

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Adoption of a Resolution and Authorization for the Chairman to Execute County Deeds Conveying Property (FDOT ~ Parcel Numbers 105.1R and 148.1R) Necessary to Improve State Road 434 (from Interstate 4 to Range Line Road)

DEPARTMENT: Public Works

DIVISION: Engineering

AUTHORIZED BY: Gary Johnson

CONTACT: Warren Lewis

EXT: 5658

MOTION/RECOMMENDATION:

Adopt Resolution and authorize the Chairman to execute County Deeds conveying property (FDOT Parcel Numbers 105.1R and 148.1R) necessary to improve State Road 434 (from Interstate 4 to Rangeline Road) to the Florida Department of Transportation (FDOT).

District 4 Carlton D. Henley

Jerry McCollum

BACKGROUND:

It is necessary that certain land now owned by Seminole County be acquired by the Florida Department of Transportation (FDOT Parcel Numbers 105.1R and 148.1R) to improve State Road 434 (from Interstate 4 to Rangeline Road). FDOT has requested that Seminole County execute and deliver County Deeds conveying all rights, title and interest that the County has in and to said lands for transportation purposes.

STAFF RECOMMENDATION:

Staff recommends the Board adopt the Resolution and authorize the Chairman to execute the County Deeds conveying property (FDOT Parcel Numbers 105.1R and 148.1R) necessary to improve State Road 434 (from Interstate 4 to Rangeline Road) to the Florida Department of Transportation (FDOT).

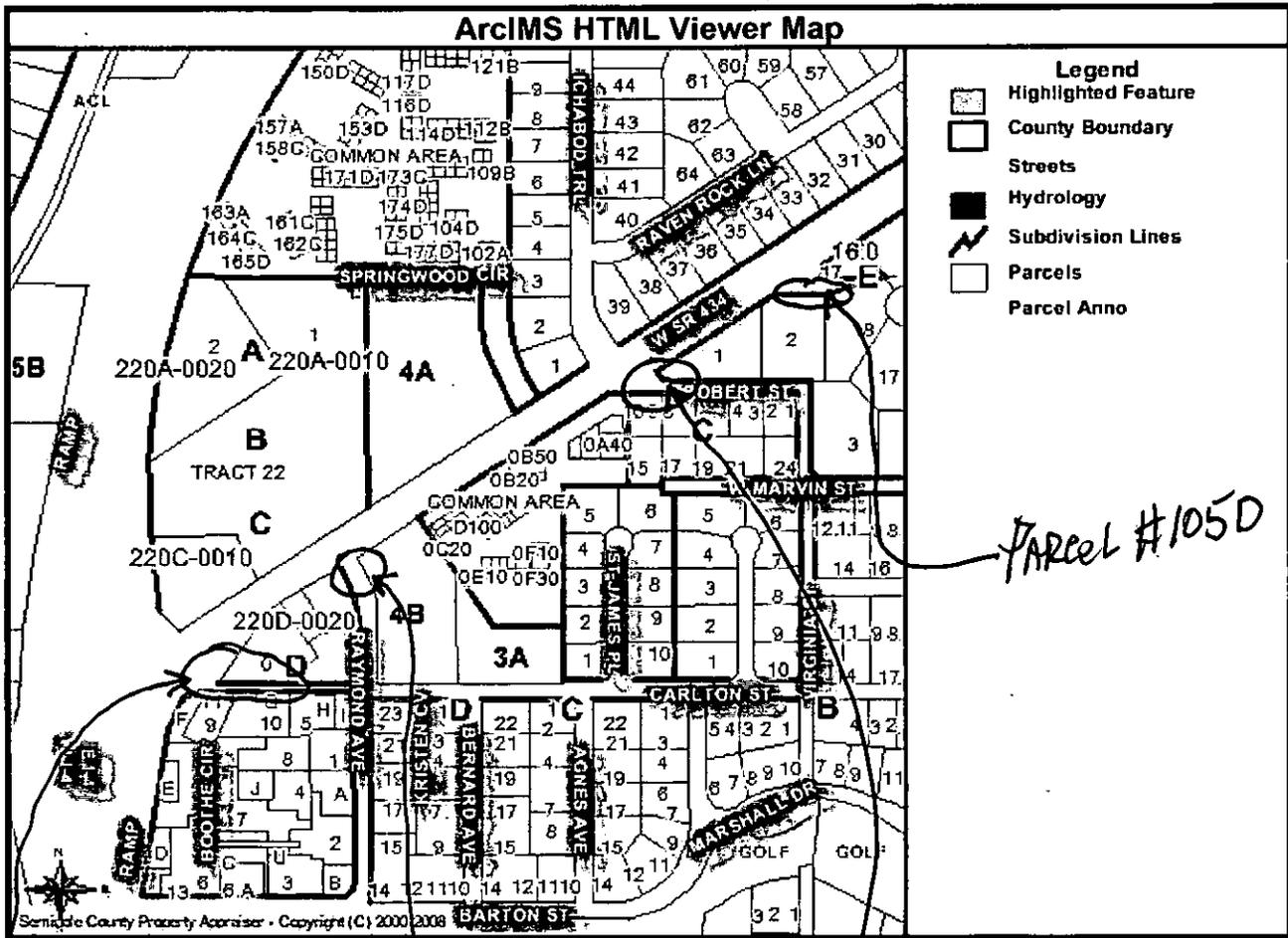
ATTACHMENTS:

1. Location Map - FDOT Parcel No. 105.1R
2. Location Map for Parcel No 148.1R
3. Resolution - FDOT Parcels 105.1R&148.1R - State Road 434
4. County Deed for Parcel No. 105.1R
5. County Deed for Parcel No. 148.1R

Additionally Reviewed By:

■ County Attorney Review (Matthew Minter)

LOCATION MAP



Parcel #105D

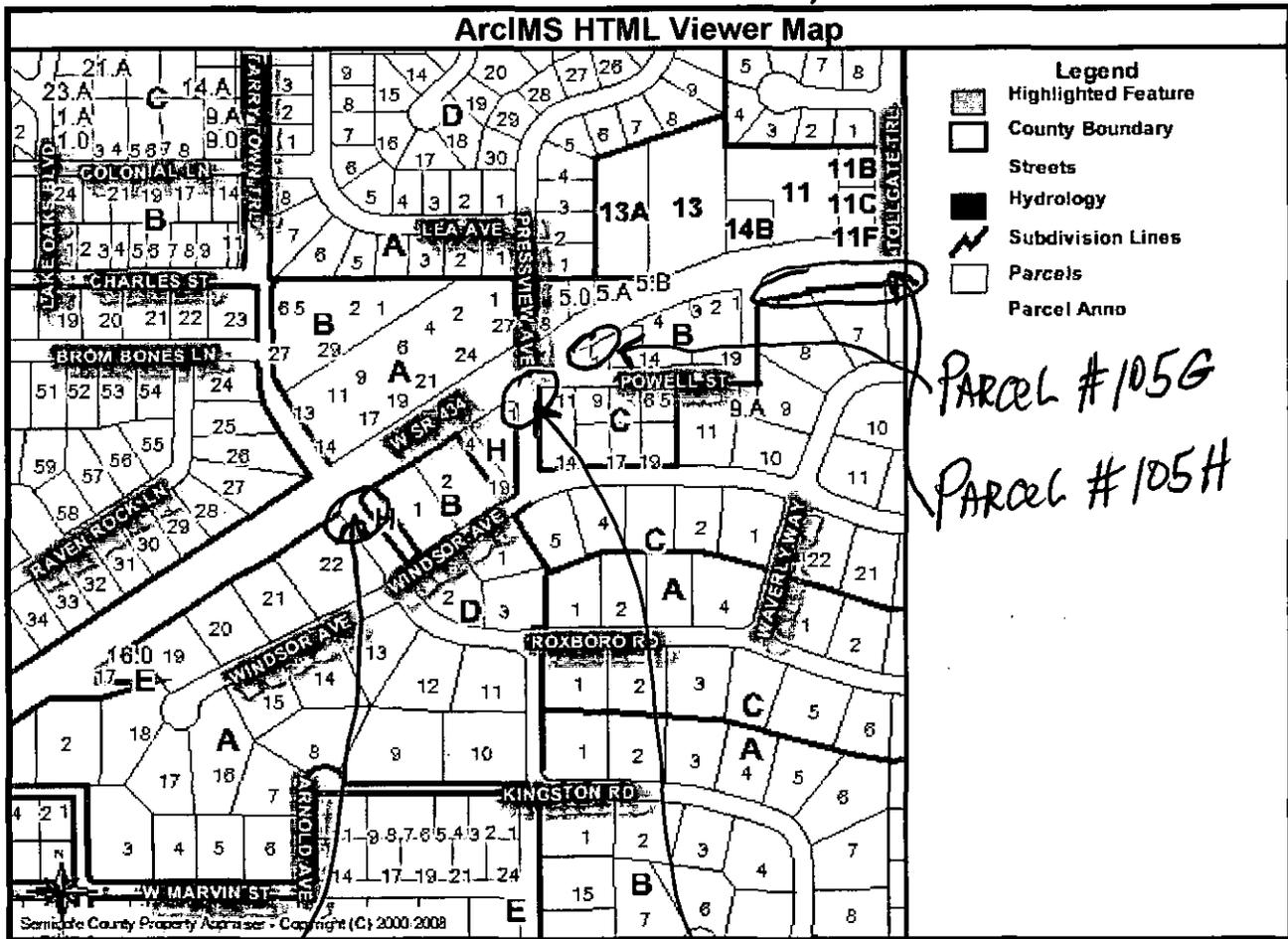
Parcel #105A

Parcel #105B

Parcel #105C

Map #1

LOCATION MAP

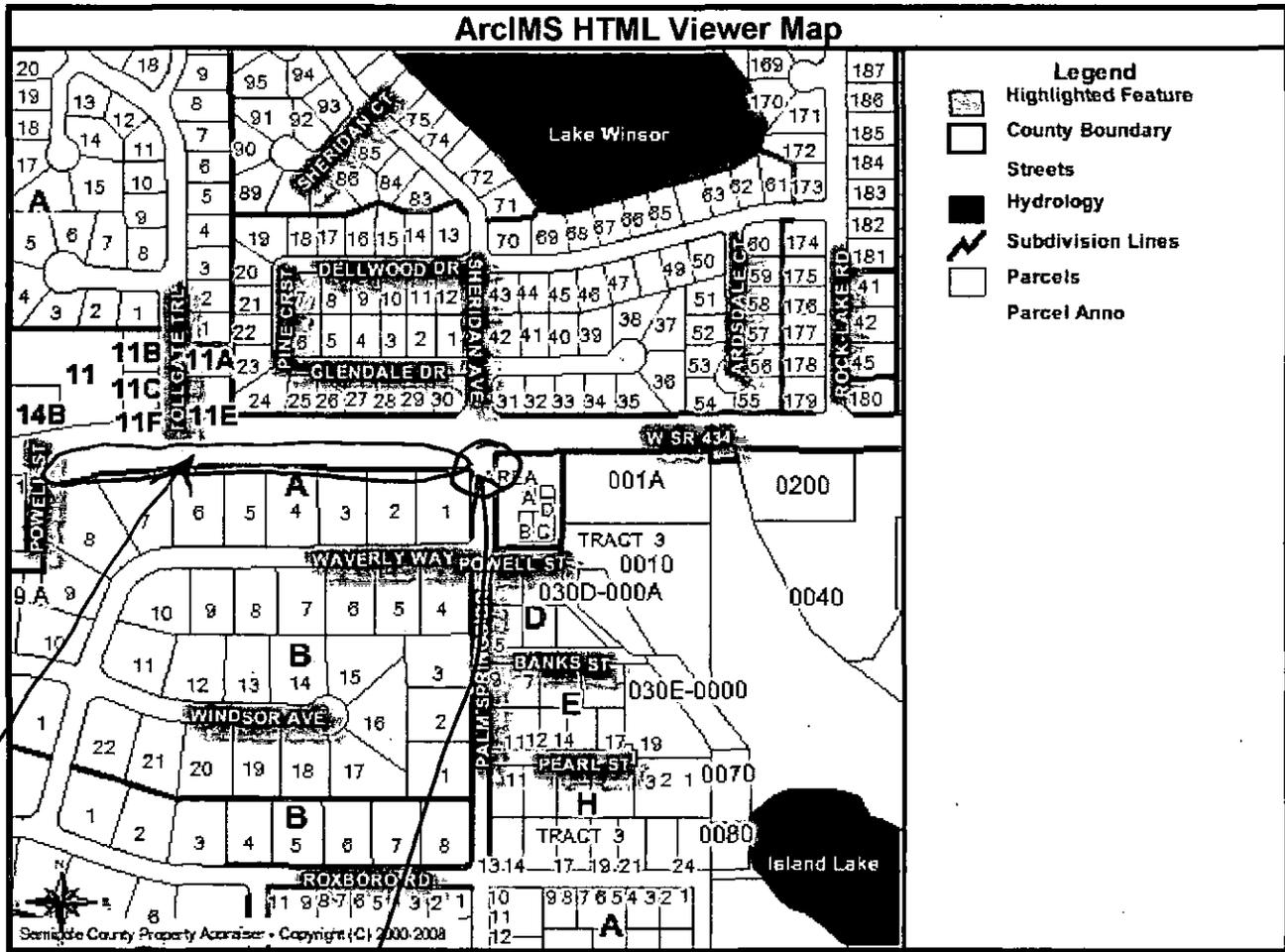


PARCEL #105G
 PARCEL #105H

PARCEL #105E PARCEL #105F

MAP #2

LOCATION MAP



Parcel #105 H

Parcel #105 I

Map # 3

RESOLUTION NO. 2010-R _____

RESOLUTION

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON THE _____ DAY OF _____, 2010.

WHEREAS, the State of Florida Department of Transportation (hereinafter, "the Department") proposes to improve State Road No. 434, Section No. 77120, F.P. No. 240233-3, (hereinafter, "the project") in Seminole County, Florida; and

WHEREAS, it is necessary that certain lands now owned by Seminole County, identified by the Department as Parcel Numbers 105.1R, and 148.1R, Section No. 77120; (hereinafter, "the parcels") be acquired by the Department for the Project; and

WHEREAS, said parcels are not needed for county purposes; and

WHEREAS, the Department has made application to Seminole County to execute and deliver to the Department County Deeds in favor of the Department for the Parcels for transportation purposes, and said application having been duly considered,

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the application of the Department for County Deeds are for transportation purposes which are in the public or community interest and for public welfare, and the Parcels are not needed for County purposes; that the Chairman of the Board of County Commissioners is hereby authorized to execute deeds in favor of the Department for Parcel Numbers 105.1R, and 148.1R.

ADOPTED THIS _____ DAY OF _____, 2010.

