

**PURCHASE AGREEMENT**

Multiple Parcels

STATE OF FLORIDA            )  
COUNTY OF SEMINOLE    )

**THIS AGREEMENT** is made and entered into by and between JUDITH ANN WEYERS, f/k/a JUDITH ANN BIESBOER, a single woman, whose address is 5358 Orange Blvd., Sanford, Florida 32771-8660, in this Agreement referred to as "OWNER," and SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Agreement referred to as "COUNTY."

**WITNESSETH:**

**WHEREAS,** COUNTY requires the property described below for a road project in Seminole County;

**NOW, THEREFORE,** for and in consideration of the mutual covenants and conditions contained in this Agreement, OWNER agrees to sell and COUNTY agrees to purchase the following property upon the following terms and conditions:

**I. LEGAL DESCRIPTION**

See Parcel 126 as described and depicted on the attached Exhibit "A"  
for Fee Simple legal description and sketch  
(The "Fee Property")

See Parcel 826 as described and depicted on the attached Exhibit "B"  
for Drainage Easement legal description and sketch  
(The "Easement Property")

(Collectively, the "Property").

Parcel I. D. Number: 16-19-30-5AB-2500-001A

**II. CONVEYANCE AND PURCHASE PRICE**

(a) For the above referenced project, OWNER shall sell and convey the Fee Property by Warranty Deed and the Easement Property by Drainage Easement, free of liens and encumbrances, to COUNTY for the sum of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00). This amount includes all compensation due as a result of this acquisition to OWNER for any reason and for any account whatsoever, including all damages, compensation, attorney fees,

expert fees, and other costs of any nature whatsoever, and for any other claim or account whatsoever that are due to OWNER as a result of this acquisition.

(b) COUNTY is responsible for the following closing costs: recording fee for Warranty Deed and Drainage Easement, title search fee, premium for the title insurance policy issued to COUNTY by a title insurance company of COUNTY's choice and cost to prepare and all expenses to record instruments necessary to provide title unto COUNTY, free and clear of all liens and encumbrances.

(c) OWNER is responsible for OWNER's own attorney's fees and costs, if any, not included in Item II.(a) above and OWNER's share of the pro-rata property taxes outstanding, up to and including the date of closing. COUNTY's closing agent will withhold these costs and pro-rata real estate taxes for which OWNER is responsible, if any, from the proceeds of this sale and pay them to the proper authority on behalf of OWNER.

(d) OWNER covenants that there are no real estate commissions due any licensed real estate broker for this conveyance. OWNER shall defend COUNTY against any claims for such commissions and pay any valid claims made by any such broker.

(e) OWNER and COUNTY stipulate this purchase is being made under the threat of condemnation and therefore the conveyance and Warranty Deed and Drainage Easement described in Item II.(a) above are not subject to documentary stamps taxes pursuant to Rules 12B-4.014(13) and 12B-4.013(4), Florida Administrative Code (2022).

### **III. CONDITIONS**

(a) COUNTY shall pay to OWNER the sum as described in Item II.(a), above, upon the proper execution and delivery of all the instruments required to complete the above purchase and sale to the designated closing agent. COUNTY shall determine a closing date within a reasonable time after all pre-closing conditions under this Agreement have been completed. OWNER agrees to close within seven (7) days of notice by COUNTY or COUNTY's closing agent that a closing is ready to occur.

(b) Subject to Item III(c) below, OWNER shall vacate and surrender possession of the Property upon the date of delivery of the instruments and closing of this Agreement.

(c) Any and all encroachments existing upon the Property, other than those improvements included in the purchase price, must be removed by OWNER at the expense of OWNER prior to closing.

(d) OWNER warrants that there are no facts known to OWNER materially affecting the value of the Property that are not readily observable by COUNTY or that have not been disclosed to COUNTY.

(e) The instrument of conveyance to be utilized at closing must include the covenant of further assurances, in addition to containing all other common law covenants through the use of a warranty deed or easement, respectively.

(f) If OWNER owns the Property to be conveyed in any representative capacity, OWNER shall fully comply with the disclosure and other requirements of Section 286.23, Florida Statutes (2022), as this statute provides on the effective date of this Agreement and to the extent this statute is applicable.

(g) Upon forty-eight (48) hours' notice to OWNER, COUNTY has the right, prior to closing: (1) to perform any and all environmental studies and tests to determine the existence of environmental or hazardous contamination on the Property, in its soil or in the underlying water table or (2) to enter upon the Property with COUNTY's employees, contractors and other personnel to inspect and conduct testing upon the Property. If COUNTY determines, either through these studies, testing or other means that the Property contains any hazardous waste or materials or environmental contamination, or has been used as a hazardous waste or chemical storage facility or dumpsite or as a garbage dump or landfill site, COUNTY may elect to cancel this Agreement and have all sums paid under it by COUNTY to OWNER, if any, returned to COUNTY.

(h) In the event that COUNTY subsequently abandons this project after execution of this Agreement, but before closing, this Agreement will be null and void.

(i) In the event that difficulties arise as to clearing title sufficient to complete a closing of this Purchase Agreement or difficulties occur in the issuance of a title insurance commitment that is acceptable to COUNTY, this Agreement will survive the filing of any eminent domain action by COUNTY and will serve as a joint stipulation regarding all issues of valuation, attorney fees (except for apportionment proceedings, if any), costs and expert fees in any condemnation proceeding initiated by COUNTY relating to the Property. In accordance with any request made by COUNTY, OWNER shall execute any and all instruments, pleadings, documents, and agreements upon litigation reflecting the full settlement as set forth in this Agreement. OWNER shall not oppose COUNTY's condemnation proceedings in any way. OWNER, however, may assert OWNER's rights against other claimants in apportionment proceedings.

(j) OWNER shall indemnify and save COUNTY harmless from and against all liability, claims for damages, and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of or in any way connected to OWNER's representations or performance under this Agreement or in any act or omission by OWNER in any manner related to this Agreement.

(k) COUNTY is solely responsible for all of COUNTY's activities conducted on the Property. OWNER is not to be considered an agent or employee of COUNTY for any reason whatsoever on account of this Agreement.

(l) OWNER states that OWNER has not engaged in any action that would create a conflict of interest in the performance of OWNER's obligations under this Agreement with COUNTY

that would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes (2022), as this statute may be amended from time to time, relating to ethics in government.

(m) This Agreement contains the entire agreement between OWNER and COUNTY and all other representations, negotiations and agreements, written and oral, with respect to the subject matter of this Agreement are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by an instrument in writing executed by all parties to this Agreement.

(n) This Agreement is not assignable.

(o) This Agreement will be construed by and controlled under the laws of the State of Florida. The sole venue for any legal action in connection with this Agreement is the Eighteenth Judicial Circuit Court in Seminole County.

(p) Except as provided in Item III(q) below, with respect to the Property and all areas immediately adjacent to the Property on the Property, COUNTY shall construct its improvements in substantial conformity with the Construction Plans for the Orange Boulevard Improvement Project CIP No. 01785303, a copy of which is attached to and incorporated in this Agreement by reference as Exhibit "C" (the "Plans"). If COUNTY changes the use of the Property to be in non-conformity with the Plans or if COUNTY otherwise does not substantially comply with the Plans, then OWNER will have the same remedies as would have been afforded to OWNER had the case been resolved by verdict with the Plans having been made a part of the record at trial. *Central & Southern Florida Flood Control District v. Wye River Farms, Inc.*, 297 So.2d 323 (Fla. 4th DCA 1974); cert. denied 310 So.2d 745 (Fla. 1975) (when plans and specification for construction of a public project are in evidence, the condemnor is bound by them and the issues as to damages are framed by them).

(q) Regardless of whether it is depicted on the Plans, a water-line stub-out to service the Property will be installed as part of the construction of the above referenced project.

(r) The effective date of this Agreement will be the date when the last party has properly executed this Agreement as determined by the date set forth immediately below the respective signatures of the parties.

*[Balance of this page intentionally blank; signatory page continues on Page 5.]*

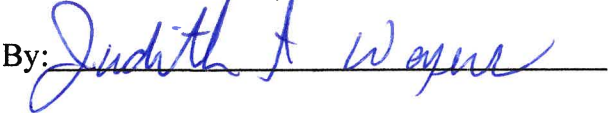
Road Project: Orange Blvd Improvement Project - Parcel 126/826  
Parcel Address: 5358 Orange Blvd., Sanford Florida 32771-8660  
Owner Name: Judith Ann Weyers, f/k/a Judith Ann Biesboer

**IN WITNESS WHEREOF**, the parties have made and executed this Agreement for the purposes stated above.

ATTEST:

JUDITH ANN WEYERS, F/K/A JUDITH ANN BIESBOER, Owner

  
\_\_\_\_\_  
Signature

By:   
\_\_\_\_\_

Edwin R. Bartfield  
\_\_\_\_\_  
Print Name

12.20.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

ROBERT RIESEN  
\_\_\_\_\_  
Print Name

*[Balance of this page intentionally blank; signatory page continues on Page 6.]*

Road Project: Orange Blvd Improvement Project - Parcel 126/826  
Parcel Address: 5358 Orange Blvd., Sanford Florida 32771-8660  
Owner Name: Judith Ann Weyers, f/k/a Judith Ann Biesboer

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
GRANT MALOY  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
Amy Lockhart, Chairman

Date: \_\_\_\_\_

For the use and reliance of  
Seminole County only.

As authorized for execution by the Board of  
County Commissioners at its \_\_\_\_\_,  
2023, regular meeting.

Approved as to form and  
legal sufficiency.

