

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Request for a side street (east) setback variance from 15 feet to 0 feet for an existing fence in PUD (Planned Unit Development District); Luis & Emily Hernandez, applicant.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

Agenda Date 10/30/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a side street (east) setback variance from 15 feet to 0 feet for an existing fence in PUD (Planned Unit Development District); or
2. **DENY** the request for a side street (east) setback variance from 15 feet to 0 feet for an existing fence in PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Luis & Emily Hernandez Owner: Luis & Emily Hernandez Location: 1750 Laurel Brook Loop Zoning: PUD (Planned Unit Development District) Subdivision: Oakhurst Reserve Unit One
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant constructed a fence along the property line at the side street that encroaches 15 feet into the 15-foot side street setback. • A Notice of Violation (06-380) was issued by the Building Department on 8/8/06. • The applicant applied for a Building Permit on 8/18/06 which is subject to the granting of a variance.

STAFF FINDINGS	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance granted is the minimum variance that will make possible reasonable use of the land, building or structure. <i>The applicant could have constructed the fence within the allowed setback.</i>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the board should decide to grant a variance, staff recommends the following conditions of approval:<ul style="list-style-type: none">• Any variance granted shall apply only to the fence as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.

01-5500045 ZONED: PUD SEC: 22 TWP: 21 RNG: 30

DEVELOPMENT: OAKHURST RESERVE DEVELOPER: PULTE HOMES
Units 1 + 2

LOCATION: RED BUG LAKE RD, 1 MILE W. OF DODD

FILE#: P&Z: BA: SP: BCC:

DEVEL. ORDER #: TAX PAR. I.D. #: 22-21-30-300-0010-0000, 0040, 0020, 0030
PB 63 - Pgs 47-51 (Unit 2)

PB 61 PG 54-62 LOT BLK PARCEL DBA COMM DIST. 1

SIDEWALKS:
Sidewalks are required

SETBACK REQUIREMENTS

ROAD TYPE (CURB & GUTTER OR SWALE):
C&G

FY: 20 SIDE 15 SY: 5 RY: 25
ST.:

FLOOD PRONE:
No

MAIN STRUCTURE OTHER:
50' building setback from Red Bug Lake Road

COMMENTS OTHER:
Pulte is required to provide \$25,000 towards the preliminary design and engineering study for Red Bug Lake Road/SR 436 intersection. This is to be paid in full prior to issuance of the first building permit. Check with Ginny Markley or Ian Ratliff to see whether it has been paid. PAID 08/15/02, CHECK # 32504.
NOTE: One canopy tree per lot is required to be placed within the 5' wide front yard landscape easement.
SEE: 01-20000024

ACCESSORY STRUCTURE SETBACKS:
SY: 5 RY: 10

ACCESSORY STRUCTURE OTHER:
15' side street setbacks for accessory structures; 10' rear setback for pools; 5' setback for pool enclosures. **No 2-story homes along the northern, eastern and western property boundaries (Lots 9,10, 83-132, 141-149) *lot numbers have changed. Check drainage plan.*

PROJECT MANAGER: IAN RATLIFF

Fee: \$150.00 plus \$50.00 for each additional variance

COPY

Application # B4 2006-153
Meeting Date 10-30-06



VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

RECEIVED AUG 18 2006

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Emily Hernandez / Luis Hernandez
Address: 1750 Laurel brook loop City: Casselberry Zip code: 32107
Project Address: Same City: _____ Zip code: _____
Contact number(s): (407) 695-1151 (407) 427-0652 cell or (407) 427-0649
Email address: _____

Is the property available for inspection without an appointment? Yes No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other	Please describe: <u>side street setback from 15 ft. to ⁰ ft.</u>
<input checked="" type="checkbox"/> This request is for a structure that has already been built. <u>for existing fence</u>	

What type of variance is this request?			
<input type="checkbox"/> Minimum lot size	Required lot size:	Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:	Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Side street setback	Required setback:	<u>15 ft.</u>	Proposed setback: <u>0 ft.</u>
<input checked="" type="checkbox"/> Fence height	Required height:	Proposed height:	
<input type="checkbox"/> Building height	Required height:	Proposed height:	
Use below for additional yard setback variance requests:			
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:	
[1] Total number of variances requested _____			

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED UNLESS ALL OF THE INFORMATION IN THE VARIANCE APPLICATION AND SUBMITTAL CHECKLIST ARE PROVIDED TO THE PLANNING DIVISION.

