOK



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Drawing No. 48869091  
 Job No. 48869  
 Date: 08/17/2004  
 SHEET 2 OF 2  
 See Sheet 1 for Description

SCHEDULE "A"  
PARCEL 111

**EXHIBIT A**  
**000011**

PURPOSE : RECREATIONAL TRAIL

Description :


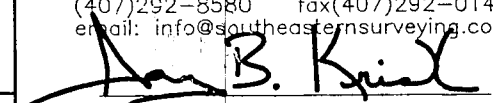
A portion of Section 29, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows :

Begin at the intersection of the West right-of-way line of the Seaboard Coastline Railroad and the Westerly right-of-way line of County Road No. 427 as shown on the Florida Department of Transportation Right-of-Way Map for County Road No. 427, dated September 1993; thence S 37°20'37" W along said Westerly right-of-way line a distance of 162.67 feet to a point on the Southerly right-of-way line of Longwood-Lake Mary Road as shown on said Right-of-Way Map; said point being on a non tangent curve, concave Northerly, having a central angle of 14°50'24" and a radius of 34.00 feet; thence Southwesterly along the arc of said curve and along said Southerly right-of-way line a distance of 8.81 feet to a point ( chord bearing and distance between said points being S 71°55'39" W 8.78 feet ); thence N 37°10'55" E a distance of 176.95 feet to a point on said West right-of-way line; thence S 00°32'53" E along said West right-of-way line a distance of 8.93 feet to the Point of Beginning.

Containing 891 square feet more or less.

SURVEYORS NOTES:

1. Bearings as shown hereon are based on the Westerly right-of-way line of County Road No. 427 per the Florida Department of Transportation Right-of-Way Map, being S 37°20'37" W, assumed.
2. 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.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

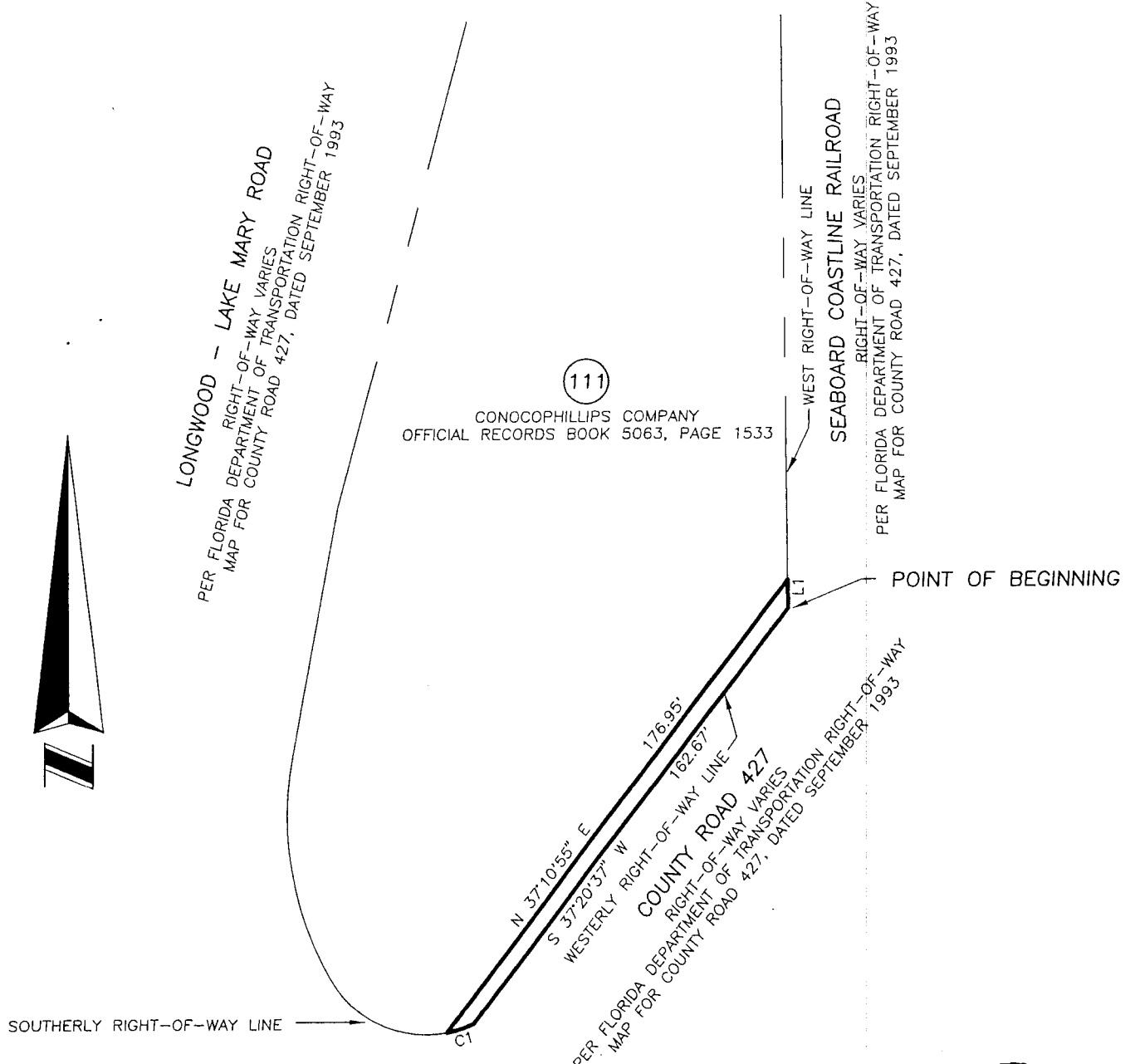
DESCRIPTION  FOR  Vanasse, Hangen, Brustlin, Inc.	Date: 08/17/2004 KR		CERT. NO. LB2108	48869092
	Job No.: 48869	Scale: 1"=50'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED : 10/25/2004			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PARCEL 111

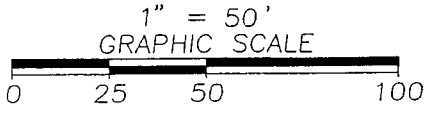
**EXHIBIT A**  
**000012**

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.93'	S 00°32'53" E

SECTION 29, TOWNSHIP 20 SOUTH, RANGE 30 EAST



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	8.81'	34.00'	4.43'	8.78'	S 71°55'39" W	14°50'24"



Drawing No. 48869093  
 Job No. 48869  
 Date: 08/17/2004  
 SHEET 2 OF 2  
 See Sheet 1 for Description

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