

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

SUBJECT: 3536 Halegate Court – George Carroll, applicant; Request for 1) a rear yard setback variance from 20 feet to 17 feet for a proposed addition on the rear of the home and 2) a side yard (west) setback variance from 7.5 feet to 5 feet for a proposed room extension in PUD (Planned Unit Development) district.

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

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

Agenda Date 8/24/09 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for 1) a rear yard setback variance from 20 feet to 17 feet for a proposed addition on the rear of the home and 2) a side yard (west) setback variance from 7.5 feet to 5 feet for a proposed room extension in PUD (Planned Unit Development) district; or
2. **Approve** the request for 1) a rear yard setback variance from 20 feet to 17 feet for a proposed addition on the rear of the home and 2) a side yard (west) setback variance from 7.5 feet to 5 feet for a proposed room extension in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning: Subdivision:	George Carroll 3536 Halegate Court PUD (Planned Unit Development) Brighton Park at Carillon
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes an addition at the rear of the house that will encroach 3 feet into the required 20-foot rear yard setback. • They also propose a bump out on the west side of the home that will encroach 2.5 feet into the required 7.5-foot side yard setback. 	

Reviewed by: *JHC*
Co Atty: _____
Pln Mgr: _____

	<ul style="list-style-type: none">• There are currently no code enforcement or building violations for this property.• There is no record of prior variances for this property.
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 requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• 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	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the addition at the rear and the extension on the west side 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.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

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

DIST 1
Application # B12009-71
Meeting Date 8-24-09

COPY



VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION ROOM 2201
1101 East First Street Sanford FL 32771 (407) 665-7444

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

Name: GEORGE CARROLL
Address: 3536 HALEGATE COURT City: OVIEDO Zip code: 32765
Project Address: 3536 HALEGATE COURT City: OVIEDO Zip code: 32765
Tax Parcel number: 35-21-31-502-0000-0450
Contact number(s): 407-366-5722 407-376-8321 407-376-8322
Email address: G.CARROLL1@CFL.RR.COM DCMAX@CFL.RR.COM

Is the property available for inspection without an appointment?

Yes No If gated please provide a gate code to staff.

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: <u>FAMILY ROOM EXTENSION & REAR ROOM ADDITION.</u>
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED JUL 09 2009

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 checked="" type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	<u>17'</u>
<input checked="" type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	<u>5'</u>
<input type="checkbox"/> Side street setback	Required setback:	Proposed setback:	
<input 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:	
<input checked="" type="checkbox"/> Total number of variances requested <u>2</u>			

Signed: G. Carroll

Date: 7/8/2009

FOR OFFICE USE ONLY

COMMISSION DISTRICT #:

GUI
PROJ. #

ZONED: PUD

SEC: 35

TWP: 21

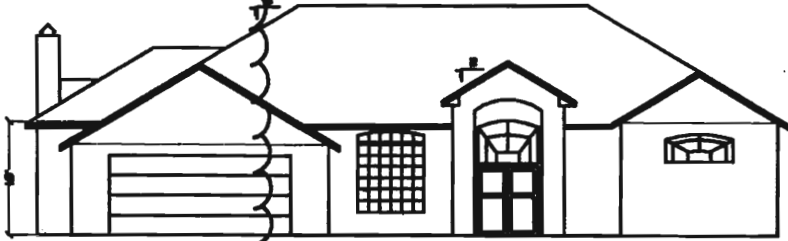
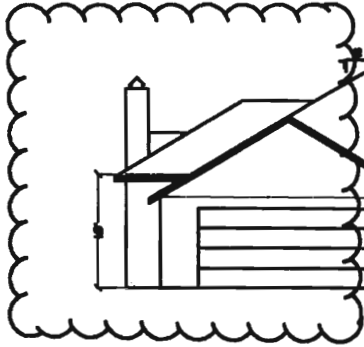
RNG: 31

DEVELOPMENT:		Brighton Park at Carillon, Tract 102				DEVELOPER:		First Dev. III				
LOCATION:		E side of SR 434, N of McCulloch Road – 70 lots										
FILE#:		BA:		SP:		BCC:						
P&Z:		PB		PG		86-89		Lot				
PB		42		PG		86-89		Lot				
Blk		Parcel		DBA		Comm Dist						
DEVEL. ORDER #:		88-314				TAX PAR. I.D. #:						
SIDEWALKS: 4' wide on both sides					SETBACK REQUIREMENTS							
					FY:	20'	SIDE ST.:		SY:	7.5'	RY:	20'
ROAD TYPE: (CURB & GUTTER OR SWALE)					MAIN STRUCTURE OTHER: Min. House: 1,000 sq. ft							
COMMENTS OTHER: Not flood prone					ACCESSORY STRUCTURE SETBACKS:							
					SY:		7.5'		RY:		10'	
					ACCESSORY STRUCTURE OTHER:							

