

**RESOLUTION
of the
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS:**

**DESIGNATING CERTAIN COUNTY-OWNED PROPERTY
AS COUNTY RIGHT-OF-WAY FOR NORTH STREET AND
NELSON AVENUE; AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, Seminole County owns the property described in Exhibits “A” through “C”, inclusive, attached to and incorporated in this Resolution by reference (the “Property”); and

WHEREAS, the Property is not currently designated as County right-of-way, but the Property is needed for the right-of-way for North Street and Nelson Avenue,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, THAT:

Section 1. The Board of County Commissioners of Seminole County, Florida hereby designates the Property as County right-of-way for North Street and Nelson Avenue.

Section 2. This Resolution is to be recorded in the Public Records of Seminole County, Florida.

Section 3. This Resolution will become effective upon adoption by the Board of County Commissioners.

ADOPTED this _____ day of June 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk of the Board of
County Commissioners of
Seminole County, Florida

ANDRIA HERR, Chairman

ATTACHMENTS:

Exhibits “A” through “C” inclusive – Legal Descriptions & Sketches

EXHIBIT "A"

Legal Description

That portion of the area reserved for Golf, southwest of Nelson Avenue and north of North Street as recorded in the Plat of Sanlando Springs Tract No. 31 as recorded in Plat Book 5 page 15 of the public records of Seminole County, Florida; further described as follows:

Beginning at the intersection of the south right of way of Nelson Avenue by plat, and the north right of way of North Street as recorded in the Plat of Sanlando Springs Tract No. 31 as recorded in Plat Book 5 page 15 of the public records of Seminole County, Florida; Thence along said north right of way S.89°58'03"W., a distance of 269.75 feet thence leaving said right of way N.70°33'37"E., a distance of 136.69 feet; thence N.00°02'42"W., a distance of 87.84 feet to the aforementioned south right of way line of Nelson Avenue and a point on a non-tangent curve; Thence 31.28 feet along the arc of a curve concave to the left said curve having a radius of 403.00 feet a central angle of 4°26'48" and a chord bearing and distance of S.48°28'58"E., 31.27 feet to a point of tangency; Thence S.46°15'34"E a distance of 162.65 feet to the Point of Beginning.

Said parcel contains 12,415.75 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

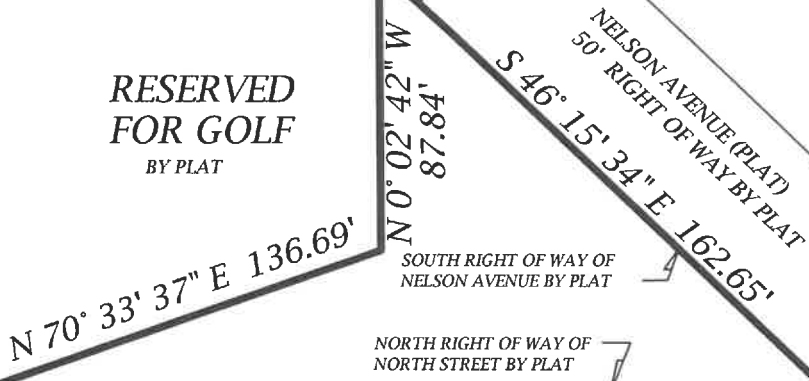
SKETCH OF DESCRIPTION

Scale 1" = 60'

SANLANDO SPRINGS TRACT No. 31
PLAT BOOK 5 PAGE 15

RESERVED
FOR GOLF
BY PLAT

R=403.00
L=31.28'
D=4°26'48"
CB=S 48°28'58" E
CH=31.27'



SOUTH RIGHT OF WAY OF
NELSON AVENUE BY PLAT

NORTH RIGHT OF WAY OF
NORTH STREET BY PLAT

NORTH STREET
25' RIGHT OF WAY BY THIS PLAT

P.O.B.
THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF
NELSON AVENUE AND THE NORTH LINE OF NORTH STREET
PER THE PLAT

LEGEND:
P.O.B.=POINT OF BEGINNING
R=RADIUS
L=ARC
D=CENTRAL ANGLE
CB=CHORD BEARING
CH=CHORD DISTANCE

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF BARTON STREET RECORDED IN PLAT BOOK 5 PAGE 17, WHICH IS ASSUMED TO BEAR N.89°57'18"E.
2. THIS IS NOT A SURVEY
3. UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
4. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32771
407-665-5600



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

BY:
RAYMOND F. PHILLIPS P.S.M.

