

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTIES LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTIES CURRENTLY ASSIGNED THE A-1 (AGRICULTURE), A-5 (RURAL), A-10 (RURAL), C-2 (RETAIL COMMERCIAL), PD (PLANNED DEVELOPMENT), M-1 (INDUSTRIAL), M-1A (VERY LIGHT INDUSTRIAL), PLI (PUBLIC LANDS AND INSTITUTIONS), AND R-1 (SINGLE FAMILY DWELLING) ZONING CLASSIFICATIONS TO THE PLI (PUBLIC LANDS AND INSTITUTIONS) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled County Natural Lands Corrective Small Scale Future Land Use Map Amendment and Rezone, dated January 26, 2021.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classifications assigned to the properties described in Exhibit "A" are changed as listed below:

Black Bear Wilderness Area is changed from A-1 (Agriculture) to PLI (Public Lands and Institutions);

Black Hammock Wilderness Area is changed from A-5 (Rural) and A-10 (Rural) to PLI (Public Lands and Institutions);

Chuluota Wilderness Area is changed from A-5 (Rural) and A-10 (Rural) to PLI (Public Lands and Institutions);

Econ River Wilderness Area is changed from PD (Planned Development) and A-1 (Agriculture) to PLI (Public Lands and Institutions);

Geneva Wilderness Area is changed from A-5 (Rural) to PLI (Public Lands and Institutions);

Lee Tract is changed from A-1 (Agriculture) and A-10 (Rural) to PLI (Public Lands and Institutions);

Lake Harney Wilderness Area is changed from A-5 (Rural) to PLI (Public Lands and Institutions);

Lake Jesup Wilderness Area is changed from A-1 (Agriculture) to PLI (Public Lands and Institutions);

Lake Proctor Wilderness Area is changed from A-5 (Rural) to PLI (Public Lands and Institutions);

Overlook Park is changed from R-1 (Single Family Dwelling) and PLI (Public Lands and Institutions) to PLI (Public Lands and Institutions);

Spring Hammock Preserve is changed from A-1 (Agriculture), C-2 (Retail Commercial), M-1A (Very Light Industrial), M-1 (Industrial), PD (Planned Development), and PLI (Public Lands and Institutions) to PLI (Public Lands and Institutions);

Sullivan Tract & Unnamed Parcel is changed from A-10 (Rural) to PLI (Public Lands and Institutions); and,

Wilson's Landing is changed from A-1 (Agriculture) and PD (Planned Development) to PLI (Public Lands and Institutions).

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon the latter of: (i) filing this Ordinance with the Department of State; or (ii) the companion Future Land Use Amendment Ordinance No. 2021-__ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 26th day of JANUARY 2021.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
LEE CONSTANTINE, CHAIRMAN

