



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: April 13, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division *MTC*

FROM: Mary Tiffault, Senior Title Examiner *MT/MTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management Division**
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of Resolution and authorization for the Real Estate Management Division to initiate condemnation proceedings.

PROJECT: East-West Road (SR 436 to Dean Rd) n/k/a Richard Crotty Parkway
Parcels 1003, 9003, 9003B, 9003C, 1140, 8140, 9140, 1142, 8142, 9142

District 5

PURPOSE: Acquisition of eight fee simple parcels and two perpetual drainage easements for road right of way required for construction and maintenance of the roadway.

ITEMS: **Resolution**
(Parcels 1003, 9003, 9003B, 9003C, 1140, 8140, 9140, 1142, 8142, and 9142)

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: This is the first submittal of the parcels for this project to be acquired through eminent domain.

APR 26 2022

Upon a motion by Commissioner Christine Moore, seconded by Commissioner Maribel Gomez Cordero, and carried with all members present and voting AYE by voice vote, Commissioner Emily Bonilla was absent, the Board adopted the following:

RESOLUTION

WHEREAS, during FY 01/02 the Board approved the project known as East-West Road (SR 436 to Dean Rd) n/k/a Richard Crotty Parkway to construct a new roadway, add sidewalks and turn lanes, address the drainage problems, and improve the traffic flow as outlined in the staff report attached as Exhibit "A"; and

WHEREAS, in connection with the construction, repair and maintenance of the East-West Road (SR 436 to Dean Rd) n/k/a Richard Crotty Parkway project by Orange County, a charter county and political subdivision of the State of Florida, it is necessary that said County have the required areas for roadway purposes and it is necessary and in the public interest that there be acquired the required fee simple and perpetual drainage easements in certain lands for proper construction and maintenance of the above road in the County's Road System; and

WHEREAS, efforts to purchase said lands from the owners of said lands have been unsuccessful to date.

NOW THEREFORE, BE IT RESOLVED by Orange County, a charter county and political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the required fee simple and perpetual drainage easement interests in the required lands necessary for roadway purposes has been found to be and is hereby found to be necessary, practical, and to the best interest of Orange County, Florida, and the people of said County, and the same is for a County purpose; and be it further

RESOLVED that for the purposes aforesaid, it is necessary, practical, and to the best interest of the public and Orange County and of the people of said County that the fee simple and perpetual drainage easement interests for roadway purposes be acquired in the name of said County by gift, purchase, eminent domain proceedings, or otherwise over and upon all those certain pieces, parcels or tracts of land, situate, lying and being in Orange County, Florida, as described in the attached Schedule "A" and Schedule "B"; and be it further

APR 26 2022

Upon a motion by Commissioner Moore, seconded by Commissioner Gomez Cordero, and carried with all present members voting AYE by voice vote; the Board adopted the following:

RESOLUTION

WHEREAS, during FY 01/02 the Board approved the project known as East-West Road (SR 436 to Dean Rd) n/k/a Richard Crotty Parkway to construct a new roadway, add sidewalks and turn lanes, address the drainage problems, and improve the traffic flow as outlined in the staff report attached as Exhibit "A"; and

WHEREAS, in connection with the construction, repair and maintenance of the East-West Road (SR 436 to Dean Rd) n/k/a Richard Crotty Parkway project by Orange County, a charter county and political subdivision of the State of Florida, it is necessary that said County have the required areas for roadway purposes and it is necessary and in the public interest that there be acquired the required fee simple and perpetual drainage easements in certain lands for proper construction and maintenance of the above road in the County's Road System; and

WHEREAS, efforts to purchase said lands from the owners of said lands have been unsuccessful to date.

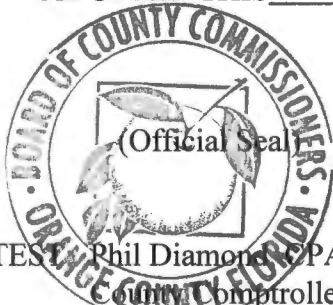
NOW THEREFORE, BE IT RESOLVED by Orange County, a charter county and political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the required fee simple and perpetual drainage easement interests in the required lands necessary for roadway purposes has been found to be and is hereby found to be necessary, practical, and to the best interest of Orange County, Florida, and the people of said County, and the same is for a County purpose; and be it further

RESOLVED that for the purposes aforesaid, it is necessary, practical, and to the best interest of the public and Orange County and of the people of said County that the fee simple and perpetual drainage easement interests for roadway purposes be acquired in the name of said County by gift, purchase, eminent domain proceedings, or otherwise over and upon all those certain pieces, parcels or tracts of land, situate, lying and being in Orange County, Florida, as described in the attached Schedule "A" and Schedule "B"; and be it further

RESOLVED that the property descriptions under parcel numbers 1003, 9003, 9003B, 9003C, 1140, 8140, 9140, 1142, 8142, 9142 are ratified and confirmed and found necessary for this project to the extent of the estate or interest set forth as a part of the respective parcel descriptions, the above referenced descriptions being attached hereto as Schedule "A" and Schedule "B", and made a part by reference hereof, that Orange County, the Board of County Commissioners of said County, the Deputy Clerk of said Board of County Commissioners, the attorneys of said Board of County Commissioners and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the required fee simple and perpetual drainage easement interests in said lands by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said County's expense, such abstract of title search as may be necessary in connection therewith.

APR 26 2022

ADOPTED THIS _____.



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

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Burr W. Burks*
JL Jerry L. Demings
Orange County Mayor

BY: *Emily Rivera*
for Deputy Clerk

Emily Rivera
Printed Name

DATE: 27 April 2022

Exhibit "A"

STAFF REPORT
East-West Road
(S.R. 436 to Dean Road)
CIP 2752

August 11, 2003

PROJECT HISTORY

1. Orange County began a study for a proposed East-West Road between S.R. 436 (Semoran Boulevard) and Dean Road in the fall of 1999. The services in the Roadway Conceptual Analysis included preparation of the *East-West Road Roadway Conceptual Analysis Report*. This report included, but was not limited to, right-of-way identification maps, alternative alignment analysis, traffic analysis, cost analysis, etc.
2. The Public Kickoff Meeting for the East-West Road Roadway Conceptual Analysis (RCA) Study was held on Thursday, December 2, 1999 at University High School and was attended by over 500 people. The meeting began at 6:00 PM and lasted until 9:00 PM.

The "open-house" portion of the meeting began at 6:00 PM with members of the study team available to answer questions from residents, business owners and other interested parties. At 7:00 PM, county staff provided a brief presentation that addressed the need for the project, the study process, the project schedule and an overview of the public involvement process that will be used during the entire study phase. Following the presentation, members of the study team again answered project questions one-on-one.

3. The Second Public Workshop (Meeting) for the East-West Road Roadway Conceptual Analysis (RCA) Study was held on Thursday, March 30, 2000 at University High School and was attended by over 600 people.

This workshop was similar to the first one held in December, with an open-house format followed by a formal presentation. It began at 6:00 PM with members of the Project Team available to answer questions from residents and business owners one-on-one. At 7:00 PM, the Project Team gave a formal presentation that described the activities that have been held since the first Public Workshop and the development and evaluation of the alternative alignments that are being considered. Following this presentation, a question & answer period was held to allow the public to ask questions in a formal setting.

4. The Third Public Workshop (Meeting) for the East-West Road Roadway Conceptual Analysis (RCA) Study was held on Monday, October 2, 2000 at University High School and was attended by almost 200 people.

This workshop was similar to the first two workshops that have been held for this project with an open-house format followed by a formal presentation. The workshop began at 6:00 PM with members of the Project Team available to answer questions

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(S.R. 436 to Dean Road)
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from residents and business owners one-on-one. At 7:00 PM, Orange County staff gave a formal presentation that described the activities that have been held since the second Public Workshop. The refined alternative alignments and the evaluation of these alternative alignments were discussed. Following this presentation, a question & answer period was held to allow the public to ask questions in a formal setting.

5. The Fourth Public Workshop for the East-West Road Roadway Conceptual Analysis (RCA) Study was held on Thursday, November 30, 2000 at University High School and was attended by approximately 140 people.

This workshop began at 6:00 PM with an open-house format followed by a formal presentation. The open-house portion of the meeting had members of the Project Team available to answer questions from residents and business owners one-on-one. At 7:00 PM, the Project Team gave a formal presentation that described the activities that have been held to date and how the selection of the recommended alignment was made. Following this presentation, a question & answer period was held to allow the public to ask questions in a formal setting.