Signed: Billy Hdz.

FOR OFFICE USE ONLY

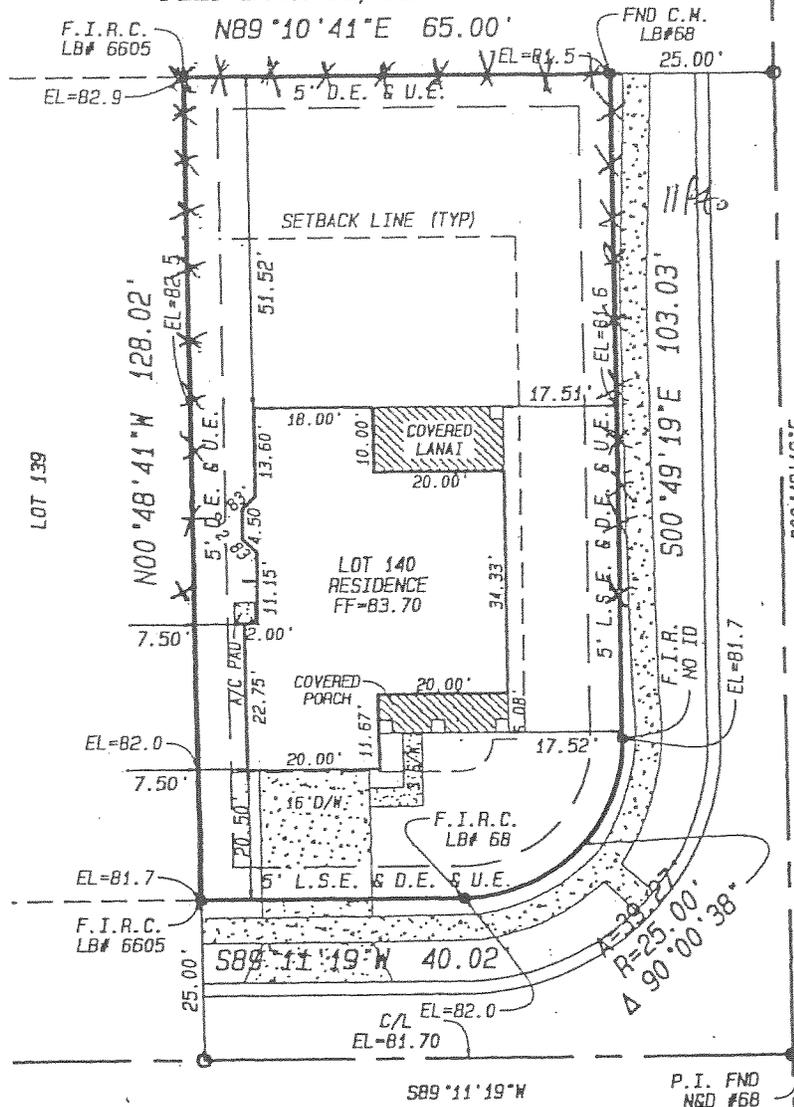
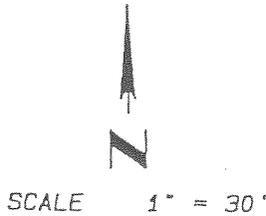
Date Submitted: 8-18-06 Reviewed By: PJ

Tax parcel number: 22-21-30-514-0000-1465 Zoning/FLU AUD/PO

- Legally created parcel (1971 tax roll, 5-acre dev, lot split)
- Platted Lot (check easements as shown on lots, in notes or in dedication)
- Lot size _____ Meets minimum size and width
- Application and checklist complete

