



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 24-1553, **Version:** 1

Interoffice Memorandum

DATE: October 8, 2024

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Tara Petersen, Program Manager

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Resolution and authorization to initiate condemnation proceedings for Taft Vineland Road (Orange Blossom Trail to Orange Avenue) - Parcels 108, 708, 808, and 808A. District 3. **(Real Estate Management Division)**

PROJECT:

Taft Vineland Road (Orange Blossom Trail to Orange Avenue) -
Parcels 108, 708, 808, and 808A

PURPOSE: To allow the acquisition of one fee-simple parcel, one temporary construction easement, and two permanent easement parcels required for roadway improvements.

ITEM: Resolution (Parcels 108, 708, 808, and 808A)

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division
Public Works Engineering Division

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

OCT 29 2024

Upon a motion by Commissioner Bonilla, seconded by Commissioner Uribe and carried with all members present and voting AYE by voice vote, the Board adopted the following:

RESOLUTION

WHEREAS, during fiscal year 2002/2003, the Board approved the project known as Taft Vineland Road to widen to a divided four lane highway including turn lanes, traffic signals, roadway lighting, and landscaping as outlined in the staff report attached as Exhibit "A"; and

WHEREAS, in connection with the construction, repair and maintenance of the Taft Vineland 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, temporary construction easement, and permanent 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, temporary construction easement, and permanent 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, temporary construction easement, and permanent 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 708 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 108/708/808/808A 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, temporary construction easement, and permanent 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

OCT 29 2024

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*
for Jerry L. Demings
Orange County Mayor

BY: *Jennifer Lara-Klimetz*
for Deputy Clerk

Jennifer Lara-Klimetz
Printed Name

DATE: 29 October 2024

TAFT-VINELAND ROAD
(SOUTH ORANGE BLOSSOM TRAIL to ORANGE AVENUE)
December 11, 2002

STAFF REPORT

Project Description

Taft-Vineland Road from South Orange Blossom Trail (U.S. 441; aka S.R. 500) is an east-west two-lane rural road serving a predominately commercial/industrial area in the south-central portion of the county. Work under this project will widen Taft-Vineland Road to four lanes. From South Orange Blossom Trail to the Florida's Turnpike the roadway will be divided, with a raised median separating opposing flows of traffic. From the Turnpike to Orange Avenue a continuous bi-directional left turn lane will be provided due to the use characteristics of the abutting properties. Traffic signals, sidewalks, roadway lighting, and landscaping are also included in the project.

Based on information developed during the Roadway Conceptual Analysis portion of the project three additional elements of work will be included in the project.

1. General drive is to be paved as a two-lane rural road from Taft-Vineland Road to Thorpe Road. This additional work is based on the fact that construction of a new bridge over the Florida Turnpike will close the existing connection of Bachmann Road to Taft-Vineland, thus eliminating North-South circulation in this portion of the project area. The General Drive improvements will reestablish this circulation.
2. The Florida Department of Transportation, Turnpike District, requested that bridge construction beyond that required for the County's project be undertaken at the Turnpike crossing. This work is being done under a Joint Project Agreement between the County and the Department.
3. The Florida Department of Transportation, District Five, requested that the County, as agent for the Department, construct certain improvements along South Orange Blossom Trail, which is a State maintained highway, North and South of the Taft-Vineland Road intersection in order to avoid subjecting the public to two sequential disruptions of the same intersection for construction activities. This work is being done under a Joint Project Agreement between the County and the Department.

Project History

1. The Board of County Commissioners (BCC) included the Taft-Vineland Road Roadway Conceptual Analysis (RCA) in the FY 96-97 budget.
2. The RCA contract was awarded to H W Lochner, Inc. and the Notice to Proceed was issued on May 12, 1998.