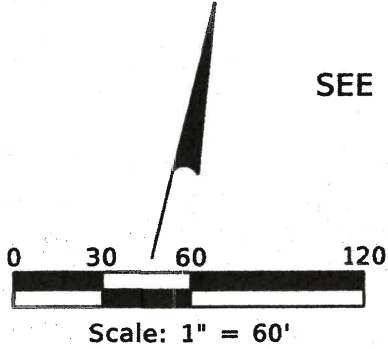
\_\_\_\_\_  
County Attorney

Attachment:  
Exhibit "A" – Legal Description and Sketch  
Exhibit "B" – Legal Description and Sketch  
Exhibit "C" – Construction Plans

DGS/dsk  
Date 12/20/22  
T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2022\Orange Boulevard\Biesboer-Weyers\Purchase Agreement - Deed - Multiple Parcels.docx

# Exhibit "A"

## SKETCH OF DESCRIPTION PARCEL 126 SEE SHEETS 2 AND 3 FOR DESCRIPTION



**LEGEND**

- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- BLVD = BOULEVARD
- (C) = CALCULATED DATA
- CL = CENTERLINE
- C.I.P. = CAPITAL IMPROVEMENT PROJECT
- C.M. = CONCRETE MONUMENT
- C.R. = COUNTY ROAD
- (D) = DEED DATA
- D.B. = DEED BOOK
- I.B.C. = IRON BAR AND CAP
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- (P) = PLAT DATA
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- PG(S). = PAGE OR PAGES
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P.T. = POINT OF TANGENCY
- PLS = PROFESSIONAL LAND SURVEYOR
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- T = TANGENT
- T.B. = TANGENT BEARING

**POINT OF COMMENCEMENT  
PARCELS 126 AND 826**

SW. CORNER OF LOT 3,  
BLOCK 25. P.B. 1, PG. 127

**POINT OF BEGINNING  
PARCEL 126**

SW. CORNER OF PARCEL  
1-A-25, O.R.B. 2209, PG. 1105

EXISTING R/W P.C.  
STA. 58+33+26  
21.25' LT.(F)

S. BOUNDARY OF  
LOT 3, BLOCK 25,  
P.B. 1, PG. 127

N89°48'30"E  
224.31'(C)

N45°16'37"E  
400.49'(C)

EXISTING  
NORTHERLY  
R/W LINE OF  
ORANGE BLVD.

Δ = 14°59'14"(C)  
R = 1925.00'(C)  
L = 503.54'(C)  
CH = 502.10'(C)  
CB = N52°46'14"E

**CURVE A**  
Δ = 07°32'38"(C)  
R = 1954.00'(C)  
L = 257.27'(C)  
CH = 257.09'(C)  
CB = N64°14'01"E

**CURVE CLC2 65**  
C.R. 431 (ORANGE BLVD.)

PARCEL 1-A-25 PER  
O.R.B. 9455, PGS. 1146-1147 AND  
O.R.B. 2209, PGS. 1105-1106

**GOVERNMENT LOT 1  
SECTION 19  
TOWNSHIP 19 SOUTH  
RANGE 30 EAST**

**PART OF LOT 1  
BLOCK 25  
SANFORD FARMS  
P.B. 1, PG. 127**

**CURVE CLC2**  
P.I. STA. 63+69.28  
Δ = 31°26'55" RT.  
R = 1910.00'  
T = 537.75'  
L = 1048.37'  
P.C. STA. 58+31.52  
P.T. STA. 68+79.89

N. BOUNDARY OF  
O.R.B. 2209, PG. 1105

N76°43'32"E

251.00'(C)

414.74'(D)  
414.87'(C)

W. BOUNDARY OF  
O.R.B. 2209, PG. 1105  
AND O.R.B. 9455, PG. 1146

358.63'(C)

W. BOUNDARY OF  
D.B. 55, PG. 36

NORTH DELAWARE  
STREET

T.B. = S68°00'19"W

S13°16'28"E

T.B. = N60°27'42"E

N13°16'28"W

R/W LINE

CURVE A (126)

22.82'(C)

23.46'(C)

Δ = 07°39'42"(C)  
R = 1925.00'(F)

64

Δ = 14°59'14"(C)  
R = 1925.00'(C)  
L = 503.54'(C)  
CH = 502.10'(C)  
CB = N52°46'14"E

66

T.B. = S67°55'34"W

SEMINOLE COUNTY PUBLIC WORKS

SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)

SEMINOLE COUNTY

	BY	DATE
DRAWN	C.SCHIELKE	12-15-20

PREPARED BY: JONES, WOOD & GENTRY, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS - LB 1  
FILE:RWPS126.DGN JOB NO. 29183

NOT VALID WITHOUT  
SHEETS 2 AND 3

C.I.P. NO. 01785303

SHEET 1 OF 3

REVISION	BY	DATE

CHECKED	T.STEVENSON	03-18-21
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**LEGAL DESCRIPTION  
PARCEL 126  
SEE SHEET 1 FOR SKETCH.**

PARCEL No.126  
RIGHT OF WAY

A parcel of land lying in Government Lot 1, of Section 19, Township 19 South, Range 30 East, Seminole County, Florida, being a portion of Lot 1 of Block 25 of SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Page 127 of the Public Records of Seminole County.

(Being a portion of the lands described and recorded in Official Records Book 2209, Page 1105 and Official Records Book 9455, Page 1146, of the Public Records of Seminole County, Florida)

Described as follows:

Commence at the Southwest corner of Lot 3 of Block 25 of SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Page 127 of the Public Records of Seminole County, Florida, and run North 89°48'30" East, 224.31 feet along the South boundary of said Lot 3 to a point on the existing Northerly right of way line of Orange Boulevard; thence North 45°16'37" East, 400.49 feet along said existing Northerly right of way line to the beginning of a circular curve to the right, concave Southeasterly and having a radius of 1925.00 feet; thence Northeasterly, 503.54 feet along said existing Northerly right of way line and the arc of said curve through a central angle of 14°59'14", with a chord distance of 502.10 feet and a chord bearing of North 52°46'14" East, to the Southwest corner of the lands described as Parcel 1-A-25 and recorded in Official Records Book 2209, Page 1105, of the Public Records of Seminole County, Florida, for the POINT OF BEGINNING; thence North 13°16'28" West, 23.46 feet along the West boundary of said lands, to a point on the arc of a circular curve to the right, concave Southeasterly and having a radius of 1954.00 feet; thence from a tangent bearing of North 60°27'42" East, run Northeasterly, 257.27 feet along the arc of said curve through a central angle of 07°32'38", with a chord distance of 257.09 feet and a chord bearing of North 64°14'01" East, to the end of said curve and a point on the West boundary of the lands described and recorded in Deed Book 55, Page 36, of the aforesaid Public Records; thence South 13°16'28" East, 22.82 feet along said West boundary to a point on the aforesaid existing Northerly right of way line of Orange Boulevard, said point being on the arc of a circular curve to the left, concave Southeasterly and having a radius of 1925.00 feet; thence from a tangent bearing of South 67°55'34" West, run Southwesterly, 257.42 feet along the arc of said curve and existing Northerly right of way line, through a central angle of 07°39'42", with a chord distance of 257.22 feet and a chord bearing of South 64°05'42" West, returning to said POINT OF BEGINNING.

Containing: 5796 Square Feet, more or less.

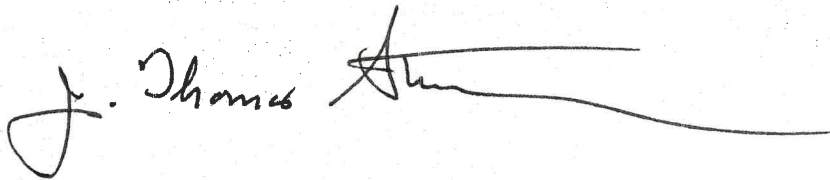
			<b>SEMINOLE COUNTY PUBLIC WORKS</b>			
			<b>LEGAL DESCRIPTION - THIS IS NOT A SURVEY</b>			
			<b>COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)</b>		<b>SEMINOLE COUNTY</b>	
			BY	DATE	<small>PREPARED BY: JONES, WOOD &amp; GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - LB 1 FILE:RWPS126.DGN JOB NO. 29183</small>	
			DRAWN	C.SCHIELKE		
REVISION	BY	DATE	CHECKED	T.STEVENSON	03-18-21	NOT VALID WITHOUT SHEETS 1 AND 3
			<b>C.I.P. NO. 01785303</b>			<b>SHEET 2 OF 3</b>



**LEGAL DESCRIPTION  
PARCEL 126  
SEE SHEET 1 FOR SKETCH**

**SURVEYOR'S NOTES:**

1. Bearings shown hereon are based on the South Boundary of Lot 3, Block 25, P.B. 1, Pg 127, Section 19, Township 19 South, Range 30 East, Seminole County, Florida, being North 89°48'30" East.
2. I hereby certify that, to the best of my knowledge and belief, the "Sketch of Description" and "Legal Description" shown hereon, is true and accurate as prepared under my direction and that it is in compliance with the STANDARDS OF PRACTICE as set forth by the Florida Board of Professional Surveyors and Mappers in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.



J. THOMAS STEVENSON - PLS  
 FLORIDA REGISTRATION NUMBER 4460  
 JONES, WOOD & GENTRY, INC. - LB 1  
 9645 EAST COLONIAL DRIVE - SUITE 114  
 ORLANDO, FLORIDA 32817  
 TELEPHONE: 407-898-7780  
 DATE: MARCH 18, 2021

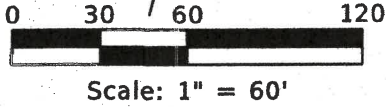
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND  
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



		<b>SEMINOLE COUNTY PUBLIC WORKS</b>	
		<b>LEGAL DESCRIPTION - THIS IS NOT A SURVEY</b>	
		<b>COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)</b>	<b>SEMINOLE COUNTY</b>
	BY	DATE	PREPARED BY: JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - LB 1 FILE: RWPS126.DGN JOB NO. 29183
DRAWN	C.SCHIELKE	12-15-20	
CHECKED	T.STEVENSON	03-18-21	NOT VALID WITHOUT SHEETS 1 AND 2
REVISION	BY	DATE	<b>C.I.P. NO. 01785303</b>
			<b>SHEET 3 OF 3</b>