SHEET 2 OF 2

FIELD DATE: n/a
DATE: 5/12/2026
JOB NAME: ROLLINGHILLS (104)

SCALE: 1"=60'
DRAWN BY: RFP
CHECKED BY: RP

EXHIBIT "B"

Legal Description

That portion of the area reserved for Golf, north of North Street and Northeast of Nelson Avenue according to the plat of Sanlando Springs Tract No. 31 as recorded in Plat Book 5 page 15, and the Plat of Sanlando Springs Tract No. 32 as recorded in Plat Book 5 page 18 of the Public Records of Seminole County, Florida further described as follows:

Beginning at the intersection of the north right of way line of North Street and the centerline of the vacated right of way of Golfview Drive according to the plat of Sanlando Springs Tract No. 32 as recorded in the Public Records of Seminole County, Florida; Thence along the north line of said right of way S.89°58'03"W., a distance of 196.62 feet to the west boundary line of said Sanlando Springs Tract No. 32; Thence N.00°02'13"W., a distance of 17.03 feet to the east right of way line of Nelson Avenue; Thence along said right of way N.46°15'34"W., a distance of 172.31 feet to a point of curvature; Thence 66.96 feet along the arc of a curve concave to the northeast, said curve having a radius of 83.00 feet, a central angle of 46°13'31", and a chord bearing and distance of N.23°08'49"W., 65.16 feet to a point of tangency; Thence N.00°02'03"W., a distance of 53.24 feet to a point on a non-tangent curve; Thence 79.16 feet along the arc of a curve concave to the southwest, said curve having a radius of 523.00 feet, a central angle of 8°40'20" and a chord bearing and distance of S.50°35'45"E., 79.09 feet to a point on a non-tangent curve; Thence 288.29 feet along the arc of a curve concave to the southwest, said curve having a radius of 195.63 feet, a central angle of 84°26'11" and a chord bearing and distance of S.62°03'54"E., 262.90 feet to a point on a line; thence N.89°57'18"E., a distance of 93.90 feet to the aforementioned centerline of the vacated right of way of Golfview Drive per plat; Thence along said centerline S.28°05'04"W a distance of 86.05 feet to the Point of Beginning.

Said parcel contains 1.078 acres more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

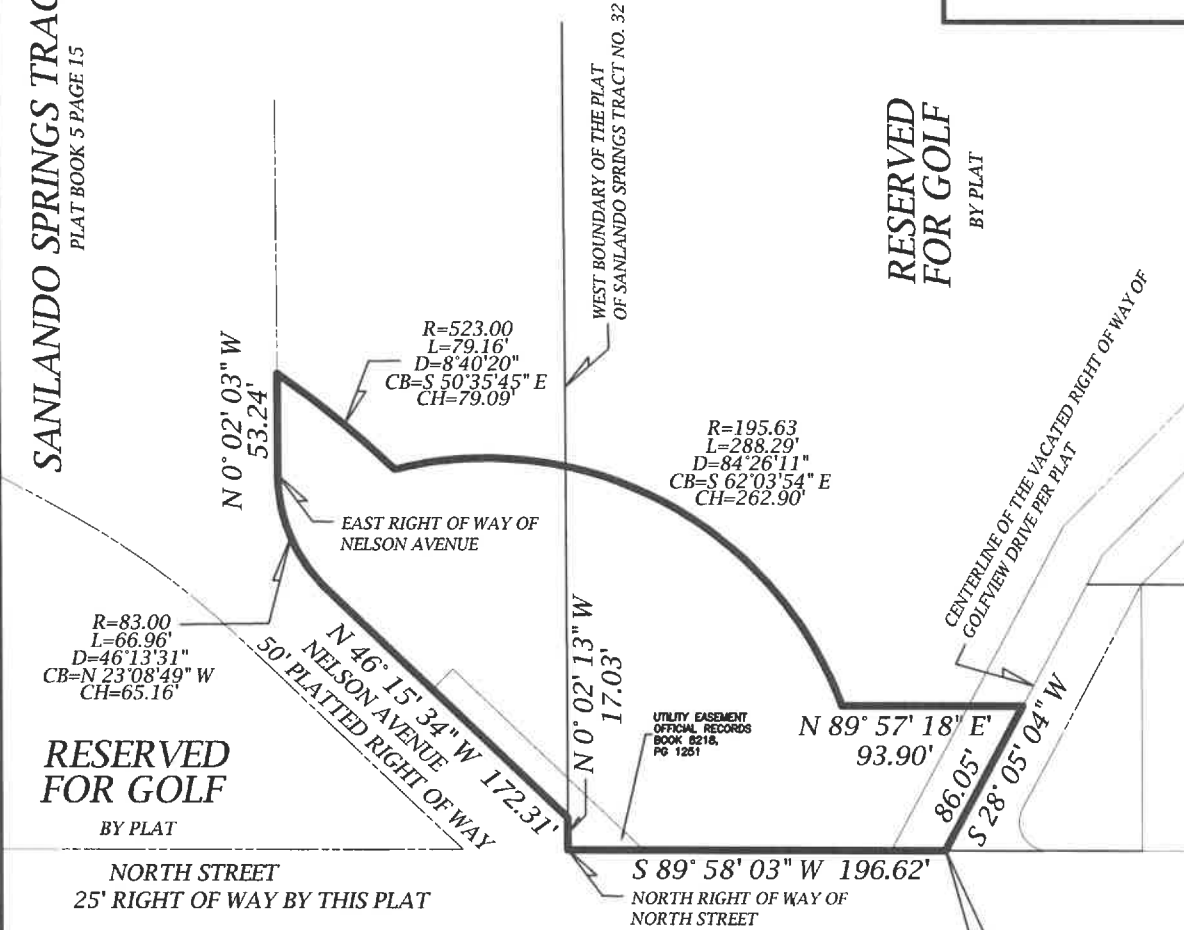
SANLANDO SPRINGS TRACT No. 31 **SKETCH OF DESCRIPTION**

SANLANDO SPRINGS TRACT No. 31
PLAT BOOK 5 PAGE 15

Scale 1" = 100'



SANLANDO SPRINGS TRACT No. 32
PLAT BOOK 5 PAGE 18



RESERVED FOR GOLF
BY PLAT

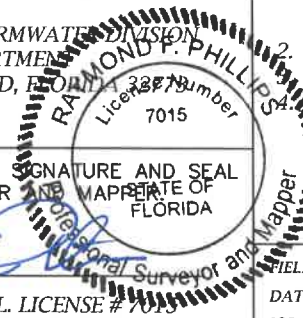
NORTH STREET
25' RIGHT OF WAY BY THIS PLAT

P.O.B.
INTERSECTION OF THE CENTERLINE OF THE VACATED GOLFVIEW DRIVE
AND THE NORTH RIGHT OF WAY OF NORTH STREET ACCORDING
TO THE PLAT OF SANLANDO SPRINGS TRACT NO. 32

LEGEND:
P.O.B.=POINT OF BEGINNING
R=RADIUS
L=ARC
D=CENTRAL ANGLE
CB=CHORD BEARING
CH=CHORD DISTANCE

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32779
407-665-5647



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

BY:
RAYMOND F. PHILLIPS P.S.M. FL. LICENSE # 7015

SURVEYOR'S NOTES

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- THIS IS NOT A SURVEY
- UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

FIELD DATE: n/a
DATE: 5/12/2026
JOB NAME: ROLLINGHILLS (105)

SCALE: 1"100'
DRAWN BY: RFP
CHECKED BY: RP

EXHIBIT "C"

Legal Description

That portion of the area reserved for Golf, bound Golfview Drive, North Street and Blackwood Avenue by plat, according to the plat of Sanlando Springs Tract No. 32 as recorded in Plat Book 5 page 18, of the Public Records of Seminole County, Florida further described as follows:

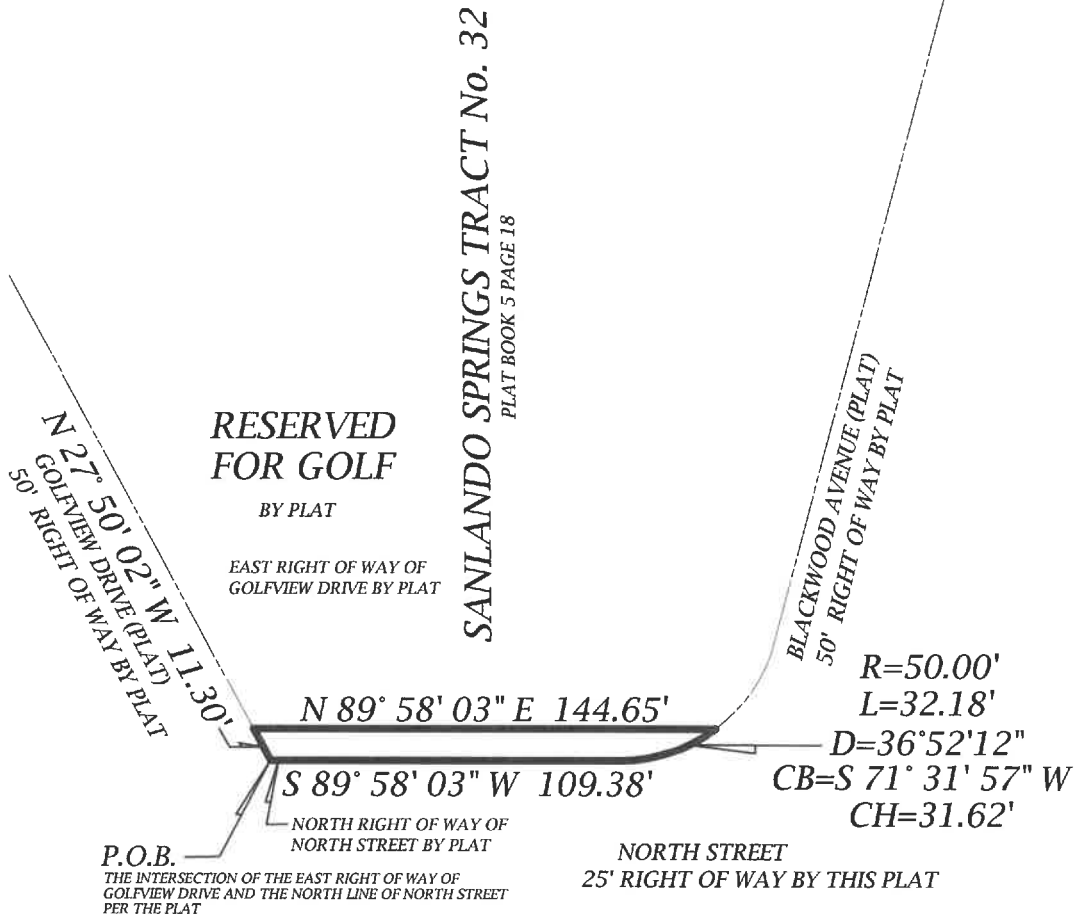
Beginning at the intersection of the east right of way line of Golfview Drive and the north right of way line of North Street according to the plat of Sanlando Springs Tract No. 32, as recorded in Plat Book 5 page 18, of the Public Records of Seminole County, Florida; Thence along said east right of way line of Golfview Drive, N.27°50'02"W., a distance of 11.30 feet; Thence leaving said right of way N.89°58'03"E., a distance of 144.65 feet to the west right of way of Blackwood Avenue by plat and to a point on a non-tangent curve; Thence 32.18 feet along the arc of a curve concave to the northwest, said curve having a radius of 50.00 feet, a central angle of 36°52'12" and a chord bearing and distance of S.71°31'57"W., 31.62 feet to a point of tangency on the north right of way line of North Street by plat; Thence along said north right of way line S.89°58'03"W., a distance of 109.38 feet to the Point of Beginning.

Said parcel contains 1324.5 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

Scale 1" = 60'

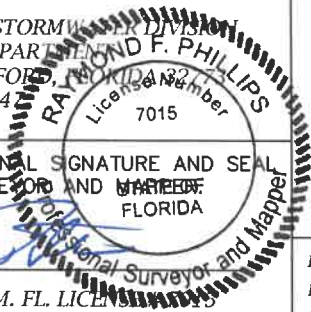


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- CH=CHORD DISTANCE

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
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BY: 
 RAYMOND F. PHILLIPS P.S.M. FL. LICENSE # 7015

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SHEET 2 OF 2

FIELD DATE: n/a
 DATE: 5/12/2026
 JOB NAME: ROLLINGHILLS (112)

SCALE: 1"=60'
 DRAWN BY: RFP
 CHECKED BY: RP