

ITB-23-13649-TP	Due Date: Tuesday, February 28, 2023, at 2:00 P.M., Local Time	Advertised Dates: Sunday, February 12, 2023, Thursday, February 16, 2023, Sunday, February 19, 2023 and Thursday, February 23, 2023
Contract: Ted Phillips Ted.phillips@osceola.org	Respond to: Procurement Services 1 Courthouse Sq., Suite 2300 Kissimmee, FL 34741 Phone: 407-742-0900; Fax 407-742-0901	
Title: Sale of Real Property – Mac Overstreet Property – 351 +/- Acres		



**OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS
PROCUREMENT SERVICES**

1 Courthouse Square, Suite 2300
Kissimmee, FL 34741
Phone (407)742-0900, Fax (407)742-0901

**INVITATION TO BID
(Sale of Real Property)**

Reference: ITB-23-13649-TP - Sale of Real Property – Mac Overstreet Property - 351+/- Acres

Release Date: February 12, 2023

In accordance with all applicable Florida Statutes, Osceola County Ordinances and policies and procedures promulgated thereby, the Osceola County Board of County Commissioners (Board) does hereby wish to sell the property generally described below to the overall generally accepted, by the Board, most responsive and responsible highest bidder with an acceptable intended use of the property.

Notice is hereby given that the Osceola County Board of County Commissioners, owner of certain real property described below, will open sealed bids for the sale and purchase of this property on **TUESDAY, FEBRUARY 28, 2023 at 2:00 PM** (local time) in the Procurement Services Department located at 1 Courthouse Square, Suite 2300, Kissimmee, FL 34741.

Consideration: Osceola County is offering a unique opportunity to bring forward a project that exemplifies the highest and best use of the property that must target the green energy technology sector especially in terms of manufacturing, R&D, office, and auxiliary uses in addition to creating high-wage green technology jobs. Partnership on shared public recreation amenities are a key consideration and Osceola County is willing to discuss the inclusion of a public boat ramp, active and passive park on this site.

An acceptable Letter of Intent will be determined in the sole discretion of the Osceola County Board of County Commissioners. The successful proposal will include the following:

- (a) Price; No offers less than \$85,000 per acre.
- (b) Financial terms of sale;
- (c) highest and best use of the property;
- (d) job creation in terms of type of industry jobs, number of and average wage of jobs created;
- (e) Refundable and Non-Refundable deposit amounts;
- (f) Time period for due diligence completion;
- (g) Type, certification to and time frame for completion of due diligence work in terms of survey, environmental reports, submission of preliminary concept plans and final engineering plans;
- (h) Estimated closing time period;
- (i) If renovating, remodeling or redeveloping, estimated start to completion time period;

Acceptable Intended Use: Acceptable intended use is in the sole discretion of Board of County Commissioners and refers to a variety of factors:

- (a) Highest and best use of the property;
- (b) Job creation in terms of development/construction jobs, number of and average wage of ongoing industry jobs and type of industry jobs;
- (c) Refundable and Non-Refundable deposit amounts;

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- (d) Time period for due diligence completion;
- (e) Type, certification to and time frame for completion of due diligence work in terms of survey, environmental reports, submission of preliminary concept plans and final engineering plans; and,
- (f) Estimated groundbreaking to completion time frame.

The Board is requesting bids via sealed bid auction from one or more individual(s), group(s), company(ies) or any other entity(ies) legally capable of holding title to real estate, hereinafter referred to as the Bidder(s), **to purchase, "AS-IS"**, the property described below.

Property Location: Property is located at Mac Overstreet, at the northeast quadrant of Pleasant Hill Road and Reaves Road, with the property having lake frontage along the western shore of Lake Tohopekaliga in northwest Osceola County.

Description: *A total of 351 acres, more or less. Please refer to **Exhibit "A"***

Parcel ID Number: 29-26-29-3361-0001-0A20 – **Exhibit "A"**
 General Location: Mac Overstreet Property; east of Pleasant Hill Road, north and east of Interior Street a.k.a Reeves Road and Bella Parc Drive, west of Lake Tohopekaliga
 Land Size: 351 +/- acres, consisting of (approximately)
 • Upland Acres - 242 +/- Acres (69%)
 • Wetland Acres – 108 +/- Acres (31%)
 Zoning: Institutional
 Future Land Use: Employment Center
 Frontage: The subject property has approx. 850± feet of frontage along the north side of Reaves Road. The property also has 2,650± feet of frontage along the western shore of Lake Tohopekaliga.
 Utilities: Public – Kissimmee Utility Authority and Toho Water Authority
 Access: The main access to the property is at the eastern terminus of Reaves Road.

Attachments: Attached to this solicitation is a single attachment the County is providing regarding the property being sold.

- Exhibit "A" Property Record Card – 29-26-29-3361-0001-0A20 – Mac Overstreet Property
- Exhibit "B" Mac Overstreet Property Overlay
- Exhibit "C" College Station Plat, Plat Book 24, Pages 156-157

Larger versions of the attached Exhibits can be found on the Osceola County Procurement Services SharePoint Online site. You can access this information using one of the two links below:

[ITB-23-13649-TP - Sale of Real Property - Mac Overstreet Property](#)

https://osceolacounty.sharepoint.com/:f/s/ProcurementServicesTeam/Ev2o9c1fa4FFp852ppo_v-UBhEJFztjAJqvWgd4c81_51Q?e=TZ6ULd

***All Bid Submittals shall include intended use of property. Details outlined in the Consideration and Acceptable Intended Use sections above must be submitted with bid. The County reserves the right to award to the highest bidder that, in the County's sole discretion, offers the highest and best use of the property.**

Property will be sold to the highest bidder complying with the terms and conditions of ITB-23-13649-TP for cash and as deemed acceptable to the Osceola Board of County Commissioners, subject to provisions of the laws of the State of Florida and County Administrative Code.

Property to be sold in an **"AS IS"** condition **with title conveyed by County Deed.**

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ALL OFFERS FOR THE SALE AND PURCHASE OF THIS PROPERTY SHALL BE SUBMITTED IN A SEALED OPAQUE ENVELOPE, CLEARLY MARKED WITH THE SOLICITATION NUMBER AND DELIVERED TO:

**PROCUREMENT SERVICES DEPARTMENT
1 COURTHOUSE SQUARE, SUITE 2300
KISSIMMEE, FL 34741
ATTN: TED PHILLIPS
RE: ITB-23-13649-TP**

DUE DATE: TUESDAY, FEBRUARY 28, 2023, at 2:00 PM, LOCAL TIME

Any offer to purchase the real property identified herein received from any real estate broker, real estate salesperson or any other person in representative capacity, shall be deemed to have been received from the principal on whose behalf the offer is submitted. Said real estate broker, real estate salesperson or other representative shall not be deemed to be an agent for the Osceola County Board of County Commissioners. The Osceola County Board of County Commissioners shall have no obligation to pay any commission and/or fee on the sale of the described property. Any cost incurred by a bidder in evaluating the property, preparation of a bid, or any other action bidder may elect in responding to this advertisement shall be the sole expense of the bidder.

The Osceola County Board of County Commissioners, its’ employees, representatives and agents make no warranties with respect to the title, condition, improvements, access, or any right to use the property.

Bid Security: The bid submittal shall be accompanied by a Bid Security equaling \$10,000, in the form of a certified cashier’s check. This does not constitute the totality of escrow, due diligence and/or extension depositions within the proposals received. Any increase of security, escrow, due diligence or extension deposits can be negotiated separately with the winning bidder. Failure of the Bidder to supply Bid Security in the amount noted shall automatically render the Bidder as non-responsive resulting in the disqualification from further consideration of your bid submittal.

General Instructions/Declarations

1. **Public Opening of Bids:** Bids will be publicly opened in the Procurement Services Conference Room, 1 Courthouse Square, Suite 2300, Kissimmee, Florida 34741, on **Tuesday, February 28, 2023, at 2:00 P.M. Local Time**, or as soon as possible thereafter. Pursuant to Florida Statute 119.071, sealed bids received in response to a competitive solicitation are exempt from Florida Statute 119.07(1) and s. 24(a), Art. 1 of the State Constitution until 30 days after opening of the bids or posting of the notice of an intended decision, whichever is earlier.
2. **Bid Compliance:**
 - (a) All items contained in the bid must be in total compliance with the specifications in this solicitation.
 - (b) Alternate bids will not be considered unless they are specifically called for in this solicitation.
 - (c) Bidders’ attention is specifically called to the terms and conditions of this solicitation. As witnessed by the Bidder’s signature on the cover page and the proposal page(s), all Bidders, without exception, will be solely responsible for all aspects of the terms, conditions, and special provisions of this solicitation.
3. **Questions:** Questions regarding this solicitation must be received through written letter or email directed to the designated Procurement Services Representative no later than **Friday, February 17, 2023, by 12:00 P.M. Local Time**. Questions of sufficient general interest will be formatted by the Procurement Services Department and issued to all interested parties in the form of an addendum.
4. **Addenda:**
 - (a) Any interpretations, clarifications, or changes made will be in the form of written addenda issued by the

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Procurement Services Department.

- (b) Oral answers given by any member of the Procurement Services Department or requesting department will not be authoritative and the County will not entertain any protests based on a verbal instruction.
- (c) It will be the responsibility of the Bidder to contact the Procurement Services Department prior to submitting a bid to ascertain if any addenda have been issued, to obtain all such addenda, and to return executed addenda with their bid. The County will not consider requests to re-open a bid as a result of the failure of the Bidder to secure addenda.

5. Bid Submittal:

- (a) All bids must be submitted in a sealed envelope, plainly marked on the outside with the Invitation to Bid number, date, time of opening, and the Bidder’s name.
- (b) It is the Bidder’s responsibility to assure that the bid is received in the OSCEOLA COUNTY PROCUREMENT SERVICES OFFICE, 1 COURTHOUSE SQUARE, SUITE 2300, KISSIMMEE, FLORIDA 34741, no later than **2:00 P.M. Local Time on Tuesday, February 28, 2023**. Any bid received after this date and time will not be accepted or considered and will be returned unopened to the Bidder. No offers will be accepted or received in any other Osceola County office.
- (c) **Cost of Submittal:** The cost of submittal of this bid is considered an operational cost of the Bidder and shall not be passed on to or be borne by the County.
- (d) **No telegraphic or facsimile offers will be considered.**

6. Bid Copies: Bidders are asked to submit three (3) copies of the bid response: (one (1) unbound original and two (2) bound copies).

7. Financial Capability to Purchase Property: Bidders shall submit with their bid at the time of the opening a letter from your bank or financing company verifying their ability to purchase the property for the bid offered along with any associated costs to complete the transaction.

8. Electronic and/or Facsimile Copies: No electronic or facsimile offers will be considered.

9. Right to Cancel or Reject: A solicitation may be canceled, or any or all submittals in response to a solicitation issued by the County may be rejected, in whole or in part, without recourse, when it is in the best interest of the County in accordance with the Administrative Code, Chapter 3. The County reserves the right to reject any or all bids, or any part thereof, with or without cause, without recourse, to waive technicalities or irregularities, and to accept or reject the bids, or any part thereof, which, in its judgment, best serve the interest of the County. The County also reserves the right to reject the bid from a Bidder who has previously failed to perform properly, or complete on time contracts of a similar nature, or who investigation shows is not in a position to perform the contract. The cost of submittal of this bid is considered an operational cost of the Bidder and shall not be passed on to or be borne by the County.

10. Lobbying: Lobbying Black-Out Period; Questions Regarding Bids:

- (a) Lobbying is defined as any action taken by an individual, firm, association, joint venture, partnership, syndicate, corporation, and/or all other groups who seek to influence the governmental decision of a Board Member, the County Manager, any requesting or evaluating department/division personnel and/or any member of the evaluation committee concerning an active solicitation during the Black-Out period.
- (b) The Lobbying Black-Out Period commences upon the issuance of this solicitation document.
- (c) The Lobbying Black-Out Period for awards requiring Board approval concludes at the beginning of the meeting at which the Board will be presented the award(s) for approval or request to provide authorization to negotiate a Contract(s). If the Board refers the item back to the County Manager for further review or otherwise does not take action on the item, the Lobbying Black-Out Period will be reinstated until such time as the Board meets to consider the item for action.
- (d) The Lobbying Black-Out Period for awards requiring County Manager Approval concludes upon issuance of a Notice of Intent to Award.

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- (e) Bidders, Respondents, potential Vendors, service providers, Lobbyists, Consultants, or Vendor representatives shall not contact any Board Member, the County Manager, any requesting or evaluating Department/Office personnel and/or any member of the Evaluation Committee concerning an active solicitation during the Black-Out Period.
- (f) All questions and procedural matters shall be directed to the Procurement Services Office. Except in response to communications initiated by authorized County representatives, contact by Bidders or Respondents to any Board Member, the County Manager, any requesting or evaluating County Personnel, or any member of the Evaluation Committee, initiated during the Black-Out Period, may result in disqualification from the Solicitation Process.
- (g) Any questions relating to the interpretation of specifications, or any aspect of the solicitation process shall be addressed to the Procurement Services Office Representative, in writing, by the cutoff date and time stated herein.
- (h) Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the solicitation and the end period as established in items (c) and (d) of this section, any employee or officer of the executive or legislative branch concerning any aspect of this solicitation, except in writing to the procurement officer or as provided in the solicitation documents. Violation of this provision may be grounds for rejecting a response.

- 11. **Proper Signatures:** Failure to sign and witness the Bidder’s signature may result in a disqualification of the bid. Please be sure the bid is signed, properly witnessed, and sealed.
- 12. **Withdrawal of Bids:** Bids may be withdrawn any time before the bid opening date. The Bidder may withdraw a bid without prejudice to itself, not later than the day and hour set for opening of bids, by communicating the purpose of the withdrawal in writing to the County. Thereafter, the bid will be returned to the Bidder unopened. **Bids may not be withdrawn for a period of ninety (90) days after the bid opening date.**
- 13. **Protests and Appeals:** Any prospective bidder or respondent, or any bidder or respondent who is not the intended awardee and who claims to be the rightful awardee, may file a Notice of Protest in accordance with the terms and conditions of Section 3.5 of the Osceola County Administrative Code
- 14. **Bid as Public Domain:** All documents and other materials made or received in conjunction with this project will be subject to the public disclosure requirements of chapter 119, Florida Statutes. The bid will become part of the public domain upon opening. Bidders shall not submit pages marked "proprietary" or otherwise restricted.
- 15. **Conflict of Interest:** All Bidders must disclose, with the bid, the name of any officer, director, or agent who is also an officer or employee of Osceola County. Furthermore, all Bidders must disclose the name of any Osceola County officer or employee who owns, directly or indirectly, an interest of ten percent (10%) or more of the Bidder's firm or any of its branches. Failure to disclose in this manner will result in the disqualification of the bid or the cancellation of work. It is the sole responsibility of the Bidder to ensure compliance with the County Administrative Code, Chapter 3, Section 3.9, Conflict of Interest.
- 16. **Failure to comply with any of the foregoing instructions or any other essential element of the Invitation to Bid may result in the disqualification of the bid.**

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BID FORM

Bidder States:

To the Procurement Services Director: By my/our signature(s) below, I/We the undersigned certify that this Bid is genuine, not collusive or made in behalf of another person, firm or corporation not named herein and that the undersigned has not directly or indirectly induced or solicited any other bidder to submit a sham bid or any other person, firm or corporation to refrain from bidding and that the undersigned has not in any manner sought collusion to secure himself an advantage over any other bidder.

Legal Name of Bidder (s):		
Address:		
Phone Number	Fax Number	E-Mail Address

BID:

Parcel Number 29-26-29-3361-0001-0A20 - Mac Overstreet Property – 351 +/- Acres	
_____ (alpha)	\$ _____ (numeric)

***Bid Submittal shall include intended use of property. Details outlined in items (1) through (6) under Acceptable Intended Use within the solicitation document must be submitted with bid. The County reserves the right to award to the highest bidder that, in the County’s sole discretion, offers the highest and best use of the property.**

BIDDER SIGNATURE

Printed Name

NOTARY:

STATE OF: _____

COUNTY OF: _____

Sworn and Subscribed before me this _____ day of _____, 2019, by, _____ who is Personally known: _____, or produced: _____ as identification.

(stamp)

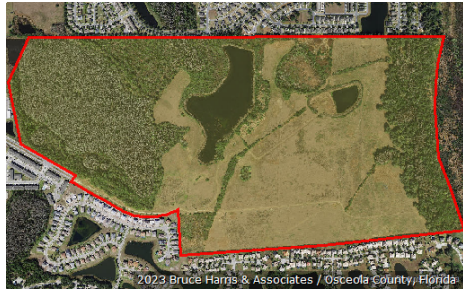
NOTARY PUBLIC, State of _____
Commission Expires: _____

EXHIBIT "A"



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 29-26-29-3361-0001-0A20



Owner Information

Owner Name	OSCEOLA COUNTY
Mailing Address	ATTN CAROL PLATT 1 COURTHOUSE SQ STE 3100 KISSIMMEE, FL 34741
Physical Address	PLEASANT HILL RD, KISSIMMEE FL 34746
Description	COUNTY-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 02/02/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$10,155,800	Land	\$10,155,800
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$10,155,800	Appraised(just)	\$10,155,800
Assessed(estimated)	\$10,155,800	Assessed*	\$9,319,970
Exemption(estimated)	\$10,155,800	Exemption	\$9,319,970
Taxable(estimated)	\$0	Taxable	\$0
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

EXHIBIT "A"

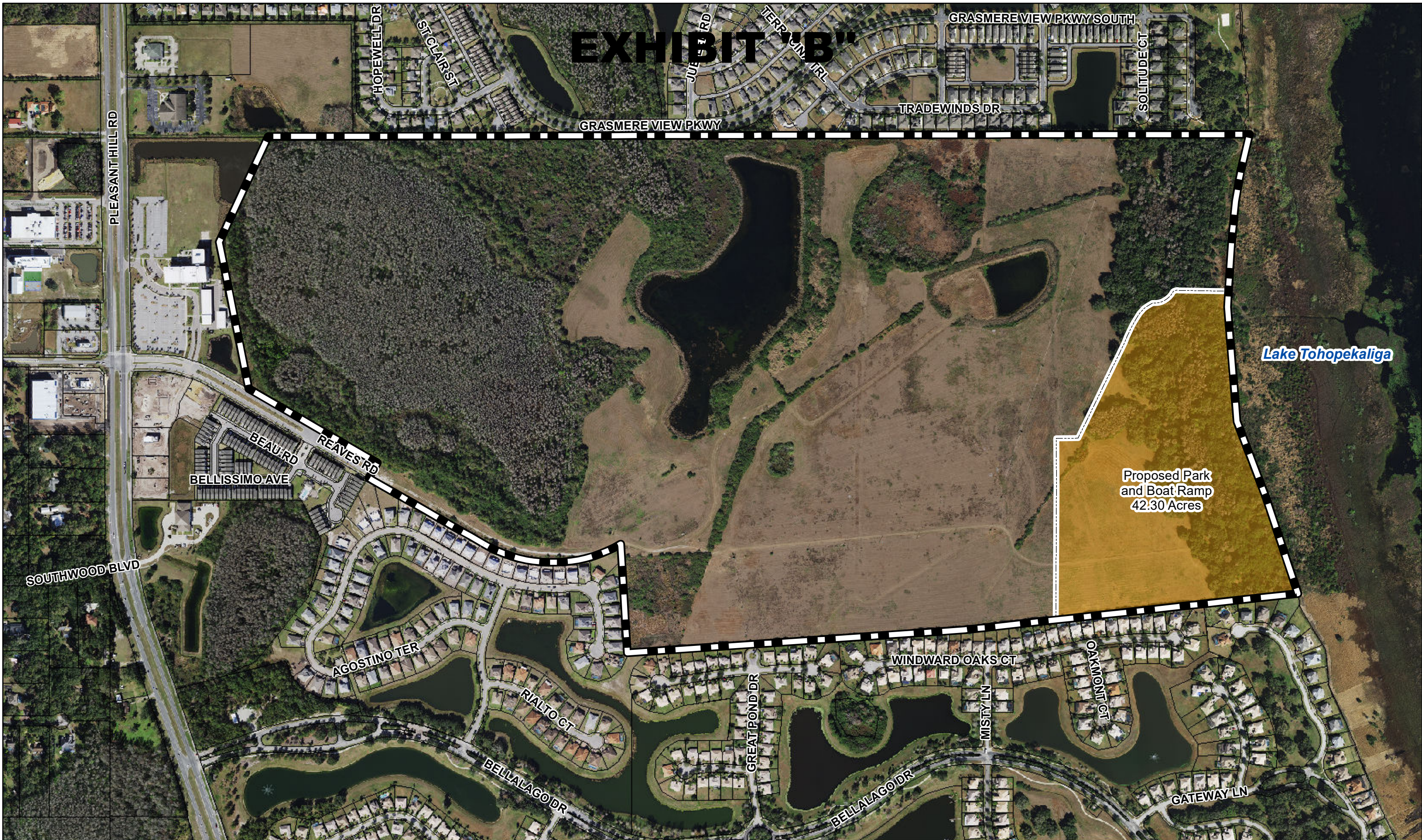
Land Information - Total Acreage: 351.16

Land Description	Units	Depth	Land Type	Land Value
CONSERVATION	108.43	0.00	AC	\$54,200
SUBMERGED LAND	29.00	0.00	AC	\$2,900
COM AC	213.73	0.00	AC	\$10,098,700



Legal Description

Legal Description COLLEGE STATION PB 24 PGS 156-157 TRACT A-2 LESS BEG AT SE COR OF TRACT RW-1, COLLEGE STATION, S60-03-16E 862.23 FT, N29-56-44E 100 FT, N60-03-16W 862.23 FT, S29-56-44W 100 FT TO POB

EXHIBIT "B"



Mac Overstreet Park

-  Mac Overstreet Park - 351.16 Acres
-  Mac Overstreet Park Overlay - 42.30 Acres

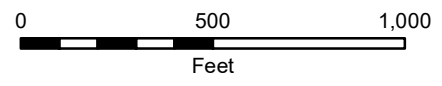
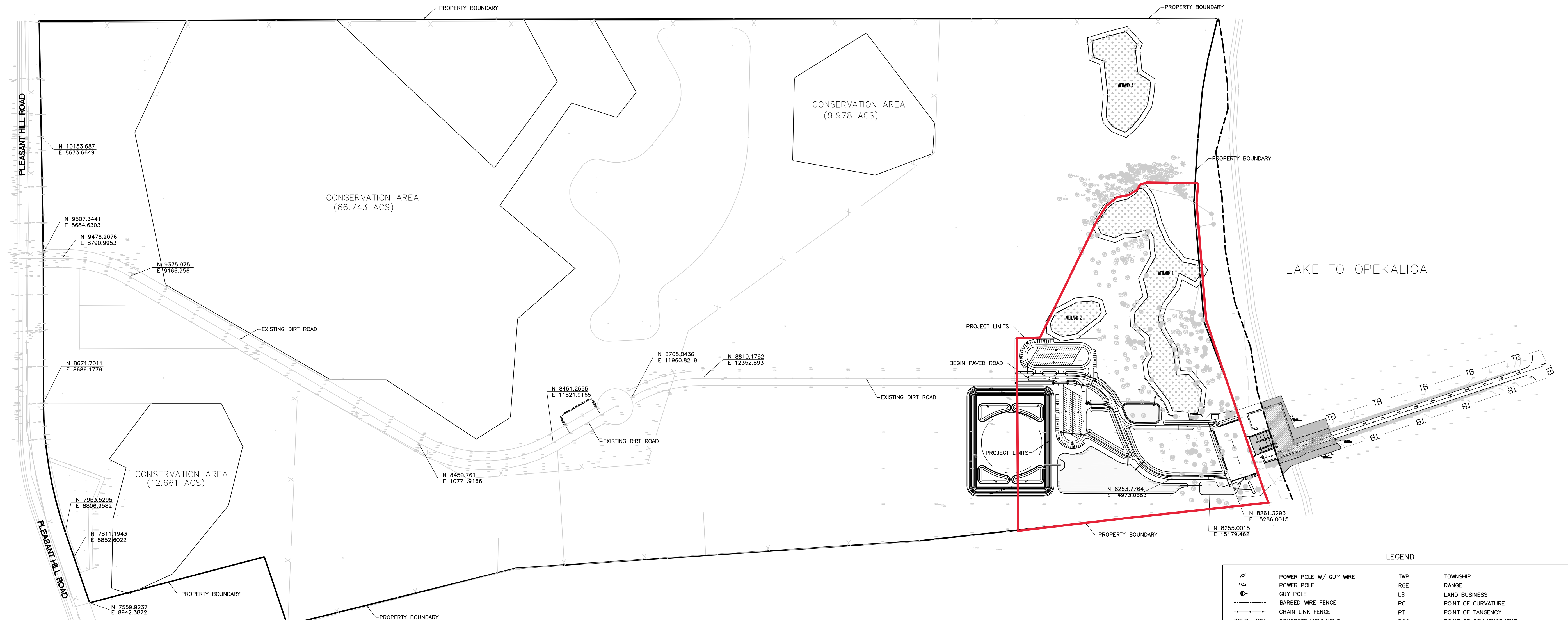


EXHIBIT "B"



DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST IN OSCEOLA COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST; THENCE N 89° 43' 56" E, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 110.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD (CR-531) AS SHOWN ON HANSON, WALTER AND ASSOCIATES RIGHT OF WAY PLANS DATED JANUARY 1995, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N 89° 43' 46" E, ALONG SAID NORTH LINE, A DISTANCE OF 2543.34 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE N 89° 55' 51" E, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 2647.90 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE CONTINUE N 89° 55' 51" E, ALONG A PROLONGATION OF THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1368.07 FEET TO A POINT ON THE SAFE UPLAND LINE (56.5' CONTOUR) AS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; THENCE ALONG SAID SAFE UPLAND LINE THE FOLLOWING SEVEN COURSES: S 13° 25' 43" W A DISTANCE OF 230.06 FEET; THENCE S 10° 04' 58" W A DISTANCE OF 177.15 FEET; THENCE S 05° 25' 41" W A DISTANCE OF 269.02 FEET; THENCE S 03° 30' 15" W A DISTANCE OF 352.89 FEET; THENCE S 04° 48' 18" E A DISTANCE OF 671.58 FEET; THENCE S 20° 48' 04" E A DISTANCE OF 471.10 FEET; THENCE S 18° 28' 47" E A DISTANCE OF 598.10 FEET; THENCE DEPARTING SAID SAFE UPLAND LINE ON A BEARING OF S 83° 47' 58" W A DISTANCE OF 1953.54 FEET; THENCE S 86° 04' 52" W A DISTANCE OF 2251.48 FEET; THENCE S 76° 03' 42" W A DISTANCE OF 1310.08 FEET; THENCE N 18° 35' 45" W A DISTANCE OF 400.00 FEET; THENCE S 75° 13' 36" W A DISTANCE OF 1005.75 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD (CR-531); THENCE N 19° 00' 13" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 416.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 2220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 731.56 FEET THROUGH A CENTRAL ANGLE OF 18° 52' 51" (CHORD BEARING N 09° 33' 47" W; CHORD DISTANCE 728.26 FEET) TO THE POINT OF TANGENCY; THENCE N 00° 07' 22" W, ALONG SAID EAST RIGHT OF WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 835.64 FEET; THENCE N 00° 59' 19" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 646.44 FEET; THENCE N 01° 02' 01" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 642.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 449.569 ACRES

LEGEND			
	POWER POLE W/ GUY WIRE	TWP	TOWNSHIP
	GUY POLE	RGE	RANGE
	BARBED WIRE FENCE	LB	LAND BUSINESS
	CHAIN LINK FENCE	PC	POINT OF CURVATURE
	CONC. MON	PT	POINT OF TANGENCY
	R/W	POC	POINT OF COMMENCEMENT
	PB	POB	POINT OF BEGINNING
	PG	S.L.I.C.	SEMINOLE LAND AND INVESTMENT COMPANY
	OR BOOK	OCED	OSCEOLA COUNTY ENGINEERING DIVISION
	SEC	N	NORTH
	FD	S	SOUTH
	(NO ID)	E	EAST
	DOT	W	WEST

- SURVEYOR'S NOTES:
- 1) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST HAVING A BEARING OF S 00° 07' 22" E AS SHOWN ON THE RIGHT OF WAY PLANS OF PLEASANT HILL ROAD WIDENING PROJECT DATED JANUARY 1995
 - 2) NO UNDERGROUND IMPROVEMENTS LOCATED.
 - 3) NO INTERIOR IMPROVEMENTS LOCATED EXCEPT THOSE OTHERWISE SHOWN.
 - 4) ELEVATIONS ARE BASED ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK #OS-138: ELEVATION = 71.637
 - 5) THE SAFE UPLAND LINE OF ELEVATION 56.5' BASED ON INFORMATION PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

SURVEY INFORMATION PROVIDED BY:
OSCEOLA COUNTY ENGINEERING DEPARTMENT
 SURVEY SECTION
 1 COURTHOUSE SQUARE, SUITE 1100
 KISSIMMEE, FL 34741 (407) 343-2600

DESIGN	JU	F.B. NO.	N/A	SEC.	28-29
DRAWN	SS	PAGE	N/A	TWP.	26
CHECKED	JU	SCALE	1"=300'	RANGE	29
CAD#	(see stamp)	DATE	01/27/04	DATE	BY

400 W. EMMETT STREET KISSIMMEE, FLORIDA 34741-5481
 PHONE: (407) 847-9433 FAX: (407) 847-2499
 ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
 ENGINEERING, SURVEYING AND PLANNING

Hanson, Walter & Associates, Inc.

**OVERSTREET PARK
 BOAT RAMPS**

OVERALL SITE PLAN

SHEET No
2 of 20
 1111

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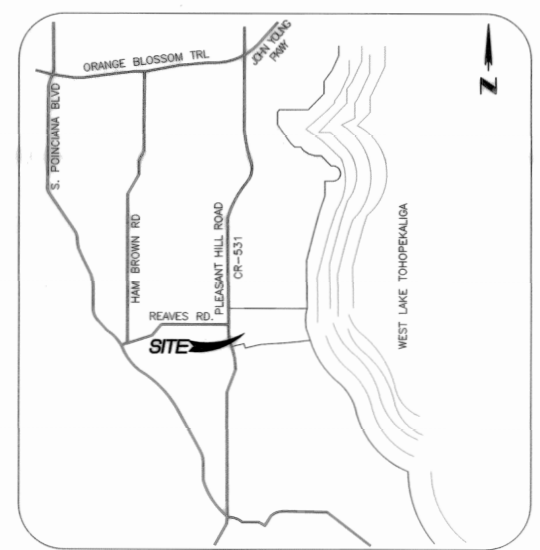
G:\1111\ENGINEERING\Overst\PLANS\1111-PROJ.dwg * Oct. 11, 2011 - 8:41 am * plotted by smc008

"COLLEGE STATION" BEING A REPLAT OF ALL OF TRACT "A" OF MAC OVERSTREET REGIONAL PARK, RECORDED IN PLAT BOOK 18, PAGES 187 AND 188 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA A PORTION OF SECTION 28 & 29, TOWNSHIP 26 SOUTH RANGE 29 EAST OSCEOLA COUNTY, FLORIDA

"DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN O.R. BOOK NO. _____, PAGE _____, AND (ARE) (ARE NOT) ACCOMPANIED BY DEED COVENANTS"

LEGAL DESCRIPTION:

TRACT A, MAC OVERSTREET REGIONAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 187 THROUGH 188 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. CONTAINS 374.98 ACRES MORE OR LESS.



VICINITY MAP NOT TO SCALE

SURVEYOR'S NOTES:

- 1.) BEARINGS BASED ON NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, T20S, R29E, BEING N89°43'56" E AS SHOWN ON MAC OVERSTREET PARK PLAT RECORDED IN PLAT BOOK 18, PAGE 188, OF THE OSCEOLA COUNTY PUBLIC RECORDS.
2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES...
3.) TRACT RW-1, REAVES ROAD EXTENSION IS A 100.00 FOOT WIDE RIGHT OF WAY DEDICATED TO THE PUBLIC BY THIS PLAT...
4.) THERE IS A 10.0 UTILITY, SIDEWALK & BIKE PATH EASEMENT ALONG THE FRONTAGE OF TRACT A-1, ADJACENT TO PLEASANT HILL ROAD.

LEGEND:

- Legend symbols and abbreviations: DENOTES FOUND PERMANENT REFERENCE MONUMENTS (5/8" REBAR & CAP - CAP STAMPED: "LS 5666"), DENOTES SET PERMANENT CONTROL POINT (NAIL & DISC - DISC STAMPED: "LB 6605"), DENOTES SET 5/8" REBAR & CAP (UNLESS NOTED) (CAP STAMPED: "LB 6605") (PRM), DENOTES CENTRAL ANGLE, DENOTES SECTION CORNER, DENOTES 1/4 SECTION CORNER, DENOTES SECTION CORNER @ RANGE LINE, DENOTES CENTERLINE, A.E. = ACCESS EASEMENT, BLDG = BUILDING, CA = COMMON AREA, CB = CHORD BEARING, CDD = COMMUNITY DEVELOPMENT DISTRICT, CL = CENTERLINE, (C) = CALCULATED, (D) = DESCRIBED, C = CHORD DISTANCE, CM = CONCRETE MONUMENT, COR = CORNER, CONSV. = CONSERVATION, CR = COUNTY ROAD, D.E. = DRAINAGE EASEMENT, DUE = DRAINAGE & UTILITY EASEMENT, ESMT = EASEMENT, FCM = FOUND CONCRETE MONUMENT, FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION, FIR = FOUND IRON ROD, FND = FOUND, ID = IDENTIFICATION, J.A.E. = JOINT ACCESS EASEMENT, L = ARC LENGTH, N = NORTH, E = EAST, S = SOUTH, W = WEST, LB = LICENSED BUSINESS, LS = LICENSED SURVEYOR, NR = NON-RADIAL, NTS = NOT TO SCALE, OA = OVERALL, ORB = OFFICIAL RECORD BOOK, PB = PLAT BOOK, PG = PAGE, PC = POINT OF CURVATURE, PRM = PERMANENT REFERENCE MONUMENT, PCP = PERMANENT CONTROL POINT, PI = POINT OF INTERSECTION, PNT = POINT OF NON-TANGENCY, PRC = POINT OF REVERSE CURVATURE, PT = POINT OF TANGENCY, PSM = PROFESSIONAL SURVEYOR AND MAPPER, R = RADIUS, RP = RADIUS POINT, BLVD. = BOULEVARD, SR = STATE ROAD, EX = EXISTING, RD = ROAD, TYP = TYPICAL, FIP = FOUND IRON PIPE, OCR = CERTIFIED CORNER RECORD, GOV'T = GOVERNMENT, PCC = POINT OF COMPOUND CURVE, RAD = DENOTES RADIAL, RGE = RANGE, R/W = RIGHT-OF-WAY, SEC = SECTION, S.E. = SIDEWALK EASEMENT, TWP = TOWNSHIP, UE = UTILITY EASEMENT, S.E. & U.E. = SIDEWALK & UTILITY EASEMENT, SUE = SIDEWALK & UTILITY EASEMENT

FRANKLIN, HART & REID CIVIL ENGINEERS - LAND SURVEYORS 1368 EAST VINE STREET, KISSIMMEE, FL 34744 - PHONE 407-846-1216 - FAX 407-846-0037 CERTIFICATE NUMBER LB 6605 ENGINEERING NUMBER 8336

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

COLLEGE STATION DEDICATION KNOW ALL MEN BY THESE PRESENTS, THAT OSCEOLA COUNTY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES TRACT RW-1 TO THE PERPETUAL USE OF THE PUBLIC, AND SAID LANDS AND PLAT THEREON FOR THE USES AND PURPOSES THEREIN EXPRESSED. OSCEOLA COUNTY A POLITICAL SUBDIVISION BY: [Signature] OSCEOLA COUNTY REPRESENTATIVE SIGNED AND SEALED IN THE PRESENCE OF: Debra Davis, Tammy Ross WITNESS SIGNATURE PRINT NAME STATE OF FLORIDA COUNTY OF Osceola THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March, 2016, [Signature] AUTHORIZED BY OSCEOLA COUNTY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION.

DELORES T. WHALEY Commission # FF 188303 Expires February 17, 2019 Notary Public Signature of Person Taking Acknowledgement Notary Public

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, IS A LICENSED AND REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED BY HIM OR UNDER HIS SUPERVISION AND DIRECTION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND OSCEOLA COUNTY LAND DEVELOPMENT CODE. THE LAND DESCRIBED HEREON LIES IN PORTIONS OF SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA. FRANKLIN, HART & REID CERTIFICATE OF AUTHORIZATION NUMBER 1368 EAST VINE STREET, KISSIMMEE, FLORIDA 34744 BY: [Signature] DATE: 3/2/16 ROBERT D. JOHNSTON, P.S.M. FLORIDA REGISTERED SURVEYOR AND MAPPER REGISTRATION NO. PSM-50667

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR UPON A REVIEW, THIS PLAT WAS FOUND TO BE IN COMPLIANCE WITH CHAPTER 177 F.S. SURVEYOR'S NAME: W. TORNER WALLACE SIGNATURE: [Signature] REGISTRATION NUMBER: 3967 DATE: 3-03-2016 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING OSCEOLA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS THIS IS TO CERTIFY, THAT ON March 02, 2016 THAT THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF OSCEOLA COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA. CHAIRMAN OF THE BOARD: [Signature] CLERK OF THE BOARD: [Signature]

CERTIFICATE OF APPROVAL COUNTY ENGINEER EXAMINED ON [Signature] March 9, 2016 (ASSISTANT) COUNTY ENGINEER

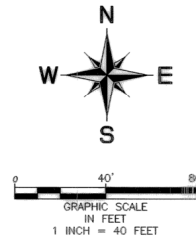
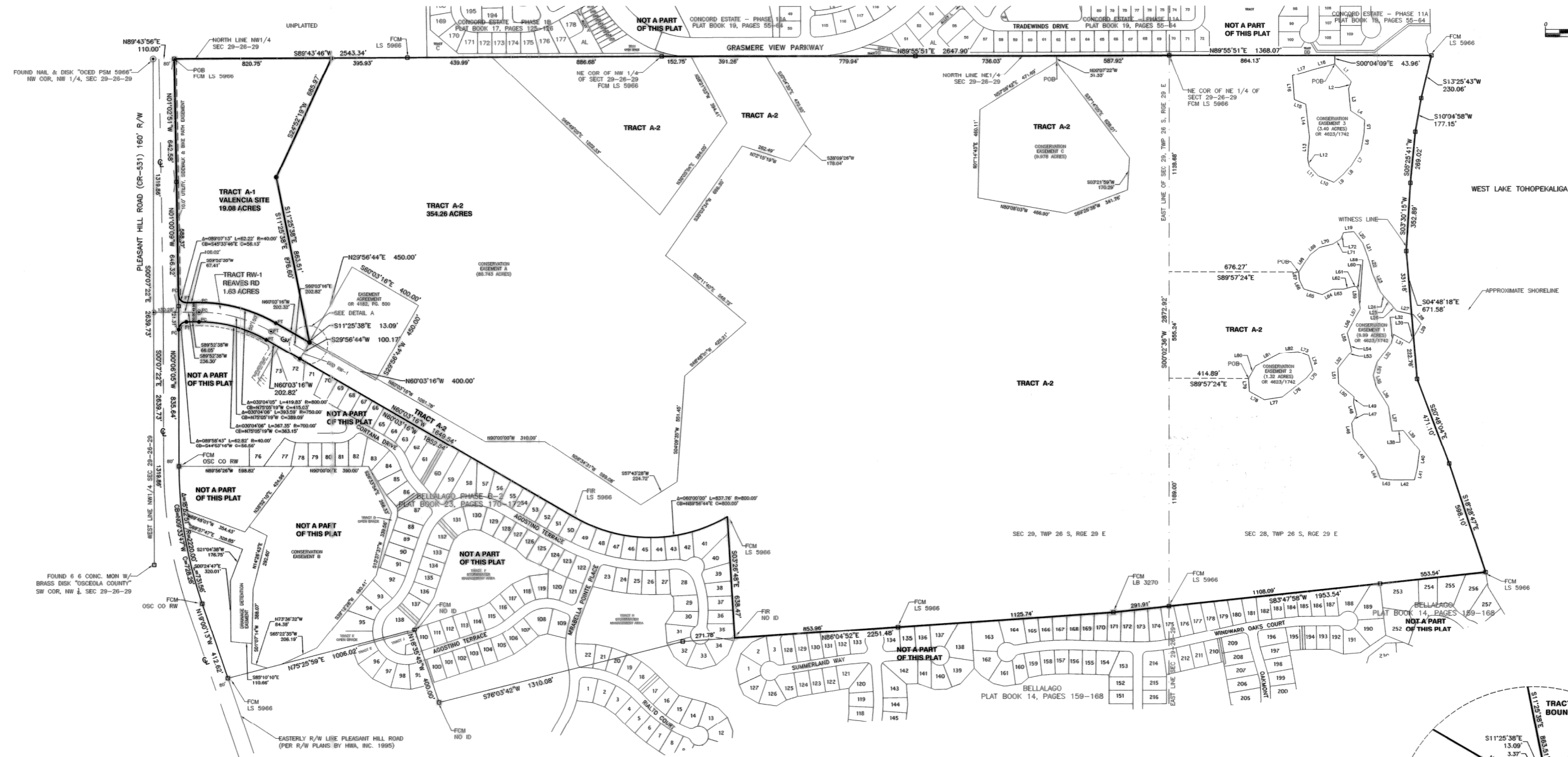
CERTIFICATE OF COUNTY CLERK I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND WAS FILED FOR RECORD. 03/09/2016 AT 11:19:53 AM FILE NO. 2016-033119 Armando Ramirez CLERK OF THE CIRCUIT COURT IN AND FOR OSCEOLA COUNTY, FLORIDA [Signature] Deputy Clerk

EXHIBIT "C" "COLLEGE STATION"

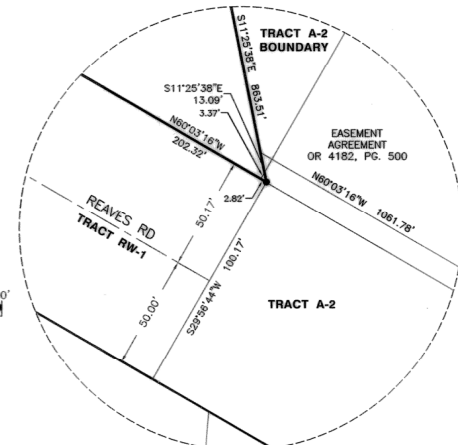
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A PORTION OF SECTION 28 & 29, TOWNSHIP 26 SOUTH RANGE 29 EAST OSCEOLA COUNTY, FLORIDA



GRAPHIC SCALE
IN FEET
1 INCH = 300 FEET



GRAPHIC SCALE
IN FEET
1 INCH = 40 FEET



DETAIL A

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S42°08'58"E	127.11'	L15	N67°48'04"W	63.46'	L29	S28°30'39"W	50.99'	L43	N84°53'23"W	62.87'	L57	N30°29'17"E	57.45'	L71	N57°42'56"E	49.07'
L2	S20°30'28"W	40.18'	L16	N4°39'28"W	125.72'	L30	S33°51'15"W	66.22'	L44	N21°54'26"W	68.66'	L58	N7°46'44"W	47.33'	L72	N22°20'19"E	34.42'
L3	S5°43'08"E	113.39'	L17	N7°18'52"E	112.21'	L31	N61°26'09"W	93.83'	L45	N37°29'02"W	189.46'	L59	N1°30'49"W	45.35'	L73	S69°51'09"E	58.21'
L4	S56°43'57"E	87.14'	L18	N75°17'57"E	117.69'	L32	S14°41'24"W	49.51'	L46	N6°51'37"W	77.05'	L60	N24°15'26"W	24.89'	L74	S16°05'15"E	80.27'
L5	S2°52'18"W	65.66'	L19	N84°05'48"E	54.35'	L33	S36°30'30"W	124.41'	L47	N31°32'36"E	50.34'	L61	N82°55'32"W	15.47'	L75	S39°54'56"W	51.79'
L6	S9°36'33"W	90.29'	L20	S37°57'39"E	75.21'	L34	S16°27'30"W	70.33'	L48	N14°19'15"W	64.40'	L62	S74°57'46"W	54.41'	L76	S51°54'50"W	160.32'
L7	S32°07'10"W	94.39'	L21	S20°42'57"E	74.35'	L35	S15°00'47"E	61.83'	L49	N3°26'38"E	32.02'	L63	S88°32'40"W	58.98'	L77	S81°18'02"W	94.89'
L8	S40°42'28"W	66.21'	L22	S14°56'04"E	93.98'	L36	S32°02'21"E	119.95'	L50	N50°17'13"W	104.34'	L64	S62°49'20"W	60.57'	L78	N61°21'09"W	89.43'
L9	S49°32'40"W	63.53'	L23	S23°29'14"E	104.12'	L37	S8°34'23"E	129.29'	L51	N2°39'10"W	80.61'	L65	N72°53'51"W	101.22'	L79	N3°12'21"W	67.32'
L10	N67°47'36"W	89.55'	L24	S39°49'32"E	49.93'	L38	N86°15'22"E	58.25'	L52	N38°12'21"E	85.26'	L66	N25°02'03"W	53.12'	L80	N29°00'08"E	73.96'
L11	N42°27'59"W	67.67'	L25	S45°03'37"E	28.52'	L39	S39°12'36"E	134.93'	L53	N41°18'53"E	30.01'	L67	N4°43'36"W	39.27'	L81	N62°29'46"E	145.16'
L12	N11°54'23"W	41.79'	L26	S39°21'06"E	50.74'	L40	S7°23'11"W	90.93'	L54	N13°13'50"W	61.56'	L68	N33°05'34"E	110.50'	L82	N84°56'12"E	94.32'
L13	N4°41'33"E	114.15'	L27	S77°43'20"E	90.33'	L41	S13°20'38"W	64.99'	L55	N15°14'41"W	37.39'	L69	N51°51'04"E	62.10'			
L14	N6°41'17"W	169.82'	L28	S39°32'09"E	62.14'	L42	S89°38'36"W	115.00'	L56	N27°16'07"E	85.14'	L70	N75°33'49"E	72.19'			

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CERTIFICATE NUMBER LB 6605 ENGINEERING NUMBER 8336