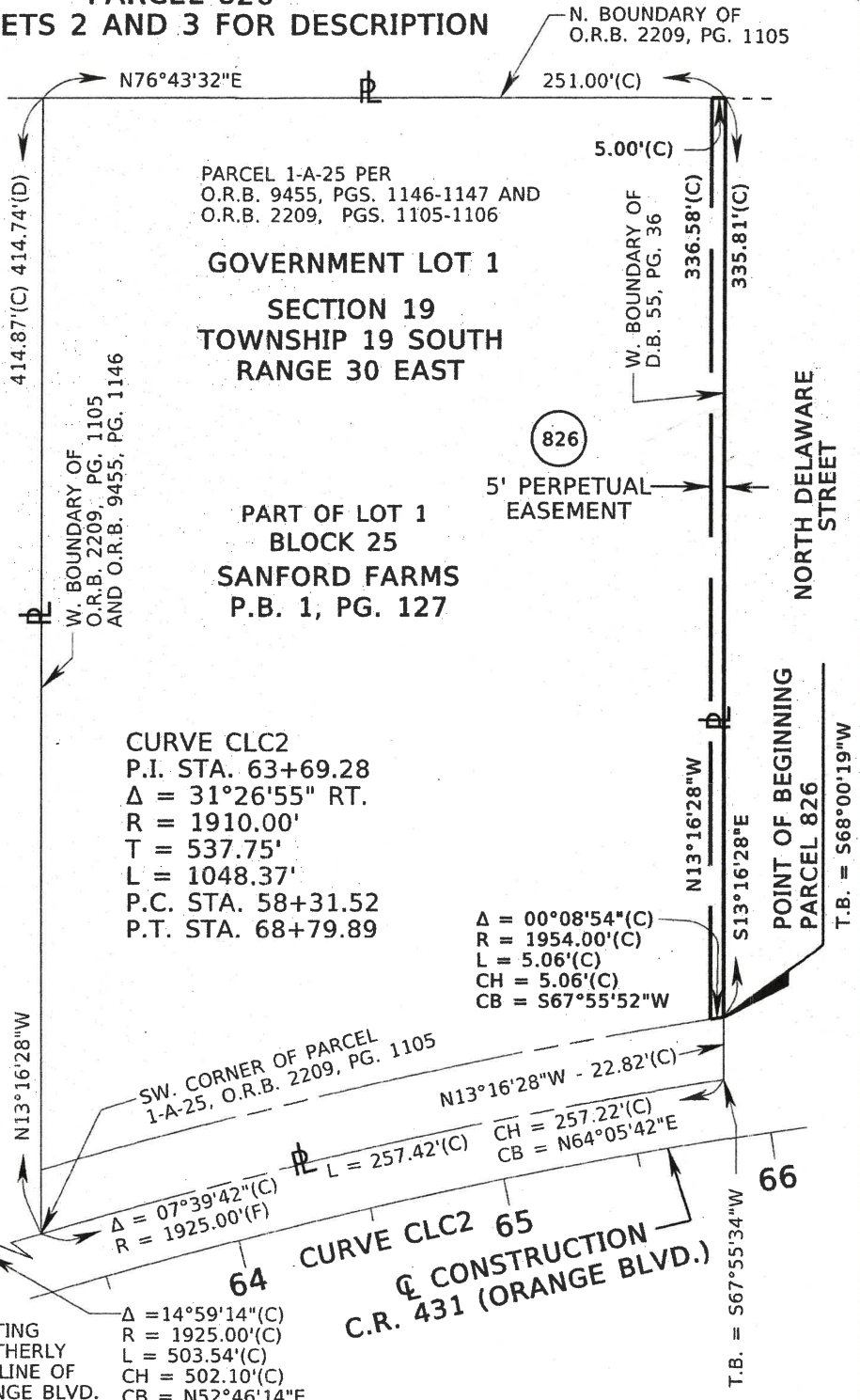
# Exhibit "B"

## SKETCH OF DESCRIPTION PARCEL 826 SEE SHEETS 2 AND 3 FOR DESCRIPTION



### LEGEND

- Δ = CENTRAL ANGLE
- R = RADIUS
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- PLS = PROFESSIONAL LAND SURVEYOR
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- T = TANGENT
- T.B. = TANGENT BEARING



**POINT OF COMMENCEMENT  
PARCEL 826**

SW. CORNER OF LOT 3,  
BLOCK 25, P.B. 1, PG. 127

EXISTING R/W P.C.  
STA. 58+33+26  
21.25' LT.(F)

S. BOUNDARY OF  
LOT 3, BLOCK 25,  
P.B. 1, PG. 127

N89°48'30"E  
224.31'(C)

N45°16'37"E  
400.49'(C)

EXISTING  
NORTHERLY  
R/W LINE OF  
ORANGE BLVD.

Δ = 14°59'14"(C)  
R = 1925.00'(C)  
L = 503.54'(C)  
CH = 502.10'(C)  
CB = N52°46'14"E

SW. CORNER OF PARCEL  
1-A-25, O.R.B. 2209, PG. 1105

N13°16'28"W - 22.82'(C)  
L = 257.42'(C) CH = 257.22'(C)  
CB = N64°05'42"E

**64 CURVE CLC2 65**  
☉ CONSTRUCTION  
C.R. 431 (ORANGE BLVD.)

T.B. = S67°55'34"W  
66

<b>SEMINOLE COUNTY PUBLIC WORKS</b>			
<b>SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY</b>			
<b>COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)</b>		<b>SEMINOLE COUNTY</b>	
	BY	DATE	PREPARED BY: JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - LB 1 FILE: RWPS826.DGN JOB NO. 29183
DRAWN	C.SCHIELKE	12-15-20	NOT VALID WITHOUT SHEETS 2 AND 3
CHECKED	T.STEVENSON	03-18-21	
REVISION	BY	DATE	C.I.P. NO. 01785303
			SHEET 1 OF 3

**LEGAL DESCRIPTION  
PARCEL 826  
SEE SHEET 1 FOR SKETCH**

PARCEL No. 826  
PERPETUAL EASEMENT

A parcel of land lying in Government Lot 1, of Section 19, Township 19 South, Range 30 East, Seminole County, Florida, being a portion of Lot 1 of Block 25 of SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Page 127 of the Public Records of Seminole County.

(Being a portion of the lands described and recorded in Official Records Book 2209, Page 1105 and Official Records Book 9455, Page 1146, of the Public Records of Seminole County, Florida)

Described as follows:

Commence at the Southwest corner of Lot 3 of Block 25 of SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Page 127 of the Public Records of Seminole County, Florida, and run North 89°48'30" East, 224.31 feet along the South boundary of said Lot 3 to a point on the existing Northerly right of way line of Orange Boulevard; thence North 45°16'37" East, 400.49 feet along said existing Northerly right of way line to the beginning of a circular curve to the right, concave Southeasterly and having a radius of 1925.00 feet; thence Northeasterly, 503.54 feet along said existing Northerly right of way line and the arc of said curve through a central angle of 14°59'14", with a chord distance of 502.10 feet and a chord bearing of North 52°46'14" East, to the Southwest corner of the lands described as Parcel 1-A-25 and recorded in Official Records Book 2209, Page 1105, of the Public Records of Seminole County, Florida; thence continue Northeasterly, 257.42 feet along said existing Northerly right of way line the arc of said curve having said radius of 1925.00 feet through a central angle of 07°39'42", with a chord distance of 257.22 feet and a chord bearing of North 64°05'42" East, to a point on the West boundary of the lands described and recorded in Deed Book 55, Page 36, of said Public Records of Seminole County, Florida; thence North 13°16'28" West, 22.82 feet along said West boundary to a point on the arc of a circular curve to the left, concave Southeasterly and having a radius of 1954.00 feet, for the POINT OF BEGINNING; thence from a tangent bearing of South 68°00'19" West, run Southwesterly, 5.06 feet along the arc of said curve through a central angle of 00°08'54", with a chord distance of 5.06 feet and a chord bearing of South 67°55'52" West, to a point; thence North 13°16'28" West, 336.58 feet to a point on the North boundary of the aforesaid lands described and recorded on Official Records Book 2209, Page 1105; thence North 76°43'32" East, 5.00 feet along said North boundary to a point on the aforesaid West boundary of the lands described and recorded in Deed Book 55, Page 36; thence South 13°16'28" East, 335.81 feet along said West boundary, returning to said POINT OF BEGINNING.

Containing: 1681 Square Feet, more or less.

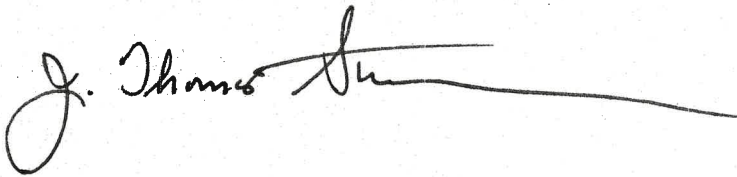
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		CHECKED	T.STEVENSON 03-18-21
REVISION	BY	DATE	C.I.P. NO. 01785303
			NOT VALID WITHOUT SHEETS 1 AND 3
			SHEET 2 OF 3

PREPARED BY: JONES, WOOD & GENTRY, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS - LB 1  
FILE:RWPS126.DGN JOB NO. 29183

**LEGAL DESCRIPTION  
PARCEL 826  
SEE SHEET 1 FOR SKETCH**

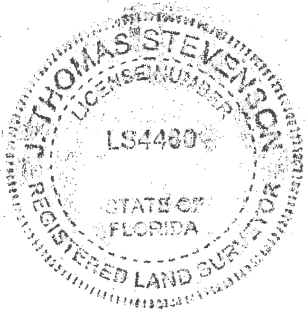
**SURVEYOR'S NOTES:**

1. Bearings shown hereon are based on the South Boundary of Lot 3, Block 25, P.B. 1, Pg 127, Section 19, Township 19 South, Range 30 East, Seminole County, Florida, being North 89°48'30" East.
2. I hereby certify that, to the best of my knowledge and belief, the "Sketch of Description" and "Legal Description" shown hereon, is true and accurate as prepared under my direction and that it is in compliance with the STANDARDS OF PRACTICE as set forth by the Florida Board of Professional Surveyors and Mappers in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.



J. THOMAS STEVENSON - PLS  
 FLORIDA REGISTRATION NUMBER 4460  
 JONES, WOOD & GENTRY, INC. - LB 1  
 9645 EAST COLONIAL DRIVE - SUITE 114  
 ORLANDO, FLORIDA 32817  
 TELEPHONE: 407-898-7780  
 DATE: MARCH 18, 2021

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND  
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



		<b>SEMINOLE COUNTY PUBLIC WORKS</b>	
		<b>LEGAL DESCRIPTION - THIS IS NOT A SURVEY</b>	
		<b>COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)</b>	<b>SEMINOLE COUNTY</b>
		BY	DATE
		DRAWN	C.SCHIELKE 12-15-20
		PREPARED BY: JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - LB 1 FILE:RWPS826.DGN JOB NO. 29183	
REVISION	BY	DATE	CHECKED
			T.STEVENSON 03-18-21
			<b>C.I.P. NO. 01785303</b>
			<b>NOT VALID WITHOUT SHEETS 1 AND 2</b>
			<b>SHEET 3 OF 3</b>

# EXHIBIT "C"

## SEMINOLE COUNTY PUBLIC WORKS

### CONTRACT PLANS

CIP NO. 01785303  
 ORANGE BOULEVARD (CR 431)  
 FROM SR 46 TO MONROE ROAD (CR 15)

#### CONTRACT PLANS COMPONENTS

- ROADWAY PLANS
- SIGNING AND PAVEMENT MARKING PLANS
- LANDSCAPING PLANS
- STRUCTURE PLANS
- UTILITY PLANS

#### INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2A	SIGNATURE SHEET
3-10	SUMMARY OF PAY ITEMS
11-15	DRAINAGE MAP
16A-34C	TYPICAL SECTIONS
35	SUMMARY OF DRAINAGE STRUCTURES
36-65	GENERAL NOTES/SURVEY CONTROL
66-148	ROADWAY PLAN & PROFILE
149-159	DRAINAGE STRUCTURES
160-169	POND DETAILS
170-172	ROADWAY CROSS SECTIONS
173-289	DRAINAGE DETAIL
290-291	CROSS SECTIONS
292-402	STORMWATER POLLUTION PREVENTION PLAN
403-417	TRAFFIC CONTROL PLAN
418-419	UTILITY ADJUSTMENTS
50-1 - 50-27	SUMMARY OF VERIFIED UTILITIES
GR-1*	SUMMARY OF QUANTITIES
	ROADWAY SOIL SURVEY

\* This sheet is included in the Index of Roadway Plans only to indicate that it is part of the Roadway Plans. This sheet is contained in a separate digitally signed and sealed document.

