

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for minimum rear yard setback variance from 20 feet to 15 feet for a proposed screen room addition in the Chase Groves PUD (Planned Unit Development District); (Craig Rivers, applicant).

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

**AUTHORIZED**

**BY:** Kathy Fall **CONTACT:** Michael Rumer **EXT.** 7387

Agenda Date 10/24/05 Regular  Consent  Public Hearing – 6:00

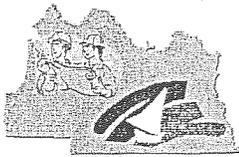
**MOTION/RECOMMENDATION:**

1. **APPROVE** Request for minimum rear yard setback variance from 20 feet to 15 feet for a proposed screen room addition in the Chase Groves PUD (Planned Unit Development District); (Craig Rivers, applicant); or
2. **DENY** Request for minimum rear yard setback variance from 20 feet to 15 feet for a proposed screen room addition in the Chase Groves PUD (Planned Unit Development District); (Craig Rivers, applicant); or
3. **CONTINUE** The request to a time and date certain.



<b>GENERAL INFORMATION</b>	APPLICANT: LOCATION: ZONING:	Craig Rivers 2775 Amaya Terrace Chase Groves PUD (Planned Unit Development District)
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a screen room addition (approximately 12' x 23') to an existing 2,360 square foot home.</li> </ul>	
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"> <li>• The proposed addition would encroach 5 feet into the minimum 20 foot rear yard setback.</li> <li>• The request would confer upon the applicant special privileges that would be denied to others in the Chase</li> </ul>	

	<p>Groves PUD by allowing encroachment into the rear yard setback without the demonstration of special circumstances or hardship.</p> <ul style="list-style-type: none"><li>• The applicant would retain reasonable use of the subject property without the requested variance.</li><li>• No special circumstances applicable to the property or proposed addition have been demonstrated.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings, staff recommends the board of adjustment deny the requested variance. If the board should decide to grant a variance, staff recommends the following conditions:</p> <ul style="list-style-type: none"><li>• Any variance granted should apply only to the proposed screen room addition as depicted on the attached site plan; and</li><li>• Any additional conditions deemed appropriate by the board, based on information presented at the public hearing.</li></ul>



**COPY**  
 APPL. NO. BU 2005-143

**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

**APPLICATION TYPE:**

**VARIANCE** Rear Yard Setback from 25 To 15 Feet RECEIVED

**SPECIAL EXCEPTION** AUG 31 2005

**LIMITED USE**

SF DWELLING UNDER CONSTRUCTION  MEDICAL HARDSHIP

NIGHT WATCHMAN  FAMILY HARDSHIP

YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)

SIZE OF MOBILE HOME / RV \_\_\_\_\_  TIME NEEDED \_\_\_\_\_

PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_

**APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Craig A Rivers</u>	
ADDRESS	<u>2775 Amaya Terr</u>	
	<u>Lake Mary FL 32746</u>	
PHONE 1	<u>407 321 4909</u>	
PHONE 2	<u>407 474 7842</u>	
E-MAIL		

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 2775 Amaya Terr.

CURRENT USE OF PROPERTY: Resident

LEGAL DESCRIPTION: lot 152 Chase Grove unit 4A PB 52 PGS 94 95

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 07-20-30521-0000-1520

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS None.

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 10, 24, 05 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Craig A Rivers  
 SIGNATURE OF OWNER OR AGENT\* DATE 8-31-05

\* Proof of owner's authorization is required with submittal if signed by agent.

MR

**ADDITIONAL VARIANCES**

VARIANCE 2:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 3:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 4:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 5:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 6:  
\_\_\_\_\_  
\_\_\_\_\_

VARIANCE 7:  
\_\_\_\_\_  
\_\_\_\_\_

**APPEAL FROM BOA DECISION TO BCC**

APPELLANT INFORMATION	
NAME	_____
ADDRESS	_____
PHONE 1	_____
PHONE 2	_____
E-MAIL	_____

NATURE OF THE APPEAL \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ APPELLANT SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY**

PROCESSING:  
FEE(S): \_\_\_\_\_ COMMISSION DISTRICT 5 FLU/ZONING PD / PUD  
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
LOCATION FURTHER DESCRIBED AS west side of amaya trl 0.1 mi south at the intersection of Amaya trl & Brightview Dr.  
PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_  
SUFFICIENCY COMMENTS \_\_\_\_\_  
\_\_\_\_\_

