



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-80000042
 RECEIVED AND PAID 04/14/2026
 PM DAVID GERMAN

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT NAME: Lee Ranch Subivision	25-21-32-300-002G-0000
PARCEL ID #(S): 19-21-33-300-002A-0000, 25-21-32-300-0020-0000, 25-21-32-300-002A-0000 & 30-21-33-300-001A-0000	
TOTAL ACREAGE: 360	BCC DISTRICT: 1
ZONING: A-10	FUTURE LAND USE: R-10

NAME: David E. Axel	COMPANY: Axel Real Estate, Inc.
ADDRESS: 1757 W. Broadway St., Ste 1	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407-325-1574	EMAIL: [REDACTED]

NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>*SEE ATTACHED</u>				

COMMENTS DUE: 04/24	COM DOC DUE: 04/30	DRC MEETING: 05/13/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-10	FLU: R10	LOCATION: on the northeast side of Curryville Rd, northeast of Quiet Forest Trl
W/S: N/A	BCC: 1: DALLARI	



1757 W. Broadway Street, Suite 1
Oviedo, Florida 32765
(407) 366-6510
Fax (407) 359-5385
Toll Free (866) 366-6510

www.axelrealestate.com

April 13, 2026

Seminole County Plan Desk
PlanDesk@sminolecountyfl.gov

Re: 360 acre portion of Lee Ranch, Curryville Rd., Tax ID#s 19-21-33-300-002A-0000,
25-21-32-300-0020-0000, 25-21-32-300-002A-0000 & 30-21-33-300-001A-0000

Dear Sir or Madam,

I am working on behalf of Lee Ranch South, LLC and Four 40s Ranch LLC, both Florida limited liability companies, with respect to the properties referenced above.

Attached please find the following:

- Pre-Application Request
- Property Appraisers Map
- Development Order #07-100031 dated January 25, 2008 ("DO")
- Quit Claim Deed to Seminole County dated November 4, 2011 (Condition 3B)
- 2026 Aerial showing constructed cul-de-sac (Condition 3B)
- Easement Agreement from SJRWMD dated January 31, 2024 (Condition 3C)

The purpose of the pre-application is to obtain Seminole County's position as to the process that will be followed and requirements that will be imposed in order for the property to be subdivided as contemplated by the DO.

As the owners have lost the original Maps, Lot Layout, Surveys and Legal Descriptions attached to the DO, I would appreciate electronic copies of the original I expect are in the County files.

Your assistance is appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "David E. Axel", written in a cursive style.

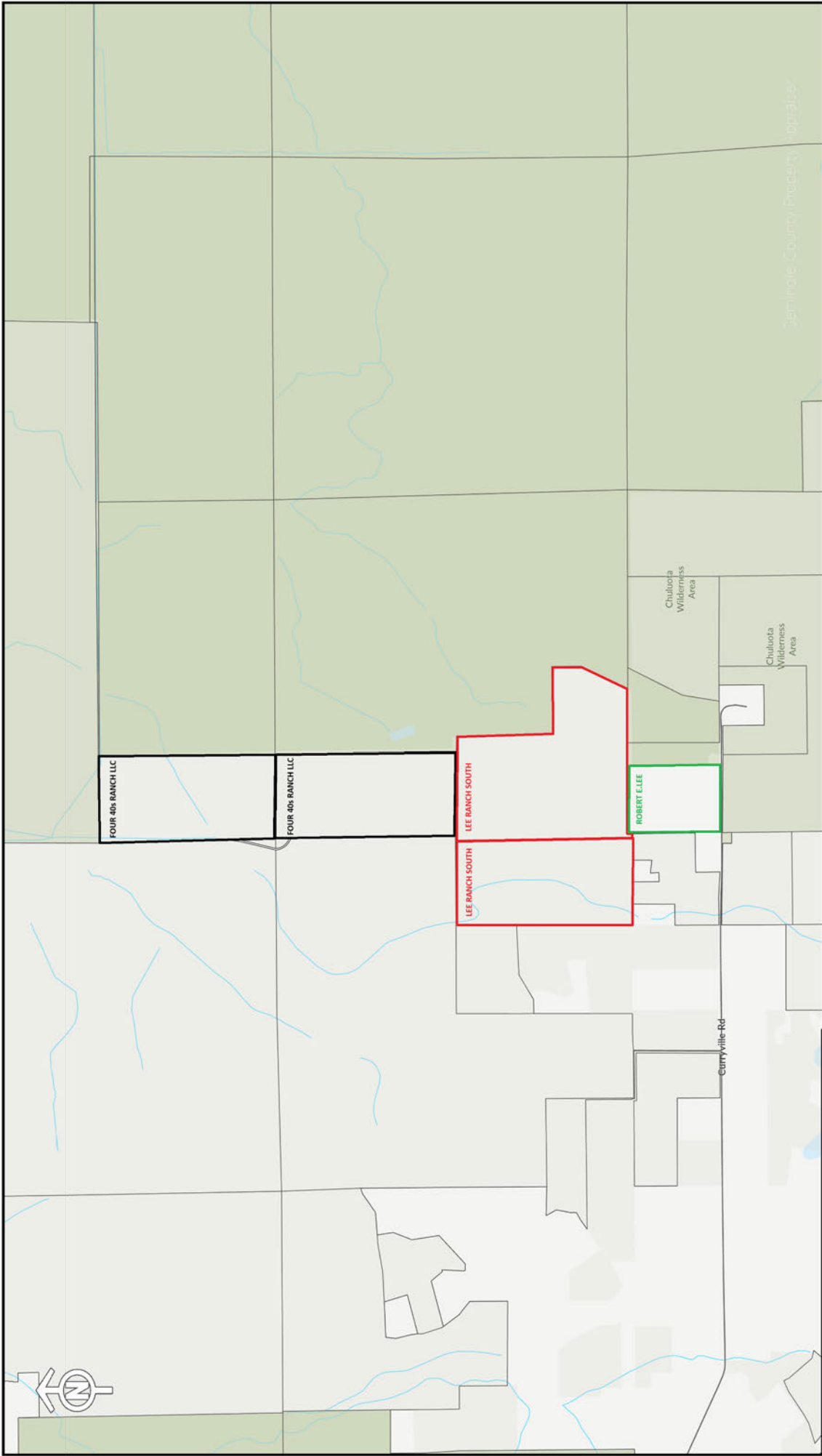
David E. Axel



SEM INE COUNTY PROPERTY APPRAISER

Date: 4/13/2026

DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER



This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein.

SCPA Appraisal Map
 David Johnson, CFA
 Seminole County Property Appraiser
 Date: 10/30/2024

DAVID JOHNSON, CFA
 SEMINOLE COUNTY PROPERTY APPRAISER

Document Prepared By:
Denny Gibbs
Growth Management
Planning & Development Division
1101 East First Street
Sanford, Florida 32771

Legal Description Approved By:
Steve L. Wessels, P.L.S.
County Surveyor
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07685 Pgs 1815 - 1819; (5pgs)
CLERK'S # 2011138794
RECORDED 12/22/2011 11:36:00 AM
RECORDING FEES 44.00
RECORDED BY J Eckenroth(a11)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 4th day of November, 2011 between LEE RANCH, INC., whose address is 6235 Lake Charm Circle, Oviedo, Florida, 32765, hereinafter called the ("GRANTOR"), and 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 called the ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the GRANTEE forever, all the right, title, interest, claim and demand which the GRANTOR has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Seminole, State of Florida, to-wit:

See Sketch of Description and Legal Description attached hereto as Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTOR, either in law or equity, to the proper use, benefit and behoof of the GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, Sealed & Delivered
In the presence of:

(Sign): Gloria Dunmire
Print Name: Gloria Dunmire

Richard H. Lee
Lee Ranch, Inc.
Richard H. Lee, President

(Sign): Roslyn Brick
Print Name: Roslyn Brick

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF)

I HEREBY CERTIFY, that on this 4 day of November, 2011, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Richard H. Lee. He is personally known to me or who has produced as identification and did/did not take an oath.

Gloria Dunmire
Print Name: Gloria Dunmire
Notary Public in and for the County
and State Aforementioned
My commission expires: 2/14/12

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

David M. Shields
County Attorney

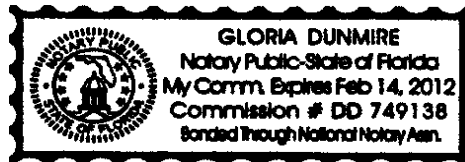


EXHIBIT A

CURRYVILLE ROAD CUL-DE-SAC

(EXHIBIT D OF DEVELOPMENT ORDER 07-100031 ORB 6918 PG 413-429)

LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION PARCEL):

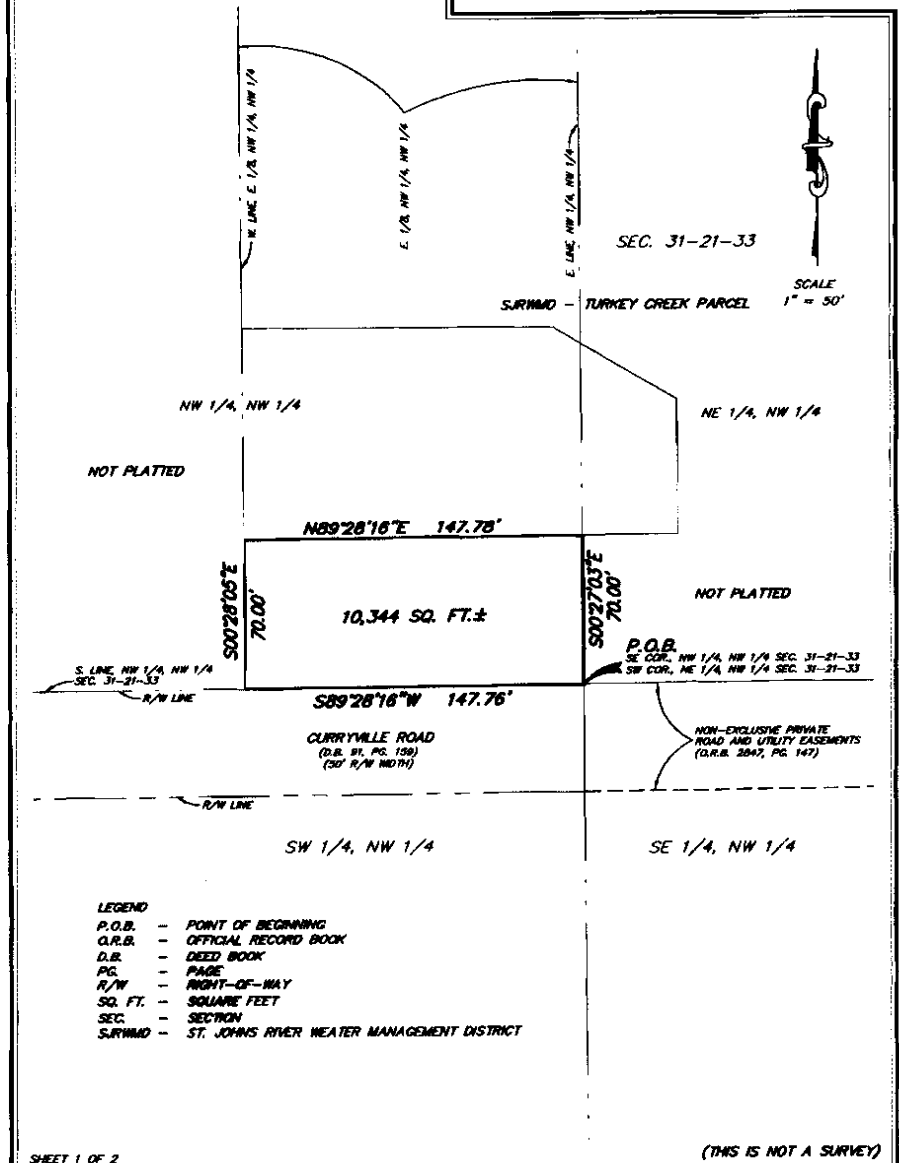
A PARCEL OF LAND BEING THE SOUTH 70.00 FEET OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SAID PARCEL OF LAND ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 31 FOR THE POINT OF BEGINNING, SAID CORNER ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF CURRYVILLE ROAD, AS DESCRIBED IN DEED BOOK 91, PAGE 159, PUBLIC RECORDS OF SEMNOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°28'16" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 147.78 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET; THENCE, PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 89°28'16" EAST, 147.78 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 00°27'03" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMNOLE COUNTY, FLORIDA AND CONTAINS 10,344 SQUARE FEET, MORE OR LESS.