Notes: Call app on setback

**OAKHURST RESERVE
UNIT TWO
PLAT BOOK 63, PAGES 47-51**



**LAUREL BROOK LOOP
TRACT "J" (PRIVATE)
50' R/W PER PLAT**

**SNUG HARBOR DRIVE
TRACT "J" (PRIVATE)
50' R/W PER PLAT**

SURVEY NOTES:

- EASEMENTS:
FRONT- 5' D.E. & U.E. & L.S.E.
SIDES- 5' D.E. & U.E.
REAR- 5' U.E. & 20' D.E.
- SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT- 20.00'
SIDES- 5.00'
REAR- 25.00'
SIDE STREET- 15.00'
- ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY DATUM, NGVD 1929.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LAUREL BROOK LOOP BEING S 89°11'19" W.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ADJOINERS OF RECORD.
- UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER STRUCTURES WERE NOT LOCATED BY THIS SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 12117C 0145 E, EFFECTIVE 4/17/1995, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF

LUIS R. HERNANDEZ
FIRST FRANKLIN FINANCIAL CORPORATION,
A DELAWARE CORPORATION
GULFATLANTIC TITLE
LAWYERS TITLE INSURANCE CORPORATION
PHC TITLE CORP.

PROPERTY ADDRESS:
1750 LAUREL LOOP

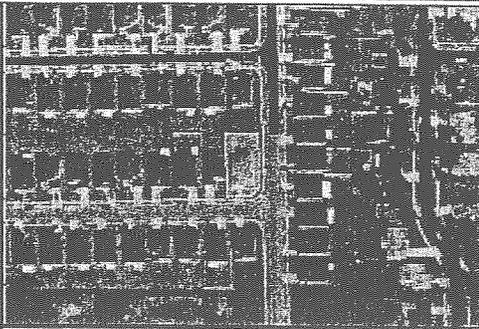
I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61817-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]
WILLIAM C. HART NO. 3904
JAMES T. WATSON NO. 6151

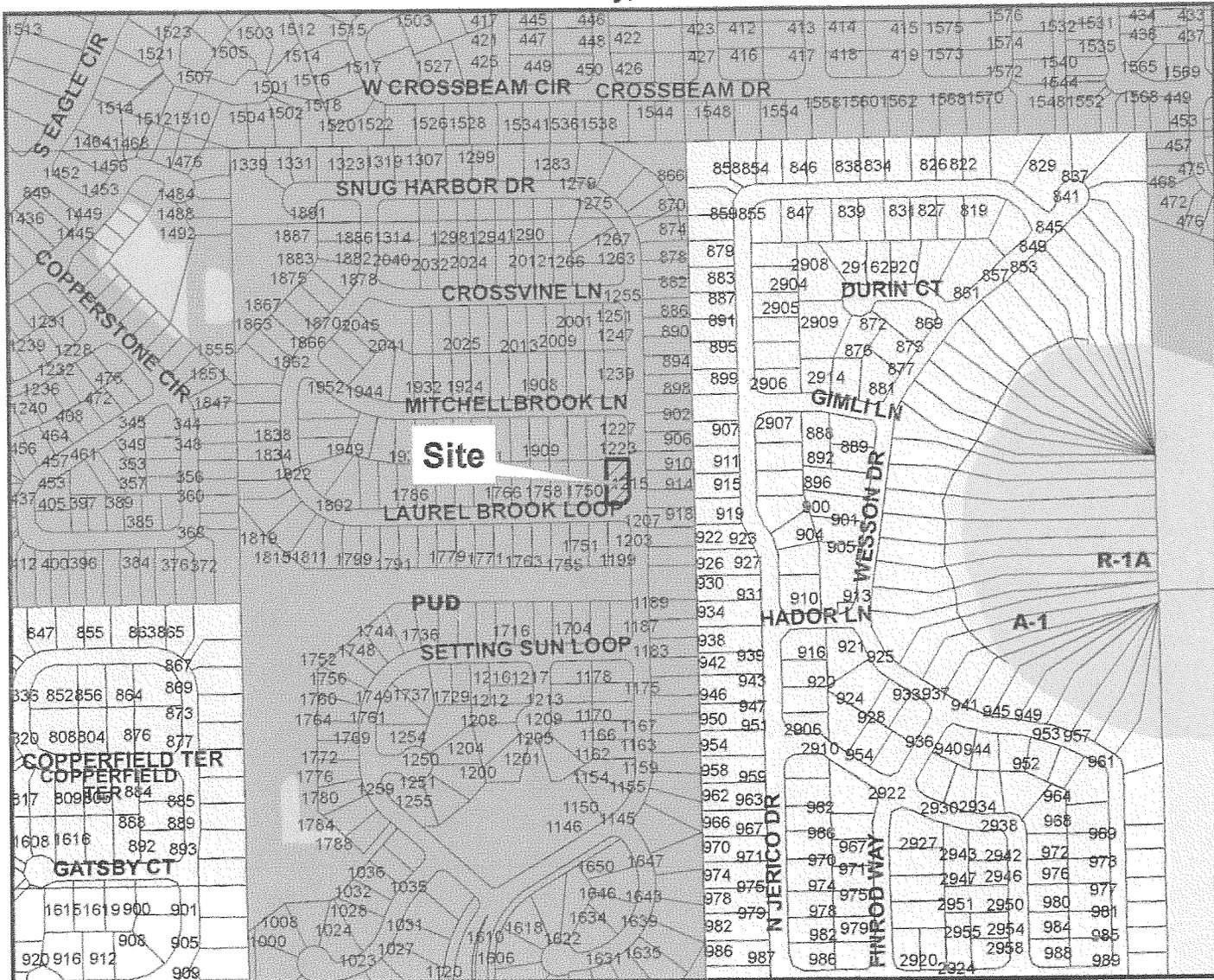
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ME: I:\Plats_Subdivisions\OAKHURST\OAKHURST (LOT 140).pro