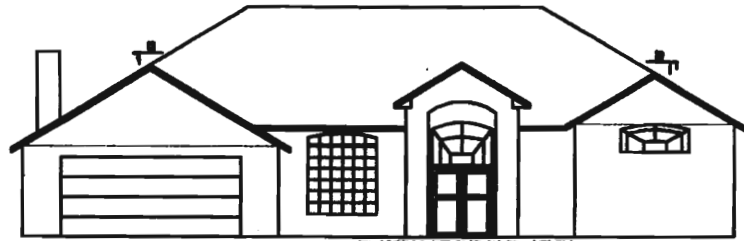
		IMPACT FEES	
		SCREEN:	ORD
		TRAFFIC ZONE:	78-E
		LAND USE:	1
		1. ROAD-CO. WIDE	ORD
		2. ROAD-COLL.	ORD
		3. LIBRARY	ORD
		4. FIRE	ORD
		5. PARK	
		6. SCHOOL	ORD
		7. LAW	
		8. DRAINAGE	
		TOTAL	\$2,550.00
		REMARKS: Curb and gutter; sidewalks	

COMMITMENT CARD

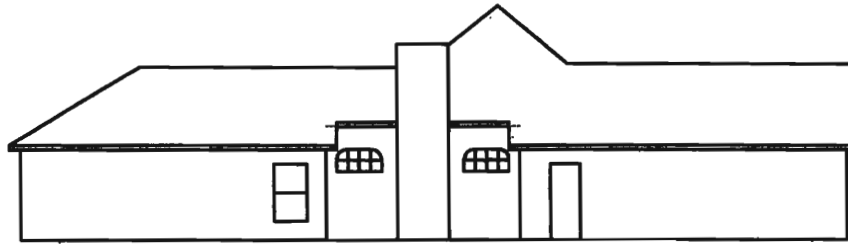
Instructions: print two-sided on card stock and cut along the left and bottom border.



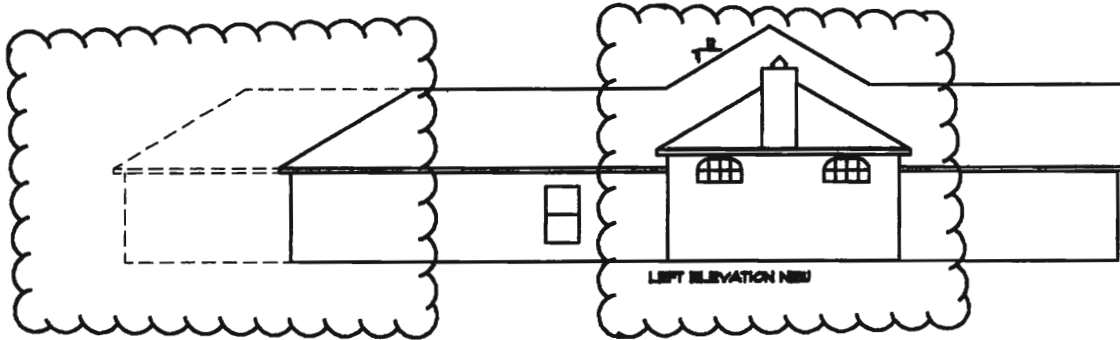
FRONT ELEVATION NEW



EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION






LEFT ELEVATION NEW

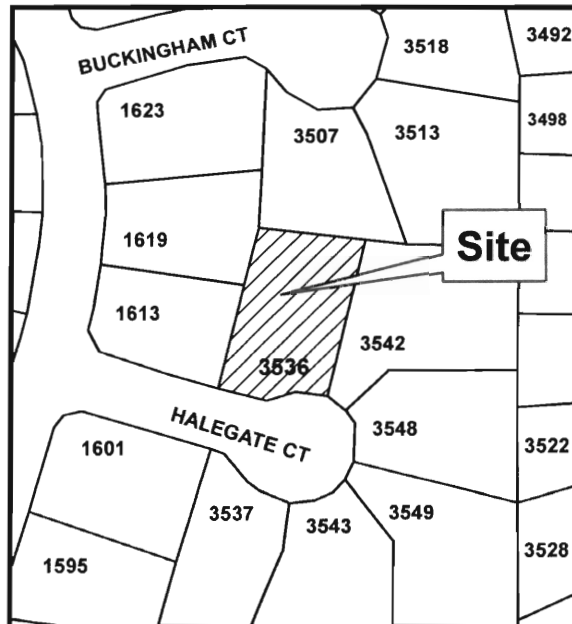

George Carroll
3536 Halegate Court
Oviedo, FL 32765



Seminole County Board of Adjustment
August 24, 2009
Case: BV2009-71 (Map 3213 Grid C6)
Parcel No: 35-21-31-502-0000-0450