**"LEGIBILITY UNSATISFACTORY
FOR SCANNING"**

**EXHIBIT "D" CURRYVILLE ROAD
CUL-DE-SAC DESIGN**



- LEGEND**
- P.O.B. - POINT OF BEGINNING
 - O.R.B. - OFFICIAL RECORD BOOK
 - D.B. - DEED BOOK
 - P.G. - PAGE
 - R/W - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - SEC. - SECTION
 - SURWMD - ST. JOHN'S RIVER WEATER MANAGEMENT DISTRICT

SHEET 1 OF 2 (THIS IS NOT A SURVEY)

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1980 Eolo Park Centre 200 East Robberson Street Orlando, Florida 32801 407/482-8062

SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007	PREP BY: P.S.	DRAWN BY: J.C.	JOB NO: 707108
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C:\707108 - Turkey Creek\Shm Co Dev Order\EXHIBIT D CURRYVILLE ROAD CUL-DE-SAC DESIGN.dwg Jan 22, 2008 - 11:33am

**"LEGIBILITY UNSATISFACTORY
FOR SCANNING"**

**EXHIBIT "D" CURRYVILLE ROAD
CUL-DE-SAC DESIGN**

LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION PARCEL):

A PARCEL OF LAND BEING THE SOUTH 70.00 FEET OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SAID PARCEL OF LAND ALSO BEING DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 10,344 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

707108 - Turkey Creek\Sem Co Dev Order\EXHIBIT D CURRYVILLE ROAD CUL-DE-SAC DESIGN.dwg Jan 22, 2008 - 11:34am

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06922 Pgs 0092 - 105, (14pgs)
CLERK'S # 2008012985
RECORDED 02/04/2008 03:45:20 PM
DEED DOC TAX 0.70
RECORDING FEES 120.50
RECORDED BY L McKinley

This instrument was prepared by
and should be returned to:
Jay Wettach, Esq.
Zimmerman Kiser
315 E. Robinson St. #600
Orlando, Florida 32801

**PERPETUAL EASEMENT FOR
INGRESS AND EGRESS**

THIS PERPETUAL EASEMENT FOR INGRESS AND EGRESS (this "Easement Agreement") is granted this 21st day of January, 2008, by ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (the "Grantor"), in favor of C. DAVID LEE and JOHN LEE (collectively the "Grantee"). Grantor and the Grantee may be referred to individually as a "Party" or collectively as the "Parties."

Background:

- A. Grantor holds legal title to the real property described on **Exhibit A** attached to and by reference made a part of this Easement Agreement (the "Grantor's Property").
- B. Grantee holds legal title to the real property described on **Exhibit B** attached to and by reference made a part of this Easement Agreement (the "Grantee's Property").
- C. In order for the Grantee to access Grantee's Property from Curryville Road, the Grantee must have access through the Grantor's Property to the Grantee's Property by virtue the existing farm roadway as described on **Exhibit C** attached to and by reference made a part of this Easement Agreement (the "Access Easement Area").

Agreement:

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants set forth in this Easement Agreement and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Access Easement:

- 1. **Grant of Access Easement.** Grantor hereby grants to the Grantee a non-exclusive access easement through the Access Easement Area to allow access from Curryville Road to the Grantee's Property.
- 2. **Use of Access Easement Area.** The Grantee may use the Access Easement Area for ingress and egress from Curryville Road to the Grantee's Property. Grantor may not place or park, cause to be placed or parked, within the Access Easement Area any obstruction which may impede or interfere with reasonable use of the Access Easement Area.

Donald Wright

3. **For the Exclusive Use of the Grantee.** The Grantee acknowledges and agrees that the Access Easement Area shall be for the non-exclusive use of the Grantee, its agents, employees, consultants and independent contractors and any successors in title or tenants on the Grantee's property.

4. **Relocation of Access Easement Area.** Notwithstanding anything in this Easement Agreement to the contrary, the Grantor reserves the right to relocate the Access Easement Area, subject to the approval of the Grantee, which approval will not be unreasonably withheld so long as the relocated Access Easement Area has a roadway cut in the Access Easement Area sufficient for the Grantee's intended use and does not unreasonably add to the distance between Curryville Road and the Grantee's Property. The relocated Access Easement Area will be evidenced by an amendment to this Easement Agreement recorded in the Public Records of Seminole County, Florida, executed by both Parties.

General Conditions:

5. **Running with Land and Parties Bound and Benefitted.** The access easement described in this Easement Agreement will run with title to and burden the Grantor's Property and all owners thereof.

6. **Reservation of Rights.** Grantor reserves the right to full use of the Access Easement Area for all purposes which do not unreasonably interfere with the rights granted in this Easement Agreement. Grantor reserves the right to grant additional non-exclusive easements through the Access Easement Area so long as such additional easements do not restrict the reasonable use of the Access Easement Area by the Grantee.

7. **Maintenance and Repair.** The Grantor and the Grantee will be each responsible, at its sole cost and expense, to maintain and repair the farm roadway within the Access Easement Area to a condition suitable for each individual party's purposes. Further, the Grantees retain the right to improve the Access Easement Area at any time in the future. If Grantees improve the Access Easement Area, the obligation to maintain and repair said area will shift to the Grantee, however, if either party damages the existing or improved road or related improvements, the party causing such damage will be obligated to repair the damage at its own expense.

8. **Term.** The term of the easements described in this Easement Agreement is perpetual.

9. **Quiet Enjoyment.** Grantor hereby covenants that it has the right to convey the easements described in this Easement Agreement and that the Grantee will have quiet and peaceful possession, use and enjoyment of the Access Easement Area.

10. **Liability.** Each party shall be liable for all damages for which such party is found legally responsible.

11. **Notices.** All notices, demands, requests and other communications required or permitted hereunder (a "Notice") must be in writing and will be deemed to have been duly given (a) upon the date of the Notice if delivered personally, or by facsimile provided that a duplicate copy is promptly mailed by U.S. Mail, certified, return receipt requested, or by overnight courier which provides a receipt, such as Federal Express; or (b) upon the date following the date of the Notice if delivered by overnight courier which provides a receipt, such as Federal Express. In each case the Notice must have adequate

postage prepaid, addressed to the appropriate Party and marked to a particular individual's attention as hereinafter provided in this Section 11. The Notice will be effective upon being so deposited, but the time period in which a response to any Notice must be given or any action taken with respect thereto will commence to run from the date of receipt of the Notice by the addressee thereof as evidenced by the return receipt. Rejection or other refusal by the addressee to accept or the inability of the United States Postal Service or air courier service to deliver because of a changed address of which no Notice was given will be deemed to be the receipt of the Notice sent as of the Business Day following deposit. If either Party to this Agreement changes their address, that Party must notify the other Party(ies) of such change by Notice delivered in accordance with this Section 11. The initial addresses of the Parties will be as set forth below:

(a) Grantor: St. Johns River Water Management District
PO Box 1429 (32178-1429)
4049 Reid Street (32177)
Palatka, FL

(b) the Grantee: 6235 Lake Charm Circle
Oviedo, Florida 32765-7773

12. **Severability.** If any provision of this Easement Agreement or the application thereof to any Party or under any circumstances is held to be invalid or unenforceable to any extent, then the remainder of this Easement or the application of such provisions to the other Parties or under such other circumstances will not be affected thereby and will be enforced to the greatest extent permitted by law.

13. **Waiver.** No consent or waiver, expressed or implied, by any Party to or of any breach or default by the other Parties in the performance by such other Parties of the obligations thereof under this Easement Agreement will be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other Parties of the same or any other obligations of such other Parties under this Easement. Failure on the part of one Party to complain of any act or failure to act of the other Parties or to declare such other Parties in default, regardless of how long such failure continues, will not constitute a waiver by such Party of its rights under this Easement Agreement.

14. **Default and Remedies.** If the Grantee or Grantor fails or refuses to perform any of its respective obligations under this Easement Agreement, and such failure or refusal is not cured within thirty (30) days after notice from the non-defaulting party, the non-defaulting party will have the right to seek damages, specific performance, injunctive relief or any and all other rights and remedies available at law or in equity. In particular, but without limitation of any of the rights described in the previous sentence, the non-defaulting party, at its option, may perform and pay for such work or take such action as may be reasonably necessary to cure the default so long as the non-defaulting party has given thirty (30) days prior written notice to the defaulting party and has afforded the defaulting party a reasonable opportunity to cure such default. In such event, the non-defaulting party will have the right to perform any maintenance, repairs and replacements or take such action that the defaulting party has failed to perform or take, including the removal of obstacles or barriers impeding vehicular and construction traffic within the Access Easement Area. The non-defaulting party will submit in a notice to the defaulting party a statement for reasonable costs and expenses incurred by the non-defaulting party which will include information supporting such costs and expenses. The statement

will be due and payable within thirty (30) days after the notice. If not so paid, it will bear interest at the rate of eight percent (8%) per annum from the date of delivery of the statement, and the non-defaulting party will be entitled to all costs of collection.

15. **Attorneys' Fees.** In the event that any Party finds it necessary to employ an attorney to enforce any provision of this Easement Agreement, each party will be responsible for its own attorneys' fees and costs incurred in connection therewith, at both trial and appellate levels; including bankruptcy proceedings.

16. **Time of the Essence.** Time is of the essence of this Easement Agreement.

17. **Entire Easement.** This Easement Agreement embodies and constitutes the entire understandings of the Parties with respect to the matters contemplated herein, and all prior or contemporary agreements, understandings, representations and statements, oral or written, are merged into this Easement Agreement. Neither this Easement Agreement nor any provision of this Easement Agreement may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the Party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument.

18. **Interpretation and Construction.** IT IS STIPULATED AND AGREED AMONG THE PARTIES THAT THIS EASEMENT AGREEMENT WILL BE INTERPRETED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

19. **Construction of Easement.** This Easement Agreement will not be construed more strictly against either Party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the Parties, it being recognized that both Parties have contributed substantially and materially to the preparation of this Easement Agreement.

20. **Waiver of Jury Trial.** THE PARTIES DO HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND IRREVOCABLY WAIVE ANY RIGHT ANY PARTY MAY HAVE TO A JURY TRIAL IN EACH AND EVERY JURISDICTION IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY ANY PARTY AGAINST THE OTHER PARTY IN RESPECT OF ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS EASEMENT AGREEMENT.

[signatures on separate pages]

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed in their names as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Maretza C. LeDonne
Signature of witness
Print name: Maretza C. LeDonne

Kimberly A. Hall
Signature of witness
Print name: Kimberly A. Hall

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

By: Susan N. Hughes
Susan N. Hughes
as its Vice Chairman

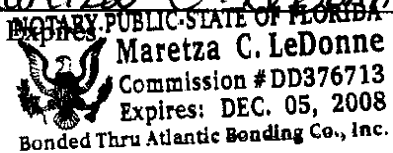
ATTEST:
BY: Ann Taylor Moore
ANN TAYLOR MOORE, Secretary



STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 1 day of February, 2008, by Susan N. Hughes as Vice Chairman of ST. JOHNS RIVER WATER MANAGEMENT DISTRICT on behalf of the corporation. She is personally known to me.

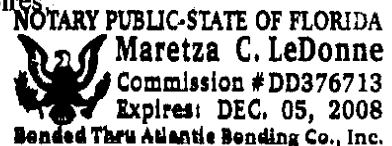
Maretza C. LeDonne
Notary Public
Print name: Maretza C. LeDonne
My Commission Expires:



STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 1 day of February, 2008, by Ann T. Moore as Secretary of ST. JOHNS RIVER WATER MANAGEMENT DISTRICT on behalf of the corporation. She is personally known to me.

Maretza C. LeDonne
Notary Public
Print name: Maretza C. LeDonne
My Commission Expires:



IN WITNESS WHEREOF, the Parties have caused this instrument to be executed in their names as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Gloria Dumire
Signature of witness
Print name: Gloria Dumire

Katherine Smith
Signature of witness
Print name: Katherine Smith

Gloria Dumire
Signature of witness
Print name: Gloria Dumire

Katherine Smith
Signature of witness
Print name: Katherine Smith

C. David Lee
C. DAVID LEE

John Lee
JOHN LEE

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 30 day of January, 2008, by JOHN LEE and C. DAVID LEE Both are personally known to me.

Gloria Dumire
Notary Public
Print name: Gloria Dumire
My Commission Expires:

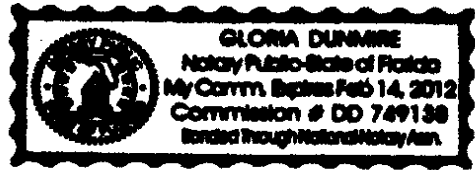


EXHIBIT "A"

LEGAL DESCRIPTION (SJRWMD – TIITF PARCEL):

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 29, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 29 AND THE SOUTHEAST CORNER OF AFORESAID SECTION 30 FOR THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2777, PAGE 1726, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS THE FOLLOWING COURSES: THENCE RUN SOUTH 89°41'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2640.05 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 30 AND THE NORTH QUARTER CORNER OF AFORESAID SECTION 31; THENCE RUN SOUTH 89°31'26" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 35.02 FEET; THENCE RUN SOUTH 25°59'08" WEST, 886.99 FEET; THENCE RUN SOUTH 12°02'32" WEST, 537.58 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE, DEPARTING THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2777, PAGE 1726, RUN SOUTH 89°28'16" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 785.47 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°27'03" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET; THENCE,

ECON-ST. JOHNS ECOSYSTEM
LEE RANCH aka TURKEY CREEK
SEMINOLE COUNTY
PAGE 1 OF 4

BSM APPROVED
BY SK
DATE 1.28.08

PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND THE NORTH RIGHT-OF-WAY LINE OF CURRYVILLE ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 91, PAGE 159 OF THE AFORESAID PUBLIC RECORDS, RUN SOUTH 89°28'16" WEST, 147.78 FEET TO THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1249.72 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 30; THENCE RUN NORTH 89°31'26" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1109.70 FEET; THENCE RUN NORTH 25°59'08" EAST, 817.56 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 00°55'56" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 440.09 FEET; THENCE RUN SOUTH 89°49'34" WEST, 1022.21 FEET; THENCE RUN NORTH 00°55'56" WEST, 1522.97 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 89°52'14" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 165.35 FEET; THENCE RUN NORTH 00°55'56" WEST, 5317.71 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF AFORESAID SECTION 19; THENCE RUN NORTH 89°49'06" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 3828.33 FEET TO THE WEST QUARTER CORNER OF AFORESAID SECTION 20; THENCE RUN NORTH 88°31'44" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 20, A DISTANCE OF 5091.20

ECON-ST. JOHNS ECOSYSTEM
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FEET; THENCE RUN THE FOLLOWING COURSES: SOUTH 01°28'16" EAST, 511.58 FEET;
SOUTH 01°26'00" WEST, 475.72 FEET; SOUTH 00°47'22" EAST, 514.36 FEET;
SOUTH 00°16'45" WEST, 499.30 FEET; SOUTH 00°14'12" EAST, 465.12 FEET;
SOUTH 00°13'43" EAST, 506.83 FEET; SOUTH 00°08'19" WEST, 505.28 FEET;
SOUTH 00°45'02" EAST, 529.91 FEET; SOUTH 00°19'44" EAST, 528.45 FEET;
SOUTH 00°03'12" WEST, 489.30 FEET; SOUTH 00°02'05" WEST, 510.64 FEET;
SOUTH 00°22'13" WEST, 510.57 FEET; SOUTH 00°58'01" WEST, 507.04 FEET;
SOUTH 00°27'14" EAST, 635.42 FEET; SOUTH 08°18'37" WEST, 846.22 FEET;
SOUTH 89°39'56" WEST, 502.08 FEET; SOUTH 89°25'10" WEST, 511.29 FEET;
SOUTH 89°29'04" WEST, 509.95 FEET; SOUTH 89°41'38" WEST, 539.60 FEET;
SOUTH 89°45'55" WEST, 531.72 FEET; SOUTH 89°32'41" WEST, 486.37 FEET;
SOUTH 89°42'19" WEST, 514.13 FEET; SOUTH 89°36'08" WEST, 507.98 FEET;
SOUTH 89°38'33" WEST, 504.43 FEET; SOUTH 89°38'33" WEST, 242.20 FEET;
SOUTH 00°45'19" EAST, 78.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE "CATTLE FACILITIES" LANDS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST,
BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF AFORESAID SECTION 31 FOR A POINT OF REFERENCE;
THENCE RUN NORTH 00°27'03" WEST, ALONG THE EAST LINE OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00
FEET TO THE POINT OF BEGINNING; THENCE, PARALLEL WITH AND 70.00 FEET NORTH
OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND THE NORTH RIGHT-OF-WAY

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LINE OF CURRYVILLE ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 91, PAGE 159, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH 89°28'16" WEST, 147.78 FEET TO THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 89°56'55" EAST, 135.43 FEET; THENCE RUN SOUTH 57°36'52" EAST, 64.40 FEET; THENCE RUN SOUTH 00°12'38" EAST, 63.71 FEET; THENCE, PARALLEL WITH AND 70.00 NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, RUN SOUTH 89°28'16" WEST, 41.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA.

ECON-ST. JOHNS ECOSYSTEM
LEE RANCH aka TURKEY CREEK
SEMINOLE COUNTY
PAGE 4 OF 4

EXHIBIT B

LEGAL DESCRIPTION (DAVID LEE RETAINED PARCEL – 120 ACRES):

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST AND LYING IN THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 25 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89°33'29" WEST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 46.64 FEET; THENCE RUN NORTH 00°44'08" WEST, 2714.92 FEET TO THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 89°05'25" EAST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 46.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25 AND THE WEST QUARTER CORNER OF AFORESAID SECTION 30; THENCE RUN SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1485.60 FEET; THENCE RUN SOUTH 00°55'56" EAST, 1522.97 FEET; THENCE RUN NORTH 89°49'34" EAST, 1022.21 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 00°55'56" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 440.09 FEET; THENCE RUN SOUTH 25°59'08" WEST, 817.56 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 89°31'26" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2146.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 120.000 ACRES, MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION (RETAINED PARCEL – 80 ACRES):

A PARCEL OF LAND LYING IN THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°33'29" WEST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 46.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'29" WEST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1291.50 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 00°43'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2684.45 FEET TO THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 89°05'25" EAST, ALONG NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1290.42 FEET; THENCE RUN SOUTH 00°44'08" EAST, 2714.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 80.000 ACRES, MORE OR LESS.

k:\sur\legals\707108-turkeycreek\rick lee retained parcel-80acres

LEGAL DESCRIPTION (JOHN LEE RETAINED PARCEL – 160 ACRES):

A PARCEL OF LAND LYING IN THE SOUTH ONE-HALF OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 33 EAST AND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF THE AFORESAID SECTION 30 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00°48'06" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2655.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 30 AND THE SOUTHWEST CORNER OF AFORESAID SECTION 19; THENCE RUN NORTH 00°35'22" WEST, ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 2654.61 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE RUN NORTH 89°49'06" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1298.19 FEET; THENCE RUN SOUTH 00°55'56" EAST, 5317.71 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 30; THENCE RUN NORTH 89°52'14" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1320.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 160.000 ACRES MORE OR LESS.

k:\sur\legals\707108-turkeycreek\john lee retained parcel-160acres

EXHIBIT C

LEGAL DESCRIPTION (SJRWMD – TIITF TO LEE ACCESS EASEMENT):

A SEVENTY FOOT WIDE STRIP OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING 35.00 FEET EACH SIDE FROM THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°27'03" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE DESCRIBED HEREIN; THENCE RUN THE FOLLOWING COURSES: NORTH 89°28'16" EAST, 530.81 FEET; NORTH 71°52'05" EAST, 29.10 FEET; NORTH 54°05'23" EAST, 119.15 FEET; NORTH 43°22'07" EAST, 83.23 FEET; NORTH 32°03'41" EAST, 97.19 FEET; NORTH 21°00'59" EAST, 80.37 FEET; NORTH 13°17'24" EAST, 79.20 FEET; NORTH 13°17'24" EAST, 131.20 FEET; NORTH 21°38'13" EAST, 99.47 FEET; NORTH 06°36'03" WEST, 161.82 FEET; NORTH 12°16'52" WEST, 163.65 FEET; NORTH 12°31'56" WEST, 142.71 FEET; NORTH 27°41'51" WEST, 72.78 FEET; NORTH 40°19'04" WEST, 218.24 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, SAID POINT BEING THE POINT OF TERMINUS OF THE ABOVE DESCRIBED CENTERLINE.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN SEMINOLE COUNTY, FLORIDA.

**ECON-ST. JOHNS ECOSYSTEM
LEE RANCH aka TURKEY CREEK
SJRWMD-TIITF TO LEE ACCESS EASEMENT
SEMINOLE COUNTY
PAGE 1 OF 1**

**BSM APPROVED
BY SK
DATE 1.30.08**

SEMINOLE COUNTY DEVELOPMENT ORDER

On January 25, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

- Attached Exhibit A: Map of Lee Ranch
- Attached Exhibit B: Lot Layout
- Attached Exhibit C: Established Entitlements
- Attached Exhibit D: Curryville Road Cul-de-sac design

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

FINDINGS OF FACT

Property Owner: Lee Ranch Inc.

Project Name: Lee Ranch Property

Requested Development Approval: Establish entitlements from record parcels within the Lee Ranch 5,550 acre parcel in order to create eleven (11) lots over 360 acres +/-.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

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

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 06918 Pgs 0413 - 429; (17pgs)
FILE NUM 2008010720
RECORDED 01/29/2008 04:04:55 PM
RECORDING FEES 146.00
RECORDED BY J Eckenroth

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 - A. The development parcel shall have a maximum of eleven (11) lots over 360 +/- acres with:
 - i. 10 acre minimum per lot.
 - ii. each lot shall have at least one (1) net buildable acre.
 - B. Prior to the issuance of any associated development permits, property shall be donated to Seminole County to accommodate a cul-de-sac at the end of Curryville Road, see Exhibit D. The stabilized cul-de-sac shall be constructed prior to the issuance of the first Certificate of Occupancy.
 - C. Prior to the issuance of any building permits a copy of an executed easement shall be provided showing that each lot has the legal right to access Curryville Road.
 - D. Prior to the issuance of the first Certificate of Occupancy for any lot, a 70 foot access easement shall be established to include a 20 foot unobstructed stabilized access road constructed with a 50 foot cul-de-sac provided at the southwest corner of proposed Lot 1 as depicted in Exhibit B.
 - E. Prior to recording of individual lots, provide the sketch and description to the Planning Division demonstrating the minimum required areas for each lot.
 - F. Prior to the issuance of any building permit the sketch and descriptions for each lot shall be recorded.
 - G. A note shall be placed in each deed that the access road is an easement / private road which shall not be maintained by Seminole County.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: Dori L. DeBord
Dori L. DeBord
Planning & Development Director

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dori L. DeBord who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of January, 2008.

Elizabeth Parkhurst
Notary Public, in and for the County and State
Aforementioned

My Commission Expires: 5-10-08



Elizabeth Parkhurst
Commission # DD283902
Expires May 10, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Order

OWNER'S CONSENT AND COVENANT

COMES NOW, Lee Ranch Inc., the owner of the aforescribed property in this Development Order, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Matherine Smith
Witness

Matherine Smith
Print Name

Richard H. Lee
President, Lee Ranch Inc

Ivan Hayes
Witness

Fran Hayes
Print Name

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Richard H. Lee who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of January, 2008

Matherine Smith
Notary Public, in and for the County and State
Aforementioned

My Commission Expires: 4/20/09

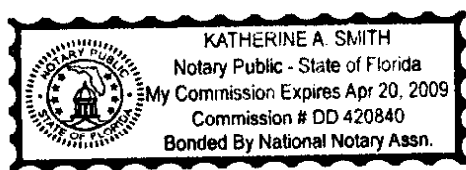
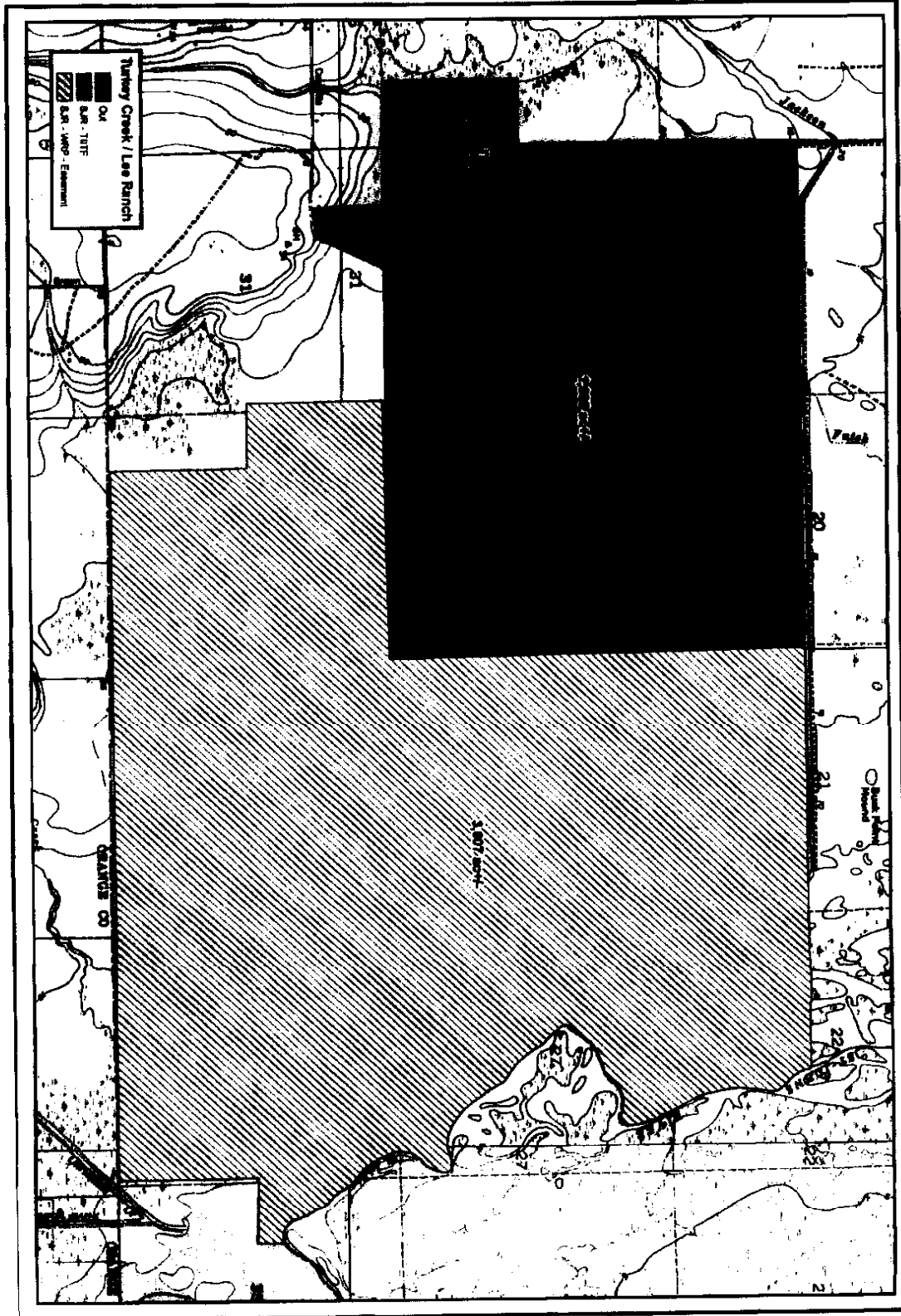
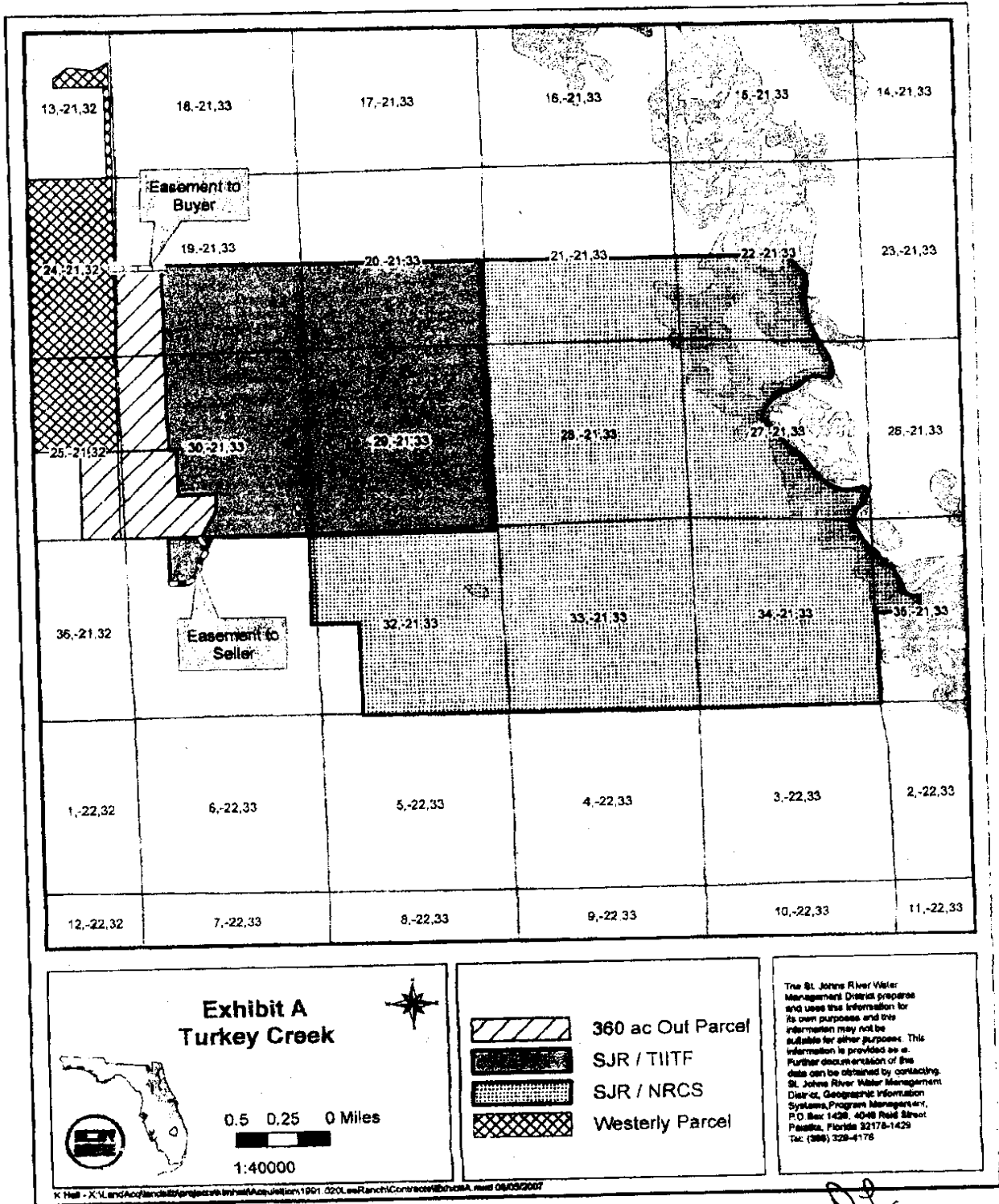


Exhibit A: Map of Lee Ranch 1 of 2



5 LEGIBILITY ISSUES/FACTORY FOR SCANNING

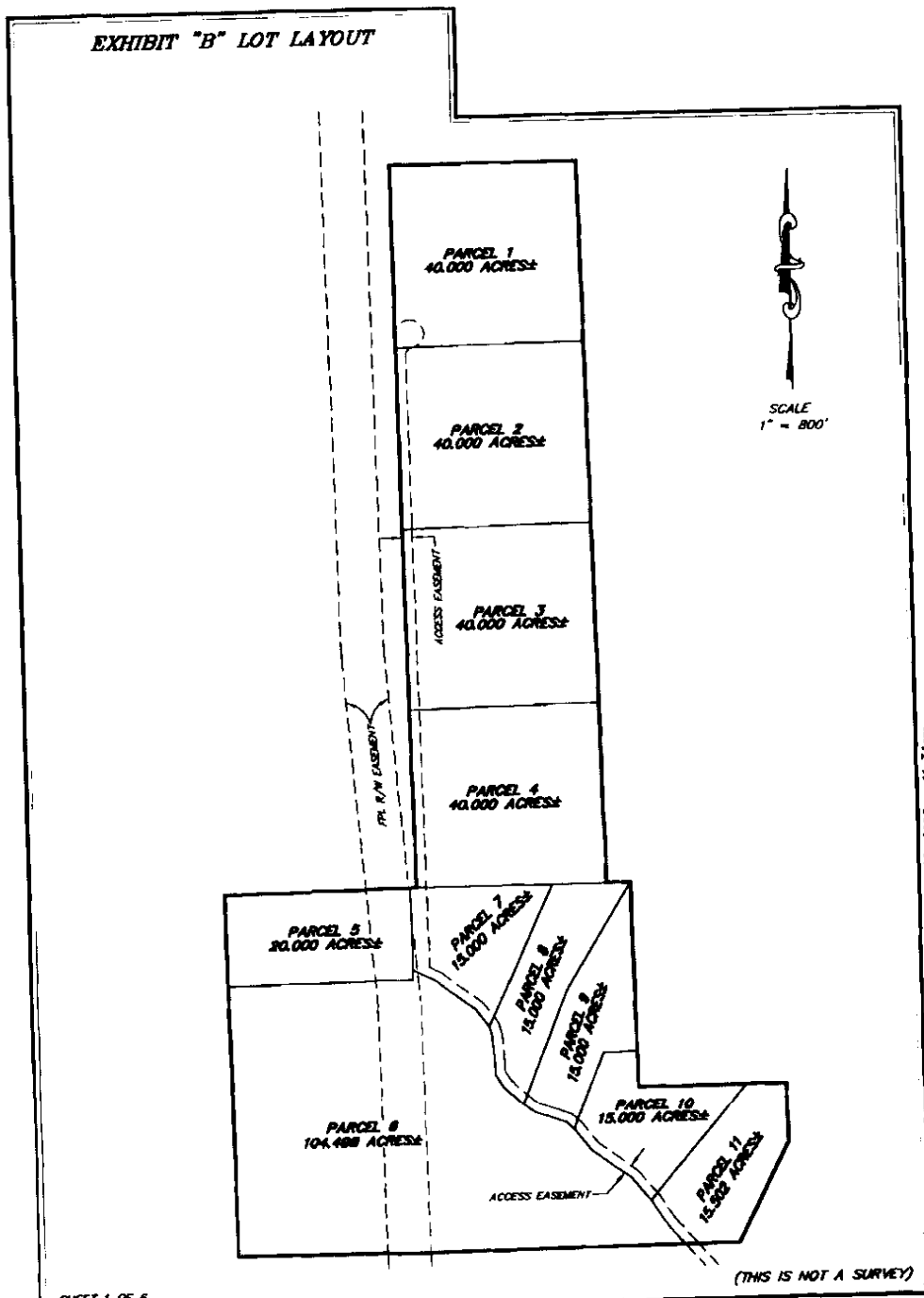
Exhibit A: Map of Lee Ranch 2 of 2



DL

LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 1 of 6



SHEET 1 OF 6

(THIS IS NOT A SURVEY)

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1580 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/492-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007	PREP BY: P.S.	DRAWN BY: J.C.	JOB NO: 707108
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D:\707108 - Turkey Creek\Sem Co Dev Order\EXHIBIT B LOT LAYOUT.dwg Jan 22, 2008 - 11:34am

LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 2 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 1) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2855.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 30 AND THE SOUTHWEST CORNER OF AFORESAID SECTION 19; THENCE RUN NORTH 00°35'22" WEST, ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1307.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°35'22" WEST, ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1348.63 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE RUN NORTH 89°49'08" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1298.19 FEET; THENCE RUN SOUTH 00°35'56" EAST, 1328.80 FEET; THENCE RUN SOUTH 89°04'04" WEST, 1308.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 40.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 2) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTIONS 19 AND 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF AFORESAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2855.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 30 AND THE SOUTHWEST CORNER OF AFORESAID SECTION 19, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°35'22" WEST, ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1307.98 FEET; THENCE RUN NORTH 89°04'04" EAST, 1308.14 FEET; THENCE RUN SOUTH 00°35'56" EAST, 1328.80 FEET; THENCE RUN SOUTH 89°04'04" WEST, 1314.02 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 30; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 40.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 3) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF AFORESAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1308.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1324.49 FEET; THENCE RUN NORTH 89°04'04" EAST, 1314.02 FEET; THENCE RUN SOUTH 00°35'56" EAST, 1324.49 FEET; THENCE RUN SOUTH 89°04'04" WEST, 1317.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 40.000 ACRES, MORE OR LESS.

SHEET 2 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1580 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/432-8083

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007 PREP BY: P.S. DRAWN BY: J.C. JOB NO: 707108

C:\1707108 - Turkey Creek\Sem Co Dev Order\EXHIBIT B LOT LAYOUT.dwg Jan 22, 2008 - 11:34am

LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 3 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 4) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF AFORESAID SECTION 30 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1308.21 FEET; THENCE RUN NORTH 88°04'04" EAST, 1317.04 FEET; THENCE RUN SOUTH 00°53'56" EAST, 1333.67 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 89°52'14" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1320.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 40.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 5) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 25 AND THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°05'25" WEST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 48.63 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°44'08" EAST, 677.04 FEET; THENCE RUN SOUTH 88°15'53" WEST, 1200.82 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 00°43'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 873.12 FEET TO A POINT LYING ON THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 89°05'25" EAST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1200.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 20.000 ACRES, MORE OR LESS.

SHEET 3 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1500 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007 PREP BY: P.S. DRAWN BY: J.C. JOB NO: 707108

C:\707108 - Turkey Creek\5am Co Dev Order\EXHIBIT B LOT LAYOUT.dwg Jan 22, 2008 - 11:34am

LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 4 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 6) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST AND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND THE EAST QUARTER CORNER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°05'25" WEST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 48.83 FEET; THENCE RUN SOUTH 00°44'08" EAST, 607.43 FEET TO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES: SOUTH 81°58'02" EAST, 181.75 FEET; SOUTH 50°35'33" EAST, 352.99 FEET; SOUTH 34°08'19" EAST, 157.25 FEET; SOUTH 12°42'23" EAST, 74.95 FEET; SOUTH 03°49'30" EAST, 171.82 FEET; SOUTH 02°57'46" EAST, 108.20 FEET; SOUTH 29°38'43" EAST, 112.81 FEET; SOUTH 43°33'08" EAST, 188.82 FEET; SOUTH 53°42'12" EAST, 107.83 FEET; SOUTH 70°23'00" EAST, 98.67 FEET; SOUTH 87°45'25" EAST, 126.75 FEET; SOUTH 48°01'37" EAST, 72.71 FEET; SOUTH 35°27'48" EAST, 201.85 FEET; SOUTH 52°19'48" EAST, 337.19 FEET; SOUTH 38°04'20" EAST, 220.25 FEET; SOUTH 30°25'11" EAST, 178.80 FEET; SOUTH 38°03'58" EAST, 223.84 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 30; THENCE RUN SOUTH 88°13'28" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1787.80 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE SOUTHEAST CORNER OF AFORESAID SECTION 25; THENCE RUN NORTH 89°33'28" WEST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1338.14 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 00°43'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2011.33 FEET; THENCE RUN NORTH 88°15'32" EAST, 1280.82 FEET; THENCE RUN NORTH 00°44'08" WEST, 69.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMNOLE COUNTY, FLORIDA AND CONTAINS 104.498 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 7) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST AND IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF AFORESAID SECTION 30 AND THE EAST QUARTER CORNER OF AFORESAID SECTION 25 FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89°32'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 842.83; THENCE RUN SOUTH 23°43'14" WEST, 1140.51 FEET; THENCE RUN NORTH 34°08'19" WEST, 157.25 FEET; THENCE RUN NORTH 50°35'33" WEST, 352.99 FEET; THENCE RUN NORTH 81°58'02" WEST, 181.75 FEET; THENCE RUN NORTH 00°44'08" WEST, 607.43 FEET TO A POINT LYING ON THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 25; THENCE RUN NORTH 89°05'25" EAST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 48.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMNOLE COUNTY, FLORIDA AND CONTAINS 15.000 ACRES, MORE OR LESS.

SHEET 4 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1680 Eola Park Centre 200 East Robbeean Street Orlando, Florida 32801 407/422-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007 PREP BY: P.S. DRAWN BY: J.C. JOB NO: 707108

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LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 5 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 8) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 942.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 942.97 FEET; THENCE RUN SOUTH 30°26'17" WEST, 908.30 FEET; THENCE RUN SOUTH 20°32'01" WEST, 908.30 FEET; THENCE RUN NORTH 43°33'08" WEST, 186.82 FEET; THENCE RUN NORTH 29°39'43" WEST, 112.01 FEET; THENCE RUN NORTH 02°37'46" WEST, 108.20 FEET; THENCE RUN NORTH 03°48'50" WEST, 173.82 FEET; THENCE RUN NORTH 12°42'23" WEST, 74.95 FEET; THENCE RUN NORTH 23°43'14" EAST, 1140.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 15.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 9) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1485.80 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°35'38" EAST, 1252.86 FEET; THENCE RUN SOUTH 88°04'04" WEST, 235.90 FEET; THENCE RUN SOUTH 20°32'01" WEST, 611.37 FEET; THENCE RUN NORTH 48°01'37" WEST, 72.71 FEET; THENCE RUN NORTH 87°45'25" WEST, 126.75 FEET; THENCE RUN NORTH 70°23'00" WEST, 99.87 FEET; THENCE RUN NORTH 53°42'12" WEST, 107.83 FEET; THENCE RUN NORTH 20°32'01" EAST, 908.30 FEET; THENCE RUN NORTH 30°26'17" EAST, 908.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 15.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 10) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1485.80 FEET; THENCE RUN SOUTH 00°35'38" EAST, 1252.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°35'38" EAST, 270.31 FEET; THENCE RUN NORTH 88°48'34" EAST, 746.88 FEET; THENCE RUN SOUTH 38°54'32" WEST, 1080.80 FEET; THENCE RUN NORTH 30°04'20" WEST, 220.25 FEET; THENCE RUN NORTH 88°18'48" WEST, 337.19 FEET; THENCE RUN NORTH 35°27'48" WEST, 201.85 FEET; THENCE RUN NORTH 20°32'01" EAST, 611.37 FEET; THENCE RUN NORTH 89°04'04" EAST, 235.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 15.000 ACRES, MORE OR LESS.

SHEET 5 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1580 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST			
DATE: 01-22-2007	PREP BY: P.S.	DRAWN BY: J.C.	JOB NO: 707108

c:\707108 - Turkey Creek\Sem Co Dev Order\EXHIBIT B LOT LAYOUT.dwg Jan 22, 2008 - 11:34am

LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 6 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 11) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°32'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1485.60 FEET; THENCE RUN SOUTH 00°35'36" EAST, 1322.97 FEET; THENCE RUN NORTH 89°49'34" EAST, 748.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°49'34" EAST, 272.36 FEET TO A POINT LYING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 00°35'36" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 440.00 FEET; THENCE RUN SOUTH 25°58'08" WEST, 817.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 89°31'26" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 378.85 FEET; THENCE RUN NORTH 38°03'58" WEST, 223.64 FEET; THENCE RUN NORTH 30°25'11" WEST, 176.90 FEET; THENCE RUN NORTH 38°54'32" EAST, 1080.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 15.502 ACRES, MORE OR LESS.

SHEET 6 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1580 Echo Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST			
DATE: 01-22-2007	PREP BY: P.S.	DRAWN BY: J.C.	JOB NO: 707108

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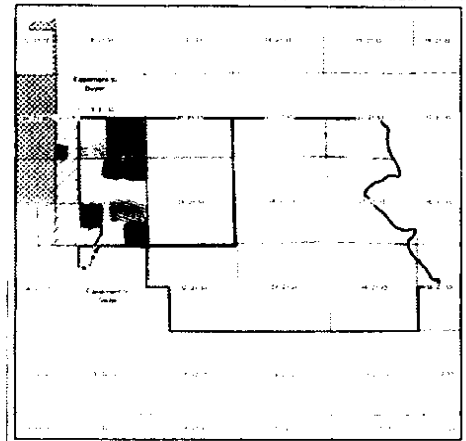
LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit C: Established Entitlements 1 of 2

The following entitlements are founded on the following:

- The subject properties were assembled between 1850 and 1930 per the Lee Ranch acquisition log and deeds provided.
- Entitlements established in the 1971 tax rolls.
- Seminole County automatically assembled these properties (placing whole sections under one tax ID in the 1971 tax rolls) which took away any individual entitlements these pieces might have had.
- Entitlements for the 11 lots are based solely on existing entitlements found within parcels:

19-21-33-300-0020-0000
 30-21-33-300-0010-0000
 25-21-32-300-0020-0000



Entitlements over the Lee Ranch Property are as follows:

Entitlements of sections where the 11 lots are to be located is made up of:

- 19-21-33-300-0020-0000: 1 parcel of record
- 30-21-33-300-0010-0000 3 pieces are record parcels
- 25-21-32-300-0020-0000 1 legal parcel by lot split

Total 5 record parcels per 1971 tax roll

Entitlements as provided by the applicant by virtue of deeds between 1850 and 1930: 10 parcels as shown in the colored map and associated land inventory sheets below.

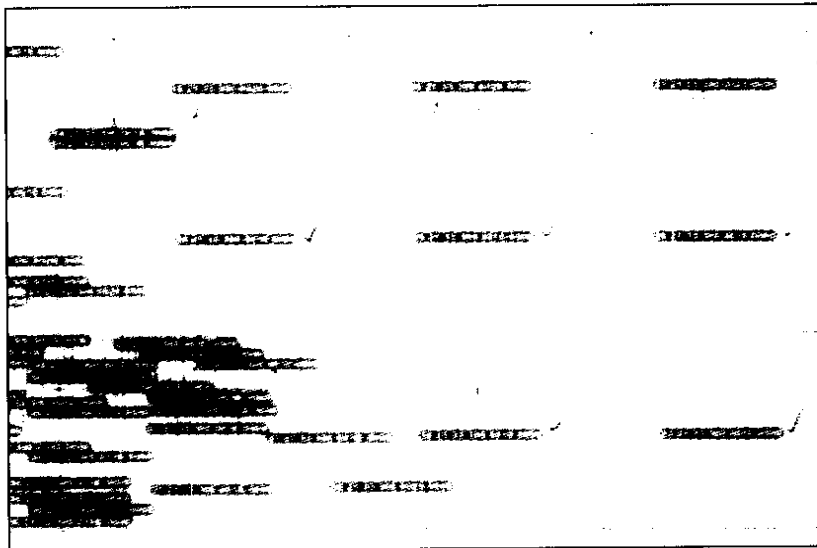
158		TOWNSHIP NO	2 South	RANGE NO	33 East
DATE	BY	DESCRIPTION OF THE TRACT	ACRES	SECTION	REMARKS
1850
1855
1860
1865
1870
1875
1880
1885
1890
1895
1900
1905
1910
1915
1920
1925
1930

157		TOWNSHIP NO	2 South	RANGE NO	35 East
DATE	BY	DESCRIPTION OF THE TRACT	ACRES	SECTION	REMARKS
1850
1855
1860
1865
1870
1875
1880
1885
1890
1895
1900
1905
1910
1915
1920
1925
1930

Exhibit C: Established Entitlements 2 of 2

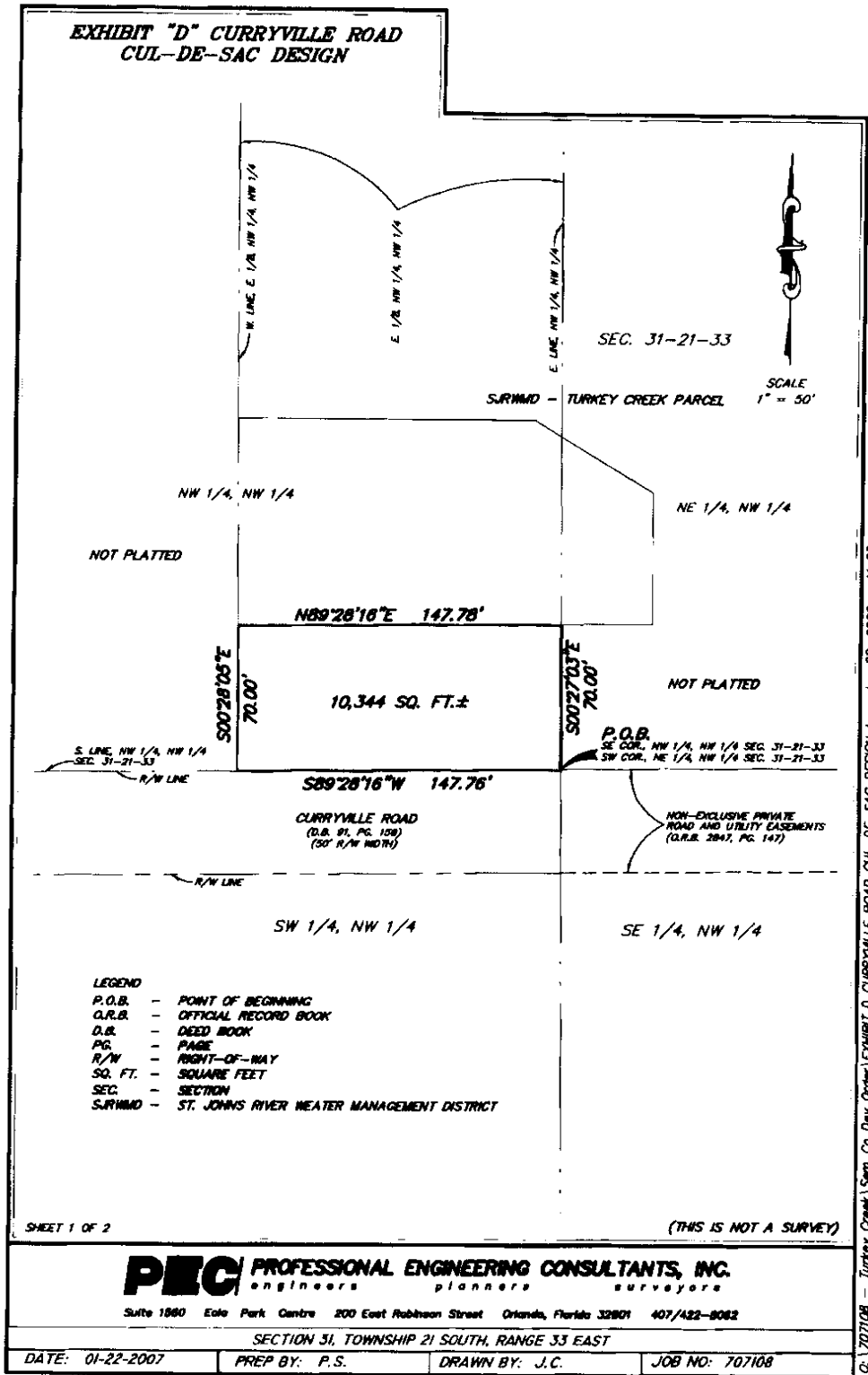
Entitlement of sections that will transfer to DEP/SJRWMD

20-21-33-300-0020-0000 1 parcel of record
 21-21-33-300-0020-0000 1 parcel of record
 22-21-33-300-0020-0000 1 parcel of record
 27-21-33-300-0010-0000 1 parcel of record
 29-21-33-300-0010-0000 2 parcel of record
 28-21-33-300-0010-0000 1 parcel of record
 32-21-33-300-0010-0000 1 parcel of record
 33-21-33-300-0010-0000 1 parcel of record
 34-21-33-300-0010-0000 1 parcel of record
 35-21-33-300-0020-0000 1 parcel of record
 31-21-33-300-0020-0000 no record parcels: has been subdivided further
Total 11 record parcels per 1971 tax roll



LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit D: Cul-de-sac 1 of 3



LEGIBILITY UNSATISFACTORY
FOR SCANNING

Exhibit D: Cul-de-sac 2 of 3

EXHIBIT "D" CURRYVILLE ROAD CUL-DE-SAC DESIGN

LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION PARCEL):

A PARCEL OF LAND BEING THE SOUTH 70.00 FEET OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SAID PARCEL OF LAND ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 31 FOR THE POINT OF BEGINNING, SAID CORNER ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF CURRYVILLE ROAD, AS DESCRIBED IN DEED BOOK 91, PAGE 159, PUBLIC RECORDS OF SEMNOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°28'18" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 147.78 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET; THENCE, PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 89°28'18" EAST, 147.78 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 00°27'03" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMNOLE COUNTY, FLORIDA AND CONTAINS 10,344 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007

PREP BY: P.S.

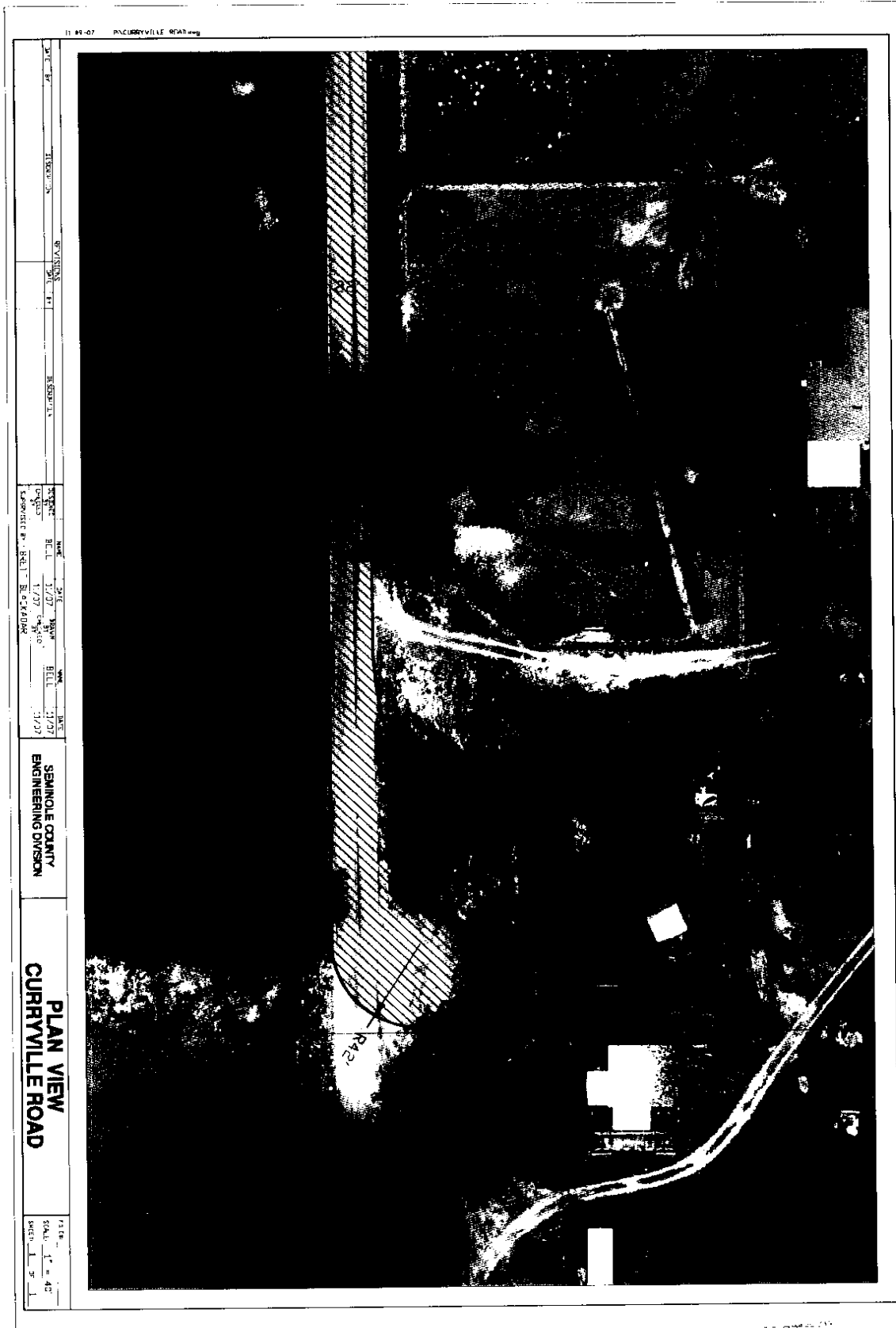
DRAWN BY: J.C.

JOB NO: 707108

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LEGIBILITY UNSATISFACTORY
FOR SCANNING

Exhibit D: Cul-de-sac design 3 of 3



LEGIBILITY UNSATISFACTORIAL
FOR SCANNING

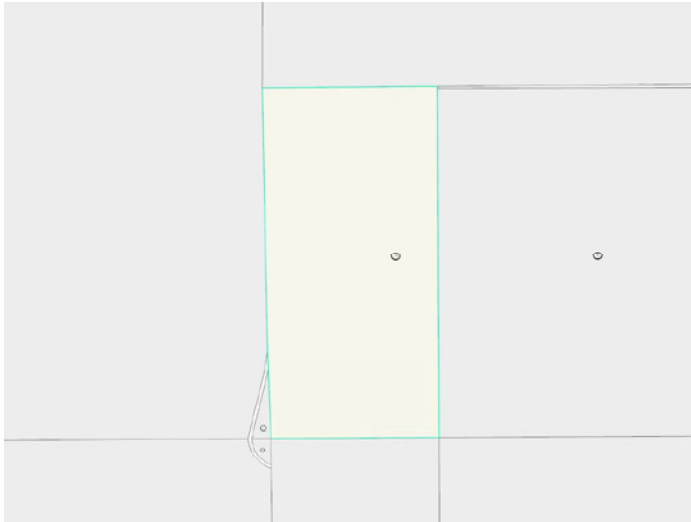
Property Record Card



Parcel:

Owners:

Parcel Location



Site View

Parcel Information

Parcel	
Property Address	
Mailing Address	
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$2,800,000	\$1,400,000
	\$7,020	\$7,020
	\$2,800,000	\$1,400,000
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$0	\$0
	\$0	\$0
	\$0	\$0
Assessed Value	\$7,020	\$7,020

2025 Certified Tax Summary

Tax Amount w/o Exemptions	
Tax Bill Amount	\$75.84
Tax Savings with Exemptions	\$15,048.92

Owner(s)

Name - Ownership Type

Legal Description

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
	\$7,020	\$0	\$7,020
Schools	\$7,020	\$0	\$7,020
	\$7,020	\$0	\$7,020

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	9/1/2008	\$100	07072/1255	Vacant	No
	1/31/2008		06922/0028	Vacant	No

Land

Units	Rate	Assessed	Market
19 Acres		\$4,275	\$665,000
61 Acres		\$2,745	

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	Building

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

School Districts

Elementary	Geneva
Middle	Chiles
High	Hagerty

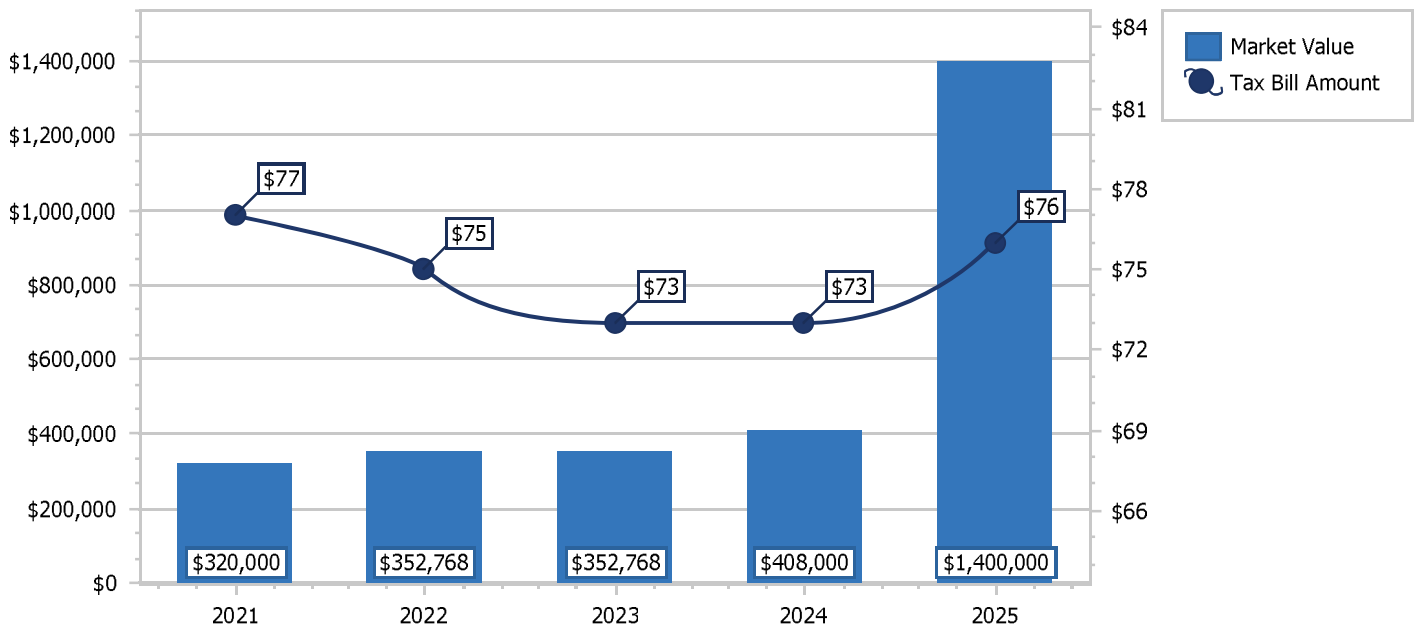
Political Representation

Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 82

Utilities

Fire Station #	
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



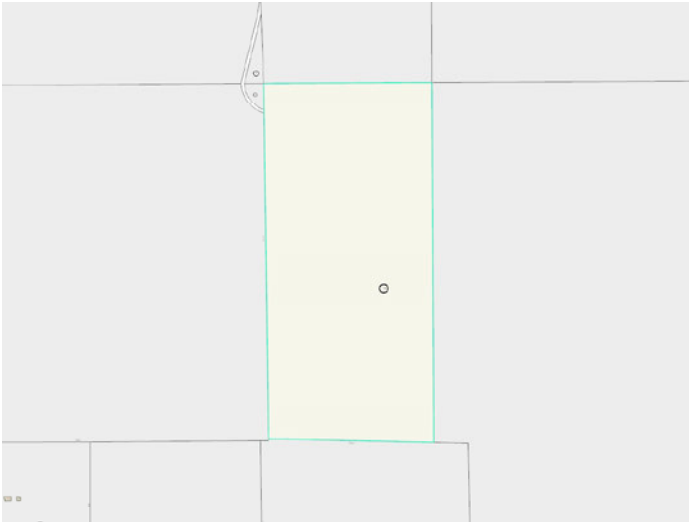
Property Record Card



Parcel:

Owners:

Parcel Location



Site View

Parcel Information

Parcel	
Property Address	
Mailing Address	
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$2,800,000	\$1,400,000
	\$6,300	\$6,300
	\$2,800,000	\$1,400,000
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$0	\$0
	\$0	\$0
	\$0	\$0
Assessed Value	\$6,300	\$6,300

2025 Certified Tax Summary

Tax Amount w/o Exemptions	
Tax Bill Amount	\$68.06
Tax Savings with Exemptions	\$15,056.70

Owner(s)

Name - Ownership Type

Legal Description

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
	\$6,300	\$0	\$6,300
Schools	\$6,300	\$0	\$6,300
	\$6,300	\$0	\$6,300

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	9/1/2008	\$100	07072/1255	Vacant	No
	1/31/2008		06922/0028	Vacant	No

Land

Units	Rate	Assessed	Market
15 Acres		\$3,375	\$525,000
65 Acres		\$2,925	

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	Building

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

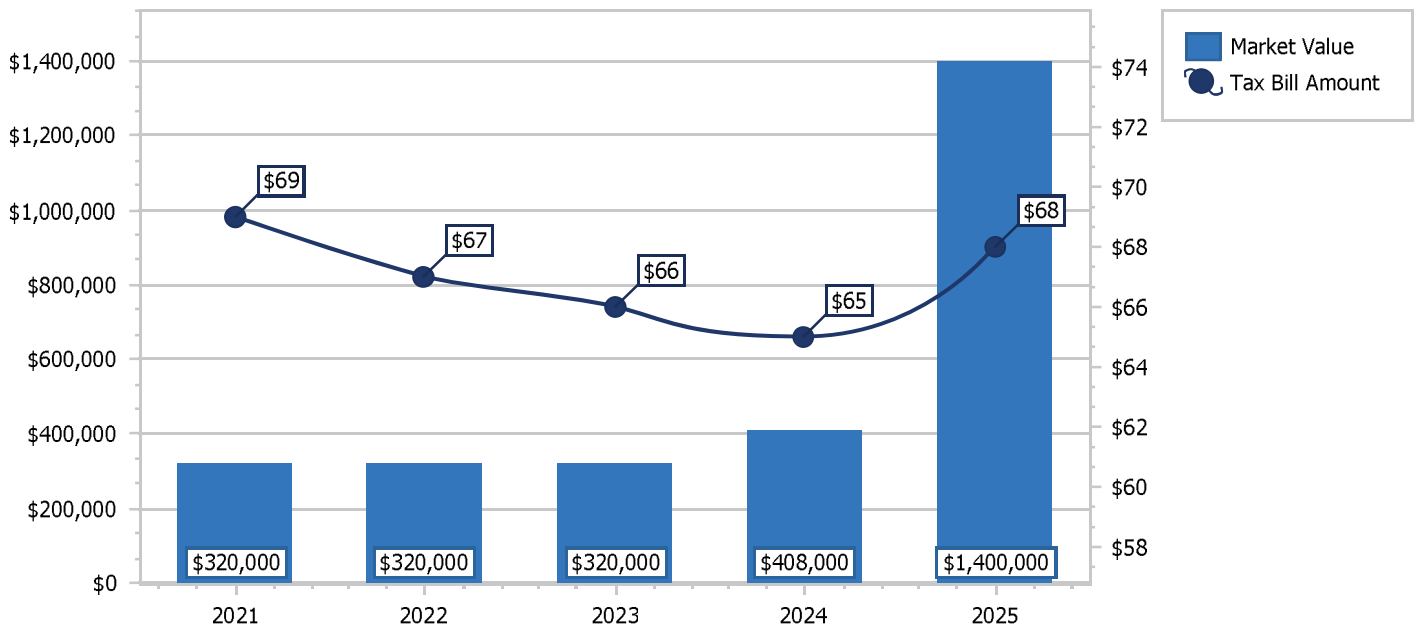
Political Representation

Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 82

Utilities

Fire Station #	
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



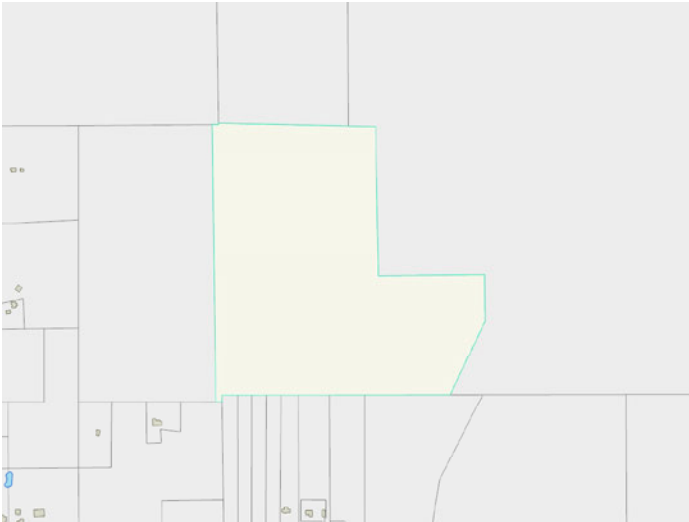
Property Record Card



Parcel:

Owners:

Parcel Location



Site View

Parcel Information

Parcel	
Property Address	
Mailing Address	
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$4,200,000	\$2,100,000
	\$18,360	\$18,360
	\$4,200,000	\$2,100,000
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$0	\$0
	\$0	\$0
	\$0	\$0
Assessed Value	\$18,360	\$18,360

2025 Certified Tax Summary

Tax Amount w/o Exemptions	
Tax Bill Amount	\$198.35
Tax Savings with Exemptions	\$22,488.79

Owner(s)

Name - Ownership Type

Legal Description

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
	\$18,360	\$0	\$18,360
Schools	\$18,360	\$0	\$18,360
	\$18,360	\$0	\$18,360

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	9/1/2013	\$100	08127/0935	Vacant	No
	9/1/2013	\$100	08127/0931	Vacant	No
	1/31/2008		06922/0031	Vacant	No
	8/1/1982	\$30,000	01408/0431	Vacant	No
	1/1/1976	\$100	01075/1516	Vacant	No

Land

Units	Rate	Assessed	Market
72 Acres		\$16,200	
48 Acres		\$2,160	

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date
13944		\$25,000	5/4/2022	11/19/2021
09489	CELL TOWER	\$118,500		11/13/2013
09155		\$171,540	1/3/2014	10/31/2013

Extra Features				
Description	Year Built	Units	Cost	Assessed

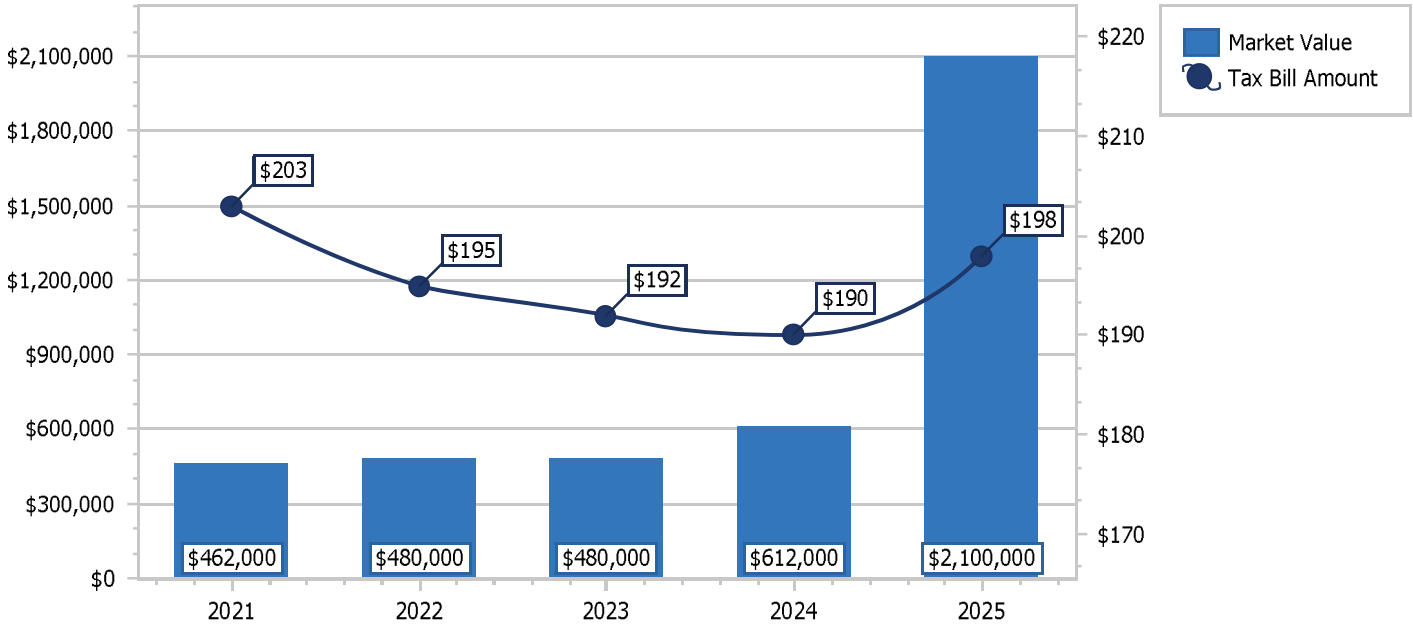
Zoning	
Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 82

Utilities	
Fire Station #	
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



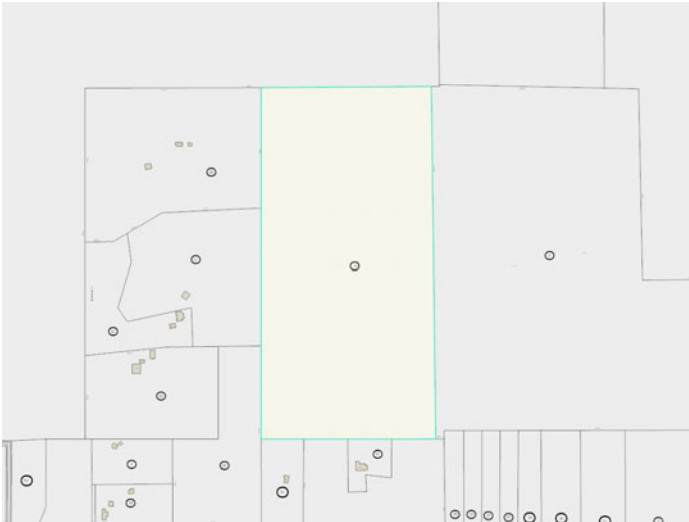
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Property Record Card



Parcel: **25-21-32-300-002G-0000**
 Property Address:
 Owners: **LEE RANCH SOUTH LLC**
 2026 Market Value \$2,800,000 Assessed Value \$5,760 Taxable Value \$5,760
 2025 Tax Bill \$62.23 Tax Savings with Exemptions \$15,062.53
 Grazing Land property has a lot size of 79.72 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-21-32-300-002G-0000
Property Address	
Mailing Address	6235 LAKE CHARM CIR OVIEDO, FL 32765-7773
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$2,800,000	\$1,400,000
Land Value Agriculture	\$5,760	\$5,760
Just/Market Value	\$2,800,000	\$1,400,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$5,760	\$5,760

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,124.76
Tax Bill Amount	\$62.23
Tax Savings with Exemptions	\$15,062.53

Owner(s)

Name - Ownership Type
 LEE RANCH SOUTH LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 21S RGE 32E
E 1/2 OF SE 1/4 (LESS E 46.64 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,760	\$0	\$5,760
Schools	\$5,760	\$0	\$5,760
SJWM(Saint Johns Water Management)	\$5,760	\$0	\$5,760

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2013	\$100	08127/0935	Vacant	No
WARRANTY DEED	9/1/2013	\$100	08127/0931	Vacant	No
WARRANTY DEED	1/31/2008	\$1,644,300	06922/0031	Vacant	No

Land

Units	Rate	Assessed	Market
68 Acres	\$35,000/Acre Market, \$45/Acre AG	\$3,060	\$2,380,000
12 Acres	\$35,000/Acre Market, \$225/Acre AG	\$2,700	\$420,000

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

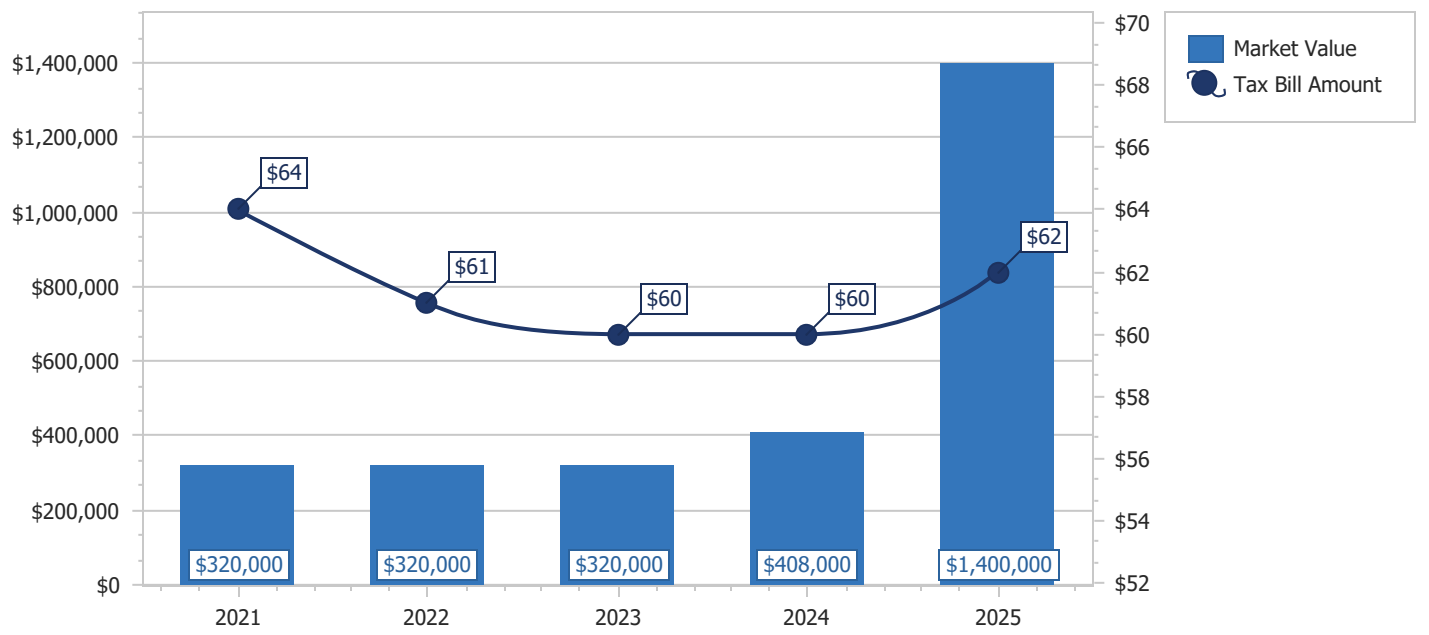
Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

Utilities

Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/14/2026 1:57:40 PM
Project: 26-80000042
Credit Card Number: 55*****1811
Authorization Number: 01466E
Transaction Number: 140426C1B-08243B21-226F-4001-A4C5-8FB110BD81C7
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50