#### GOVERNING STANDARD PLANS:

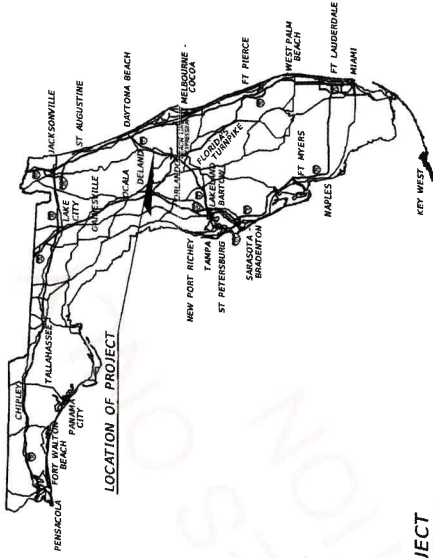
Florida Department of Transportation, FY2021-22 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.fdot.gov/design/standardplans>

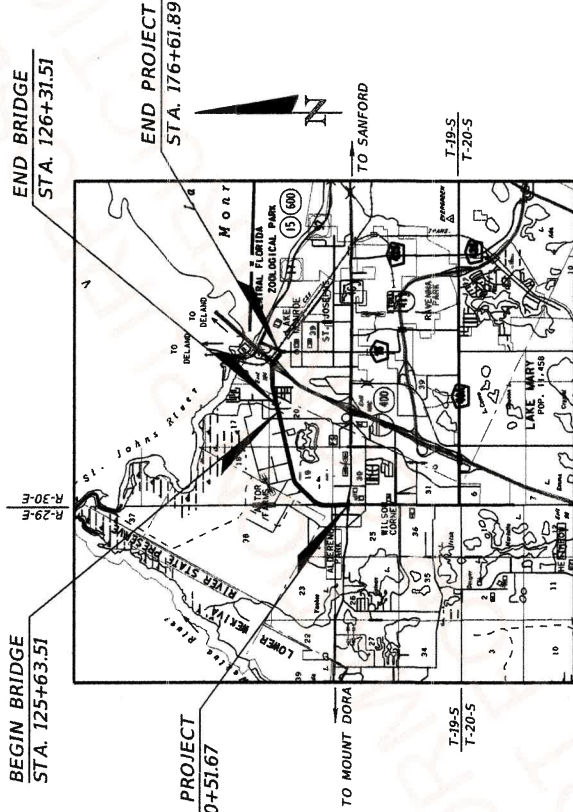
Standard Plans for Bridge Construction are included in the Structures Plans Component.

#### GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, Jan 2021 Standard Specifications for Road and Bridge Construction at the following website: <http://www.fdot.gov/programmanagement/implemented/SpecBooks>



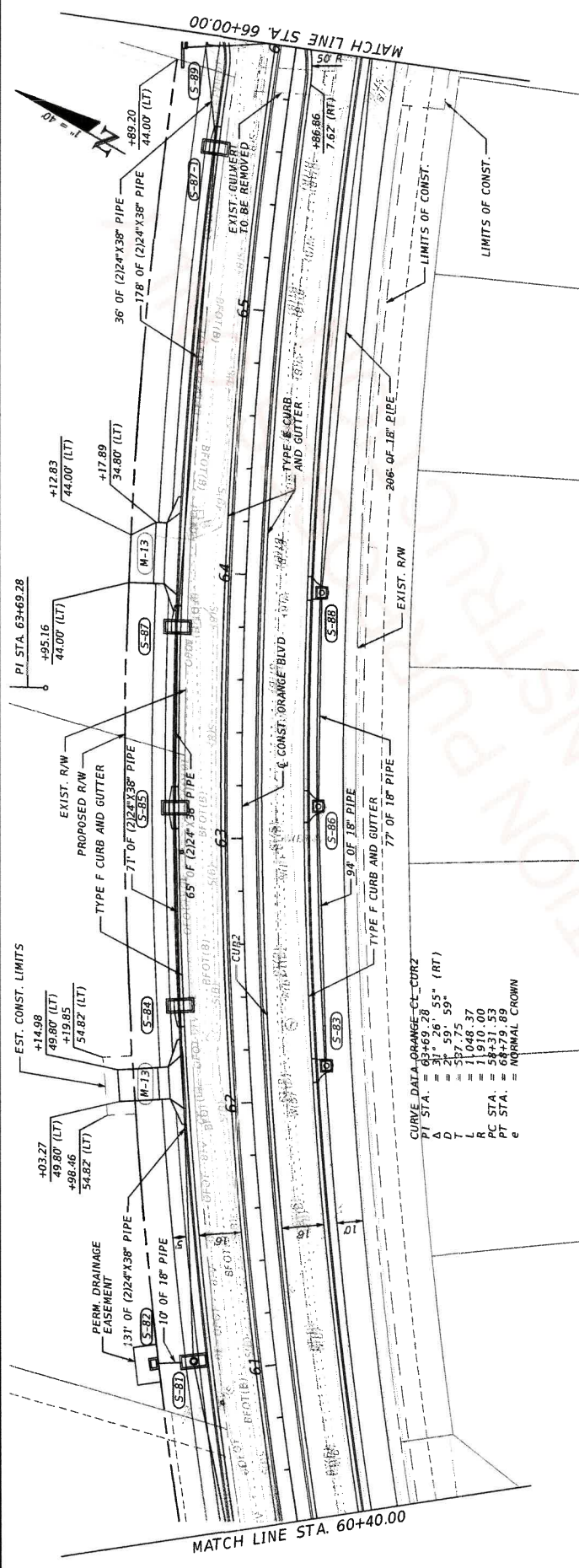
100% SUBTITL (MARCH 2021)  
 PRELIMINARY  
 NOT FOR CONSTRUCTION



JASON FLICK, P.E. # 74741  
 JMT - JOHNSON, MIRMIRAN & THOMPSON  
 615 CRESCENT EXECUTIVE COURT, SUITE 106  
 LAKE MARY, FL 32746  
 CONTRACT NO.: C9861  
 VENDOR NO.: 52-0963531  
 CERTIFICATE OF AUTHORIZATION NO.: 5917

COUNTY PROJECT MANAGER:  
 RICKY LY, P.E.

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	22	1



CURVE DATA - ORANGE - CL - CUR2  
 PI STA. = 63+69.28  
 Δ = 31° 26' 55" (RT)  
 D = 275.97  
 L = 1048.37  
 R = 1910.00  
 PC STA. = 58+31.53  
 PT STA. = 68+79.89  
 e = NORMAL CROWN

DATE	DESCRIPTION	DATE	REVISIONS
27.59			
28			
26			
24			
22			
20			
18			
16			

STATION	VERTICAL CURVE DATA	PROFILES	CONST. PIPE	CONST. BLVD.
27.19	1.05% V.C. K=121	EXIST. PROFILE AT Q CONST.		
28				
26				
24				
22				
20				
18				
16				

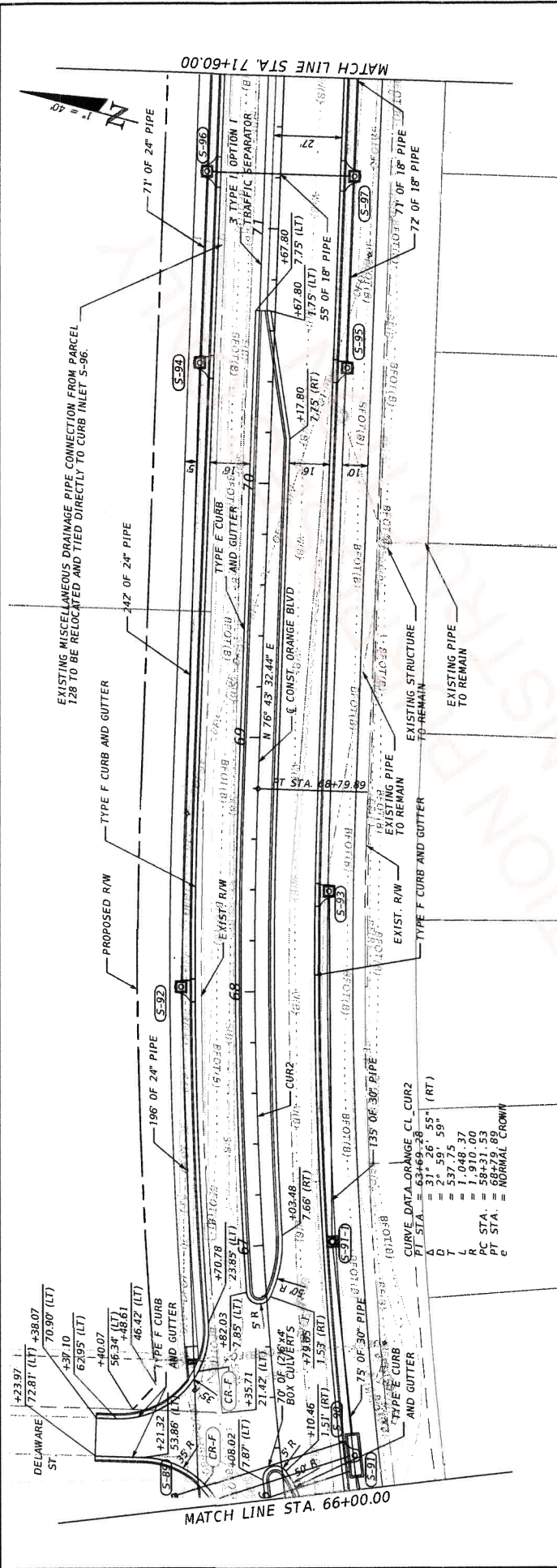
DATE	DESCRIPTION	DATE	REVISIONS
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28			
26			
24			
22			
20			
18			
16			

