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CRAIG H. CLAYTON, MAI
State-Certified General Appraiser RZ 118



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State-Certified General Appraiser RZ 155

May 12, 2021

Mr. Richard Welty, Project Manager II
Leisure Services Department
Greenways and Natural Lands Division
Seminole County Government
100 E. First Street, 4th Floor
Sanford, Florida 32771

Re: Former Deer Run Golf Club Property, Located at the Northeast Quadrant of Red Bug Lake Road and Eagle Circle, within Unincorporated Seminole County, Florida

Dear Mr. Welty:

As requested, we have conducted the necessary analyses and incidental inspections of the above-referenced property. The subject property can be described as an irregular shaped parcel of land situated at the northeast quadrant of Red Bug Lake Road and Eagle Circle, within unincorporated Seminole County, Florida. Based upon the Preliminary Subdivision Plan (PSP) provided by the owners, the subject contains approximately 138.41 gross acres, subject to survey. The most recent and advanced PSP proposes developing the subject with 211 residential units at a gross density of 1.54 units per acre.

The subject property is more specifically described by both legal and narrative descriptions within the text of the accompanying Appraisal Report which will follow this letter of transmittal. The effective date of this appraisal report is April 22, 2021.

The purpose of this appraisal was to form an opinion of the market value of the fee simple interest in the subject property. Our opinion of market value was made as of April 22, 2021. Market value, fee simple interest and other appraisal terms are defined within the text of the following appraisal report.

As we have not been provided a current environmental assessment report, we have provided the market value of the subject property "as if clean" of all environmental concerns and ready for site redevelopment. To do this, the value estimate herein was prepared under the following *Extraordinary Assumption*:

A Remedial Action Plan (REP), if required at all, has been instituted successfully and a No Further Action designation has been achieved.

May 12, 2021

Page ii

Mr. Richard Welty, Project Manager II
Seminole County Leisure Services Department

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Additional supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file.

Based upon our investigation into those matters which affect market value, and by virtue of our experience and training, we have estimated that the market value of the fee simple interest in the subject property, subject to the aforementioned *Extraordinary Assumption*, as well as normal assumptions, restrictions and covenants of record, as of the date of value, April 22, 2021, is as follows:

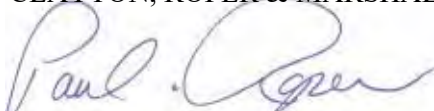
SIX MILLION NINE HUNDRED THOUSAND DOLLARS

(\$6,900,000).

This letter of transmittal precedes and is hereby made a part of the Appraisal Report that follows, setting forth the most pertinent data and reasoning which was used in order to reach the final value estimate. The appraisal is subject to the *General Assumptions*, *General Limiting Conditions* and *Extraordinary Assumption* that have been included within the text of this report. The assumptions and conditions are considered usual for this type of assignment.

The Appraisal Institute maintains a voluntary continuing education program for its members. As of the date of this report, the undersigned MAI has completed the requirements of the continuing education program of the Appraisal Institute. We do not authorize the out of context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal shall be disseminated to the public by the use of media for public communication without the prior written consent of the appraisers signing this appraisal report. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives and to the requirements of the State of Florida relating to review by its Real Estate Appraisal Board.

Respectfully submitted,
CLAYTON, ROPER & MARSHALL



Paul M. Roper, MAI, SRA
State-Certified General Real Estate Appraiser
License Number: RZ 141

PMR/JWM/sas



WALTER N. CARPENTER, JR., MAI, CRE
Cert. Gen. RZ1231
MARK G. CARPENTER, MAI
Cert. Gen. RZ935

June 20, 2021

Seminole County Government
c/o Mr. Bill Pandos
Greenways and Natural Lands Division Manager
100 East First Street
Sanford, Florida 32771

RE: Wekiva Golf Club
4100 Wekiva Club Court
Longwood, Seminole County, Florida 32779

Dear Mr. Pandos:

At your request, I have personally inspected and appraised the Wekiva Golf Club located in Longwood, Florida. Wekiva Golf Club is located on 137.88± gross acres, according to the Public Records of Seminole County. The Wekiva Golf Club features an 18-hole golf course, clubhouse, and other amenities, such as a pro shop, putting green, driving range, and parking.

Currently, the golf course improvements do not represent the highest and best use of the subject's underlying land. The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject property under market conditions prevailing as of June 16, 2021. The intended use of the appraisal is to aid Seminole County with internal planning decisions as it relates to possible acquisition of the property. The intended user of the report is Seminole County and their representatives.

The golf course was developed in 1976. The golf course is currently operating in a positive cash flow position but does not represent the highest and best use of the subject property. Therefore, the highest and best use of the subject property is for redevelopment. The most prominent zoning in the immediate area is Single-Family Residential. Therefore, based upon the above, we have valued the underlying land to its highest and best use "as vacant", being a low-density residential subdivision development.

Seminole County Government
c/o Mr. Bill Pandos
June 20, 2021
Page Two

As discussed above, the subject property is currently operating as the Wekiva Golf Course. As part of this assignment, we have utilized a hypothetical condition. The hypothetical condition is that which is contrary to that which exists but is supposed for the purpose of this analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property. We have assumed for the purposes of this analysis that the subject property is vacant unimproved land that is ready for low-density single-family subdivision development.

Next, we have utilized an extraordinary assumption in this assignment. Extraordinary assumptions presume as facts otherwise uncertain information about physical, legal, or economic characteristics of the subject property. If an assumption directly related to a specific assignment is found to be false, it could alter the appraiser's opinions and conclusions. We have assumed that the subject property will get a change in zoning and future land use to allow for low-density single-family development which is consistent with surrounding neighborhoods.

The intended user has requested the appraiser appraise the property both "as improved" with the current golf course and "as if vacant" with the highest and best use being single-family subdivision development. Therefore, both the value of the property as improved with a golf course and the value of the property as utilized as a single-family subdivision will be reported in this appraisal report.

I have completed all of the necessary investigations and analyses within the scope of my expertise to conclude the estimates of market value for the subject property. Property rights appraised in the following valuation assume fee simple title ownership with no adverse encumbrances against the property. This appraisal is subject to various contingencies and general underlying assumptions, which will be outlined later.

My conclusion of the fee simple market value of the existing subject property and the necessary supporting data are contained in the following complete appraisal, plus *Addendum*.

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

The United States is in the midst of a national health pandemic caused by COVID-19 (coronavirus). In the short-term, financial markets and global economy have experienced significant volatility and turmoil. The Federal Reserve's response to the pandemic has been significant reductions to interest rates to combat the market uncertainty. The full impact to the real estate market is not yet fully understood. Currently, there appears to be a high demand of mortgage refinancing due to historically low interest rates that may be a short-term phenomenon. Conversely, in an effort to avoid face-to-face contact which could fuel the spread of the virus, transaction volume will likely be temporarily minimal or halted. Based on other areas of the world that have experienced the pandemic and have since trended positively in seeing a reduced number of new cases, there is optimism the current market disruption could be short-term. The situation is unprecedented and there is no empirical evidence to support or extrapolate what the impact to market values may or may not be as a result of this pandemic. The following analysis relies on a prolonged marketing / exposure period relative to prior norms, to account for the uncertainty in the near term, with the assumption that the market will revert to prior conditions after the public health risk has been contained.

It is important to note that the definition of market value is predicated on certain components, including that buyers and sellers are typically motivated, are generally well-informed, are acting in their own best interests, and that the property has been exposed on the market for a reasonable length of time, among others. The impact of uncertainty in a property's market area may be difficult to measure; risk affects both property owners and investors, sellers and buyers, and may be reflected in potentially changing capitalization rates, discount rates and prices. Transactions that occurred prior to an event which affects the current real estate market may not necessarily reflect the same market conditions as those occurring during or after. However, the availability of comparable sales and data that take place within the same conditions as the date of value, which the appraiser might take into consideration for a current valuation, may be limited in situations such as the current market, where a period of time has not yet passed which would allow market participants to determine the measurable impact such a rapidly evolving event has or will have on the fundamental appraisal principles of supply and demand, anticipation, change, substitution, contribution, externalities and balance which influence property values. Therefore, it is prudent to note that the values herein represent an opinion of the current market value of the subject property based upon historical data available as of the date of the appraisal report.

The global outbreak of the "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Seminole County Government
c/o Mr. Bill Pandos
June 20, 2021
Page Four

Based upon the following appraisal report, certifications, conditions and contingencies, general underlying assumptions and limiting conditions, it is our opinion and conclusion that the market value of the fee simple interest in the subject property, "as improved" with a golf course, as of June 16, 2021, was:

TWO MILLION EIGHT HUNDRED THOUSAND DOLLARS

\$2,800,000

Based upon the following appraisal report, and assuming the aforementioned **hypothetical condition and extraordinary assumption**, it is our opinion and conclusion that the market value of the fee simple interest in the underlying land, as of the date of valuation, being June 16, 2021, was:

SEVEN MILLION EIGHT HUNDRED EIGHTY THOUSAND DOLLARS

\$7,880,000

You are referenced to the following appraisal report for analysis and valuation of the property.

Respectfully submitted,

PINEL & CARPENTER, INC.



Mark G. Carpenter, MAI
Vice-President
Cert Gen RZ 935

MGC/jmb
Attachments

Phase I and Phase II Environmental Site Assessments

Former Deer Run Golf Course
300 Daneswood Way
Casselberry, Seminole County, Florida

E Sciences Project No. 1-2237-008

June 2021



**ENGINEERING
ENVIRONMENTAL
ECOLOGICAL**

Prepared for:

Mr. Keith Welty
Project Manager II
Leisure Services Department
Greenways and Natural Lands Division
Seminole County Government
100 East First Street
Sanford, Florida 32771



ENGINEERING
ENVIRONMENTAL
ECOLOGICAL

June 8, 2021

Mr. Keith Welty
Project Manager II
Leisure Services Department
Greenways and Natural Lands Division
Seminole County Government
100 East First Street
Sanford, Florida 32771

**Subject: Phase I and Phase II Environmental Site Assessments
Former Deer Run Golf Course
300 Daneswood Way
Casselberry, Seminole County, Florida
E Sciences Project No.: 1-2237-008**

Dear Mr. Welty:

E Sciences, Incorporated (E Sciences) is pleased to submit the enclosed Phase I and Phase II Environmental Site Assessments (ESAs) for the above referenced site. A summary of findings is provided in the Executive Summary. Please read the report in its entirety for a comprehensive understanding of the items contained in the Executive Summary.

This report is intended for the use of The Board of County Commissioners (BCC) of Seminole County (Seminole County) only. E Sciences' services were performed under mutually agreed-upon terms and conditions. We appreciate the opportunity to perform these services for you. Please contact us at 407-481-9006 if you have questions regarding this information or if we can provide any other services.

Sincerely,
E SCIENCES, INCORPORATED

A handwritten signature in blue ink, appearing to read 'Scott Evanson'.

Scott G. Evanson, P.G.
Senior Geologist

A handwritten signature in blue ink, appearing to read 'Flormari Blackburn'.

Flormari Blackburn, P.E.
Senior Engineer

cc. Mr. Richard Durr – Seminole County Leisure Services

SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Scott G. Evanson

EXECUTIVE SUMMARY

Report of Phase I Environmental Site Assessment Former Deer Run Golf Course Casselberry, Seminole County, Florida E Sciences Project Number 1-2237-008 Task 02

This Phase I ESA was performed in general accordance with E Sciences' Proposal Number 1-2237-P08 revised dated April 13, 2021, and in general accordance with the consensus document known as ASTM International (ASTM) E 1527-13, a guide for conducting ESAs. Deviations from this standard are described in Section 10.1 of this report.

The purpose of the Phase I ESA was to identify potential sources of environmental contamination that constitute recognized environmental conditions (RECs), as defined by ASTM, by reviewing regulatory information and historical data, and by visual observations of the Former Deer Run Golf Course (Site) and surrounding area. The definition of a REC is included in Section 14.0 of this report. A cursory summary of findings is as follows:

- The Former Deer Run Golf Course was opened in 1989 and operated until 2019. Site development includes an 18-hole golf course, clubhouse, and maintenance area.
- Environmental concerns noted in the maintenance area included aboveground storage tanks (AST, former underground storage tanks (USTs) and a chemical mixing area.
- Golf courses often contain residual concentrations of the pesticides and herbicides used to control weeds and insects on the tees and greens. Of particular concern in Florida is the use of monosodium methanearsonate (MSMA), which is used as an herbicide, particularly on tees and greens. MSMA has been found to result in residual concentrations of arsenic in the soil and groundwater at several courses in the State.
- A release from the former UST was reported in 1991. The area was assessed, and a Site Rehabilitation Order (SRCO) was issued in January 2016. The historical release from the former on-site USTs has been remediated and represents a historical recognized environmental condition (HREC).

E Sciences has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Former Deer Run Golf Course Site. Any deviations from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- The application of pesticides and herbicides associated with the long-term use of the Site as a golf course.
- Chemical mixing and storage in the maintenance area.
- A SRCO was identified for the historical release related to the former USTs located on Site. This historical release is considered to represent a HREC.

Based on these RECs, E Sciences conducted a Phase II ESA consisting of soil screening, soil sampling, and groundwater sampling as additional services to this Phase I ESA. The soil sampling conducted on the golf course consisted of sampling of five greens, five fairways and five tees for pesticides and herbicides, and arsenic. The soils samples were collected at an interval of 0 to 0.5 and 0.5 to 1 foot below land surface (bls).

Soil screening, soil sampling and groundwater sampling was also conducted at the maintenance area for petroleum product compounds, pesticides, herbicides, arsenic, and copper.

Laboratory data from the soil and groundwater samples collected from the golf course and in the maintenance area indicate that arsenic is present at specific areas in the soil at concentrations in excess of the soil cleanup target levels (SCTL). The details of our Phase II ESA sampling procedures and findings are presented in **Section 11** and the supporting figures, tables, and attachments.

DEER RUN GOLF COURSE

Facility Conditions Assessment Report

**Board of County Commissioners of
Seminole County, Florida**
1101 East 1st Street
Sanford, FL 32771

June 24, 2021

**Seminole County Leisure Services Department
of Greenways and Natural Lands Division**
100 East 1st Street, 4th Floor
Sanford FL 32771



TABLE OF CONTENTS

<i>Project Understanding</i>	1
<i>Site Observation</i>	2
<i>Building Assessment</i>	4
Clubhouse	
Building Envelope.....	4
Building Interior.....	14
Maintenance Buildings	
Building 1- Exterior- Pre-Engineered Metal Building (PEMB).....	22
Building 1- Interior- Pre-Engineered Metal Building (PEMB).....	26
Building 2- Wood Frame.....	28
Building 3- Wood Frame.....	29
Building 4- Wood Frame.....	30
Building 5- Wood Frame.....	31
Restroom Building.....	32
<i>Site Assessment: Clubhouse and Parking Area</i>	34
Parking Area/Drainage.....	34
Hardscape.....	36
Landscape.....	38
<i>Site Assessment: Maintenance Area</i>	40
Landscape/Drainage.....	40
Utilities.....	41
<i>Building Recommendations</i>	42
Option 1: Renovation.....	42
Option 2: New Construction.....	44
<i>Site Recommendations</i>	46
Clubhouse and Parking.....	46
Maintenance Area.....	48
<i>Conclusion</i>	50

Project Understanding

GAI Consultants Community Solutions Group in association with **Rhodes+Brito Architects** developed this Conditions Assessment Report for the Deer Run Country Club facilities for the **Seminole County Leisure Services Department, Greenways and Natural Lands Division**. The Deer Run Clubhouse is located at 300 Daneswood Way, Casselberry Florida 32707. The Golf Course consists of an 18-hole course and is surrounded by residential property.



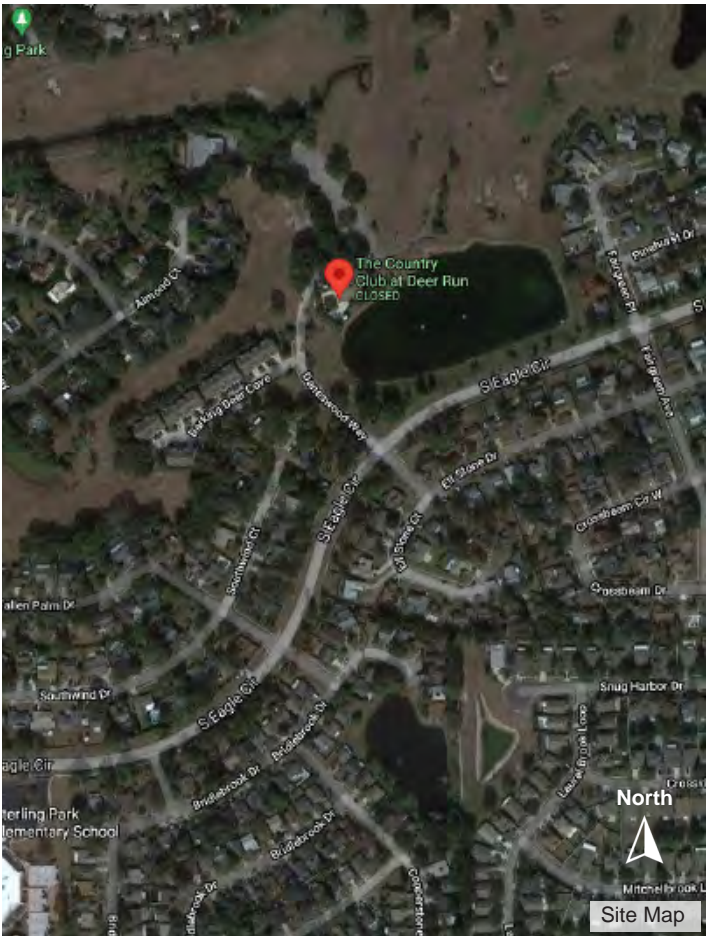
Clubhouse Main Entrance before permanent closure

The scope of the report is to examine the existing conditions of the **Clubhouse, Maintenance Complex** and a small **Restroom Building** located on the course adjacent to South Eagle Circle, in order to determine feasibility of renovation versus tear down and new construction. This feasibility study is based on a non-destructive evaluation. A detailed technical engineering assessment is not included in this scope. The buildings are being assessed from an overall architectural perspective only.

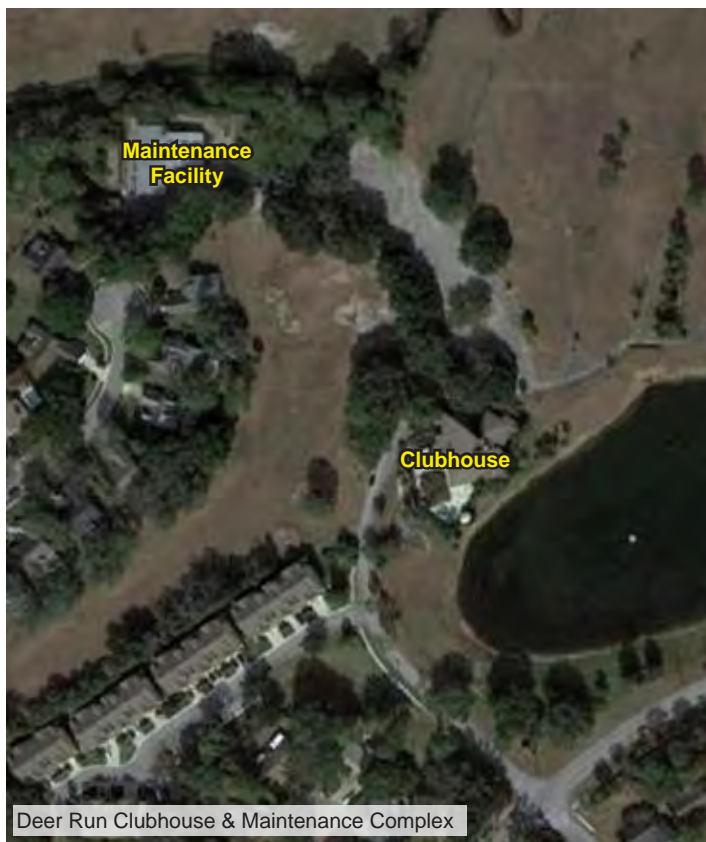


South View of Clubhouse before permanent closure

The following Report is an overview of our findings and a list of recommendations with concluding remarks provided. This assessment does not include a detailed cost estimate.



Site Observation



The **Clubhouse** is centrally located on the south side of the overall course at the main vehicular entry point near the end of Daneswood Way. The building is on an elevated pad on the north shore of an adjacent pond. The building site configuration creates a nice “sense of place” and commanding position for the course. The Clubhouse has a dramatic angular roof structure that reinforces the main entry sequence and tapers down to a functional vehicular drop-off. The overall building site configuration is well suited for its function and the relationship with the pond creates a pleasant amenity for its users.

The **Maintenance Complex** located north of the Clubhouse at the end of the parking lot consisting of (5) buildings, which includes a large pre-engineered metal building and (4) other wood frame structures. Miscellaneous open site storage and containment tanks were observed, along with remnants of an irrigation system, pump and control equipment.

The **Restroom Building** is located on the course adjacent to South Eagle Circle at the intersection of Raintree Drive.

It is our understanding the entire facility has been closed since May 2019. It appears maintenance has been kept to minimum level.

Building Assessment: Clubhouse

Building Envelope



BUILDING ENVELOPE= 11,572 sq.ft.