3. The initial public meeting was held on July 16, 1998 at the Taft Community Center. Only a few citizens attended. The major concern expressed by those in attendance was with congestion on the existing road.
4. A second public meeting was held on September 15, 1998. This meeting was started earlier in the afternoon so representatives of the commercial and industrial interests in the area could attend. Approximately 15 citizens attended the meeting. Comments were generally in favor of the project.
5. The Local Planning Agency (LPA) considered the project at a Public Hearing on December 10, 1998. After suggesting that a bi-directional left turn lane be used between Satellite Boulevard and the Turnpike instead of a raised median; the LPA found the project in conformance with the County's Comprehensive Land Use Plan.
6. On February 16, 1999, the Board of County Commissioners held a Public Hearing on the project. Several owners of land along the project spoke in favor of the project. The BCC approved the Preliminary Engineering Report for the project and directed the Public Works Department to proceed with final design, Right-of-Way acquisition, and construction.
7. The final design contract was awarded to HNTB by the BCC and the Notice to Proceed for design was issued April 11, 2000.
8. The Certificate of Necessity for this project was issued on November 5, 2002.
9. Design is approximately 60% complete and construction is expected to start in April 2004.

Project Needs:

Among the important elements in determining the need for roadway improvements are the need to improve safety due to accident rates, the need to remedy expected capacity deficiencies resulting from future traffic volumes, the need to meet goals, objectives, and policies of the County Comprehensive Policy Plan, and the need to meet the present and future social/economic demands of the area. These elements are discussed below.

Safety Considerations

Taft-Vineland Road has historically had a higher than average rate of motor vehicle crashes. A portion of this high crash rate is attributable to the commercial/industrial nature of the abutting land uses. The remaining crashes are generally due to geometric and/or capacity deficiencies of the existing roadway. Between 1977 and 1999 a total of 114 vehicle crashes were reported on this segment of roadway. Particularly high crash rates were reported at the intersections of Taft-Vineland and South Orange Blossom Trail (66 crashes), General Boulevard (15 crashes), and Orange Avenue (20 crashes). The proposed roadway improvements will reduce the probability of these types of crashes.

Capacity deficiencies:

Existing and Design Year (2023) traffic volumes were determined during the Roadway Conceptual Analysis phase of this project. Taft-Vineland Road is operating at Level of Service D throughout the segment. All of the intersections along the segment operate at Level of Service F for some time period during one of the peak hours. Operating problems are exacerbated by the extremely high percentage of trucks (16% to 20%) in the traffic mix.

Since the existing road is deficient under present traffic volumes, it obviously will not be able to serve the additional 8,000 vehicles per day that are projected to be added to the users by the year 2023.

The Florida Department of Transportation rates the existing bridge carrying Taft-Vineland Road over the Florida Turnpike as structurally sound but “Functionally Obsolete”, due to capacity and geometry constraints.

The proposed roadway, bridge, and intersection improvements in this project will provide sufficient capacity to handle the design year traffic volumes.

Consistent with the Comprehensive Policy Plan

Both the Local Planning Agency and the Board of County Commissioners found, at Public Hearings, that the proposed improvements are in compliance with the goals, objectives, and policies of the 1990-2020 Orange County Comprehensive Policy Plan.

Social/Economic Demands

Land use along Taft-Vineland Road is almost entirely commercial/industrial with some large vacant tracts along the south side of the road. These uses are in accordance with the County’s Future Land Use Plan and further commercial/industrial development (or intensification of existing uses) is expected. The elements of the proposed improvements have been selected to support this type of land use.

Recommended Improvements:

Alignment:

Taft-Vineland Road: The proposed alignment will generally follow the existing road centerline in order to make maximum possible use of the existing Right-of-Way. Additional property will be acquired along one or both sides to accommodate the wider roadway.

General Drive: The proposed alignment begins at the existing intersection of General Drive (South); proceeds North on new alignment approximately 500 feet; shifts to the East on a reverse curve and then follows the alignment of an existing private road North to the intersection with Thorp Road..

Turnpike Bridge: The existing single bridge will be replaced with dual spans providing a larger clear opening. The new Westbound span will be on the alignment of the existing bridge. The new Eastbound span will be South of the existing alignment. Additional Right-of-Way will be required to accommodate the larger footprint of the approach embankments for the bridge.

South Orange Blossom Trail: The proposed improvements as designated by the Department of Transportation will follow the existing alignment. Additional property will be acquired on the East side of the existing road due to the wider cross section. The County will acquire this property as agent for the Department.

