

**South Florida Water Management District
Resolution No. 2006 - _____**

A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUESTING THE RELEASE OF FUNDS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE ACQUISITION OF LAND INTERESTS CONTAINING 35.81 ACRES, MORE OR LESS, IN THE TOTAL AMOUNT OF \$4,413,000.00, A PORTION OF WHICH INCLUDES A COST TO CURE TO IMPLEMENT ENGINEERING SOLUTIONS, TOGETHER WITH STATUTORY COSTS AND ATTORNEY'S FEES IN THE AMOUNT OF \$893,828.19, AND ALL ASSOCIATED COSTS, FROM FLORIDA FOREVER TRUST FUND; FOR THE KISSIMMEE CHAIN OF LAKES PROJECT IN POLK COUNTY; PROVIDING AN EFFECTIVE DATE

WHEREAS, the District has an active program underway to acquire land interests for the Kissimmee River Project ('Project');

WHEREAS, pursuant to Section 373.139 (3)(c) Florida Statutes, the District is required to submit a resolution to the Department of Environmental Protection when requesting funds from a trust fund, including the Florida Forever Trust Fund; and

NOW THEREFORE, BE IT RESOLVED by the Governing Board of the South Florida Water Management District:

(1) It does hereby advise the Secretary of the Department of Environmental Protection of its intent to acquire: (i) fee title to 21.16 acres, more or less, (ii) perpetual flowage and inundation easement interests of 11.86 acres, more or less, (iii) perpetual conservation and flowage/inundation easement interest of 2.79 acres, more or less, and (iv) a restrictive covenant for the Kissimmee Chain of Lakes Project in Polk County. The District has a contract to acquire the following land interests for a total consideration of \$4,413,000.

Owners	Tract Nos.	Interest	Acres	Appraised Value**	Purchase Price
Edgar Curtis Chandley, Jr. and Barbara Curtis Chandley	18-001-054	Fee*	9.37		\$4,413,000
Edgar Curtis Chandley, Jr. and Barbara Curtis Chandley	18-001-060	Fee	11.79		
Edgar Curtis Chandley, Jr. and Barbara Curtis Chandley	18-001-058	Conservation and Flowage Easement	2.79		
Edgar Curtis Chandley, Jr. and Barbara Curtis Chandley	18-001-140	Flowage Easement	0.85		
Edgar Curtis Chandley, Jr. and Barbara Curtis Chandley	18-001-139	Flowage Easement	1.36		
Edgar Curtis Chandley, Jr. and Barbara Curtis Chandley	18-001-055	Flowage Easement	0.40		
Edgar Curtis Chandley, Jr. and Barbara Curtis Chandley	18-001-052	Flowage Easement	9.25		
Edgar Curtis Chandley, Jr. and Barbara Curtis Chandley	18-001-141	Restrictive Covenant***	N/A	N/A	N/A
Totals			35.81	\$3,413,235	\$4,413,000

*Subject to a reservation for grazing goats which is not reflected in the Appraised Value which can be terminated with 6 months notice

**The Appraised Value includes \$1,773,235 representing a cost to cure for engineering solutions

***Restriction with respect to the wastewater system within the area of the Fish Camp identified in section (3) below

The lands are described in Exhibit "A-1" through "A-8" and as shown on location map Exhibit "AA", which are attached hereto and made a part hereof.

(2) It does hereby advise the Secretary of the Department of Environmental Protection of its intent to pay Eight Hundred Ninety-Three Thousand Eight Hundred Twenty-Eight Dollars and 19/100 (\$893,828.19) for the owner's statutory costs and attorney's fees. Pursuant to Chapter 73, Florida Statutes, if a settlement is reached between a condemning authority and a property owner prior to condemnation lawsuit being filed, the property owner who settles in lieu of condemnation shall be entitled to recover statutory costs and attorney's fees.

(3) The total \$4,413,000 consideration given by the District exceeds the \$3,413,235 appraised value based on the certified appraisal(s) used to determine the value of the land interests to be purchased, taking into account the value of non-cash considerations, defects in title or outstanding interests. The appraised value includes \$1,773,235 representing a cost to cure for engineering solutions. 17.19 acres, more or less, of the land interests lie within a residential fish camp known as the Grape Hammock Fish Camp (the 'Fish Camp'). The Fish Camp has approximately 12 short-term rental cabin sites and 70 short-term rental RV camping sites owned by the Owner and approximately 40 tenant sites improved with permanent mobile homes and accessory attachments owned by the individual tenant (individually, a Tenant, and collectively, the "Tenants") renting each respective site. In addition to potential impacts to the subject land interests, the implementation of the Kissimmee Chain of Lakes Project ("Project") will potentially cause impacts to the septic and wastewater systems, certain interior roads and certain drainage areas within the Fish Camp which impacts, if not remedied, will potentially compromise the owners' continued operation of the Fish Camp which would include the loss by the owner of the use of the temporary rental cabin sites and the acquisition all of the Tenant's interests and improvements ("Tenant Acquisitions"). The engineering solutions represented by the cost to cure are intended to prevent the Project's potential impacts to the Fish Camp's infrastructure. The District staff has determined that to avoid Tenant Acquisitions and compromising the Owners' continued operation of the Fish Camp it will be cost effective and beneficial to the timely implementation of the Kissimmee Chain of Lakes Project, and in the District's best interest, to acquire for a total consideration of \$4,413,000 or 29.29% over the approved appraised value the 35.81 acres, more or less, of land interests, including the cost to cure for engineering solutions. District staff has also determined that acquiring these land interests required by the Project for a total consideration of \$4,413,000 or 29.29% over the approved appraised value is in the District's best interest to avoid the risks inherent in the condemnation process. Regarding condemnation risks, within the last few years the District's experience in five recent condemnation cases resulted in a range of verdicts between 10% and 117% over appraised value for a weighted average of 42% above appraised value. Significantly, in 2003, two condemnation juries have returned verdicts of 220% and 242% above the Government appraisal. In addition to the uncertainties regarding jury verdicts, the costs of

condemnation litigation, even if the District is the prevailing party, can increase costs significantly. For example, in a condemnation case where the District received a very favorable verdict (10% over appraised value), the landowner's attorney was awarded costs that are 3% of the verdict (\$340,000 on an \$11 million verdict). Based on this, staff believes this acquisition is in the District's best interest.

(4) A total of 14.02 acres, more or less, of the land interests being acquired and as to which the owners claim ownership, may be subject to the competing ownership claim of the State as being within the historic floodplain of Lake Kissimmee ("Policy Lands"). However, the Governor and Cabinet by resolution of March 18, 1993 agreed not to assert the State's claim in a voluntary sale and acquisition by the District in accordance with the terms of the resolution. The balance of the land interests being acquired have been reviewed for the presence of State Sovereignty submerged lands and the District has taken reasonable measures to avoid paying for sovereignty lands.

(5) This request for funds is consistent with the District's Five Year Plan of acquisition or the South Florida Water Management District Florida Forever Work Plan, as contained in Chapter 6, Volume II of the South Florida Environmental Report, and last updated after a public hearing on December 14, 2005, as applicable, filed with the Legislature and the Department, and is consistent with Sections 373.139, 373.470 and 373.59, Florida Statutes, as applicable.