ROAD NO.	COUNTY	SEMINOLE COUNTY CIP
CR 431	SEMINOLE	0785303

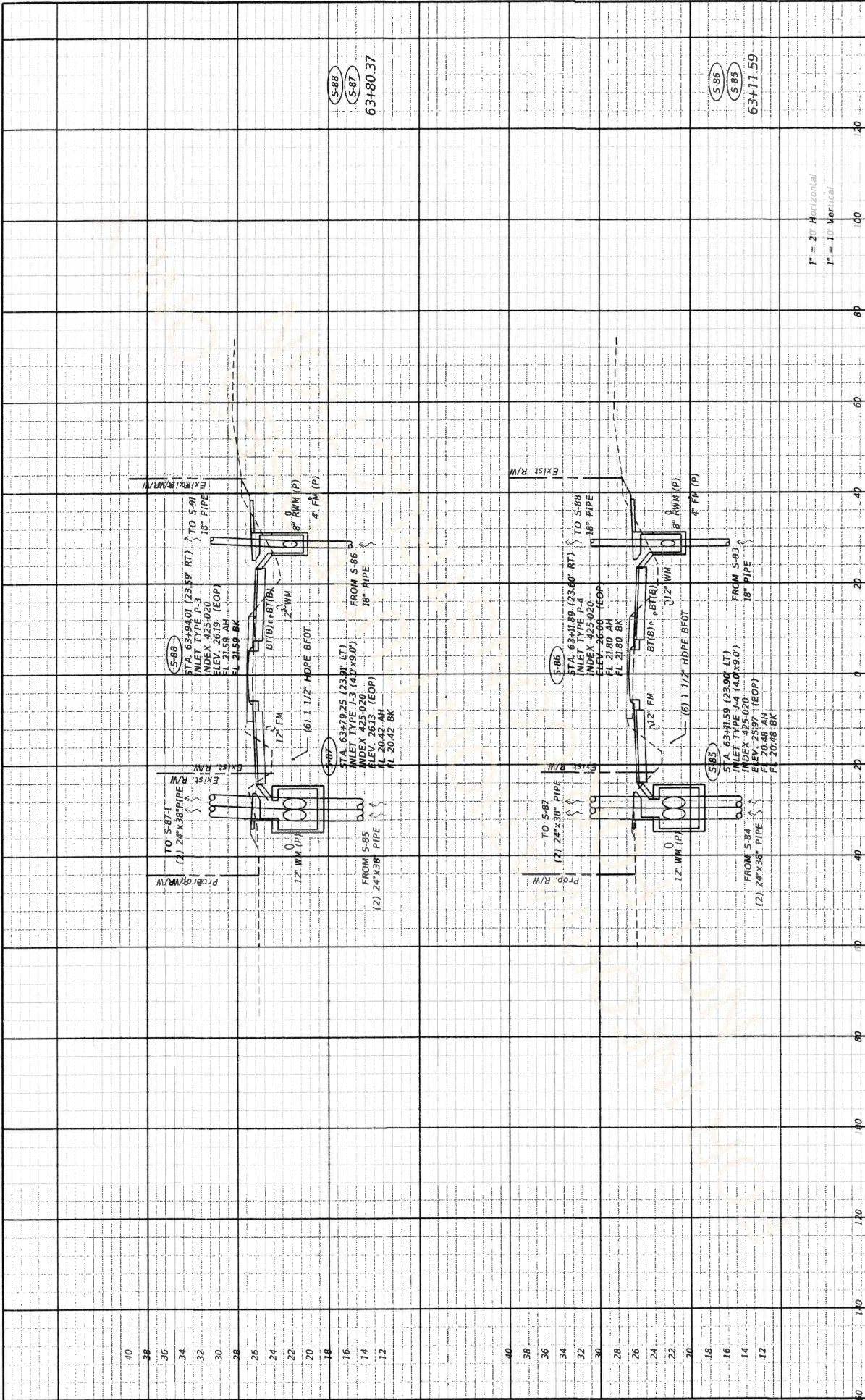
  

SEMINOLE COUNTY PUBLIC WORKS	PROJECT
JASON R. FLICK, P.E. P.E. LICENSE NUMBER 74241 JMT - JOHNSON, MIRMIRAN & THOMPSON 605 CRESCENT EXECUTIVE COURT, SUITE 106 LAKE MARY, FL 32746 CERTIFICATE OF AUTHORIZATION NO.: 597 12/17/2022 2:38:37 PM	ROADWAY PLAN & PROFILE



DATE		DESCRIPTION	DATE	REVISIONS	DATE	DESCRIPTION	SEMINOLE COUNTY PUBLIC WORKS ROAD NO. COUNTY SEMINOLE COUNTY CIP	SHEET NO.	
30								<b>ROADWAY PLAN &amp; PROFILE</b>  <small>ASAP 01/10/92_002_Orange_Bldg_Cr_331Orange_Bldg_CADD roadway VCPRR001.DGN</small>  <small>JASON R. FLICK, P.E. P.E. LICENSE NUMBER 74741 JMT - JOHNSON, MIRAMIRAN &amp; THOMPSON 605 CRESCENT EXECUTIVE COURT, SUITE 106 LAKE MARY, FL 32746 CERTIFICATE OF AUTHORIZATION NO.: 5917 3/31/7021 2:30:16 PM Default</small>	
28									
26									
24									
22									
20									
18									
16									
16	66+00						69+00		70+00
18	66+00	FL 20.91					FL 20.92		FL 21.34
20	66+00	FL 20.02					FL 20.92		FL 21.34
22	66+00						CONST. 24" PIPE		CONST. 18" PIPE
24	66+00						CONST. 24" PIPE		CONST. 18" PIPE
26	66+00						EXIST. PROFILE AT & CONST		
28	66+00								
30	66+00								

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



DATE	DESCRIPTION	DATE	DESCRIPTION
14		120	
16		110	
18		100	
20		90	
22		80	
24		70	
26		60	
28		50	
30		40	
32		30	
34		20	
36		10	
38		0	
40			

STA. 63+94.01 (23.98' RT) INDEX 425-020 ELEV. 2619' (EOP) FL 21.59 AH FL 21.59 BK	STA. 63+79.25 (23.97' LT) INLET TYPE J-3 (40"x9.0") INDEX 425-020 ELEV. 2619' (EOP) FL 20.43 AH FL 20.42 BK	STA. 63+189 (23.40' RT) INDEX 425-020 ELEV. 2609' (EOP) FL 21.80 AH FL 21.80 BK	STA. 63+159 (23.90' LT) INLET TYPE J-4 (40"x9.0") INDEX 425-020 ELEV. 2609' (EOP) FL 20.48 AH FL 20.48 BK
---	--	---	--

(S-88) 63+80.37 (S-87)	(S-86) 63+11.59 (S-85)
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1" = 20' Horizontal 1" = 10' Vertical
--

SEMINOLE COUNTY PUBLIC WORKS ROAD NO. COUNTY SEMINOLE COUNTY CIP CR 431 SEMINOLE 0785303
--

STEVEN D. COLLINS, P.E., P.A.D. P.E. LICENSE NUMBER 80872 JMT - JOHNSON, MIRMIRAN & THOMPSON 615 CRESCENT EXECUTIVE COURT, SUITE 106 LAKE MARY, FL 32746 CERTIFICATE OF AUTHORIZATION NO.: 5917
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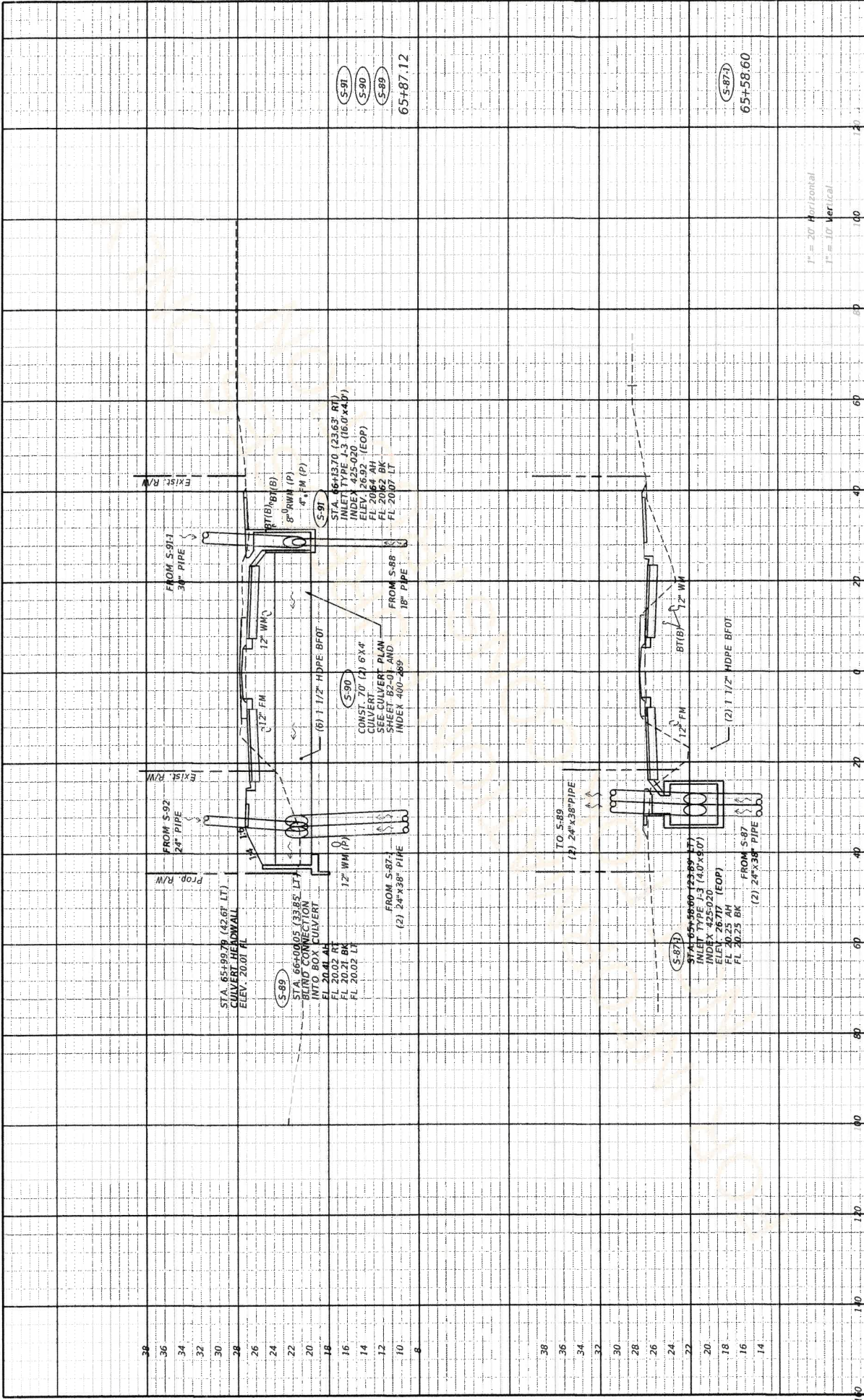
  