Cross Sections:

The following typical cross sections are being implemented:

Taft-Vineland Road (SOBT to Turnpike Bridge):

- 22 foot raised median with Type E curb and gutter
- 2 travel lanes in each direction (inside at 12' and outside at 14')
- Type G curb and gutter outside of the travel lanes
- Grass utility strip of variable width between the curb and the sidewalk
- 5 foot wide sidewalks on both sides of the roadway

Taft-Vineland Road (Turnpike Bridge to Orange Avenue):

- A 12 foot bi-directional left turn lane
- 2 travel lanes in each direction (inside at 12' and outside at 14')
- Type G curb and gutter outside of the travel lanes
- Grass utility strip of variable width between the curb and the sidewalk
- 5 foot wide sidewalks on both sides of the roadway

General Drive:

- A 14' travel lane in each direction
- Open swale drainage
- 5' wide sidewalks on both sides of the roadway

South Orange Blossom Trail:

3 travel lanes in each direction

Turn lanes at the Taft Vineland Road intersection as directed by FDOT

5' wide sidewalks on both sides of the roadway

Estimated cost for the Right-of-Way is ten million dollars (\$10,000,000) and the estimated construction cost is twelve million dollars (\$12,000,000).

LEGAL DESCRIPTION

PARCEL: 108
 SCHEDULE "A"
 TAFT-VINELAND ROAD

DESCRIPTION:

A PORTION OF CYPRESS PARK EAST, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 7046, PAGE 555, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 1, DANIS CYPRESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 146, SAID PUBLIC RECORDS, SITUATE IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S00°14'26"E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 47.50 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD AS SHOWN ON TAFT-VINELAND ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 141-144, SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN S89°43'19"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S63°03'24"W, A DISTANCE OF 51.20 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SATELLITE BOULEVARD AS SHOWN ON DANIS CYPRESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 146, SAID PUBLIC RECORDS; SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 69°54'28", A CHORD BEARING OF N54°46'05"E AND A CHORD DISTANCE OF 40.10 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY THEREOF; SAID POINT BEING ON AFORESAID EXISTING SOUTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF SATELLITE BOULEVARD, RUN N89°43'19"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD, A DISTANCE OF 12.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 320 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING N89°47'27"E.
- REFERENCE TAFT-VINELAND ROAD RIGHT-OF-WAY MAP, ORANGE COUNTY C.I.P. NO. 3037 BY BOWYER-SINGLETON & ASSOCIATES, DATED 03/26/10 WITH A REVISION DATE OF 02/19/24 BY DEWBERRY.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


Sheila A. Ware

06/24/24

SHEILA A. WARE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5529
 800 NORTH MAGNOLIA AVENUE -- SUITE 1000
 ORLANDO, FLORIDA 32803

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION & LEGEND.