Exterior Walls

PROBLEMS:

- Portions of the building envelope have vegetative overgrowth
- Exterior siding has dirt build-up and portions of siding is in need of repair
- Building structure seems sound
- Needs paint
- Repair gutter system
- Entry handicap ramp too steep
- Several holes detected in siding
- Wood rot in several areas

RECOMMENDATIONS:

- Cut back overgrown vegetation on exterior walls
- Clean and paint exterior walls
- Patch and repair siding where needed
- Update gutters
- Provide an accessible route into the building



Building Assessment: Clubhouse- Building Envelope
Exterior Walls



North Elevation



North Elevation



Drive Thru Area



South Elevation



South Elevation



Gazebo

Building Assessment: Clubhouse

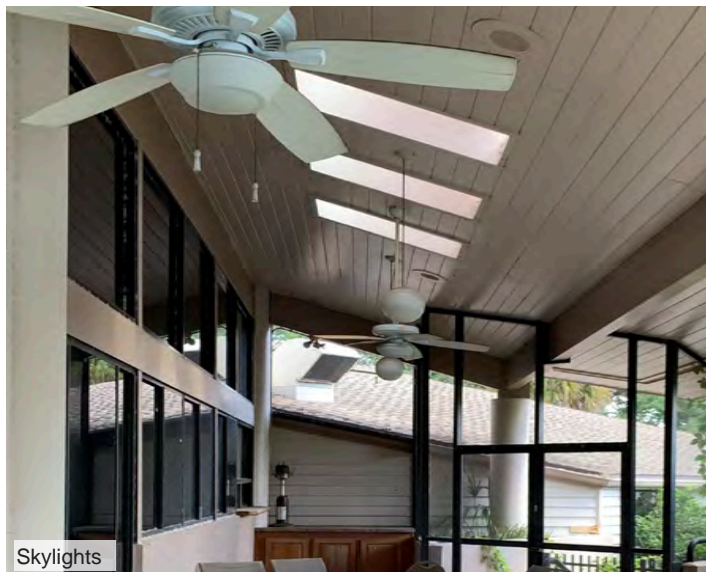
Building Envelope



Flashing Condition



Storefront Condition



Skylights

Doors and Windows

PROBLEMS:

- Some doors and associated trim have water damage
- Some of the maintenance doors are damaged
- Overgrown vegetation on windows and doors
- Windows are non-insulated single pane

RECOMMENDATIONS:

- Replacement and cleaning of windows, skylights, storefront, doors, and hardware where needed
- Clean and repaint framing of fenestrations where needed
- Replace threshold
- Seal all points



Skylights

**Building Assessment: Clubhouse- Building Envelope
Doors and Windows**



Storefront Condition



Door Condition



Water damage at Door



Water damage at Door

Building Assessment: Clubhouse

Building Envelope



West Side Roof Connection



Penetration Through Roof



West Side Roof Connection

Roof System

PROBLEMS:

- Main room looks good, should have several more years of serviceable life
- Roofs near service area and external restrooms have structural and water damage
- Downspouts and some gutters are damaged
- Areas of roofs have openings

RECOMMENDATIONS:

- Replacement of gutter system
- Clean and repaint soffit
- Replace damaged roof structure and roofing



Damage to Soffit

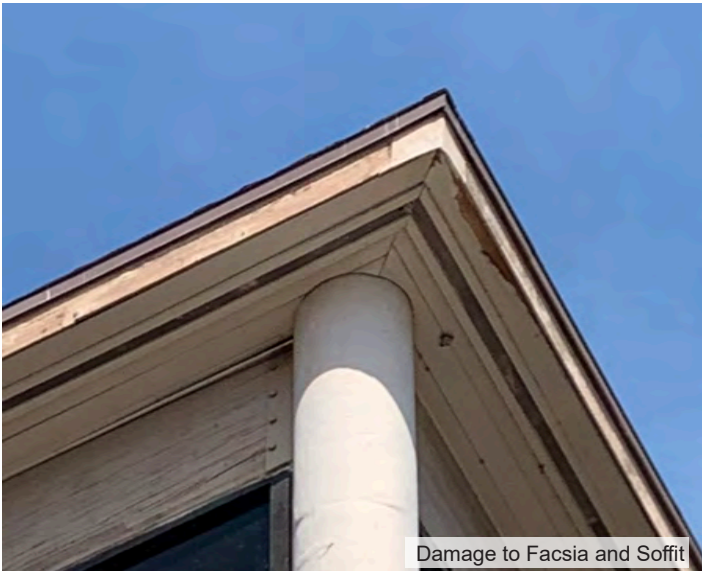
**Building Assessment: Clubhouse- Building Envelope
Roof System**



Soffit Condition



Damage to Fascia



Damage to Fascia and Soffit



Overgrown Vegetation at Gazebo

Building Assessment: Clubhouse

Building Envelope



Stairs, Ramps and Walks

PROBLEMS:

- Some exterior stair handrails do not meet current Florida building code requirements.
- Ramps do not meet current Florida Building Code accessibility requirements.

RECOMMENDATIONS:

- Replace/reconfigure stairs and ramp at large meeting rooms south exterior to meet current codes.
- Rail needed at south near slab edge



Building Assessment: Clubhouse

Building Envelope



Equipment

PROBLEMS:

- HVAC condensing units lack adequate space
- HVAC system appears to be at the end of its serviceable life
- Swimming pool is no longer in service
- Overgrown vegetation around equipment and pool area
- Freezer room exterior panels are damaged
- Rusting of pool pump room door
- Unable to review locked walk-in freezer

RECOMMENDATIONS:

- Remove overgrown vegetation around equipment area
- Replace HVAC system
- Fix damaged panels on freezer room





West Side- Panels



Pool Area

Building Assessment: Clubhouse

Building Interior



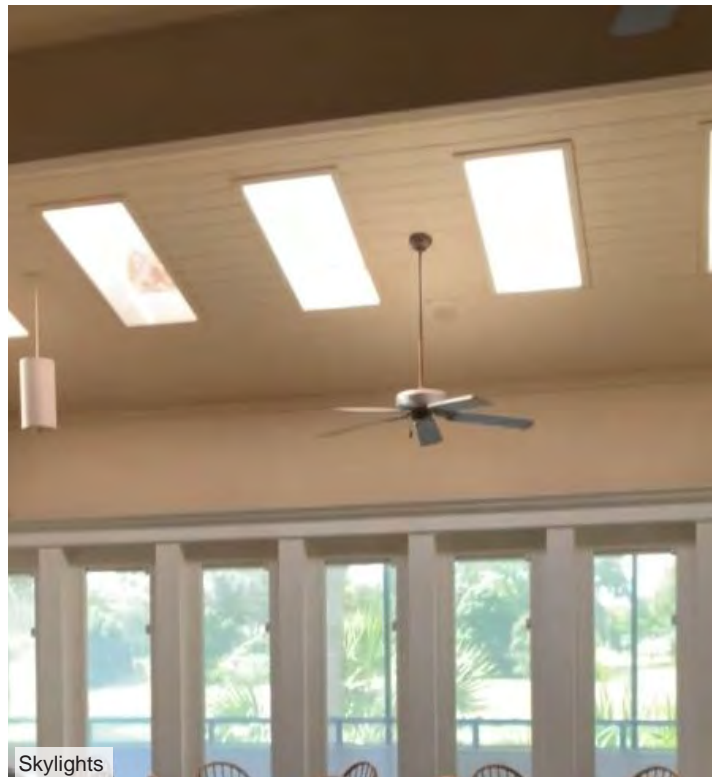
Ceiling Conditions

PROBLEMS:

- HVAC has been turned off
- Mold visible in various areas of the vaulted ceiling
- Water intrusion visible at multiple areas of the ceiling
- Ceiling damaged in women's restroom, likely from HVAC condensations
- Non-energy efficient lighting

RECOMMENDATIONS:

- A mold inspection should be done to assess the degree of mold infiltration in ceilings
- Repair ceiling damage
- Replace existing light fixtures with LED



Building Assessment: Clubhouse- Building Interior Ceiling Conditions



Water Intrusion Condition



Ceiling Condition



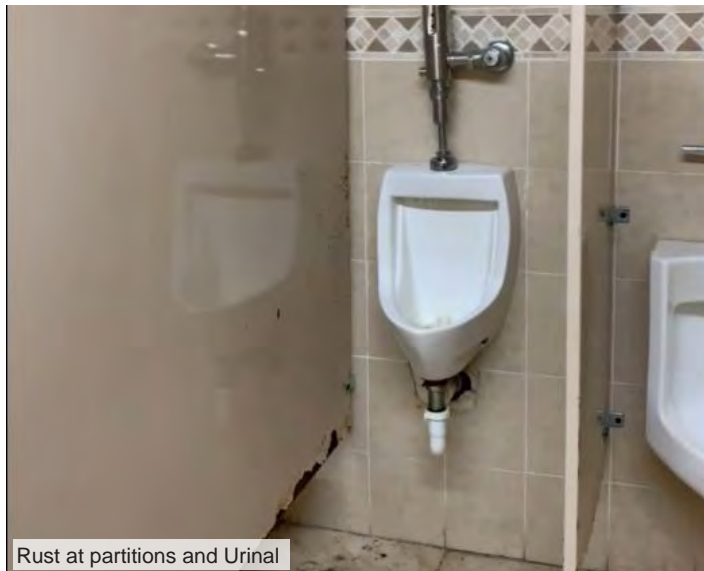
Female Restroom Ceiling



Mechanical Room

Building Assessment: Clubhouse

Building Interior



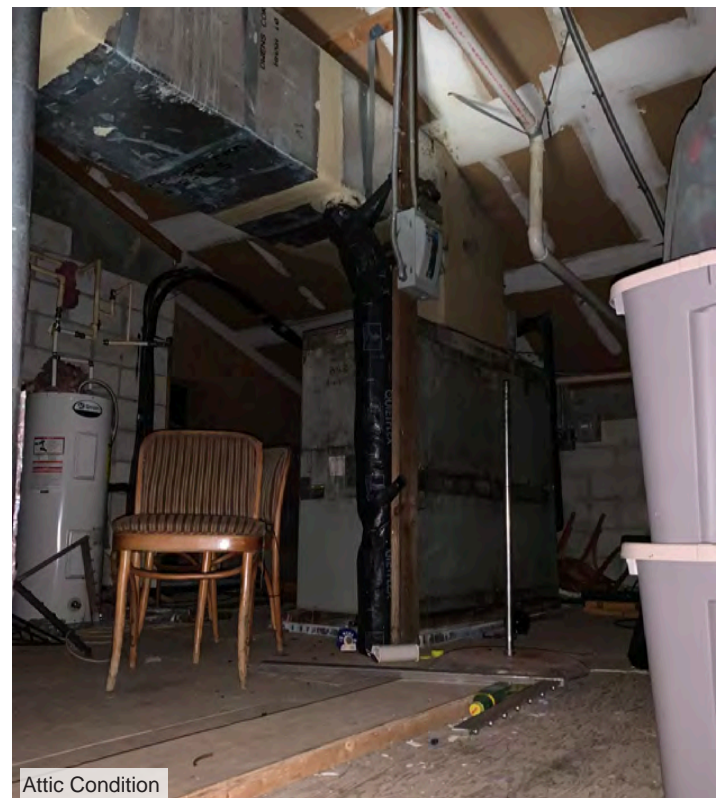
Furniture, Fixtures & Equipment

PROBLEMS:

- Broken toilet elements in men's restroom
- Broken elements and debris in storage areas
- Rusting bathroom partitions
- Wear and tear on kitchen equipment
- Restrooms are not ADA compliant
- Most of the electrical panels do not have spares; does not meet building code
- HVAC at the end of its life span
- Flooring needs updating

RECOMMENDATIONS:

- Repair or replace bathroom fixtures and partitions where needed
- Repair and/or replace kitchen equipment
- Consult and electrical engineer to address the panel issues
- Test kitchen hood and Ansul system
- Service grease trap system
- Prep, repair, and paint all surfaces



Building Assessment: Clubhouse- Building Interior
Furniture, Fixtures & Equipment



Storage Condition



Storage Condition



Kitchen Area



Kitchen Area



Kitchen Area



Kitchen Area

Building Assessment: Clubhouse- Building Interior
Furniture, Fixtures & Equipment



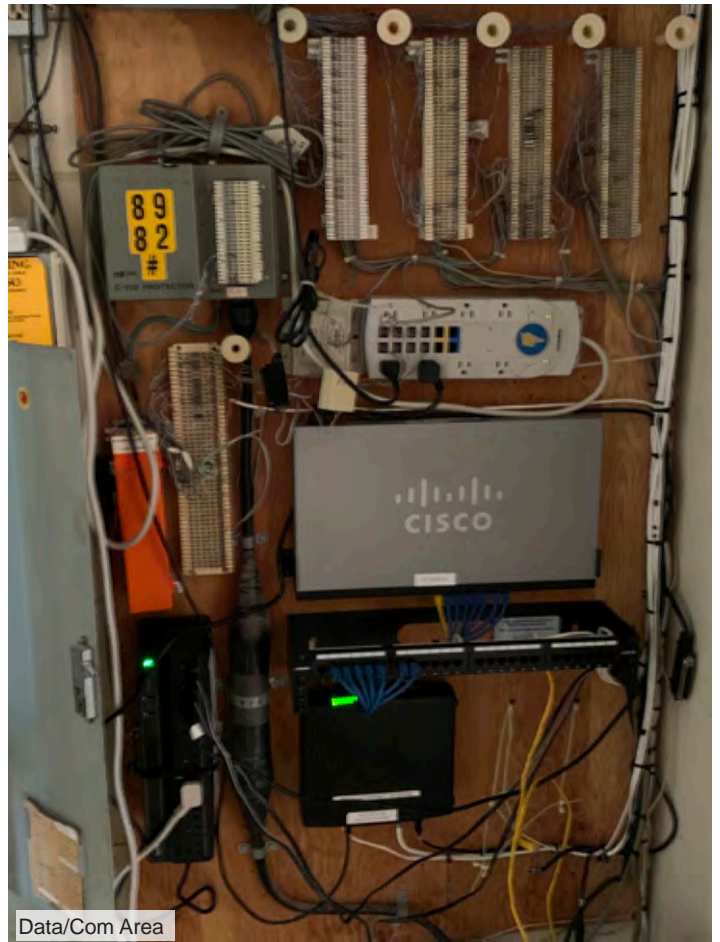
Dining Area



Dining Area



Electric Panel



Data/Com Area



Electric Panel

Building Assessment: Clubhouse

Building Interior

Door Conditions

PROBLEMS:

- Wood rot visible at door frames and thresholds

RECOMMENDATIONS:

- Replace all doors that have water damage issues



Building Assessment: Clubhouse

Building Interior

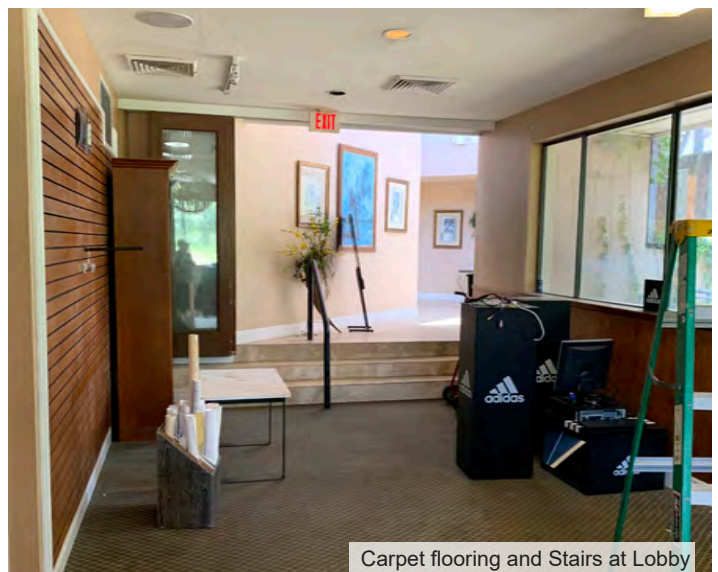
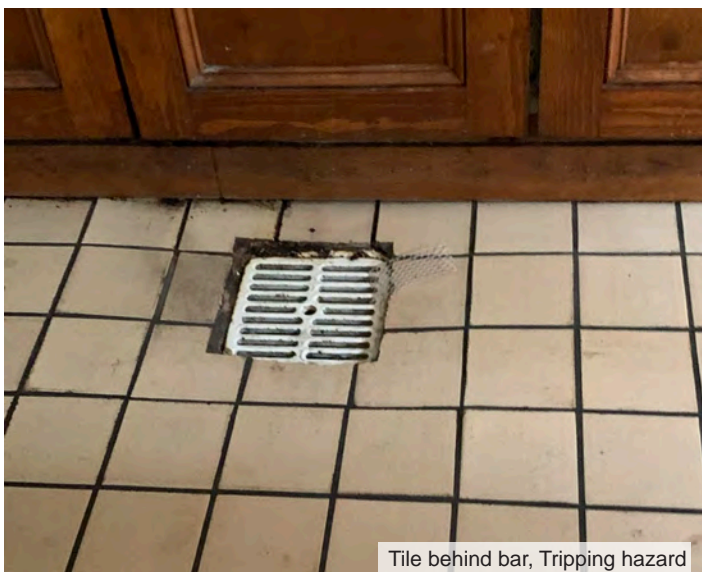
Floor Conditions

PROBLEMS:

- Change in floor materials presents tripping hazards
- Carpet has mold
- Tripping hazard seen at drain area behind the bar
- Lobby area to shop is not ADA accessible

RECOMMENDATIONS:

- Flooring should be replaced
- Floor drains should be repaired to avoid tripping hazards



Building Assessment: Maintenance Buildings

Building 1- Exterior- Pre-Engineered Metal Building (PEMB)



Southeast Elevation



East Elevation



East Elevation

BUILDING ENVELOPE = 6,750 sq.ft.

Exterior Walls

PROBLEMS:

- Overgrown vegetation in various areas of the building envelope
- Cracks in the east elevation CMU infill wall
- Wear and tear in exterior finishes
- Damage to gutter and downspouts
- Damaged exterior lighting
- Exterior soffit material is missing
- No sign of insulation
- Fence enclosure is not operational
- Structural damage to several columns (due to vehicle impact) and beams (rust)
- Damage to metal siding

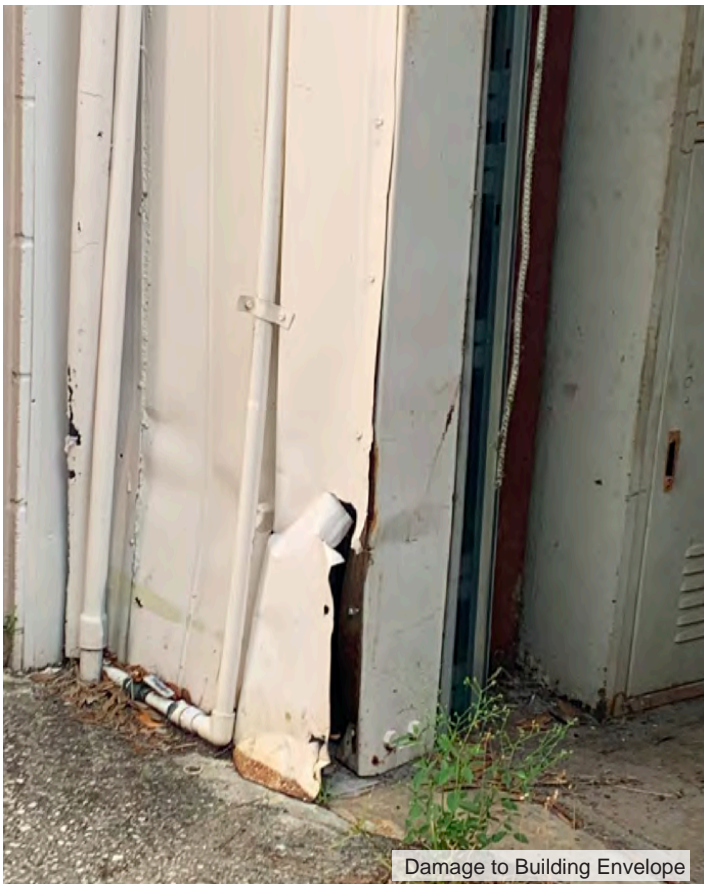
RECOMMENDATIONS:

- Remove overgrown vegetation on building envelope and walkways
- Repair cracks in CMU wall
- Clean and repaint exterior walls
- Replace exterior lighting
- Replace gutter and downspout system
- Repair structural damage
- Install shop ventilation system
- Repair roof
- Install new fence gates

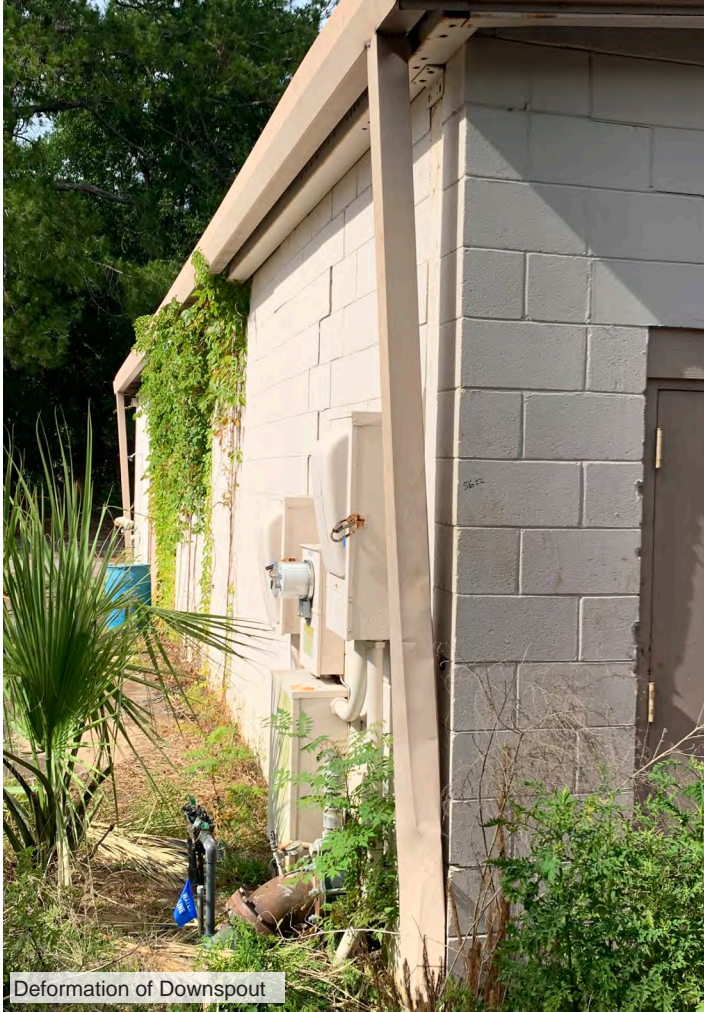


North Elevation

Building Assessment: Maintenance Buildings
Building 1- Exterior- Pre-Engineered Metal Building (PEMB)



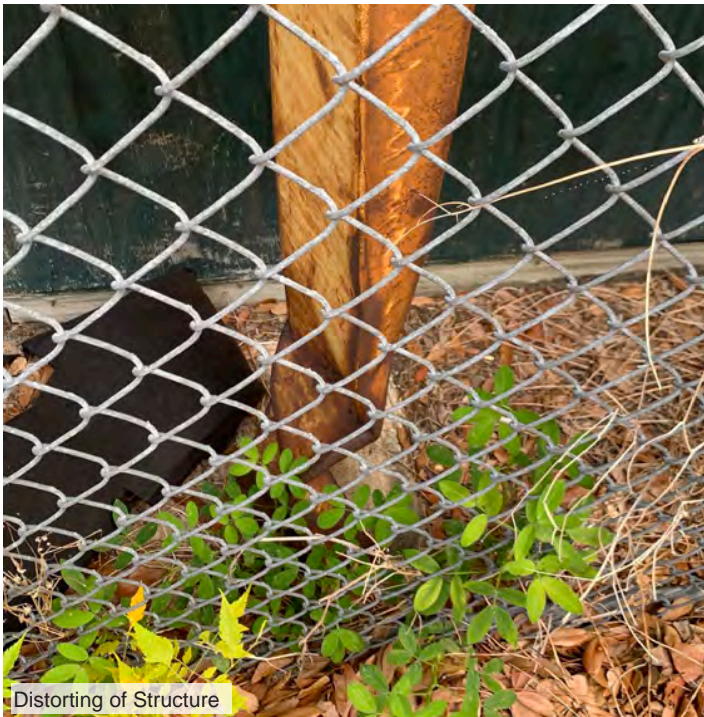
Building Assessment: Maintenance Buildings
Building 1- Exterior- Pre-Engineered Metal Building (PEMB)



Deformation of Downspout



Cracks in CMU Wall



Distorting of Structure



Distorting of Structure

Building Assessment: Maintenance Buildings

Building 1- Interior- Pre-Engineered Metal Building (PEMB)



Building Interior Condition



Building Interior Condition



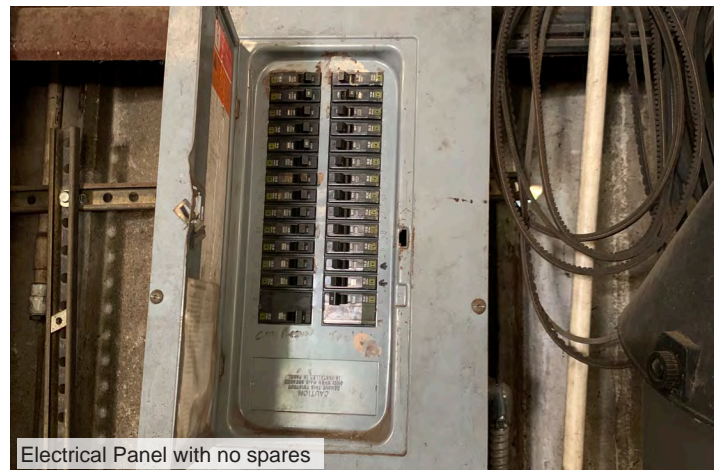
Water Intrusion at Wall

PROBLEMS:

- Water intrusion apparent in ceiling, walls, and doors
- Wear and tear with finishes, fixtures and equipment
- Various door thresholds do not meet current Florida Building Code accessibility requirements
- Electrical panels do not have spares
- Rusting in structural elements
- Unsealed wall penetrations
- Lighting components damaged
- Restrooms are not ADA compliant
- No apparent insulation in office or restroom
- Office suite HVAC (window unit) needs updating

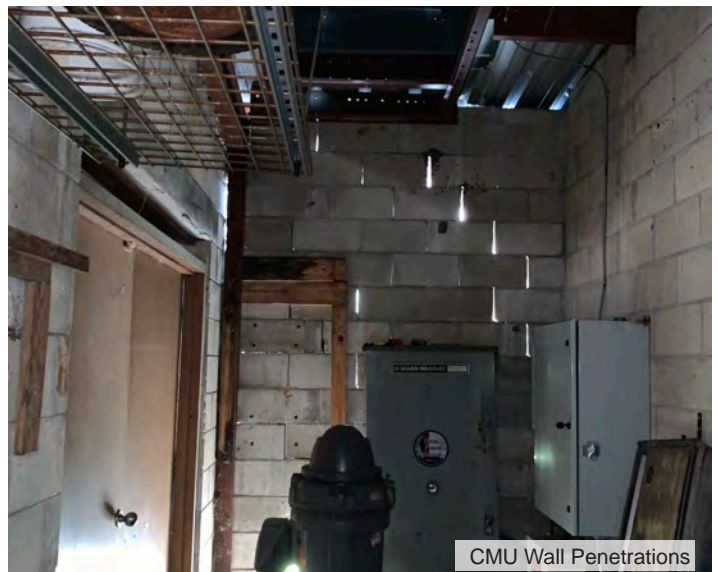
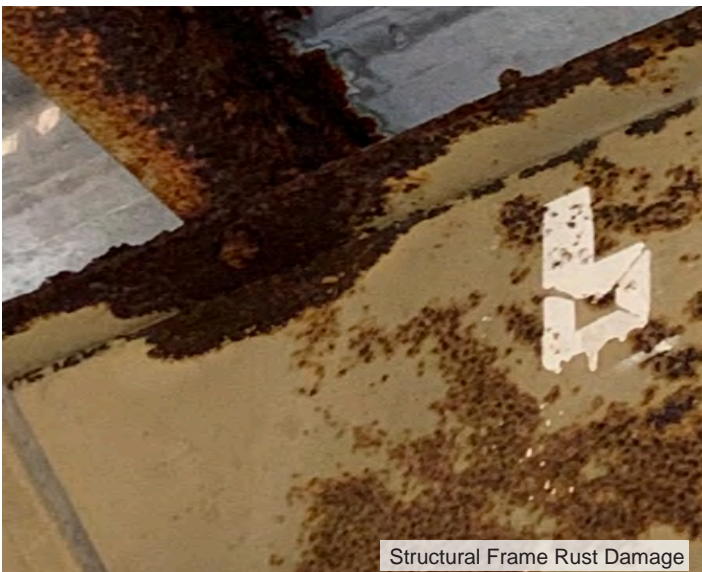
RECOMMENDATIONS:

- Address the water intrusion issues in the ceiling, walls and doorways
- Clean, repair and replace fixtures where needed
- Repair or replace lighting components
- Properly seal wall penetrations
- Consult a structural engineer to address the degree of damage to the structural framing elements
- Consult an electrical engineer to address the panel overloading issue
- Replace interior lighting
- Renovate office and restroom



Electrical Panel with no spares

Building Assessment: Maintenance Buildings
Building 1- Interior- Pre-Engineered Metal Building (PEMB)



Building Assessment: Maintenance Buildings

Building 2- Wood Frame



Building Envelope Condition

PROBLEMS:

- Overgrown vegetation in various areas of the building envelope and walkways
- Debris on roof system
- Wear and tear on finishes
- Water damage at fascia
- Gutter system needs replacement
- Fuel tank containment area is overgrown with vegetation, needs refurbishment

RECOMMENDATIONS:

- Remove overgrown vegetation from building envelope and walkways
- Remove debris from roof and assess any damage caused by vegetation
- Clean and repaint building envelope
- Repair/replace roofing
- Have a structural audit to confirm wood frame stability



Building Envelope Condition

Building Assessment: Maintenance Buildings

Building 3- Wood Frame

PROBLEMS:

- Overgrown vegetation in various areas of the building envelope and walkways
- Damage to roof system
- Wear and tear on finishes

RECOMMENDATIONS:

- Remove overgrown vegetation from building envelope and walkways
- Repair damage to roof fascia
- Clean and repaint building envelope



Building Assessment: Maintenance Buildings

Building 4- Wood Frame



Southeast Elevation

PROBLEMS:

- Overgrown vegetation in various areas of the building envelope and floor slab
- Wear and tear on finishes
- Fuel tanks pose a potential environmental issue

RECOMMENDATIONS:

- Remove overgrown vegetation from building envelope and floor slab
- Clean and repaint building envelope



East Elevation



Slab Condition



North Elevation

Building Assessment: Maintenance Buildings

Building 5- Wood Frame

PROBLEMS:

- Overgrown vegetation in various areas of the building envelope and floor slab
- Wear and tear of finishes on exterior and interior
- Debris on the interior

RECOMMENDATIONS:

- Remove overgrown vegetation from building envelope and floor slab
- Clean and repaint building envelope and interior surfaces
- Clean debris on the interior



Building Assessment: Restroom Building

Restroom Building



BUILDING ENVELOPE= 100 sq.ft.

PROBLEMS:

- Overgrown vegetation in various areas of the building envelope
- Restroom is not accessible from the exterior due to elevated threshold
- Roof needs to be replaced along with fascia and possible water damage to roof joist
- Missing gutter system
- Damaged exterior lighting
- Ventilation is under sized
- No visible exhaust system
- No natural light

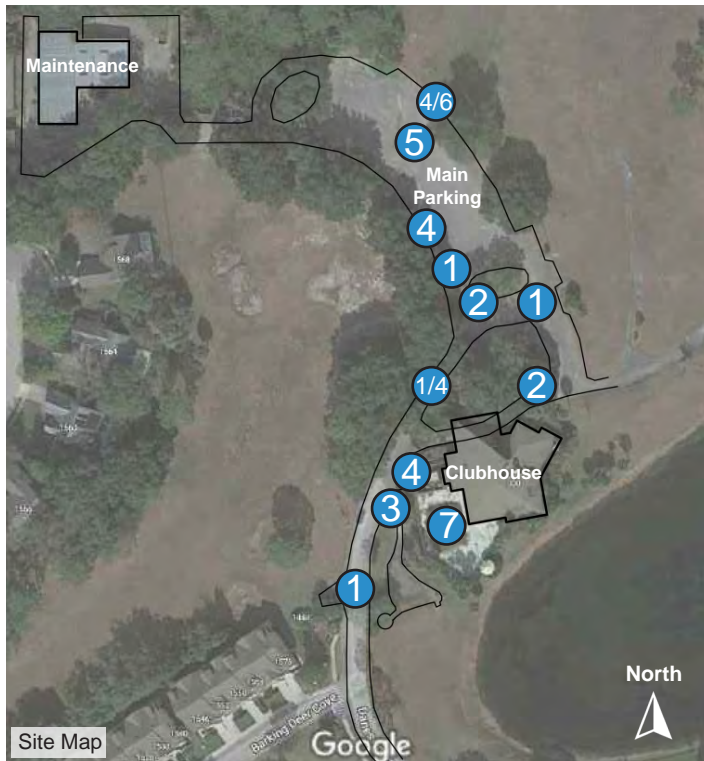


RECOMMENDATIONS:

- Remove overgrown vegetation
- Replace roof system and repair associated wood fascia, joist, and insulate
- Clean, repaint and paint exterior walls
- Replace all lighting
- Install gutter and downspout system
- Gut and reconfigure restroom to meet accessibility code requirements
- Update electrical service
- Scope sanitary line for possible clogs
- Install exhaust system
- Paint interior and exterior surfaces

Site Assessment: Clubhouse and Parking Area

Parking Area/Drainage



PROBLEMS:

1. Majority of asphalt parking lot is in good to fair condition with normal age-related cracking throughout. Some large potholes and ruts were also present
2. Early signs of upheaval from large tree roots noted in the asphalt
3. Transitions from asphalt drive to concrete cart paths have significant gaps.
4. Existing drainage and grading is not functioning as designed. Multiple locations noted with large deposits of sedimentation. Wheel stops and speed bumps are also creating dams that are impeding drainage.
5. The main parking area doesn't have required parking islands to comply with County Code
6. Main parking area is reliant on sheet flow from west to east. Run-off is collected at a concrete spillway and directs the flow into a grassed area then toward an adjacent ditch. At the eastern end of the ditch there is an overflow structure that flows into an adjacent creek. The spillway is blocked by an overturned wheel stop and debris.
7. A section of pool deck is sloped toward the building. There are currently (2) drains located in this location and are filled with debris.



Large pothole along entry drive



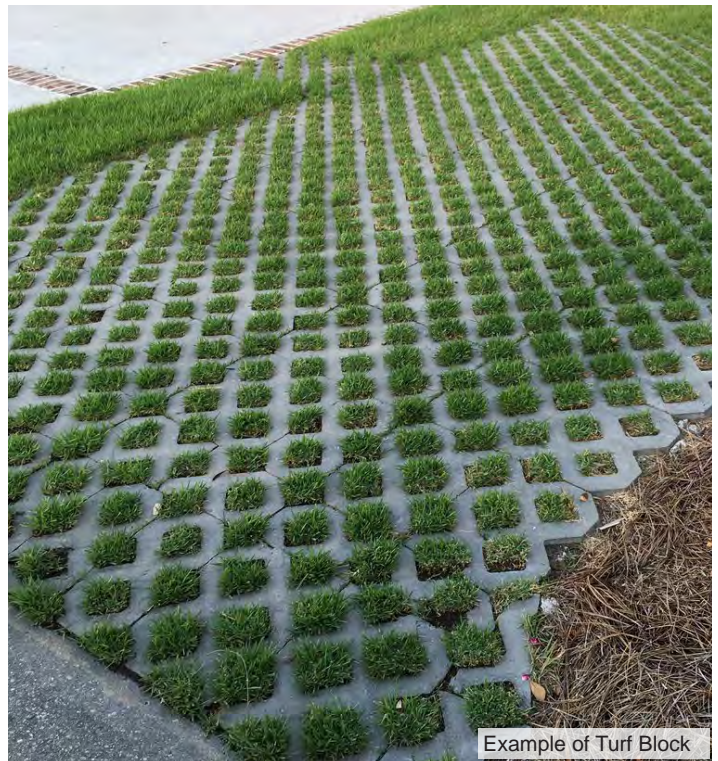
Wheel stop impeding flow at spillway and collecting debris



Rut and potholes

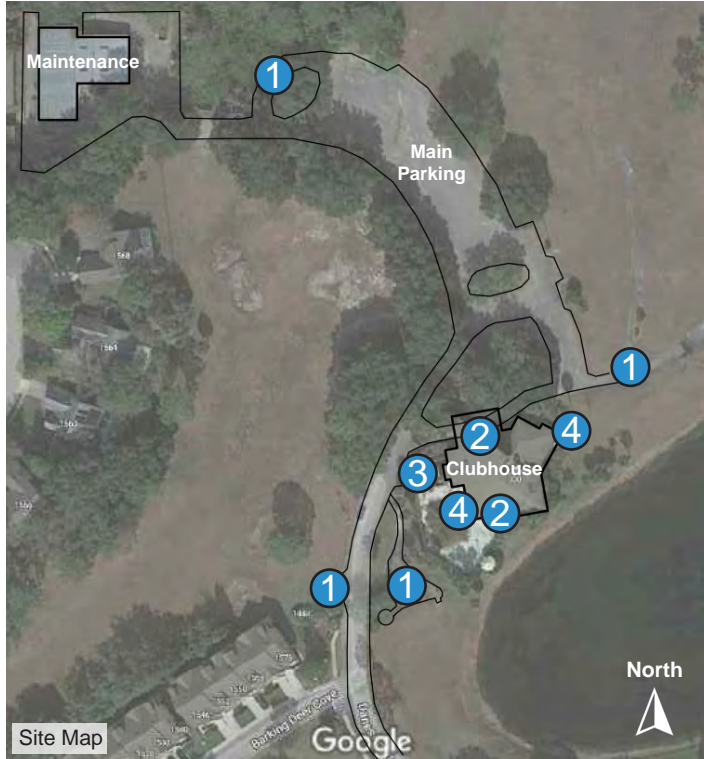
RECOMMENDATIONS:

- Fill and repair all potholes and ruts.
- Consider asphalt parking overlay (1" max)
- Remove asphalt areas surrounding large trees and increase planting areas to minimize conflicts with roots.
- Remove any concrete paths/curbing no longer needed for cart use.
- Remove asphalt and construct parking islands to comply with County code. Consider using permeable paving or reinforced turf areas to replace the center parking stalls to reduce run-off.
- Remove debris blocking spillway from main parking area to adjacent ditch. Consider planting the ditch to create a sustainable rain garden.
- Provide regular maintenance of ditches and drainage structures
- Pool/Deck area needs to be redesigned for future use. Removal of pool and deck is required. Perimeter wall may be retained or removed depending upon final design of a new patio.



Site Assessment: Clubhouse and Parking Area

Hardscape



PROBLEMS:

1. With the property no longer serving as a golf course, there are excessive concrete and asphalt access ways as well as curbing.
2. Ramps at the main entry (9% slope) and from the pool deck (24% slope) exceed ADA standards (8% slope with handrails)
3. CMU walls in the service area of the clubhouse are in good structural condition with minimal cracking visible
4. Some rust is visible on walls at locations or railing connections and along the edge of face.
5. All roadway light poles are rusted. Some fixtures are functional



Concrete cart path at driving range



Steep slope at main entrance



Pool and deck



Ramp at pool deck

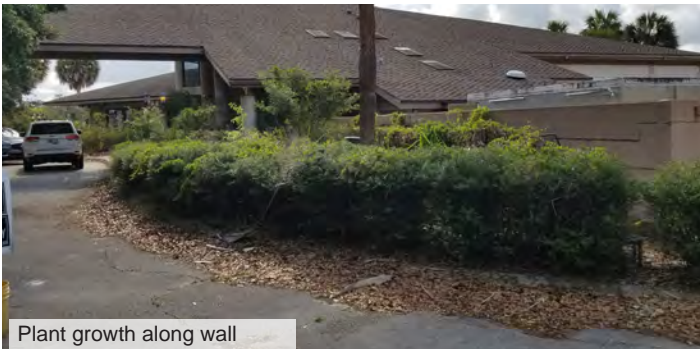
RECOMMENDATIONS:

- Remove any paving not necessary for future use and replace with grass or other permeable material
- Remove and replace ramp at the main entry to comply with ADA standards. If the pool deck area is redesigned for future use the ramp and stair in its current location should be removed. A new accessible route from this area into the building will be needed.
- Have a structural engineer verify the structural integrity of any perimeter walls
- If the wall at the pool deck is retained, repair or replace rusted railings and repair the wall.
- Replace all roadway fixtures and light poles. Existing fixture locations should remain. Use LED fixtures throughout.



Site Assessment: Clubhouse and Parking Area

Landscape



PROBLEMS:

1. Walls and structures are overgrown with plant material.
2. Various plant materials are encroaching inward on walkways.
3. Pockets of barren landscape in high visibility areas
4. The main parking area doesn't have parking islands and shade trees to comply with County Code.
5. Early signs of upheaval from large tree roots noted in the asphalt.

RECOMMENDATIONS:

- Prune/Remove vine growth along structures and walls.
- Prune back overgrown hedge plantings and shrub material adjacent to walkways. Keep growth off of walkways.
- Ensure all shade trees have a minimum clear trunk height of 8 feet from finish grade.
- Replant open landscape in high visibility areas.
- Add parking islands in the main parking area to comply with County Code. Consider not curbing to allow islands to serve as additional collection areas for drainage.
- Remove asphalt areas surrounding large trees and increase planting area to minimize conflicts with roots.
- Provide regular maintenance.

Site Assessment: Maintenance Area

Drainage/Landscape



PROBLEMS:

1. Trash and non-functioning equipment litters the site
2. Based on visual inspection, inadequate drainage appears to be a result of landscape debris and deposited runoff sediment.
3. Landscape is overgrown with debris noted throughout.

RECOMMENDATIONS:

- All trash to be removed from area
- Prune/Remove vine growth along structures and walls.
- Prune back overgrown hedge plantings and shrub material adjacent to asphalt. All dead plant material to be removed. It is expected that removing all landscape debris in locations will improve drainage.
- Ensure all trees have a minimum clear trunk height of 3 feet above all building structures or 8 feet from finish grade (whichever is greater).



Site Assessment: Maintenance Area

Utilities

PROBLEMS:

1. Aging gasoline and diesel fuel tanks should be assessed for possible contamination of the immediate area, if not already completed.
2. Irrigation pressure tank and well have been abandoned at the southeast corner of the property.
3. Wood fence at the entrance to the maintenance area is damaged.
4. Storage bins area overgrown with plant material and filled with abandoned stored material.

RECOMMENDATIONS:

- Verify that fuel tank area has had an environmental assessment. If not assessment needs to be completed to determine if remediation is required.
- Remove abandoned irrigation/well equipment.
- Remove/Replace wood fence with galvanized chain-link fence (match existing perimeter fence) to secure maintenance area.
- Remove all trash and landscape material from storage bins but retain the bins for future storage and use.
- Preserve existing turbine pump and well located within the maintenance building



Building Recommendations

Option 1: Renovation

Based on our observations the Clubhouse is in relatively good shape. The structural components seem to have held-up since its inception in 1983. Because the Clubhouse was built in 1983 it no longer meets current Building Codes, this will have an impact on its energy efficiency and structural capacity to deal with wind loads. The vast majority of these deficiencies would not need to be addressed unless any future renovations exceed the threshold set by the Authority Having Jurisdiction (permitting agency). This typically equates to the renovation cost exceeding 50% of the buildings assessed value. At that point, all life safety and structural deficiencies would need to be brought up to code. Also, any work performed under a renovation would require the affected area to be brought up to code, whether above or below the 50% threshold.

The following two options are recommended to bring the building up to current functional standards and code:

Option 1

Renovation: Clubhouse

In an effort to bring the existing facility up to acceptable condition the following will need to be addressed.

Exterior envelope: cut-back perimeter landscaping away from building skin, paint and seal all exterior siding, seal all window joints, replace damaged (dry rot) siding, repair or remove the pool, repair, replace or remove existing pool equipment, repair damaged gutters (missing leaders), install appropriate gate to service yard, clean roof skylights, and update all exterior lighting to LED fixtures. Replace and reconfigure handicapped ramps to meet current FBC accessibility requirements. Replace complete roofing system and associated damaged wood.

Interior scope; replace HVAC system, change all lighting to LED, install new building automation system (computer based control system), update fire alarm system, have a commercial kitchen consultant make recommendations to update equipment, replace all carpet, paint all interior wall surfaces (including wood ceilings), abate mold (several ceiling locations in the dining hall), have all sanitary lines scoped for potential clogs, update men's and woman's restrooms to meet Florida Building Code accessibility requirements, repair hole in woman's restroom ceiling, replace toilet partitions, replace damaged fixtures, and update bar equipment.

**Proposed Budget for Clubhouse Renovation:
11,572 SF X \$175/SF = \$2,025,100**

(The construction cost is for the building only and it does not include contractor fees, permits, impact, general conditions, contingencies, or associated site work construction. Kitchen equipment is not included in the above renovation cost.)

Benefits and compromises of renovation include:

- Less Cost
- Reuse of the existing (acceptable) structure elements
- Limited impact on general plan layout
- Compromise circulation
- Compromise site orientation, access, and open spaces

Renovation: Maintenance Complex

The pre-engineered metal building will need portions of the CMU infill wall replaced due to cracking and missing areas. The metal siding will also need some replacement due to damage and missing areas. Install soffits at roof

overhangs in an effort to help close the envelope since most are missing. Several steel columns and beams (girts) need to be replaced due to rust and/or being significantly bent. The restroom and office space need a complete overhaul. All windows and doors should be replaced. Replace fencing around perimeter of open storage bays. Paint all painted surfaces.

Given their current conditions, we would not recommend much renovation of the wood frame structures as it would not be worth the cost. Cut back overgrown vegetation, change the lighting fixtures, repair damaged wood and patch roofing. We recommend having a fuel consultant review the viability of the diesel tanks along with associated containment structure.

Proposed Budget for Maintenance Complex Renovation: 6,750 SF X \$130/SF = \$877,500 + 100,000 (for wood structures) = \$977,500

(The construction cost is for the building only and it does not include contractor fees, permits, impact, general conditions, contingencies, or associated site work construction.)

Benefits and compromises of renovation include:

- Less Cost
- Reuse of the existing (acceptable) structure elements
- Less down time
- Main renovation is for the PEMB
- Included \$100,000 for wood building updates
- Compromise ceiling heights
- Compromise circulation
- Compromise site organization

Renovation: Restroom Building

The stand-alone Restroom Building walls appear to be in relatively good condition requiring only some minor patching and paint. The shingle roofing material needs to be replaced along with damaged fascia boards. Damaged roof joist to be replaced and provided with hurricane straps. A gutter system should be installed to help manage roof runoff. To comply with Florida accessibility requirements the front entry concrete pad will need to be reconfigured to accommodate compliant threshold access and the restroom interior completely renovated with new fixtures and finishes. The building may also need to expand within the current footprint for proper clearances. Sanitary lines should be scoped, lighting updated and a mechanical exhaust system installed.

Proposed Budget for Restroom Building Renovation: 100 SF X \$1,950/SF = \$195,000

(The construction cost is for the building only and it does not include contractor fees, permits, impact, general conditions, contingencies, or associated site work construction.)

Benefits and compromises of renovation include:

- Less Cost
- Reuse of the existing (acceptable) structure elements
- Less down time
- Compromise layout due to envelope limitations.
- Compromise use of natural light

Building Recommendations

Option 2: New Construction

Option 2

New Construction: Clubhouse

Demolish entire building, including foundations. Build new facility to meet desired programmatic requirements, provide new amenities, increased accessibility, and energy efficiency. Cost is relative to building size.

Proposed Budget for New Clubhouse: 11,572 SF X \$390/SF = \$4,513,080

(The construction cost is for the building only and it does not include contractor fees, permits, impact, general conditions, contingencies, or associated site work construction. FF&E is not included in the above construction cost.)

Benefits and compromises of new construction include:

- Control building location
- Control building program
- Advantage of using energy efficient design
- Advantage of adding outside spaces for more interaction with site, natural features, and views
- Environmentally sustainable building materials
- Incorporate Accessibility code requirements
- Updated technology
- Less maintenance, life cycle cost benefit

Proposed Budget for New Maintenance Building: 7,500 SF X \$295/SF = \$2,212,500

(The construction cost is for the building only and it does not include contractor fees, permits, impact, general conditions, contingencies, or associated site work construction.)

Benefits and compromises of new construction include:

- Control building location
- Control building program
- Advantage of using energy efficient design
- Consolidate functions into one structure
- Environmentally sustainable building materials
- Incorporate Accessibility code requirements
- Less facility maintenance

**Proposed Budget for New Restroom: 400 SF
X \$1,250/SF = \$500,000**

(The construction cost is for the building only and it does not include contractor fees, permits, impact, general conditions, contingencies, or associated site work construction.)

The building size has been increased in an effort to indicate a more realistic size for the programming.

Benefits and compromises of new construction include:

- Control building location
- Control building program and size
- Advantage of using energy efficient design principals
- Code compliant
- Environmentally sustainable building materials
- Incorporate Accessibility code requirements
- Less facility maintenance

Note Regarding Costs:

- We have considered the work required to accomplish each of the 2 Options and have determined that the “order of magnitude” costs are as indicated. The costs are very general and intended only to allow for initial project budgeting. Actual take-offs of materials have not been done. The costs are based on our best judgment of current construction market conditions. Costs should be further evaluated as part of the design process.
- Even if both options are viable, items of budget, cost, time for design, demolition, construction, and remediation should be taken into consideration. Renovation of utilities, surrounding landscaping, walks, etc. should also be taken into consideration.
- Historically the clubhouse has always been an important anchor to the local neighborhood.

Site Recommendations

Clubhouse and Parking Areas

Overall site conditions are fair to good. The primary focus of improvement needs to be drainage.

Parking Areas/Drainage have cracking, potholes and inadequate drainage.

A minimal plan of action should include:

- Fill/Repair potholes and ruts
- Remove unnecessary concrete paths and curbing
- Remove debris blocking spillway on the east side of the main parking area
- Add parking islands to comply with County Code
- Provide regular maintenance of drainage ditch and structures
- Create swales adjacent to slope of asphalt.

Optional actions might include:

- Overlay of new asphalt throughout
- Apply Low Impact Development (L.I.D.) techniques to run-off collection areas.

Site Hardscape surfaces were in good condition. However, compliance with ADA standard is a concern for the ramps and entrances.

A minimal plan of action should include:

- Remove and regrade ramp at the main entry to comply with ADA standards. Since the pool/deck area will be redesigned for future use the ramp and stair in this location should be removed.
- Remove the pool and pool deck. Construct a new outdoor gathering deck.
- Perimeter walls of the pool area might be removed or retained depending upon final design of a new outdoor space. Service area wall should remain.
- Replace street and parking lot light fixtures.

Additional actions include:

- Addressing the rusting on the walls (aesthetic improvement)
- Replace decorative lighting at clubhouse.

Service Provider:

- Electric: Duke (Active)
- Water/Sewer: Seminole County (Inactive)
- Irrigation: Well on site

Landscape material is in poor condition. However, overgrowth and encroachment aren't ideal for potential future use of the facility.

A minimal plan of action should include:

- Prune/Remove growth from walls and structures
- Prune back overgrowth of hedge plantings and shrub material adjacent to walkways
- Ensure all shade trees have a minimum clear trunk height of 6 feet.
- Replant open landscape in high visibility areas.
- Add parking islands in the main parking areas to comply with County Code.
- Provide regular maintenance

Additional actions include:

- Remove asphalt areas surrounding large trees and increase planting areas (reduce run-off)

Proposed Budget for a Minimal Plan of Action = \$134,500

(The cost includes site work for Clubhouse, Parking, and Maintenance Areas)

Proposed Budget for Additional Actions= \$177,000 (in addition to the budget indicated above)

Site Recommendations

Maintenance Area

Overall the conditions are good pending any environmental contamination from fueling tanks. The primary focus of improvement needs to be drainage and the removal of trash.

Drainage/Landscape are working against each other. The overgrowth of landscape material combined with landscape debris are impeding the flow of run-off.

A minimal plan of action should include:

- All trash to be removed from area
- Prune/Remove vine growth along structures and walls.
- Prune back overgrown hedge plantings and shrub material adjacent to asphalt. All dead plant material and debris to be removed.

Additional actions include:

- Ensure all trees have a minimum clear trunk height of 3 feet from all building structures or 6 feet from finish grade (whichever is greater).

Utilities within the maintenance area are in good condition. Although a newly installed turbine pump and well are present, the site still has remnant of abandoned utilities and equipment.

A minimal plan of action should include:

- Verify that the fuel tank area has had an environmental assessment.
- Remove and cap all abandon irrigation/well equipment.
- Remove/replace wood fence with galvanized chain-link fence (match existing perimeter fence) to secure maintenance area.
- Remove all trash and landscape material from storage bins
- Preserve existing turbine pump and well located within the maintenance building

Additional actions include:

- No additional actions provided

Service Provider:

- Electric: Duke (Active)
- Water/Sewer: Seminole County (Inactive)
- Irrigation: Well on site

Proposed Budget for a Minimal Plan of Action for Clubhouse, Parking, and Maintenance Areas is listed in the Site Recommendations for the Clubhouse and Parking Areas

Conclusion

Building

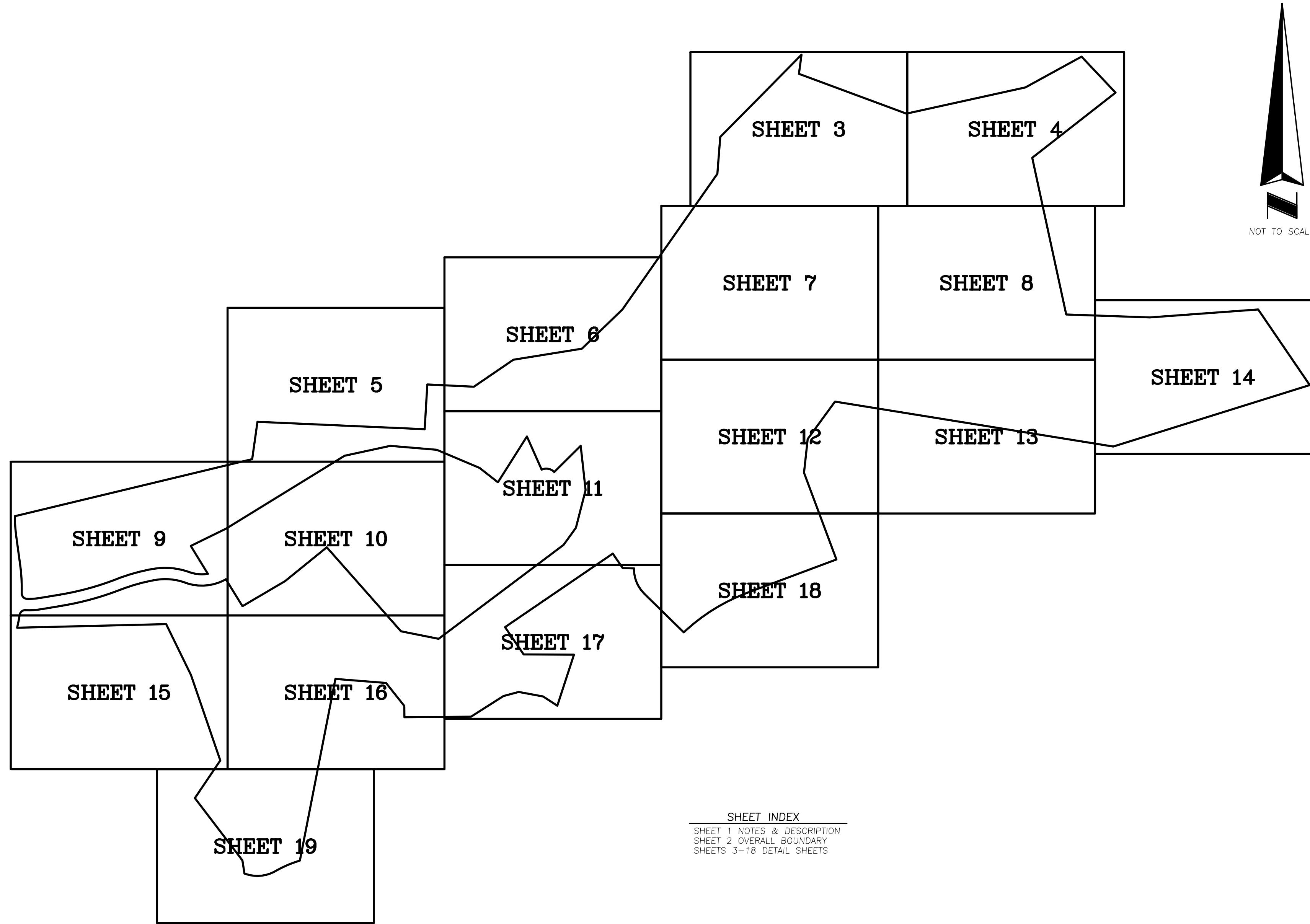
Based on the above assessment the **design team highly recommends Option 1 (renovation) for the Clubhouse and Maintenance Complex, and new construction for Restroom Building**. The cost differential between new construction verses renovation is dramatic. The differentiator is: the current buildings (Clubhouse and PEMB) are in relatively good shape, well within reason to move forward with a renovation. The **Restroom Building, based on its current size and condition, is more suited for replacement (Option 2)**.

Site

Based on the above assessment the design team strongly recommend completing all tasks in the *minimal plan of action* list.

The intent of these task is to bring back the site to an acceptable and safe level for users with minimal impact to budget.

\\sem1\CAD\66380 Country Club at Deer Run\DWG\66380001.dwg



SHEET INDEX
SHEET 1 NOTES & DESCRIPTION
SHEET 2 OVERALL BOUNDARY
SHEETS 3-18 DETAIL SHEETS

LEGEND & ABBREVIATIONS:

LEGEND & ABBREVIATIONS:

= AIR CONDITIONING UNIT	= LIGHT POLE	= CHAINLINK FENCE
= BURIED CABLE TV PEDESTAL	= LIFT STATION	= WOOD FENCE
= BACKFLOW PREVENTER	= MITERED END SECTION	= BURIED ELECTRIC LINE
= BURIED TELEPHONE PEDESTAL	= NAIL W/DISC	= FORCE MAIN
= CONCRETE MONUMENT	= POST/BOLLARD	= WATER LINE
= DRAINAGE MANHOLE	= SANITARY MANHOLE	= ACRYLONITRILE BUTADIENE STYRENE PIPE
= ELECTRIC FIXTURE	= NON-TRAFFIC SIGN	= CORRUGATED METAL PIPE
= ELECTRIC SERVICE METER	= SEWER VALVE	= DUCTILE IRON PIPE
= FLAT GRATE INLET	= TEST HOLE	= REINFORCED CONCRETE PIPE
= FIRE HYDRANT	= TRANSFORMER ON SLAB	= PLAT
= WATER SPIGOT	= VAULT	= DEED
= IRON PIPE	= WATER METER	= LINE NUMBER
= IRON ROD	= WATER VALVE	= CURVE NUMBER
= IRRIGATION VALVE	= CROSS CUT	
= IRRIGATION VALVE BOX	= YARD DRAIN	

DESCRIPTION:

PARCEL B (DEER RUN)

Begin at the Southeast corner of Lot 10, DEER RUN UNIT 6, recorded in Plat Book 25, Page 94, Public Records of Seminole County, Florida; thence North 08 degrees 52 minutes 36 seconds East, 167.00 feet along the East line of said DEER RUN UNIT 6 to the Northeast corner of Lot 9 of said DEER RUN UNIT 6, said corner lying on the Southerly boundary of STERLING PARK UNIT TWO recorded in Plat Book 17, Pages 87 and 88, Public Records of Seminole County, Florida; thence South 66 degrees 37 minutes 09 seconds East, 740.94 feet along the Southerly boundary of said STERLING PARK UNIT TWO; thence North 04 degrees 10 minutes 54 seconds East, 198.57 feet along the East line of said STERLING PARK UNIT TWO to the Southerly line of STERLING PARK UNIT THREE recorded in Plat Book 18, Pages 52, 53 and 54, Public Records of Seminole County, Florida; thence along the Southerly boundary of said STERLING PARK UNIT THREE run South 46 degrees 21 minutes 46 seconds East, 206.502 feet; thence North 56 degrees 32 minutes 05 seconds East, 212.174 feet; thence North 81 degrees 41 minutes 40 seconds East, 306.904 feet; thence North 46 degrees 43 minutes 23 seconds East, 250.416 feet; thence North 35 degrees 50 minutes 16 seconds East, 732.719 feet; thence North 05 degrees 15 minutes 28 seconds East, 163.689 feet; thence North 45 degrees 28 minutes 29 seconds East, 511.963 feet to the Westerly line of STERLING PARK UNIT FOUR recorded in Plat Book 21, Pages 6 and 7, Public Records of Seminole County, Florida; thence leaving the Southerly boundary of said STERLING PARK UNIT THREE, run along the Westerly boundary of said STERLING PARK UNIT FOUR, South 08 degrees 32 minutes 10 seconds West 85.34 feet to the Southerly boundary of said STERLING PARK UNIT FOUR; thence long said South boundary run South 68 degrees 50 minutes 53 seconds East, 507.25 feet; thence North 78 degrees 24 minutes 32 seconds East, 539.45 feet; thence North 62 degrees 05 minutes 27 seconds East, 283.48 feet; thence South 42 degrees 35 minutes 23 seconds, 219.43 feet; thence South 52 degrees 49 minutes 27 seconds West 468.48 feet; thence South 11 degrees 25 minutes 00 seconds East 710.00 feet; thence South 87 degrees 07 minutes 42 seconds East, 370.36 feet; thence leaving the boundary of said STERLING PARK UNIT FOUR, run North 86 degrees 28 minutes 25 seconds East, 480.00 feet; thence South 33 degrees 27 minutes 06 seconds East, 405.00 feet; thence South 73 degrees 24 minutes 00 seconds West, 911.60 feet; thence North 80 degrees 00 seconds West, 1,247.50 feet; thence South 37 degrees 00 minutes 00 seconds West, 205.00 feet; thence South 06 degrees 59 minutes 13 seconds West, 150.30 feet; thence South 19 degrees 39 minutes 01 seconds East, 4100.00 feet; thence South 70 degrees 20 minutes 59 seconds West, 420.48 feet to the point of curvature of a curve concave Southeasterly, having a radius of 840.00 feet and a central angle of 20 degrees 33 minutes 02 seconds; thence Southwesterly 301.28 feet along the arc of said curve to the right of way of Eagle Circle South as plotted in DEER RUN UNIT 8 "A", recorded in Plat Book 26, Pages 89 and 90, Public Records of Seminole County, Florida; thence continue 177.92 feet along the arc of said curve and along said right of way to the most Easterly corner of Lot 15 of said DEER RUN UNIT 8 "A", thence leaving said curve from a tangent bearing of South 37 degrees 39 minutes 49 seconds West, run along Northerly boundary of said DEER RUN UNIT 8 "A" North 34 degrees 21 minutes 49 seconds West, 229.50 feet; thence North 88 degrees 57 minutes 46 seconds West, 150.00 feet; thence South 46 degrees 36 minutes 49 seconds West, 100 feet; thence South 18 degrees 49 minutes 55 seconds West, 352.95 feet; thence North 55 degrees 45 minutes 25 seconds West, 75.00 feet; thence North 78 degrees 42 minutes 13 seconds West, 110.00 feet; thence South 75 degrees 50 minutes 01 seconds West, 70.17 feet; thence South 58 degrees 17 minutes 08 seconds West, 170.00 feet to the Easterly line of DEER RUN UNIT 8 "B", recorded in Plat Book 27, Page 16, Public Records of Seminole County, Florida; thence along the boundary of said DEER RUN UNIT 8 "B", run North 89 degrees 39 minutes 01 seconds West, 295.00 feet; thence North 00 degrees 20 minutes 59 seconds East, 50.00 feet; thence North 37 degrees 37 minutes 23 seconds West, 130.00 feet; thence North 84 degrees 36 minutes 03 seconds West, 225.00 feet; thence South 11 degrees 53 minutes 57 seconds West, 820.00 feet to a point on the Northerly right of way of Eagle Circle South, said point lying on a curve concave Southeasterly, having a radius of 520.00 feet; thence from a tangent bearing of South 73 degrees 57 minutes 59 seconds West, run Southwesterly 117.90 feet along the arc of said curve and also along Northerly right of way of said Eagle Circle South to the point of reverse curvature of a curve concave Northerly having a radius of 160.00 feet and a central angle of 50 degrees 48 minutes 13 seconds, said curve lying on the Northerly boundary of STERLING PARK UNIT 24, recorded in Plat Book 20, Pages 82, 83 and 84, Public Records of Seminole County, Florida; thence run Westerly 141.87 feet along the arc of said curve to the Easterly boundary of DEER RUN UNIT 22, recorded in Plat Book 24, Pages 3 and 4, Public Records of Seminole County, Florida; thence leaving said curve and the Northerly right of way of Eagle Circle South from a tangent bearing of North 68 degrees 13 minutes 16 seconds West, run along the boundary of said DEER RUN UNIT 22, North 08 degrees 05 minutes 12 seconds West 59.09 feet; thence North 24 degrees 36 minutes 07 seconds West, 346.42 feet; thence North 34 degrees 51 minutes 24 seconds East, 201.39 feet; thence North 18 degrees 06 minutes 56 seconds West, 400.28 feet; thence North 12 degrees 12 minutes 10 seconds West, 250.47 feet to the North boundary of said DEER RUN UNIT 22; thence North 89 degrees 25 minutes 50 seconds West, 659.79 feet along said North boundary to a point of the Easterly right of way of Eagle Circle as plotted in DEER RUN UNIT 5, recorded in Plat Book 26, Pages 33 and 34, Public Records of Seminole County, Florida, said point lying on a curve concave Westerly having a radius of 755.47 feet and a central angle of 04 degrees 24 minutes 40 seconds; thence leaving the boundary of said DEER RUN UNIT 22 from a tangent bearing of North 14 degrees 23 seconds East, run Northerly 58.16 feet along the arc of said curve and also along the Easterly right of way of said Eagle Circle to the point of reverse curvature of a curve concave Southeasterly having a radius of 250.00 feet, and a central angle of 82 degrees 58 minutes 33 seconds, said point lying on the Southerly right of way of Fairway Oaks Drive as plotted in FAIRWAY OAKS AT DEER RUN, recorded in Plat Book 23, Pages 41, 42 and 43, Public Records of Seminole County, Florida; thence along the Southerly right of way of said Fairway Oaks Drive run Northerly 36.21 feet along the arc of said curve to the point of reverse curvature of a curve concave Northerly having a radius of 370.00 feet and a central angle of 11 degrees 27 minutes 06 seconds; thence Easterly 73.95 feet along the arc of said curve to the point of tangency; thence North 81 degrees 21 minutes 10 seconds West, 250.47 feet to the North boundary of said DEER RUN UNIT 22; thence North 08 degrees 05 minutes 12 seconds West, 150.30 feet to the point of curvature of a curve concave Northerly having a radius of 1300.00 feet and a central angle of 11 degrees 51 minutes 54 seconds; thence Northerly 269.21 feet along the arc of said curve to the point of reverse curvature of a curve concave Southeasterly having a radius of 795.00 feet and a central angle of 11 degrees 26 minutes 37 seconds; thence Northerly 158.86 feet along the arc of said curve to the point of compound curvature of a curve concave Southerly having a radius of 260.00 feet and a central angle of 29 degrees 52 minutes 50 seconds; thence Easterly 135.59 feet along the arc of said curve to the point of reverse curvature of a curve concave Northerly having a radius of 215.00 feet and a central angle of 49 degrees 27 minutes 54 seconds; thence Easterly 185.62 feet along the arc of said curve to the most Easterly corner of Lot 43 FAIRWAY OAKS AT DEER RUN FIRST REPLAT, recorded in Plat Book 26, Page 15, Public Records of Seminole County, Florida; thence leaving the Southerly right of way of Fairway Oaks Drive from a tangent bearing of North 81 degrees 21 minutes 09 seconds East, run South 30 degrees 50 minutes 00 seconds West, 140.16 feet along the Westerly line of said Lot 43; thence along the Southeasterly boundary of said FAIRWAY OAKS AT DEER RUN FIRST REPLAT, run North 60 degrees 19 minutes 31 seconds East, 219.25 feet; thence North 51 degrees 18 minutes 00 seconds East, 237.31 feet to the most Southerly corner of Lot 38 of said FAIRWAY OAKS AT DEER RUN; thence along the boundary of said FAIRWAY OAKS AT DEER RUN, run South 40 degrees 36 minutes 54 seconds East, 496.31 feet; thence South 77 degrees 54 minutes 25 seconds East, 169.85 feet; thence North 53 degrees 53 minutes 31 seconds East, 692.18 feet; thence North 36 degrees 36 minutes 37 seconds East, 93.16 feet; thence North 15 degrees 13 minutes 02 seconds East, 172.63 feet; thence North 03 degrees 27 minutes 03 seconds West, 197.06 feet; thence South 46 degrees 08 minutes 23 seconds West, 164.93 feet to a point on a curve concave Southerly having a radius of 50.00 feet and a central angle of 69 degrees 12 minutes 45 seconds; thence from a tangent bearing of North 43 degrees 51 minutes 37 seconds West, run Westerly 60.39 feet along the arc of said curve; thence leaving said curve run North 23 degrees 04 minutes 22 seconds West, 164.41 feet; thence South 13 degrees 12 minutes 14 seconds West, 240.07 feet; thence North 50 degrees 53 minutes 44 seconds West, 103.26 feet; thence North 66 degrees 17 minutes 54 seconds West, 206.28 feet; thence North 84 degrees 28 minutes 36 seconds West, 206.28 feet; thence South 78 degrees 43 minutes 41 seconds West, 207.14 feet; thence South 59 degrees 10 minutes 00 seconds West, 623.94 feet; thence South 64 degrees 52 minutes 39 seconds West, 175.87 feet; thence South 30 degrees 50 minutes 00 seconds East, 145.00 feet to a point of the Northerly right of way of said Fairway Oaks Drive, said point lying on a curve concave Northerly having a radius of 165.00 feet and a central angle of 29 degrees 12 minutes 16 seconds; thence along the Northerly right of way of said Fairway Oaks Drive from a tangent bearing of South 81 degrees 36 minutes 47 seconds West, run Westerly 84.10 feet along the arc of said curve to the point of reverse curvature of a curve concave Southerly having a radius of 310.00 feet and a central angle of 29 degrees 52 minutes 50 seconds; thence Westerly 161.67 feet along the arc of said curve to the point of compound curvature of a curve concave Southeasterly having a radius of 845.00 feet and a central angle of 11 degrees 26 minutes 57 seconds; thence Southwesterly 168.85 feet along the arc of said curve to the point of reverse curvature of a curve concave Northerly having a radius of 1250.00 feet and a central angle of 11 degrees 51 minutes 54 seconds; thence Southwesterly 258.85 feet along the arc of said curve to the point of tangency; thence South 81 degrees 21 minutes 10 seconds West, 90.00 feet to the point of curvature of a curve concave Northerly having a radius of 320.00 feet and a central angle of 10 degrees 19 minutes 00 seconds; thence Westerly 57.62 feet along the arc of said curve to the point of compound curvature of a curve concave Northerly having a radius of 25.00 feet and a central angle of 09 degrees 47 minutes 46 seconds; thence Northerly 62 feet along the arc of said curve to the reverse curvature of a curve concave Westerly, having a radius of 755.47 feet and a central angle of 09 degrees 29 minutes 45 seconds; thence leaving the Northerly right of way of said Fairway Oaks Drive run Northerly 125.21 feet along the arc of said curve and also along the Easterly right of way of said Eagle Circle to the point of tangency; thence continuing along the Easterly right of way of said Eagle Circle, run North 07 degrees 01 minutes 49 seconds West, 127.78 feet to the point of curvature of a curve concave Easterly having a radius of 674.71 feet and a central angle of 07 degrees 36 minutes 37 seconds; thence Northerly 89.62 feet along the arc of said curve to the Southerly line of Lot 21 of said DEER RUN UNIT 6, thence leaving said Easterly right of way of Eagle Circle from a tangency bearing of North 00 degrees 34 minutes 48 seconds East, run North 77 degrees 18 minutes 36 seconds East, 1080.68 feet along the Southerly line of Lots 21, 20, 19, 17, 16, 15, 14, 13, 12, 11 and 10 of said DEER RUN UNIT 6 to the POINT OF BEGINNING.

PARCEL B-1 (DESCRIPTION OF FRONT NINE WITHIN STERLING PARK UNITS TWO AND THREE)

Begin at the Southeast corner of STERLING PARK UNIT TWO as recorded in Plat Book 17, Pages 87 and 88, Public Records of Seminole County, Florida; thence North 86 degrees 37 minutes 09 seconds West, 740.94 feet along the Southerly boundary of said STERLING PARK UNIT TWO; thence North 08 degrees 52 minutes 36 seconds East, 64.15 feet; thence North 67 degrees 53 minutes 52 seconds East, 151.17 feet; thence South 88 degrees 13 minutes 56 seconds East, 426.64 feet; thence North 69 degrees 33 minutes 27 seconds East, 292.53 feet; thence North 80 degrees 17 minutes 11 seconds East, 290.91 feet to a point on the Southerly boundary of STERLING PARK UNIT THREE, as recorded in Plat Book 18, Pages 52, 53 and 54, Public Records of Seminole County, Florida; thence South 56 degrees 32 minutes 05 seconds West, 212.174 feet along said Southerly boundary; thence North 86 degrees 21 minutes 46 seconds East, 206.502 feet along said Southerly boundary to the Easterly boundary of the aforesaid STERLING PARK UNIT TWO; thence South 04 degrees 10 minutes 54 seconds West, 198.57 feet to the POINT OF BEGINNING.

LESS Parcel B-3 (Villas at Deer Run)

A portion of land lying in Section 15, Township 21 South, Range 30 East, being more particularly described as follows:

BEGIN at the most Easterly corner of Lot 15, Deer Run Unit-8 "A", as recorded in Plat Book 26, Pages 89 through 90 of the Official Records of Seminole County, Florida, said point also being a point on the Westerly right-of-way line of eagle Circle Drive; thence departing said Westerly right-of-way line run North 35°12'21" West along the Northerly line of Lot 15 and Lot 16 of said Deer Run Unit-8 "A" for a distance of 229.50 feet to a Northerly corner of Lot 16; thence run North 89°48'18" West along the Northerly lines of said Lot 16 and Lot 17 of said Deer Run Unit-8 "A" for a distance of 150.00 feet to a Northerly corner of said Lot 17; thence run South 45°46'17" West along the Northerly line of said Lot 17 for a distance of 100.00 feet to the Westerly corner of said Lot 17; thence run South 17°59'23" West along the Westerly line of Lot 15 of said Deer Run Unit-8 "A" for a distance of 114.88 feet to the Westerly corner of said Lot 15; thence departing said Westerly corner run North 89°46'06" West for a distance of 222.88 feet; thence run North 34°17'02" West for a distance of 146.55 feet; thence run North 55°42'58" East for a distance of 577.64 feet; thence run South 34°17'02" East for a distance of 77.68 feet; thence run South 89°26'57" East for a distance of 50.00 feet to a point on a non-tangent curve concave to the East and having a radius of 150.32 feet, thence from a tangent bearing of South 01°33'03" West, run Southeasterly along said curve through a central angle of 47°13'04" for an arc distance of 123.88 feet to a point of tangency; thence run South 45°40'01" East for a distance of 244.87 feet to a point on a non-tangent curve concave Southeasterly and having a radius of 819.33 feet said point also being on the aforesaid Westerly right-of-way line of Eagle Circle Drive, thence from a tangent bearing of South 45°01'18" West run Southwesterly along said curve and aforesaid Westerly right-of-way line through a central angle of 10°08'12" for an arc distance of 145.03 feet to aforesaid POINT OF BEGINNING.

SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown hereon are based on the East line of Deer Run Unit-6, Plat Book 25, Page 94, being North 08°02'31" East. Bearings and distances shown hereon are measured unless otherwise noted.
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Primary Control for this project was established using Static GPS methods and was processed using National Geodetic Survey (NGS) OPUS-RS service; distances shown are GRID distances.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.
- Right of Way Information shown hereon was determined by found monumentation, recorded plats, and information obtained on the Seminole County Property Appraisers web site.
- The above described parcel contains 134.79 acres, more or less.
- Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
- Fences were located only where dimensioned and may not run straight; ownership of fences, if any, are unknown.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6000 All American Boulevard Orlando, Florida 32817-4350 Phone: (407) 292-8580 e-mail: info@southesternsurveying.com Certification Number: 12B2108		BY	
		REVISION	
REVISION DATE		SHEET NUMBER 1 OF 19	NOT VALID WITHOUT SHEETS 1 THROUGH 19
AS SHOWN			
Project:	Boundary Survey	Scale:	1" = 40'
Field Date:	300 Daineswood Way Casselberry Florida	Drawn By:	JMG
June 16, 2021			
Seminole County Board of County Commissioners		DRAWING NUMBER 66380001 SHEET NUMBER 1 OF 19	

NOT FOR CONSTRUCTION

LINE #	BEARING	LENGTH
L1	N09°02'31"E	167.00'
L2	S87°27'17"E	740.94'
L3	N03°20'46"E	198.57'
L4	S87°11'54"E	206.38'
L5	N85°40'48"E	211.98'
L6	N80°52'30"E	306.90'
L7	N45°54'13"E	250.32'
L8	N34°59'40"E	732.72'
L9	N04°24'52"E	163.69'
L10	N44°38'44"E	511.90'
L11	S07°42'23"W	85.34'
L12	S69°40'40"E	507.25'
L13	N77°34'45"E	539.45'
L14	N61°15'40"E	283.48'
L15	S43°25'10"E	219.43'
L16	S51°59'40"E	488.48'
L17	S12°14'47"E	710.00'
L18	S87°07'29"E	370.36'
L19	N85°46'39"E	480.98'
L20	S34°16'35"E	405.38'
L21	S72°38'39"W	911.60'
L22	N80°49'35"W	1247.50'
L23	S36°09'32"W	205.22'
L24	S06°09'30"W	150.30'
L25	S20°28'44"E	409.81'

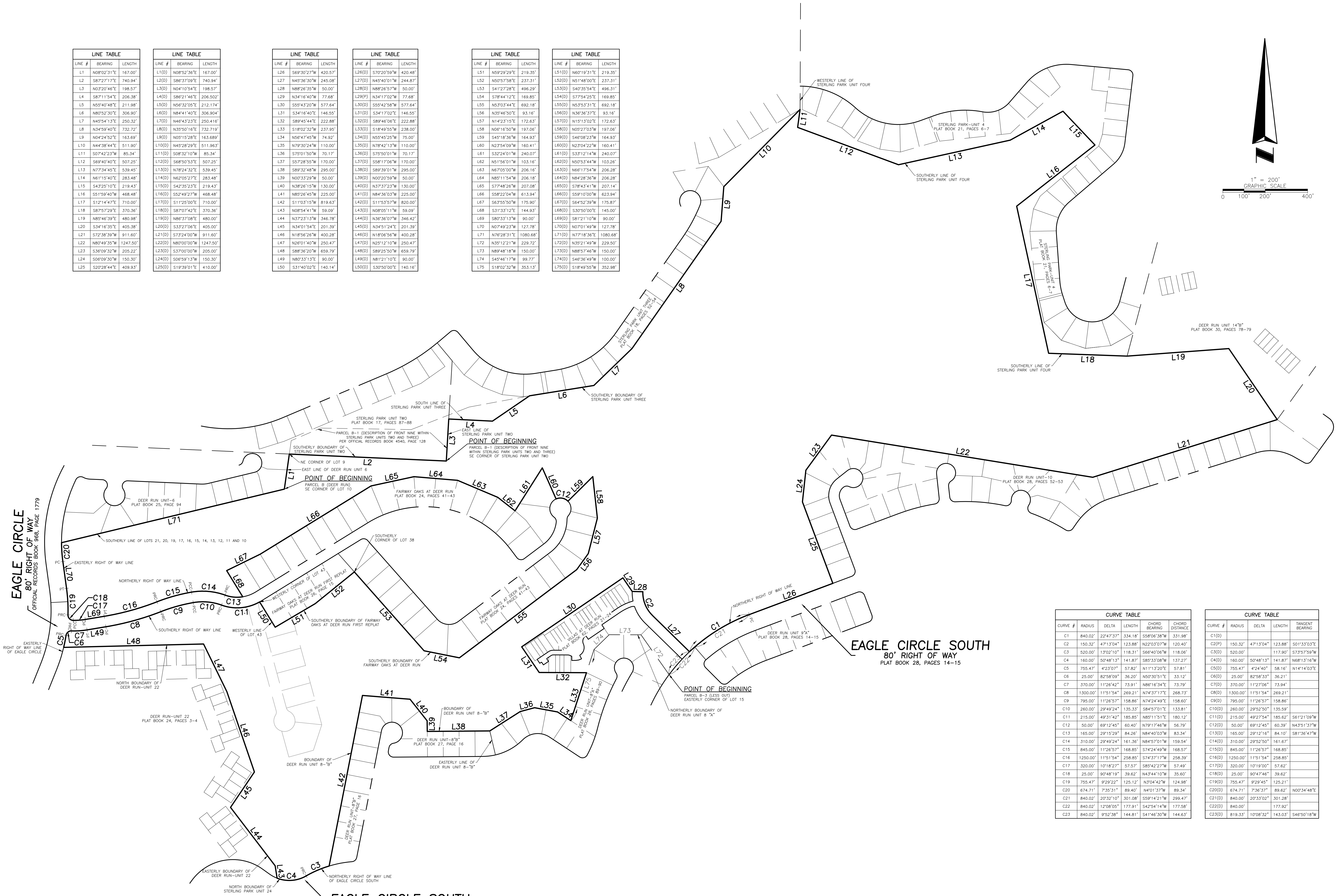
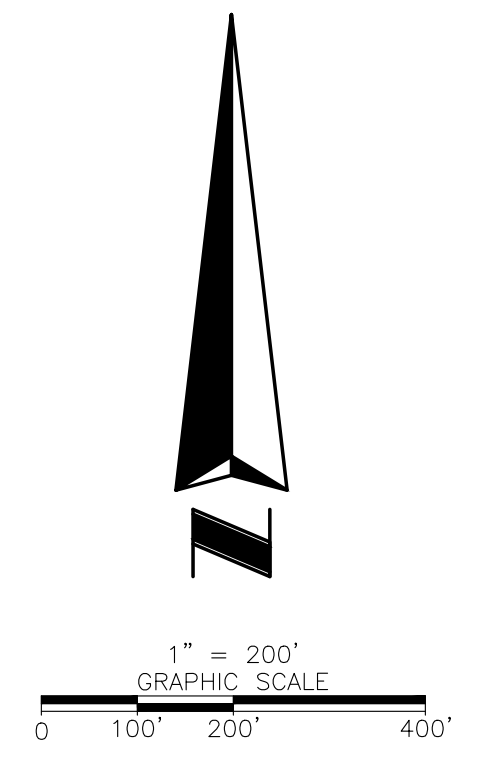
LINE #	BEARING	LENGTH
L1(D)	N09°52'36"E	167.00'
L2(D)	S86°37'09"E	740.94'
L3(D)	N04°10'54"E	198.57'
L4(D)	S86°21'46"E	206.50'
L5(D)	N86°32'05"E	212.174'
L6(D)	N84°41'40"E	306.904'
L7(D)	N46°43'23"E	250.416'
L8(D)	N35°50'16"E	732.719'
L9(D)	N05°15'28"E	163.689'
L10(D)	N45°28'29"E	511.963'
L11(D)	S08°32'10"W	85.34'
L12(D)	S68°50'53"E	507.25'
L13(D)	N78°24'32"E	539.45'
L14(D)	N62°05'27"E	283.48'
L15(D)	S42°35'23"E	219.43'
L16(D)	S52°49'27"W	488.48'
L17(D)	S11°25'00"E	710.00'
L18(D)	S87°07'42"E	370.36'
L19(D)	N86°37'08"E	480.00'
L20(D)	S33°27'06"E	405.00'
L21(D)	S73°24'00"W	911.60'
L22(D)	N80°00'00"W	1247.50'
L23(D)	S37°00'00"W	205.00'
L24(D)	S06°59'13"W	150.30'
L25(D)	S19°39'01"E	410.00'

LINE #	BEARING	LENGTH
L26	S69°30'27"W	420.57'
L27	N49°36'30"W	245.08'
L28	N88°26'35"W	50.00'
L29	N34°16'40"W	77.68'
L30	S55°43'20"W	577.64'
L31	S34°18'40"E	146.55'
L32	S89°45'44"E	223.88'
L33	S18°02'32"W	237.95'
L34	N56°47'45"W	74.92'
L35	N79°30'24"W	110.00'
L36	S75°01'50"W	70.17'
L37	S57°28'55"W	170.00'
L38	S89°32'48"W	295.00'
L39	N00°33'29"W	50.00'
L40	N38°26'15"W	130.00'
L41	N85°26'45"W	225.00'
L42	S11°03'15"W	819.63'
L43	N08°54'41"W	59.09'
L44	N37°23'13"W	346.78'
L45	N34°01'54"E	201.39'
L46	N18°06'26"W	400.28'
L47	N26°01'54"E	250.47'
L48	S88°36'20"W	659.79'
L49	N80°33'13"E	90.00'
L50	S31°40'02"E	140.14'

LINE #	BEARING	LENGTH
L26(D)	S70°20'59"W	420.48'
L27(D)	N49°40'01"W	244.87'
L28(D)	N88°26'37"W	50.00'
L29(D)	N34°17'02"W	77.68'
L30(D)	S55°42'58"W	577.64'
L31(D)	S34°17'02"E	146.55'
L32(D)	S89°46'06"E	223.88'
L33(D)	S18°49'55"W	238.00'
L34(D)	N55°45'25"W	75.00'
L35(D)	N78°42'13"W	110.00'
L36(D)	S75°50'01"W	70.17'
L37(D)	S58°17'06"W	170.00'
L38(D)	S89°39'01"W	295.00'
L39(D)	N00°20'59"W	50.00'
L40(D)	N37°37'23"W	130.00'
L41(D)	N83°36'03"W	225.00'
L42(D)	S11°53'57"W	820.00'
L43(D)	N08°05'11"W	59.09'
L44(D)	N36°36'07"W	346.42'
L45(D)	N34°51'24"E	201.39'
L46(D)	N18°06'56"W	400.28'
L47(D)	N25°12'10"W	250.47'
L48(D)	S89°25'50"W	659.79'
L49(D)	N81°21'10"E	90.00'
L50(D)	S30°50'00"E	140.16'

LINE #	BEARING	LENGTH
L51	N59°29'29"E	219.35'
L52	N52°57'58"E	237.31'
L53	S41°27'28"E	496.29'
L54	S78°44'12"E	168.85'
L55	N53°03'44"E	692.18'
L56	N35°46'50"E	93.16'
L57	N14°23'15"E	173.63'
L58	N02°16'50"W	197.06'
L59	S45°18'36"W	164.93'
L60	N23°54'09"W	160.41'
L61	S32°24'01"W	240.07'
L62	N51°56'01"W	103.16'
L63	N67°05'00"W	206.16'
L64	N85°11'54"W	206.18'
L65	S77°48'26"W	207.08'
L66	S58°22'04"W	613.94'
L67	S63°55'50"W	175.90'
L68	S31°33'12"E	144.93'
L69	S80°33'13"W	90.00'
L70	N07°49'23"W	127.78'
L71	N76°28'31"E	1080.68'
L72	N35°12'21"W	229.72'
L73	N89°48'18"W	150.00'
L74	S45°46'17"W	99.77'
L75	S18°02'32"W	353.13'

LINE #	BEARING	LENGTH
L51(D)	N60°19'31"E	219.35'
L52(D)	N51°48'00"E	237.31'
L53(D)	S40°35'24"E	496.31'
L54(D)	S77°54'25"E	168.85'
L55(D)	N53°03'31"E	692.18'
L56(D)	N35°46'31"E	93.16'
L57(D)	N15°13'02"E	173.63'
L58(D)	N02°27'03"W	197.06'
L59(D)	S46°08'23"W	164.93'
L60(D)	N23°04'22"W	160.41'
L61(D)	S33°12'14"W	240.07'
L62(D)	N50°53'44"W	103.28'
L63(D)	N66°17'54"W	206.28'
L64(D)	N84°28'36"W	206.28'
L65(D)	S78°43'41"W	207.14'
L66(D)	S59°10'00"W	623.94'
L67(D)	S64°52'39"W	175.87'
L68(D)	S30°50'00"E	145.00'
L69(D)	S81°21'10"W	90.00'
L70(D)	N07°01'49"W	127.78'
L71(D)	N77°18'36"E	1080.68'
L72(D)	N35°21'49"W	229.50'
L73(D)	N88°57'46"W	150.00'
L74(D)	S46°36'49"W	100.00'
L75(D)	S18°49'55"W	352.98'

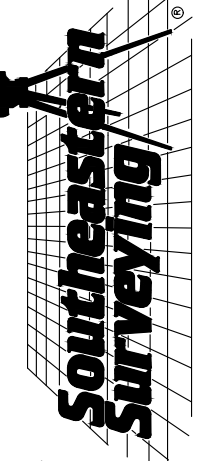


CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	840.02'	22°47'37"	334.18'	S58°06'58"W	331.98'
C2	150.32'	47°13'04"	123.88'	N22°03'07"W	120.40'
C3	520.00'	13°02'10"	118.31'	S66°40'06"W	118.06'
C4	160.00'	50°48'13"	141.87'	S85°33'08"W	137.27'
C5	755.47'	4°23'07"	57.82'	N11°13'20"E	57.81'
C6	25.00'	82°58'09"	36.20'	N50°30'51"E	33.12'
C7	370.00'	11°26'42"	73.91'	N86°16'34"E	73.79'
C8	1300.00'	11°51'54"	269.21'	N74°37'17"E	268.73'
C9	795.00'	11°26'57"	158.86'	N74°24'49"E	158.60'
C10	260.00'	29°49'24"	135.33'	S84°57'01"E	133.81'
C11	215.00'	49°31'42"	185.85'	N85°11'51"E	180.12'
C12	50.00'	89°12'45"	65.40'	N70°17'46"W	56.79'
C13	165.00'	29°15'29"	84.26'	N84°40'03"W	83.34'
C14	310.00'	29°49'24"	161.38'	N84°57'01"E	159.54'
C15	845.00'	11°26'57"	168.85'	S74°24'49"W	168.57'
C16	1250.00'	11°51'54"	258.85'	S74°37'17"W	258.39'
C17	320.00'	10°18'27"	57.57'	S85°42'27"E	57.49'
C18	25.00'	90°48'19"	39.62'	N43°44'10"W	35.60'
C19	755.47'	9°29'22"	125.12'	N30°44'27"E	124.98'
C20	674.71'	7°35'31"	89.40'	N40°13'37"W	89.34'
C21	840.02'	20°32'10"	301.08'	S59°14'21"W	299.47'
C22	840.02'	12°08'05"	177.91'	S42°54'14"W	177.92'
C23	840.02'	9°52'38"	144.81'	S41°46'30"W	144.63'

CURVE #	RADIUS	DELTA	LENGTH	TANGENT BEARING
C1(D)	840.02'	22°47'37"	334.18'	S58°06'58"W
C2(D)	150.32'	47°13'04"	123.88'	S01°33'03"E
C3(D)	520.00'	13°02'10"	118.31'	N17°90' S73°57'59"W
C4(D)	160.00'	50°48'13"	141.87'	N68°13'16"W
C5(D)	755.47'	4°24'40"	58.16'	N14°14'03"E
C6(D)	25.00'	82°58'33"	36.21'	
C7(D)	370.00'	11°27'06"	73.94'	
C8(D)	1300.00'	11°51'54"	269.21'	
C9(D)	795.00'	11°26'57"	158.86'	
C10(D)	260.00'	29°52'50"	135.59'	
C11(D)	215.00'	49°27'54"	185.62'	S61°21'09"W
C12(D)	50.00'	89°12'45"	60.39'	N43°51'37"W
C13(D)	165.00'	29°12'16"	84.10'	S81°36'47"W
C14(D)	310.00'	29°52'50"	161.67'	
C15(D)	845.00'	11°26'57"	168.85'	
C16(D)	1250.00'	11°51'54"	258.85'	
C17(D)	320.00'	10°19'00"	57.62'	
C18(D)	25.00'	90°47'46"	39.62'	
C19(D)	755.47'	9°29'45"	125.21'	
C20(D)	674.71'	7°36'37"	89.62'	N00°34'48"E
C21(D)	840.00'	20°33'02"	301.28'	
C22(D)	840.00'	12°08'32"	177.92'	
C23(D)	819.33'	10°08'32"	143.03'	S40°50'18"W

NOT FOR CONSTRUCTION

SHEET NUMBER 2 OF 19
NOT VALID FOR PLATS
1 THROUGH 19



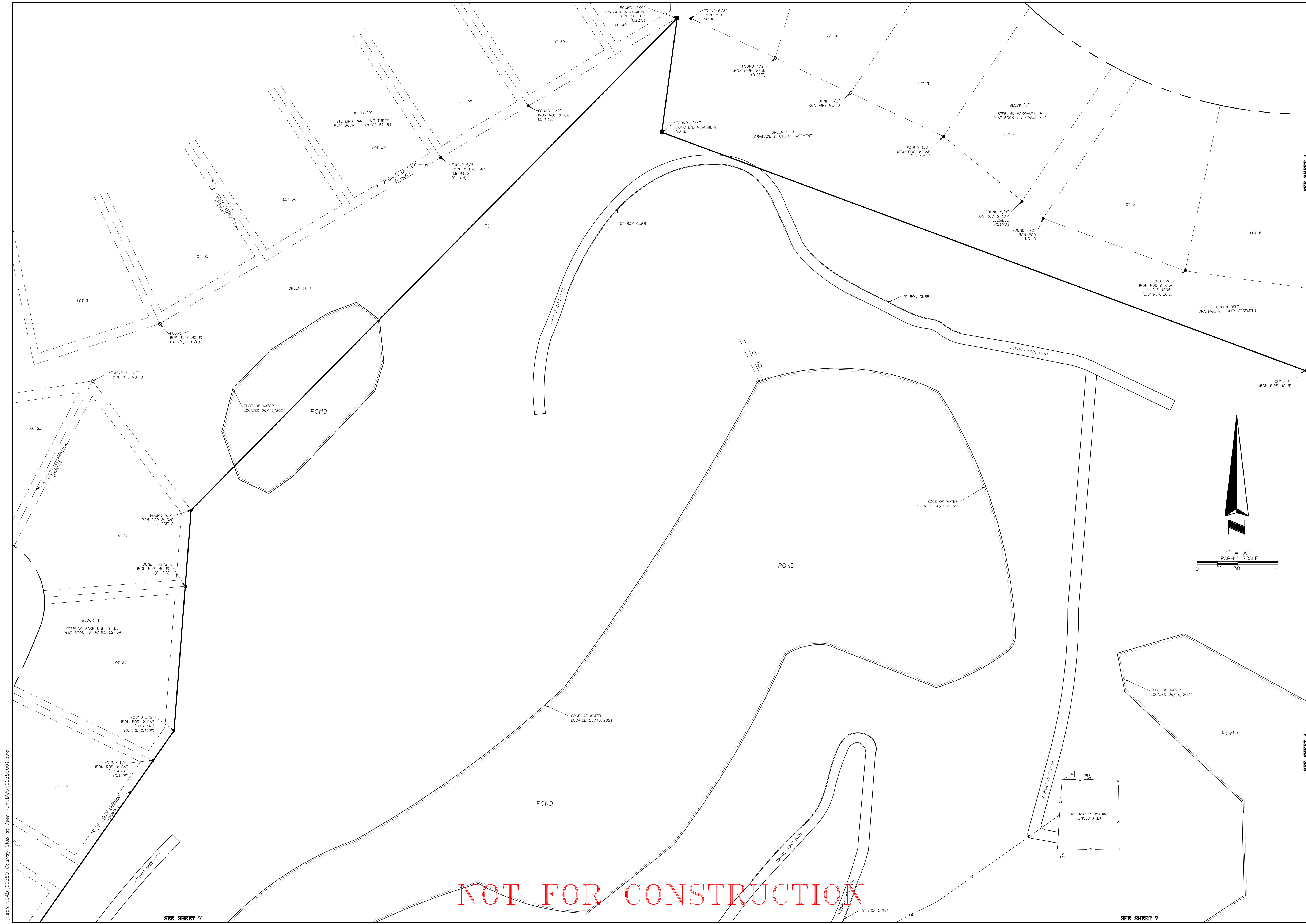
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6000 All American Boulevard
Orlando, Florida 32810-4309
(407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number: 182108

BY	REVISION	REVISION DATE

Boundary Survey
300 Daineswood Way
Casselberry Florida
Project:
Field Date: June 16, 2021
Drawn By: JWC
Scale: 1"=50'-0"

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
66380001
SHEET NUMBER
2 OF 19



NOT FOR CONSTRUCTION

SEE SHEET 7

SEE SHEET 7

SHEET NUMBER 3 OF 19
NOT VALID WITHOUT SHEETS
1 THROUGH 19

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Certification Number: LB2108

Boundary Survey
300 Daineswood Way
Casselberry Florida

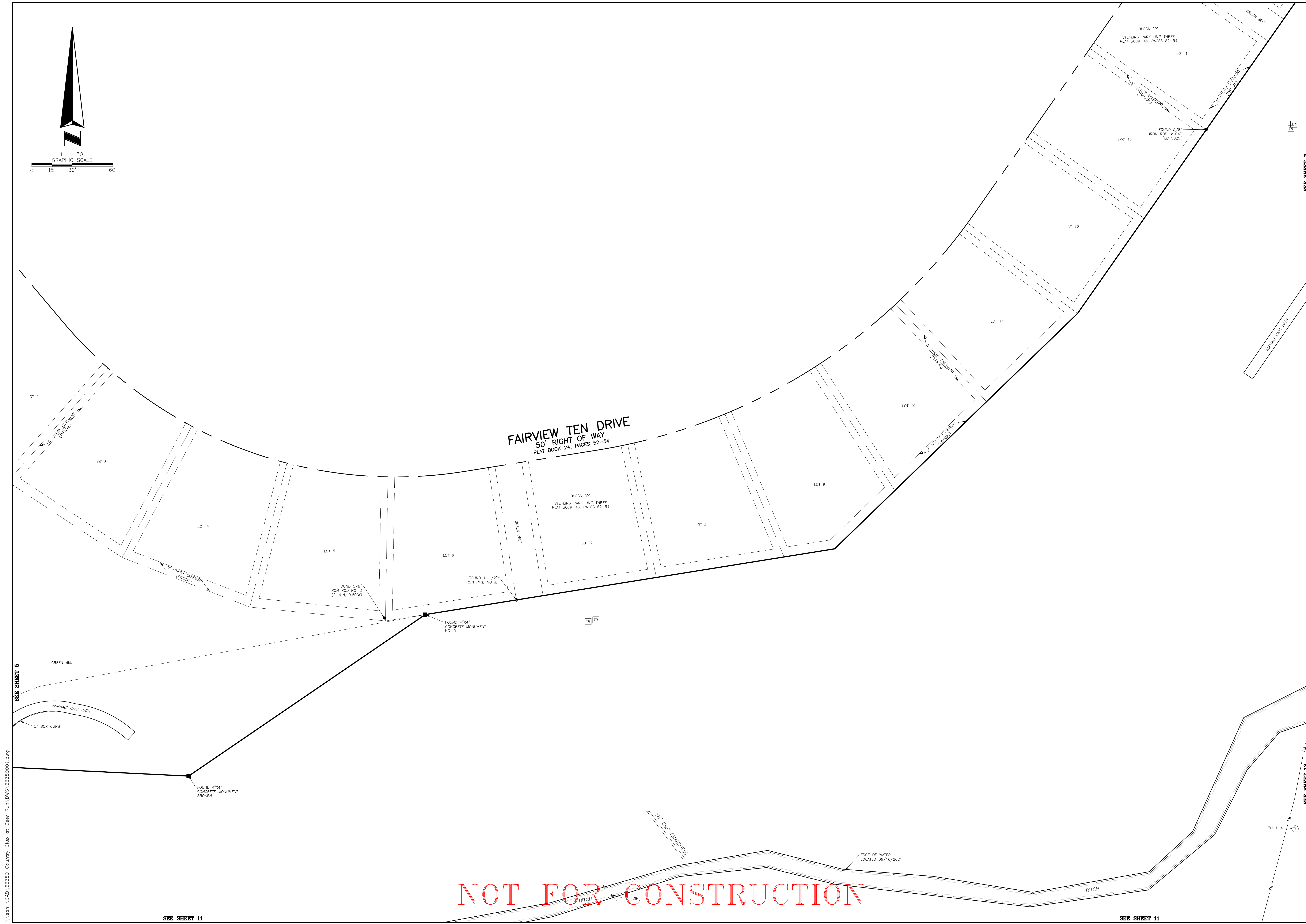
Project:
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Drawn By: JWC
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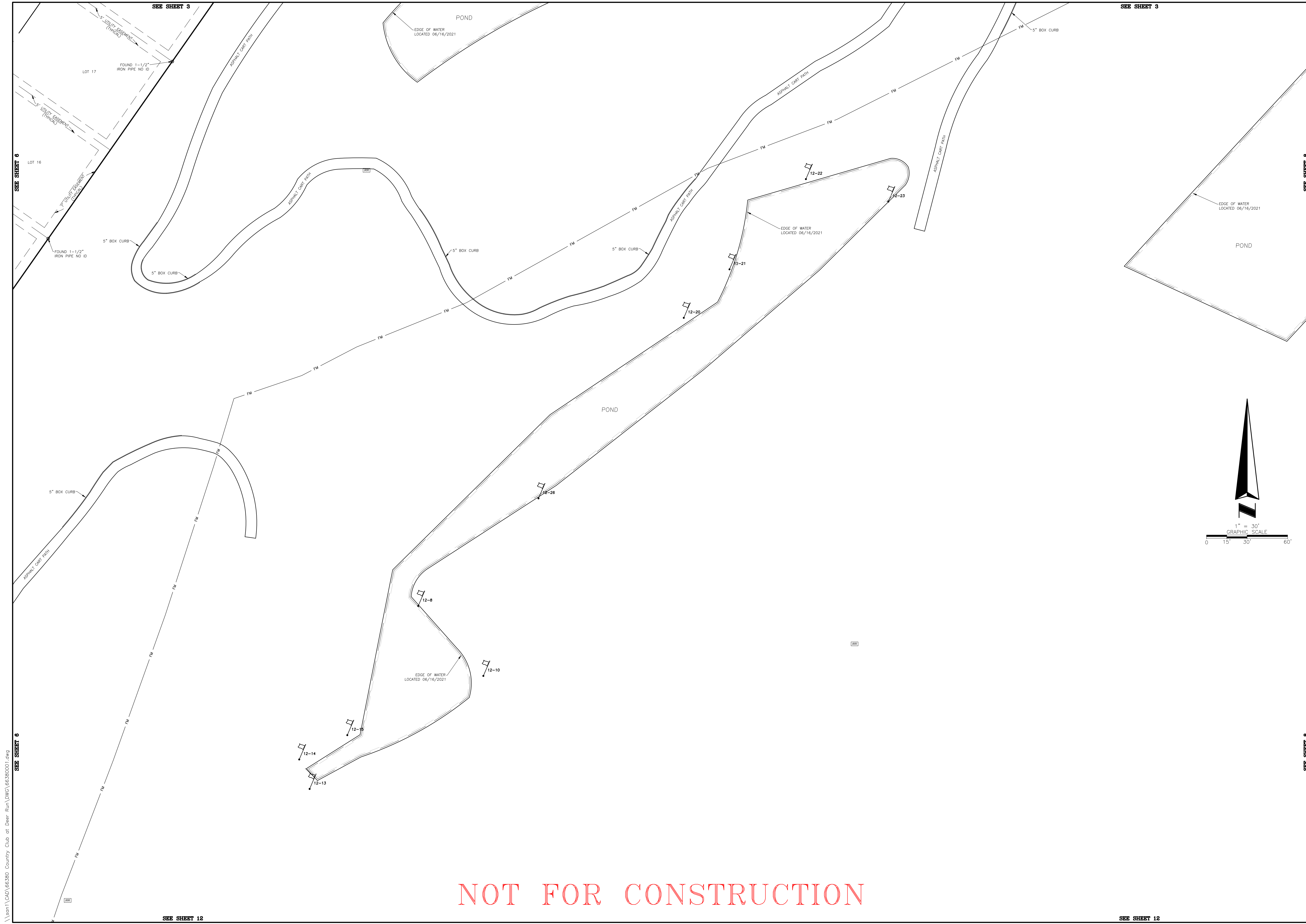
REVISION	BY

SEE SHEET 4

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
66380001
SHEET
NUMBER
3 OF 19





NOT FOR CONSTRUCTION

SEE SHEET 6

SEE SHEET 8

SEE SHEET 12

BY

REVISION

REVISION DATE

Project: **Boundary Survey**
300 Daineswood Way
Casselberry Florida

Field Date: June 16, 2021 Drawn By: JWC Scale: 1" = 30'

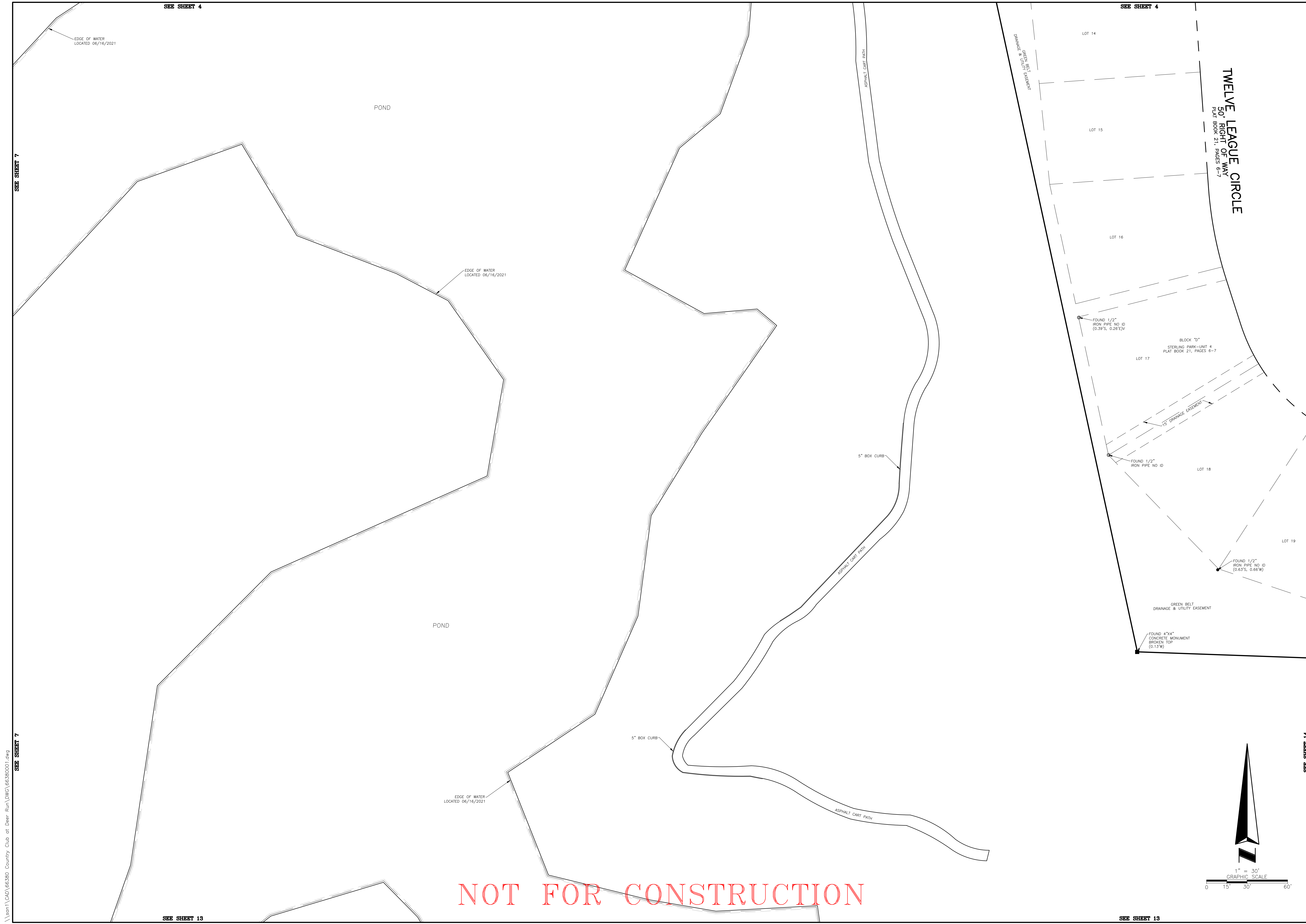
SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
66380001
 SHEET NUMBER
7 OF 19

SHEET NUMBER 7 OF 19
 NOT VALID THROUGH 19

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SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

SEE SHEET 13

SEE SHEET 13

NOT FOR CONSTRUCTION

TWELVE LEAGUE CIRCLE
50' RIGHT OF WAY
PLAT BOOK 21, PAGES 6-7

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

EDGE OF WATER
LOCATED 06/16/2021

EDGE OF WATER
LOCATED 06/16/2021

EDGE OF WATER
LOCATED 06/16/2021

ASPHALT CART PATH

ASPHALT CART PATH

ASPHALT CART PATH

5" BOX CURB

5" BOX CURB

FOUND 1/2"
IRON PIPE NO. ID
(0.39'S, 0.26'E)Y

BLOCK "D"
STERLING PARK-UNIT 4
PLAT BOOK 21, PAGES 6-7

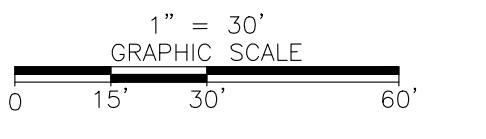
FOUND 1/2"
IRON PIPE NO. ID

FOUND 1/2"
IRON PIPE NO. ID
(0.63'S, 0.66'W)

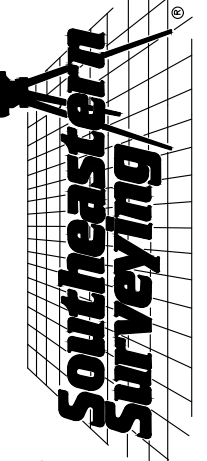
FOUND 4"x4"
CONCRETE MONUMENT
BROKEN TOP
(0.13'W)

GREEN BELT
DRAINAGE & UTILITY EASEMENT

15' DRAINAGE EASEMENT



SHEET NUMBER 8 OF 19
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1 THROUGH 19



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REVISION	BY

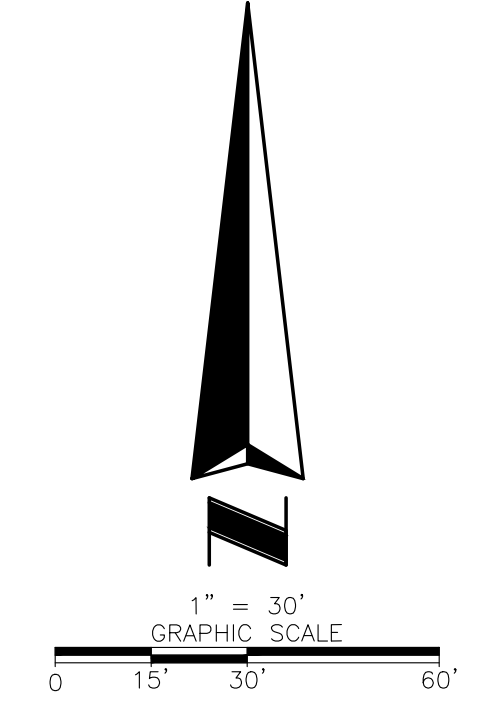
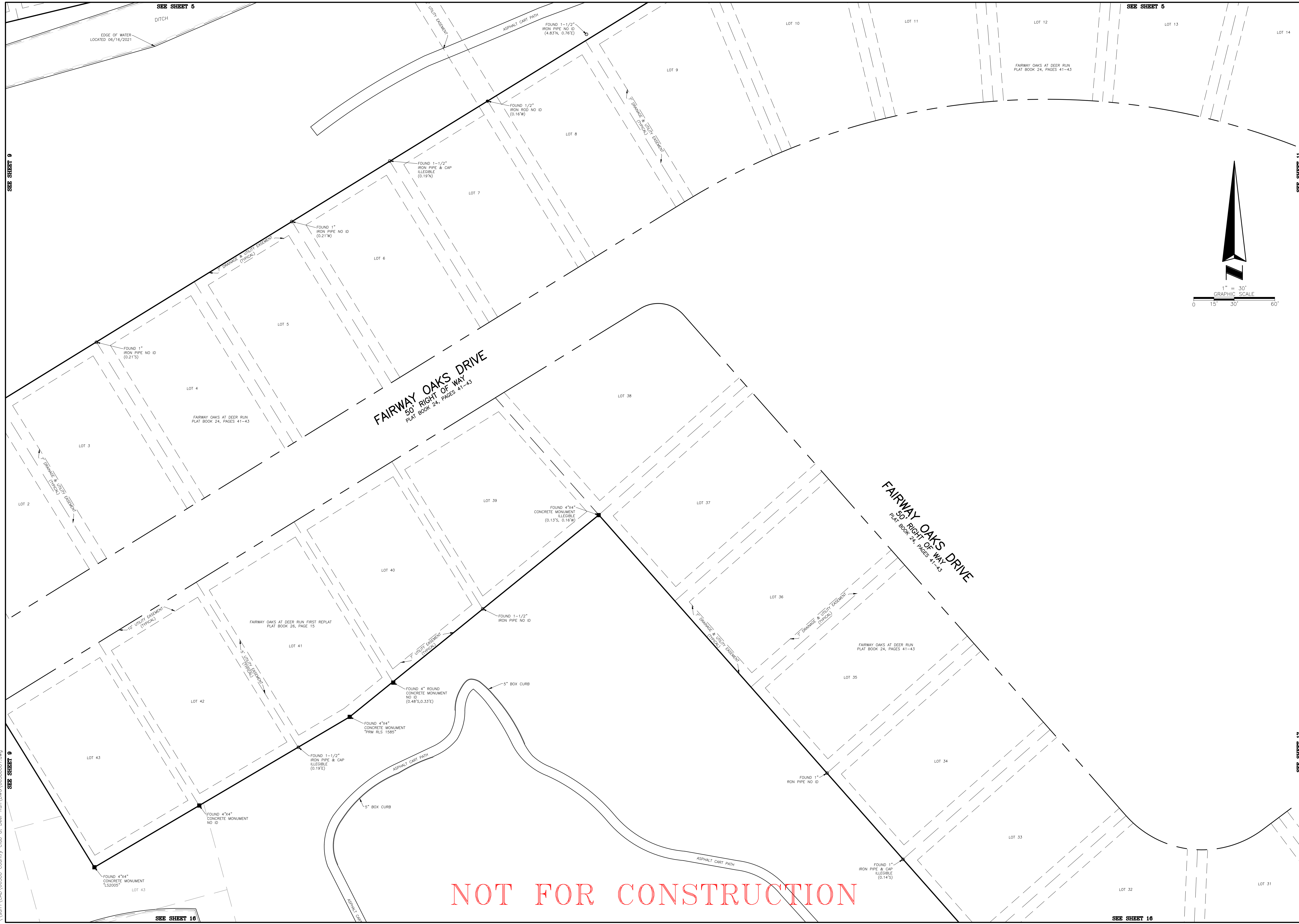
Boundary Survey
300 Daineswood Way
Casselberry Florida

Project:
Field Date: June 16, 2021
Drawn By: JWC
Scale: 1" = 30'

DRAWING NUMBER
66380001
SHEET
NUMBER
8 OF 19

SEE SHEET 14

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.



SEE SHEET 5

SEE SHEET 6

SEE SHEET 9

SEE SHEET 11

SEE SHEET 17

SEE SHEET 16

SHEET NUMBER 10 OF 19
NOT VALID THROUGH SHEETS
1 THROUGH 19

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Certification Number: 182108

REVISION	BY

Project: **Boundary Survey**
300 Daineswood Way
Casselberry Florida

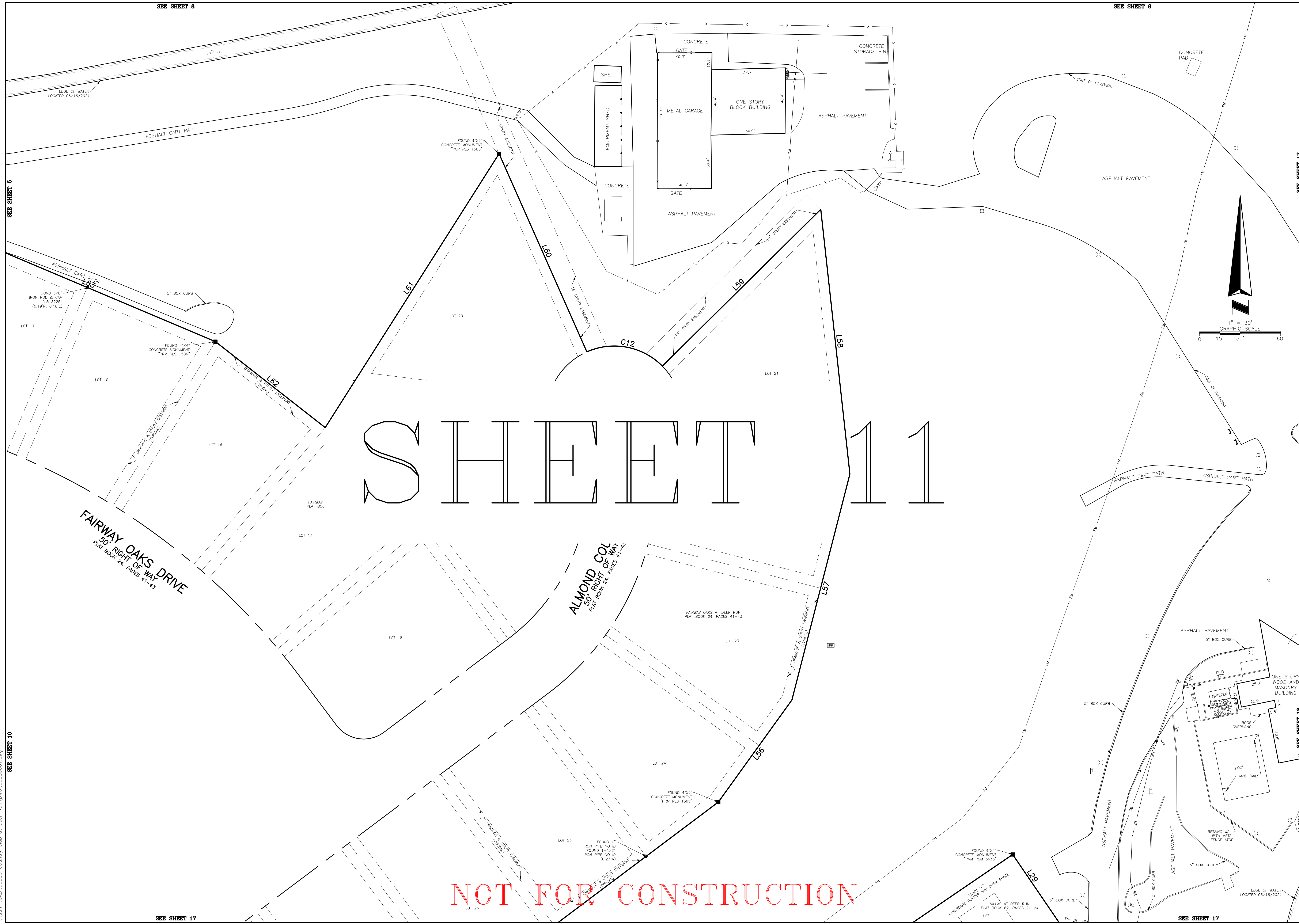
Field Date: June 16, 2021
Drawn By: JWC
Scale: 1" = 30'

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

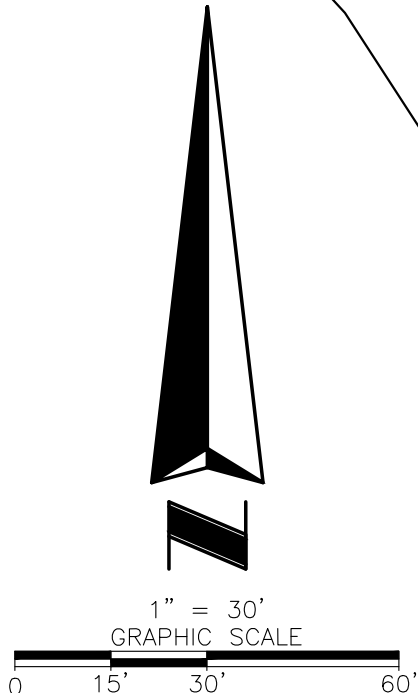
DRAWING NUMBER
66380001
SHEET
NUMBER
10 OF 19

SEE SHEET 8

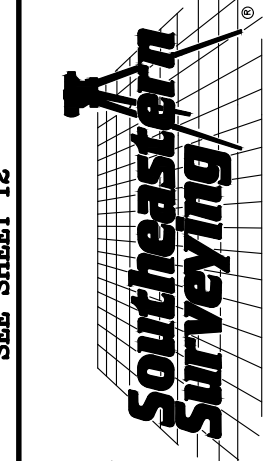
SEE SHEET 8



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SHEET NUMBER 11 OF 19
NOT VALID THROUGH SHEETS
1 THROUGH 19



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REVISION	DATE	BY

Boundary Survey
300 Daineswood Way
Casselberry Florida
Project:
Field Date: June 16, 2021
Drawn By: JWC
Scale: 1" = 30'

**SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.**
DRAWING NUMBER
66380001
SHEET
NUMBER
11 OF 19

\\sem1\CAD\66380 Country Club at Deer Run\DWG\66380001.dwg

SEE SHEET 6

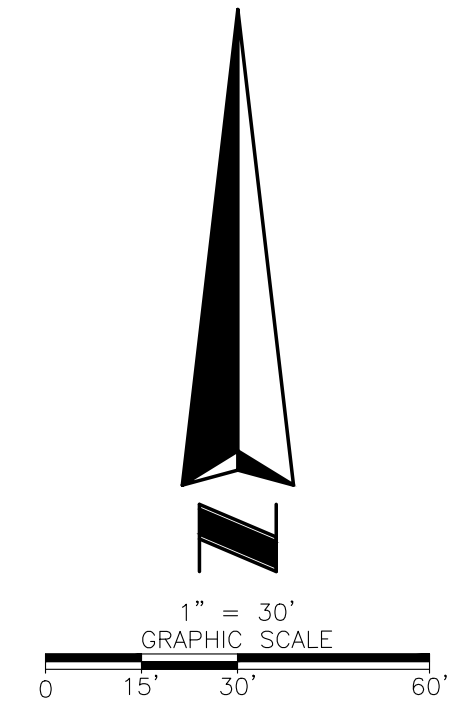
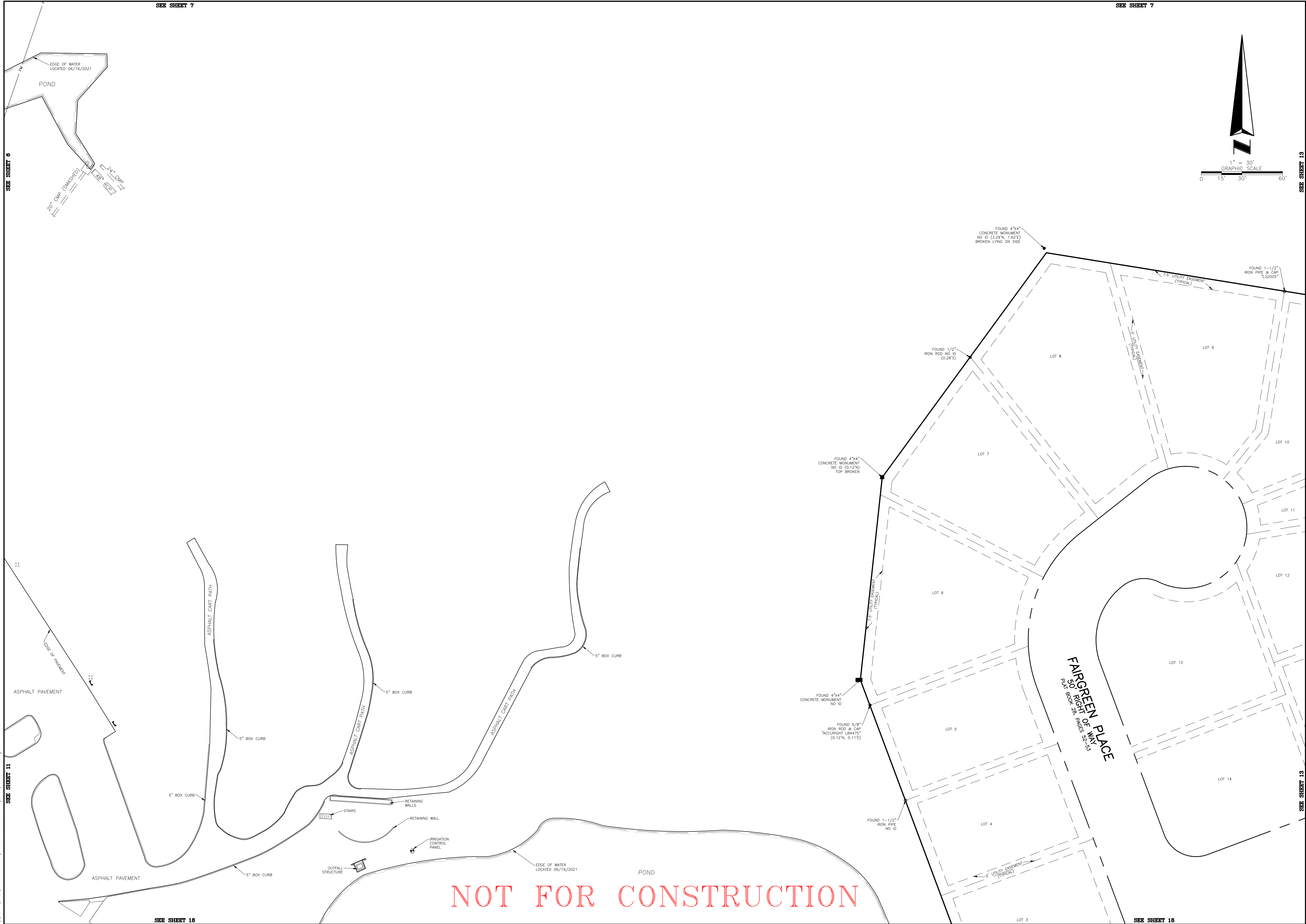
SEE SHEET 10

SEE SHEET 17

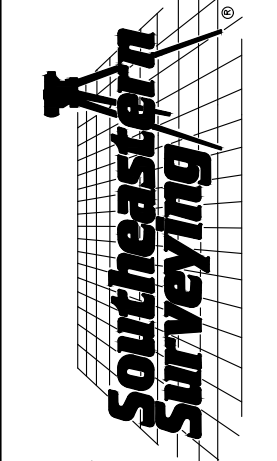
SEE SHEET 12

SEE SHEET 18

SEE SHEET 17



SHEET NUMBER 12 OF 19
 NOT VALID THROUGH 19



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REVISION	BY

Boundary Survey
300 Daineswood Way
Casselberry Florida

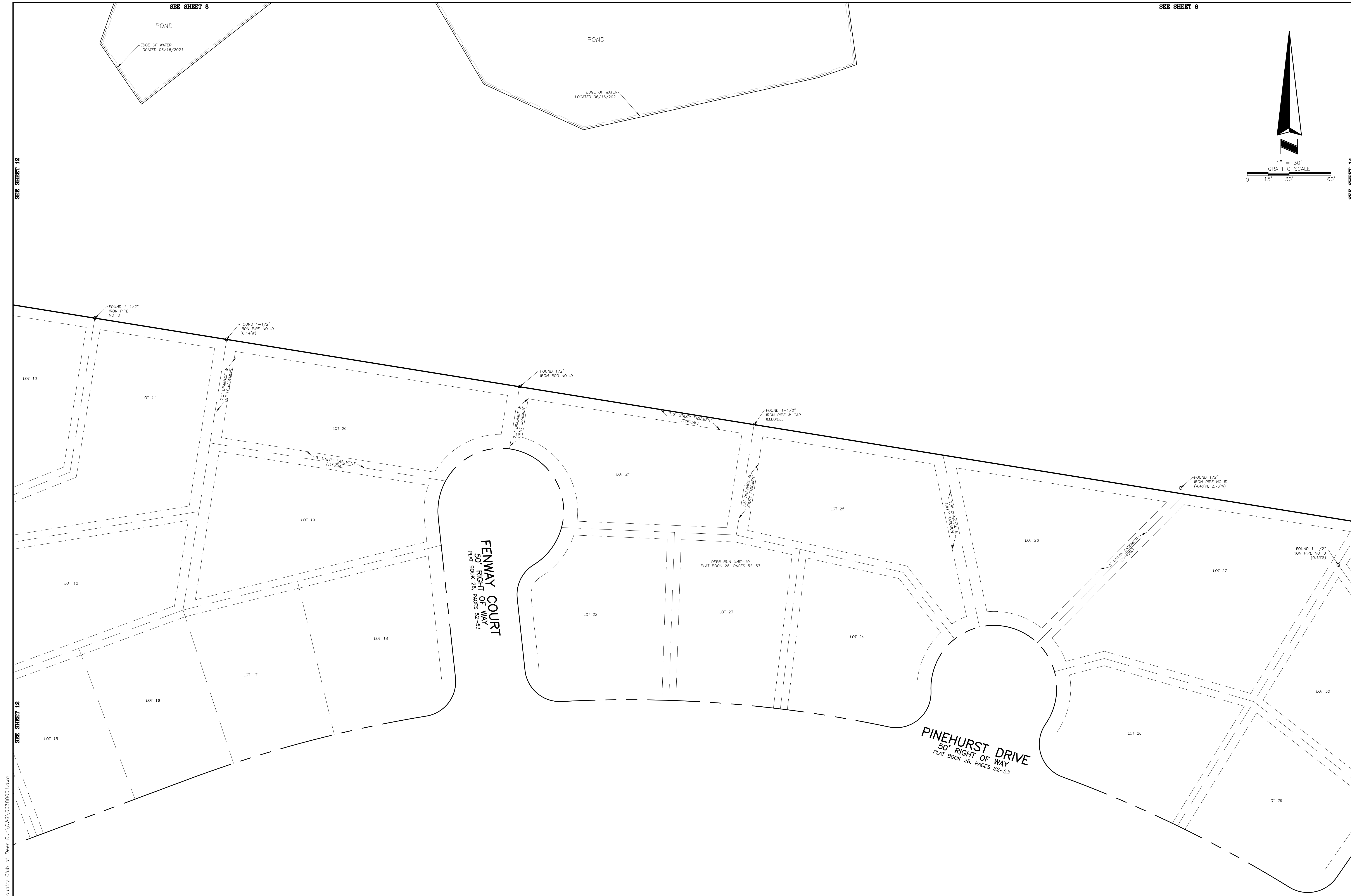
Project:
 Field Date: June 16, 2021
 Drawn By: JWC
 Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
66380001
 SHEET NUMBER
12 OF 19

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\\sem1\CAD\66380 Country Club at Deer Run\JWC\66380001.dwg

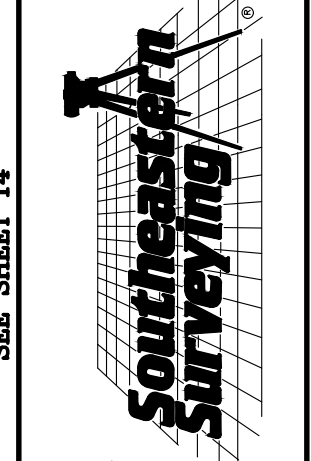
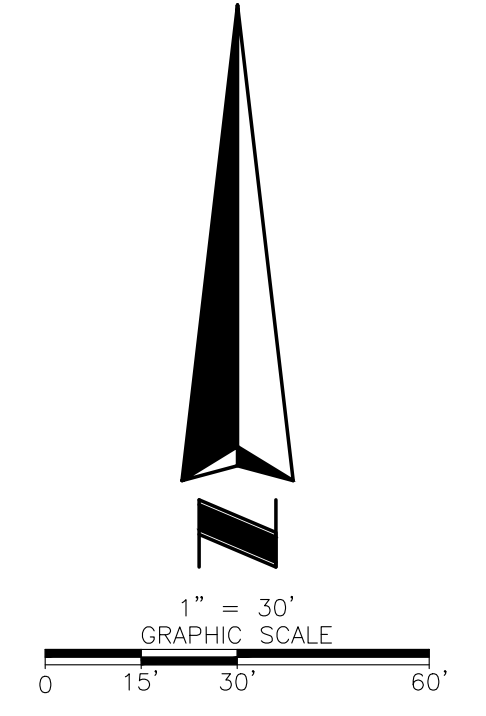


SEE SHEET 8

SEE SHEET 9

SEE SHEET 12

SEE SHEET 12



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Certification Number: 182108

REVISION	DATE	BY

Boundary Survey
300 Daineswood Way
Casselberry Florida
Project:
Field Date: June 16, 2021 Drawn By: JWC Scale: 1" = 30'

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
66380001
SHEET
NUMBER
13 OF 19

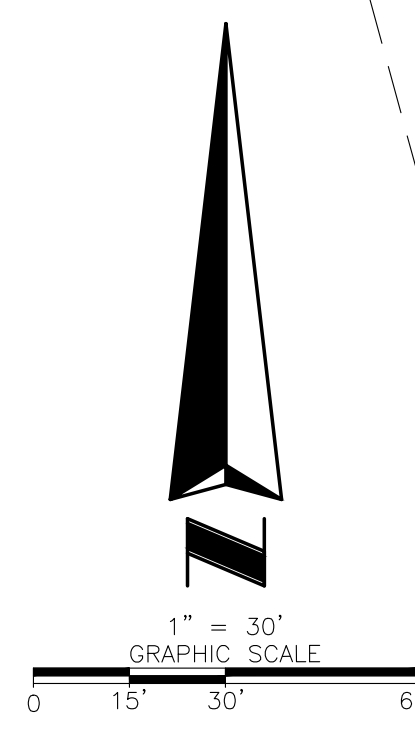
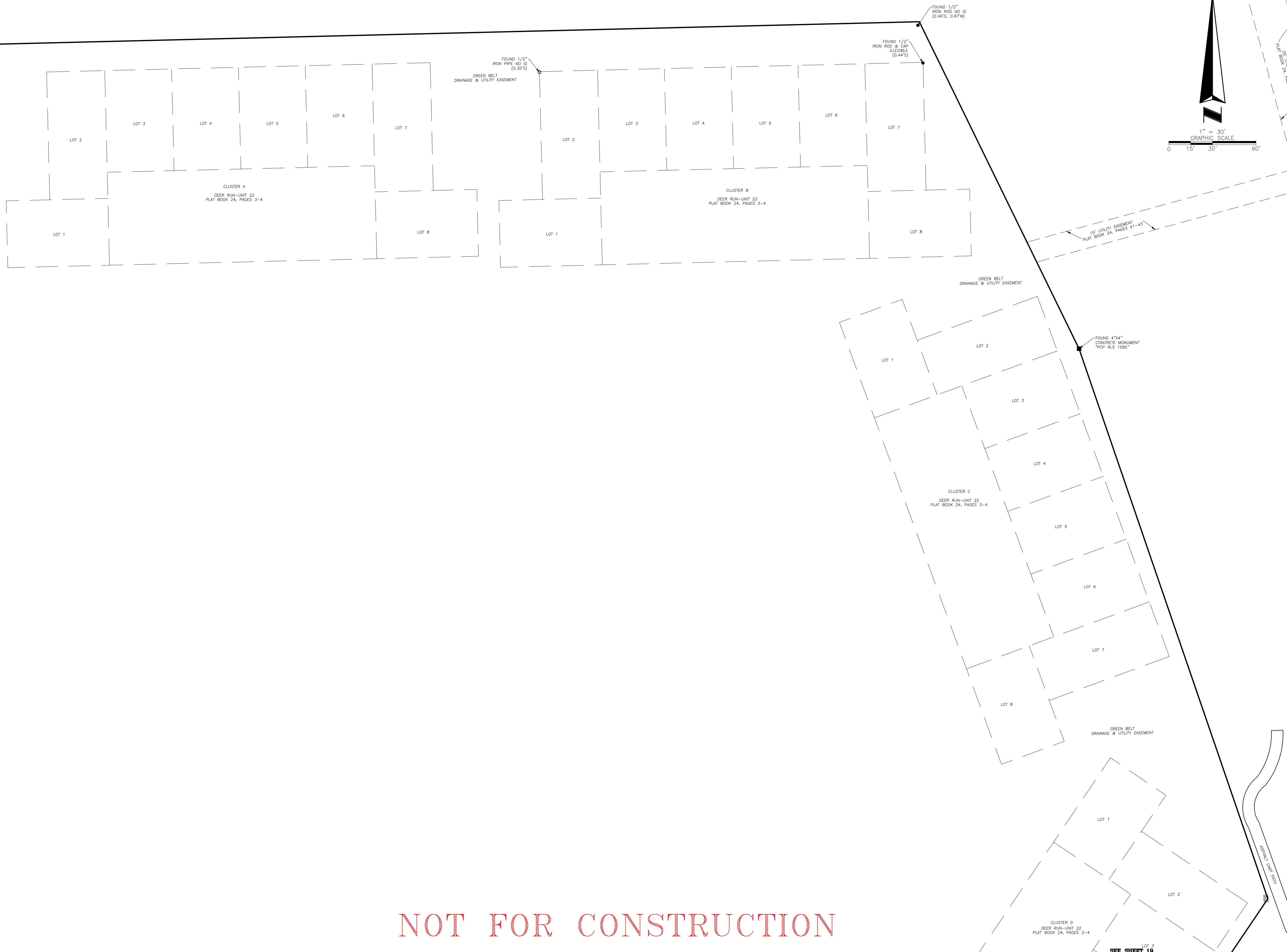
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EAGLE CIRCLE
80' RIGHT OF WAY
OFFICIAL RECORDS BOOK 968, PAGE 1779

SEE SHEET 9

SEE SHEET 9



SEE SHEET 16

SEE SHEET 16

BY

REVISION

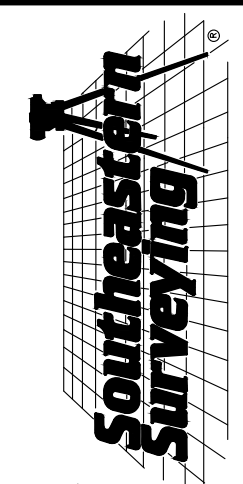
REVISION DATE

Boundary Survey
300 Daineswood Way
Casselberry Florida

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
66380001
SHEET
NUMBER
15 OF 19

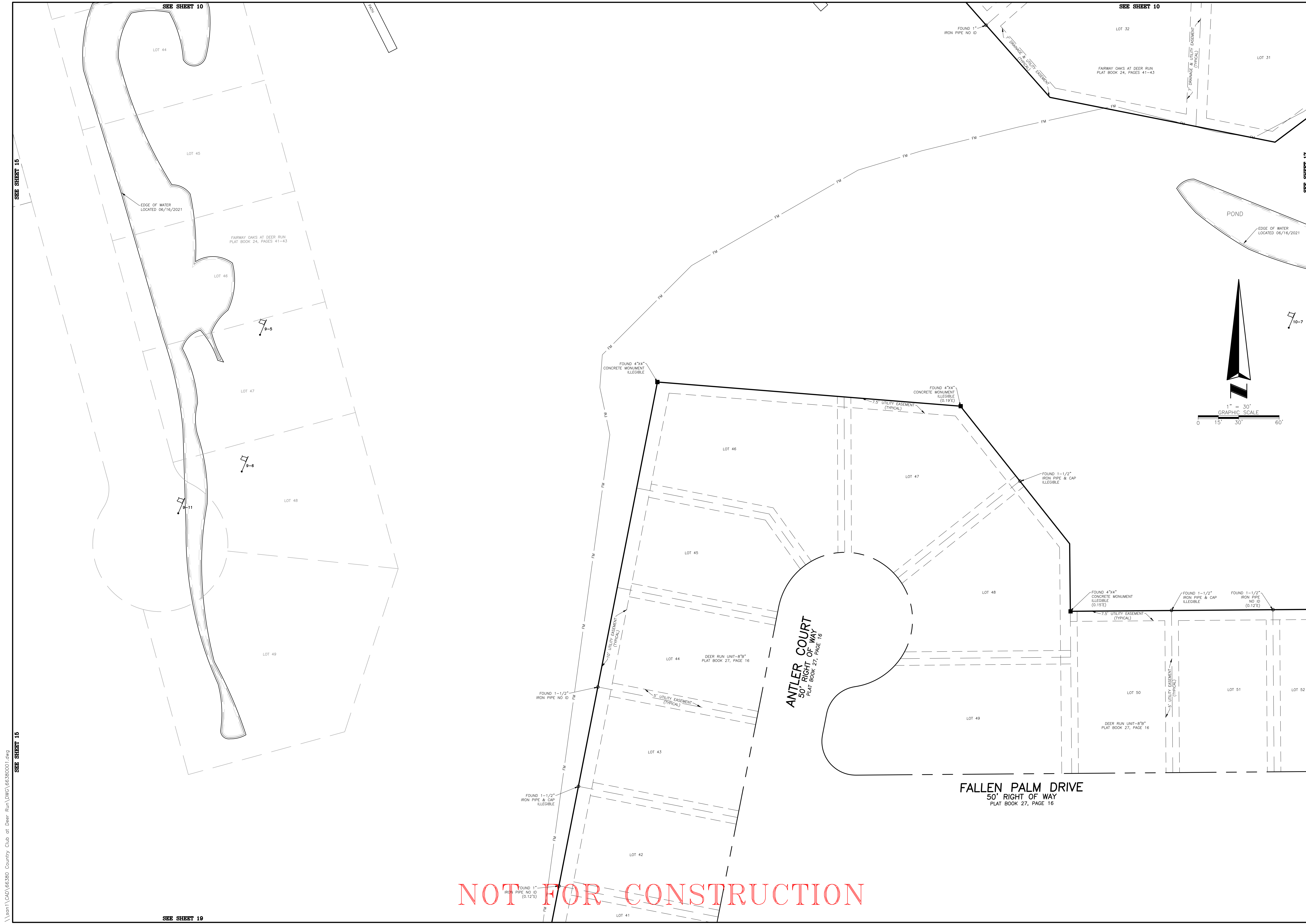
SHEET NUMBER 15 OF 19
NOT VALID WITHOUT SHEETS
1 THROUGH 19



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Certification Number: LB2108

Project:
Field Date: June 16, 2021
Drawn By: JWC
Scale: 1" = 30'

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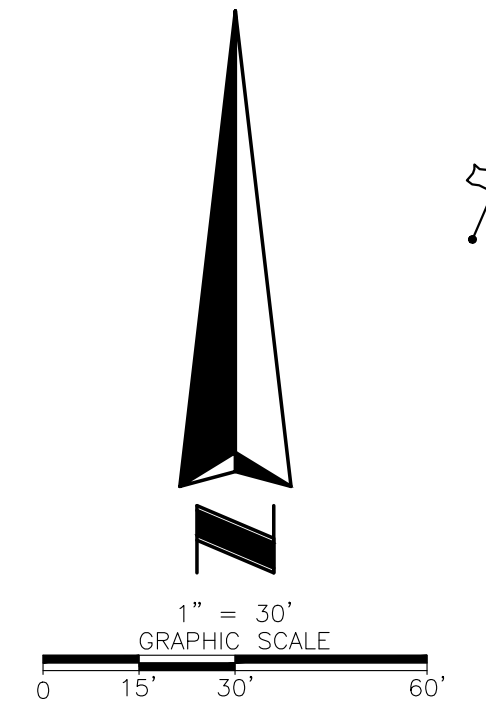
SEE SHEET 10

SEE SHEET 10

SEE SHEET 15

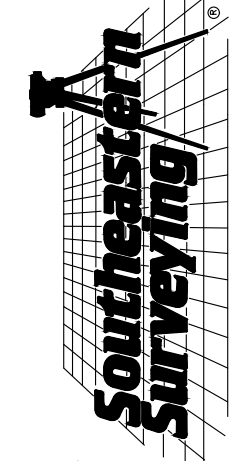
SEE SHEET 17

SEE SHEET 10



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SHEET NUMBER 16 OF 19
NOT VALID FOR CONSTRUCTION
1 THROUGH 19



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Certification Number: LB2108

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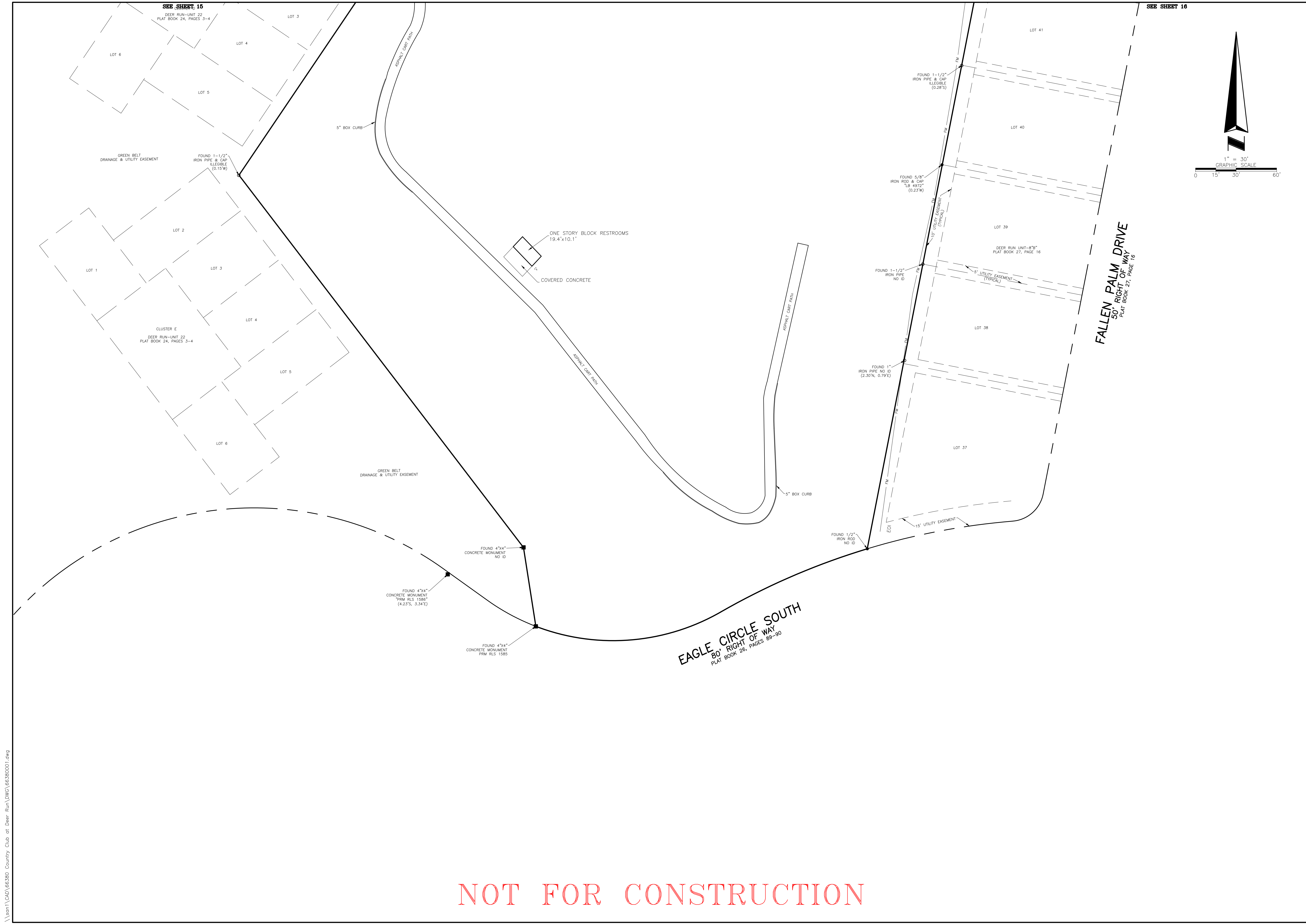
REVISION

REVISION DATE

Boundary Survey
300 Daineswood Way
Casselberry Florida

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
66380001
SHEET
NUMBER
16 OF 19



NOT FOR CONSTRUCTION

SHEET NUMBER 19 OF 19
NOT VALID THROUGH SHEETS
1 THROUGH 19

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REVISION	BY

Project: **Boundary Survey**
300 Daineswood Way
Casselberry Florida

Field Date: June 16, 2021 Drawn By: JWC Scale: 1" = 30'

**SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.**

DRAWING NUMBER
66380001
SHEET
NUMBER
19 OF 19

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