3/31/2021 2:58:21 PM RD4533.DWG
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SHEET NO. 90 <b>DRAINAGE STRUCTURES</b>
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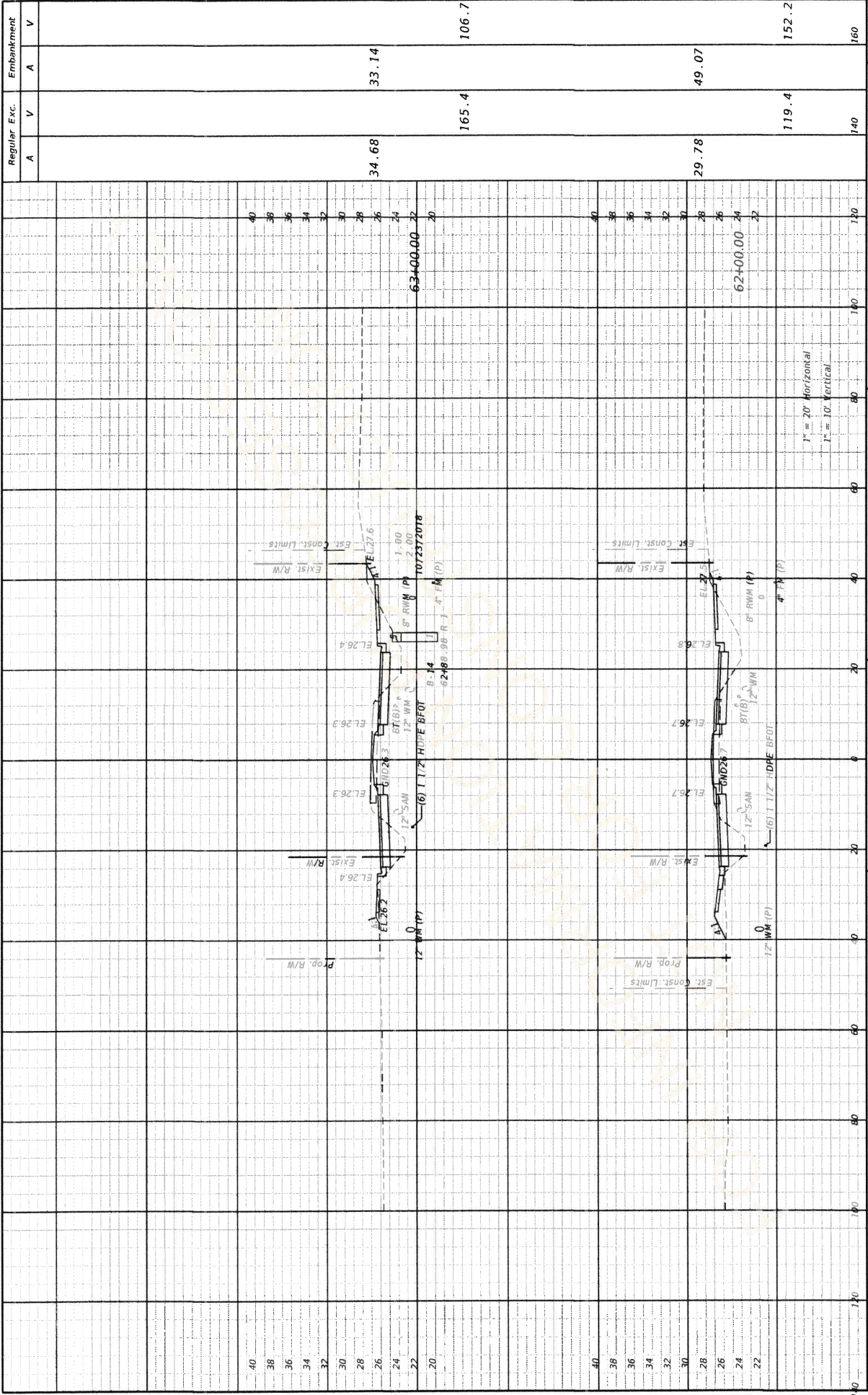


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14				

**SEMINOLE COUNTY PUBLIC WORKS**  
 ROAD NO. COUNTY SEMINOLE COUNTY CIP  
 CR 431 SEMINOLE 0785303

STEVEN D. COLLINS, P.E. PAD  
 P.E. LICENSE NUMBER 80872  
 JMT - JOHNSON, MIRMIRAN & THOMPSON  
 605 CRESCENT EXECUTIVE COURT, SUITE 106  
 LAKE MARY, FL 32746  
 CERTIFICATE OF AUTHORIZATION NO.: 5917  
 3/31/2021 2:56:21 PM R64583.DWG

**DRAINAGE STRUCTURES**  
 SHEET NO. 91



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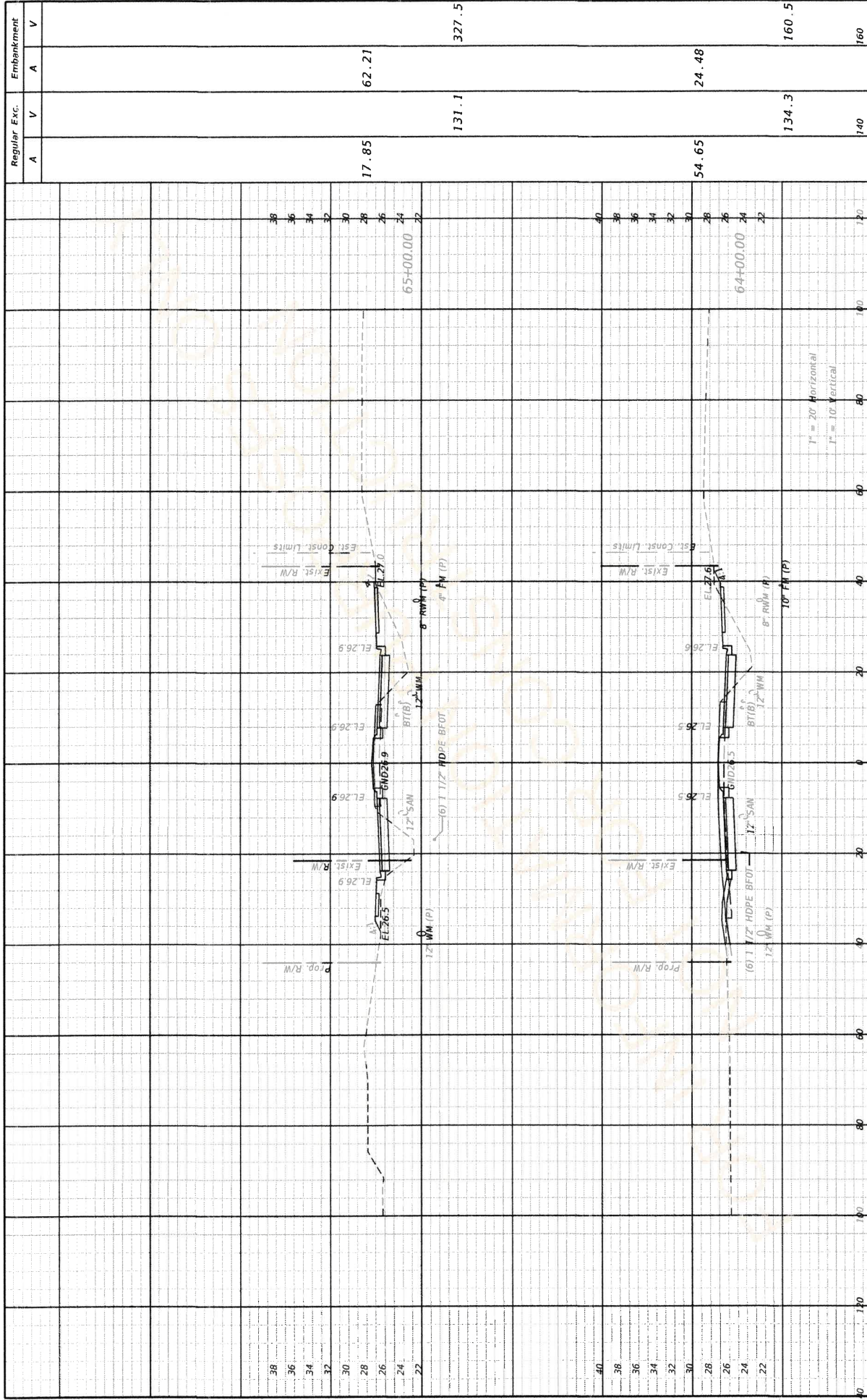
  

JASON R. FLICK, P.E. P.E. LICENSE NUMBER 74741 JMT - JOHNSON, MIRMIRAN & THOMPSON 615 CRESCENT EXECUTIVE COURT, SUITE 106 LAKE MARY, FL 32746 CERTIFICATE OF AUTHORIZATION NO.: 5917 3/31/2021 2:55:04 PM R245713.DWG		SEMINOLE COUNTY PUBLIC WORKS ROAD NO. CR 431 COUNTY SEMINOLE SEMINOLE COUNTY CIP 0785303	
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ROADWAY CROSS-SECTIONS 05/20/17/10/18_002_Orange_Bldg_TCR_331/Orange_Bldg_CADD/Crossway_ROXS/RO01.dgn		SHEET NO. 202
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140 130 120 110 100 90 80 70 60 50 40 30 20 10 0