Attest:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY**

**MARYANNE MORSE, Clerk to the
Board of County Commissioners in
and for Seminole County, Florida.**

Bob Dallari, Chairman

Prepared under the direction of:
Charles F. Barcus, Program Manager II/Right-of-Way
November 4, 2009

Document Prepared By:
Warren Lewis, Right-of-Way Agent
Right-of-Way Section
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

COUNTY DEED

Parcel No. 148.1R
Section 77120
State Road No. 434
County of Seminole, Florida

THIS DEED is made this _____ day of _____ 2010, by **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter referred to as the **GRANTOR**, and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose address is 719 South Woodland Boulevard, Deland, Florida, 32720, hereinafter referred to as the **GRANTEE** or **F.D.O.T.**

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of **ONE AND NO/100 DOLLARS (\$1.00)** in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and sell to **GRANTEE**, its heirs and assigns forever, the following described land lying and being in the County of Seminole, State of Florida, to-wit:

See Legal Description attached hereto as Exhibit "A"

GRANTOR, in accordance with Section 270.11, Florida Statutes, releases its interest in, and title in and to all the phosphate, minerals and metals that are or may be in, on, or under the above described land and all the petroleum that is or may be in, on, or under the above described land with the privilege to mine and develop the same, the **GRANTEE** having petitioned for said release. The reason justifying such release is that **GRANTEE** is an agency of the State of Florida, which state therefore loses no rights by such release.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatever of the said grantor, either in law or equity, to the said grantee forever.

PROVIDED that the following rights are reserved to Grantor:

1. *The Grantor shall have the right to construct, operate, maintain, improve, add to, upgrade, remove and relocate road and utility facilities on, within, and upon the lands described herein in accordance with FDOT's minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time this document is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by FDOT, which approval shall be based on the application of the minimum standards referenced above and which approval shall be evidenced by the issuance of utility permit. If, based on the application of those minimum standards, FDOT does not approve new construction or relocation of facilities proposed by the Grantor and such new construction or relocation could have proceeded upon the lands described herein but for the limitations imposed by this document, then FDOT shall bear the cost of acquiring any new easements necessary to proceed with said construction or relocation. If FDOT requires the Grantor to alter, adjust, or relocate its facilities within said lands, then FDOT hereby agrees to bear the cost of such alteration, adjustment, or relocation. If FDOT requires Grantor to relocate its facilities outside said lands, then FDOT hereby agrees to bear the cost of such relocation and if said relocation cannot take place within FDOT right of way, then FDOT also agrees to bear the cost of acquiring any easements necessary for the relocation.*
2. *Notwithstanding any provisions set forth herein, the terms of the utility permits issued pursuant to paragraph 1 hereof and Section 337.401(2) shall supersede any contrary provisions contained herein, with the exception of the provisions in paragraph 1 hereof that require FDOT to bear certain costs.*
3. *The Grantor shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.*
4. *The Grantor agrees to repair any damage caused by the Grantor to F.D.O.T.'s facilities and to indemnify to the extent permitted under Florida Law the F.D.O.T. against any loss or damage resulting from the Grantor exercising its rights outlined in Paragraphs 1 and 3 above.*

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
Bob Dallari, Chairman

Date: _____

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

As authorized for execution
by the Board of County Commissioners
at their _____, 2010 regular meeting

County Attorney

EXHIBIT "A"

PARCEL NO. 148

**SECTION 77120
F.P. NO. 240233.3**

All of that triangular parcel of land lying within the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 29 East, Seminole County, Florida, being identified as "**PARK**" and dedicated to the use of the public as shown on plat of SANLANDO SPRINGS, Tract No. 18, as recorded in Plat Book 4, Page 60, of the Public Records of Seminole County, Florida. Being further described as a triangular parcel of land being bounded on the North by State Road 434 (Longwood Drive), a 100 foot right of way, and bounded on the East by Virginia Avenue, a 50 foot right of way, and bounded on the South by Irving Street, a 50 foot right of way as shown on the Florida Department of Transportation Right of Way Map for State Road 434, F.P. No. 240233 3, Section 77120, on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida.

Containing 173 square feet, more or less.

This legal description prepared under the direction of:
Russell D. Kessler, P.L.S. No. 5115
Florida Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720

Document Prepared By:
Warren Lewis, Right-of-Way Agent
Right-of-Way Section
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

COUNTY DEED

Parcel No. 105.1R
Section 77120
State Road No. 434
County of Seminole, Florida

THIS DEED is made this _____ day of _____ 2010, by **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter referred to as the **GRANTOR**, and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose address is 719 South Woodland Boulevard, Deland, Florida, 32720, hereinafter referred to as the **GRANTEE** or **F.D.O.T.**

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and sell to **GRANTEE**, its heirs and assigns forever, the following described land lying and being in the County of Seminole, State of Florida, to-wit:

See Legal Description attached hereto as Exhibit "A"

GRANTOR, in accordance with Section 270.11, Florida Statutes, releases its interest in, and title in and to all the phosphate, minerals and metals that are or may be in, on, or under the above described land and all the petroleum that is or may be in, on, or under the above described land with the privilege to mine and develop the same, the **GRANTEE** having petitioned for said release. The reason justifying such release is that **GRANTEE** is an agency of the State of Florida, which state therefore loses no rights by such release.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatever of the said grantor, either in law or equity, to the said grantee forever.

