



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

**ORANGE
COUNTY
FLORIDA**

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Date: May 9, 2023

To: Mayor Jerry L. Demings
and
County Commissioners

From: Eric Gassman, Chief Deputy Comptroller

Contact: Ann Dawkins, 407-836-5770

Subject: Public Hearing to Establish a Municipal Service Benefit Unit (MSBU) for
Streetlighting – Continued from March 21, 2023 Public Hearing

MSBU District: **Fernway and Conway Estates**

Applicant: Nidia Volpe
Property Owner

District: Commissioner Uribe, District 3

Report: The attached resolution will establish a MSBU for streetlighting for Fernway
and Conway Estates, which consists of two hundred and sixty (260)
parcels.

Streetlighting: The streetlighting inventory will consist of 60 - 50 watt LED (light emitting
diode) roadway micro type III 3K fixtures. The estimated assessment for
the establishing MSBU for streetlighting is \$86.00 per parcel, per lot, per
year.

Effective Date: The establishing MSBU would be effective November 1, 2023.

Action Requested: Approval of attached resolution for streetlighting.

Fernway and Conway Estates



RESOLUTION
OF THE
BOARD OF COUNTY COMMISSIONERS
ESTABLISHING A
MUNICIPAL SERVICE BENEFIT UNIT
FOR STREETLIGHTING
FOR

**Fernway and Conway Estates
11/2023**

WHEREAS, Section 125.01 (1) (q), Florida Statutes, grants Orange County, Florida ("County") the power to establish Municipal Service Benefit Units ("MSBU") for any part of the unincorporated area of the County; and

WHEREAS, Section 197.3632, Florida Statutes, authorizes the levy, collection, and enforcement of non-ad valorem assessments in the same manner as ad valorem taxes; and

WHEREAS, the Board of County Commissioners of Orange County ("Board") is the governing board of the County; and

WHEREAS, the County has received a request, in writing, from a property owner for the establishment of such an MSBU in that portion of the unincorporated area of the County to be known as **Fernway and Conway Estates** lots / parcels and which is more fully described below; and

WHEREAS, the Board has determined that the establishment of an MSBU, the purpose of which is to provide for streetlighting as requested by the property owners, together with the other information pertaining to the operation of the proposed MSBU submitted therewith, to be feasible, necessary to facilitate the services desired, and in the public interest, and that the properties within **Fernway and Conway Estates** parcels / lots will be benefited, now and in the future, and that the proposed MSBU should be created; and

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

1. The foregoing "WHEREAS" clauses are presumed to be true and correct and are hereby incorporated into the text of the resolution.

2. There is hereby established and created, the **Fernway and Conway Estates 11/2023 MSBU**, subject to final adjustment and approval as provided for in Section 197.3632, Florida Statutes, the boundaries of which appear on the recorded plat of **Fernway** lots/parcels, **Plat Book O, Page 55**, as shown in **Exhibit "A"** and **Conway Estates** parcels / lots, **Plat Book H, Page 72** as shown in **Exhibit "B"** of this resolution, Public Records of Orange County, Florida. The purpose of such MSBU is to provide for collection and disbursement by the County of such funds as may be necessary to pay the annual expense of standard operation and maintenance of streetlighting equipment within the MSBU, including energy charges, streetlighting fixtures, poles, wires, conduits, and all appurtenances necessary for such streetlighting, electrical services, and current used in their operations, and for payment of administrative costs and appropriate reserves for cash balance. It is the understanding of the County that **Duke Energy, Florida, Inc.**, is to construct, or has constructed in accordance with standards approved by the Orange County Public Works Department, all necessary streetlighting equipment at no expense to the County, prior to or during construction of those portions of **Fernway and Conway Estates** parcels / lots

RECORDING DEPARTMENT: RETURN TO FINANCE & ACCOUNTING SPECIAL ASSESSMENTS

district as provided herein.

4. Upon completion of construction of such streetlighting equipment and the placement of such equipment into operation, and for each and every year thereafter, a non-ad valorem special assessment roll setting forth a description of each lot or parcel of land subject to the non-ad valorem special assessments in the MSBU as provided herein, including homesteads, shall be prepared by the Property Appraiser and delivered to the Board, which shall levy a non-ad valorem special assessment upon such lots or parcels as may be owned by individual freeholders, according to the recorded plats of **Fernway** parcels / lots, **Plat Book O, Page 55** as shown in **Exhibit "A"** and of **Conway Estates** parcels / lots, **Plat Book H, Page 72** as shown in **Exhibit "B"** of this resolution such sums as shall be necessary to pay the estimated expense of the annual operation and maintenance of such streetlighting equipment and administration of the district and appropriate reserves for cash balance for paying expenses, provided that such sums shall be assessed against the real property of each individual freeholder on a pro rata basis, and not on an ad valorem basis, so that each freeholder shall, at all times, pay an equal amount towards such cost. After the adoption of the non-ad valorem special assessment by the Board, the Property Appraiser shall extend the assessment upon the non-ad valorem assessment roll, which roll shall be fully completed prior to the time said Board sits as the Board of Tax Adjustment, during which time such assessments may be protested, reviewed, equalized, and adjusted to conform to the provisions of Sections 197.3632 and 197.3635, Florida Statutes. After adjournment as the Board of Tax Adjustment, said Board shall certify the non-ad valorem special assessment roll in the same manner and at the same time as the County Tax Roll is certified and delivered to the Tax Collector, and the said non-ad valorem special assessments shall be collected in the same manner and shall have the same priority rights, discounts for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment, and be subject to the same delinquent interest and penalties, and be treated in all respects the same as County ad valorem taxes. Said non-ad valorem special assessments, when collected by the Tax Collector shall be remitted to the Board, who shall deposit the same in such depository as shall be designated by the Board who shall apply the same to monthly bills rendered by Duke Energy Florida, Inc., related administrative costs, and to the establishment and maintenance of an appropriate reserve for cash balance. From the proceeds of said non-ad valorem special assessments, the Board shall pay the costs for having a non-ad valorem special assessment roll made and extended. The Tax Collector's office shall receive all fees and costs of sale as provided by law for the collection of ad valorem taxes, advertising, sale of lands, and issuance and sale of certificates. The Uniform Method for the levy, collection, and enforcement of non-ad valorem assessments, Section 197.3632, Florida Statutes, will be used.