EXHIBIT "A"
LEGAL DESCRIPTION

Black Bear Wilderness Area

THAT PORTION OF THE MOSES E. LEVY GRANT LYING IN TOWNSHIP 19 SOUTH, RANGE 29 EAST AND TOWNSHIP 19 SOUTH, RANGE 30 EAST, TOGETHER WITH PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 19 SOUTH, RANGE 30 EAST DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF THE MOSES E. LEVY GRANT LYING IN TOWNSHIP 19 SOUTH, RANGE 29 EAST, THENCE RUN N 60° 30' W ALONG THE SOUTHERLY LINE OF SAID GRANT, A DISTANCE OF 8,614 FEET TO THE POINT OF BEGINNING; THENCE RUN N 29° 30' E, PARALLEL TO THE EAST LINE OF SAID MOSES E. LEVY GRANT LYING IN TOWNSHIP 19 SOUTH, RANGE 29 EAST, TO THE SOUTHERLY BANK OF THE ST. JOHNS RIVER; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHERLY BANK OF THE ST. JOHNS RIVER TO THE INTERSECTION OF THE EAST LINE OF THE WEST 929.54 FEET OF GOVERNMENT LOT 3 IN SECTION 17, TOWNSHIP 19 SOUTH, RANGE 30 EAST; THENCE RUN SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF BLOCK 43, SANFORD FARMS AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 128 ½ OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN WEST ALONG SAID NORTH LINE OF BLOCK 43 TO THE NORTHWEST CORNER OF SAID BLOCK 43; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID BLOCK 43 TO THE INTERSECTION OF THE EXTENDED SOUTH LINE OF LOT 5, BLOCK 41 OF AFORESAID SANFORD FARMS AND THE WEST LINE OF SAID BLOCK 43; THENCE RUN SOUTHWESTERLY ALONG THE SAID SOUTH LINE OF LOT 5, BLOCK 41 TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8505, PAGE 735, AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN COURSES ALONG THE BOUNDARY OF SAID PARCEL: RUN NORTHERLY, A DISTANCE OF 630.00 FEET; THENCE RUN WESTERLY, A DISTANCE OF 142.50 FEET; THENCE RUN SOUTHERLY, A DISTANCE OF 35.00 FEET; THENCE RUN WESTERLY, A DISTANCE OF 15.00 FEET; THENCE RUN SOUTHERLY, A DISTANCE OF 395.00 FEET; THENCE WESTERLY, A DISTANCE OF 15.00 FEET; THENCE SOUTHERLY, A DISTANCE OF 155.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MICHIGAN AVENUE AS SHOWN ON THE AFORESAID PLAT OF SANFORD FARMS; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EAST LINE OF LOTS 5 AND 6, BLOCK 39 OF AFORESAID SANFORD FARMS; THENCE RUN NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 6; THENCE RUN SOUTHWESTERLY ALONG THE NORTH LINE OF LOT 6, BLOCK 39, LOTS 1 THROUGH 4, BLOCK 35, AND LOTS 1 THROUGH 3, BLOCK 33 TO THE NORTHWEST CORNER OF LOT 3, BLOCK 33; THENCE RUN SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHERLY RIGHT-OF-WAY

LINE OF MICHIGAN AVENUE AS SHOWN ON THE AFORESAID PLAT OF SANFORD FARMS ; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EAST LINE OF LOT 8 BLOCK "E", ASTOR FARMS AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 13 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; LESS AND EXCEPT LOT 1, BLOCK "E"; THENCE RUN SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK "E"; THENCE RUN NORTHWESTERLY ALONG THE SOUTH LINE OF BLOCKS "E" AND "F" OF SAID ASTOR FARMS TO THE SOUTHWEST CORNER OF LOT 7, BLOCK "F" OF SAID ASTOR FARMS AND THE EAST LINE OF PRESERVE AT ASTOR FARMS PHASE 2 AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 11 - 14 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID EAST LINE, A DISTANCE OF 635.03 FEET TO THE NORTHEAST CORNER OF SAID PRESERVE AT ASTOR FARMS PHASE 2; THENCE RUN NORTHWESTERLY ALONG THE NORTH LINE OF SAID PRESERVE AT ASTOR FARMS PHASE 2, A DISTANCE OF 660.12 FEET TO THE NORTHWEST CORNER OF SAID PRESERVE AT ASTOR FARMS PHASE 2; THENCE RUN SOUTHWESTERLY ALONG THE WEST LINE OF SAID PRESERVE AT ASTOR FARMS PHASE 2 TO THE NORTH LINE OF THE UNRECORDED PLAT OF SEMINOLE ESTATES UNIT 2; THENCE RUN NOTHWESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 1,452.00 FEET TO THE NORTHWEST CORNER OF SAID UNRECORDED PLAT; THENCE RUN SOUTHWESTERLY ALONG THE WEST LINE OF SAID UNRECORDED PLAT, A DISTANCE OF 3,402.52 FEET TO THE SOUTHWEST CORNER OF SAID UNRECORDED PLAT; THENCE RUN SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID UNRECORDED PLAT, A DISTANCE OF 2,634.13 FEET; THENCE RUN SOUTHWESTERLY, A DISTANCE OF 66.00 FEET TO THE NORTHWEST CORNER OF THE UNRECORDED PLAT OF SEMINOLE ESTATES; THENCE RUN SOUTHWESTERLY ALONG THE WEST LINE OF SAID UNRECORDED PLAT, A DISTANCE OF 590 FEET; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID UNRECORDED PLAT, A DISTANCE OF 418.07 FEET TO THE NORTHWEST CORNER OF LOT 53 OF SAID UNRECORDED PLAT; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 53, A DISTANCE OF 103.02 FEET TO THE NORTHEAST CORNER OF LOT 54 OF SAID UNRECORDED PLAT; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID UNRECORDED PLAT, A DISTANCE OF 2492 FEET TO THE NORTHWEST CORNER OF LOT 62 OF SAID UNRECORDED PLAT; THENCE RUN SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 62 TO THE SOUTH LINE OF THE MOSES E. LEVY GRANT LYING IN TOWNSHIP 19 SOUTH, RANGE 29 EAST; THENCE RUN N 60° 30' W ALONG THE SOUTHERLY LINE OF SAID MOSES E. LEVY GRANT TO THE POINT OF BEGINNING.