PROVIDED that the following rights are reserved to Grantor:

1. The Grantor shall have the right to construct, operate, maintain, improve, add to, upgrade, remove and relocate road and utility facilities on, within, and upon the lands described herein in accordance with FDOT's minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time this document is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by FDOT, which approval shall be based on the application of the minimum standards referenced above and which approval shall be evidenced by the issuance of utility permit. If, based on the application of those minimum standards, FDOT does not approve new construction or relocation of facilities proposed by the Grantor and such new construction or relocation could have proceeded upon the lands described herein but for the limitations imposed by this document, then FDOT shall bear the cost of acquiring any new easements necessary to proceed with said construction or relocation. If FDOT requires the Grantor to alter, adjust, or relocate its facilities within said lands, then FDOT hereby agrees to bear the cost of such alteration, adjustment, or relocation. If FDOT requires Grantor to relocate its facilities outside said lands, then FDOT hereby agrees to bear the cost of such relocation and if said relocation cannot take place within FDOT right of way, then FDOT also agrees to bear the cost of acquiring any easements necessary for the relocation.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits issued pursuant to paragraph 1 hereof and Section 337.401(2) shall supersede any contrary provisions contained herein, with the exception of the provisions in paragraph 1 hereof that require FDOT to bear certain costs.
3. The Grantor shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.
4. The Grantor agrees to repair any damage caused by the Grantor to F.D.O.T.'s facilities and to indemnify to the extent permitted under Florida Law the F.D.O.T. against any loss or damage resulting from the Grantor exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

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

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

By: _____
Bob Dallari, Chairman

Date: _____

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

As authorized for execution
by the Board of County Commissioners
at their _____, 2010 regular meeting

County Attorney

EXHIBIT "A"

PARCEL NO. 105A

SECTION 77120
F.P. NO. 240233 3

A portion of Carlton Street per the Replat of Tracts 18, 19, 20 and 22, Sanlando Springs as recorded in Plat Book 7, Page 3 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a nail with disk stamped "TINKLEPAUGH SURVEYORS", marking the Southwest corner of the Southeast quarter of the Northwest quarter of Section 2, Township 21 South, Range 29 East, Seminole County, Florida; thence North 89°56'09" East along the South line of said Southeast quarter of the Northwest quarter, a distance of 818.19 feet to a point on the existing Southeasterly limited access right of way line of State Road 400 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3 for the POINT OF BEGINNING; thence departing said South line, run North 47°26'01" East along said limited access right of way line, a distance of 37.00 feet to a point on the North right of way line of Carlton Street per the Replat of Tracts 18, 19, 20 and 22, Sanlando Springs as recorded in Plat Book 7, Page 3 of the Public Records of Seminole County, Florida; thence departing said limited access right of way line, run North 89°56'09" East along said North right of way line, a distance of 442.13 feet to a point on the Westerly right of way line of Raymond Avenue per aforesaid plat; thence departing said North right of way line, run South 00°04'57" East along said Westerly right of way line, a distance of 25.00 feet to a point on aforesaid South line of the Southeast quarter of the Northwest quarter; thence departing said Westerly right of way line of Raymond Avenue, run South 89°56'09" West along said South line, a distance of 469.42 feet to a point on aforesaid Southeasterly limited access right of way line of State Road 400 and the POINT OF BEGINNING.

Containing 11394 square feet, more or less.

PARCEL NO. 105B

A portion of Raymond Avenue per the Replat of Tracts 18, 19, 20 and 22, Sanlando Springs as recorded in Plat Book 7, Page 3 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a 4" x 4" concrete monument with disk stamped "FDOT JWG LB 1", marking the Northeast corner of the Northwest quarter of Section 2, Township 21 South, Range 29 East, Seminole County, Florida; thence South 00°04'57" East along the East line of said Northwest quarter, a distance of 2035.86 feet to a point on the existing Southeasterly right of way line of State Road 434 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3; thence departing said East line, run South 56°47'00" West along said Southeasterly right of way

line, a distance of 35.46 feet to a point on the Northeasterly right of way line of Raymond Avenue per the Replat of Tracts 18, 19, 20 and 22, Sanlando Springs as recorded in Plat Book 7, Page 3 of the Public Records of Seminole County, Florida for the POINT OF BEGINNING; said point being on a curve concave Southwesterly and having a radius of 364.80 feet; thence departing said Southeasterly right of way line from a tangent bearing of South 33°19'26" East, run Southeasterly along said Northeasterly right of way line of Raymond Avenue and along the arc of said curve through a central angle of 04°50'06", an arc distance of 30.78 feet; thence departing said Northeasterly right of way line, run South 56°47'00" West, a distance of 60.25 feet to a point on the Southwesterly right of way line of aforesaid Raymond Avenue; said point being on a curve concave Southwesterly and having a radius of 304.80 feet; thence from a tangent bearing of North 27°33'19" West, run Northwesterly along said Southwesterly right of way line and the arc of said curve through a central angle of 05°47'22", an arc distance of 30.80 feet to a point on aforesaid Southeasterly right of way line of State Road 434; thence departing said curve, run North 56°47'00" East along said Southeasterly right of way line, a distance of 60.01 feet to a point on aforesaid Northeasterly right of way line of Raymond Street and the POINT OF BEGINNING.

Containing 1848 square feet, more or less.