(6) Acquisition of this land furthers the Florida Forever goals set forth in (1) Section 259.105 (4)(a) Florida Statutes (i.e. enhance the coordination and completion of land acquisition projects as measured by the number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government) and (2) Section 259.105 (4)(d) Florida Statutes (i.e. ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by the quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible).

(7) The funds requested shall be used only for the acquisition costs and pre-acquisition/ associated costs and expenses of the described land interests and implementation of engineering solutions.

(8) To the extent possible, the lands being acquired in fee shall be maintained in an environmentally acceptable manner.

(9) Should the District dispose of any or all of the interests acquired hereunder, all revenues derived therefrom will be used to acquire other lands for water management, water supply and the conservation and protection of water resources.

(10) An environmental assessment has been completed and no evidence of environmental concerns exists within the 35.81 acre acquisition area. The environmental concern with respect to the closure and remediation of an underground petroleum tank in the proximity of Tract No. 18-001-055 is being addressed by the owner's participation in the State of Florida's Abandoned Tank Restoration Program. Therefore, the District requires no additional effort or remediation.

(11) The fee acquired lands shall be managed for multiple-use purposes where compatible with the

resource values of and management objectives for such lands as set forth in Section 259.105(5), Florida Statutes.

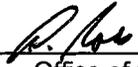
(12) The District will utilize funds from the Florida Forever Trust Fund.

(13) The Executive Director or his designee is hereby authorized to request the release of funds for all acquisition costs and pre-acquisition/associated costs and expenses for all lands identified in this Resolution.

(14) This Resolution shall take effect immediately upon adoption.

PASSED and **ADOPTED** this _____ day of _____, 2006.

Legal Form Approved:

By: 
Office of Counsel

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT,
BY ITS GOVERNING BOARD**

(Corporate Seal)

By: _____
Chair

ATTEST:

By: _____
District Clerk/Secretary

Exhibit "A-1"
Tract No. 18-001-054

A tract of land lying East of Grape Hammock Acres as recorded in Official Records Book 689, Pages 166 and 167 and lying North of Unrecorded Chandley Point in the North half of Section 3, Township 31 South, Range 31 East, Polk County, Florida, described as follows:

Bounded on the North by the South line of the North 1, 400.00 feet of said Section 3.

Bounded on East by Lake Kissimmee.

Bounded on the South the Northerly Ordinary High Water Line of the canal lying Northerly of said Unrecorded Chandley Point.

Bounded on the West by the Easterly Ordinary High Water Line of the canal lying Easterly of said Grape Hammock Acres.

Containing 2.21 acres, more or less, above elevation 54.0 feet (NGVD 29) and 7.16 acres, more or less, below elevation 54.0 feet (NGVD 29).

This legal description is not valid unless accompanied by a description sketch.

KCOL\Chandley, Edgar C. Jr. & Barbara C.
Folio: 31310300000011010

R:\Legals\001-054.lgl
August 31, 2001

33 34
4 3

NORTH LINE OF SECTION 3

NORTH HALF SECTION 3
TOWNSHIP 31 SOUTH
RANGE 31 EAST
POLK COUNTY
FLORIDA

SOUTH LINE OF THE NORTH 1400.00'

1,400'

AREA ABOVE ELEVATION 54.0' ± 2.21 ACRES

APPROXIMATE LOCATION 54.0' CONTOUR LINE USED FOR AREA CALCULATIONS ONLY

APPROXIMATE LOCATION 52.5' CONTOUR LINE USED FOR AREA CALCULATIONS ONLY

AREA BETWEEN ELEVATION 54.0' AND ELEVATION 52.5' ± 7.16 ACRES

LAKE KISSIMMEE

0 300
SCALE IN FEET

GRAPE HAMMOCK ACRES

D.R.B. 689 PAGE 156 AND 157

CANAL

TRACT NO. 18-001-054 ± 9.37 ACRES

CANAL

CHANDLEY POINT (UNRECORDED)

CERTIFICATION

NOTES THIS IS NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATE STATUTES.

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISEDSEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CONSTRUCTION AND LAND MANAGEMENT DEPARTMENT**
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 5173

EXHIBIT "A"
GRAPE HAMMOCK / CHANDLEY POINT
TRACT NO. 18-001-054
10.68 ACRES ±

RVS	29AUG01	ASSIGNED TRACT NO.	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
DRAWN	CHECKED	DATE	RVS		29MAR01	AS SHOWN	18001054B.dwg	2 OF 2
		REVISIONS						

Exhibit "A-2"
Tract No. 18-001-060

A tract of land lying in the North half of Section 3, Township 31 South, Range 31 East, Polk County, Florida. Described as follows:

All that part of Said North Half of Section 3, Lying Northerly of the following described line:

Commencing at the Northwest corner of said Section 3.

Thence, South 89°25'44" East along the North line of said Section 3 a distance of 1547.11 feet to the POINT OF BEGINNING.

Thence, South 44°32'33" West, a distance of 581.87 feet.

Thence, South 01°46'26" East, a distance of 127.81 feet.

Thence, South 31°31' 10" East, a distance of 73.11 feet.

Thence, South 57°38'39" East, a distance of 100.15 feet.

Thence, South 84°46' 56" East, a distance of 84.51 feet.

Thence, North 49°02'46" East, a distance of 132.60 feet.

Thence, North 37°51'29" East, a distance of 106.51 feet.

Thence, North 17°23 '36" East, a distance of 59.28 feet.

Thence, North 59°15'04" East, a distance of 264.04 feet

Thence, North 48°34'03" East, a distance of 201.95 feet.

Thence, North 66°31 '36" East, a distance of 142.20 feet

Thence, North 67°50'03" East, a distance of 93.56 feet

Thence, North 80°55'19" East, a distance of 170.03 feet.

Thence, South 62°38'04" East, a distance of 97.46 feet.

Thence, South 23°59'03" East, a distance of 93.77 feet

Thence, South 46°24 '37" East, a distance of 16.28 feet

Thence, South 64°34' 32" East, a distance of 93.15 feet.

Thence, South 51 °38'43" East, a distance of 211.34 Feet.

Thence, South 56°48' 17" East, a distance of 331.55 feet.

Thence, South 75°25'01" East, a distance of 68.70 feet.

Thence, North 31°07'40" East, To a Point on the North Line of said Section 3,
And to the end of the Described Line.

Less That Portion Lying Southerly of the first Continuous 52.5 Foot (NGVD29) Contour Line which runs Contiguous with the shore line of Lake Kissimmee.
Containing 11.79 acres, more or less,

This legal description is not valid unless accompanied by a description sketch.