Black Hammock Wilderness Area

SEC 34 TWP 20S RGE 31E GOVT LOT 1 (**LESS** E 30 CH)

And

LOTS 394 395 396 397 398 399 & 400, BLACK HAMMOCK, PB 2 PG 110

And

SEC 30 TWP 20S RGE 32E N 1/2 OF NW 1/4 W OF COCKRAN TRAIL (**LESS** BEG NW COR, RUN S 911.02 FT, N 88 DEG 59 MIN 35 SEC E TO WLY R/W COCKRAN TRAIL, NLY ALONG WLY R/W TO A PT E OF BEG, W TO BEG) & SW 1/4 OF NW 1/4 & NW 1/4 OF SW 1/4 & S 1/2 OF SW 1/4 (**LESS** COCKRAN TRL)

And

SEC 30 TWP 20S RGE 32E N 1/2 OF NW 1/4 E OF COCKRAN TRL (**LESS** NLY 891.55 FT)

And

SEC 30 TWP 20S RGE 32E NE 1/4 OF SW 1/4 (**LESS** COCKRAN TRL)

And

SEC 30 TWP 20S RGE 32E SE 1/4

And

SEC 31 TWP 20S RGE 32E N 1/2 OF NE 1/4

And

SEC 31 TWP 20S RGE 32E E 1/2 OF W 1/2 & NW 1/4 OF NW 1/4 (**LESS** BEG 1297.92 FT N OF S 1/4 COR, RUN W 40.06 FT, N 943.67 FT, N 68 DEG 02 MIN 19 SEC E 55.61 FT, S TO BEG & COCKRAN TRL)

Chuluota Wilderness Area

SEC 36 TWP 21S RGE 32E N 100 FT OF E 100 FT OF S 3/4 OF E 1/4

And

SEC 31 TWP 21S RGE 33E E 1/4 OF SEC & N 1/4 E OF A LI DESC AS BEG 35 FT W OF NW COR OF NE 1/4, RUN S 26 DEG 36 MIN W 887 FT, S 8 DEG 58 MIN W 537.65 FT TO PT 544.3 FT W OF SE COR OF NE 1/4 OF NW 1/4

And

SEC 31 TWP 21S RGE 33E S 1/2 OF W 3/4 & SW 1/4 OF NW 1/4 (**LESS** N 50 FT FOR RD) & SW 1/4 OF NE 1/4

And

SEC 31 TWP 21S RGE 33E SE 1/4 OF NW 1/4 (**LESS** BEG 284.01 FT W OF NE COR, RUN W 1045.87 FT, S 50 FT, E 431.94 FT, S 624.3 FT, E 614 FT, N TO BEG)
And

SEC 32 TWP 21S RGE 33E W 1/2 OF SW 1/4

Econ River Wilderness Area

SEC 36 TWP 21S RGE 31E W 1/4 OF NW 1/4 OF SE 1/4
And

SEC 36 TWP 21S RGE 31E SE 1/4 OF NE 1/4 OF SE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 & E 3/4 OF S 1/2 OF NW 1/4 OF SE 1/4 & S 1/2 OF SE 1/4 & S 3/4 OF E 1/2 OF SW 1/4
And

SEC 31 TWP 21S RGE 32E S 3/8 OF SEC W OF ECONLOCKHATCHEE RIVER

Geneva Wilderness Area

SEC 33 TWP 20S RGE 32E SW 1/4 OF NE 1/4 SELY OF RD (**LESS** BEG 72.5 FT E OF NW COR, RUN S 71 DEG 21 MIN E 96.65 FT, E 167.5 FT, N 30.72 FT, W 258.51 FT TO BEG & BEG SE COR OF W 704.5 FT OF NW 1/4 OF NE 1/4, RUN W 249 FT, S 31 FT, E TO A PT S OF BEG, N TO BEG) & NW 1/4 OF SE 1/4 & E 1/2 OF SW 1/4 & SE 1/4 OF NW 1/4 SELY OF RD

Lake Harney Wilderness Area

SEC 36 TWP 19S RGE 32E BEG 201.58 FT N OF SE COR, RUN N 394.34 FT, N 80 DEG 23 MIN 23 SEC W 336.23 FT, S 9 DEG 36 MIN 37 SEC W 754.46 FT, N 57 DEG 31 MIN 21 SEC E 546.43 FT TO BEG
And

SEC 31 TWP 19S RGE 33E FRACTIONAL NW 1/4 OF SE 1/4 & E 1/2 OF SW 1/4 & SW 1/4 OF SW 1/4 (**LESS** GOVT DITCH)
And

SEC 06 TWP 20S RGE 33E ALL SEC W OF ST JOHNS RIVER

Lake Jesup Wilderness Area

LOTS 136 & 137 (**LESS** BEG SW COR, RUN N 210 FT, E 500 FT, S 49 DEG 58 MIN E 326.5 FT, W TO BEG & RD ON W) EUREKA HAMMOCK, PB 1 PG 106
And

SEC 19 TWP 20S RGE 31E THAT PT OF E 3/4 OF S 1/2 LYING W OF EXPRESSWAY

And

SEC 29 TWP 20S RGE 31E GOVT LOT 3 W OF EXPRESSWAY

And

SEC 30 TWP 20S RGE 31E ALL FRACTIONAL LYING W OF EXPRESSWAY (**LESS** BEG NW, COR RUN E 750 FT, S 51 DEG 20 MIN 30 SEC W 320.15 FT, W 250 FT, S TO LAKE JESSUP, WLY ON SHORELINE TO A PT S OF BEG, N TO BEG)

Lake Proctor Wilderness Area

SEC 22 TWP 20S RGE 32E S 2/3 OF N 3/4 OF E 1/4 & S 1/2 OF SE 1/4 OF NW 1/4 OF SE 1/4 & SE 1/4 OF SE 1/4 & E 1/2 OF SW 1/4 OF SE 1/4

And

SEC 23 TWP 20S RGE 32E W 1/2 OF SW 1/4 OF NW 1/4 (**LESS** N 7 CH OF W 6 CH)

And

SEC 23 TWP 20S RGE 32E SW 1/4 & W 1/2 OF SE 1/4

And

SEC 26 TWP 20S RGE 32E NW 1/4 OF NE 1/4

And

SEC 26 TWP 20S RGE 32E W 448 FT OF E 808.5 FT OF SW 1/4 OF NE 1/4 N OF ST RD 46

And

SEC 27 TWP 20S RGE 32E BEG NE COR SEC, RUN S 1235.48 FT, N 71 DEG W 200 FT, N 158.6 FT, N 71 DEG W 1196.7 FT, N 617.3 FT, E 1319.92 FT TO BEG

And

SEC 27 TWP 20S RGE 32E E 70 FT OF NW 1/4 OF NE 1/4 N OF ST RD 46

Lee Tract

SEC 13 TWP 21S RGE 31E N 1/2 OF NE 1/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE RIVER (**LESS** W 50 FT)

And

SEC 13 TWP 21S RGE 31E THAT PT OF S 2/3 OF N 3/4 LYING WITHIN 550 FT W OF WLY SHORE LINE ECONLOCKHATCHEE RIVER & THAT PT OF N 1/2 OF NE 1/4 LYING WITHIN 550 FT W OF WLY SHORE LINE ECONLOCKHATCHEE RIVER & THAT PT OF S 1/4 LYING WITHIN 550 FT W OF WLY SHORE LINE ECONLOCKHATCHEE RIVER & NLY OF ST RD 419

And

SEC 13 TWP 21S RGE 31E BEG 933.39 FT E OF S 1/4 COR, RUN N 10 DEG 32 MIN 04 SEC E 15.06 FT TO THE EASTERLY LI OF A 550 FT OFFSET OF THE ECONLOCKAHATCHEE RIVER, ALSO BEING THE WLY R/W WILLINGHAM RD, THENCE NWLY 250.08 FT ALONG A CURVE CONCAVE SWLY, RADIUS OF 550.0 FT, CENTRAL ANGLE OF 26 DEG 03 MIN 07 SEC, CHORD LENGTH OF 247.93 FT, CHORD BEARING OF N 29 DEG 53 MIN 36 SEC W; THENCE NLY 418.60 FT ALONG A CURVE CONCAVE WLY, RADIUS OF 550.0 FT, CENTRAL ANGLE OF 43 DEG 36 MIN 26 SEC, CHORD LENGTH OF 408.57 FT, CHORD BEARING OF N 09 DEG 01 MIN 22 SEC W; THENCE NLY 711.32 FT ALONG A CURVE CONCAVE WLY, RADIUS OF 550.0 FT, CENTRAL ANGLE OF 74 DEG 06 MIN 05 SEC, CHORD LENGTH OF 662.78 FT, CHORD BEARING OF N 25 DEG 33 MIN 45 SEC E; THENCE NLY 96.15 FT ALONG A CURVE CONCAVE WLY, RADIUS OF 550.0 FT, CENTRAL ANGLE OF 10 DEG 00 MIN 58 SEC, CHORD LENGTH OF 96.02 FT, CHORD BEARING OF N 05 DEG 00 MIN 30 SEC W TO THE N LI OF SW 1/4 OF SE 1/4; W ALONG SAID LI TO SHORE LI ECONLOCKAHATCHEE RIVER, SLY ALONG RIVER TO A PT W OF BEG, E TO BEG

And

SEC 24 TWP 21S RGE 31E THAT PT OF NW 1/4 OF NE 1/4 NLY OF COUNTY RD 419 & WLY OF WILLINGHAM RD

Overlook Park

LOTS 1 2 & 4 (**LESS** MINERAL SPRINGS PARK 2ND ADD & PART OF LOT 1 W OF CANAL & NLY OF EXTENSION OF NLY LINE OF LOT 14) BLK 2 MINERAL SPRINGS PARK, PB 7 PG 60

Spring Hammock Preserve

A PORTION OF SECTIONS 22, 26, 27, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OSPREY TRAIL, A/K/A PENNSYLVANIA PARKWAY AND THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 419, AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 77070-2506, SHEETS 10 AND 11; THENCE RUN N 89°04'05" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OSPREY TRAIL, A DISTANCE OF 121.70 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°04'05" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OSPREY TRAIL, A DISTANCE OF 1110.05 FEET, TO THE NORTHEAST CORNER OF TRACT 15, OF THE PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF

SEMINOLE COUNTY, FLORIDA; THENCE RUN N 0°28'37" W, ALONG THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT 15, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID OSPREY TRAIL; THENCE RUN NORTH ALONG THE EAST LINE OF TRACT 6 OF SAID PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK, TO THE SOUTH LINE OF TRACT 4 OF SAID PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK; THENCE RUN WEST ALONG SAID SOUTH LINE TO THE WEST ½ OF SAID TRACT 4; THENCE RUN NORTH 65.00 FEET ALONG THE WEST LINE OF SAID WEST ½ OF SAID TRACT 4 OF THE PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK; THENCE RUN WEST ON A LINE 65.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACTS 3 AND 4 OF SAID PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE RUN NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD TO THE SOUTH LINE OF THE NORTH ½ OF SAID TRACT 3 OF THE PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK; THENCE RUN EAST ALONG THE SOUTH LINE OF THE NORTH ½ OF SAID TRACT 3 TO THE WEST LINE OF SAID TRACT 4 OF THE PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK; THENCE RUN NORTH ALONG SAID WEST LINE OF TRACT 4 TO THE NORTH LINE OF SAID LOT 4; THENCE RUN EAST ALONG SAID NORTH LINE TO THE INTERSECTION OF THE EXTENSION OF THE WEST LINE OF THE EAST ½ OF TRACT 1 OF THE PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK AND THE NORTH LINE OF SAID LOT 4; THENCE RUN NORTH ALONG THE EXTENSION OF THE WEST LINE OF THE EAST ½ OF TRACT 1 OF THE PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK AND THE WEST LINE OF THE EAST ½ OF TRACT 1 OF THE PLAT OF SHUMAN'S ADDITION TO EUREKA HAMMOCK TO THE SOUTH LINE OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST; THENCE RUN WEST ALONG SAID SOUTH LINE OF SECTION 22 TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE RUN NORTHERLY AND EASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST; THENCE RUN SOUTH ALONG SAID WEST LINE A DISTANCE OF 1169.16 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, A DISTANCE OF 1323.67 FEET TO THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 30 EAST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION 26 TO THE NORTHEAST CORNER OF SAID SECTION 26; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 26 TO A POINT ON THE WESTERLY WATERS EDGE OF LAKE JESUP; THENCE RUN SOUTHERLY, ALONG THE WATERS EDGE OF LAKE JESUP TO A POINT LYING S 17°21'19" E, A DISTANCE OF 2440.24 FEET ON THE WESTERLY EDGE OF WATER OF LAKE JESUP; THENCE RUN S 6°52'02" E, A DISTANCE OF 455.96 FEET TO THE NORTH LINE OF THE PLAT OF PARKSTONE UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 17 THROUGH 21, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S 82°28'27" W, ALONG THE NORTH LINE OF SAID PLAT,

A DISTANCE OF 952.48 FEET, TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT ALSO BEING ON THE EAST LINE OF ENTZMINGER FARMS ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N 8°01'04" W, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET, TO THE NORTHEAST CORNER OF SAID PLAT OF ENTZMINGER FARMS; THENCE RUN S 82°28'27" W, ALONG THE NORTH LINE OF SAID PLAT OF ENTZMINGER FARMS, A DISTANCE OF 24.42 FEET; THENCE CONTINUE S 84°08'56" W, ALONG SAID NORTH LINE, A DISTANCE OF 2523.47 FEET; THENCE CONTINUE ALONG SAID NORTH LINE N 75°26'51" W, A DISTANCE OF 1787.84 FEET, TO THE NORTHWEST CORNER OF SAID PLAT OF ENTZMINGER FARMS, SAID POINT ALSO BEING ON THE WEST LINE OF OVIEDO FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 86, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N 8°09'38" W, ALONG SAID EAST LINE OF OVIEDO FARMS, A DISTANCE OF 1068.00 FEET, TO THE NORTHEAST CORNER OF TRACT 15, OF SAID PLAT OF OVIEDO FARMS; THENCE RUN S 85°50'22" W, ALONG THE NORTH LINE OF SAID TRACT 15, A DISTANCE OF 256.58 FEET, TO THE EAST LINE OF THE FLORIDA POWER EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 183, PAGE 133, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N 13°20'08" W, ALONG SAID EAST LINE OF THE POWER EASEMENT, A DISTANCE OF 270.41 FEET, TO A POINT ON THE NORTH LINE OF TRACT 17, OF SAID PLAT OF OVIEDO FARMS; THENCE RUN S 85°50'22" W, ALONG SAID NORTH LINE OF TRACT 17, A DISTANCE OF 935.28 FEET, TO THE EAST RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE RUN N 12°06'42" W, ALONG SAID EASTERLY RAILROAD RIGHT OF WAY, A DISTANCE OF 2005.91 FEET, TO A POINT IN SOLDIERS CREEK; THENCE RUN N 76° 51'44" E, A DISTANCE OF 50.00 FEET; THENCE RUN N 12°06'42" W, A DISTANCE OF 967.66 FEET, TO THE POINT OF BEGINNING.

Sullivan Tract & Unnamed Tract Adjacent on West

SEC 33 TWP 20S RGE 31E W 30 AC OF SEC & ALL GOVT LOTS 1 2 & 3

Wilson's Landing

SEC 28 TWP 19S RGE 29E BEG SW COR OF NE 1/4 OF NE 1/4, RUN N 1261.03 FT, S 88 DEG 7 MIN 39 SEC E 240.79 FT TO WLY LI ESTATES AT WEKIVA PARK, PB 63 PG 6, ALONG SAID WLY LI THE FOLLOWING COURSES: S 5 DEG 41 MIN 39 SEC E 230.28 FT, S 20 DEG 43 MIN 37 SEC E 50.81 FT, N 82 DEG 53 MIN 03 E 54.90 FT, SELY ALG CURVE 18.59 FT, S 26 DEG 06 MIN 45 SEC E 66.20 FT, SELY ALG CURVE 43.77 FT, S 61 DEG 06 MIN 04 SEC W 64.81 FT, S 02 DEG 01 MIN 50 SEC W 97.07 FT, SLY ALG CURVE 300.74 FT, N 72 DEG 14 MIN 25 E 18.97 FT, S 17 DEG 45 MIN 35 SEC E 218.00 FT, S 17 DEG 48 MIN 12 SEC E 114.57 FT, SELY ALG CURVE 56.53 FT, S 22 DEG 04 MIN 09 SEC E 58.92 FT, S 23 DEG 38 MIN 12 E 51.05 FT, S 66 DEG 21 MIN 48 SEC W 39.18 FT, SWLY ALG CURVE 262.56 FT, S 35 DEG

05 MIN 56 SEC W 138.56 FT, S 38 DEG 31 MIN 10 SEC E 62.97 FT, N 51 DEG 28 MIN 50 SEC E 34.68 FT, N 85 DEG 40 MIN 30 SEC E 83.06 FT, S 86 DEG 24 MIN 8 SEC E 126.41 FT, N 35 DEG 46 MIN 35 SEC E 31.39 FT, ELY ALG CURVE 65.75 FT, S 68 DEG 52 MIN 55 SEC E 74.1 FT, S 24 DEG 23 MIN 24 SEC E 164.01 FT, S 5 DEG 36 MIN 35 SEC E 137.85 FT, S 19 DEG 31 MIN 45 SEC E 126.7 FT, S 39 DEG 13 MIN 12 SEC W 14.07 FT, S 66 DEG 11 MIN 57 SEC W 21.32 FT, S 38 DEG 22 MIN 28 SEC W 97.48 FT, S 86 DEG 28 MIN 53 SEC W 31.84 FT, S 11 DEG 16 MIN 33 SEC W 60.67 FT, S 59 DEG 51 MIN 20 SEC E 32.8 FT, S 8 DEG 49 MIN 39 SEC E 199.23 FT, S 42 DEG 41 MIN 55 SEC E 92.09 FT, S 11 DEG 30 MIN 25 SEC E 89.34 FT; THENCE DEPARTING FROM SAID WLY LI ESTATES AT WEKIVA PARK, RUN W 178.88 FT, WLY ALG CURVE 187.38 FT TO S LI OF NE 1/4 OF SEC, W ALG SAID LI TO ELY SHORE WEKIVA RIVER, NWLY ALG RIVER TO S LI OF RIVER OAKS, PB 25 PGS 10 & 11, E ALG S LINE OF SAID PLAT TO BEG (**LESS** BEG 408.31 FT W & 1349.74 FT N 12 DEG 18 MIN 44 SEC W OF SE COR OF SW 1/4 OF NE 1/4, RUN S 12 DEG 18 MIN 44 SEC E 322.88 FT, S 86 DEG 1 MIN 46 SEC W 144.3 FT, N 44 DEG 57 MIN 38 SEC W 66.24 FT, S 86 DEG 1 MIN 46 SEC W TO SHORE LI WEKIVA RIVER, NWLY ALG SHORE LI TO A PT W OF BEG, E TO BEG)