Zoning

-  BV2009-71
-  RM-2
-  PUD



**CARILLON HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE APPLICATION**

This is a request form to be completed by the homeowner and submitted to the Architectural Review Board (ARB) for approval **BEFORE** any work commences. Please refer to your Declaration of Covenants and Restrictions for a description of the ARB and its purpose. **NOTE: THE BOARD HAS THIRTY (30) DAYS FOR APPROVAL FROM THE DATE OF RECEIPT OF A COMPLETE APPLICATION.** You can return application to Pinnacle Property Management, 1511 East State Road 434, Suite 3001, Winter Springs, FL 32708 or bring to the ARB meeting.

THIS SECTION TO BE COMPLETED BY HOMEOWNER

DATE: June 28, 2009 VILLAGE: Brighton Park Phase 1

NAME: George & Dina Carroll ADDRESS: 3536 Halegate Court Oviedo, FL 32765

HOME PHONE: 407-366-5722 CELL: 407-376-8321 407-376-8322 EMAIL: gcarroll1@carl.r.com dcarroll@carl.r.com

SIGNATURE(S): *G. Carroll* *Dina Carroll*

Describe the CHANGE / ADDITION / INSTALLATION: I.e. lighting, change in paint color, screen porch, landscaping, pools, etc.
Family room extension and rear room addition. If you have any questions feel free to give us a call for clarification. Thanks for your help.

LOCATION: (Attach a copy of a plat survey showing where the addition is located relative to the home and the property)
NOTE: Plat survey can be found with your closing papers. (Incomplete applications can be denied.)

SPECIFICATIONS: (Attach copies of plans from the contractor or vendor providing the product, as well as any samples, brochures, estimates, color photos, color swatches, etc.) All paint samples must have the name and number for the body, trim and door. Also include a paint's swatch for each. All exterior paint choice must come from the approved color book. The approved book is located at the Benjamin Moore store in Oviedo.

I am painting my home the original color YES or NO (PROVIDE A COLOR SWATCH FOR BASE, TRIM AND DOOR) **THE MANAGEMENT COMPANY WILL VERIFY IF IT IS THE ORIGINAL COLOR.**

For fence approval: I live on a waterfront property YES NO

DIMENSIONS: _____ STAIN _____

MATERIALS: _____ COLOR(S): _____

NOTE: All requests must conform to ALL local Zoning and Building Regulations and you must obtain all necessary permits. If the Architectural Review Committee approves your request a copy of the permit must be sent to the management company for your file.

THIS SECTION TO BE COMPLETED BY THE ARCHITECTURAL REVIEW BOARD

DATE: 7-8-09

Request: Approved Denied COMMENTS: _____

SIGNATURES: *Williams* _____

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
- Limited Liability Company Partnership
- Other (describe): _____
- _____
- _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
GEORGE CARROLL	3536 HALEGATE CT. OVIEDO, FL 32765	407-366-5722
DINA CARROLL	3536 HALEGATE CT. OVIEDO, FL 32765	407-366-5722

(Use additional sheets for more space.)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent 2% or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are not traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
N/A			

(Use additional sheets for more space.)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
N/A			

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
N/A		

(Use additional sheets for more space.)

5. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST
N/A		

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

7/9/2009
Date

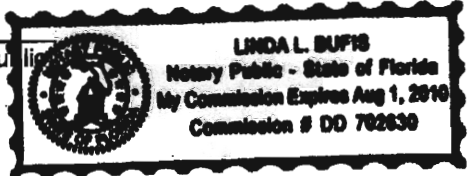
[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Orange


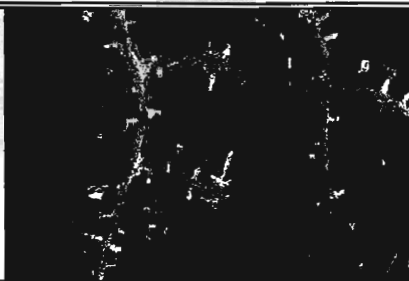
Sworn to (or affirmed) and subscribed before me this 9 day of July, 2009 by George
V. Carroll