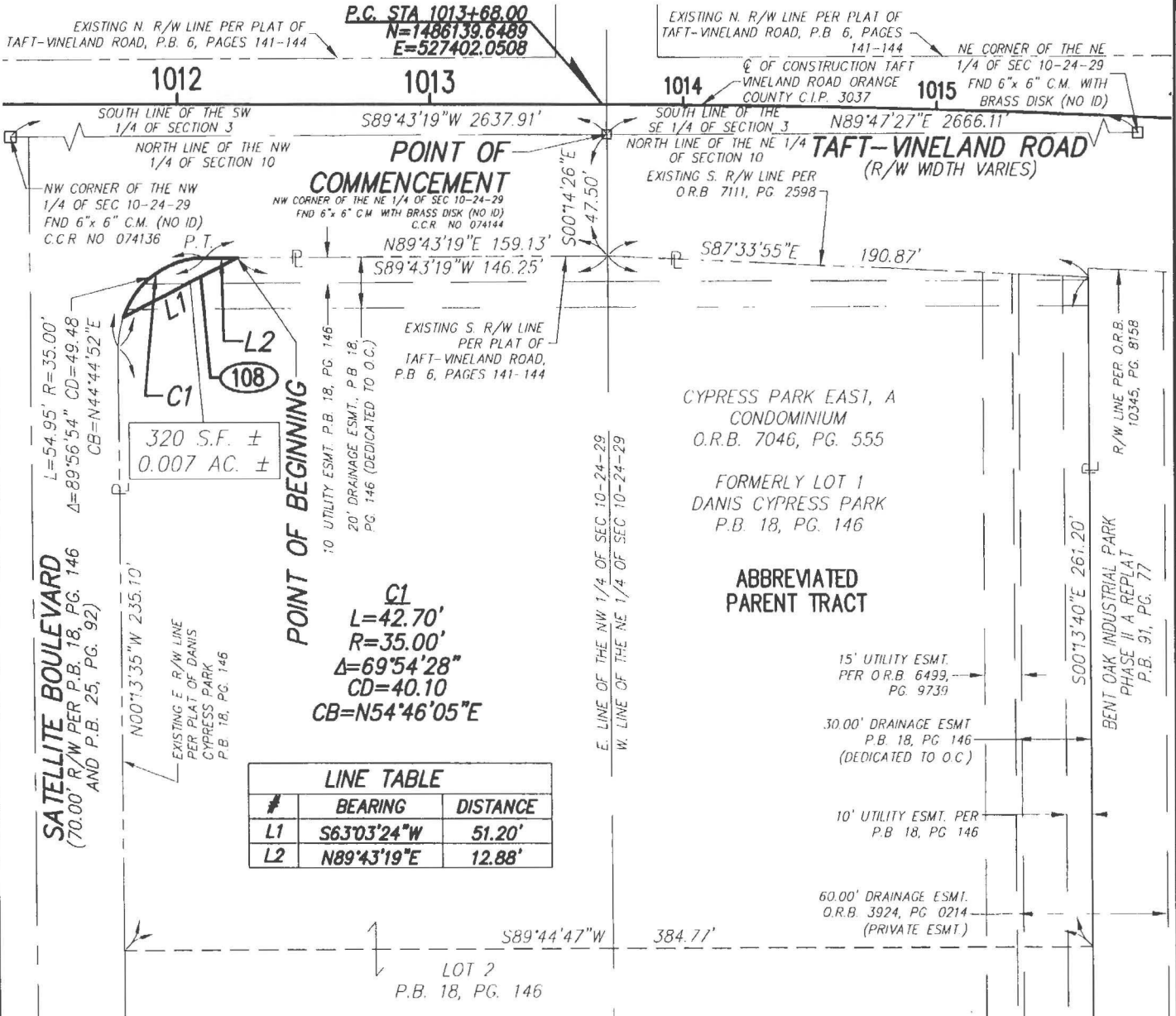
DESIGNED BY: HNTB	DATE: 09/28/12	 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 PHONE: 321.354.9826 WWW.DEWBERRY.COM	SKETCH OF DESCRIPTION	SECTION: 10
WRITTEN BY: MLR	REV.: 08/04/16		(THIS IS NOT A BOUNDARY SURVEY)	TOWNSHIP: 24S
DRAWN BY: MLR	REV.: 03/12/24-MR		TAFT-VINELAND ROAD	RANGE: 29E
CHECKED BY: SW	REV.:		C.I.P. NO. 3037	DRAWING SCALE: N/A
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221 & LB 8011			ORANGE COUNTY, FLORIDA	SHEET 1 OF 2

R.A.H. 7/11/2024

Drawing name: C:\Users\mrollins\appdata\local\temp\AcPublish_4176\565-J_sursketch_108_031224.dwg PARCEL_108_51 Jun 24, 2024 12:22pm by: mrollins