FCM - FOUND CONCRETE MONUMENT	C.M. - CONCRETE MONUMENT	Δ - DELTA OR CENTRAL ANGLE	FEN - FENCE
F.I.R.C. - FOUND IRON ROD AND CAP	P.T. - POINT OF TANGENCY	P.I. - POINT OF INTERSECTION	CLR - CLEAR
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	A/C - AIR CONDITIONING UNIT	FND - FOUND
		PLAT - PLAT	PLAT - PLAT

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>	<p>TRACT A</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>52</td><td>53</td><td>54</td><td>55</td><td>56</td><td>57</td><td>58</td><td>59</td><td>60</td></tr> <tr><td>132</td><td>134</td><td>135</td><td>137</td><td>138</td><td>139</td><td>140</td><td></td><td></td></tr> <tr><td>113</td><td>112</td><td>111</td><td>109</td><td>107</td><td>106</td><td>105</td><td></td><td></td></tr> </table>	52	53	54	55	56	57	58	59	60	132	134	135	137	138	139	140			113	112	111	109	107	106	105			<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>4</td><td>39</td></tr> <tr><td>3</td><td>36</td></tr> <tr><td>2</td><td>37</td></tr> <tr><td>1</td><td>38</td></tr> <tr><td>104</td><td>36</td></tr> <tr><td>103</td><td>35</td></tr> <tr><td>102</td><td>34</td></tr> <tr><td>101</td><td>33</td></tr> <tr><td>100</td><td>33</td></tr> <tr><td>99</td><td>32</td></tr> <tr><td>TR 1</td><td>31</td></tr> </table>	4	39	3	36	2	37	1	38	104	36	103	35	102	34	101	33	100	33	99	32	TR 1	31	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">N JERLOD DR</p>	
52	53	54	55	56	57	58	59	60																																													
132	134	135	137	138	139	140																																															
113	112	111	109	107	106	105																																															
4	39																																																				
3	36																																																				
2	37																																																				
1	38																																																				
104	36																																																				
103	35																																																				
102	34																																																				
101	33																																																				
100	33																																																				
99	32																																																				
TR 1	31																																																				
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 22-21-30-514-0000-1400 Owner: HERNANDEZ LUIS R & Own/Addr: FIGUEROA EMILY Mailing Address: 1750 LAUREL BROOK LP City,State,ZipCode: CASSELBERRY FL 32707 Property Address: 1750 LAUREL BROOK LP Subdivision Name: OAKHURST RESERVE UNIT ONE Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p>				<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$252,139 Depreciated EXFT Value: \$0 Land Value (Market): \$40,000 Land Value Ag: \$0 Just/Market Value: \$292,139 Assessed Value (SOH): \$228,179 Exempt Value: \$25,000 Taxable Value: \$203,179 Tax Estimator 2006 Notice of Proposed Property Tax</p>																																																	
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>SPECIAL WARRANTY DEED</td> <td>12/2003</td> <td>05159</td> <td>1398</td> <td>\$215,400</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	SPECIAL WARRANTY DEED	12/2003	05159	1398	\$215,400	Improved	Yes	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$3,220 2005 Tax Bill Amount: \$3,220 Save Our Homes (SOH) Savings: \$0 2005 Taxable Value: \$196,533 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																			
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																															
SPECIAL WARRANTY DEED	12/2003	05159	1398	\$215,400	Improved	Yes																																															
<p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>40,000.00</td> <td>\$40,000</td> </tr> </tbody> </table>				Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	40,000.00	\$40,000	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LOT 140 OAKHURST RESERVE UNIT ONE PB 61 PGS 54 - 62</p>																																					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																
LOT	0	0	1.000	40,000.00	\$40,000																																																
BUILDING INFORMATION																																																					
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																												
1	SINGLE FAMILY	2003	13	1,314	3,253	2,501	CB/STUCCO FINISH	\$252,139	\$255,979																																												
			Appendage / Sqft GARAGE FINISHED / 432 Appendage / Sqft OPEN PORCH FINISHED / 120 Appendage / Sqft OPEN PORCH FINISHED / 200 Appendage / Sqft UPPER STORY FINISHED / 1187																																																		
<p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> <p>Permits</p> <p>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.</p>																																																					