6. A Local Planning Agency (LPA) Public Hearing was held on February 15, 2001. A brief project presentation was given to the LPA Board and then public comment was allowed. Twenty-seven citizens made comments to the Board or asked questions regarding the proposed improvements. Three of the 27 citizens made comments in support of the proposed improvements and the remainder were generally against the project. Because of questions raised by the public, the LPA Board voted to continue the Public Hearing until April 2001 and asked that County Staff again meet with the public to address these issues.
7. The Fifth Public Information Meeting was held on Thursday April 5, 2001 at University High School. County staff was on hand beginning at 6:00 PM to answer questions one-on-one and a presentation was made at 7:00 PM. This presentation focused on the concerns raised at the Local Planning Agency (LPA) Public Hearing held on February 15, 2001. It also included an in-depth discussion of the history of this project, beginning with the East Orange County Transportation Needs Study, and other regional transportation improvements adjacent to this proposed improvement. Approximately 110 people attended this meeting.
8. The continuance of the Local Planning Agency (LPA) Public Hearing was held on April 19, 2001 at 3:00 PM. Several residents made comments to the LPA Board following a brief presentation by Orange County staff. The LPA found the East-West Road project consistent with the Orange County Comprehensive Policy Plan.
9. The Board of County Commissioners (BCC) Public Hearing was held on Tuesday, June 26, 2001 at approximately 4:00 PM. A brief presentation was made by County Staff and then public comments were heard by the Board. Twenty-nine (29) citizens made comments to the Board regarding the proposed East-West Road with seven in

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support of roadway improvements and twenty-two (22) opposed. Following much discussion, the Board approved the recommended four-lane roadway and recommended alignment with a vote of 5-1. The final recommendation included five amendments as brought forward by Commissioner Edwards, and unanimously supported by the other Board members, as follows:

1. Increase the height of proposed screen walls from the standard 6-feet to a height of 8-feet.
2. Increase the standard County landscape construction budget from \$75,000 per mile of roadway to \$125,000 per mile so that a tree canopy can be created.
3. Block Gresham Drive at the new East-West Road and survey residents after six-months to determine whether a permanent cul-de-sac needs to be constructed.
4. Prohibit tractor-trailer type trucks between Forsyth Road and Dean Road.
5. Decrease the roadway lane widths to 11-feet between Forsyth Road and Goldenrod Road to match the proposed 11-foot lanes between Goldenrod Road and Dean Road.

PROJECT CONSIDERATIONS

Among the important elements in determining the need for the roadway improvements are existing conditions, long range planning, safety considerations, environmental considerations, evaluation of alternative alignments, engineering recommendations and project cost.

Existing Conditions

Predominantly, the existing land use through the project corridor is commercial and light industrial between SR 436 and Goldenrod Road. The portion east of Goldenrod Road is almost built-out with single-family residential neighborhoods.

The Orange County Future Land Use Maps indicate that the future land use is essentially the same as the existing land use. The future land use, near Forsyth Road, is commercial and light industrial. However, the remainder of the project is primarily single and multi-family residential.

While the majority of the East-West Road will be on a new alignment, portions of this new road will utilize existing roads such as Hanging Moss Road and Trevarthon Road. Both, Hanging Moss Road and Trevarthon Road are two-lane undivided roadways with swales used to collect the stormwater runoff.

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Long Range Planning

The East Orange County Transportation Needs Study (EOCTNS) was an area wide study between east of SR 436, north of SR 50, south of the Seminole County Line and west of Chuluota Road. The EOCTNS began with an analysis of the existing conditions of the roadway systems within East Orange County. Next, a future conditions analysis was conducted to identify the deficiencies of the year 2020 roadway systems and an analysis of the critical corridors. The study was completed in 1998 and identified the transportation needs for eastern Orange County through the year 2020. One of the roadways identified in this report was the East-West Road.

For the design year, 2025, daily traffic volumes are expected to range from 21,900 vehicles per day (vpd) east of Harrell Road to 24,200 vpd west of Forsyth Road.

Safety Considerations

Currently, there are no roadways north of SR 50 and south of University Boulevard that provide a continuous east-west route between SR 436 and Dean Road. However, there are several minor residential roadways, which are not designed to carry the necessary traffic volumes. Some of these residential streets can be improved and used to accomplish a continuous roadway from SR 436 to Dean Road. Due to the lack of roadways there is an increase in "cut-through" traffic on residential streets, which is very unsafe. Not only is the "cut-through" traffic unsafe, but the residential streets are not equipped to handle the volume of traffic. Additionally, due to the lack of roadways there is also a lack of pedestrian features, sidewalks and bicycle lanes.

Environmental Considerations

The environmental considerations include cultural resource assessment, impacts to wetlands, and environmental assessment for potential contamination.

A cultural resource assessment survey was performed to locate and identify any cultural resources within the project limits. The surveys were conducted in December of 2000 and January of 2001. Background research and a review of the Florida Site File (FSF) indicated that no archeological sites were currently recorded within the project area. Also, historical background research including a review of the FSF and National Register of Historic Places (NRHP) indicated that no historic properties were previously recorded in the project area.

A review of the National Wetlands Inventory documented the presence of several different sized wetlands within the project area. The different types of wetlands include

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forested systems; both isolated and connected to Waters of the United States, and herbaceous systems, mainly within the floodplain of the Little Econlockhatchee River channel. There are various different types of vegetation, which inhabit these wetlands. The project area wetlands drain to the Little Econlockhatchee River and ultimately to the St. Johns River.

Due to the development of the project area, all wetlands have a history of physical and hydrologic modifications. The most notable of which is the channelization of a portion of the Little Econlockhatchee River to create the E-4 canal. For the most part, the adjacent wetlands near the developed portions of the project area do not receive pre-treatment/pollution control.

A Contamination Screening Evaluation Report (CSER) was performed for this project. A review of the Public Records and Site Reconnaissance identified twenty-two (22) sites with a contamination risk potential of low, four sites were assigned a risk rating of medium, and four have been assigned a risk rating of high. The four sites, which contain a risk rating of high, are as follows: Former Corporate Express Delivery Systems (6933 Partridge Lane), Historic Texaco Service Station (2050 Forsyth Road), Tractor Trailer Parking Area (Proposed Pond A-4, south of Hanging Moss Road between SR 436 and Forsyth road), and an area of dumping activity (east of Glyn Street and south of Bates Road).

Evaluation of Alternative Alignments

There were several roadway improvement alternatives considered including the "No Build" alternative. However, the combination of not constructing the East-West Road and increases in the traffic volume would further congest the existing roadway network. Roads, such as University Boulevard and SR 50 would not be able to handle the traffic demand. Additionally, the level of service would decrease to unacceptable levels. Residential streets would become congested due to the volume of "cut-through" traffic. Significant delays would occur and the crash rates may continue to increase on other roadways as congestion increases.

For the purpose of this study, the East-West Road corridor was subdivided into five segments. The five segments are as follows: Segment 1, SR 436 to Forsyth; Segment 2, Forsyth Road to Goldenrod Road; Segment 3, Goldenrod Road to Harrell Road; Segment 4, Harrell Road to Econlockhatchee Trail; Segment 5, Econlockhatchee Trail to Dean Road.

For Segment 1, seven different alternatives were evaluated. The recommended alternative was named "Alternative 1B". This alternative begins at the Auvers Boulevard intersection with SR 436 and heads eastward for approximately 2,000 feet where it curves to the north and ties into the existing Hanging Moss Road alignment. From this point,

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approximately 2300 feet west of Forsyth Road utilizes the existing Hanging Moss Road alignment through its intersection with Forsyth Road.

For Segment 2, six different alternatives were evaluated. The recommended alternative was named "Alternative 2C". Alternative 2C begins at the Hanging Moss Road intersection with Forsyth Road and heads directly eastward until it intersects Goldenrod Road.

For Segment 3, six different alternatives were evaluated. The recommended alternative was named "Alternative 3D". This alternative begins at Goldenrod Road, just south of Mistletoe Court. The alignment heads eastward through the southernmost row of houses along Mistletoe Court and then ties into Alternative 3C, which runs eastward for several hundred feet and then curves back to the northeast south of Pinewood Village. The alignment then curves to the south past the Orange County Indigent Cemetery and intersects Harrell Road.

For Segment 4, eleven different alternatives were evaluated. The recommended alternative was named "Alternative 4J". This alternative begins at the Harrell Road intersection with Trevarthon Road and heads eastward along the existing Trevarthon Road alignment. As the alignment approaches SR 417, it curves towards the south and crosses SR 417 south of the Trevarthon Road with a new bridge. Then it continues on a southeast alignment and runs along the north bank of the E-4 canal. At a point just west of Econlockhatchee Trail, the alignment curves slightly to the northeast and intersects with Econlockhatchee Trail.

For Segment 5, four different alternatives were evaluated. The recommended alternative was named "Alternative 5D". This alternative begins at Econlockhatchee Trail approximately 700 feet south of the Trevarthon Road intersection, where Alternative 4J ends. It heads east and then northeastward from south of Econ River Estates towards the Arbor Ridge subdivision. As the alignment approaches the retention ponds for Arbor Ridge, it turns towards the east and over to Dean Road through the existing wooded area. The alignment intersects Dean Road north of the Little Econlockhatchee River.

Engineering Recommendations

The engineering consideration included evaluating various urban typical sections, with the recommended alignment, in order to meet the projected traffic demands.

The recommended urban typical section provides for a four-lane divided typical section that includes four, 11 or 12-foot through lanes, a 22-foot raised median with Type E curb and gutter, four-foot on-road bike lanes, Type F curb and gutter, and five-foot sidewalks, eight-foot sidewalks between Forsyth Road and Goldenrod Road.

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Project Costs

The right-of-way costs, which include support costs, administrative costs, and land costs were estimated for each individual parcel. The total right-of-way cost for the recommended alignment is approximately \$13,437,000.00.

The estimated Engineering Design cost for the recommended alignment is approximately \$3,900,000.00.

The estimated construction cost for the recommended alignment is approximately \$22,202,000.00.

Therefore, the total project cost is approximately \$39,439,000.00.

Conclusion

In accordance with the Orange County Comprehensive Plan, the adopted Year 2020 Long Range Transportation Plan, the East Orange County Transportation Needs Study and the East-West Road RCA, the East-West Road from SR 436 to Dean Road should be designed and constructed. This proposed roadway will provide for the transportation needs to the year 2020.

SCHEDULE "A"
EAST WEST ROAD
PARCEL 1003
ESTATE: Fee Simple
PURPOSE: Road Right of Way

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 6423, Page 8268, Public Records of Orange County, Florida, being more particularly described as follows:



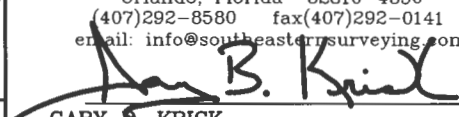
COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1,765.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 83.77 feet to the POINT OF BEGINNING;

thence continue North 00°34'03" West, a distance of 120.03 feet to a point on a non tangent curve concave South, having a radius of 2,160.00 feet, a central angle of 01°25'49", a chord of 53.92 feet which bears North 88°53'34" East; thence Easterly along the arc of said curve, a distance of 53.92 feet to the point of tangency; thence North 89°36'28" East, a distance of 206.78 feet to the point of curvature of a curve concave North, having a radius of 486.00 feet, a central angle of 08°50'27" and a chord of 74.92 feet which bears North 85°11'15" East; thence Easterly along the arc of said curve a distance of 74.99 feet; thence radial to previous curve, South 09°13'59" East, a distance of 9.00 feet; to a point on a non tangent curve, radial to previous course, concave Northwest, having a radius of 495.00 feet, a central angle of 67°20'49", a chord of 548.92 feet which bears North 47°05'37" East; thence Northeasterly along the arc of said curve, a distance of 581.84 feet to the point of tangency; thence North 13°25'12" East, 340.67 feet to the point of curvature of a curve concave Southeast, having a radius of 597.00 feet, a central angle of 18°36'40" and a chord of 193.07 feet which bears North 22°43'32" East; thence Northeasterly along the arc of said curve a distance of 193.92 feet; thence radial to previous curve, North 57°58'08" West, 24.00 feet to a point on a non tangent curve, radial to previous course, concave Southeast, having a radius of 621.00 feet, a central angle of 12°20'59", a chord of 133.59 feet which bears North 38°12'21" East; thence Northeasterly along the arc of said curve, a distance of 133.85 feet; thence North 59°44'02" West, 41.55 feet; thence North 77°21'33" West, 33.84 feet; thence North 81°54'56" West, 50.37 feet; thence North 86°04'32" West, 44.81 feet; thence North 00°54'34" West, 4.68 feet to the South right of way line of Hanging Mass Road; thence along said South right of way line, North 89°46'56" East, 85.86 feet; thence continue along said South right of way line North 89°05'52" East, 549.74 feet; thence South 00°54'08" East, 5.00 feet; thence South 89°05'52" West, 35.80 feet to the point of curvature of a curve concave Southeast, having a radius of 481.00 feet, a central angle of 75°40'40" and a chord of 590.13 feet which bears South 51°15'32" West; thence Southwesterly along the arc of said curve a distance of 635.32 feet to the point of tangency; thence South 13°25'12" West, a distance of 142.64 feet; thence South 76°34'48" East, 20.00 feet; thence South 13°25'12" West, 75.60 feet; thence North 76°34'48" West, 10.00 feet; thence South 13°25'12" West, a distance of 122.42 feet; thence North 76°34'48" West, 5.00 feet to a point on a non tangent curve, radial to previous course, concave West, having a radius of 616.00 feet, a central angle of 15°56'54", a chord of 170.91 feet which bears South 21°23'39" West; thence Southerly along the arc of said curve, a distance of 171.46 feet; thence radial to previous curve, North 60°36'50" West, 5.00 feet to a point on a non tangent curve, radial to previous course, concave Northwest, having a radius of 611.00 feet, a central angle of 19°44'15", a chord of 209.44 feet which bears South 39°14'13" West; thence Southwesterly along the arc of said curve, a distance of 210.48 feet; thence North 00°54'34" West, 6.54 feet to a point on a non tangent curve concave North, having a radius of 606.00 feet, a central angle of 40°53'59", a chord of 423.46 feet which bears South 69°09'28" West; thence Westerly along the arc of said curve, a distance of 432.58 feet to the point of tangency; thence South 89°36'28" West, 206.78 feet to the point of curvature of a curve concave South, having a radius of 2,040.00 feet, a central angle of 01°30'15" and a chord of 53.55 feet which bears South 88°51'21" West; thence Westerly along the arc of said curve a distance of 53.55 feet to the POINT OF BEGINNING.

Containing 223,665 square feet or 5.135 acres, more or less

SURVEYORS NOTES:

1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: January 2005 CBvG	CERT. NO. LB2108	45979035
	Job No.: 45979	Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
Revised: October, 2009 AIR			

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL

1003 FEE SIMPLE

Parcel 1003: the interest being acquired is fee simple.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 9003

ESTATE: Fee Simple

PURPOSE: Retention Area

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 6423, Page 8268, Public Records of Orange County, Florida, being more particularly described as follows:



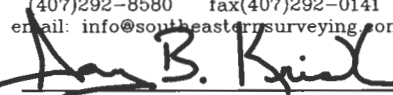
COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1765.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 203.80 feet to the POINT OF BEGINNING;

thence continue North 00°34'03" West, a distance of 144.80 feet; thence North 89°47'28" East, a distance of 596.88 feet; thence South 00°54'34" East, a distance of 19.79 feet to a point on a non tangent curve concave Northwest, having a radius of 495.00 feet, a central angle of 33°53'42", a chord of 288.58 feet which bears South 63°49'10" West; thence Southwesterly along the arc of said curve, a distance of 292.83 feet; to a non-tangent line; thence North 09°13'59" West, a distance of 9.00 feet to a point of on a non tangent curve, having a radius of 486.00 feet, a central angle of 08°50'27", and a chord bearing and distance of South 85°11'15" West, 74.92 feet; thence Westerly along the arc of said curve, a distance of 74.99 feet to a point of tangency; thence South 89°36'28" West, a distance of 206.78 feet to the point of curvature of a curve concave Southerly, having a radius of 2,160.00 feet, a central angle of 01°25'49" and a chord bearing and distance of South 88°53'34" West, 53.92 feet; thence along the arc of said curve a distance of 53.92 feet to the POINT OF BEGINNING.

Containing 73,965 square feet or 1.698 acres, more or less.

SURVEYORS NOTES:

1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: DECEMBER 2005 ALK	CERT. NO. LB2108 45979130
FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Job No.: 45979	Scale: N.T.S.
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
		 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245

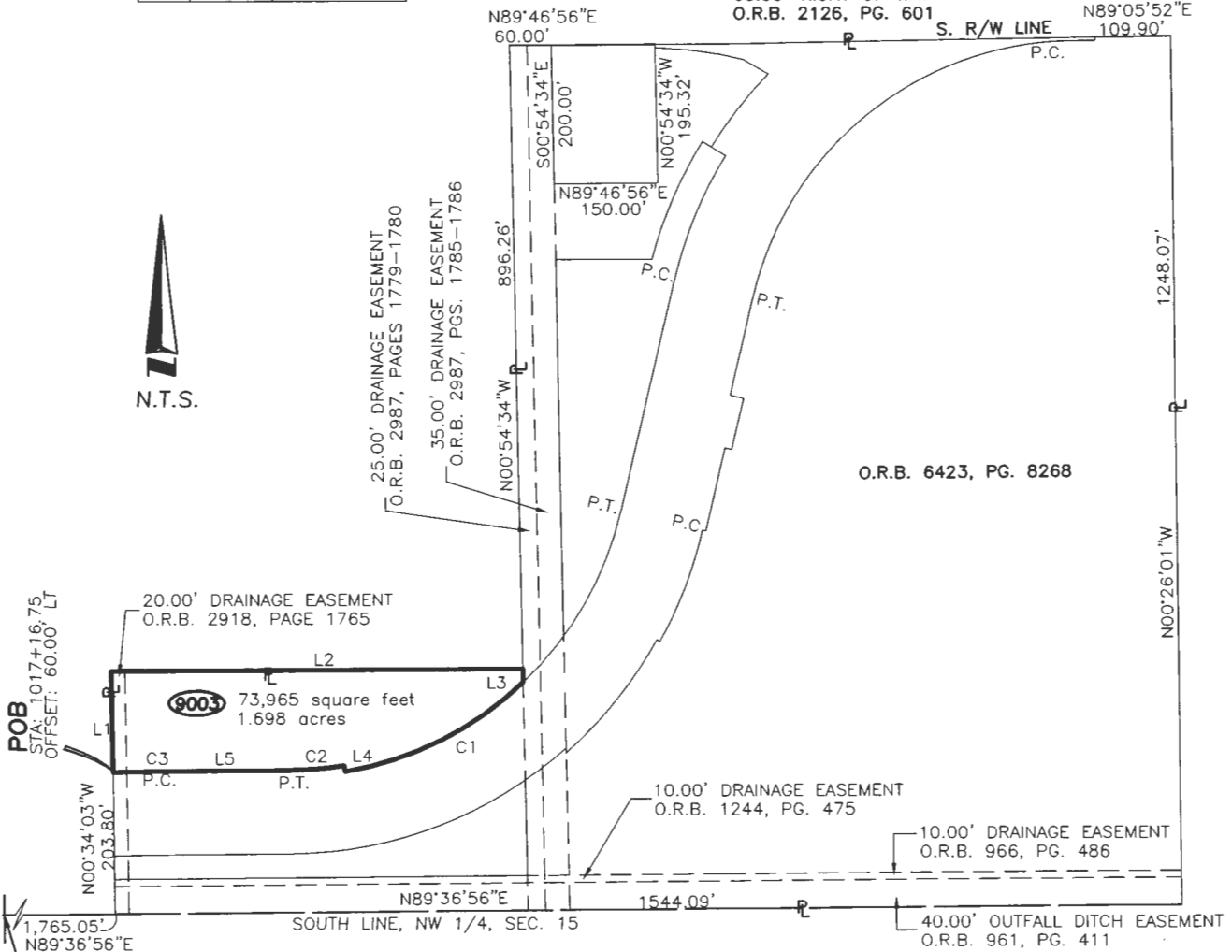
SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 9003

LINE TABLE		
LINE	LENGTH	BEARING
L1	144.80'	N00°34'03"W
L2	596.88'	N89°47'28"E
L3	19.79'	S00°54'34"E
L4	9.00'	N09°13'59"W
L5	206.78'	S89°36'28"W

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

HANGING MOSS ROAD

60.00' RIGHT OF WAY
 O.R.B. 2126, PG. 601



O.R.B. 6423, PG. 8268

POC
 SW COR.
 NW 1/4
 SEC. 15

LEGEND

- CB=CHORD BEARING
- CCR=CERTIFIED CORNER RECORD
- CH=CHORD
- COR.=CORNER
- (D)=DEED
- ∠=CENTRAL ANGLE
- L=LENGTH
- N.T.S.=NOT TO SCALE
- O.R.B.=OFFICIAL RECORDS BOOK
- (P)=PLAT
- P.C.=POINT OF CURVATURE
- PG.=PAGE
- P=PROPERTY LINE
- POB=POINT OF BEGINNING
- POC=POINT OF COMMENCEMENT
- P.T.=POINT OF TANGENCY
- R=RADIUS
- R/W=RIGHT OF WAY
- SEC.=SECTION
- LT=LEFT

CURVE TABLE					
CURVE	RADIUS	LENGTH	∠	CHORD	CB
C1	495.00'	292.83'	33°53'42"	288.58'	S63°49'10"W
C2	486.00'	74.99'	08°50'27"	74.92'	S85°11'15"W
C3	2,160.00'	53.92'	01°25'49"	53.92'	S88°53'34"W

Drawing No. 45979130
 Job No. 45979
 Date: DECEMBER, 2005 ALK
 Revised: May, 2006 ALK
 Revised: September, 2006 REJ
 Revised: May, 2007 SB
 Revised: August, 2007 REJ
 Revised: January, 2008 REJ
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEETS 7 & 8 OF 36 FOR PARCEL
 IDENTIFICATION ON RIGHT OF WAY MAPS FOR EAST WEST
 ROAD SEGMENT 1.



SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email:info@southeasternsurveying.com
THIS IS NOT A SURVEY.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 9003

FEE SIMPLE

Parcel 9003: the interest being acquired is fee simple.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 9003B

ESTATE: Fee Simple

PURPOSE: Retention Area & Drainage

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 6423, Page 8268, Public Records of Orange County, Florida, being more particularly described as follows:

9003B


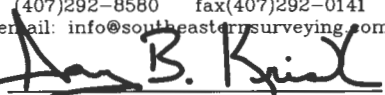

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1,765.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 50.00 feet to the POINT OF BEGINNING;

thence continue North 00°34'03" West, a distance of 33.77 feet to a point on a non tangent curve concave South, having a radius of 2,040.00 feet, a central angle of 01°30'15", a chord of 53.55 feet which bears North 88°51'21" East; thence Easterly along the arc of said curve, a distance of 53.56 feet to the point of tangency; thence North 89°36'28" East, a distance of 206.78 feet to the point of curvature of a curve concave North, having a radius of 606.00 feet, a central angle of 33°48'26" and a chord of 352.40 feet which bears North 72°42'15" East; thence Easterly along the arc of said curve a distance of 357.57 feet; thence South 00°54'34" East, a distance of 137.03 feet; thence South 89°36'56" West, a distance of 598.64 feet to the POINT OF BEGINNING.

Containing 31,789 square feet or 0.729 acres, more or less.

SURVEYORS NOTES:

1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: December 2005 ALK		CERT. NO. LB2108 45979131  SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	Job No.: 45979	Scale: N.T.S.	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
FOR  ORANGE COUNTY GOVERNMENT FLORIDA	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
Revised: August, 2007 REJ			

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL

9003B FEE SIMPLE

Parcel 9003B: the interest being acquired is fee simple.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 9003C

ESTATE: Fee Simple

PURPOSE: Retention Area & Drainage

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 6423, Page 8268, Public Records of Orange County, Florida, being more particularly described as follows:



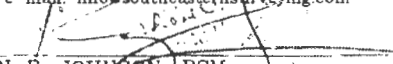
COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 2,423.99 feet along the South line of the Northwest 1/4 of said Section 15 to the Easterly boundary line of a drainage easement recorded in Official Records Book 2987, Pages 1785-1786, Public Records of Orange County, Florida; thence along said Easterly boundary line North 00°54'34" West, a distance of 392.68 feet to the POINT OF BEGINNING;

thence continue along said Easterly boundary line North 00°54'34" West, a distance of 541.20 feet; thence departing said Easterly boundary line South 90°00'00" East, a distance of 139.08 feet to a point on a non tangent curve concave Southeast, having a radius of 636.00 feet, a central angle of 16°42'46", a chord of 184.86 feet which bears North 23°40'29" East; thence Northeasterly along the arc of said curve, a distance of 185.52 feet to a point on a non tangent line radial to previous course; thence along said line South 57°58'08" East, a distance of 39.00 feet to a point on a non tangent curve concave Southeast, having a radius of 597.00 feet, a central angle of 18°36'40", a chord of 193.07 feet which bears South 22°43'32" West; thence Southwesterly along the arc of said curve, a distance of 193.92 feet to the point of tangency; thence South 13°25'12" West, a distance of 340.67 feet the point of curvature of a curve concave Northwest, having a radius of 495.00 feet, a central angle of 23°11'16", a chord of 198.96 feet which bears South 25°00'50" West; thence Southwesterly along the arc of said curve, a distance of 200.33 feet to the POINT OF BEGINNING.

Containing 63,952 square feet or 1.468 acres, more or less.

SURVEYORS NOTES:

1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper
Not valid without sheet 2.

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: December 2006 REJ		CERT. NO. LB2108 45979185
	Job No.: 45979	Scale: N.T.S.	 SSMC™ SUE • SURVEY • GIS SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			 RYAN E. JOHNSON, PSM Registered Land Surveyor Number 7130

Revised: March, 2022 REJ

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 9003C
 RETENTION AREA & DRAINAGE

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

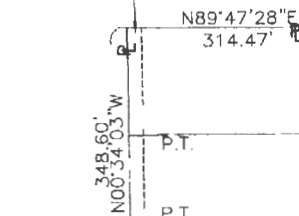
HANGING MOSS ROAD

60.00' RIGHT OF WAY
 O.R.B. 2126, PG. 601

LINE TABLE 9003A		
LINE	LENGTH	BEARING
L1	139.08'	S90°00'00"E
L2	39.00'	S57°58'08"E



20.00' DRAINAGE EASEMENT
 O.R.B. 2918, PAGE 1765



SOUTH LINE, NW 1/4, SEC. 15
 N89°36'56"E 2,423.99'

POC
 SW COR.
 NW 1/4
 SEC. 15

10.00' DRAINAGE EASEMENT
 O.R.B. 1244, PG. 475

CURVE TABLE 9003B					
CURVE	RADIUS	LENGTH	Δ	CHORD	CB
C1	636.00'	185.52'	16°42'46"	184.86'	N23°40'29"E
C2	597.00'	193.92'	18°36'40"	193.07'	S22°43'32"W
C3	495.00'	200.33'	23°11'16"	198.96'	S25°00'50"W

- LEGEND**
- CB=CHORD BEARING
 - CCR=CERTIFIED CORNER RECORD
 - CH=CHORD
 - COR.=CORNER
 - (D)=DEED
 - Δ=CENTRAL ANGLE
 - L=LENGTH
 - N.T.S.=NOT TO SCALE
 - O.R.B.=OFFICIAL RECORDS BOOK
 - (P)=PLAT
 - LT=LEFT
 - RT=RIGHT

- P.C.=POINT OF CURVATURE
- PG.=PAGE
- P=PROPERTY LINE
- POB=POINT OF BEGINNING
- POC=POINT OF COMMENCEMENT
- P.T.=POINT OF TANGENCY
- R=RADIUS
- R/W=RIGHT OF WAY
- SEC.=SECTION



SSMCTM
 SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580

Certification Number LB2108
 e-mail: info@southeasternsurveying.com

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEETS 9 THRU 10 OF 36 FOR PARCEL
 IDENTIFICATION ON RIGHT OF WAY MAPS FOR EAST WEST
 ROAD SEGMENT 1.

THIS IS NOT A SURVEY.

Drawing No. 45979185
 Job No. 45979
 Date: December, 2006 REJ
 Revised: March, 2020 REJ
 SHEET 2 OF 2
 See Sheet 1 for Description

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 9003C

FEE SIMPLE

Parcel 9003C: the interest being acquired is fee simple.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 1140

ESTATE: Fee Simple

PURPOSE: Road Right of Way

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 6424, page 6088, Public Records of Orange County, Florida, being more particularly described as follows:


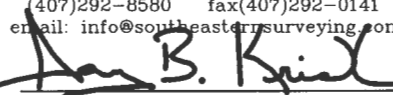

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 910.26 feet along the South line of the Northwest 1/4 of said Section 15 to the POINT OF BEGINNING;

thence North 00°23'32" West, 65.52 feet; thence North 78°17'55" East, 494.09 feet to the point of curvature of a curve concave South, having a radius of 2,160.00 feet, a central angle of 02°20'16" and a chord of 88.12 feet which bears North 79°28'03" East; thence Easterly along the arc of said curve a distance of 88.13 feet; thence South 00°34'03" East, 123.54 feet to a point on a non tangent curve concave South, having a radius of 2,038.00 feet, a central angle of 01°48'24", a chord of 64.25 feet which bears South 79°12'07" West; thence Westerly along the arc of said curve, a distance of 64.26 feet to the point of tangency; thence South 78°17'55" West, 218.39 feet to said South line of the Northwest 1/4; thence along said South line, South 89°36'56" West, 294.28 feet to the POINT OF BEGINNING.

Containing 62,398 square feet or 1.43 acres, more or less.

SURVEYORS NOTES:

1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

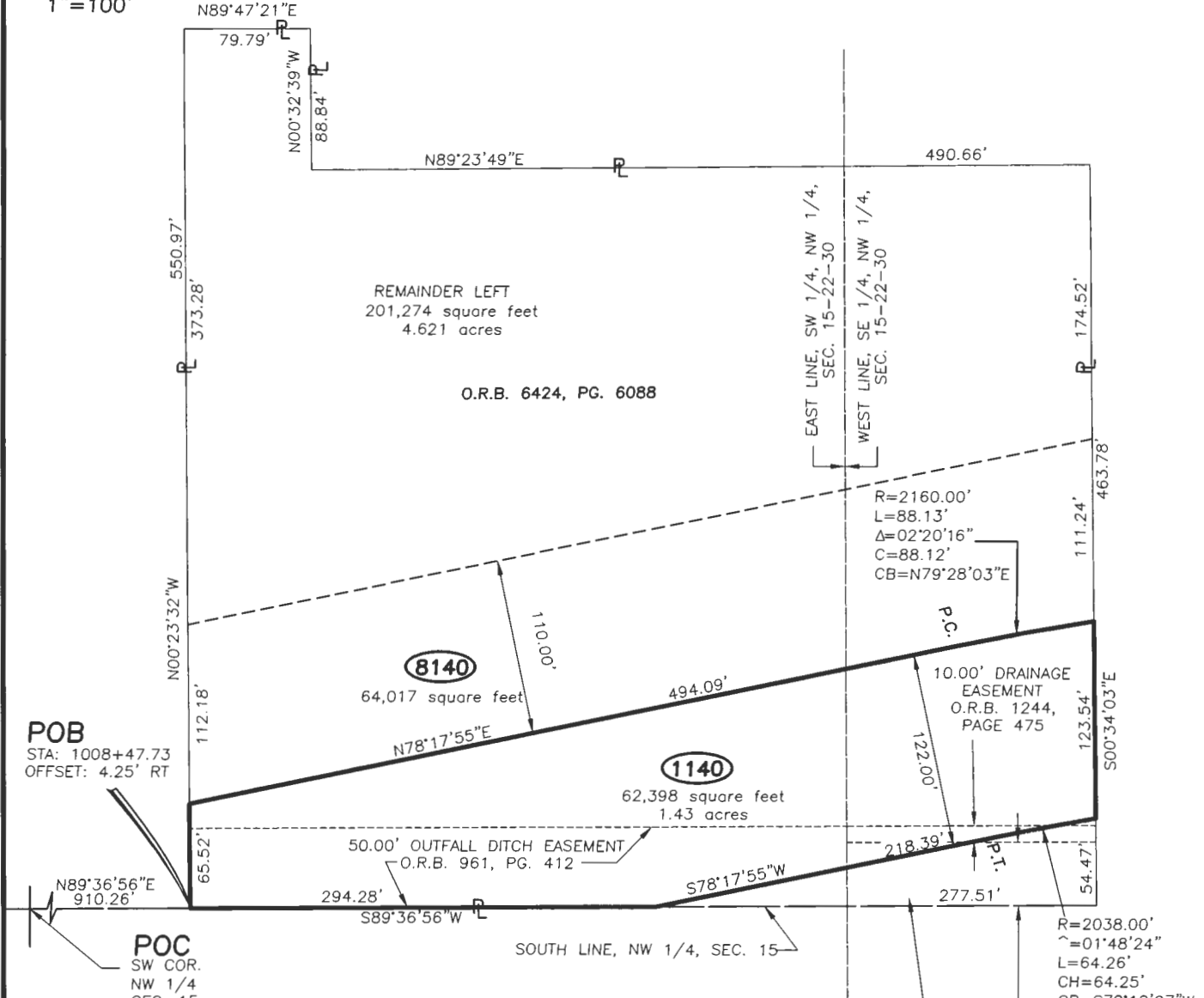
DESCRIPTION	Date: May, 2005 CBvG		CERT. NO. LB2108	45979089
	Job No.: 45979	Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY D. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
FOR  Revised: September, 2006 REJ		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 1140

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



1"=100'



POB
 STA: 1008+47.73
 OFFSET: 4.25' RT

POC
 SW COR.
 NW 1/4
 SEC. 15

LEGEND

CB=CHORD BEARING
 CCR=CERTIFIED CORNER RECORD
 CH=CHORD
 COR.=CORNER
 (D)=DEED
 ^=CENTRAL ANGLE
 L=LENGTH
 N.T.S.=NOT TO SCALE
 O.R.B.=OFFICIAL RECORDS BOOK
 (P)=PLAT

P.C.=POINT OF CURVATURE
 PG.=PAGE
 P= PROPERTY LINE
 POB=POINT OF BEGINNING
 POC=POINT OF COMMENCEMENT
 P.T.=POINT OF TANGENCY
 R=RADIUS
 R/W=RIGHT OF WAY
 SEC.=SECTION
 RT=RIGHT

Drawing No. 45979 089
 Job No. 45979
 Date: May, 2005 CBvG
 Revised: November, 2005 DCS
 Revised: February, 2006 DRR
 Revised: September, 2006 REJ
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEET 5 THRU 6 OF 35 FOR PARCEL
 IDENTIFICATION ON RIGHT OF WAY MAPS FOR EAST WEST
 ROAD SEGMENT 1.



SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email:info@southeasternsurveying.com
THIS IS NOT A SURVEY.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 1140

FEE SIMPLE

Parcel 1140: the interest being acquired is fee simple.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 8140

ESTATE: Perpetual Easement

PURPOSE: Drainage

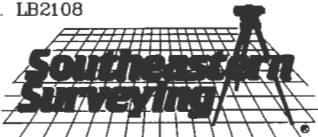
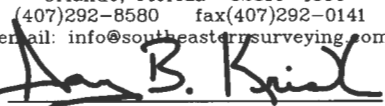

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 6424, page 6088, Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 910.26 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°23'32" West, a distance of 65.52 feet to the POINT OF BEGINNING; thence continue North 00°23'32" West, a distance of 112.18 feet; thence North 78°17'55" East, a distance of 472.09 feet to a point of curvature of a curve concave South having a radius of 2,270.00 feet, a central angle of 02°46'02" and a chord of 109.62 feet that bears North 79°40'56" East; thence Easterly along the arc of said curve, a distance of 109.63 feet; thence South 00°34'03" East, a distance of 111.24 feet to a point on the arc of a non-tangent curve concave to the South having a radius of 2,160.00 feet, a central angle of 02°20'16" and a chord of 88.12 feet that bears South 79°28'03" West; thence Westerly along the arc of said curve, 88.13 feet to the point of tangency; thence South 78°17'55" West, a distance of 494.09 feet to the POINT OF BEGINNING.

Containing 64,017 square feet or 1.470 acres, more or less.

SURVEYORS NOTES:

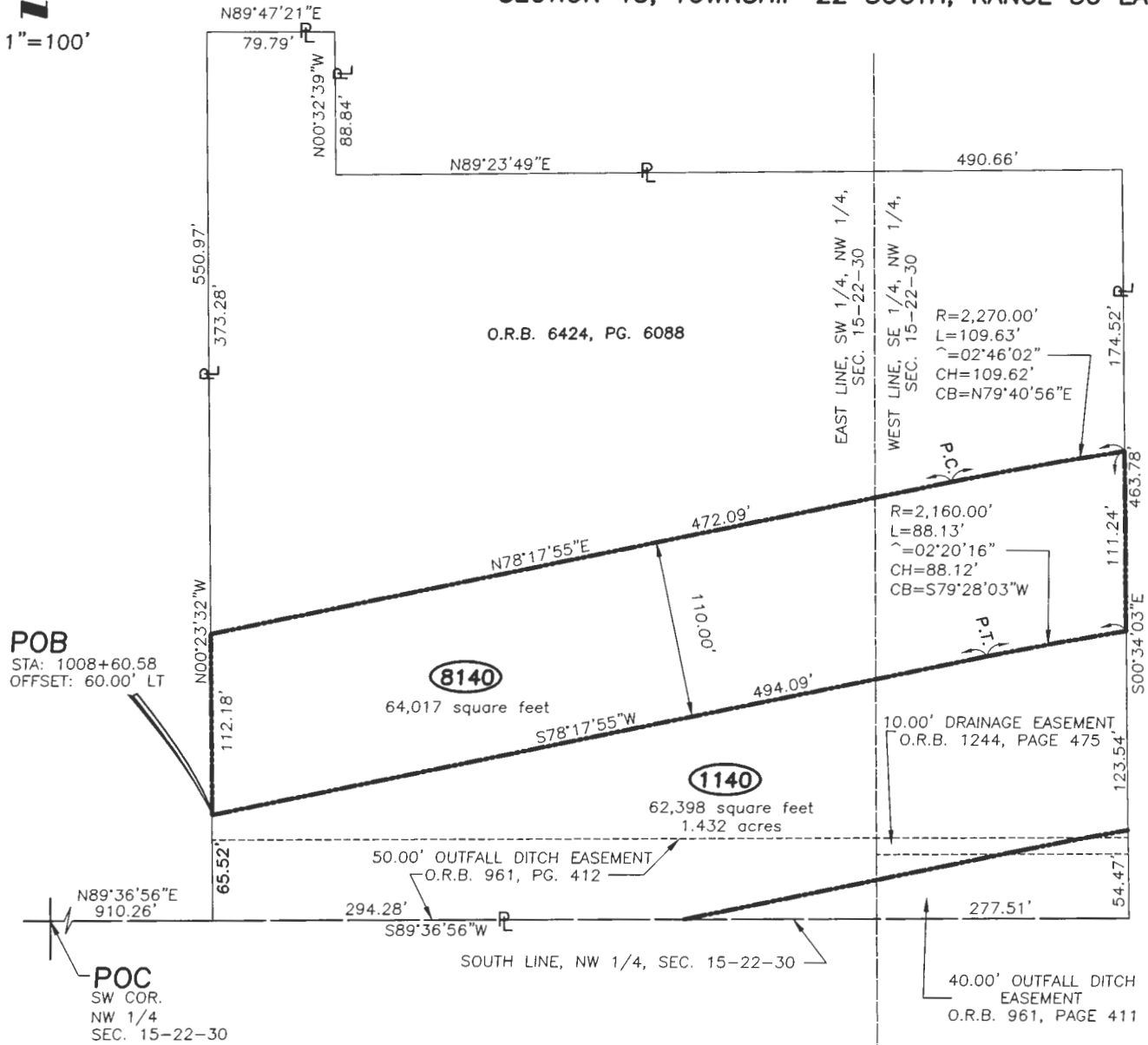
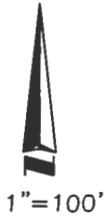
1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: May 2005 CBvG		CERT. NO. LB2108 45979125  SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	Job No.: 45979	Scale: N.T.S.	
 FOR ORANGE COUNTY GOVERNMENT FLORIDA	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

Revised: September, 2006 REJ

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 8140

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



LEGEND

- | | |
|------------------------------|---------------------------|
| CB=CHORD BEARING | P.C.=POINT OF CURVATURE |
| CCR=CERTIFIED CORNER RECORD | PG.=PAGE |
| CH=CHORD | P=PROPERTY LINE |
| COR.=CORNER | POB=POINT OF BEGINNING |
| (D)=DEED | POC=POINT OF COMMENCEMENT |
| Δ=CENTRAL ANGLE | P.T.=POINT OF TANGENCY |
| L=LENGTH | R=RADIUS |
| N.T.S.=NOT TO SCALE | R/W=RIGHT OF WAY |
| O.R.B.=OFFICIAL RECORDS BOOK | LT=LEFT |
| (P)=PLAT | |



Drawing No. 45979 125
 Job No. 45979
 Date: May, 2005 CBvG
 Revised: December, 2005 ALK
 Revised: September, 2006 REJ
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT SHEET 1
 NOTE: SEE SHEETS 5 THRU 6 OF 35 FOR PARCEL IDENTIFICATION ON RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.

SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email: info@southeasternsurveying.com
THIS IS NOT A SURVEY.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 8140

DRAINAGE EASEMENT

Parcel 8140 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary drainage facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the drainage facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 9140

ESTATE: Fee Simple

PURPOSE: Retention & Drainage Area

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 6424, page 6088, Public Records of Orange County, Florida, being more particularly described as follows:


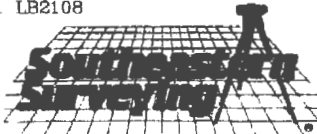
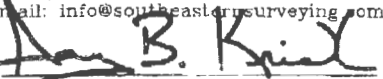
COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1,482.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 50.00 feet to the POINT OF BEGINNING;

thence South 89°36'56" West, a distance of 25.68 feet to a point on a non tangent curve concave South, having a radius of 2,038.00 feet, a central angle of 00°43'57" and a chord of 26.06 feet which bears North 79°44'20" East; thence Easterly along the arc of said curve a distance of 26.06 feet; thence South 00°34'03" East, a distance of 4.47 feet to the POINT OF BEGINNING.

Containing 58 square feet, more or less.

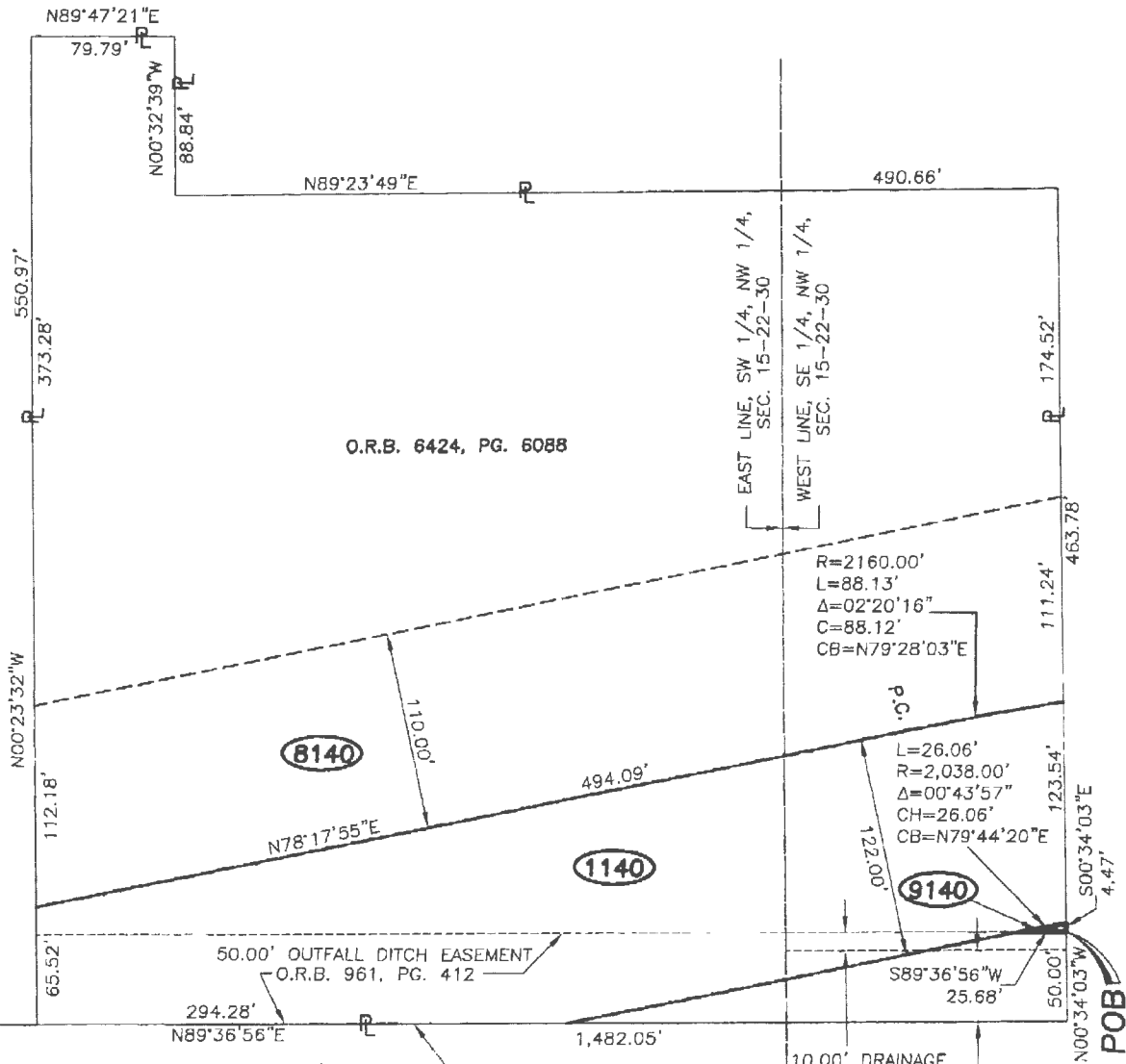
SURVEYORS NOTES:

1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: December, 2005 ALK		CERT. NO. LB2108 45979186
	Job No.: 45979	Scale: N.T.S.	
 Revised: February, 2018 JRH	CH. 61G17-5, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		 SOUTHEASTERN SURVEYING & MAPPING CORP 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION
 EAST WEST ROAD
 PARCEL 9140

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



POC
 SW COR.
 NW 1/4
 SEC. 15

LEGEND

CB=CHORD BEARING
 CCR=CERTIFIED CORNER RECORD
 CH=CHORD
 COR.=CORNER
 (D)=DEED
 Δ=CENTRAL ANGLE
 L=LENGTH
 N.T.S.=NOT TO SCALE
 O.R.B.=OFFICIAL RECORDS BOOK
 (P)=PLAT

P.C.=POINT OF CURVATURE
 PG.=PAGE
 P=PROPERTY LINE
 POB=POINT OF BEGINNING
 POC=POINT OF COMMENCEMENT
 P.T.=POINT OF TANGENCY
 R=RADIUS
 R/W=RIGHT OF WAY
 SEC.=SECTION

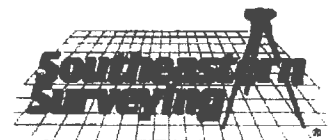
40.00' OUTFALL DITCH
 EASEMENT
 O.R.B. 951, PAGE 411

Drawing No. 45979186
 Job No. 45979
 Date: December, 2005 ALK
 Revised: December, 2006 REJ
 Revised: August, 2007 REJ
 Revised: January, 2008 REJ
 Revised: February, 2018 JRH
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEET 6 & 7 OF 36 FOR PARCEL IDENTIFICATION
 ON RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1

SOUTHEASTERN SURVEYING & MAPPING CORP
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 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No LB-2108
 email:info@southeasternsurveying.com
THIS IS NOT A SURVEY.



SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 9140

FEE SIMPLE

Parcel 9140: the interest being acquired is fee simple.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 1142

ESTATE: Fee Simple

PURPOSE: Road Right of Way

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 7211, Page 170, Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1482.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 54.47 feet to the POINT OF BEGINNING;


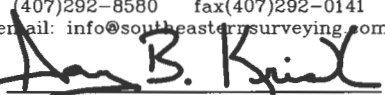
thence continue North 00°34'03" West, a distance of 123.54 feet to a point on the arc of a non-tangent curve concave South having a radius of 2,160.00 feet, a central angle of 07°32'28" and a chord of 284.09 feet that bears North 84°24'25" East; thence Easterly along the arc of said curve, 284.29 feet; thence South 00°34'03" East, 120.03 feet to a point on a non tangent curve concave South, having a radius of 2,040.00 feet, a central angle of 00°23'38", a chord of 14.02 feet which bears South 87°54'24" West; thence Westerly along the arc of said curve, a distance of 14.02 feet; thence South 02°17'25" East, 2.00 feet to a point on a non tangent curve, being radial to previous course, concave South, having a radius of 2,038.00 feet, a central angle of 07°36'16", a chord of 270.29 feet which bears South 83°54'27" West; thence Westerly along the arc of said curve, a distance of 270.49 feet to the POINT OF BEGINNING.

Containing 34,666 square feet or 0.796 acres, more or less.

Subject to easements of record.

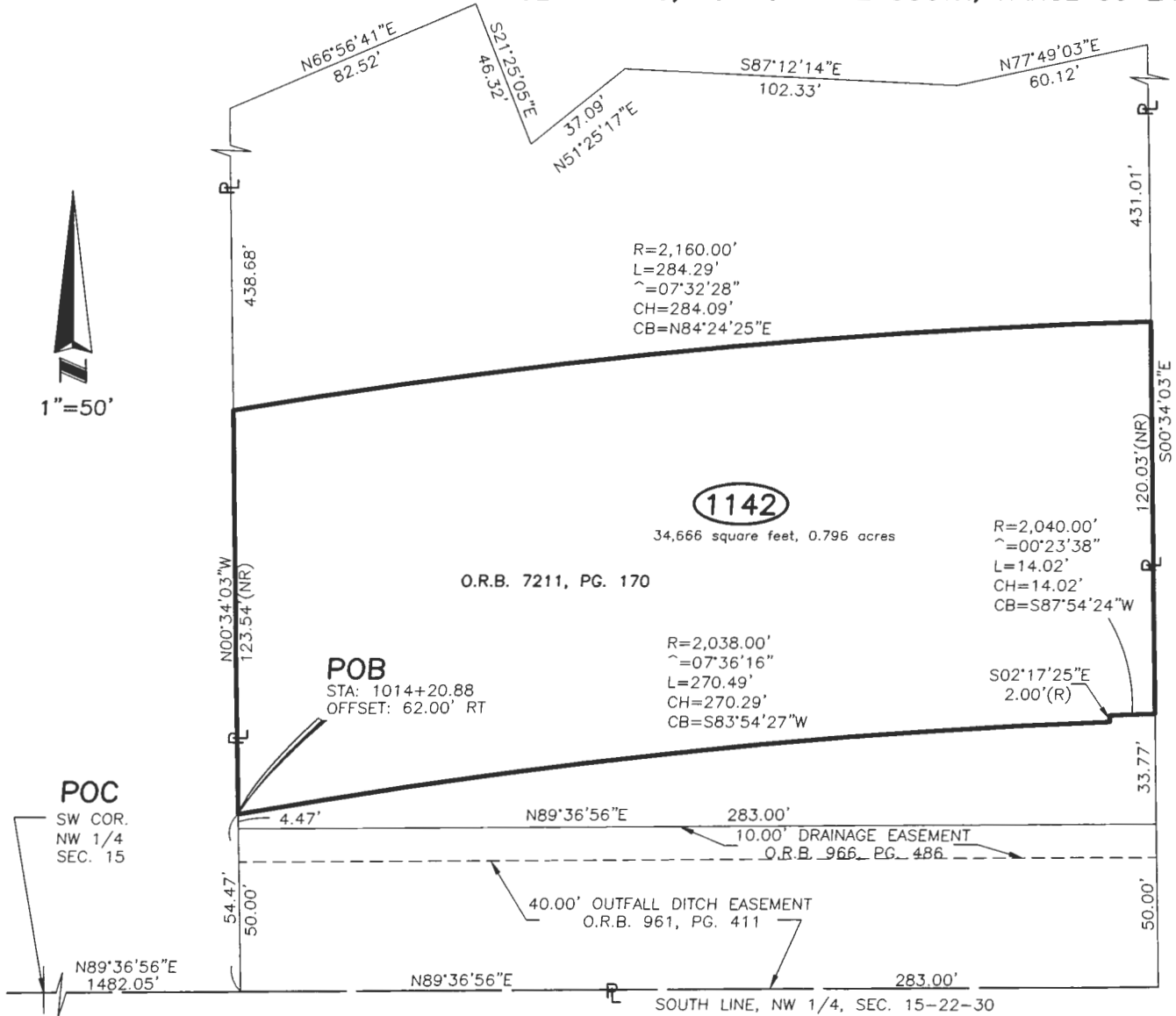
SURVEYORS NOTES:

1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: December, 2004 CBvG		CERT. NO. LB2108	45979092
	Job No.: 45979	Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	
CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.				
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH				

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 1142

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



LEGEND

- | | |
|------------------------------|---------------------------|
| CB=CHORD BEARING | P.C.=POINT OF CURVATURE |
| CCR=CERTIFIED CORNER RECORD | PG.=PAGE |
| CH=CHORD | P=PROPERTY LINE |
| COR.=CORNER | POB=POINT OF BEGINNING |
| (D)=DEED | POC=POINT OF COMMENCEMENT |
| ^=CENTRAL ANGLE | P.T.=POINT OF TANGENCY |
| L=LENGTH | R=RADIUS |
| N.T.S.=NOT TO SCALE | R/W=RIGHT OF WAY |
| O.R.B.=OFFICIAL RECORDS BOOK | SEC.=SECTION |
| RT=RIGHT | (P)=PLAT |

Drawing No. 45979 092
 Job No. 45979
 Date: December, 2004 CBvG
 Revised: May, 2005 DCS
 Revised: November, DCS
 Revised: February, 2006 DRR
 Revised: September, 2006 REJ
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT SHEET 1
 NOTE: SEE SHEET 6 & 7 OF 35 FOR PARCEL IDENTIFICATION
 ON RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



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 email:info@southeasternsurveying.com
THIS IS NOT A SURVEY.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 1142

FEE SIMPLE

Parcel 1142: the interest being acquired is fee simple.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 8142

ESTATE: Perpetual Easement

PURPOSE: Drainage

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 7211, page 170, Public Records of Orange County, Florida, being more particularly described as follows:



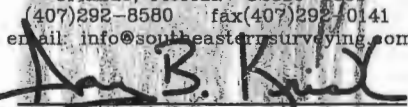
COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1,482.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 178.01 feet to the POINT OF BEGINNING;

thence continue North 00°34'03" West, a distance of 111.24 feet to a point on the arc of a non-tangent curve concave to the South having a radius of 2,270.00 feet, a central angle of 07°10'21" and a chord of 283.99 feet that bears North 84°39'07" East; thence Easterly along the arc of said curve, 284.17 feet; thence South 00°34'03" East, a distance of 110.03 feet to a point on the arc of a non-tangent curve to the South having a radius of 2,160.00 feet, a central angle of 07°32'28" and a chord of 284.09 feet that bears South 84°24'25" West; thence Westerly along the arc of said curve, a distance of 284.30 feet to the POINT OF BEGINNING.

Containing 31,266 square feet or 0.718 acres, more or less.

SURVEYORS NOTES:

1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: December, 2004 CBvG		CERT. NO. LB2108 45979128
	Job No.: 45979	Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

RA 7/9/2021

SKETCH OF DESCRIPTION
 EAST WEST ROAD
 PARCEL 8142

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



R=2,270.00'
 L=284.17'
 Δ=07°10'21"
 CH=283.99'
 CB=N84°39'07"E

8142 31,266 square feet, 0.72 acres

R=2,160.00'
 L=284.30'
 Δ=07°32'28"
 CH=284.09'
 CB=S84°24'25"W

POB
 STA: 1014+40.35
 OFFSET: 60.00' LT

O.R.B. 7211, PG. 170

POC
 SW COR.
 NW 1/4
 SEC. 15-22-30

NORTH LINE
 10.00' DRAINAGE EASEMENT
 O.R.B. 966, PG. 486

40.00' OUTFALL DITCH EASEMENT
 O.R.B. 961, PG. 411

N89°36'56"E
 1,482.05'

N89°36'56"E

283.00'

SOUTH LINE, NW 1/4, SEC. 15-22-30

LEGEND

CB=CHORD BEARING
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 R/W=RIGHT OF WAY
 SEC.=SECTION
 (P)=PLAT
 LT=LEFT

Drawing No. 45979 128
 Job No. 45979
 Date: December, 2004 CBvG
 Revised: May 2005
 Revised: February, 2006 DRP
 Revised: September, 2006 REJ
 Revised: February, 2018 JRH
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEET 6 & 7 OF 35 FOR PARCEL IDENTIFICATION
 ON RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



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24 7/9/2021

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 8142

DRAINAGE EASEMENT

Parcel 8142 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary drainage facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the drainage facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 9142

ESTATE: Fee Simple

PURPOSE: Retention Area & Drainage

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 7211, Page 170, Public Records of Orange County, Florida, being more particularly described as follows:



COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1482.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 50.00 feet to the POINT OF BEGINNING;

thence North 00°34'03" West, a distance of 4.47 feet to a point on a non tangent curve concave south, having a radius of 2,038.00 feet, a central angle of 07°36'16", a chord of 270.29 feet which bears North 83°54'27" East; thence easterly along the arc of said curve, a distance of 270.49 feet; thence North 02°17'25" West, a distance of 2.00 feet to a point on a non tangent curve concave south, having a radius of 2,040.00 feet, a central angle of 00°23'38", a chord of 14.02 feet which bears North 87°54'24" East; thence easterly along the arc of said curve, a distance of 14.02 feet; thence South 00°34'03" East, a distance of 33.77 feet; thence South 89°36'56" West, a distance of 283.00 feet to the POINT OF BEGINNING.

Containing 6,096 square feet, more or less.

SURVEYORS NOTES:

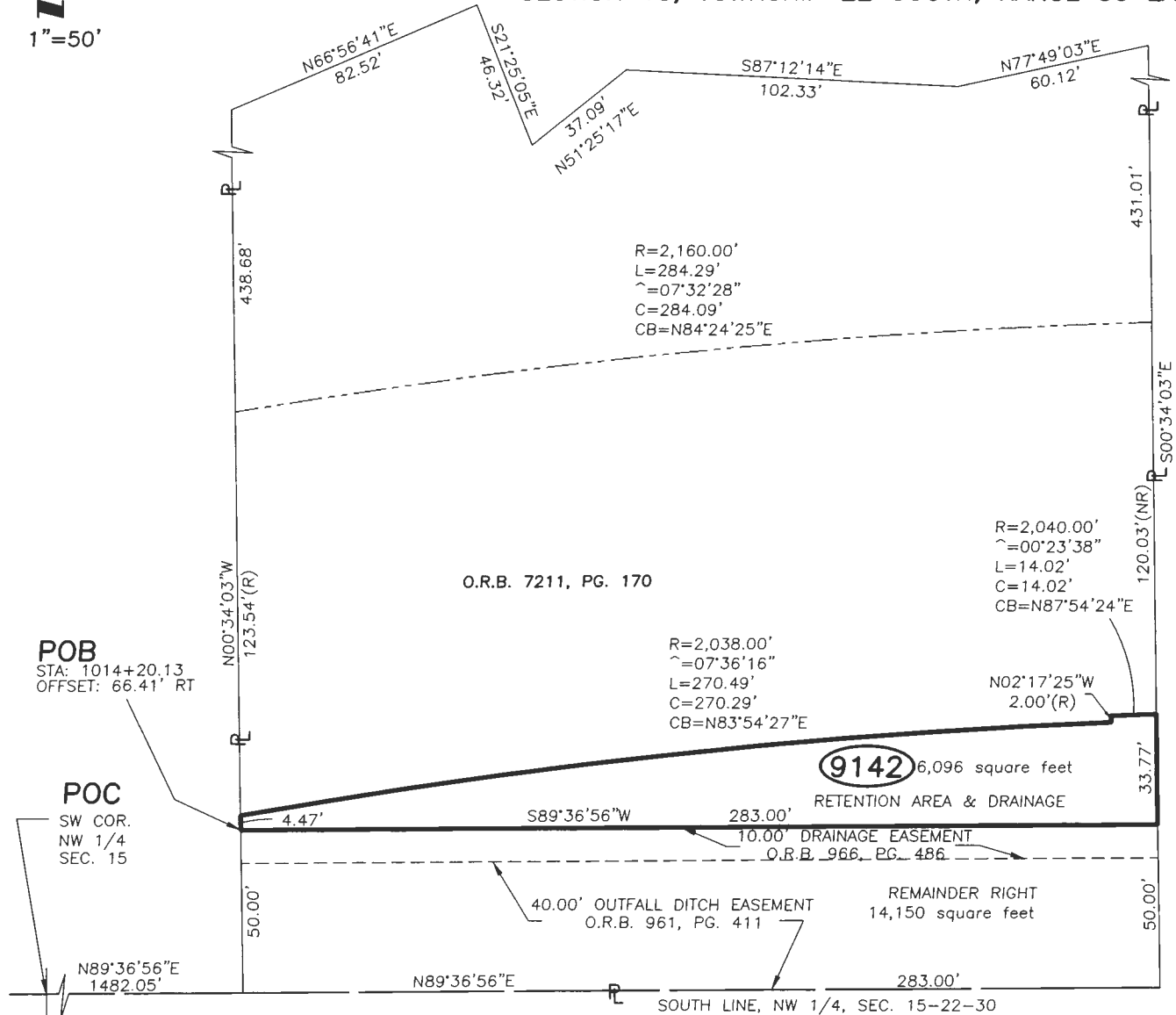
1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

<p align="center">DESCRIPTION</p>  <p>FOR ORANGE COUNTY GOVERNMENT FLORIDA</p> <p>Revised: September, 2006 REJ</p>	<p>Date: December, 2004 CBvG</p>		<p>CERT. NO. LB2108 45979137</p>
	<p>Job No.: 45979</p>	<p>Scale: N.T.S.</p>	 <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i></p> <p>GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245</p>
	<p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p>		
<p align="center">SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>			

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 9142



SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



LEGEND

CB=CHORD BEARING
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 N.T.S.=NOT TO SCALE
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 POC=POINT OF COMMENCEMENT
 P.T.=POINT OF TANGENCY
 R=RADIUS
 R/W=RIGHT OF WAY
 SEC.=SECTION
 RT=RIGHT

Drawing No. 45979137
 Job No. 45979
 Date: December, 2004 CBvG
 Revised: May, 2005 DCS
 Revised: November, DCS
 Revised: February, 2006 DRR
 Revised: September, 2006 REJ
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEET 6 & 7 OF 35 FOR PARCEL IDENTIFICATION
 ON RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



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THIS IS NOT A SURVEY.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 9142

FEE SIMPLE

Parcel 9142: the interest being acquired is fee simple.