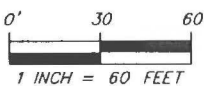
SKETCH OF DESCRIPTION

PARCEL: 108
 SCHEDULE "A"
 TAFT-VINELAND ROAD



LEGEND & ABBREVIATIONS

- ± = MORE OR LESS
- AC. = ACRE(S)
- (C) = CALCULATED
- CB = CHORD BEARING
- C.C.R. = CERTIFIED CORNER RECORD
- C.I.P. = CAPITAL IMPROVEMENT PROGRAM
- CD = CHORD DISTANCE
- C.M. = CONCRETE MONUMENT
- D.B. = DEED BOOK
- ESMT. = EASEMENT
- EXIST = EXISTING
- FND = FOUND
- ID = IDENTIFICATION
- LB = LICENSED SURVEY BUSINESS
- NO. = NUMBER
- O.C. = ORANGE COUNTY
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PER PLAT
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- PC. = PACE(S)
- L = LENGTH
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC = SECTION-TOWNSHIP-RANGE
- S.F. = SQUARE FEET
- STA = STATION
- = BREAKLINE
- ⊕ = CENTER LINE
- ⊥ = PROPERTY LINE
- △ = CENTRAL ANGLE



SEE SHEET 1 OF 2 FOR PARCEL DESCRIPTION AND NOTES.

DESIGNED BY: HNTB	DATE: 09/28/12
WRITTEN BY: MLR	REV.: 08/04/16
DRAWN BY: MLR	REV.: 03/12/24-MR
CHECKED BY: SW	REV.:
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221 & LB 8011	

Dewberry

800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 PHONE: 321.354.9826
 WWW.DEWBERRY.COM

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

TAFT-VINELAND ROAD
C.I.P. NO. 3037
ORANGE COUNTY, FLORIDA

SECTION: 10
TOWNSHIP: 24S
RANGE: 29E
DRAWING SCALE: 1"=60'
SHEET 2 OF 2

R.A.H. 7/11/2024

Drawing name: C:\Users\mrrallins\appdata\local\temp\AcPublish\4176\S65-JI_sursketch_108_031224.dwg PARCEL 108 S2 Jun 24, 2024 12:22pm by: mrrallins

SCHEDULE "B"

3037 TAFT VINELAND RD PARCEL 108

FEE SIMPLE

Parcel 108: the interest being acquired is fee simple.

LEGAL DESCRIPTION

PARCEL: 708
 SCHEDULE "A"
 TAFT-VINELAND ROAD

DESCRIPTION:

A PORTION OF CYPRESS PARK EAST, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 7046, PAGE 555, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 1, DANIS CYPRESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 146, SAID PUBLIC RECORDS, SITUATE IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S00°14'26"E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 47.50 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 7111, PAGE 2598, SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN S87°33'55"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 98.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°33'55"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.70 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S00°59'05"W, A DISTANCE OF 55.42 FEET; THENCE N89°00'55"W, A DISTANCE OF 54.24 FEET; THENCE N01°05'44"E, A DISTANCE OF 40.87 FEET; THENCE N89°47'27"E, A DISTANCE OF 9.42 FEET; THENCE N01°12'36"E, A DISTANCE OF 15.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2,892 SQUARE FEET OR 0.066 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING N89°47'27"E.
- REFERENCE TAFT-VINELAND ROAD RIGHT-OF-WAY MAP, ORANGE COUNTY C.I.P. NO. 3037 BY BOWYER-SINGLETON & ASSOCIATES, DATED 03/26/10 WITH A REVISION DATE OF 02/19/24 BY DEWBERRY.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Sheila A. Ware


06/24/24

SHEILA A. WARE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5529
 800 NORTH MAGNOLIA AVENUE - SUITE 1000
 ORLANDO, FLORIDA 32803

DATE

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

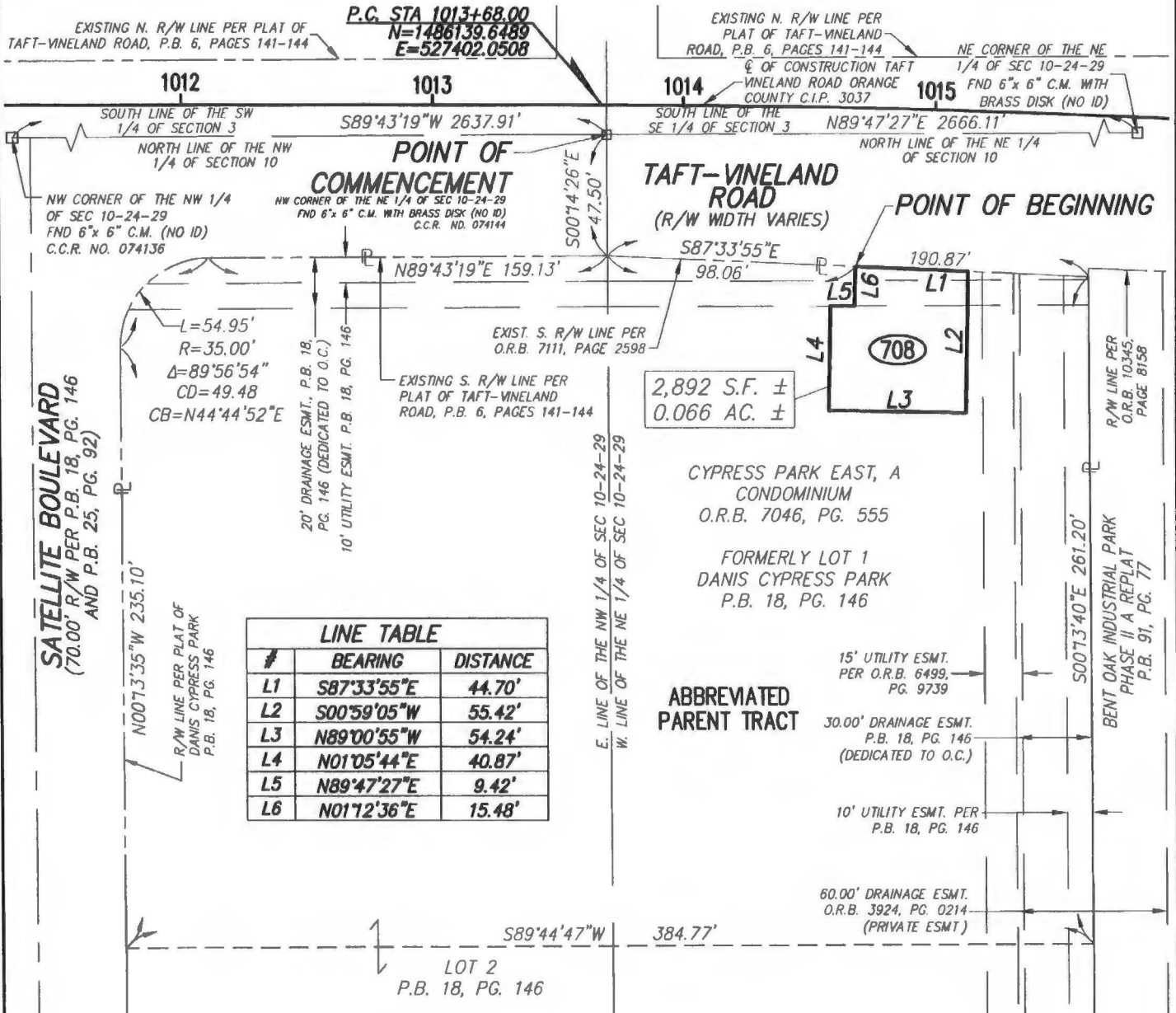
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION & LEGEND.

DESIGNED BY: HNTB	DATE: 09/28/12	 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 PHONE: 321.354.9826 WWW.DEWBERRY.COM	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) TAFT-VINELAND ROAD C.I.P. NO. 3037 ORANGE COUNTY, FLORIDA	SECTION: 10
WRITTEN BY: MLR	REV.: 08/04/16			TOWNSHIP: 24S
DRAWN BY: MLR	REV.: 08/02/17			RANGE: 29E
CHECKED BY: SW	REV.: 03/12/24-MR			DRAWING SCALE: N/A
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221 & LB 8011				SHEET 1 OF 2