PARCEL NO. 105C

A portion of Robert Street per the plat of Sanlando Springs, Tract No. 23 as recorded in Plat Book 5, Page 46 and per the plat of Knollwood as recorded in Plat Book 14, Page 58 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a 4" x 4" concrete monument with disk stamped "FDOT JWG LB 1", marking the Northwest corner of the Northeast quarter of Section 2, Township 21 South, Range 29 East, Seminole County, Florida; thence South 00°04'57" East along the West line of said Northeast quarter, a distance of 2035.86 feet to a point on the existing Southeasterly right of way line of State Road 434 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3; thence departing said West line, run North 56°47'00" East along said right of way line, a distance of 21.58 feet; thence North 56°48'17" East, a distance of 858.57 feet to a point on the South right of way line of Robert Street per the plat of Sanlando Springs, Tract No. 23 as recorded in Plat Book 5, Page 46 of the Public Records of Seminole County, Florida for the POINT OF BEGINNING; thence continue North 56°48'17" East along aforesaid Southeasterly right of way line of State Road 434, a distance of 90.91 feet; thence North 56°46'44" East along said Southeasterly right of way line, a distance of 135.68 feet to an intersection with the North right of way line of Robert Street per the plat of Knollwood as recorded in Plat Book 14, Page 58 of the Public Records of Seminole County, Florida; said point being the cusp of a curve concave Easterly and having a radius of 40.00 feet; thence departing said Southeasterly right of way line from a tangent bearing of South

56°46'44" West, run Southwesterly along said North right of way line and along the arc of said curve through a central angle of 63°43'42", an arc distance of 44.49 feet; thence departing said North right of way line and said curve, run South 56°48'17" West, a distance of 156.50 feet to a point on the South right of way line of Robert Street per aforesaid plat of Sanlando Springs, Tract No. 23; thence South 89°49'27" West along said South right of way line, a distance of 40.83 feet to a point on aforesaid Southeasterly right of way line of State Road 434 and the POINT OF BEGINNING.

Containing 4093 square feet, more or less.

PARCEL NO. 105D

A portion of Irving Street per the plat of Sanlando Springs, Tract No. 18 as recorded in Plat Book 4, Page 60 and Sanlando Springs, Tract No. 23 as recorded in Plat Book 5, Page 46 and Virginia Avenue per the plats of Sanlando Springs, Tract No. 17 as recorded in Plat Book 4, Page 55 and Sanlando Springs Tract No. 18 as recorded Plat Book 4, Page 60 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at a 4" x 4" concrete monument with disk stamped "FDOT JWG LB 1", marking the Northwest corner of the Northeast quarter of Section 2, Township 21 South, Range 29 East, Seminole County, Florida; thence South 00°04'57" East along the West line of said Northeast quarter, a distance of 2035.86 feet to a point on the existing Southeasterly right of way line of State Road 434 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3; thence departing said West line, run along said right of way line the following three courses; North 56°47'00" East, a distance of 21.58 feet; thence North 56°48'17" East, a distance of 949.48 feet; thence North 56°46'44" East, a distance of 459.30 feet to an intersection with the existing South right of way line of Irving Street per the plat of Sanlando Springs, Tract No. 23 as recorded in Plat Book 5, Page 46 of the Public Records of Seminole County, Florida for the POINT OF BEGINNING; thence continue North 56°46'44" East along said Southeasterly right of way line of State Road 434, a distance of 91.70 feet to an intersection with the North right of way line of Irving Street per the plat of Sanlando Springs, Tract No. 18 as recorded in Plat Book 4, Page 60 of the Public Records of Seminole County, Florida; thence departing said Southeasterly right of way line of State Road 434, run North 89°49'04" East along said North right of way line of Irving Street, a distance of 23.05 feet to an intersection with the West right of way line of Virginia Avenue per aforesaid plat of Sanlando Springs Tract No. 18; thence departing said North right of way line, run North 00°01'55" West along said West right of way line, a distance of 15.02 feet to a point on aforesaid Southeasterly right of way line of State Road 434; thence departing said West right of way line of Virginia Avenue, run North 56°46'44" East along said Southeasterly right of way line, a distance of 59.74 feet to an intersection with the

East right of way line of Virginia Avenue per the plat of Sanlando Springs, Tract No. 17 as recorded in Plat Book 4, Page 55 of the Public Records of Seminole County, Florida; thence departing said Southeasterly right of way line of State Road 434, run South $00^{\circ}01'55''$ East along said East right of way line of Virginia Avenue, a distance of 26.92 feet; thence departing said East right of way line, run South $56^{\circ}48'17''$ West, a distance of 129.70 feet to a point on the South right of way line of Irving Street of aforesaid Sanlando Springs, Tract No. 23; thence South $89^{\circ}49'04''$ West along said South right of way line, a distance of 41.22 feet to a point on aforesaid Southeasterly right of way line of State Road 434 and the POINT OF BEGINNING.

Containing 3300 square feet, more or less.