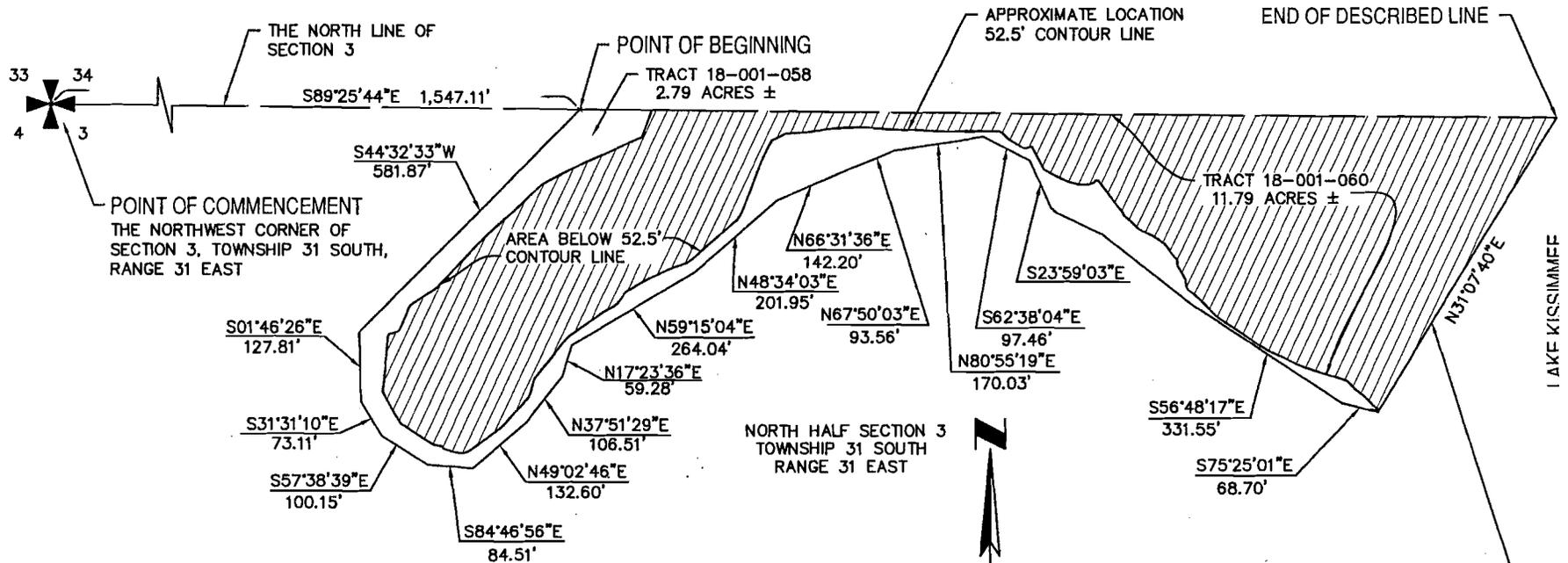
KCOL\Chandley, Edgar C. Jr. & Barbara C.

Folio: 31310300000011010

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November 13, 2002

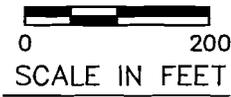
May 30, 2002



NORTH HALF SECTION 03
TOWNSHIP 31 SOUTH
RANGE 31 EAST
POLK COUNTY
FLORIDA

NOTES

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- THIS IS NOT A SURVEY



CERTIFICATION

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DENNIS J. MEIERER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NUMBER 2977

RVS		14NOV02	Revised Legal Description
DRAWN	CHECKED	DATE	REVISIONS

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CONSTRUCTION AND LAND MANAGEMENT DEPARTMENT**
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"
GRAPE HAMMOCK / CHANDLEY
TRACT NO. 18-001-060
11.79 ACRES ±

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
RVS		30MAY02	AS SHOWN	18001060.dwg	2 OF 2

Exhibit "A-3"
Tract No. 18-001-058

A tract of land lying in the North half of Section 3, Township 31 South, Range 31 East, Polk County, Florida. Described as follows:

Bounded on the North and East by the first Continuous 52.5 Foot (NGVD29) Contour Line which runs Contiguous with the shore line of Lake Kissimmee, and bounded on the South and West by the following described line:

Commencing at the Northwest corner of said Section 3.

Thence, South 89°25'44" East along the North line of said Section 3 a distance of 1547.11 feet to the POINT OF BEGINNING.

Thence, South 44°32'33" West, a distance of 581.87 feet.

Thence, South 01°46'26" East, a distance of 127.81 feet.

Thence, South 31°31' 10" East, a distance of 73.11 feet.

Thence, South 57°38'39" East, a distance of 100.15 feet.

Thence, South 84°46' 56" East, a distance of 84.51 feet.

Thence, North 49°02'46" East, a distance of 132.60 feet.

Thence, North 37°51'29" East, a distance of 106.51 feet.

Thence, North 17°23 '36" East, a distance of 59.28 feet.

Thence, North 59°15'04" East, a distance of 264.04 feet

Thence, North 48°34'03" East, a distance of 201.95 feet.

Thence, North 66°31 '36" East, a distance of 142.20 feet

Thence, North 67°50'03" East, a distance of 93.56 feet

Thence, North 80°55'19" East, a distance of 170.03 feet.

Thence, South 62°38'04" East, a distance of 97.46 feet.

Thence, South 23°59'03" East, a distance of 93.77 feet

Thence, South 46°24 '37" East, a distance of 16.28 feet

Thence, South 64°34' 32" East, a distance of 93.15 feet.

Thence, South 51 °38'43" East, a distance of 211.34 Feet.

Thence, South 56°48' 17" East, a distance of 331.55 feet.

Thence, South 75°25'01" East, a distance of 68.70 feet.

Thence, North 31°07'40" East, To a Point on the North Line of said Section 3,
And to the end of the Described Line.

Containing 2.79 acres, more or less,

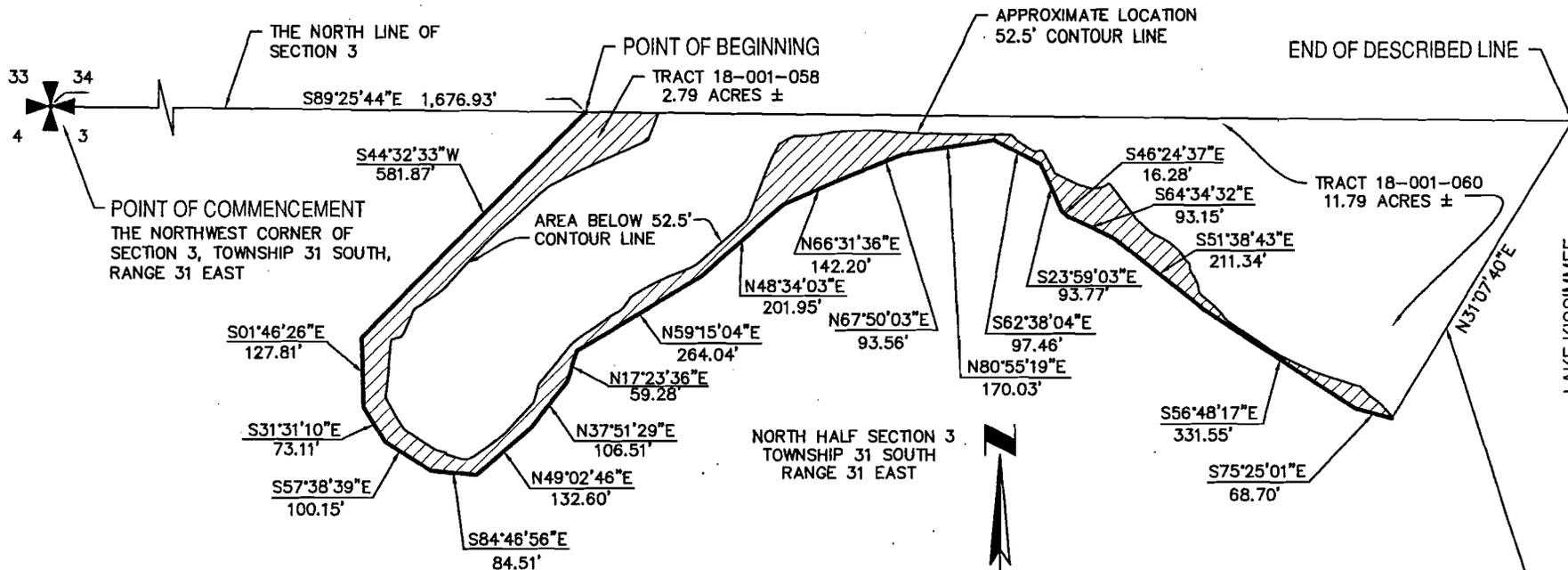
This legal description is not valid unless accompanied by a description sketch.