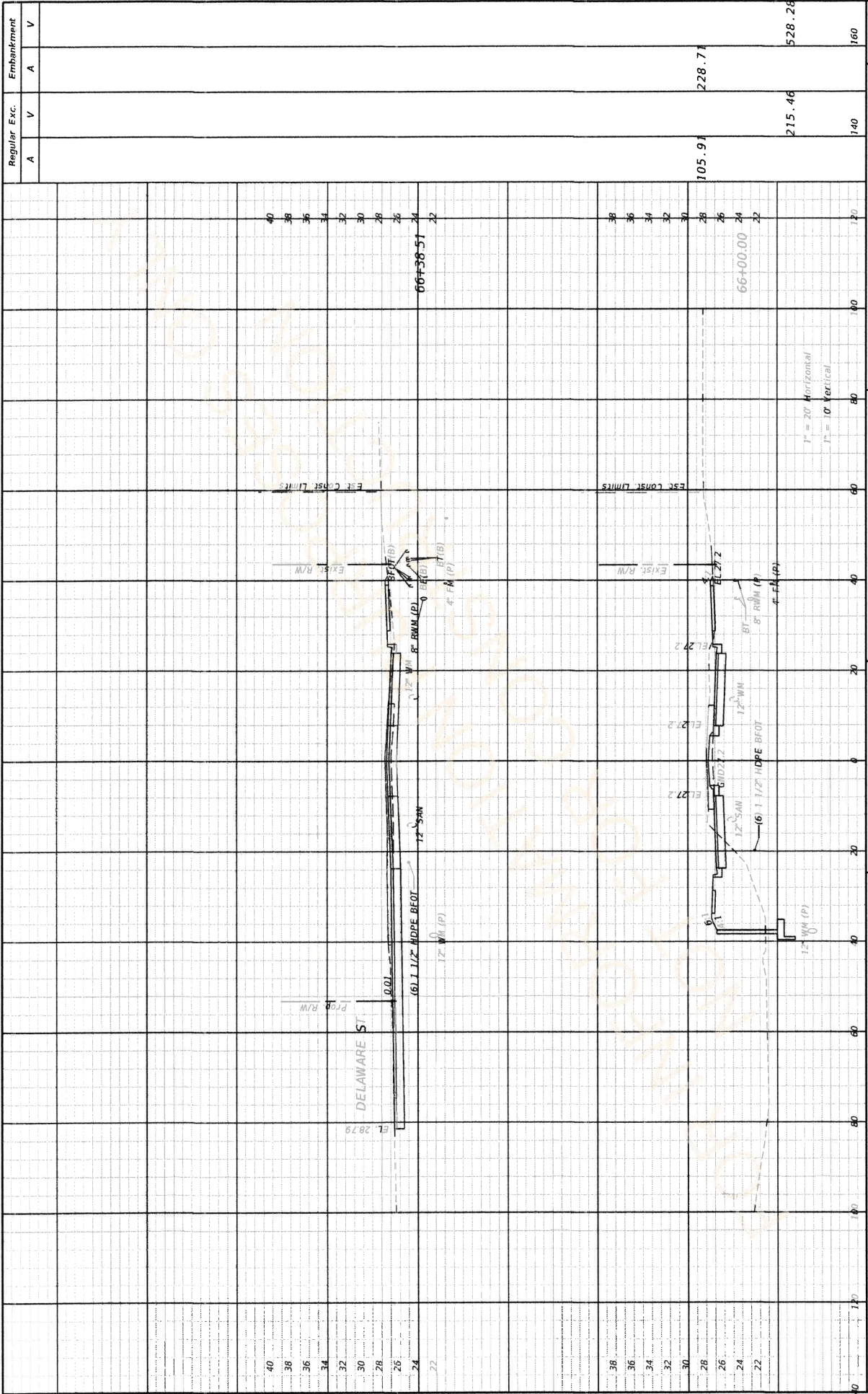
DATE		DESCRIPTION		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION

JASON R. FLICK, P.E. P.E. LICENSE NUMBER 74741 JMT - JOHNSON, MIRMIRAN & THOMPSON 615 CRESCENT EXECUTIVE COURT, SUITE 106 LAKE MARY, FL 32746 CERTIFICATE OF AUTHORIZATION NO.: 597 3/31/2023 2:35:05 PM RGA557.DWG		SEMINOLE COUNTY PUBLIC WORKS ROAD NO. CR 431 COUNTY SEMINOLE SEMINOLE COUNTY CIP 07785303	
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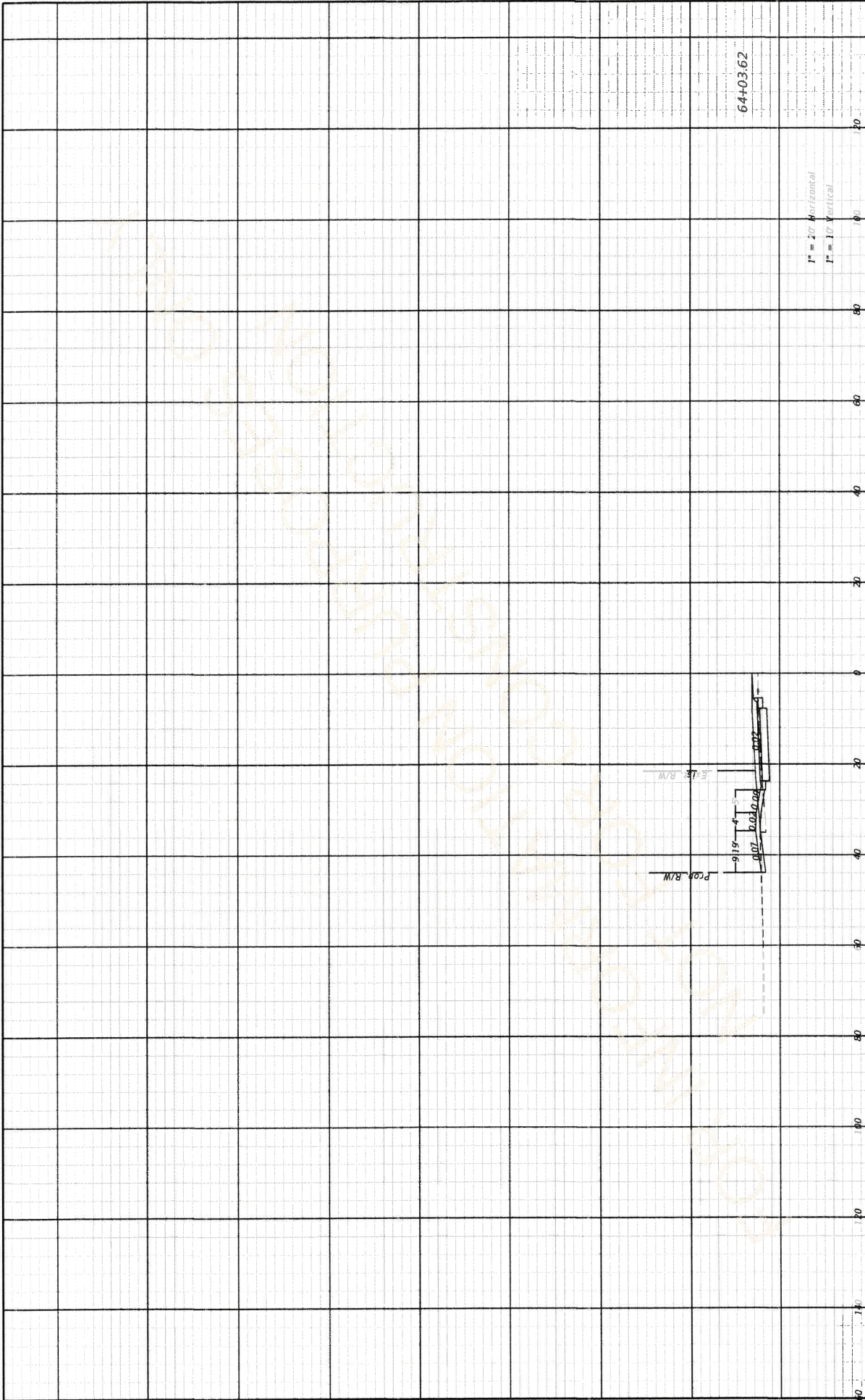
<b>ROADWAY CROSS-SECTIONS</b>		SHEET NO.
		203



REVISIONS		DESCRIPTION	
DATE	DATE	DESCRIPTION	DATE

JASON R. FLICK, P.E. P.E. LICENSE NUMBER 74741 JMT - JOHNSON, MIRMIRAN & THOMPSON 615 CRESCENT EXECUTIVE COURT, SUITE 106 LAKE MARY, FL 32746 CERTIFICATE OF AUTHORIZATION NO.: 5917 3/31/2021 2:55:05 PM RdAss3rd.shg		SEMINOLE COUNTY PUBLIC WORKS ROAD NO. CR 431 COUNTY SEMINOLE SEMINOLE COUNTY CIP 0785303	
ROADWAY CROSS-SECTIONS 0:\X201\N\10782_002_Orange_Bldg_CR_431\Orange_Bldg_CR431\roadway\RDXSRO01.dwg		SHEET NO. 204	



64+03.62

1" = 20' Horizontal  
1" = 10' Vertical

REVISIONS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION

JASON R. FLICK, P.E.  
P.E. LICENSE NUMBER 74741  
JMT - JOHNSON, MIRMAN & THOMPSON  
615 CRESCENT EXECUTIVE COURT, SUITE 106  
LAKE MARY, FL 32746  
CERTIFICATE OF AUTHORIZATION NO.: 5917  
3/31/2021 2:55:58 PM R0431D.SW

SEMINOLE COUNTY PUBLIC WORKS  
ROAD NO. CR 431  
COUNTY SEMINOLE  
SEMINOLE COUNTY CIP 0785303

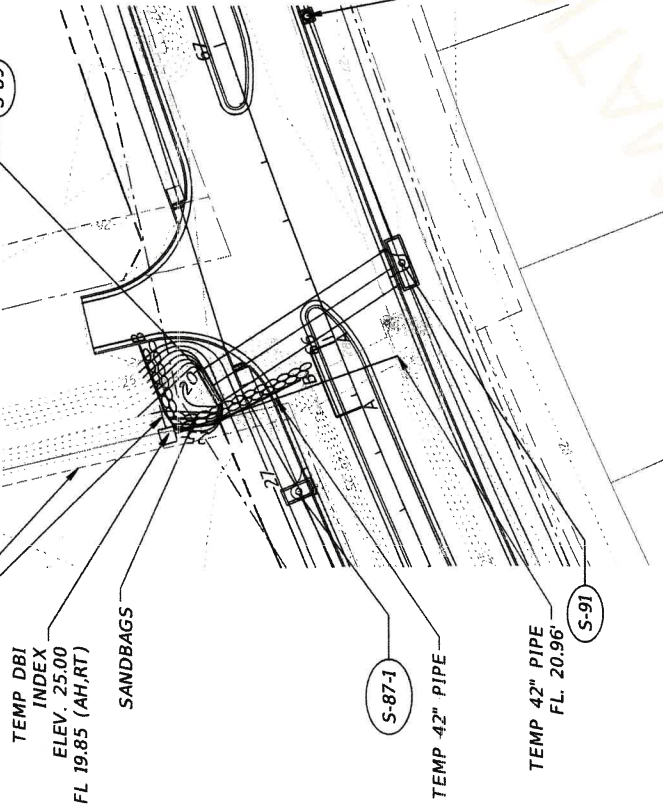
**ROADWAY CROSS-SECTIONS  
(DRIVEWAYS)**