PARCEL NO. 105E

A portion of Roxboro Road per the plat of Knollwood as recorded in Plat Book 14, Page 58 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a 4" x 4" concrete monument with disk stamped "FDOT JWG·LB 1", marking the Northwest corner of the Northeast quarter of Section 2, Township 21 South, Range 29 East, Seminole County, Florida; thence South $00^{\circ}04'57''$ East along the West line of said Northeast quarter, a distance of 2035.86 feet to a point on the existing Southeasterly right of way line of State Road 434 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3; thence departing said West line, run along said right of way line the following three courses; North $56^{\circ}47'00''$ East, a distance of 21.58 feet; thence North $56^{\circ}48'17''$ East, a distance of 949.48 feet; thence North $56^{\circ}46'44''$ East, a distance of 1448.92 feet to an intersection with the Southwesterly right of way line of Roxboro Road per the plat of Knollwood as recorded in Plat Book 14, Page 58 of the Public Records of Seminole County, Florida for the POINT OF BEGINNING; thence continue North $56^{\circ}46'44''$ East along said Southeasterly right of way line of State Road 434, a distance of 124.64 feet to a point on the Northeasterly right of way line of Roxboro Road per aforesaid plat of Knollwood; thence departing said Southeasterly right of way line, run South $33^{\circ}09'59''$ East along said Northeasterly right of way line, a distance of 22.96 feet; thence departing said Northeasterly right of way line, run South $56^{\circ}48'17''$ West, a distance of 100.06 feet to a point on aforesaid Southwesterly right of way line of Roxboro Road; said point also being a point on a curve concave Southwesterly and having a radius of 24.61 feet; thence from a tangent bearing of North $37^{\circ}10'39''$ West, run Northwesterly along said Southwesterly right of way line and along the arc of said curve through a central angle of $86^{\circ}02'38''$, an arc distance of 36.96 feet to a point on aforesaid Southeasterly right of way line of State Road 434 and the POINT OF BEGINNING.

Containing 2424 square feet, more or less.

PARCEL NO. 105F

A portion of the West half of Pressview Avenue per the plat of Sanlando Springs, Tract No. 17 as recorded in Plat Book 4, Page 55 and a portion of the East half of Pressview Avenue and Powell Street per the plat of Sanlando Springs, Tract No. 4 as recorded in Plat Book 5, Page 55 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a nail and disk stamped with no identification, marking the Northwest corner of the Northwest quarter of Section 1, Township 21 South, Range 29 East, Seminole County, Florida; thence South $00^{\circ}01'00''$ West along the West line of said Northwest quarter, a distance of 319.77 feet to a point on the existing Southeasterly right of way line of State Road 434 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3 for the POINT OF BEGINNING; thence departing said West line, run North $56^{\circ}46'44''$ East along said right of way line, a distance of 38.43 feet to the point of curvature of a curve concave Southeasterly and having a radius of 1860.08 feet; thence run Northeasterly along said right of way line and along the arc of said curve through a central angle of $01^{\circ}21'46''$, an arc distance of 44.25 feet to a point on the North right of way line of Powell Street per the plat of Sanlando Springs, Tract No. 4 as recorded in Plat Book 5, Page 55 of the Public Records of Seminole County, Florida; thence departing said Southeasterly right of way line of State Road 434, run North $89^{\circ}41'00''$ East along said North right of way line, a distance of 50.08 feet to a point on a curve concave Southeasterly and having a radius of 1837.25; thence departing said right of way line from a tangent bearing of South $59^{\circ}27'07''$ West, run Southwesterly along the arc of said curve through a central angle of $02^{\circ}12'18''$, an arc distance of 70.70 feet to the point of tangency thereof; thence South $57^{\circ}14'49''$ West, a distance of 24.68 feet to a point on the South right of way line of aforesaid Powell Street; thence South $89^{\circ}41'00''$ West along said South right of way line, a distance of 13.69 feet to an intersection with the East right of way line of Pressview Avenue per aforesaid plat of Sanlando Springs, Tract No. 4; thence departing said South right of way line of Powell Street, run South $00^{\circ}01'52''$ West along said East right of way line of Pressview Avenue, a distance of 8.73 feet; thence departing said East right of way line, run South $57^{\circ}14'49''$ West, a distance of 59.47 feet to a point on the West right of way line of Pressview Avenue per the plat of Sanlando Springs, Tract No. 17 as recorded in Plat Book 4, Page 55 of the Public Records of Seminole County, Florida; thence North $00^{\circ}01'52''$ East along said West right of way line, a distance of 29.86 feet to a point on aforesaid Southeasterly right of way line of State Road 434; thence North $56^{\circ}46'44''$ East along said right of way line, a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 3559 square feet, more or less.

PARCEL NO. 105G

That portion of Powell Street, formerly known as Bode Avenue, per the plat of Sanlando Springs, Tract No. 4 as recorded in Plat Book 5, Page 55 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a nail and disk with no identification, marking the Northwest corner of the Northwest quarter of Section 1, Township 21 South, Range 29 East, Seminole County, Florida; thence South 00°01'00" West along the West line of said Northwest quarter, a distance of 319.77 feet to a point on the existing Southeasterly right of way-line of State Road 434 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3; thence departing said West line, run North 56°46'44" East along said right of way line, a distance of 38.43 feet to the point of curvature of a curve concave Southeasterly and having a radius of 1860.08 feet; thence run Northeasterly along said right of way line and along the arc of said curve through a central angle of 01°21'46", an arc distance of 44.25 feet; thence departing said curve, run North 89°41'00" East along said right of way line, a distance of 111.24 feet to a point on the West line of the East 4 feet of Lot 10, Block B per the plat of Sanlando Springs, Tract No. 4 as recorded in Plat Book 5, Page 55 of the Public Records of Seminole County, Florida; thence North 00°00'02" East, along said West line and Southeasterly right of way line of State Road 434, a distance of 63.30 feet to a point on a curve concave Southeasterly and having a radius of 1860.08 feet; thence from a tangent bearing of North 62°05'40" East, run Northeasterly along said Southeasterly right of way line and along the arc of said curve through a central angle of 14°58'00", an arc distance of 485.88 feet to the West right of way line of Powell Street, formerly known as Bode Avenue, per aforesaid plat of Sanlando Springs, Tract No. 4 for the POINT OF BEGINNING; thence continue Northeasterly along said Southeasterly right of way and along the arc of said curve through a central angle of 01°34'32", an arc distance of 51.15 feet to a point on the East right of way line of aforesaid Powell Street; thence departing said curve and said Southeasterly right of way line, run South 00°00'02" West along said East right of way line, a distance of 25.82 feet to a point on a curve concave Southerly and having a radius of 1837.25 feet; thence departing said East right of way line, from a tangent bearing of South 78°25'36" West, run Westerly along the arc of said curve through a central angle of 01°35'47", an arc distance of 51.19 feet to a point on the aforesaid West right of way line of Powell Street; thence departing said curve from a tangent bearing of South 76°49'49" West, run North 00°00'02" East, along said West right of way line, a distance of 26.02 feet to a point on aforesaid Southeasterly right of way line of State Road 434 and the POINT OF BEGINNING.

Containing 1296 square feet, more or less.

PARCEL NO. 105H

A portion of Charles Street per the plat of Sanlando Springs, Tract No. 4 as recorded in Plat Book 5, Page 55 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a nail and disk with no identification, marking the Northwest corner of the Northwest quarter of Section 1, Township 21 South, Range 29 East, Seminole County, Florida; thence North 89°42'38" East along the North line of said Northwest quarter, a distance of 1041.77 feet to a point on the existing South right of way line of State Road 434 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3 for the POINT OF BEGINNING; thence continue North 89°42'38" East along said North line and said South right of way line, a distance of 277.50 feet; thence departing said North line, run South 00°00'36" West along said right of way, a distance of 24.08 feet to the South right of way line of Charles Street per the plat of Sanlando Springs, Tract No. 4 as recorded in Plat Book 5, Page 55 of the Public Records of Seminole County, Florida; thence departing South right of way line of State Road 434, run South 89°44'58" West, along said South right of way line of Charles Street, a distance of 573.29 feet to a point on aforesaid South right of way line of State Road 434; said point being on a curve concave Southeasterly and having a radius of 1860.08 feet; thence from a tangent bearing of North 80°33'24" East, run Northeasterly along said South right of way line and along the arc of said curve through a central angle of 09°09'14", an arc distance of 297.18 feet to the POINT OF BEGINNING.

Containing 11363 square feet, more or less.

PARCEL NO. 105I

That portion of Palm Springs Drive, formerly know as Aldus Avenue, per the plat of Sanlando Springs, Tract No. 3 as recorded in Plat Book 5, Page 51 and per Official Records Book 2078, Page 759 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a nail and disk with no identification, marking the Northwest corner of the Northwest quarter of Section 1, Township 21 South, Range 29 East, Seminole County, Florida; thence North 89°42'38" East along the North line of said Northwest quarter, a distance of 1041.77 feet to a point on the existing South right of way line of State Road 434 as shown on the Florida Department of Transportation right of way map, Section 77120, Financial Project No. 240233 3; thence continue North 89°42'38" East, along said North line and said South right of way line, a distance of 277.50 feet; thence departing said North line, run South 00°00'36" West along said right of way line, a distance of 24.08

feet; thence North 89°44'58" East along said right of way line, a distance of 608.41 feet to the West right of way line of Palm Springs Drive, formerly known as Aldus Avenue per the plat of Sanlando Springs, Tract No. 3 as recorded in Plat Book 5, Page 51 and Official Records Book 2078, Page 759 of the Public Records of Seminole County, Florida for the POINT OF BEGINNING; thence continue North 89°44'58" East along said South right of way line of State Road 434, a distance of 90.06 feet to the East right of way line of aforesaid Palm Springs Drive; thence departing said South right of way line, run South 00°06'53" East along said East right of way line, a distance of 33.21 feet; thence departing said East right of way line, run South 89°53'07" West, a distance of 65.00 feet to a point on aforesaid West right of way line of Palm Springs Drive; thence North 00°06'53" West, along said West right of way line, a distance of 8.00 feet to the point of curvature of a curve concave Southwesterly and having a radius of 25.00 feet; thence run Northwesterly along said West right of way line and along the arc of said curve through a central angle of 90°08'08", an arc distance of 39.33 feet to the point of tangency thereof; said point being on aforesaid South right of way line of State Road 434 and the POINT OF BEGINNING.

Containing 2288 square feet, more or less.

Containing in the aggregate 41,565 square feet (0.954 acres), more or less.

This legal description prepared under the direction of:

William D. Donley, P.L.S.

Florida Registration No. 5381

Bowyer-Singleton & Associates, Inc.

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