And

SEC 28 TWP 19S RGE 29E BEG 473.65 FT W & 34 FT S OF E 1/4 COR, RUN S 37 DEG 22 MIN 2 SEC E 37.8 FT, S 18 DEG 39 MIN 35 SEC E 45.36 FT, S 36 DEG 38 MIN 50 SEC E 59.4 FT, S 13 DEG 15 MIN 32 SEC E 65.84 FT, S 20 DEG 13 SEC E 89.83 FT, S 37 DEG 9 MIN 12 SEC E 79.5 FT, S 61 DEG 44 MIN 51 SEC E 70.62 FT, SELY ALG CURVE 42.97 FT, S 8 DEG 35 MIN 40 SEC W 50.46 FT, S 15 DEG 17 MIN 55 SEC E 71.08 FT, S 52 DEG 27 MIN 35 SEC E 70.11 FT, S 50 DEG 25 MIN 11 SEC E 37.22 FT, S 9 DEG 22 MIN 3 SEC E 142.53 FT, S 13 DEG 17 MIN 4 SEC W 33.49 FT, S 3 DEG 19 MIN 45 SEC W 72.68 FT, S 58 DEG 11 MIN 45 SEC W 75.26 FT, S 25 DEG 50 MIN 53 SEC W 52.76 FT, S 72 DEG 23 MIN 13 SEC W 40.65 FT, S 34 DEG 20 MIN 33 SEC W 41.09 FT, S 9 DEG 13 MIN 52 SEC E 30.04 FT, S 30 DEG 8 MIN 13 SEC W 125.10 FT, S 51 DEG 39 MIN 43 SEC W 131.62 FT, S 24 DEG 14 MIN 56 SEC W 81.43 FT, S 2 DEG 52 MIN 9 SEC E 158.83 FT, S 48 DEG 7 MIN W 47.99 FT, S 9 DEG 59 SEC W 71.25 FT, S 31 DEG 37 MIN 10 SEC W 81.29 FT, S 21 DEG 25 MIN 37 SEC W 50.05 FT, S 48 DEG 14 MIN 5 SEC E 70.77 FT, S 21 DEG 16 MIN 7 SEC E 84.79 FT, S 8 DEG 10 SEC E 84.64 FT, S 2 DEG 40 MIN 2 SEC E 89.21 FT, S 41 DEG 34 MIN 24 SEC E 80.63 FT, S 8 DEG 55 MIN 46 SEC E 92.34 FT, S 39 DEG 59 MIN 34 SEC W 35.68 FT, S 6 DEG 58 MIN 48 SEC E 47.82 FT, S 47 DEG 41 SEC E 46.72 FT, S 10 DEG 43 MIN 34 SEC E 58.32 FT, S 17 DEG 8 MIN 39 SEC E 53.51 FT, S 25 DEG 48 MIN 6 SEC E 73.84 FT, S 11 DEG 19 MIN 14 SEC W 63.92 FT, S 4 DEG 41 MIN 51 SEC E 35.89 FT, S 40 DEG 2 MIN 25 SEC W 22.54 FT, S 3 DEG 6 MIN 22 SEC W 33.83 FT, S 37 DEG 26 MIN 36 SEC E TO S LI OF SEC, W TO SHORE LI WEKIVA RIVER, NLY ALG SHORE LI TO N LI OF SW 1/4 OF SE 1/4, E ALG N LI TO SW COR OF E 1/2 OF NE 1/4 OF SE 1/4, N 662.81 FT, W 173.37 FT, N 5 DEG 40 MIN 15 SEC W 81.31 FT, N 69.86 FT, N 23 DEG 3 MIN 5 SEC W 52.92 FT, N 32 DEG 21 MIN 33 SEC W 85.65 FT, N 16 DEG 49 MIN 3 SEC W 44.9 FT, S 88 DEG 4 MIN 7 SEC W 50.6 FT, N 67 DEG 31 MIN 30 SEC W 138.32 FT, N 2 DEG 40 MIN 48 SEC W 120.99 FT, N 12 DEG 19 MIN 32 SEC W 105.55 FT, N 9 DEG 25 MIN 3 SEC E 16.48

FT, E 127.19 FT, ELY ALG CURVE 150.8 FT, NELY ALG CURVE 142.51 FT, E 222.38
FT TO BEG