[Signature] Linda L. Bufis
Signature of Notary Public Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification
Type of Identification Produced C640-318-62-309-0



For Use by Planning & Development Staff	
Date: _____	Application Number: _____

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CPA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-658-7806</p>																																			
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 35-21-31-502-0000-0450 Owner: CARROLL GEORGE V & DINA Mailing Address: 3536 HALEGATE CT City,State,ZipCode: OVIEDO FL 32765 Property Address: 3536 HALEGATE CT OVIEDO 32765 Subdivision Name: BRIGHTON PARK AT CARILLON Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (1994) Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$192,161</td> <td style="text-align: right;">\$250,596</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$11,898</td> <td style="text-align: right;">\$10,874</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$52,000</td> <td style="text-align: right;">\$58,000</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$256,059</td> <td style="text-align: right;">\$319,470</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$47,984</td> <td style="text-align: right;">\$113,074</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$208,075</td> <td style="text-align: right;">\$206,396</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">Portability Calculator</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$192,161	\$250,596	Depreciated EXFT Value	\$11,898	\$10,874	Land Value (Market)	\$52,000	\$58,000	Land Value Ag	\$0	\$0	Just/Market Value	\$256,059	\$319,470	Portability Adj	\$0	\$0	Save Our Homes Adj	\$47,984	\$113,074	Assessed Value (SOH)	\$208,075	\$206,396
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<p>Potential Portability Amount is \$47,984</p> <p>The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.</p>																																			
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																														
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<p>BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Bid Num</th> <th style="text-align: center;">Bid Type</th> <th style="text-align: center;">Year Blt</th> <th style="text-align: center;">Fixtures</th> <th style="text-align: center;">Base SF</th> <th style="text-align: center;">Gross SF</th> <th style="text-align: center;">Living SF</th> <th style="text-align: center;">Ext Wall</th> <th style="text-align: center;">Bid Value</th> <th style="text-align: center;">Est. Cost New</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">SINGLE FAMILY</td> <td style="text-align: center;">1991</td> <td style="text-align: center;">11</td> <td style="text-align: right;">2,456</td> <td style="text-align: right;">3,406</td> <td style="text-align: right;">2,456</td> <td style="text-align: center;">CB/STUCCO FINISH</td> <td style="text-align: right;">\$192,161</td> <td style="text-align: right;">\$205,520</td> </tr> </tbody> </table> <p> Appendage / Sqft GARAGE FINISHED / 577 Appendage / Sqft OPEN PORCH FINISHED / 99 Appendage / Sqft OPEN PORCH FINISHED / 274 </p> <p><small>NOTE: Appendage Codes Included In Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</small></p> <p>Permits</p>			Bid Num	Bid Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bid Value	Est. Cost New	1	SINGLE FAMILY	1991	11	2,456	3,406	2,456	CB/STUCCO FINISH	\$192,161	\$205,520													
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FIREPLACE	1991	1	\$1,375	\$2,500
POOL GUNITE	1994	480	\$6,000	\$9,600
COOL DECK PATIO	1994	470	\$1,028	\$1,645
SCREEN ENCLOSURE	2008	1,580	\$3,055	\$3,160
SOLAR HEATER	2001	1	\$440	\$1,100

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.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 24, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 45 BRIGHTON PARK AT CARILLON PB 42 PGS 86 TO 89

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

FINDINGS OF FACT

Property Owner: George V & Dina Carroll
3536 Halegate Ct
Oviedo Fl 32765

Project Name: Halegate Court (3536)

Requested Variance:

A rear yard setback variance from 20 feet to 17 feet for a proposed addition on the rear of the home and a side yard (west) setback variance from 7.5 feet to 5 feet for a proposed room extension in PUD (Planned Unit Development) district.

Approval was sought to construct an addition within the rear and side setbacks. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 24, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 45 BRIGHTON PARK AT CARILLON PB 42 PGS 86 TO 89

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

FINDINGS OF FACT

Property Owner: George V & Dina Carroll
3536 Halegate Ct
Oviedo FL 32765

Project Name: Halegate Court (3536)

Variance Approval:

A rear yard setback variance from 20 feet to 17 feet for a proposed addition on the rear of the home and a side yard (west) setback variance from 7.5 feet to 5 feet for a proposed room extension in PUD (Planned Unit Development) district.

All six criteria for granting a variance under the Land Development Code have been satisfied.

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:

- a. The variance granted will apply only to the addition at the rear and the extension on the west side 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: _____
Alison C. Stettner
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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