COMMISSION DISTRICT #:

GUI ZONED: PUD SEC: 3 TWP: 20 RNG: 30  
 PROJ. #

<b>DEVELOPMENT:</b>		Chase Groves Unit 4A (Tract G of Final Master Plan)			<b>DEVELOPER:</b>		Laurel Homes, Inc.					
<b>LOCATION:</b>		S of CR 46A and W of Airport Boulevard in Chase Groves – 98 lots										
<b>FILE#:</b>		<b>BA:</b>		<b>SP:</b>		<b>BCC:</b>						
<b>P&amp;Z:</b>		<b>PG</b>		<b>Lot</b>		<b>Blk</b>		<b>Parcel</b>				
<b>PB</b>	52	<b>PG</b>	94, 95	<b>Lot</b>		<b>Blk</b>		<b>Parcel</b>	<b>DBA</b>			
									<b>Comm Dist</b>			
<b>DEVEL. ORDER #:</b>					<b>TAX PAR. I.D. #:</b>							
<b>SIDEWALKS:</b> 4' concrete sidewalks					<b>SETBACK REQUIREMENTS</b>							
					<b>FY:</b>	20'	<b>SIDE ST.:</b>	15'	<b>SY:</b>	*	<b>RY:</b>	20'
<b>ROAD TYPE:</b> (CURB & GUTTER OR SWALE)					<b>MAIN STRUCTURE OTHER:</b> Max. Hgt.: 35'							
<b>COMMENTS OTHER:</b>					*Min. 10' between structures on adjacent. No "0" lot line setbacks.							
No D.O. for Plat; Plat Recorded 9/9/97					**Side street driveways on corner lots are prohibited where Side Street setback is 15'							
					<b>ACCESSORY STRUCTURE SETBACKS:</b>							
					<b>SY:</b>	0-10'				<b>RY:</b>	10'	
					<b>ACCESSORY STRUCTURE OTHER:</b>							
					*Min. 10' between structures on adjacent lots. No "0" lot line setbacks.							

IMPACT FEES	
<b>SCREEN:</b>	
<b>TRAFFIC ZONE:</b>	23
<b>LAND USE:</b>	1
1. ROAD-CO. WIDE	\$705.00
2. ROAD-COLL.	\$142.00
3. LIBRARY	\$54.00
4. FIRE	\$172.00
5. PARK	
6. SCHOOL	\$1,384.00
7. LAW	
8. DRAINAGE	\$200.00
<b>TOTAL</b>	<b>\$2,657.00</b>
<b>REMARKS:</b> 4' concrete sidewalks 2' Miami curb 50' R/W	

Legal Description

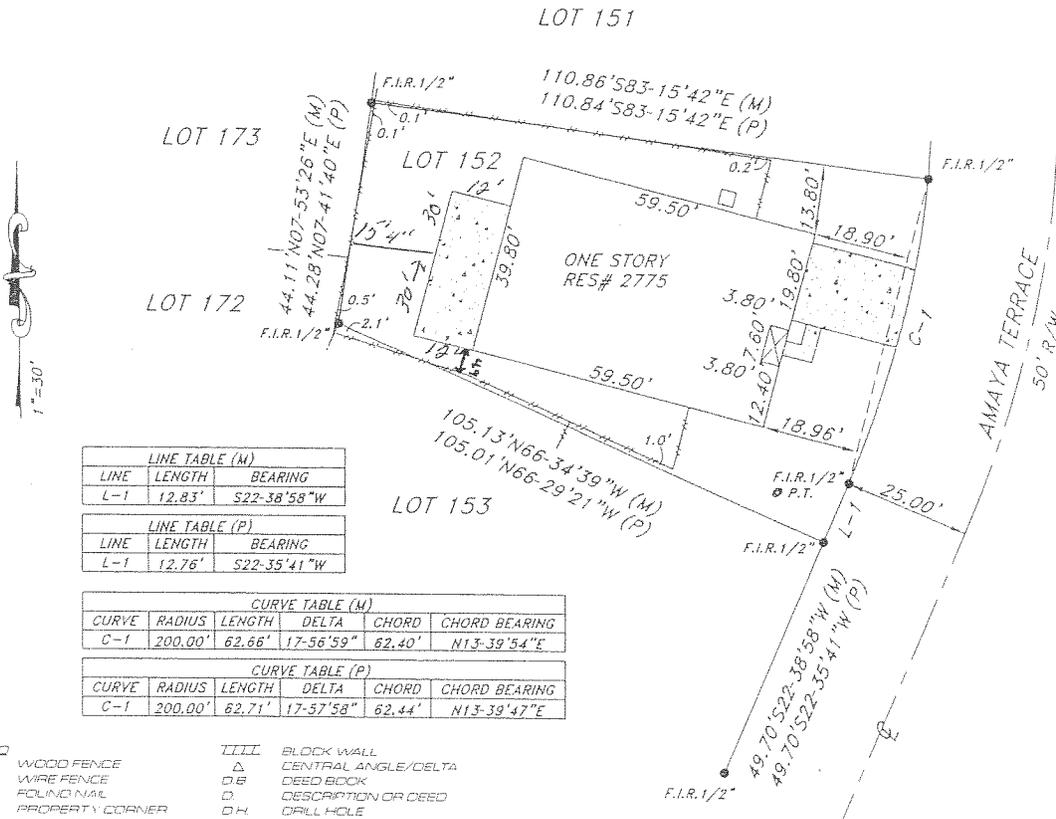
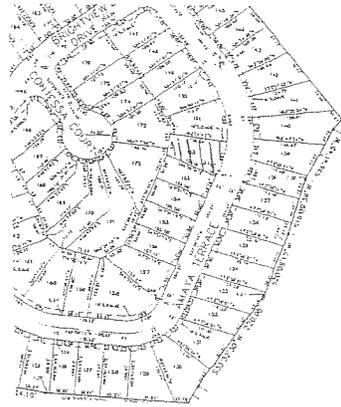
Lot 152, CHASE GROVES UNIT 4A, according to the plat thereof, as recorded in Plat Book 52, Page(s) 94-95, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0045  
 Suffix: E F.I.R.M. Date: 4/17/95 Flood Zone: X  
 Date of field work: 5/8/02 Completion Date: 5/8/02

Certified to:  
 Craig A. Rivers; Sunbelt Title Agency; First American Title Insurance Company; Aafra, Inc., its' successors and/or assigns.

Property Address:  
 2775 Amaya Terrace  
 Lake Mary, FL 32746

Survey number: SL 7906



LINE TABLE (M)		
LINE	LENGTH	BEARING
L-1	12.83'	S22-38'58"W

LINE TABLE (P)		
LINE	LENGTH	BEARING
L-1	12.76'	S22-35'41"W

CURVE TABLE (M)				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C-1	200.00'	62.66'	17-56'59"	62.40'

CURVE TABLE (P)				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C-1	200.00'	62.71'	17-57'58"	62.44'

<b>LEGEND</b>	BLOCK WALL
---X-X---	Δ CENTRAL ANGLE/DELTA
FN	DB DEED BOOK
·	D DESCRIPTION OR DEED
R	DH DRILL HOLE
M	Q/W DRIVEWAY
C	ESMT EASEMENT
CL	EL ELEVATION
ENCR	FF FINISHED FLOOR
C	FCM FOUND CONCRETE MONUMENT
CONCRETE	FRK FOUND PARKER-KALON NAIL
PROPERTY LINE	L LENGTH
CM CONCRETE MONUMENT	LAE LIMITED ACCESS EASEMENT
FIR FOUND IRON ROD	M/H MANHOLE
FIRP FOUND IRON PIPE	N/TS NOT TO SCALE
R/W RIGHT OF WAY	OR OFFICIAL RECORDS
N&D NAIL & DISK	ORB OFFICIAL RECORDS BOOK
DE DRAINAGE EASEMENT	PCP PERMANENT CONTROL POINT
UE UTILITY EASEMENT	PRM PERMANENT REFERENCE MONUMENT
FD FOUND	PG PILE
P PLAT	PVMT PAVEMENT
ASPHALT	PB FLAT BOOK
O.H.U. OVER-HEAD UTILITIES	P.O.B. POINT OF BEGINNING
PP POWER POLE	P.O.C. POINT OF COMMENCEMENT
TRANSFORMER	P.O.L. POINT ON LINE
CATV CABLE RISER	PC POINT OF CURVATURE
WM WATER METER	PRC POINT OF REVERSE CURVATURE
TEL TELEPHONE FACILITIES	PT POINT OF TANGENCY
COVERED AREA	R RADIUS (RADIAL)
BR BEARING REFERENCE	R.O.E. ROOF OVERHANG EASEMENT
CH CHORD	S/I.R. SET IRON ROD & CAP
RAD RADIAL	S/W SIDEWALK
N/R NON RADIAL	T&M TEMPORARY BENCH MARK
A/C AIR CONDITIONER	T.O.P. TOP OF BANK
B.M. BENCH MARK	TYP TYPICAL
C.B. CATCH BASIN	WC WITNESS CORNER
C. CALCULATED	10.50 EXISTING ELEVATION
	ED/W EDGE OF WATER

GENERAL NOTES

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 7) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
- 8) ELEVATIONS IF SHOWN ARE BASED UPON NGVD 1989 UNLESS OTHERWISE NOTED.
- 9) ADJOINING LOTS ARE WITHIN THE SAME BLOCK UNLESS OTHERWISE NOTED.
- 10) THIS IS AN AS-BUILT SURVEY UNLESS OTHERWISE NOTED.
- 11) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS ENCLOSED SEAL.
- 12) FLOOD ZONE DETERMINATIONS ARE PROVIDED AS A COURTESY ONLY, AND ARE DERIVED FROM THE BEST SOURCES AVAILABLE TO THE SURVEYOR. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR FLOOD INSURANCE PURPOSES, AND MAY DIFFER FROM INFORMATION PROVIDED BY OTHERS.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION

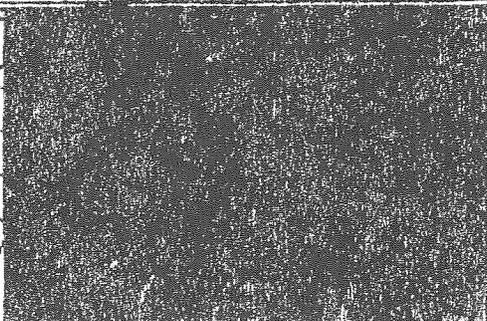
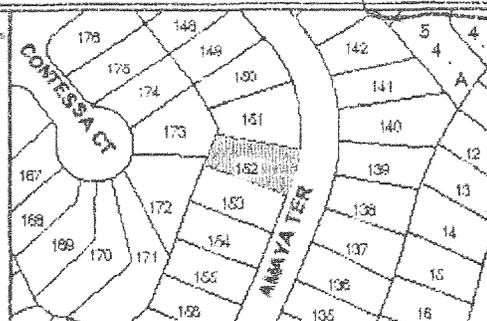
RALPH SWERDLOFF REGISTERED LAND SURVEYOR NO. 3411

**SWERDLOFF & LONG SURVEYING, INC.**  
 365 Wayment Ct., Ste. 109, Lake Mary, FL 32746  
 Voice (407) 688-7631 Fax (407) 688-7691



Scottsdale Front 20 - Rear - 20 0 - Setback 10 1 w HOA From next building

**PARCEL DETAIL**  
 DAVID JOHNSON, CFA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY, FL  
 1101 E. FIRST ST  
 SANFORD, FL 32771-1468  
 407-885-7505



**GENERAL**  
 Parcel Id: 03-20-30-521-0000-1520 Tax District: 01-COUNTY-TX DIST 1  
 Owner: RIVERS CRAIG A Exemptions: 00-HOMESTEAD  
 Address: 2775 AMAYA TER  
 City, State, Zip Code: LAKE MARY FL 32746  
 Property Address: 2775 AMAYA TER LAKE MARY 32746  
 Subdivision Name: CHASE GROVES UNIT 4A  
 Dor: 01-SINGLE FAMILY

**2005 WORKING VALUE SUMMARY**  
 Value Method: Market  
 Number of Buildings: 1  
 Depreciated Bldg Value: \$127,908  
 Depreciated EXFT Value: \$0  
 Land Value (Market): \$28,000  
 Land Value Ag: \$0  
 Just/Market Value: \$155,908  
 Assessed Value (SOH): \$143,212  
 Exempt Value: \$25,000  
 Taxable Value: \$118,212  
 Tax Estimator

**SALES**  

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	05/2002	04420	1034	\$145,000	Improved
WARRANTY DEED	08/1999	03719	0732	\$118,200	Improved
WARRANTY DEED	01/1999	03569	1249	\$209,800	Vacant

 Find Comparable Sales within this Subdivision

**2004 VALUE SUMMARY**  
 Tax Value (without SOH): \$1,927  
 2004 Tax Bill Amount: \$1,927  
 Save Our Homes (SOH) Savings: \$0  
 2004 Taxable Value: \$114,041  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	28,000.00	\$28,000

**LEGAL DESCRIPTION PLAT**  
 LOT 152 CHASE GROVES UNIT 4A PB 52  
 PGS 94 & 95

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1999	6	1,908	2,360	1,908	CB/STUCCO FINISH	\$127,908	\$131,864
			Appendage / Sqft OPEN PORCH FINISHED / 32						
			Appendage / Sqft GARAGE FINISHED / 420						

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

Craig A. Rivers  
 2775 Amaya Terrace  
 Lake Mary, FL 32746

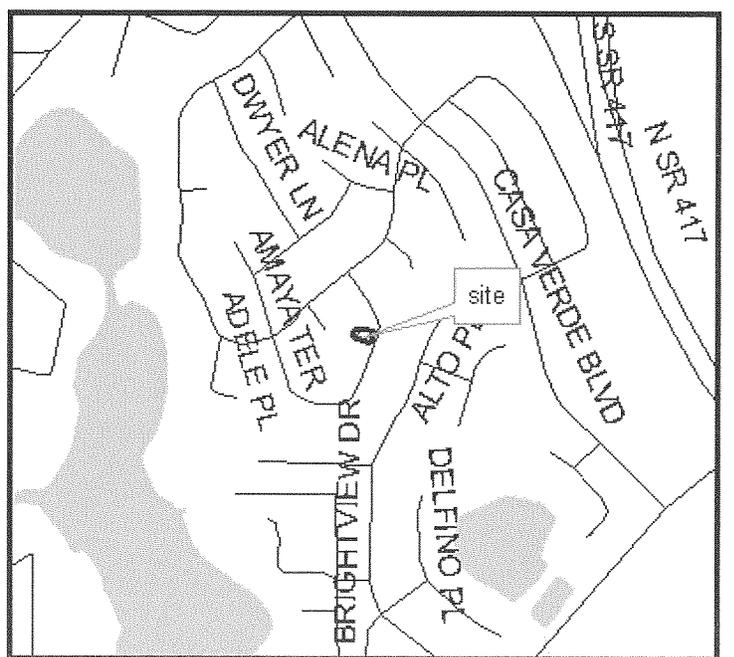


Seminole County Board of Adjustment  
 October 24, 2005  
 Case: BV2005-143  
 Parcel No: 03-20-30-521-0000-1520

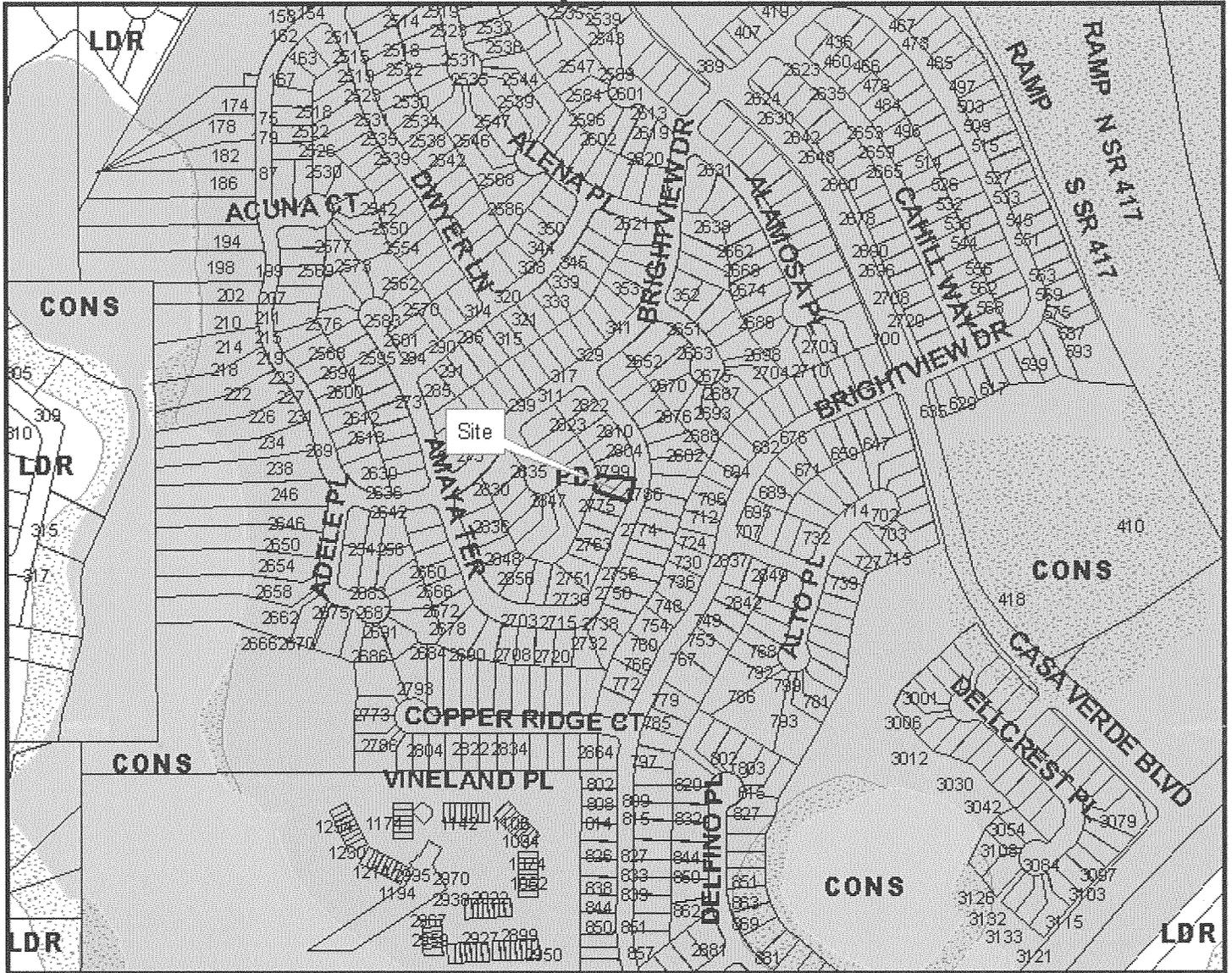
**Zoning**

-  A-1 Agricultural-1Ac
-  R-1AA Single Fam-11700
-  PUD Planned Unit Dev.
-  BV2005-143

0 110 220 440 660 880 Feet

Craig A. Rivers  
 2775 Amaya Terrace  
 Lake Mary, FL 32746

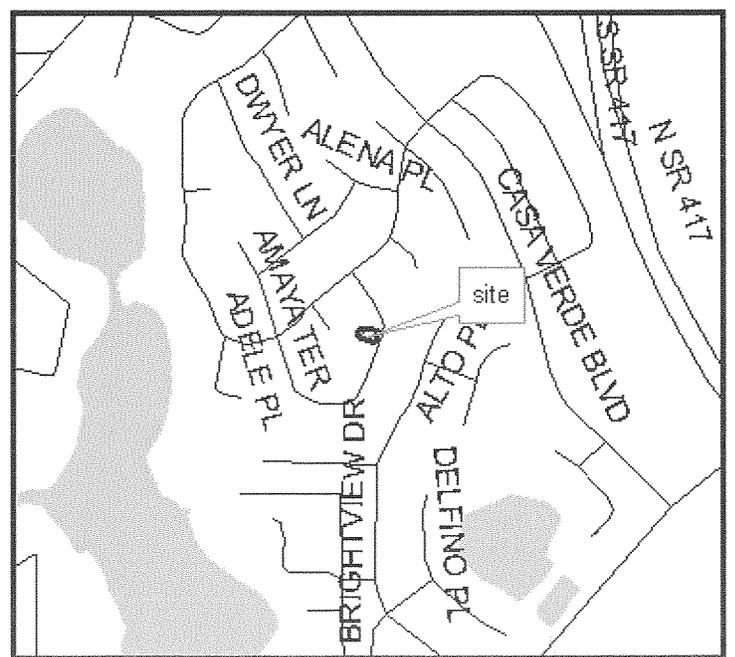


Seminole County Board of Adjustment  
 October 24, 2005  
 Case: BV2005-143  
 Parcel No: 03-20-30-521-0000-1520

**Future Land Use**

- CONS, LDR
- CONS, PD
- LDR, NONE
- PD, NONE
- BV2005-143

0 110 220 440 660 880 Feet





# WHITE ALUMINUM

# SALES CONTRACT

State Certified Building Contractor #CBC001467  
State Certified Roofing Contractor #CCC035617

Contract No. 133252

RETAIL  WHOLESALE

- 10/03  
2101 East Main Street  
Leesburg, FL 34748  
(352) 787-6783
- 719 South Otis Ave.  
Lecanto, FL 34461  
(352) 795-3325 • (352) 746-4539
- 18040 U.S. Hwy. 441  
Mount Dora, FL 32757  
(352) 383-7135
- 2302 Mercator Drive  
Orlando, FL 32807  
(407) 681-8823
- 5059 Ridgewood Ave.  
Port Orange, FL 32127  
(386) 788-1048
- 5333 W. Highway 17-92  
Haines City, FL 33844  
(863) 956-3441
- 2300 Bruner Lane S.E.  
Fort Myers, FL 33912  
(239) 487-4900
- 1404 Mercantile Court  
Plant City, FL 33563  
(813) 717-9177

Comm. \_\_\_\_\_ Sales Type \_\_\_\_\_ Material \_\_\_\_\_

Job #:	Start Date:	Crew:	Sales Lead #:	End Date:
Sold To: <u>Craig A. Rivers</u>			Directions to Job Location: <u>Chase Groves Subd.</u>	
Street Address: <u>2775 Almaya Terrace</u>			<u>- OFF Casa Verde Blvd.</u>	
City: <u>Lake Mary</u> State: <u>Fl.</u> Zip: <u>32746</u>		Property Description: Subdivision Block Lot(s)		
Phone: <u>(407) 321-4909</u> Date: <u>8/3/05</u>		I hereby acknowledge that the improvements specified herein are to be done on Real Property Owned by the Purchaser.		
Customer's Social Security No. _____			Initial: <u>X</u>	

This is a contract to perform the services as outlined below. All Labor and Materials are included in this contract as noted. Any agreements contrary to what is stated herein are not binding according to the provisions of this contract.

### CONTRACT FOR:

Mobile Home  Conventional  Condo  Other \_\_\_\_\_

QTY.	UNIT PRICE	PRICE
1. TO install new Screen Pool 12' x 23' w. with 7'w x 12' open patio attachment with corner post.		
- 16" Wick pole, two (2) ladders, 18/14 mesh, one (1) pole beam @ center of room. 3" ProFab insulated roof with guttering + 2 downspouts. WHT. color aluminum framing.		
All white color aluminum trim + framing.		
- Work includes all Bldg. permits.		
- Work can take up to 3 months to install.		
- W.A. does not do painting, plumbing or electrical in this contract.		
- Full Two (2) years labor + Installation Warranty.		
- Per 11 Ten (10) years Manufacturer's Warranty on roof.		
<p>REQUIRES MANAGER'S APPROVAL</p> <p>ENTER CREDIT CARD INFORMATION ON REVERSE SIDE</p>		

### TERMS OF PAYMENT

25% Deposit  Draw schedul attached

All Contract Balances Are Cash Upon Completion Unless Noted Below

All checks should be made payable to:

**WHITE ALUMINUM PRODUCTS, INC.**

Subtotal Cash Price: \$7,887.17

Permit No.: 4 Engineering \$ + 350.00

Sales Tax: (when applicable) \$ \_\_\_\_\_

## SEMINOLE COUNTY DEVELOPMENT ORDER

On October 24, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 152 CHASE GROVES UNIT 4A PB 52 PGS 94 & 95

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

### FINDINGS OF FACT

**Property Owner:** CRAIG RIVERS  
2775 AMAYA TERRACE  
LAKE MARY, FL 32746

**Project Name:** AMAYA TERRACE (2775)

**Requested Development Approval:**

REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 20 FEET TO 15 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE CHASE GROVES PUD (PLANNED UNIT DEVELOPMENT DISTRICT)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Michael Rumer, Planner  
1101 East First Street  
Sanford, Florida 32771

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  1. ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED SCREEN ROOM ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Tony Walter  
Planning Manager

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: