

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:



Signature

Edwin R. Bartfield

Print Name



Signature

ROBERT RIESEN

Print Name

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

By: 

12.20.2022

Date

[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

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

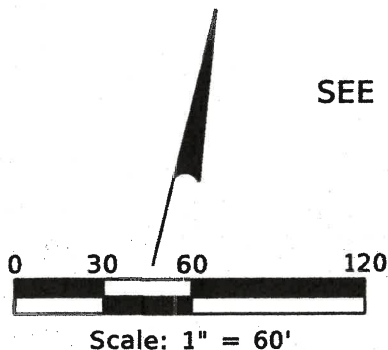
DGS/dsk

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

- A = 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
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- (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

R/W LINE

CURVE A (126)

CURVE CLC2 65

CONSTRUCTION
C.R. 431 (ORANGE BLVD.)

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

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

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. = S67°55'34"W

66

23.46'(C)

Δ = 07°39'42"(C)

R = 1925.00'(F)

L = 257.42'(C)

CH = 257.22'(C)

CB = S64°05'42"W

22.82'(C)

SEMINOLE COUNTY PUBLIC WORKS

SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)

SEMINOLE COUNTY

BY C.SCHIELKE
DATE 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

REVISION BY DATE

CHECKED T.STEVENSON
DATE 03-18-21

C.I.P. NO. 01785303

SHEET 1 OF 3

**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.

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

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

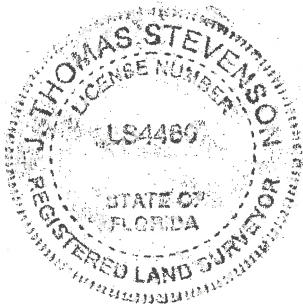
SURVEYOR'S NOTES:

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

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

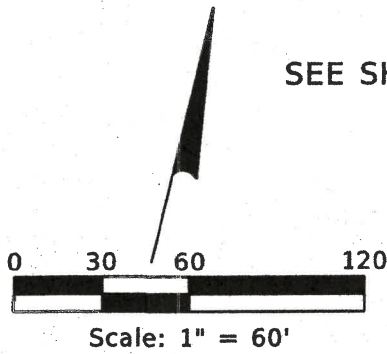
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



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

Exhibit "B"

SKETCH OF DESCRIPTION PARCEL 826 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
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
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- PLS = PROFESSIONAL LAND SURVEYOR
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- T = TANGENT
- T.B. = TANGENT BEARING

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

Δ = 00°08'54"(C)
R = 1954.00'(C)
L = 5.06'(C)
CH = 5.06'(C)
CB = S67°55'52"W

**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

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

T.B. = S67°55'34"W
66

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

251.00'(C)

5.00'(C)

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

336.58'(C)

335.81'(C)

826

5' PERPETUAL
EASEMENT

NORTH DELAWARE
STREET

POINT OF BEGINNING
PARCEL 826

T.B. = S68°00'19"W

SEMINOLE COUNTY PUBLIC WORKS

SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)

SEMINOLE COUNTY

BY C.SCHIELKE
DATE 12-15-20

PREPARED BY: JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LB 1
FILE:RWPS826.DGN JOB NO. 29183

NOT VALID WITHOUT
SHEETS 2 AND 3

CHECKED T.STEVENSON
DATE 03-18-21

C.I.P. NO. 01785303

SHEET 1 OF 3

REVISION

BY

DATE

**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)

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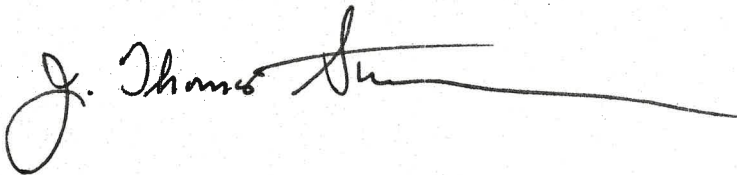
Containing: 1681 Square Feet, more or less.

			SEMINOLE COUNTY PUBLIC WORKS				
			LEGAL DESCRIPTION - THIS IS NOT A SURVEY				
			COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)			SEMINOLE COUNTY	
				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	NOT VALID WITHOUT SHEETS 1 AND 3	
REVISION	BY	DATE	CHECKED	T.STEVENSON	03-18-21	C.I.P. NO. 01785303	
						SHEET 2 OF 3	

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

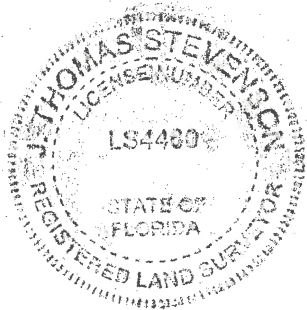
SURVEYOR'S NOTES:

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



			SEMINOLE COUNTY PUBLIC WORKS			
			LEGAL DESCRIPTION - THIS IS NOT A SURVEY			
			COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)			SEMINOLE COUNTY
			BY	DATE	PREPARED BY: JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - LB 1 FILE:RWP5826.DGN JOB NO. 29183	
			DRAWN	C.SCHIELKE		
			CHECKED	T.STEVENSON	03-18-21	NOT VALID WITHOUT SHEETS 1 AND 2
REVISION	BY	DATE	C.I.P. NO. 01785303			

EXHIBIT "C"

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
2	SIGNATURE SHEET
2A	SUMMARY OF PAY ITEMS
3-10	DRAINAGE MAP
11-15	TYPICAL SECTIONS
16A-34C	SUMMARY OF DRAINAGE STRUCTURES
35	GENERAL NOTES/SURVEY CONTROL
36-65	ROADWAY PLAN & PROFILE
66-148	DRAINAGE STRUCTURES
149-159	POND DETAILS
160-169	POND CROSS SECTIONS
170-172	DRAINAGE DETAIL
173-289	CROSS SECTIONS
290-291	STORMWATER POLLUTION PREVENTION PLAN
292-402	TRAFFIC CONTROL PLAN
403-417	UTILITY ADJUSTMENTS
418-419	SUMMARY OF VERIFIED UTILITIES
50-1 - 50-27	SUMMARY OF QUANTITIES
GR-1*	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.fltdot.gov/design/standardplans>

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

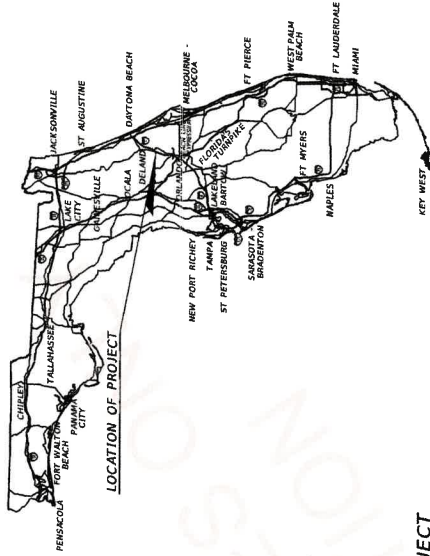
GOVERNING STANDARD SPECIFICATIONS:

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

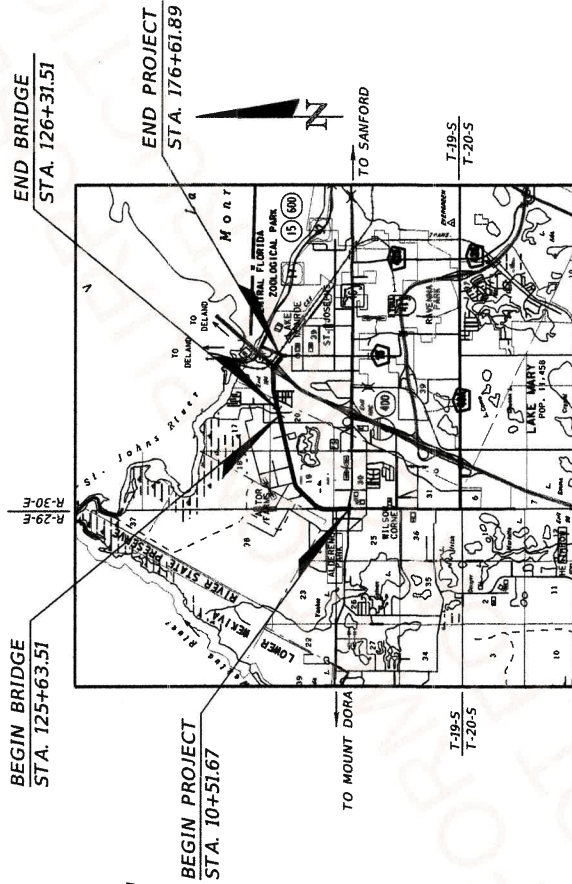
SEMINOLE COUNTY PUBLIC WORKS

CONTRACT PLANS

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



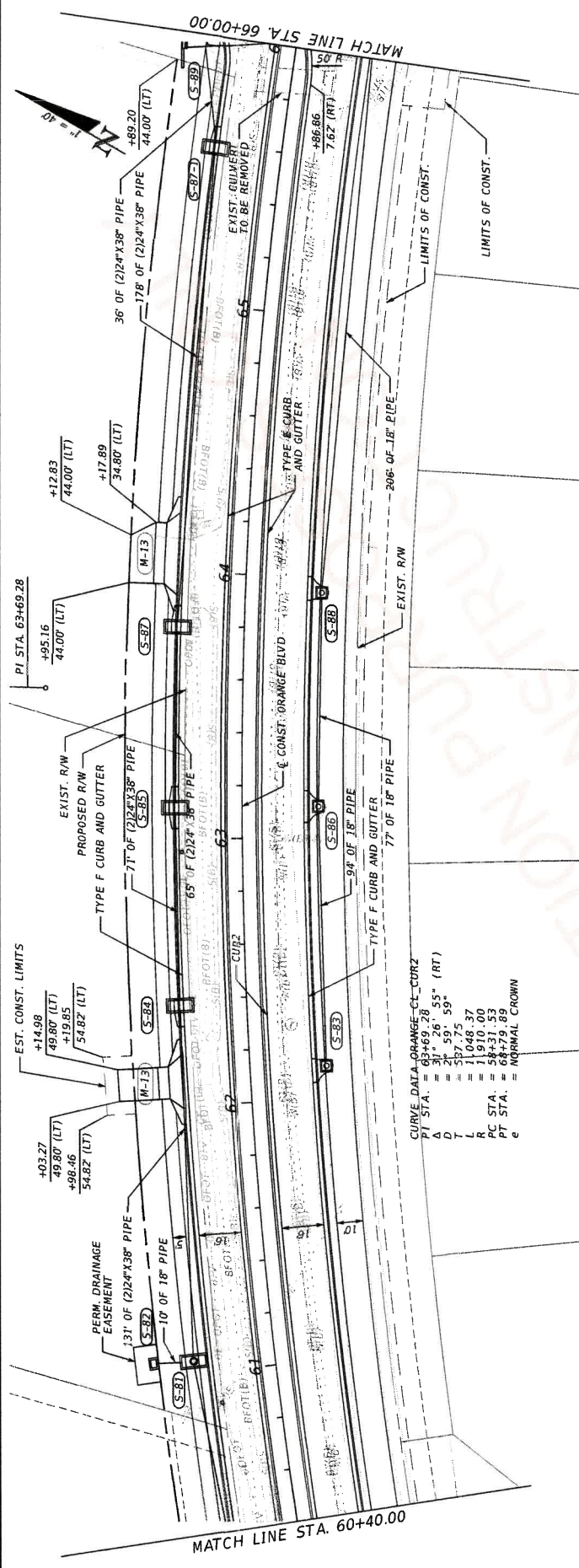
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PRELIMINARY
NOT FOR CONSTRUCTION



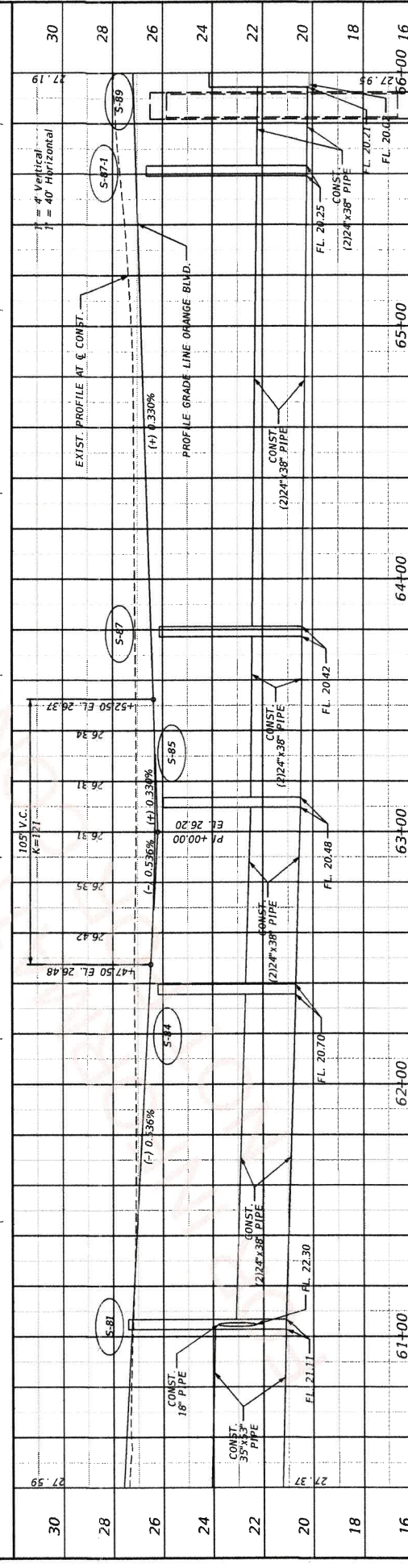
JASON FLICK, P.E. # 74741
JMT - JOHNSON, MIRMIRAN & THOMPSON
615 CRESCENT EXECUTIVE COURT, SUITE 106
LAKE MARY, FL 32746
CONTRACT NO.: C9861
VENDOR NO.: 52-0963531
CERTIFICATE OF AUTHORIZATION NO.: 5917

COUNTY PROJECT MANAGER:
RICKY LY, P.E.

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	22	1



CURVE DATA - ORANGE-CL CURV2
 PI STA. = 63+69.28
 Δ = 31° 26' 55" (RT)
 D = 267.59' (59")
 L = 1048.37'
 R = 1910.00'
 PC STA. = 58+31.53
 PT STA. = 68+79.89
 e = NORMAL CROWN

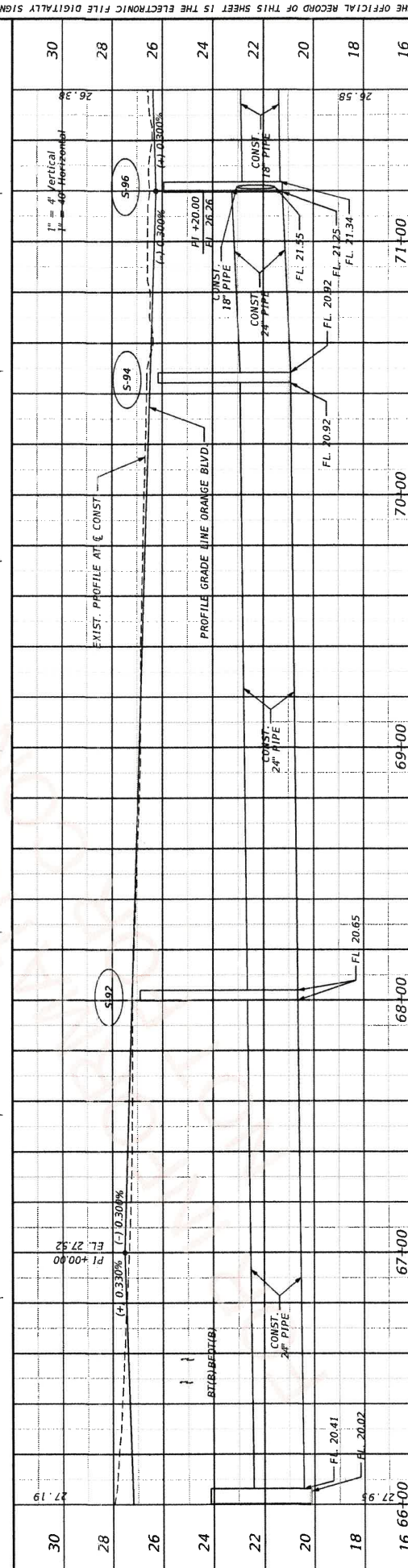
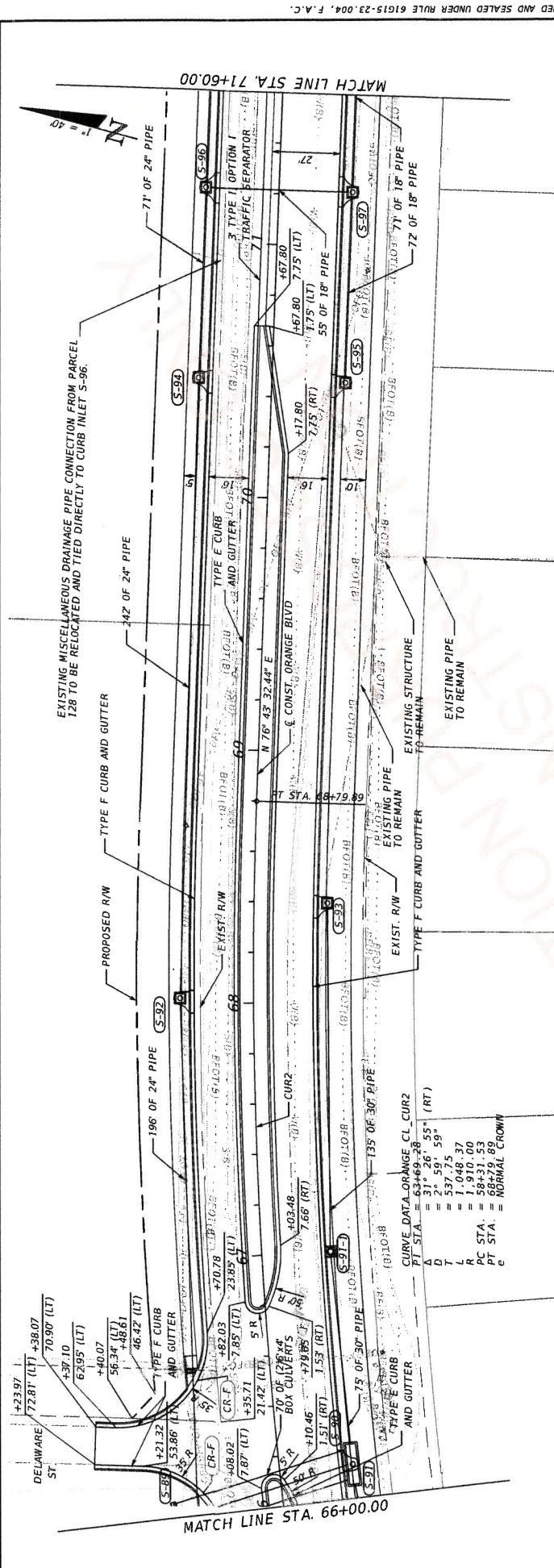


REVISIONS				SEMINOLE COUNTY PUBLIC WORKS				ROADWAY PLAN & PROFILE		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY	SEMINOLE COUNTY CIP	CR 431	SEMINOLE	0785303	
										45

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.: 5917
 12/7/2022 2:38:37 PM

C:\2017\10782_102_Orange_Bldg_(CR 431)Orange_Bldg_CADD\roadway\p1pr000.dgn

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



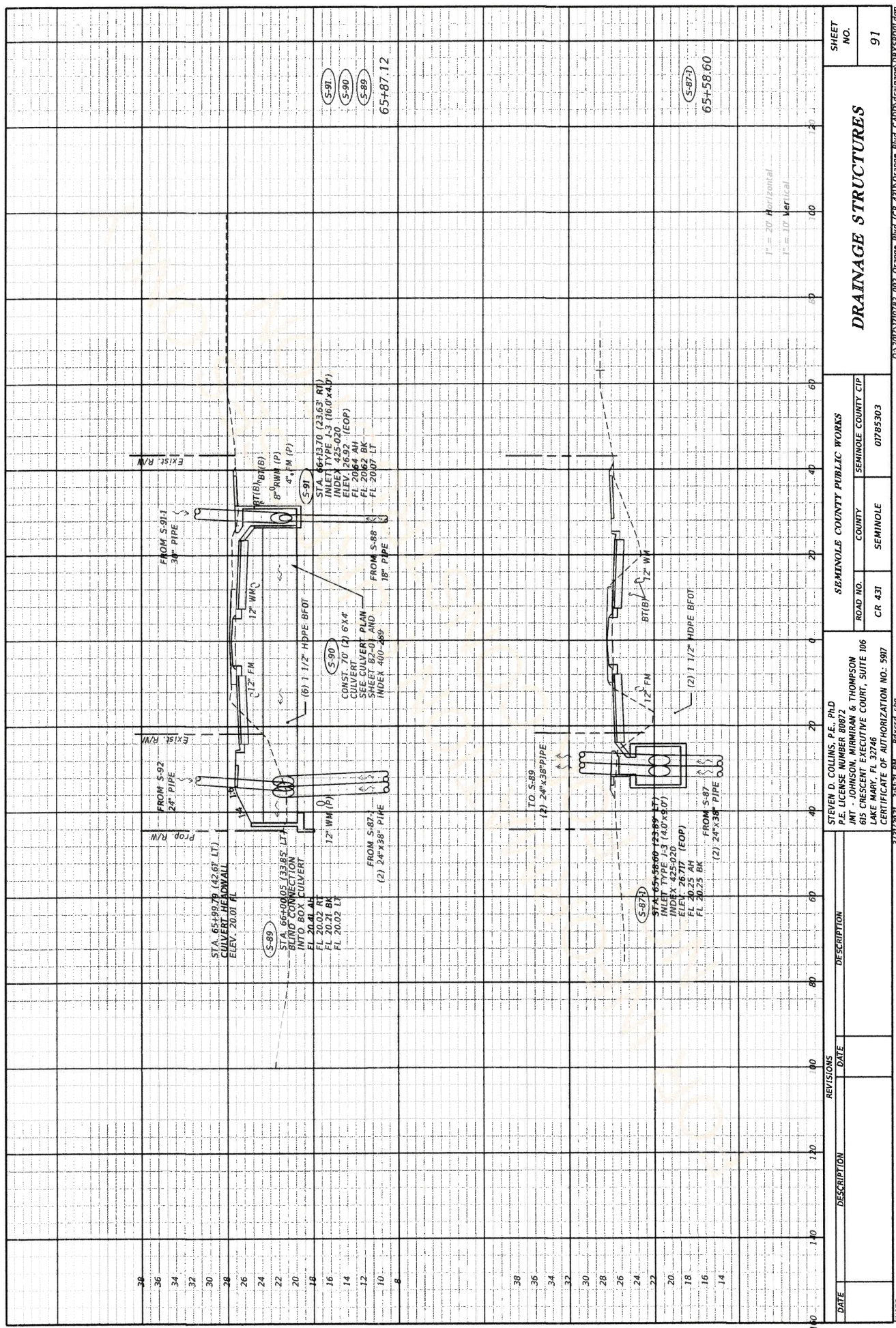
REVISIONS		SEMINOLE COUNTY PUBLIC WORKS	
DATE	DESCRIPTION	ROAD NO.	COUNTY
		CR 431	SEMINOLE
		0785303	
		JASON R. FLICK, P.E.	
		P.E. LICENSE NUMBER 74741	
		JMT - JOHNSON, MIRMIRAN & THOMPSON	
		605 CRESCENT EXECUTIVE COURT, SUITE 106	
		LAKE MARY, FL 32746	
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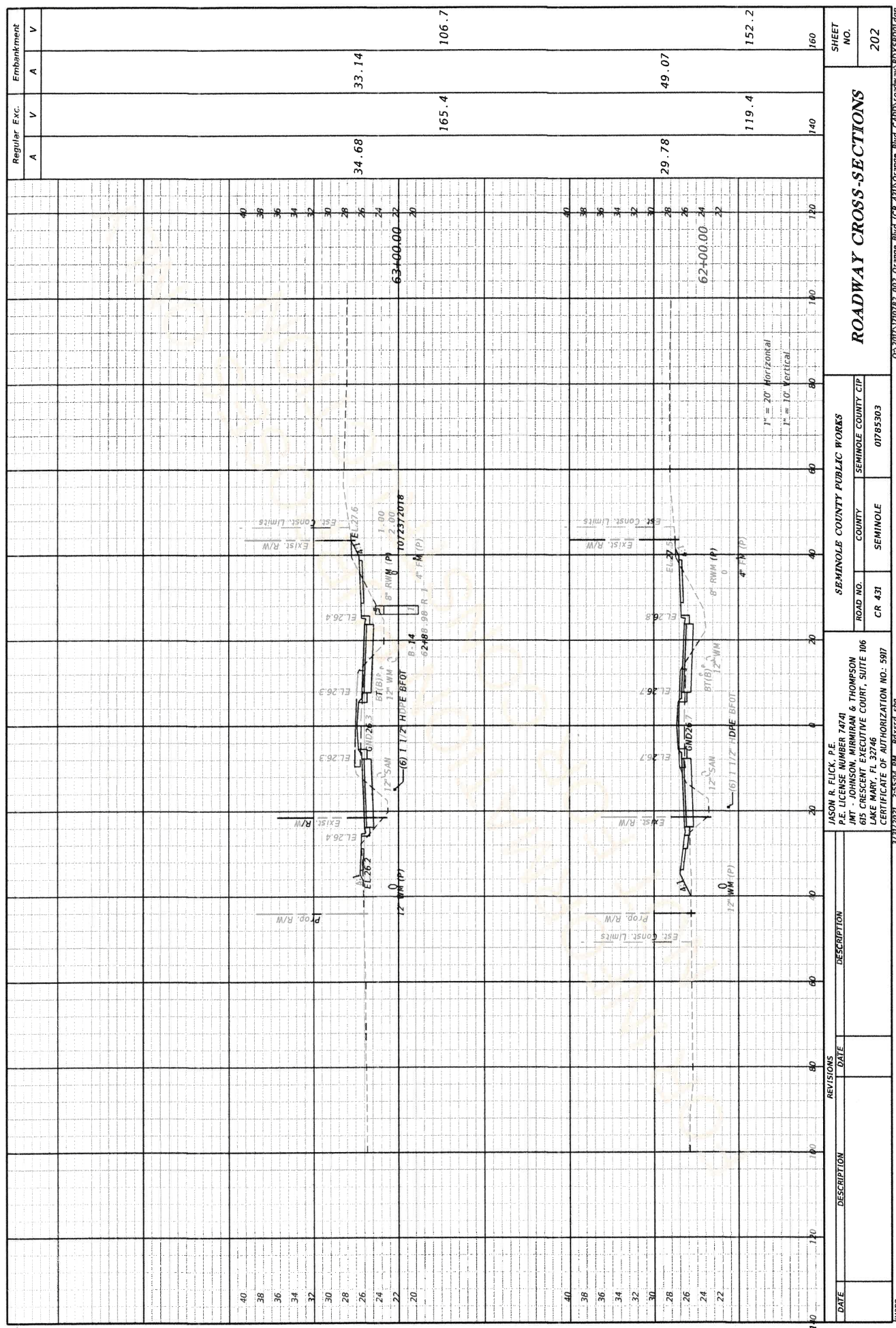
ROADWAY PLAN & PROFILE

SHEET NO. 46

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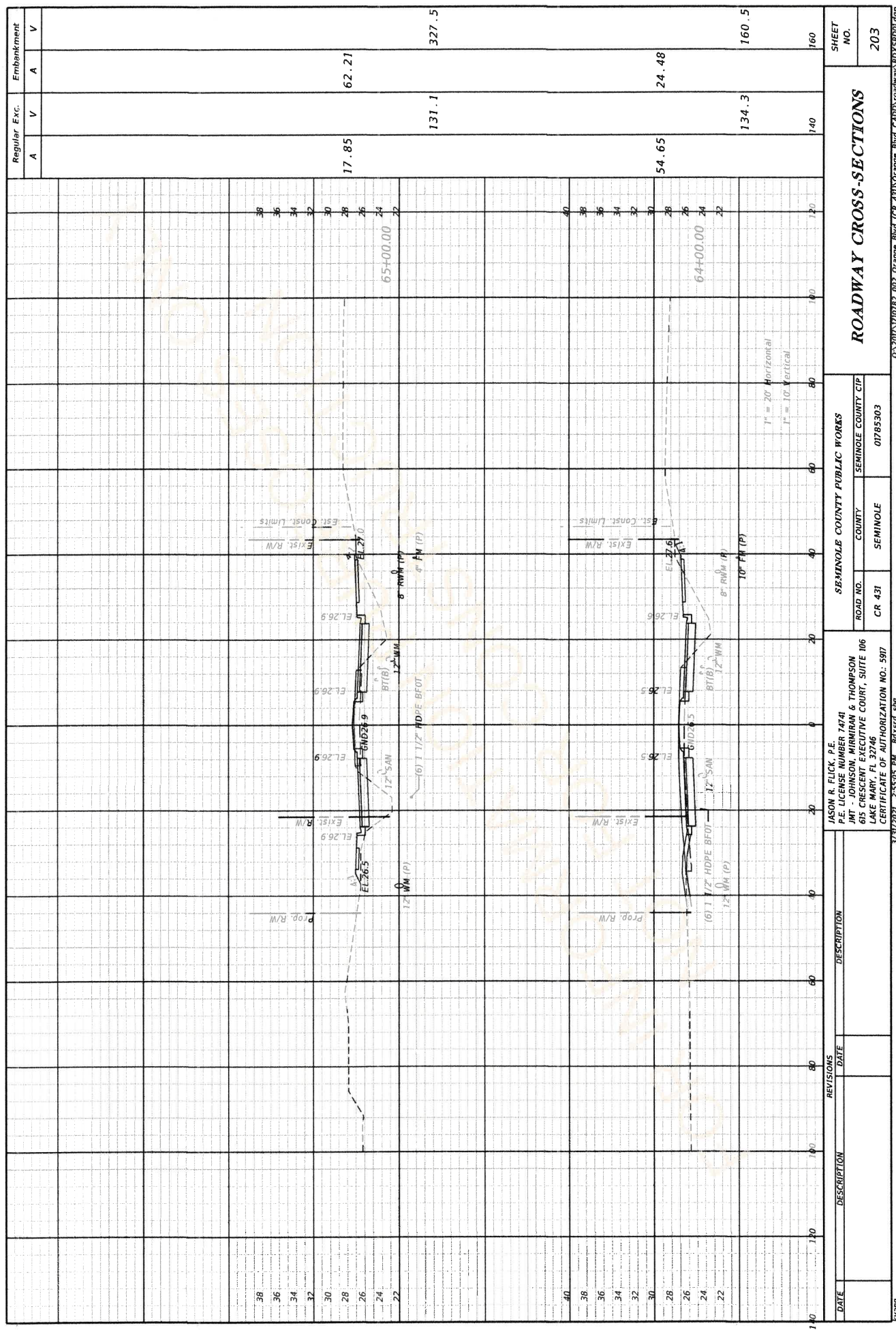
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.





O:\2011\110782_002_Orange_Bldg_(CR_431)\Orange_Bldg_CADD\roadway\RDXSRO01.dgn

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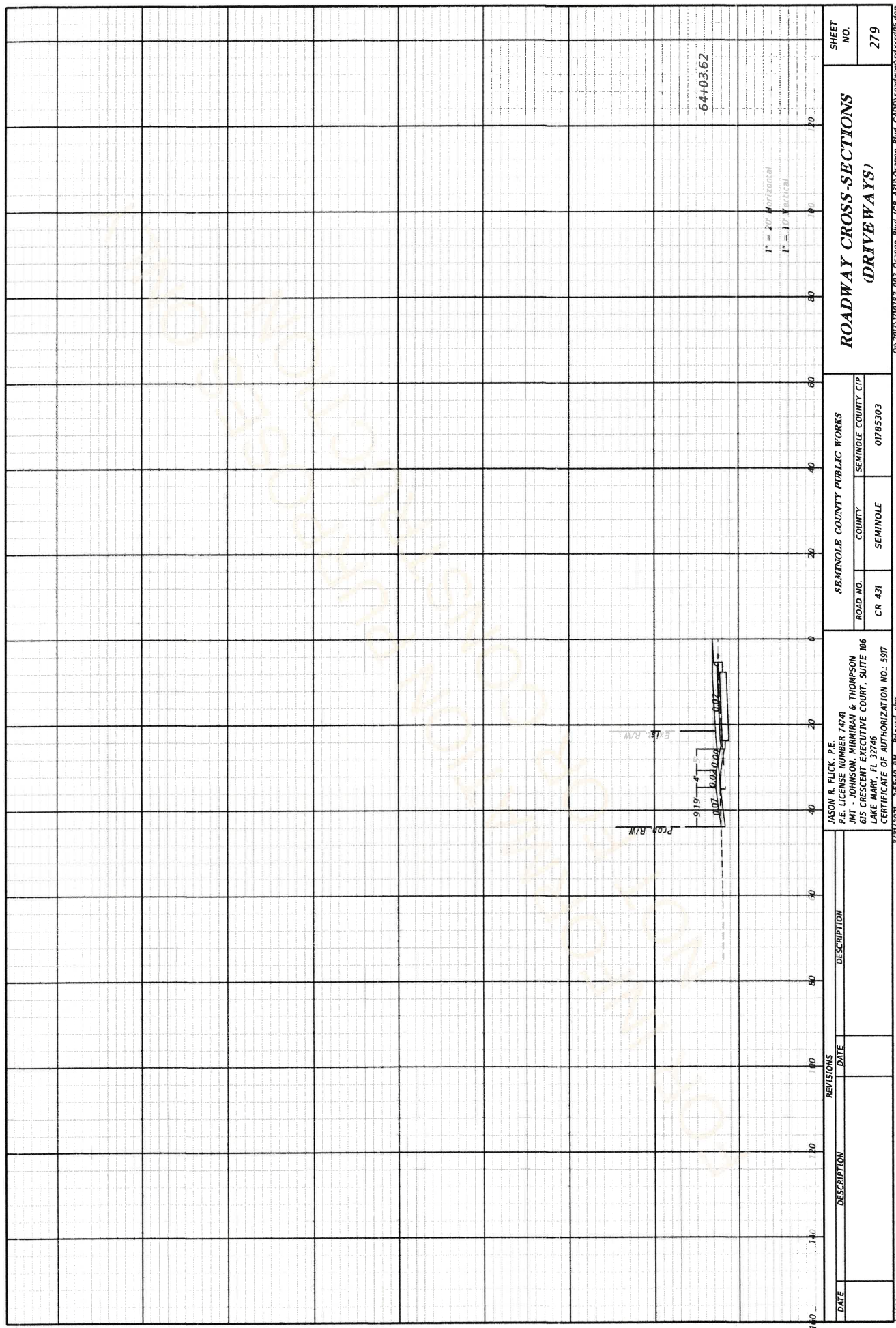
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kyang

DRAINAGE EASEMENT

TEMP 42" PIPE

TEMP DBI

INDEX

ELEV. 25.00

FL 19.85 (A/R.T)

SANDBAGS

S-89

S-87-1

TEMP 42" PIPE

TEMP 42" PIPE

FL. 20.96'

S-91

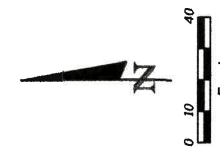
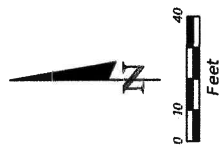
S-91-1

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

TEMP 24" PIPE

TEMP 24" PIPE

FL. 20.31'



CONSTRUCTION SEQUENCE:

- 1) SEE DETAIL B-B ON SHEET 173 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 173 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 173 FOR SANDBAG PLACEMENT AROUND PROPOSED CULVERT TO PROVIDE A DRY WORKING AREA IF NECESSARY
- 3) SEE DETAIL A-A ON SHEET 173 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

DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION

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

SEMINOLE COUNTY PUBLIC WORKS

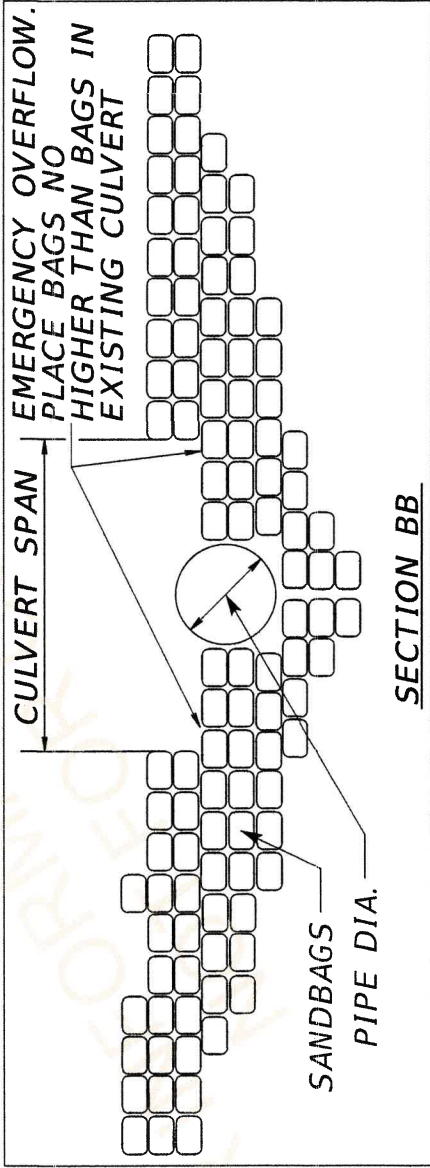
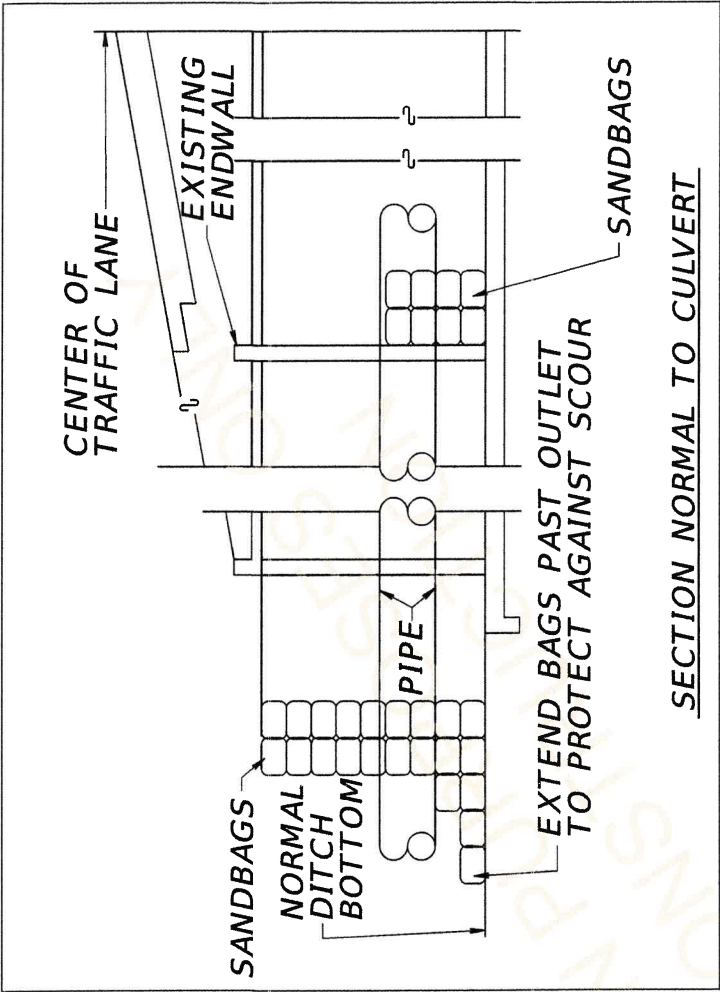
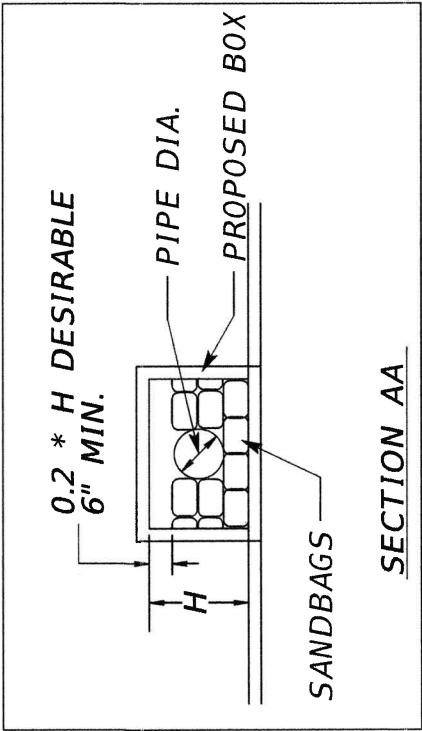
ROAD NO. COUNTY SEMINOLE COUNTY CIP

CR 431 SEMINOLE 07855303

CROSS CULVERT PHASING (1)

SHEET NO.

297



REVISIONS		DESCRIPTION		DATE	
DATE		DESCRIPTION		DATE	
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.: 597					
SEMINOLE COUNTY PUBLIC WORKS			ROAD NO.	COUNTY	SEMINOLE COUNTY CIP
			CR 431	SEMINOLE	0785303
CROSS CULVERT DETAIL					SHEET NO.
					299