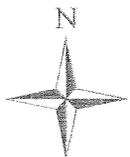
Emily & Luis Hernandez
 1750 Laurel Brook Lp
 Casselberry, FL 32707

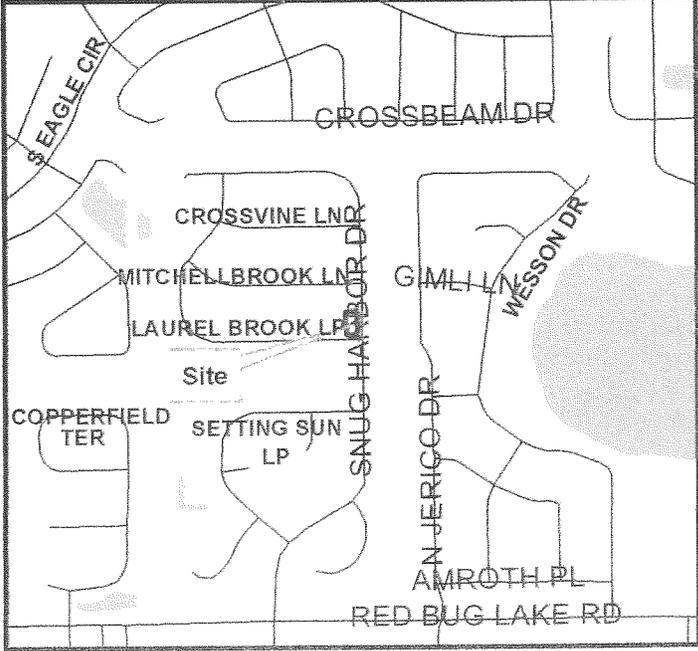


Seminole County Board of Adjustment
October 30, 2006
Case: BV2006-153
Parcel No: 22-21-30-514-0000-1400

Zoning

	BV2006-153
	A-1
	R-1AA
	R-1A
	PUD

N






Howard Mueller
Building Inspector

CODE VIOLATION

101 EAST FIRST STREET
SANFORD FL 32771-1468

(407) 463-7643
FAX (407) 665-7407

50 LAUREL BROOK LOOP

COUNTY CODES YOU ARE HEREBY NOTIFIED THAT

THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF FRC

CHAPTER/ARTICLE 105 SECTION 1

DESCRIPTION OF VIOLATION: INSTALL FENCE WITHOUT PERMIT 11' FROM ROAD.