KCOL\Chandley, Edgar C. Jr. & Barbara C.

Folio: 31310300000011010

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November 13, 2002, August 31, 2001, May 30, 2002



NORTH HALF SECTION 03
TOWNSHIP 31 SOUTH
RANGE 31 EAST
POLK COUNTY
FLORIDA

NOTES

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2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.
THIS IS NOT A SURVEY

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATE STATUTES.

DENNIS J. MEIERER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NUMBER 2977

RVS		14NOV02	Revised Legal Description
RVS		30MAY02	Estab. Tract 18-001-060
RVS		29AUG01	ASSIGNED TRACT NO.
DRAWN	CHECKED	DATE	REVISIONS

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CONSTRUCTION AND LAND MANAGEMENT DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"
GRAPE HAMMOCK / CHANDLEY
TRACT NO. 18-001-058
2.79 ACRES ±

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
RVS		08MAR01	AS SHOWN	18001058.dwg	3 OF 3

Exhibit "A-4"
Tract No. 18-001-140

A tract of land located in the North half of Section 3, Township 31 South, Range 31 East, Polk County, Florida, described as follows:

Bounded on the East by the East line of the West 2907.00 feet of said Section 3. Bounded on the West by the West line of the East 1461.00 feet of the West 2907.00 feet of said Section 3.

Bounded on the North by the Southerly normal high water line of what is locally known as "Grape Hammock Fish Camp Canal".

Bounded on the Southwest by the following described line: **Commencing** at the Northwest corner of said Section 3.

Thence, South 89°25'44" West along the North line of said Section 3, a distance of 1447.42' to the West line of the East 1461.00 feet of the West 2907.00 feet of said Section 3.

Thence South 01°59'54" East along said West line of the East 1461.00 feet to the **Point of Beginning**.

Thence, North 51°42'22" East, a distance of 117.76 feet.

Thence, North 29°21'52" East, a distance of 20.70 feet.

Thence, North 59°22'37" East, a distance of 130.75 feet.

Thence, North 29°04'28" East, a distance of 22.62 feet.

Thence, North 58°40'13" East, a distance of 121.55 feet.

Thence, North 41°26'12" East, a distance of 43.06 feet.

Thence, North 42°39'48" East, a distance of 14.01 feet.

Thence, North 63°14'02" East, a distance of 33.07 feet.

Thence, North 49°25'33" East, a distance of 22.50 feet.

Thence, North 10°00'22" East, a distance of 19.49 feet.

Thence, North 57°08'41" East, a distance of 132.69 feet.

Thence, North 38°06'58" East, a distance of 17.12 feet.

Thence, North 54°18'47" East, a distance of 5.41 feet.

Thence, North 71°04'35" East, a distance of 7.08 feet.

Thence, North 82°27'22" East, a distance of 82.36 feet.

Thence, North 66°47'42" East, a distance of 50.47 feet.

Thence, North 68°46'55" East, a distance of 147.97 feet.

Thence, North 64°35'56" East, a distance of 98.94 feet.

Thence, North 60°26'22" East, a distance of 26.51 feet.

Thence, North 63°35'49" East, a distance of 155.21 feet.

Thence, North 52°55'25" East, a distance of 103.42 feet.

Thence, North 80°41'25" East, a distance of 31.94 feet.

Thence, North 00°00'00" East, a distance of 78.21 feet.
Thence, North 86°34'00" East, a distance of 66.59 feet.
Thence, North 33°30'27" East, a distance of 42.72 feet.
Thence, North 61°47'18" East, a distance of 127.32 feet.
Thence, North 68°47'42" East, a distance of 17.02 feet.
Thence, North 57°41'58" East, a distance of 70.66 feet.

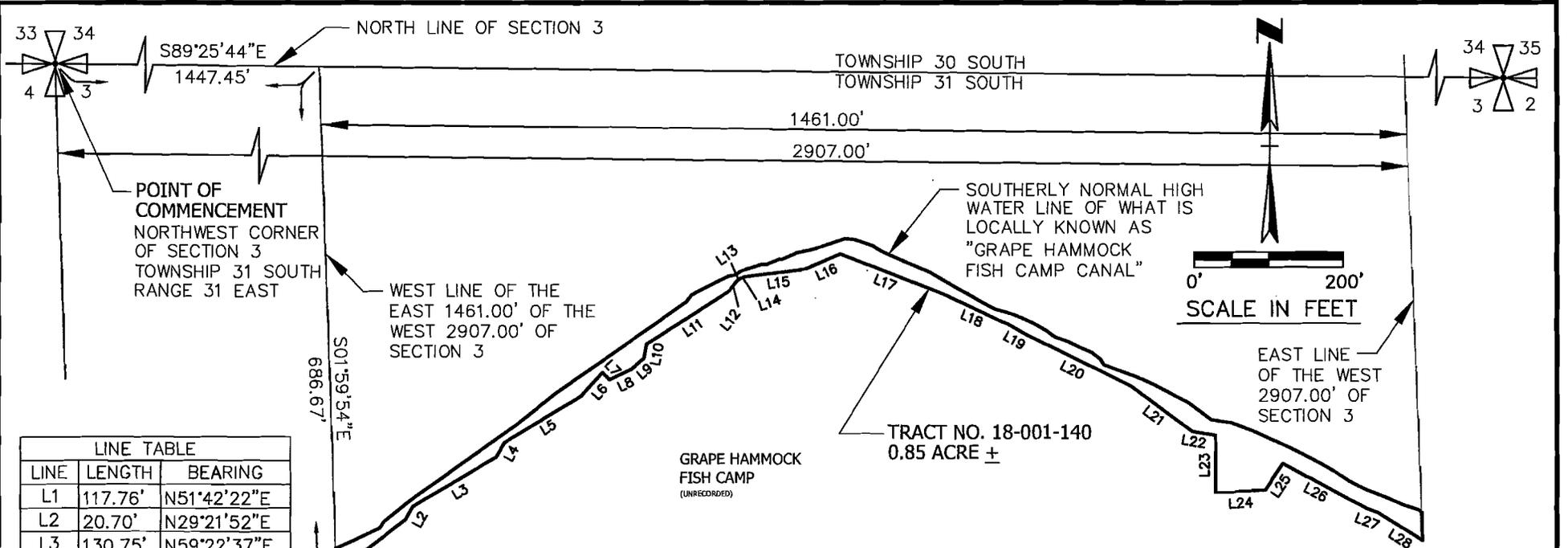
To the East line of the West 2907.00 feet of said Section 3.

Containing 0.85 acre

This description is not valid unless accompanied by a description sketch.

KCOL\Chandley, Edgar C. Jr. & Barbara C.
Folio: 31310300000011010

R:\Legals\001-140.lgl
August 30, 2001
Revised;
April 13, 2004



LINE TABLE		
LINE	LENGTH	BEARING
L1	117.76'	N51°42'22"E
L2	20.70'	N29°21'52"E
L3	130.75'	N59°22'37"E
L4	22.62'	N29°04'28"E
L5	121.55'	N58°40'13"E
L6	43.06'	N41°26'12"E
L7	14.01'	S42°39'48"E
L8	33.07'	N63°14'02"E
L9	22.50'	N49°25'33"E
L10	19.49'	N10°00'22"E
L11	132.69'	N57°08'41"E
L12	17.12'	N38°06'58"E
L13	5.41'	N54°18'47"E
L14	7.08'	N71°04'35"E
L15	82.36'	N82°27'22"E
L16	50.47'	N66°47'42"E
L17	147.97'	S68°46'55"E
L18	98.94'	S64°35'56"E
L19	26.51'	S60°26'22"E
L20	155.21'	S63°35'49"E
L21	103.42'	S52°55'25"E
L22	31.94'	S80°41'25"E
L23	78.21'	S00°00'00"E
L24	66.59'	N86°34'00"E
L25	42.72'	N33°30'27"E
L26	127.32'	S61°47'18"E
L27	17.02'	S68°47'42"E
L28	70.66'	S57°41'58"E

POINT OF BEGINNING

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATE STATUTES.

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 5173

RS	18AUG04	CHANGED TRACT NO.
DRAWN	CHECKED	DATE
		REVISIONS

- NOTES
1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

THIS IS NOT A SURVEY

SECTION 3
TOWNSHIP 31 SOUTH
RANGE 31 EAST
POLK COUNTY

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CONSTRUCTION AND LAND MANAGEMENT DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

TRACT NO. 18-001-140
.85 ACRE ±

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMC		08APR04	1"=200'		3 OF 3

Exhibit "A-5"
Tract No. 18-001-139

A 16 feet wide strip of land located in the north half of Section 3, Township 31 South, Range 31 East, Polk County, Florida. The centerline being described as follows:

Commencing at the Northwest corner of said Section 3, thence South 01° 59' 54" East along the West line of said Section 3, a distance of 1172.95 feet.

Thence, North 88° 00' 06" East a distance of 2888.07 feet; thence North 08° 09' 25" East a distance of 25.00 feet to the **Point of Beginning** and the beginning of a curve to the left, having a radius of 42.69 feet, a central angle of 66° 23' 44", and a chord bearing of North 25° 02' 26" West.

Thence, Northwesterly along said curve a distance of 49.47 feet to the end of said curve.

Thence, North 58° 14' 18" West a distance of 25.44 feet to the beginning of a curve to right, having a radius of 216.50 feet, a central angle of 14° 32' 04" and a chord bearing of North 50° 58' 15" West.

Thence, Northwesterly along said curve a distance of 54.92 feet to the end of said curve.

Thence, North 43° 42' 13" West a distance of 133.92 feet.

Thence, North 44° 52' 16" West a distance of 194.25 feet.

Thence, North 55° 12' 04" West a distance of 187.31 feet.

Thence, North 61° 07' 45" West a distance of 249.29 feet to the beginning of a curve to the left, having a radius of 206.00 feet, a central angle of 70° 35' 06" and a chord bearing of South 86° 55' 37" West.

Thence, along said curve a distance of 253.78 feet to the end of said curve.

Thence, South 48° 17' 15" West a distance of 58.49 feet to the end of said centerline.

Together with:

Commencing at the Northwest corner of said Section 3, thence, South 01° 59' 54" East along the West line of said Section 3 a distance of 1172.95 feet.

Thence, North 88° 00' 06" East a distance of 2888.07 feet.

Thence, North 08° 09' 25" East a distance of 25.00 feet.

Thence, North 81° 50' 35" West a distance of 8.00 feet to the **Point of Beginning**.

Thence, North 76° 24' 09" West a distance of 362.69 feet.

Thence, North 80° 42' 56" West a distance of 110.44 feet.

Thence, South 86° 29' 56" West a distance of 150.74 feet.

Thence, North 65° 02' 44" East a distance of 54.27 feet.

Thence, North 85° 39' 38" East a distance of 138.15 feet.

Thence, South 77° 14' 54" East a distance of 84.65 feet.

Thence, North 53° 10' 58" East a distance of 98.76 feet.

Thence, North 19° 16' 13" West a distance of 53.93 feet.

Thence, North 21° 50' 26" East a distance of 53.05 feet.

Thence, South 44° 52' 16" East a distance of 123.56 feet.

Thence, South 43° 42' 13" East a distance of 133.84 feet to the beginning of a curve to the left, having a radius of 224.50 feet, a central angle of 14° 32' 04" and a chord bearing of South 50° 58' 15" East.

Thence, Southeasterly along said curve a distance of 56.95 feet to the end of said curve.

Thence, South 58° 14' 18" East a distance of 25.41 feet to the beginning of a curve to the right, having a radius of 34.69 feet, a central angle of 66° 23' 44" and a chord bearing of South 25° 02' 26" East.

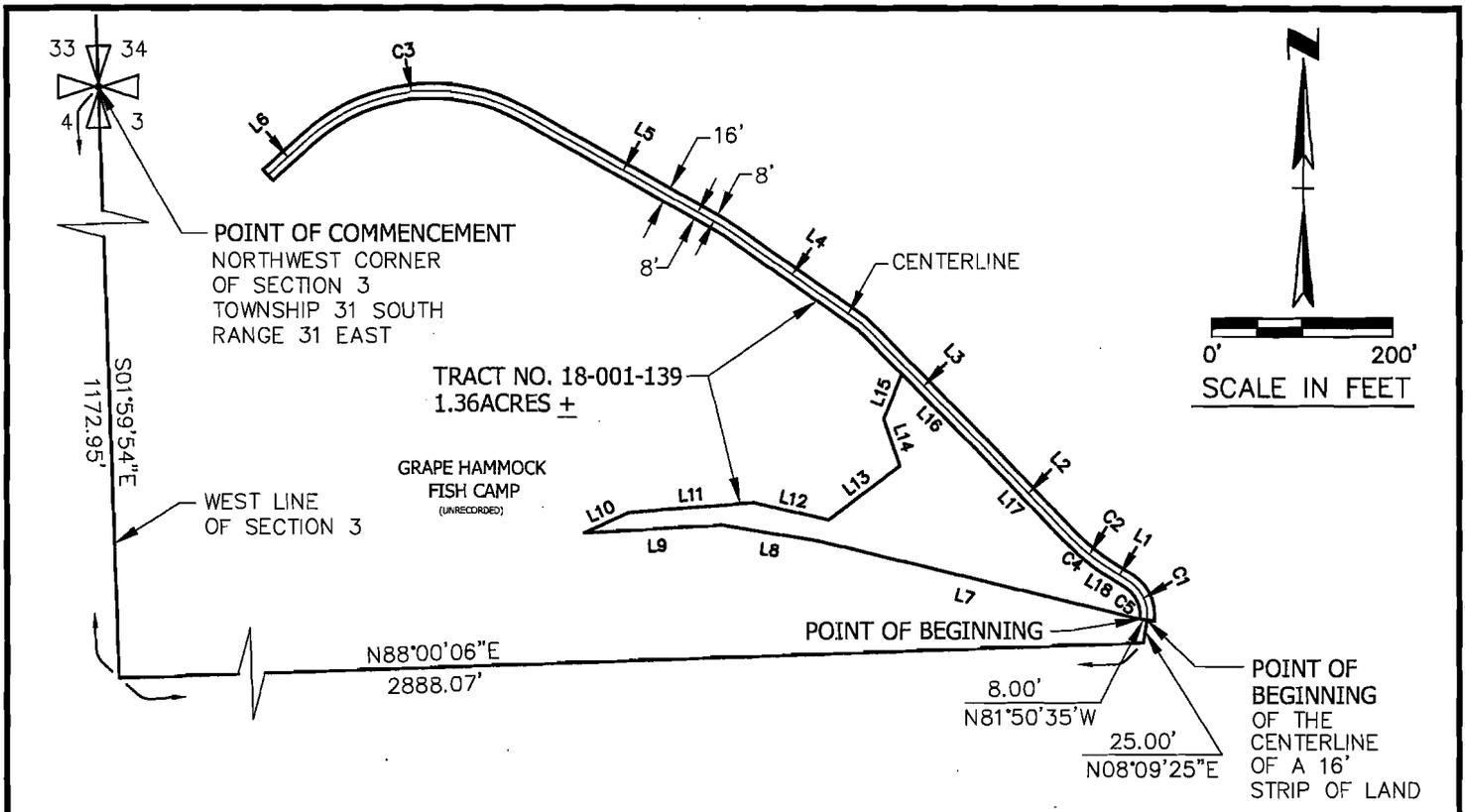
Thence, Southeasterly along said curve a distance of 40.20 feet to the end of said curve and the **Point of Beginning**.

Containing 1.36 acres more or less.

This description is not valid unless accompanied by a description sketch.

KCOL\Chandley, Edgar C. Jr. & Barbara C.
Folio: 31310300000011010

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August 31, 2001
Revised;
April 13, 2004



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	49.47'	42.69'	66°23'44"	N25°02'26"W
C2	54.92'	216.50'	14°32'04"	N50°58'15"W
C3	253.78'	206.00'	70°35'06"	S86°55'37"W
C4	56.95'	224.50'	14°32'04"	S50°58'15"E
C5	40.20'	34.69'	66°23'44"	S25°02'26"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.44'	N58°14'18"W
L2	133.92'	N43°42'13"W
L3	194.25'	N44°52'16"W
L4	187.31'	N55°12'04"W
L5	249.29'	N61°07'45"W
L6	58.49'	S48°17'15"W
L7	362.69'	N76°24'09"W
L8	110.44'	N80°42'56"W
L9	150.74'	S86°29'56"W
L10	54.27'	N65°02'44"E
L11	138.15'	N85°39'38"E
L12	84.65'	S77°14'54"E
L13	98.76'	N53°10'58"E
L14	53.93'	N19°16'13"W
L15	53.05'	N21°50'26"E
L16	123.56'	S44°52'16"E
L17	133.84'	S43°42'13"E
L18	25.41'	S58°14'18"E

NOTES

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

THIS IS NOT A SURVEY

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATE STATUTES.

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 5173

SECTION 3
TOWNSHIP 31 SOUTH
RANGE 31 EAST
POLK COUNTY

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CONSTRUCTION AND LAND MANAGEMENT DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

TRACT NO. 18-001-139
1.36 ACRES ±

RS	18AUG04	CHANGED TRACT NO.	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
DRAWN	CHECKED	DATE	REVISIONS	CMC		08APRO4	1"=200'	3 OF 3

Exhibit "A-6"
Tract No. 18-001-055

A tract of land lying in the North half of Section 3, Township 31 South, Range 31 East, Polk County, Florida, described as follows:

Bounded on the North, South and East by Lake Kissimmee.
Bounded on the West by the following described line:

Commencing at the Northwest corner of said Section 3,

Thence, South 89°25'44" East along the North line of said Section 3 a distance of 3,117.19 feet.

Thence, South 00°34'16" West a distance of 969.64 feet to the North line of South 182.36 feet of the North 1,152.00 feet of said Section 3 and the POINT OF BEGINNING.

Thence, South 02°14'35" East a distance of 99.58 feet.

Thence, South 26°09'02" East a distance of 93.51 feet to the South line of the North 1,152.00 feet of said Section 3.

Containing 0.40 acre, more or less.

This legal description is not valid unless accompanied by a description sketch.

KCOL\Chandley, Edgar C. Jr. & Barbara C.

Folio: 31310300000011010

R:\Legals\kcol\001-055
August 30, 2001

33
34
4
3

POINT OF COMMENCEMENT
THE NORTHWEST CORNER OF
SECTION 3, TOWNSHIP 31 SOUTH,
RANGE 31 EAST

S89°25'44"E 3,117.19'

THE NORTH LINE OF
SECTION 3

THE WEST LINE OF
SECTION 3

GRAPE HAMMOCK
FISH CAMP
(UNRECORDED)

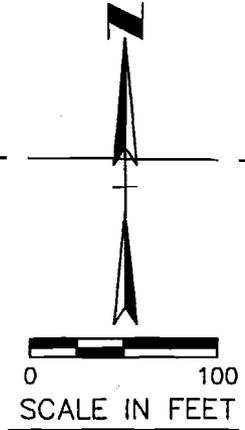
1,152'

S00°34'16"W 969.64'

POINT OF BEGINNING

NORTH LINE OF THE SOUTH
182.36' OF THE NORTH 1152.00'

TRACT NO. 18-001-055
± 0.40 ACRES



NORTHING = 1266553.543
EASTING = 588425.604

S02°14'35"E
99.58'

NORTH HALF SECTION 03
TOWNSHIP 31 SOUTH
RANGE 31 EAST
POLK COUNTY
FLORIDA

NORTHING = 1266454.042
EASTING = 588429.501

S26°09'02"E
93.51'

SOUTH LINE OF THE
NORTH 1152.00'

NORTHING = 1266370.108
EASTING = 588470.712

LAKE KISSIMMEE

NOTES

- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISEDSEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATE STATUTES.

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 5173

THIS IS NOT A SURVEY

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CONSTRUCTION AND LAND MANAGEMENT DEPARTMENT**
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"
GRAPE HAMMOCK / CHANDLEY POINT
TRACT NO. 18-001-055
0.40 ACRES ±

RVS		29AUG01	ASSIGNED TRACT NO.	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
DRAWN	CHECKED	DATE	REVISIONS	RVS		09MAR01	AS SHOWN	18001055.dwg	2 of 2

Exhibit "A-7"
Tract No. 18-001-052

A tract of land lying in the North half of Section 3, Township 31 South, Range 31 East, Polk County Florida, described as follows:

BEGINNING at the Southwest corner of the North half of said Section 3, Thence, South 89°23'50" East along the South line of the North half of said Section 3, a distance of 2099.72 feet to the Southeast corner of the lands as described in Polk County, Official Records Book 2022, Page 166.

Thence, North 87°24'11" West along the South line of said lands a distance of 431.18 feet to the Southwest corner of said lands.

Thence, North 00°45' 25" East along the West line of said lands, the West line of the lands described in Polk County Official Records Book 2125, Page 306 and the West line of the lands described in Polk County Official Records Book 1694, Page 1965, a distance of 302.49 feet.

Thence, North 52°37'23" West, a distance of 68.27 feet.

Thence, North 73°45'47" West, a distance of 227 .63 feet.

Thence, North 01°03'00" East, a distance of 218.33 feet.

Thence, North 11°13'16" West, a distance of 107.50 feet.

Thence, North 51°37'42" East, a distance of 32.05 feet.

Thence, North 05°06'19" West, a distance of 128.27 feet.

Thence, North 19°00'15" West, a distance of 277.08 feet.

Thence, North 03°42'20" East, a distance of 60.14 feet.

Thence, North 06°03'51" West, a distance of 71.41 feet.

Thence, North 24°14'45" West, a distance of 87.02 feet.

Thence, South 06°56'21" East a distance of 118.94 feet.

Thence, North 77°28'53" West, a distance of 65.92 feet.

Thence, South 29°51'12" West, a distance of 123.33 feet.

Thence, South 09°07'38" East, a distance of 41.91 feet.

Thence, South 02°50'56" East, a distance of 215.80 feet.

Thence, South 44°38'05" East, a distance of 265.38 feet.

Thence, South 00°04'06" East, a distance of 297.50 feet.

Thence, South 87°20'53" West, a distance of 100.27 feet.

Thence, South 63°11'22" West, a distance of 121.02 feet.

Thence, South 45°50'14" West, a distance of 126.95 feet.

Thence, South 64°20'18" West, a distance of 135.76 feet.

Thence, South 23°28'57" West, a distance of 191.27 feet.

Thence, North 89°02'43" West, a distance of 162.96 feet.

Thence, North 46°20'45" West, a distance of 57.23 feet.

Thence, South 80°01'50" West, a distance of 47.71feet.

Thence, North 69°58'03" West a distance of 53.41 feet.

Thence, North 43°43'10" West, a distance of 148.58 feet.

Thence, South 86°22'08" West, a distance of 110.06 feet.
Thence, South 46°10'28" West a distance of 76.59 feet.
Thence, South 02°47'19" West, a distance of 91.47 feet.
Thence, South 89°45'33" West, a distance of 267 .83 feet.
Thence, South 70°06'51" West, a distance of 21.77 feet to the POINT OF BEGINNING.

Containing 2.23 acres, more or less, below elevation 52.5 feet (NGVD 29) and 7.02 acres, more or less, above elevation 52.5 feet (NGVD 29)

This legal description is not valid unless accompanied by a description sketch.

KCOL\Chandley, Edgar C. Jr. & Barbara C.
Folio: 31310300000011010

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August 31, 2001

NORTH HALF SECTION 3
TOWNSHIP 31 SOUTH
RANGE 31 EAST

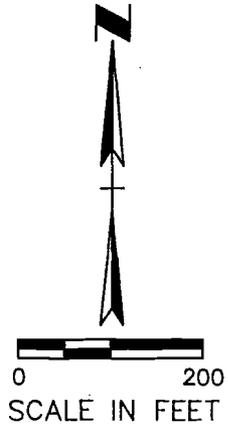
NOTES

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

THIS IS NOT A SURVEY

LINE TABLE		
LINE	LENGTH	BEARING
L1	431.18	N87°24'11"W
L2	289.90	N00°45'23"E
L3	68.27	N52°37'23"W
L4	227.63	N73°45'47"W
L5	218.33	N01°03'11"E
L6	107.50	N11°13'16"W
L7	32.05	N51°37'42"E
L8	128.27	N05°06'19"W
L9	277.08	N19°00'15"W
L10	60.14	N03°42'20"E
L11	71.41	N06°03'51"W
L12	87.02	N24°14'45"W
L13	118.94	S06°56'21"E
L14	65.92	N77°28'53"W
L15	123.33	S29°51'12"W
L16	41.91	S09°07'38"E
L17	215.80	S02°50'56"E
L18	265.98	S44°38'05"E
L19	297.50	S00°04'06"E
L20	100.27	S87°20'53"W
L21	121.02	S63°11'22"W
L22	126.95	S45°50'14"W
L23	135.76	S64°20'18"W
L24	191.27	S23°28'57"W
L25	162.96	N89°02'43"W
L26	57.23	N46°20'45"W
L27	47.71	S80°01'50"W
L28	53.41	N69°58'03"W
L29	148.58	N43°43'10"W
L30	110.06	S86°22'08"W
L31	76.59	S46°10'28"W
L32	91.47	S02°47'19"W
L33	267.83	S89°45'33"W
L34	21.77	S70°06'51"W

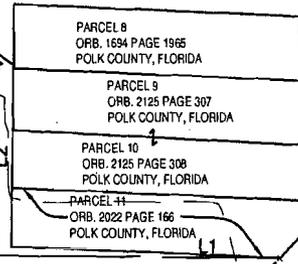


APPROXIMATE LOCATION
52.5' CONTOUR LINE
FOR ACERAGE CALCULATIONS ONLY.

AREA OVER ELEVATION
52.5' 7.02 ACRES

TRACT 001-052
± 9.25 ACRES

AREA BELOW 52.5'
CONTOUR LINE
2.23 ACRES



POINT OF BEGINNING
THE SOUTHWEST CORNER
OF THE NORTH HALF OF
SECTION 3, TOWNSHIP 31 SOUTH,
RANGE 31 EAST

S89°23'50"E 2,099.72'

THE SOUTH LINE OF
THE NORTHWEST QUARTER
SECTION 3

SECTION 03
TOWNSHIP 31 SOUTH
RANGE 31 EAST
POLK COUNTY
FLORIDA

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATE STATUTES.

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 5173

RVS		29AUG01	ASSIGNED TRACT NO.
DRAWN	CHECKED	DATE	REVISIONS

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CONSTRUCTION AND LAND MANAGEMENT DEPARTMENT**
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"
GRAPE HAMMOCK / CHANDLEY
TRACT NO. 18-001-052
9.25 ACRES ±

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
RVS		08MAR01	AS SHOWN	18001052.dwg	3 of 3

Exhibit "A-8"
Tract No. 18-001-141

A Parcel of land located in the North half of Section 3, Township 31 South, Range 31 East, Polk County, Florida, being described as follows:

All that part of the said North half of Section 3 lying Easterly of a line lying 2,100.00 feet East of and parallel to the West line of said Section 3.

Less the following parcels as identified and described in said Official Records Book 2081, Page 349 through 352.

Parcels Labeled

1. Grape Hammock Acres
2. Chandley Point
3. Henneey
4. Sweet (A)
5. Sweet (B)
7. Grape Hammock Volunteer Fire Dept.
8. Estate Sales

Also Less

A tract of land lying East of Grape Hammock Acres as recorded in Official Records Book 689, Pages 166 and 167 of said Public Records and lying North of Unrecorded Chandley Point in the North half of Section 3, Township 31 South, Range 31 East, Polk County, Florida, described as follows:

Bounded on the North by the South line of the North 1, 400.00 feet of said Section 3.

Bounded on East by Lake Kissimmee.

Bounded on the South the Northerly Ordinary High Water Line of the canal lying Northerly of said Unrecorded Chandley Point.

Bounded on the West by the Easterly Ordinary High Water Line of the canal lying Easterly of said Grape Hammock Acres.

Also Less

The road Right-of-Way of Shady Lane Drive

The road Right-of-Way of Grape Hammock Road

The road Right-of-Way of Raymer Road

Also Less

Any lands lying below the ordinary high water line of Lake Kissimmee.

Containing 16 acres More or Less

KCOL\Chandley, Edgar C. Jr. & Barbara C.

Folio: 31310300000011010

R:\Legals\001-141.lgl

June 8, 2006

Revised;

July 7, 2006

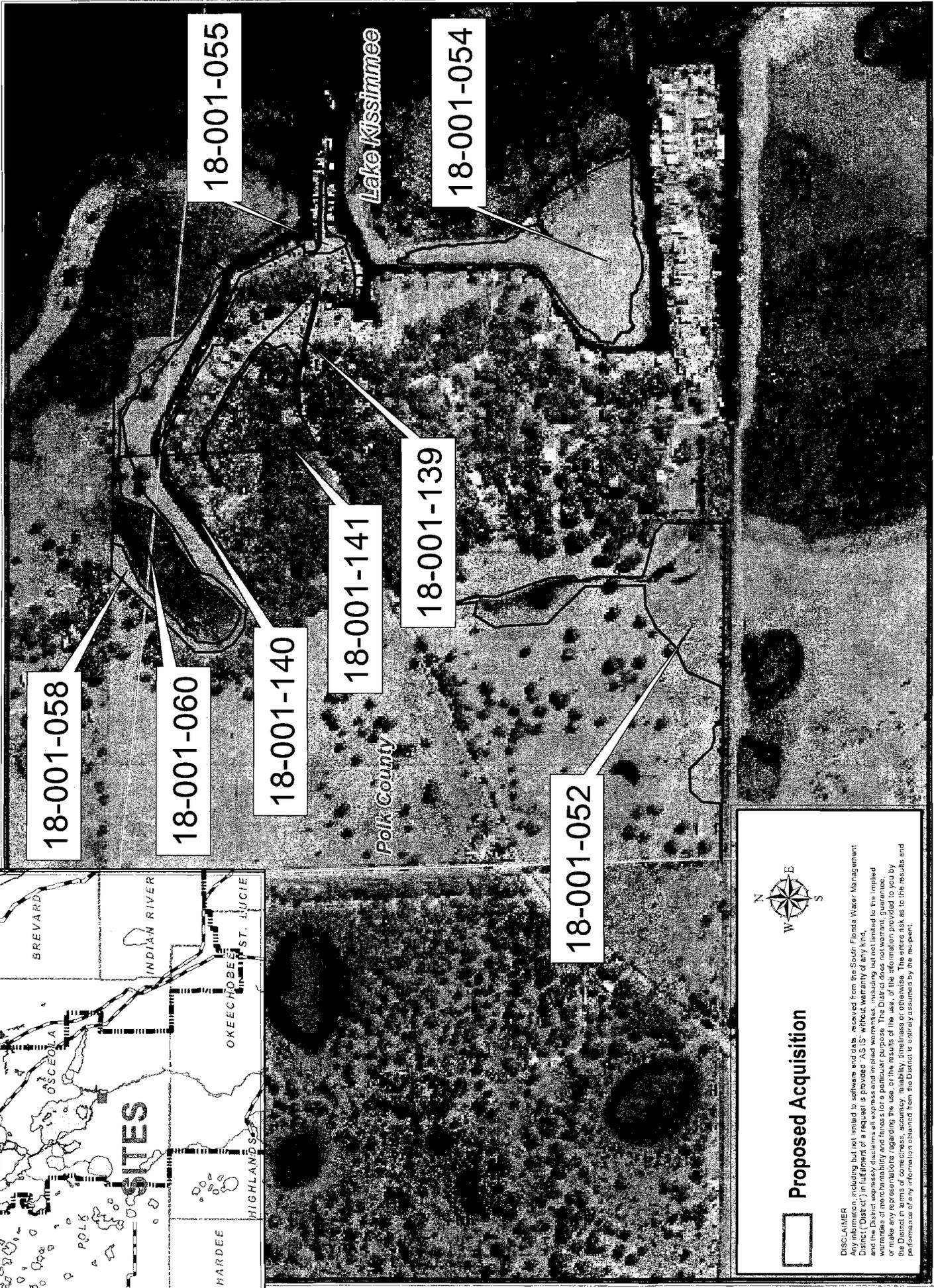
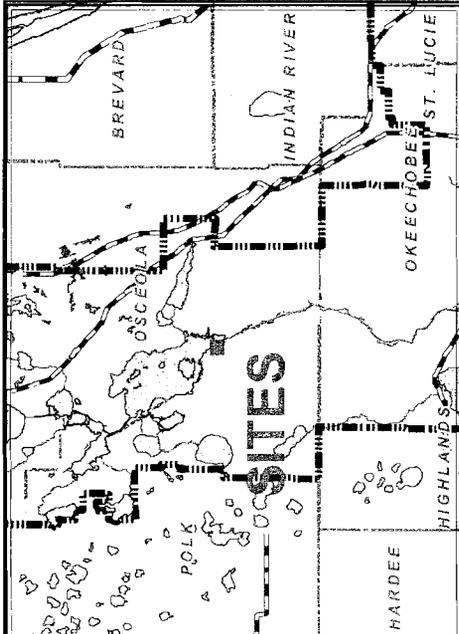
LEGAL DESCRIPTION

10-Jul-06

Date

Daniel M. Lewis P.S.M.

Kissimmee Chain of Lakes



Proposed Acquisition



DISCLAIMER
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