5. The Board intends that non-ad valorem special assessments authorized by this resolution be collected pursuant to the Uniform Assessment Collection Act, Sections 197.3632 and 197.3635, Florida Statutes. The Board authorizes utilization of this Uniform Method of collection for all affected parcels. The non-ad valorem special assessment will be listed on the assessment roll for all affected parcels and will be included in the notice of proposed property taxes and the tax notice for each affected parcel. These non-ad valorem special assessments will be subject to all collection provisions applicable to ad valorem taxes, including discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, issuance of and sale of tax certificates and tax deeds for non-payment, and commissions of the Property Appraiser and the Tax Collector as provided by Florida Law.

6. In the event of division or splitting of any of the tax parcels or lots assessed herein, any such newly subdivided or split parcels shall be included in the MSBU assessments.

7. Each property owner affected by this resolution has been provided first class mail notice of the potential loss of his or her title when the Uniform Method of collection is used and that all affected

and that Duke Energy, Florida, Inc., will assume standard maintenance and operation of such equipment, subsequent to such construction, including computation of the annual and monthly charges for such standard maintenance and operation. Such equipment is to include **60 – 50 watt LED (light emitting diode) roadway micro type III 3K overhead gray fixtures** at **\$6.43** per fixture, per month for a yearly rate of **\$4,643.88**, which includes energy costs and excludes the cost of administering the district as set out below, or at a rate or rates as may be set by the properly constituted legal authorities who control, govern and set the rates for Duke Energy for the services described herein. It is further understood by the County that the Duke Energy may construct such streetlighting equipment only in those portions of the MSBU as may be necessary concurrent with the development of **Fernway and Conway Estates** parcels / lots and that the streetlighting district created herein will be operated only in such portions of the MSBU until such construction is completed in other portions of the MSBU; provided that if such construction is only to be in portions of such MSBU, a complete legal description of the portion or portions developed be filed with the Clerk of the Board of County Commissioners. After presentation and approval by the Board, it is understood and agreed between the County and the Developer that (if applicable) as **Fernway and Conway Estates** parcels / lots as shown in Exhibit "A" and "B" expands the additional Additions, Phases, Sections, Units and/or etc., as the case may be, may be permitted to join into this Resolution under the same terms and conditions as represented herein, by presenting an appropriate amendatory resolution to the Board for consideration. **It is further understood that the contract between Orange County and Duke Energy, Florida Inc., will not be effective until November 1, 2023.** Streetlights installed prior to this date are the responsibility of the developer and not the County. It is further understood that only 60 – 50 watt LED (light emitting diode) roadway micro fixtures at \$6.43 per fixture, per month are approved for this MSBU.

3. Upon completion of construction of such streetlighting equipment and the placement of such equipment into operation, the Board shall determine the estimated non-ad valorem assessment amount required to pay the standard expense of maintaining and operating the streetlighting equipment in the MSBU. This non-ad valorem assessment is levied for the first time as of **November 1, 2023** and will be levied each and every year thereafter until discontinued by the Board. The Board may increase or decrease the amount of the assessment by twenty percent (20%) each and every year thereafter to any affected property based on the benefit, which the Board will provide or has provided to the property with the revenue generated, by the assessment. The property owners within **Fernway and Conway Estates** parcels / lots shall pay any cost exceeding standard operating and maintenance expense as determined by the Board. It is the intent of the County that the Uniform Method for the levy, collection, and enforcement of non-ad valorem assessments, as Section 197.3632, Florida Statutes, grants, shall be used for collecting the non-ad valorem assessments. One and one half dollars (\$1.50) for each lot or parcel of land shall be added by the Board to cover the costs of administering the MSBU and the total amount so determined shall be specially assessed against the real property of the freeholders in the MSBU as provided hereafter. Additional amounts will be added to provide for reimbursement of necessary administrative costs incurred by the Property Appraiser and Tax Collector for the collection of non-ad valorem assessments subject to the provision of Section 197.3632, Florida Statutes, and for the establishment and maintenance of a reserve for cash balance for the purpose of paying expenses from October 1 of the ensuing fiscal year until the time when the revenue for that year are expected to be available. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The County may spend from its general fund, such sums as may be necessary to operate, maintain, and administer the MSBU hereby created and the County will be reimbursed to such extent at such time as such assessments have been collected. The estimated annual cost of operating, maintaining, and administering such streetlighting equipment, including the establishment and maintenance of an appropriate reserve for cash balance, is **\$22,360.00** and the estimated annual charge to each individual freeholder is **\$86.00**. Proceeds of collection of such assessments as provided hereinafter are to be put into a special revenue fund of the County to the credit of the MSBU, and are to be used only by the

property owners have a right to appear at the hearing and to file written objections with the Board. Each property owner affected by this resolution has been provided first class mail notice of the time and place of the public hearing at which this resolution was adopted. However, under Section 119.07, Florida Statutes, certain records may be noted as exempt and confidential. This public record exemption may cause certain property owners not to receive the above first class mail notice, however, a public hearing notice conforming to the provisions of Section 197.3632, Florida Statutes, has been published in a newspaper of general circulation within Orange County.

8. The Board of County Commissioners shall be the governing board of said Municipal Service Benefit Unit.

ADOPTED THIS _____ DAY OF _____, 2023

ORANGE COUNTY, FLORIDA

BY: _____
ORANGE COUNTY MAYOR

DATE: _____

ATTEST: Phil Diamond, County Comptroller
as Clerk of the Board of County Commissioners

BY: _____
DEPUTY CLERK

Fernway
Parcels / Lots
Exhibit "A"

Parcel ID Number	Legal Description
07-23-30-2696-01-051	FERNWAY O/55 THE S 60 FT OF N 120 FT OF LOTS 5 & 6 BLK B-1
07-23-30-2696-01-053	FERNWAY O/55 LOTS 5 & 6 (LESS N 120 FT) & LOTS 7 & 8 (LESS S 120 FT) BLK B 1
07-23-30-2696-01-071	FERNWAY O/55 THE N 60 FT OF S 120 FT OF LOTS 7 & 8 BLK B-1
07-23-30-2696-01-072	FERNWAY O/55 THE S 60 FT OF LOTS 7 & 8 BLK B 1
07-23-30-2696-01-090	FERNWAY O/55 LOT 9 BLK B 1
07-23-30-2696-01-100	FERNWAY O/55 LOT 10 BLK B-1
07-23-30-2696-01-110	FERNWAY O/55 LOT 11 BLK B1
07-23-30-2696-02-010	FERNWAY O/55 LOT 1 BLK B2
07-23-30-2696-02-020	FERNWAY O/55 LOT 2 BLK B2
07-23-30-2696-02-030	FERNWAY O/55 LOT 3 BLK B2
07-23-30-2696-02-040	FERNWAY O/55 LOT 4 BLK B2
07-23-30-2696-02-050	FERNWAY O/55 LOT 5 BLK B2 SEE 6331/2975
07-23-30-2696-02-060	FERNWAY O/55 LOT 6 BLK B2
07-23-30-2696-02-070	FERNWAY O/55 LOT 7 BLK B2
07-23-30-2696-02-080	FERNWAY O/55 LOT 8 BLK B2
07-23-30-2696-02-090	FERNWAY O/55 LOT 9 & W 17 FT LOT 10 BLK B 2
07-23-30-2696-02-101	FERNWAY O/55 THE E 34 FT LOT 10 & W 34 FT LOT 11 BLK B2
07-23-30-2696-02-120	FERNWAY O/55 LOT 12 & E 17 FT OF LOT 11 BLK B2
07-23-30-2696-02-130	FERNWAY O/55 LOTS 13 & 14 BLK B2
07-23-30-2696-02-150	FERNWAY O/55 LOT 15 BLK B 2
07-23-30-2696-02-160	FERNWAY O/55 LOT 16 BLK B2
07-23-30-2696-02-170	FERNWAY O/55 LOT 17 BLK B2
07-23-30-2696-02-180	FERNWAY O/55 LOT 18 BLK B2
07-23-30-2696-02-190	FERNWAY O/55 LOT 19 BLK B2
07-23-30-2696-02-200	FERNWAY O/55 LOT 20 BLK B2
07-23-30-2696-02-210	FERNWAY O/55 LOT 21 BLK B 2
07-23-30-2696-02-220	FERNWAY O/55 LOT 22 BLK B2
07-23-30-2696-02-230	FERNWAY O/55 LOT 23 BLK B2
07-23-30-2696-02-240	FERNWAY O/55 LOT 24 BLK B2
07-23-30-2696-02-250	FERNWAY O/55 LOT 25 BLK B2
07-23-30-2696-02-260	FERNWAY O/55 LOT 26 BLK B2
07-23-30-2696-02-270	FERNWAY O/55 LOT 27 BLK B2
07-23-30-2696-02-280	FERNWAY O/55 LOT 28 BLK B2
07-23-30-2696-02-290	FERNWAY O/55 LOT 29 BLK B2
07-23-30-2696-02-300	FERNWAY O/55 LOT 30 BLK B 2
07-23-30-2696-03-010	FERNWAY O/55 LOTS 1 & 2 BLK B3
07-23-30-2696-03-030	FERNWAY O/55 LOT 3 BLK B3
07-23-30-2696-03-040	FERNWAY O/55 LOT 4 BLK B3
07-23-30-2696-03-050	FERNWAY O/55 LOTS 5 & 6 BLK B3

Fernway
Parcels / Lots
Exhibit "A"

Parcel ID Number	Legal Description
07-23-30-2696-03-070	FERNWAY O/55 LOT 7 & W1/2 OF LOT 8 (LESS S 20 FT) BLK B3
07-23-30-2696-03-091	FERNWAY O/55 THE N 100 FT OF LOT 9 & E 25 FT OF N 100 FT OF LOT 8 BLK B3
07-23-30-2696-03-100	FERNWAY O/55 LOT 10 BLK B3
07-23-30-2696-03-110	FERNWAY O/55 LOT 11 BLK B3
07-23-30-2696-03-120	FERNWAY O/55 LOT 12 BLK B3
07-23-30-2696-03-130	FERNWAY O/55 LOTS 13 & 14 BLK B3
07-23-30-2696-03-150	FERNWAY O/55 LOT 15 BLK B3
07-23-30-2696-03-160	FERNWAY O/55 LOTS 16 17 & 18 & S 20 FT OF LOT 9 & S 20 FT OF LOT 8 BLK B3
07-23-30-2696-03-190	FERNWAY O/55 LOT 19 BLK B3
07-23-30-2696-03-200	FERNWAY O/55 LOT 20 BLK B3
07-23-30-2696-03-210	FERNWAY O/55 LOT 21 BLK B 3
07-23-30-2696-03-220	FERNWAY O/55 LOT 22 BLK B3
07-23-30-2696-03-230	FERNWAY O/55 LOTS 23 & 24 BLK B3
07-23-30-2696-04-010	FERNWAY O/55 LOTS 1 & 2 (LESS S 66.2 FT) BLK B4
07-23-30-2696-04-015	FERNWAY O/55 THE S 66.2 FT OF LOTS 1 & 2 BLK B4
07-23-30-2696-04-020	FERNWAY O/55 LOT 3 & W1/2 OF 4 BLK B4
07-23-30-2696-04-050	FERNWAY O/55 LOT 5 & E1/2 OF 4 BLK B4
07-23-30-2696-04-070	FERNWAY O/55 LOTS 6 & 7 BLK B4
07-23-30-2696-04-080	FERNWAY O/55 LOT 8 BLK B4
07-23-30-2696-04-090	FERNWAY O/55 LOT 9 BLK B4
07-23-30-2696-04-100	FERNWAY O/55 LOT 10 BLK B-4
07-23-30-2696-04-111	FERNWAY O/55 LOTS 11 & 12 BLK B-4
07-23-30-2696-04-131	FERNWAY O/55 LOTS 13 & 14 (LESS S 70.6 FT) BLK B-4
07-23-30-2696-04-132	FERNWAY O/55 THE S 70.6 FT OF LOTS 13 & 14 BLK B-4
07-23-30-2696-04-150	FERNWAY O/55 LOTS 15 & 16 BLK B-4
07-23-30-2696-04-170	FERNWAY O/55 LOT 17 BLK B-4
07-23-30-2696-04-180	FERNWAY O/55 LOT 18 & E 10 FT OF LOT 19 BLK B4
07-23-30-2696-04-191	FERNWAY O/55 THE W 40 FT OF LOT 19 & E 20 FT OF LOT 20 BLK B4
07-23-30-2696-04-201	FERNWAY O/55 THE W 30 FT OF LOT 20 & E 30 FT OF LOT 21 BLK B4
07-23-30-2696-04-211	FERNWAY O/55 THE W 20 FT OF LOT 21 & E 40 FT OF LOT 22 BLK B4
07-23-30-2696-04-231	FERNWAY O/55 THE S 75 FT OF LOTS 23 & 24 & S 75 FT OF W 10 FT OF LOT 22 BLK B4
07-23-30-2696-04-232	FERNWAY O/55 THE N 66.2 FT OF LOTS 23 & 24 & N 66.2 FT OF W 10 FT OF LOT 22 BLK B4
07-23-30-2696-05-010	FERNWAY O/55 LOT 1 BLK B5
07-23-30-2696-05-020	FERNWAY O/55 LOT 2 BLK B5
07-23-30-2696-05-030	FERNWAY O/55 LOTS 3 & 4 BLK B-5
07-23-30-2696-05-050	FERNWAY O/55 LOT 5 BLK B5
07-23-30-2696-05-060	FERNWAY O/55 LOT 6 BLK B5
07-23-30-2696-05-070	FERNWAY O/55 LOT 7 BLK B5
07-23-30-2696-05-080	FERNWAY O/55 LOT 8 BLK B5
07-23-30-2696-05-090	FERNWAY O/55 LOT 9 & W1/4 OF LOT 10 BLK B5 SEE 3423/1065
07-23-30-2696-05-100	FERNWAY O/55 THE E 3/4 OF LOT 10 & W1/2 OF LOT 11 BLK B5

Fernway
Parcels / Lots
Exhibit "A"

Parcel ID Number	Legal Description
07-23-30-2696-05-110	FERNWAY O/55 THE E 1/2 OF LOT 11 & ALL OF LOTS 12 & 13 BLK B5
07-23-30-2696-05-141	FERNWAY O/55 THE N 1/2 OF LOTS 14 & 15 BLK B5
07-23-30-2696-05-142	FERNWAY O/55 THE S 1/2 OF LOTS 14 & 15 BLK B5
07-23-30-2696-05-160	FERNWAY O/55 LOTS 16 & 17 BLK B5
07-23-30-2696-05-180	FERNWAY O/55 LOT 18 BLK B5
07-23-30-2696-05-190	FERNWAY O/55 LOT 19 BLK B5
07-23-30-2696-05-200	FERNWAY O/55 LOT 20 BLK B5
07-23-30-2696-05-210	FERNWAY O/55 LOT 21 BLK B5
07-23-30-2696-05-220	FERNWAY O/55 LOT 22 BLK B5
07-23-30-2696-05-230	FERNWAY O/55 LOT 23 BLK B5
07-23-30-2696-05-240	FERNWAY O/55 LOT 24 BLK B5
07-23-30-2696-05-250	FERNWAY O/55 THE E 50 FT LOT 25 BLK B5
07-23-30-2696-05-260	FERNWAY O/55 LOT 26 & W 1 FT OF LOT 25 BLK B 5
07-23-30-2696-05-270	FERNWAY O/55 LOT 27 BLK B5
07-23-30-2696-05-280	FERNWAY O/55 LOT 28 BLK B5 SEE 4921/0125 6207/3739
07-23-30-2696-05-290	FERNWAY O/55 LOT 29 BLK B5
07-23-30-2696-05-300	FERNWAY O/55 LOT 30 BLK B5
07-23-30-2696-06-010	FERNWAY O/55 LOTS 1 & 2 BLK B 6
07-23-30-2696-06-031	FERNWAY O/55 LOT 3 (LESS E 1 FT) BLK B6
07-23-30-2696-06-041	FERNWAY O/55 THE W 49 FT OF LOT 4 & E 1 FT OF LOT 3 BLK B6
07-23-30-2696-06-050	FERNWAY O/55 LOT 5 & E 2 FT OF LOT 4 BLK B6
07-23-30-2696-06-060	FERNWAY O/55 LOT 6 (LESS E 1 FT & LESS S 9.2 FT) BLK B6
07-23-30-2696-06-061	FERNWAY O/55 THE S 9.2 FT OF LOTS 6 & 7 & ALL LOTS 24 & 25 BLK B6
07-23-30-2696-06-062	FERNWAY O/55 THE N 132 FT OF E 1 FT OF LOT 6 & N 132 FT OF LOT 7 BLK B6
07-23-30-2696-06-080	FERNWAY O/55 LOT 8 BLK B6
07-23-30-2696-06-100	FERNWAY O/55 LOTS 9 & 10 BLK B6
07-23-30-2696-06-110	FERNWAY O/55 LOT 11 BLK B6
07-23-30-2696-06-120	FERNWAY O/55 LOT 12 BLK B6
07-23-30-2696-06-130	FERNWAY O/55 LOT 13 BLK B6
07-23-30-2696-06-141	FERNWAY O/55 THE N 71.2 FT OF LOTS 14 & 15 BLK B6
07-23-30-2696-06-142	FERNWAY O/55 THE S 70 FT OF LOTS 14 & 15 BLK B6
07-23-30-2696-06-161	FERNWAY O/55 THE N 70 FT OF LOTS 16 & 17 BLK B6
07-23-30-2696-06-162	FERNWAY O/55 THE S 71.2 FT OF LOTS 16 & 17 BLK B6
07-23-30-2696-06-180	FERNWAY O/55 LOT 18 BLK B6
07-23-30-2696-06-190	FERNWAY O/55 LOT 19 BLK B6
07-23-30-2696-06-200	FERNWAY O/55 LOT 20 BLK B6
07-23-30-2696-06-210	FERNWAY O/55 LOT 21 BLK B6
07-23-30-2696-06-220	FERNWAY O/55 LOTS 22 & 23 BLK B6
07-23-30-2696-06-260	FERNWAY O/55 LOT 26 & E 2 FT OF LOT 27 BLK B6
07-23-30-2696-06-271	FERNWAY O/55 THE W 49 FT OF LOT 27 & E 1 FT OF LOT 28 BLK B 6
07-23-30-2696-06-282	FERNWAY O/55 THE W 50 FT OF LOT 28 BLK B6
07-23-30-2696-06-290	FERNWAY O/55 LOT 29 BLK B6
07-23-30-2696-06-300	FERNWAY O/55 LOT 30 BLK B6

Fernway
Parcels / Lots
Exhibit "A"

Parcel ID Number	Legal Description
07-23-30-2696-07-011	FERNWAY O/55 THE S 65 FT OF LOTS 1 & 2 BLK B 7
07-23-30-2696-07-012	FERNWAY O/55 THE N 76.2 FT OF LOTS 1 & 2 BLK B 7
07-23-30-2696-07-030	FERNWAY O/55 LOT 3 BLK B7
07-23-30-2696-07-040	FERNWAY O/55 LOT 4 & W 10 FT OF LOT 5 BLK B7
07-23-30-2696-07-050	FERNWAY O/55 THE E 40 FT LOT 5 & W 30 FT LOT 6 BLK B7
07-23-30-2696-07-070	FERNWAY O/55 LOT 7 & E 20 FT LOT 6 BLK B7
07-23-30-2696-07-080	FERNWAY O/55 LOT 8 BLK B-7
07-23-30-2696-07-090	FERNWAY O/55 LOT 9 BLK B-7
07-23-30-2696-07-100	FERNWAY O/55 LOT 10 BLK B-7
07-23-30-2696-07-110	FERNWAY O/55 LOTS 11 & 12 BLK B 7
07-23-30-2696-07-130	FERNWAY O/55 LOT 13 BLK B7
07-23-30-2696-07-140	FERNWAY O/55 LOT 14 BLK B7
07-23-30-2696-07-150	FERNWAY O/55 LOT 15 BLK B-7
07-23-30-2696-07-160	FERNWAY O/55 LOT 16 BLK B-7
07-23-30-2696-07-170	FERNWAY O/55 LOT 17 BLK B-7
07-23-30-2696-07-180	FERNWAY O/55 LOT 18 & E1/2 OF LOT 19 BLK B7
07-23-30-2696-07-200	FERNWAY O/55 LOT 20 & W1/2 OF LOT 19 BLK B7
07-23-30-2696-07-210	FERNWAY O/55 LOT 21 BLK B7
07-23-30-2696-07-220	FERNWAY O/55 LOT 22 BLK B7
07-23-30-2696-07-231	FERNWAY O/55 THE N 65 FT OF LOTS 23 & 24 BLK B7
07-23-30-2696-07-232	FERNWAY O/55 THE S 76.2 FT OF LOTS 23 & 24 BLK B7
07-23-30-2696-08-010	FERNWAY O/55 LOTS 1 & 2 BLK B8
07-23-30-2696-08-030	FERNWAY O/55 LOT 3 BLK B8
07-23-30-2696-08-040	FERNWAY O/55 LOT 4 BLK B8
07-23-30-2696-08-050	FERNWAY O/55 LOT 5 BLK B8
07-23-30-2696-08-060	FERNWAY O/55 LOT 6 & W 4.05 FT OF LOT 7 BLK B8
07-23-30-2696-08-081	FERNWAY O/55 THE E 45.95 FT OF LOT 7 & W 14.05 FT OF LOT 8 BLK B8
07-23-30-2696-08-082	FERNWAY O/55 THE E 35.95 FT OF LOT 8 & W 24.05 FT OF LOT 9 BLK B8
07-23-30-2696-08-091	FERNWAY O/55 THE E 25.95 FT OF LOT 9 & W 34.05 FT OF LOT 10 BLK B8
07-23-30-2696-08-101	FERNWAY O/55 THE E 15.95 FT OF LOT 10 & W 44.05 FT OF LOT 11 BLK B8
07-23-30-2696-08-120	FERNWAY O/55 LOT 12 & E 5.95 FT OF LOT 11 & W 25 FT OF ABANDONED STREET E OF LOT 12 BLK B8
07-23-30-2696-08-290	FERNWAY O/55 LOT 29 & E 5.95 FT OF LOT 30 & W 25 FT OF ABANDONED STREET E OF LOT 29 BLK B8
07-23-30-2696-08-301	FERNWAY O/55 THE W 44.05 FT OF LOT 30 & E 15.95 FT OF LOT 31 BLK B8
07-23-30-2696-08-311	FERNWAY O/55 THE W 34.05 FT LOT 31 & E 25.95 FT OF LOT 32 BLK B8
07-23-30-2696-08-321	FERNWAY O/55 THE W 24.05 FT OF LOT 32 & E 35.95 FT LOT 33 BLK B8
07-23-30-2696-08-331	FERNWAY O/55 THE W 14.05 FT OF LOT 33 & E 45.95 FT OF LOT 34 BLK B 8
07-23-30-2696-08-350	FERNWAY O/55 LOT 35 & W 4.05 FT OF LOT 34 BLK B-8
07-23-30-2696-08-360	FERNWAY O/55 LOTS 36 37 & E1/2 OF LOT 38 BLK B8
07-23-30-2696-08-381	FERNWAY O/55 W1/2 LOTS 38 39 & 40 BLK B8
07-23-30-2696-09-010	FERNWAY O/55 LOT 1 BLK B9
07-23-30-2696-09-020	FERNWAY O/55 LOT 2 BLK B9
07-23-30-2696-09-030	FERNWAY O/55 LOT 3 BLK B9
07-23-30-2696-09-040	FERNWAY O/55 LOT 4 BLK B9

Fernway
Parcels / Lots
Exhibit "A"

Parcel ID Number	Legal Description
07-23-30-2696-09-050	FERNWAY O/55 LOTS 5 & 6 BLK B9
07-23-30-2696-09-070	FERNWAY O/55 LOT 7 BLK B-9
07-23-30-2696-09-080	FERNWAY O/55 LOT 8 BLK B-9
07-23-30-2696-09-090	FERNWAY O/55 LOT 9 BLK B-9
07-23-30-2696-09-100	FERNWAY O/55 LOT 10 BLK B-9
07-23-30-2696-09-110	FERNWAY O/55 LOT 11 BLK B-9
07-23-30-2696-09-120	FERNWAY O/55 LOT 12 BLK B-9
07-23-30-2696-09-130	FERNWAY O/55 LOT 13 BLK B-9
07-23-30-2696-09-140	FERNWAY O/55 LOT 14 BLK B-9
07-23-30-2696-09-150	FERNWAY O/55 LOT 15 BLK B-9
07-23-30-2696-09-160	FERNWAY O/55 LOT 16 BLK B9
07-23-30-2696-09-170	FERNWAY O/55 LOT 17 BLK B9
07-23-30-2696-09-180	FERNWAY O/55 LOTS 18 & 19 BLK B9
07-23-30-2696-09-200	FERNWAY O/55 LOT 20 BLK B-9
07-23-30-2696-09-210	FERNWAY O/55 LOT 21 BLK B-9
07-23-30-2696-09-220	FERNWAY O/55 LOT 22 BLK B-9
07-23-30-2696-09-230	FERNWAY O/55 LOT 23 BLK B-9
07-23-30-2696-09-240	FERNWAY O/55 LOT 24 BLK B-9
07-23-30-2696-09-250	FERNWAY O/55 LOTS 25 & 26 BLK B9
07-23-30-2696-09-270	FERNWAY O/55 LOTS 27 & 28 BLK B9
07-23-30-2696-09-290	FERNWAY O/55 LOT 29 BLK B9
07-23-30-2696-09-300	FERNWAY O/55 LOT 30 BLK B9
07-23-30-2696-10-010	FERNWAY O/55 LOT 1 BLK B10
07-23-30-2696-10-020	FERNWAY O/55 LOT 2 BLK B-10
07-23-30-2696-10-030	FERNWAY O/55 LOTS 3 & PT OF 4 BLK B 10 DESC AS BEG AT NW COR OF LOT 3 BLK B-10 RUN N90-00-00E 79.92 FT S00-06-24W 137.18 FT N89-58-53W 79.83 FT N00-04-00E 137.15 FT TO POB
07-23-30-2696-10-050	FERNWAY O/55 PT OF LOT 4 & ALL LOT 5 BLK B 10 DESC AS BEG AT NW COR OF LOT 3 BLK B-10 RUN N90-00-00E 79.92 FT FOR POB TH CONT N90-00-00E 73.08 FT S00-04-00W 137.20 FT N89-58-53W 73.17 FT N00-06-24E 137.18 FT TO POB
07-23-30-2696-10-060	FERNWAY O/55 LOT 6 BLK B10
07-23-30-2696-10-070	FERNWAY O/55 LOT 7 BLK B10
07-23-30-2696-10-080	FERNWAY O/55 LOT 8 BLK B10
07-23-30-2696-10-090	FERNWAY O/55 LOT 9 BLK B10
07-23-30-2696-10-100	FERNWAY O/55 LOT 10 BLK B10
07-23-30-2696-10-110	FERNWAY O/55 LOT 11 BLK B10
07-23-30-2696-10-120	FERNWAY O/55 LOT 12 BLK B10
07-23-30-2696-10-130	FERNWAY O/55 LOT 13 BLK B10
07-23-30-2696-10-140	FERNWAY O/55 LOT 14 BLK B 10
07-23-30-2696-10-150	FERNWAY O/55 LOT 15 BLK B 10
07-23-30-2696-10-160	FERNWAY O/55 LOT 16 BLK B 10
07-23-30-2696-10-170	FERNWAY O/55 LOT 17 BLK B 10
07-23-30-2696-10-180	FERNWAY O/55 LOT 18 BLK B10
07-23-30-2696-10-190	FERNWAY O/55 LOT 19 BLK B 10

Fernway
Parcels / Lots
Exhibit "A"

Parcel ID Number	Legal Description
07-23-30-2696-10-200	FERNWAY O/55 LOT 20 BLK B 10
07-23-30-2696-10-210	FERNWAY O/55 LOT 21 BLK B 10
07-23-30-2696-10-220	FERNWAY O/55 LOT 22 BLK B 10
07-23-30-2696-10-230	FERNWAY O/55 LOT 23 BLK B10
07-23-30-2696-10-240	FERNWAY O/55 LOT 24 BLK B10
07-23-30-2696-10-250	FERNWAY O/55 LOT 25 BLK B10
07-23-30-2696-10-260	FERNWAY O/55 LOTS 26 27 & 28 BLK B10
07-23-30-2696-10-290	FERNWAY O/55 LOT 29 BLK B-10
07-23-30-2696-10-300	FERNWAY O/55 LOT 30 BLK B10 & CONWAY ESTATES REPLAT L/69 E 15 FT OF S 30.12 FT OF LOT 10 & E 15 FT OF LOTS 11 & 12 ALL IN BLK F
07-23-30-2696-11-010	FERNWAY O/55 LOT 1 BLK B 11
07-23-30-2696-11-020	FERNWAY O/55 LOT 2 BLK B-11
07-23-30-2696-11-030	FERNWAY O/55 LOT 3 BLK B-11
07-23-30-2696-11-040	FERNWAY O/55 LOT 4 BLK B-11
07-23-30-2696-11-050	FERNWAY O/55 LOT 5 BLK B-11
07-23-30-2696-11-060	FERNWAY O/55 LOT 6 BLK B-11
07-23-30-2696-11-070	FERNWAY O/55 LOT 7 BLK B-11
07-23-30-2696-11-080	FERNWAY O/55 LOT 8 BLK B-11
07-23-30-2696-11-090	FERNWAY O/55 LOT 9 BLK B-11
07-23-30-2696-11-100	FERNWAY O/55 LOT 10 BLK 11-B
07-23-30-2696-11-110	FERNWAY O/55 LOT 11 BLK B-11
07-23-30-2696-11-120	FERNWAY O/55 LOT 12 & 25 FT VAC ST ON E BLK B-11
07-23-30-2696-11-440	FERNWAY O/55 THE W 20 FT OF LOT 44 & E 40 FT OF LOT 45 BLK B11 & N1/2 OF VAC R/W ON S
07-23-30-2696-11-450	FERNWAY O/55 LOT 45 (LESS E 40 FT) LOT 46 & N1/2 OF VAC ST ON S BLK B 11
07-23-30-2696-11-470	FERNWAY O/55 LOTS 47, 48 & N1/2 OF VAC R/W LYING S OF LOTS 47 & 48 BLK B11 PER DB833/462
07-23-30-2696-11-491	FERNWAY O/55 LOT 49 & N1/2 OF VAC R/W LYING S OF LOT 49 BLK B11 PER DB833/462
07-23-30-2696-11-501	FERNWAY O/55 LOT 50 & N1/2 OF VAC R/W LYING S OF LOT 50 BLK B11 PER DB833/462
07-23-30-2696-12-010	FERNWAY O/55 BLK B-12 BEGIN 50 FT S OF SW COR OF LOT 50 BLK B-11 RUN E 65 FT S 152.5 FT W 65 FT N 152.5 FT TO POB (LESS N 25 FT PER 2256/177) BEING PT OF LOTS 1 & 2
07-23-30-2696-12-020	FERNWAY O/55 BLK B-12 BEG 50 FT S & 65 FT E OF SW COR OF LOT 50 BLK B-11 RUN E 65 FT S 152.5 FT W 65 FT N 152.5 FT TO POB (LESS N 25 FT FOR RD PER 2256/177) BEING PT OF LOTS 2 & 3
07-23-30-2696-12-030	FERNWAY O/55 BLK B-12 BEG 50 FT S & 130 FT E OF SW COR OF LOT 50 BLK B-11 RUN S 152.5 FT E 65 FT N 152.5 FT W 65 FT TO POB (LESS N 25 FT FOR ST PER 2256/177) BEING PT OF LOTS 3 & 4
07-23-30-2696-12-040	FERNWAY O/55 BLK B-12 THE E 10 FT OF LOT 4 LOT 5 & W 5 FT OF LOT 6 (LESS N 25 FT PER 2256/177) N 12.5 FT OF E 10 FT OF LOT 21 N 12.5 FT OF LOT 20 N 12.5 FT OF W 5 FT OF LOT 19
07-23-30-2696-12-050	FERNWAY O/55 BLK B-12 LOT 6 (LESS W 5 FT & N 25 FT) & N 12.5 FT OF LOT 19 (LESS W 5 FT) W 20 FT OF LOT 7 (LESS N 25 FT PER 2256/177) N 12.5 FT OF W 20 FT OF LOT 18

Fernway
Parcels / Lots
Exhibit "A"

Parcel ID Number	Legal Description
07-23-30-2696-12-190	FERNWAY O/55 BLK B-12 BEG 202.5 FT S & 260 FT E OF SW COR OF LOT 50 BLK B-11 TH RUN E 65 FT S 127.5 FT W 65 FT N 127.5 FT TO POB BEING PT OF LOTS 18 & 19
07-23-30-2696-12-200	FERNWAY O/55 BLK B-12 BEG 202.5 FT S & 195 FT E OF SW COR OF LOT 50 BLK B-11 TH RUN E 65 FT S 127.5 FT W 65 FT N 127.5 FT TO POB BEING PT OF LOTS 19 20 & 21
07-23-30-2696-12-210	FERNWAY O/55 BLK B-12 BEG 202.5 FT S & 130 FT E OF SW COR OF LOT 50 BLK B-11 RUN E 65 FT S 127.5 FT W 65 FT N 127.5 FT TO POB BEING PT OF LOTS 21, 22 SEE 2476/1740 2492/1407
07-23-30-2696-12-230	FERNWAY O/55 BLK B-12 BEG 202.5 FT S & 65 FT E OF SW COR OF LOT 50 BLK B-11 TH RUN E 65 FT S 127.5 FT W 65 FT N 127.5 FT TO POB BEING PT OF LOTS 22 & 23
07-23-30-2696-12-240	FERNWAY O/55 BLK B-12 BEG 202.5 FT S OF SW COR OF LOT 50 BLK B-11 TH RUN E 65 FT S 127.5 FT W 65 FT N 127.5 FT TO POB BEING PT OF LOTS 23 & 24
07-23-30-2696-13-010	FERNWAY O/55 LOT 1 BLK B13
07-23-30-2696-13-020	FERNWAY O/55 LOTS 2 & 3 BLK B13
07-23-30-2696-13-040	FERNWAY O/55 LOT 4 BLK B13
07-23-30-2696-13-050	FERNWAY O/55 LOT 5 & W 10 FT OF LOT 6 BLK B-13
07-23-30-2696-13-060	FERNWAY O/55 LOT 6 (LESS W 10 FT THEREOF) & W1/2 OF LOT 7 BLK B-13
07-23-30-2696-13-150	FERNWAY O/55 LOT 15 (LESS W 10 FT) & W1/2 OF LOT 14 BLK B-13
07-23-30-2696-13-160	FERNWAY O/55 LOT 16 & W 10 FT LOT 15 BLK B-13 (LESS S 5 FT RD RW)
07-23-30-2696-13-170	FERNWAY O/55 LOT 17 & E1/2 OF LOT 18 BLK B13 (LESS S 5 FT RD RW)
07-23-30-2696-13-190	FERNWAY O/55 LOT 19 & W 1/2 LOT 18 BLK B13 (LESS S 5 FT FOR RD RW) SEE 4286/737 & 4286/738
07-23-30-2696-13-200	FERNWAY O/55 LOT 20 BLK B13 (LESS S 5 FT RD RW)

Conway Estates
Parcels / Lots
Exhibit "B"

Parcel ID Number	Legal Description
07-23-30-1648-02-033	CONWAY ESTATES H/72 THE S 150 FT OF W1/2 OF LOT 3 BLK B
07-23-30-1648-02-034	CONWAY ESTATES H/72 THE S1/2 OF E1/2 OF LOT 3 BLK B
07-23-30-1648-02-042	CONWAY ESTATES H/72 THE S 167.83 FT OF E1/2 OF LOT 4 BLK B
07-23-30-1648-02-044	CONWAY ESTATES H/72 THE S1/2 OF W1/2 OF LOT 4 BLK B
07-23-30-1648-02-052	CONWAY ESTATES H/72 THE S 105 FT OF LOT 5 BLK B (LESS W 26.96 FT)
07-23-30-1648-02-062	CONWAY ESTATES H/72 LOT 6 (LESS N 149.77 FT & W 11.3 FT & LESS E 33.04 FT IN R/W) BLK B
07-23-30-1648-02-063	CONWAY ESTATES H/72 THE W 11.3 FT OF LOT 6 & E 76.83 FT OF LOT 7 (LESS N 149.77 FT THEREOF) BLK B
07-23-30-1648-02-071	CONWAY ESTATES H/72 LOT 7 (LESS N 149.77 FT & E 76.83 FT) & LOT 8 (LESS N 149.77 FT & W 100 FT) BLK B
07-23-30-1648-02-081	CONWAY ESTATES H/72 THE W 100 FT LOT 8 (LESS N 210 FT) BLK B
07-23-30-1648-02-082	CONWAY ESTATES H/72 THE S 120 FT OF N 210 FT OF W 100 FT OF LOT 8 BLK B