CORRECTIVE ACTION: SUBMIT SURVEY FOR LOCATION, PULL PERMIT AND HAVE INSPECTED

THE ABOVE CORRECTIVE MEASURES MUST BE TAKEN BY 8-22-06

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING TURNED OVER TO THE CODE ENFORCEMENT BOARD FOR FURTHER ACTION. THE CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 A DAY FOR EVERY DAY THE VIOLATION EXISTS.

IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS.



For further information contact:
Building and Fire Inspection Division
Seminole County Services Building
1101 East First Street, Room 1020
Sanford, FL 32771
PHONE: (407) 665-7338 OR (407) 665-7423

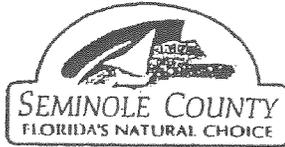
DATE: 8-8-06 INSPECTOR: HOWARD T Mueller #197

CASE NO: 06-380

Violation # 06-380

Workmans Comp
Checked:

CB #
1696



06-9591

AUG 18 2006

1101 East 1st Street
Sanford, FL 32771
Phone: 407.665.7050
Fax: 407.665.7486

SEMINOLE COUNTY RESIDENTIAL PERMIT APPLICATION

Job Street Address: 1750 Laurel brook Loop		Date: 8-18-06
City: Casselberry, FL		Zip: 32707
Parcel ID:		
Directions to Job Site:		
Owner Name: Luis Hernandez & Emily Hernandez		
Address: 1750 Laurel brook Loop		
City/St/Zip: Casselberry, FL 32707		
Phone: 407-695-1131		Fax: Same
Contact Person:		Day Phone: Same
Contractor:		
Address:		
City/St/Zip:		
Phone:		Fax:
Lic. Holder Name:		State Reg./Cert#:
*Attach Proof of Ownership: Tax Record from Seminole Co. Property Appraiser's Office, Tax Receipt or Deed, etc.		
Parcel ID:		
Plat Book:	Page(s):	
Subdivision Name: OAK Hurst Reserve		
DESCRIPTION OF WORK		
Install fence 6 Ft x 220 PVC 2 gates		
Valuation of Work (Estimate): \$ 6,000		
Total Square Footage:		
Total HVAC/Living Space Square Footage:		
Will trees be removed?	Yes	No (If yes, complete an Arbor Permit)
Utilities		
Septic Tank	Well	Public Water
Existing Well	Public Sewer	
Utility Letter (Include Utility Letter From Appropriate Agency)		
SUBCONTRACTORS		
	Business Name	License # Reg/Cert
Electrical		
Mechanical		
Plumbing		
Roofing		
Low Voltage		
Low Voltage		
Gas		
Irrigation		
Other		
NOTICE		
SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.		
I hereby certify that I have read and examined this application and know the same to be true and correct. All Provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not, the granting of a permit does not presume to give authority or violate or cancel the provisions of any other state or local law regulating construction or the permanence or construction.		
The valuation for this permit will be calculated using the SBCCI Building Valuation Data using the Good category. By my signature, I acknowledge this fact and waive any rights to appeal said valuation and or permit fees		
I hereby certify that at the time of the application and issuance of the above permit, all necessary Workmen's Compensation Insurance required by the State of Florida has been obtained to effect the proper protection of those workers under my employ.		
Signature of Contractor:		Date:
Signature of Owner: July 18 2006		Date: 8/18/06

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 30, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 140 OAKHURST RESERVE UNIT ONE PB 61 PGS 54 - 62

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

FINDINGS OF FACT

Property Owner: Luis & Emily Hernandez
1750 Laurel Brook Loop
Casselberry FL 32707

Project Name: Laurel Brook Loop (1750)

Requested Development Approval:

Request for a side street (east) setback variance from 15 feet to 0 feet for an existing fence in 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: Denny Gibbs, Senior 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. The variance granted will apply only to the fence 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: _____
April Boswell, AICP
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 _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: