

RESOLUTION

WHEREAS, during Fiscal Year 2017/2018-2021-2022, the Board approved the project known as Ream Road to widening of existing roadway to four lanes, closed stormwater management system, curb and gutter, signalization, raised medians, a five-foot sidewalk on one side and a 14 feet wide multipurpose path/trail on the other as outlined in the staff report attached as Exhibit "A"; and

WHEREAS, in connection with the construction, repair and maintenance of the Reams Road 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 temporary construction easement interests 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 owner 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 temporary construction 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 temporary construction 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 temporary construction easements designated as parcel number 7039 shall commence on the date that Orange County takes title to said temporary construction easement and terminate seven (7) years after that date, or upon the completion of the construction on the project adjacent to the lands described in the attached Schedule "A", whichever occurs first; and be it further

RESOLVED that the property descriptions under parcel numbers 1039A, 1039B, and 7039 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 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 temporary construction 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.

ADOPTED THIS _____.

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

BY: _____
Jerry L. Demings
Orange County Mayor

BY: _____
Deputy Clerk

Printed Name

DATE: _____

STAFF REPORT

January 8, 2024

Reams Road

From south of Summerlake Park Boulevard. to Taborfield Avenue

CIP 5139

Project History

1. In April 2017, Orange County began the Roadway Conceptual Analysis (RCA) for the Reams Road Project. The Reams Road project extends from south of Summerlake Park Boulevard to Taborfield Avenue. The Reams Road Roadway Conceptual Analysis Report documents the need for improvement, existing conditions, design criteria, traffic analysis, corridor analysis, alternative alignment analysis, and preliminary design analysis.
2. The first Public Meeting for the Reams Road RCA was held on October 5, 2017. This meeting was an Introductory/ Alternative Information Public Meeting to inform the community about the roadway project. The meeting included a formal presentation by Orange County followed by an informal question and answer period. Alternative improvements concepts were also presented to the public for their review and comment.
3. The Second Public Meeting for the Reams Road RCA was held on December 13, 2017 to discuss the Preliminary Preferred Alternative.
4. The Board of County Commissioners (BCC) Public Hearing was held on April 24, 2018. County staff made a brief presentation. The presentation outline was as follows: project location, project need, public involvement, project elements, estimated project costs, project schedule, and action requested. The BCC approved proceeding with the final design, right-of-way acquisition, and construction of the project.

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

Reams Road, within the project limits, is a two-lane undivided roadway. The Lakeside Village Specific Area Plan, adopted May 20, 1997 by Orange County, identifies Reams Road as a major urban collector from Summerlake Park Boulevard/Ficquette Road at the west end of the study limits to west of Jayme Drive, as minor collector from west of Jayme Drive to Via Trieste Drive, and as a neighborhood circulator from Via Trieste Drive to Taborfield Avenue. Reams Road has a posted speed limit of 45 miles per hour (mph).

Reams Road**South of Summerlake Park Blvd. and Taborfield Avenue****CIP 5139**

Sidewalk improvements have been made along Reams Road as developments have been constructed. However, extended distances along Reams Road do not have pedestrian features. The existing right-of-way along Reams Road varies throughout the project corridor. When originally constructed, the existing right-of-way was typically 60 feet in width. As new development has occurred along the corridor, additional right-of-way has been acquired.

Floridian Place is the only signalized intersection within the study limits. The existing transportation network within the study corridor is comprised mainly of the current roadway system. LYNX Transit routes 56 and 302 service the area south of Reams Road along Center Drive with stops at Disney University and the Magic Kingdom Bus Station. These routes access the stops from the south and do not utilize Reams Road. The LYNX Vision 2030 Plan does not include any future routes in the vicinity of Reams Road.

Street lighting is limited along Reams Road. Thirteen Utility Agency/Owners (UAO) have been identified within the project area through a Sunshine 811 Design Ticket and utility coordination efforts. The Reams Road project area is located in the Reedy Creek drainage basin within the jurisdiction of the South Florida Water Management District (SFWMD). The entire project area is a tributary of the Reedy Creek Improvement District (RCID) L-407 and L-107 Canals. Stormwater runoff from the existing roadway is collected in roadside swales and then discharged into adjacent wetlands and drainage systems.

Long Range Planning

The widening of Reams Road, from Summerlake Park Boulevard to CR 535 (Winter Garden Vineland Road), is included in the MetroPlan Orlando 2040 Long Range Transportation Plan (Blueprint 2040) as an Orange County Unfunded Need. The plan has the project listed in two segments, from Summerlake Park Boulevard to Center Drive, and from Center Drive to CR 535 (Winter Garden Vineland Road). Reams Road from Summerlake Park Boulevard to Taborfield Avenue is included in the FY 2017/18-2021-22 Orlando Urban Area Transportation Improvement Program as a locally funded highway project by Orange County.

The Orange County Comprehensive Plan, Capital Improvements Element, includes improvements to Reams Road, from Summerlake Park Boulevard to Taborfield as part of the 10-year schedule of capital improvements.

Reams Road is included as a four-lane roadway in Map 1C: Transportation Element Future Conditions Number of Lanes 2030. The project is consistent with the Orange County Comprehensive Plan, the MetroPlan Orlando 2040 LRTP Unfunded Needs Plan, and the MetroPlan Orlando FY 2017/18-2021-22 Orlando Urban Area Transportation Improvement Program.

STAFF REPORT

January 8, 2024

Reams Road

South of Summerlake Park Blvd. and Taborfield Avenue

CIP 5139

Safety Consideration

The purpose and need for the project is based on several factors. These are to provide traffic capacity, to meet social/economic demands, to be consistent with transportation plans, and to enhance safety. Portions of Reams Road within the project limits are currently operating at an unacceptable Level of Service (LOS) F. By the design year 2045, all of Reams Road, within the project limits, will operate at an unacceptable LOS F. Roadway improvement are needed to provide an acceptable level of service.

The widening of Reams Road should provide for both traffic and pedestrian safety. The following are some of the improvements associated with Reams Road: widening of existing roadway to four lanes, closed stormwater management system, curb and gutter, signalization, raised medians, a five-foot sidewalk on one side and a 14 feet wide multi-purpose path/trail on the other. New traffic signals will be installed at Torcello Isle Drive, Floridian Place, Center Drive, Newmarket Drive and Taborfield Avenue. The raised medians will also provide adequate separation for the two directions of traffic. The installation of sidewalk and the multi-purpose path/trail lanes will provide designated areas for pedestrians and bicyclists. Dedicated turn lanes reduce the potential for rear end collisions. Sidewalks, pedestrian crosswalks, pedestrian signals and streetlights increase the safety of the intersection for vehicles and pedestrians.

Environmental Considerations

The environmental considerations include land use, cultural features and community centers, threatened and endangered species, impacts to wetlands, and contaminated sites.

Detailed studies and evaluations were conducted to determine the potential for adverse environmental impacts that may result from the proposed project. Baseline data, evaluation procedures, and analysis of results are contained in the project files and in the following reports:

- Cultural Resource Assessment Survey
- Contamination Screening Evaluation Report (CSER)
- Ecological Summary Report

The project is anticipated to impact approximately 6.8 acres of wetlands (roadway and ponds). Federal, state, and local government agencies with regulatory authority over wetland and/or other surface waters generally require mitigation to offset unavoidable impacts as a condition of the permit. Mitigation requirements are based on a compilation

of wetland parameters including quality, type, function, and size. Impacts to wetlands and/or other surface waters will be avoided and minimized to the maximum extent possible while maintaining safe and sound engineering and construction practices. Primarily, avoidance and minimization efforts are related to the proposed stormwater management pond locations.

A mitigation plan that adequately offsets adverse impacts will be developed and implemented during the design phase. Adverse wetland impacts that may result from the construction of this project will be mitigated, satisfying the requirements of Part IV, Chapter 373, F.S. and 33 U.S.C.S.1344. Compensatory mitigation for this project will be completed through the use of mitigation banks and/or any other mitigation options that satisfy federal and state requirements.

Based on the analysis conducted on the RCA, there are no cultural resources listed, determined eligible, or appear to be potentially eligible for listing in the NRHP. As such, historic resources will not be a critical issue.

Evaluation of Alternative Alignments

Three roadway alignment alternatives were considered. The alternatives were developed to address several different concerns including: traffic capacity needs of the study area, pedestrian and bicyclists needs, access management and minimization of impacts to residents, planned development, businesses and the environment. The proposed alignment for the north portion of Segment G was determined through the Fishback Planned Development (PD). Segments H-1 and H-2 generally follow the existing Ficquette Road alignment. The alignment of the south portion of Segment G and Segment H-1 occurs with the alignment proposed in the Signature Lakes PD. Each segment of the road was evaluated for its best alignment. The recommended alignment was a combination of the alignments for each segment.

Engineering Recommendations

The recommended alignment is generally centered on the existing right-of-way. Near Summerlake Boulevard, the alignment shifts southwest to realign the Summerlake Boulevard /Reams Road and Ficquette Road intersection. The alignment recommendation was based on the evaluation of project costs, right-of-way requirements, conceptual drainage analysis, socio-economic impact analysis and environmental impact analysis. The recommended typical section for this project is as follows:

- Four lanes (two, each direction)
- Raised landscaped median
- Sidewalks
- 10-14 feet multi-purpose path/trail

STAFF REPORT**January 8, 2024****Reams Road****South of Summerlake Park Blvd. and Taborfield Avenue****CIP 5139**

- Curb and gutter stormwater drainage system with retention ponds
- 120 feet-wide minimum proposed right-of-way
- Landscaping
- Roadway Lighting

Costs

The estimated project costs are as follows:

Engineering design cost	\$ 4,000,000
Right-of-way cost	\$ 15,000,000
<u>Construction cost</u>	<u>\$ 80,200,000</u>
Total project cost	\$ 99,200,000

Conclusion

In accordance with the Reams Road Roadway Conceptual Analysis (RCA), the Reams Road project from to Summerlake Park Boulevard to Taborfield Avenue should be designed and constructed as a four lane urban, divided facility. This project is needed to increase the traffic operation capacity of the existing two-lane roadway. Also, the improvements are required in order to accommodate the increased transportation demands resulting from current and future growth in the area.

SCHEDULE "A" LEGAL DESCRIPTION

REAMS ROAD
PARCEL NO. 1039A

A portion of Section 34, Township 23 South, Range 27 East, and more accurately described as a portion of lands described in Document Number 20150069633, and more particularly described as follows:

COMMENCE at the Northeast corner of the Northeast 1/4 of Section 34, Township 23 South, Range 27 East, being a found 6" by 6" concrete monument with no identification; thence South 00°08'26" West, a distance of 1712.18 feet to a point on the extension of the North line of lands described in Document Number 20150069633, Public Records of Orange County, Florida; thence South 89°52'47" West along said extension and North line of lands described, a distance of 1244.22 feet to the POINT OF BEGINNING; thence South 00°08'35" East, a distance of 232.04 feet to a point on the Northeast Right of way line of Reams Road, said point also being a point on a non-tangent curve concave Northeasterly and having a radius of 1015.00 feet; thence from a tangent bearing of South 04°30'34" East, run Northerly, a distance of 77.76 feet, along the arc of said curve and said Northeast Right of way line, through a central angle of 04°23'21", a chord bearing of North 02°18'54" West, a chord distance of 77.74 feet to the point of tangency of said curve; thence North 00°07'13" West along said Northeast Right of way line, a distance of 154.36 feet to a point on said North line; thence North 89°52'47" East along said North line, a distance of 2.88 feet to the POINT OF BEGINNING.

Said parcel containing 603 square feet, more or less.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 35 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N00°08'26"E.

SYMBOLS AND ABBREVIATION LEGEND:

N = NORTH	(D) = DEEDED	PRM = PERMANENT REFERENCE
S = SOUTH	DOC# = DOCUMENT NUMBER	MONUMENT
E = EAST	ID. = IDENTIFICATION	PROP. = PROPOSED
W = WEST	IRC = IRON ROD & CAP	P.T. = POINT OF TANGENCY
A.D.E. = ACCESS & DRAINAGE	L = ARC LENGTH	R = RADIUS
EASEMENT	L1 = LINE NUMBER	RT. = RIGHT
CL = CENTERLINE	LB = LICENSED BUSINESS	R/W = RIGHT OF WAY
C1 = CURVE NUMBER	LT. = LEFT	STA. = STATION
(C) = CALCULATED	O.R.B. = OFFICIAL RECORDS BOOK	T = TANGENT
CB = CHORD BEARING	P.B. = PLAT BOOK	T.C.E. = TEMPORARY CONSTRUCTION
CCR = CERTIFIED CORNER RECORD	P.C. = POINT OF CURVATURE	EASEMENT
CH = CHORD LENGTH	P.O.C. = POINT ON CURVE	U.D.A.E. = UTILITY, DRAINAGE &
CM = CONCRETE MONUMENT	PG(S) = PAGE(S)	ACCESS EASEMENT
6"X6" = 6"X6" CONCRETE MONUMENT	P.I. = POINT OF INTERSECTION	UTILITY EASEMENT
Δ = DELTA ANGLE	PL = PROPERTY LINE	XXXX = PARCEL NUMBER
	P.O.T. = POINT ON TANGENT	

SHEET 1 OF 2
SEE SHEET 2
FOR SKETCH

CERTIFIED TO:

1. ORANGE COUNTY, FLORIDA
- 2.
- 3.
- 4.

PROJECT NAME: REAMS ROAD
PROJECT NO.: CIP 5139

PROJECT No.	190244	DRAWN DATE	2022.07.22
SURVEY BY	N/A	REVIEWED BY	SM
SURVEY DATE	N/A	APPROVED BY	SM
DRAWN BY	DH	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	04/20/2022	CBvG	REV. PER OC COMMENTS
2	02/16/2023	BS	REV. PER L&S QA / QC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

OCT 31 2024
SHERRY L. MANOR, PSM - LSH 6961
THIS SKETCH AND LEGAL DESCRIPTION AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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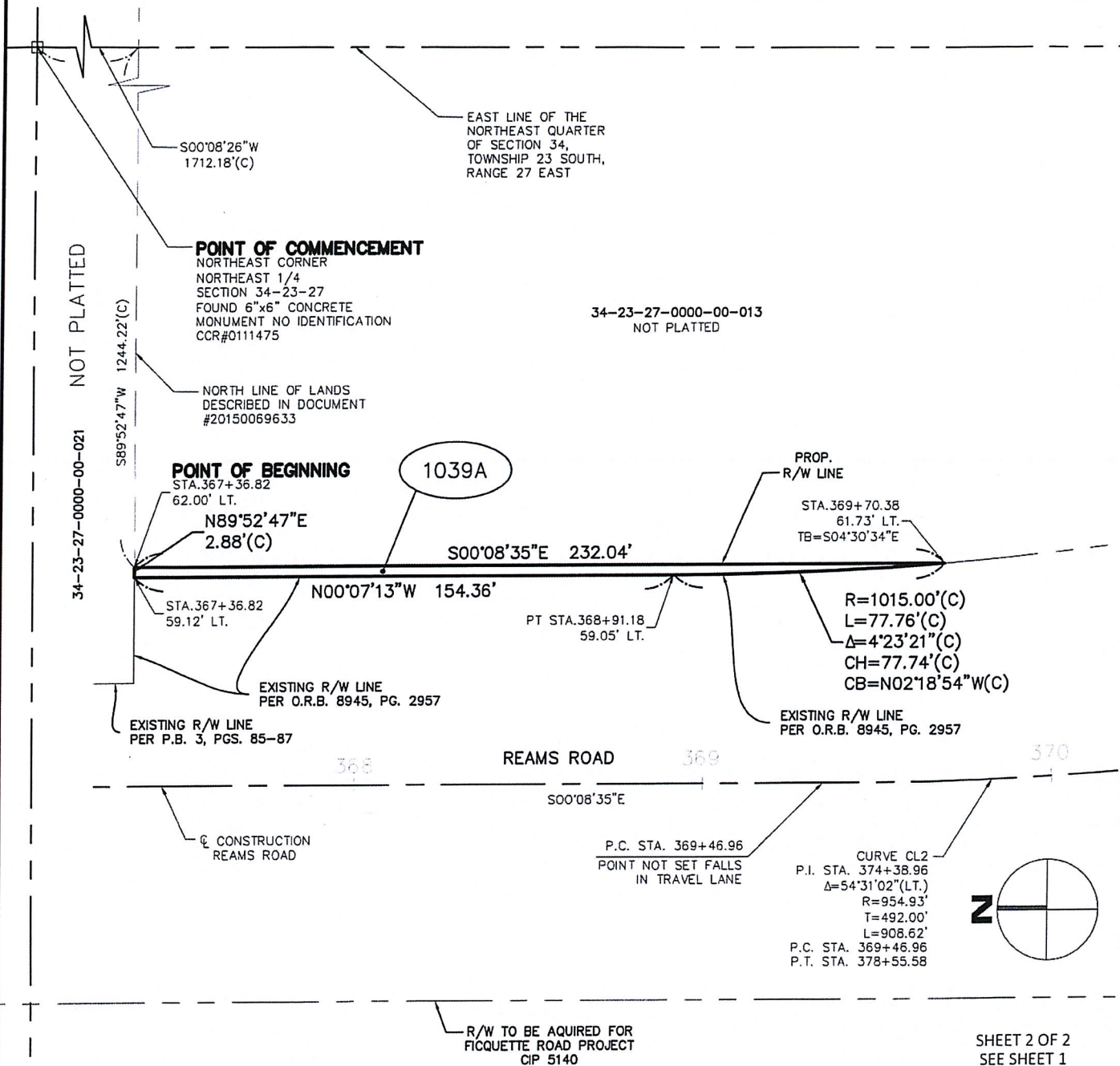
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T.P. 11/14/2024

SKETCH OF DESCRIPTION

REAMS ROAD
PARCEL NO. 1039A



CERTIFIED TO:

1. ORANGE COUNTY, FLORIDA
- 2.
- 3.
- 4.

PROJECT NAME: REAMS ROAD
PROJECT NO.: CIP 5139

PROJECT No. 190244 | DRAWN DATE 2022.07.22
SURVEY BY N/A | REVIEWED BY SM
SURVEY DATE N/A | APPROVED BY SM
DRAWN BY DH | CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	04/20/2022	CBvG	REV. PER OC COMMENTS
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T.P. 11/14/2024

SCHEDULE "B"

5139 REAMS RD PARCEL 1039A

FEE SIMPLE

Parcel 1039A: the interest being acquired is fee simple.

SCHEDULE "A" LEGAL DESCRIPTION

REAMS ROAD
PARCEL NO. 1039B

A portion of Section 34, Township 23 South, Range 27 East, more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of Section 34, Township 23 South, Range 27 East, being a found 5" iron pipe filled with concrete with a 1/2" iron rod and cap; thence run North 00°08'26" East along the East line of the Southeast quarter of said Section 34, a distance of 2026.34 feet to a point on the Northeast Right of way line of Reams Road as described in Plat Book 3, Pages 85 through 87, Public Records of Orange County, Florida; thence run North 54°41'09" West along said Northeast Right of way line, a distance of 811.67 feet to the POINT OF BEGINNING; thence departing said east line run North 35°18'51" East, a distance of 10.00 feet; thence run South 54°41'09" East, a distance of 76.95 feet; thence run South 55°17'49" East, a distance of 93.74 feet; thence run South 54°41'09" East, a distance of 24.95 feet; thence run South 35°15'37" West, a distance of 11.00 feet to the aforementioned Northeast Right of Way line; thence run along said line North 54°41'09" West, a distance of 195.65 feet, to the POINT OF BEGINNING.

Said parcel containing 2,028 square feet, more or less

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
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4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 35 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N00°08'26"E.

SYMBOLS AND ABBREVIATION LEGEND:

O = FOUND IRON PIPE	DOC# = DOCUMENT NUMBER	PROP. = PROPOSED
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SHEET 1 OF 2
SEE SHEET 2
FOR SKETCH

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PROJECT NAME: REAMS ROAD
PROJECT NO.: CIP 5139

PROJECT No.	190244	DRAWN DATE	2022.07.22
SURVEY BY	N/A	REVIEWED BY	SM
SURVEY DATE	N/A	APPROVED BY	SM
DRAWN BY	DH	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	04/20/2022	CBvG	REV. PER OC COMMENTS
2	02/16/2023	BS	REV. PER L&S QA / QC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51, 17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

OCT 31 2024
SHERRY L. MANOR, PSM - LS# 6961
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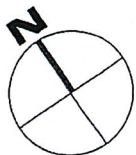
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T.P. 11/14/2024

SKETCH OF DESCRIPTION

REAMS ROAD
PARCEL NO. 1039B



EAST LINE OF THE
SOUTHEAST 1/4 OF
SECTION 34

34-23-27-0000-00-013
NOT PLATTED

35-23-27-5841-00-001
NOT PLATTED

1039B

7039

S54°41'09"E
76.95'

S55°17'49"E
93.74'

STA. 381+00.00
64.25' LT.

S54°41'09"E
24.95'

STA. 382+95.64
65.33' LT.

STA. 382+95.64
62.33' LT.

PROP.
R/W LINE

N35°18'51"E
10.00'

POINT OF BEGINNING
STA. 381+00.00
54.25' LT.

N54°41'09"W 195.65'
N54°41'09"W 811.67'(C)
FROM E. LINE, SE 1/4 TO POB

EXISTING NORTHEAST R/W LINE
PER P.B. 3, PGS. 85-87

S35°15'37"W
11.00'

STA. 382+95.65
54.33' LT.

381

REAMS ROAD

382

390

S54°39'37"E

EXISTING R/W LINE
PER P.B. 91, PGS. 135-143

CONSTRUCTION
REAMS ROAD

N00°08'26"E
2026.34'(C)

EAST LINE,
SE 1/4,
SEC. 34-23-27

SAME LINE
STA. 389+53.57

POINT OF COMMENCEMENT

SOUTHEAST CORNER
SOUTHEAST 1/4
SECTION 34-23-27
FOUND 5" IRON PIPE FILLED WITH
CONCRETE WITH 1/2"
IRON ROD & CAP ILLEGIBLE
CCR#099004

SHEET 2 OF 2
SEE SHEET 1
FOR LEGAL DESCRIPTION
SKETCH IS NOT A SURVEY

CERTIFIED TO:

1. ORANGE COUNTY, FLORIDA
- 2.
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PROJECT NAME: REAMS ROAD
PROJECT NO.: CIP 5139

PROJECT No.	190244	DRAWN DATE	2022.07.22
SURVEY BY	N/A	REVIEWED BY	SM
SURVEY DATE	N/A	APPROVED BY	SM
DRAWN BY	DH	CLIENT FILE No.	N/A

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T.P. 11/14/2024

SCHEDULE "B"

5139 REAMS RD PARCEL 1039B

FEE SIMPLE

Parcel 1039B: the interest being acquired is fee simple.

SCHEDULE "A" LEGAL DESCRIPTION

REAMS ROAD
PARCEL NO. 7039

A portion of Section 34, Township 23 South, Range 27 East, and more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 27 East, being a found 5" iron pipe filled with concrete with a 1/2" iron rod and cap; thence run North 00°08'26" East along the East line of the Southeast quarter of said Section 34, a distance of 2026.34 feet to a point on the Northeast Right of way line of Reams Road as described in Plat Book 3, Pages 85 through 87, Public Records of Orange County, Florida; thence run North 54°41'09" West along said Northeast Right of way line, a distance of 648.52 feet; thence departing said Right of Way line run North 34°55'18" East, a distance of 10.87 feet to the POINT OF BEGINNING; thence run North 54°59'26" West, a distance of 93.74 feet; thence run North 35°20'23" East, a distance of 27.35 feet; thence run South 54°39'37" East, a distance of 93.54 feet; thence run South 34°55'18" West, a distance of 26.81 feet to the POINT OF BEGINNING.

Said parcel containing 2,536 square feet, more or less

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 35 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N00°08'26"E.

SYMBOLS AND ABBREVIATION LEGEND:

N = NORTH	ID. = IDENTIFICATION	PROP. = PROPOSED
S = SOUTH	O = IRON PIPE	P.T. = POINT OF TANGENCY
E = EAST	IRC = IRON ROD & CAP	R = RADIUS
W = WEST	L = ARC LENGTH	RT. = RIGHT
A.D.E. = ACCESS & DRAINAGE EASEMENT	L1 = LINE NUMBER	R/W = RIGHT OF WAY
C = CENTERLINE	LB = LICENSED BUSINESS	STA. = STATION
C1 = CURVE NUMBER	LT. = LEFT	T = TANGENT
(C) = CALCULATED	O.R.B. = OFFICIAL RECORDS BOOK	T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
CB = CHORD BEARING	P.B. = PLAT BOOK	U.D.A.E. = UTILITY, DRAINAGE & ACCESS EASEMENT
CCR = CERTIFIED CORNER RECORD	P.C. = POINT OF CURVATURE	U.E. = UTILITY EASEMENT
CH = CHORD LENGTH	P.O.C. = POINT ON CURVE	
CM = CONCRETE MONUMENT	PG(S) = PAGE(S)	
Δ = DELTA ANGLE	P.I. = POINT OF INTERSECTION	
(D) = DEEDED	R = PROPERTY LINE	(XXXX) = PARCEL NUMBER
DOC# = DOCUMENT NUMBER	P.O.T. = POINT ON TANGENT	
	PRM = PERMANENT REFERENCE MONUMENT	

SHEET 1 OF 2
SEE SHEET 2
FOR SKETCH

CERTIFIED TO:

1. ORANGE COUNTY, FLORIDA
- 2.
- 3.
- 4.

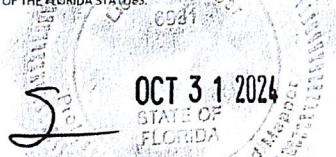
PROJECT NAME: REAMS ROAD
PROJECT NO.: CIP 5139

PROJECT No.	190244	DRAWN DATE	2022.07.22
SURVEY BY	N/A	REVIEWED BY	SM
SURVEY DATE	N/A	APPROVED BY	SM
DRAWN BY	DH	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	04/20/2022	CBvG	REV. PER OC COMMENTS
2	03/01/2023	BS	REV. PER L&S QA / QC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.



SHERRY L. MANOR, PSM - LSH 6961

THIS SKETCH AND LEGAL DESCRIPTION AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE



ORANGE COUNTY PUBLIC WORKS
ENGINEERING DIVISION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7929



L & S
Diversified

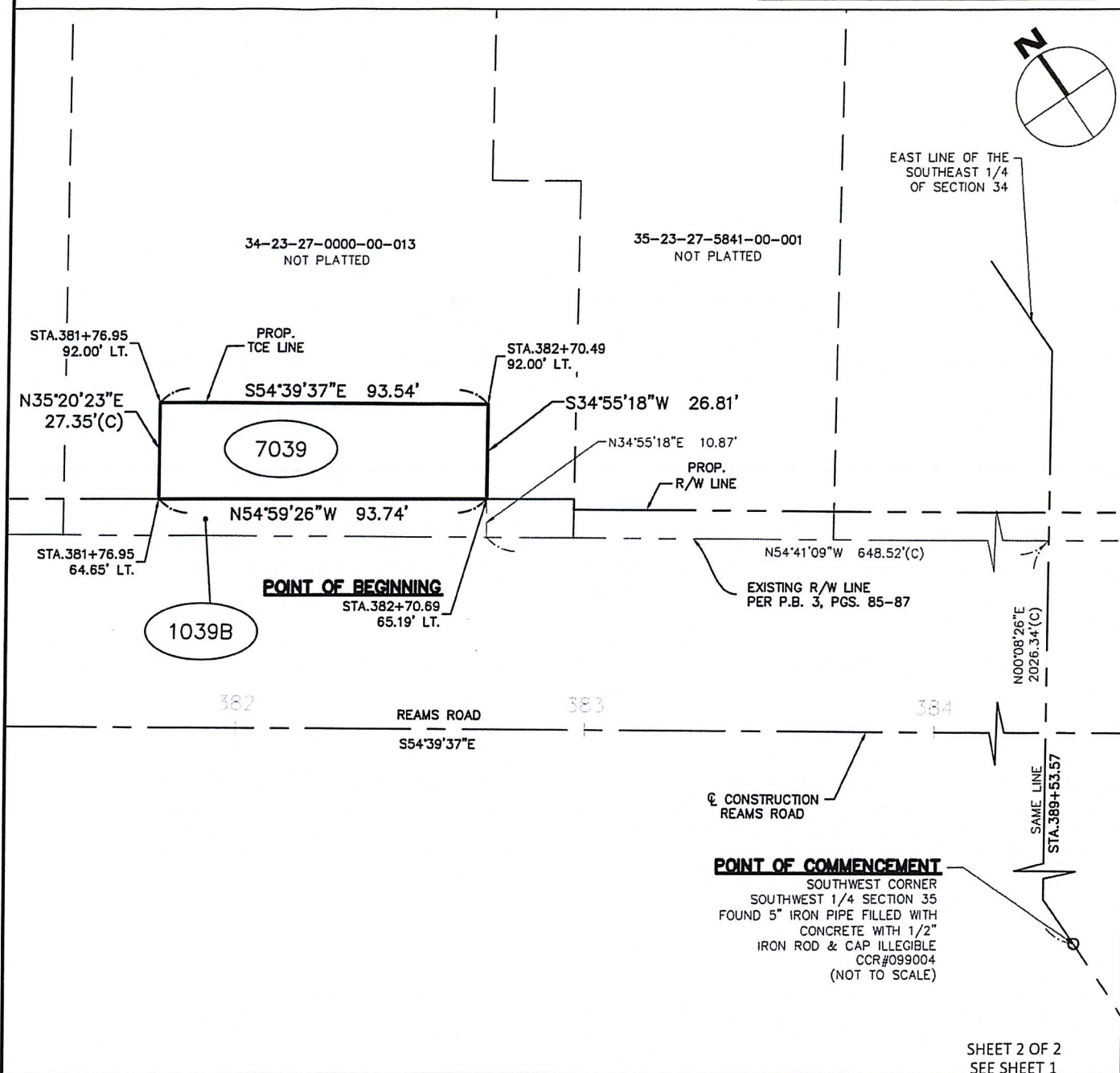
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LBH7829

T.P. 11/14/2024

SKETCH OF DESCRIPTION

REAMS ROAD
PARCEL NO. 7039



SHEET 2 OF 2
SEE SHEET 1

FOR LEGAL DESCRIPTION
SKETCH IS NOT A SURVEY

CERTIFIED TO:

1. ORANGE COUNTY, FLORIDA
- 2.
- 3.
- 4.

PROJECT NAME: REAMS ROAD
PROJECT NO.: CIP 5139

PROJECT No.	190244	DRAWN DATE	2022.07.22
SURVEY BY	N/A	REVIEWED BY	SM
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0 40 80 Feet



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SCHEDULE "B"

5139 REAMS RD PARCEL 7039

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7039 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the Easement Area or after SEVEN (7) years, whichever occurs first.