SHEET NO. 279

DRAINAGE EASEMENT

TEMP 42" PIPE  
 TEMP DBI  
 INDEX  
 ELEV. 25.00  
 FL 19.85 (A/I,RT)  
 SANDBAGS

S-89

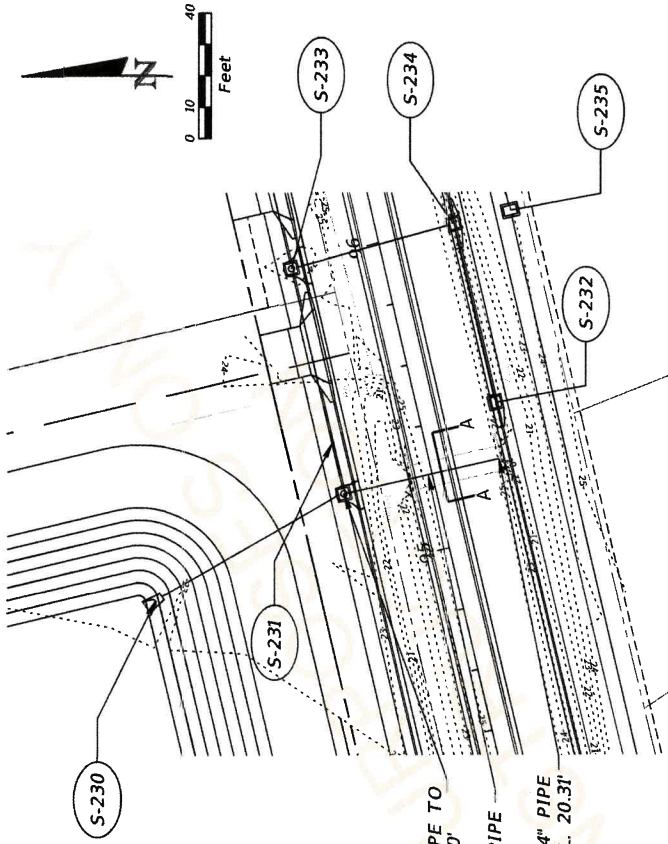


S-87-1  
 TEMP 42" PIPE  
 FL. 20.96'

TIE TEMP 24" PIPE TO  
 S-231 AT FL 18.90'  
 TEMP 24" PIPE  
 FL. 20.31'

CONSTRUCTION SEQUENCE:

- 1) SEE DETAIL B-B ON SHEET I73 FOR SANDBAG PLACEMENT AROUND PROPOSED CULVERT (S-89 TO S-91) TO PROVIDE DRY WORKING AREA
- 2) CONSTRUCT TEMP DBI AS SHOWN ON PLAN
- 3) SEE DETAIL A-A ON SHEET I73 FOR SANDBAG AND TEMPORARY 42" PIPE PLACEMENT TO MAINTAIN POSITIVE DRAINAGE DURING PHASE 1
- 4) GRADE PROPOSED CULVERT OUTFALL ACCORDING TO PLAN
- 5) CONSTRUCT PROPOSED CULVERT TO PHASE 1 LIMITS
- 6) TEMPORARY DRAINAGE AND SANDBAGS TO BE REMOVED UPON COMPLETION OF PROPOSED CULVERT IN LATER PHASE



CONSTRUCTION SEQUENCE:

- 1) CONSTRUCT INLET S-231
- 2) SEE DETAIL B-B ON SHEET I73 FOR SANDBAG PLACEMENT AROUND PROPOSED CULVERT TO PROVIDE A DRY WORKING AREA IF NECESSARY
- 3) SEE DETAIL A-A ON SHEET I73 FOR SANDBAG PLACEMENT AT EASTBOUND LANE BOX CULVERT OPENING
- 4) PLACE 24" TEMP PIPE AT ELEVATIONS SPECIFIED ON PLAN AND CONNECT TO INLET S-231
- 5) TEMP 24" PIPE TO BE REMOVED UPON COMPLETION OF EASTBOUND LANE DRAINAGE IN LATER STAGE

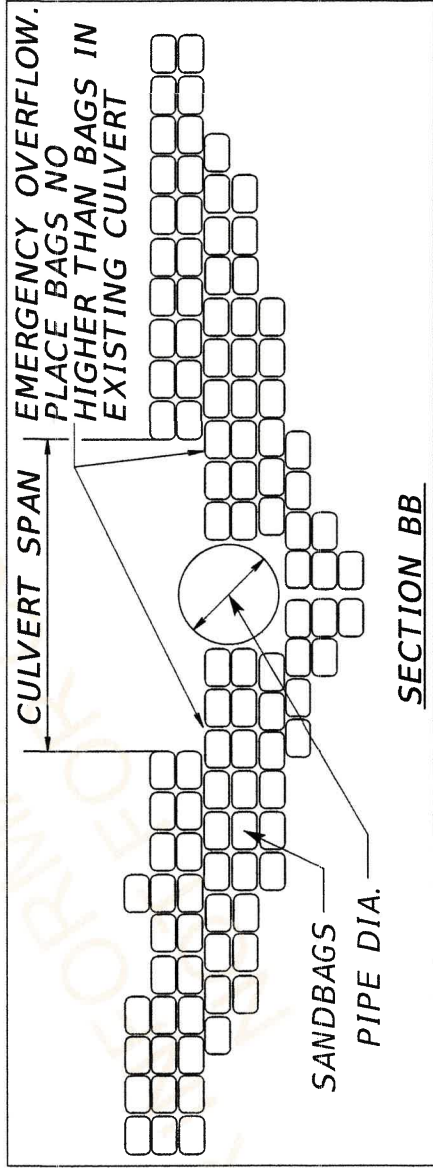
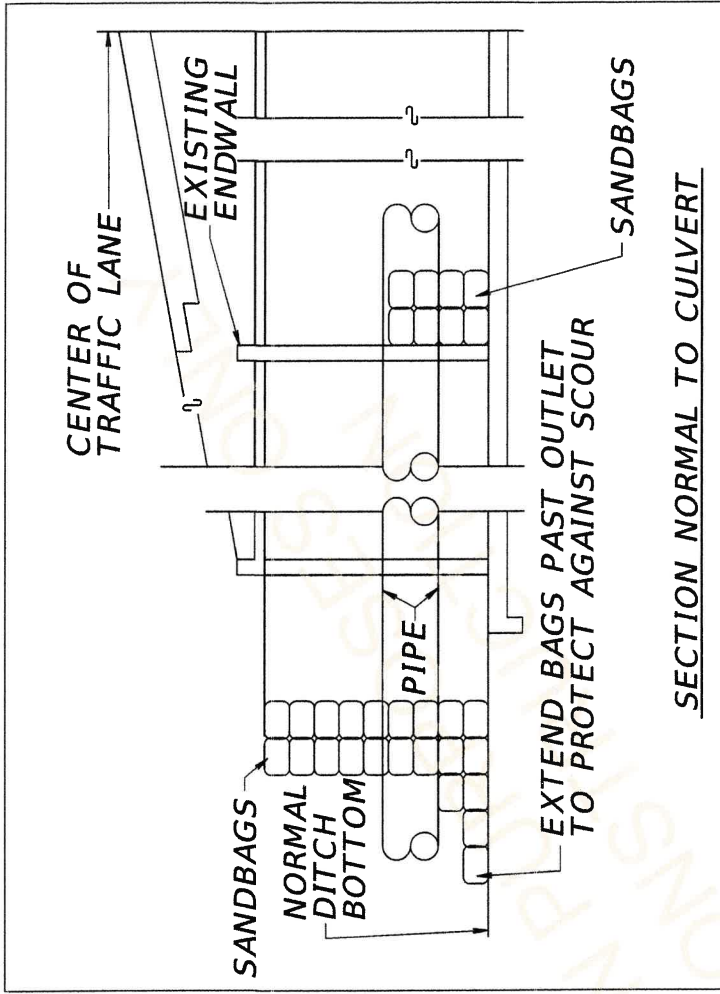
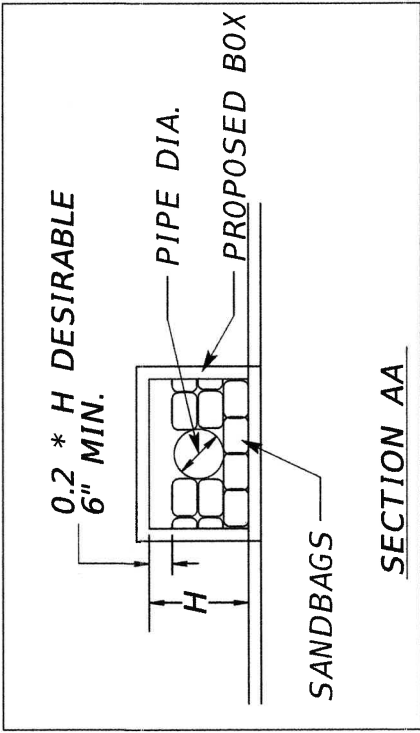
STEVEN D. COLLINS, P.E., P.A.D.  
 P.E. LICENSE NUMBER 80872  
 JMT - JOHNSON, MIRMAN & THOMPSON  
 615 CRESCENT EXECUTIVE COURT, SUITE 106  
 LAKE MARY, FL 32746  
 CERTIFICATE OF AUTHORIZATION NO.: 597

SEMINOLE COUNTY PUBLIC WORKS  
 ROAD NO. COUNTY SEMINOLE COUNTY CIP  
 CR 431 SEMINOLE 0785303

CROSS CULVERT PHASING (1)

SHEET NO. 297

DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION



REVISIONS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION

STEVEN D. COLLINS, P.E., PH.D. P.E. LICENSE NUMBER 80872 JMT - JOHNSON, MIRMIRAN & THOMPSON 615 CRESCENT EXECUTIVE COURT, SUITE 106 LAKE MARY, FL 32746 CERTIFICATE OF AUTHORIZATION NO.: 597		SEMINOLE COUNTY PUBLIC WORKS ROAD NO. COUNTY SEMINOLE CR 431 SEMINOLE 0785303	CROSS CULVERT DETAIL	SHEET NO. 299
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