R.A.H. 7/11/2024

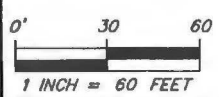
SKETCH OF DESCRIPTION

PARCEL: 708
 SCHEDULE "A"
 TAFT-VINELAND ROAD



LINE TABLE		
#	BEARING	DISTANCE
L1	S87°33'55"E	44.70'
L2	S00°59'05"W	55.42'
L3	N89°00'55"W	54.24'
L4	N01°05'44"E	40.87'
L5	N89°47'27"E	9.42'
L6	N01°12'36"E	15.48'

- LEGEND & ABBREVIATIONS**
- ± = MORE OR LESS
 - AC. = ACRE(S)
 - (C) = CALCULATED
 - CB = CHORD BEARING
 - C.C.R. = CERTIFIED CORNER RECORD
 - C.I.P. = CAPITAL IMPROVEMENT PROGRAM
 - CD = CHORD DISTANCE
 - C.M. = CONCRETE MONUMENT
 - D.B. = DEED BOOK
 - ESMT. = EASEMENT
 - EXIST. = EXISTING
 - FND = FOUND
 - ID = IDENTIFICATION
 - LB = LICENSED SURVEY BUSINESS
 - NO. = NUMBER
 - O.C. = ORANGE COUNTY
 - O.R.B. = OFFICIAL RECORDS BOOK
 - (P) = PER PLAT
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - PG. = PAGE(S)
 - L = LENGTH
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - SEC = SECTION-TOWNSHIP-RANGE
 - S.F. = SQUARE FEET
 - STA = STATION
 - √- = BREAKLINE
 - ⊕ = CENTER LINE
 - ⊕ = PROPERTY LINE
 - Δ = CENTRAL ANGLE



SEE SHEET 1 OF 2 FOR PARCEL DESCRIPTION AND NOTES.

DESIGNED BY: HNTB	DATE: 09/28/12		SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 10
WRITTEN BY: MLR	REV.: 08/04/16			TOWNSHIP: 24S
DRAWN BY: MLR	REV.: 08/02/17	800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 PHONE: 321.354.9826 WWW.DEWBERRY.COM	TAFT-VINELAND ROAD C.I.P. NO. 3037 ORANGE COUNTY, FLORIDA	RANGE: 29E
CHECKED BY: SW	REV.: 03/12/24-MR			DRAWING SCALE: 1"=60'
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221 & LB 8011				SHEET 2 OF 2

R.A.H. 7/11/2024

SCHEDULE "B"

3037 TAFT VINELAND RD PARCEL 708

TEMPORARY CONSTRUCTION EASEMENT

Parcel 708 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.

LEGAL DESCRIPTION

PARCEL: 808
 SCHEDULE "A"
 TAFT-VINELAND ROAD

DESCRIPTION:

A PORTION OF CYPRESS PARK EAST, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 7046, PAGE 555, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 1, DANIS CYPRESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 146, SAID PUBLIC RECORDS, SITUATE IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S00°14'26"E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 47.50 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 7111, PAGE 2598, SAID PUBLIC RECORDS FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN S87°33'55"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 98.06 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S01°12'36"W, A DISTANCE OF 4.75 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 4724.51 FEET, A CENTRAL ANGLE OF 01°12'36", A CHORD BEARING OF N89°23'42"W AND A CHORD DISTANCE OF 99.77 FEET; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 99.78 FEET TO THE POINT OF TANGENCY THEREOF; THENCE S90°00'00"W, A DISTANCE OF 158.40 FEET; THENCE N63°03'24"E, A DISTANCE OF 15.77 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD AS SHOWN ON TAFT-VINELAND ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 141-144, SAID PUBLIC RECORDS; THENCE RUN N89°43'19"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,748 SQUARE FEET OR 0.040 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING N89°47'27"E.
- REFERENCE TAFT-VINELAND ROAD RIGHT-OF-WAY MAP, ORANGE COUNTY C.I.P. NO. 3037 BY BOWYER-SINGLETON & ASSOCIATES, DATED 03/26/10 WITH A REVISION DATE OF 02/19/24 BY DEWBERRY.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


Sheila A. Ware

06/24/24

SHEILA A. WARE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5529
 800 NORTH MAGNOLIA AVENUE -- SUITE 1000
 ORLANDO, FLORIDA 32803

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

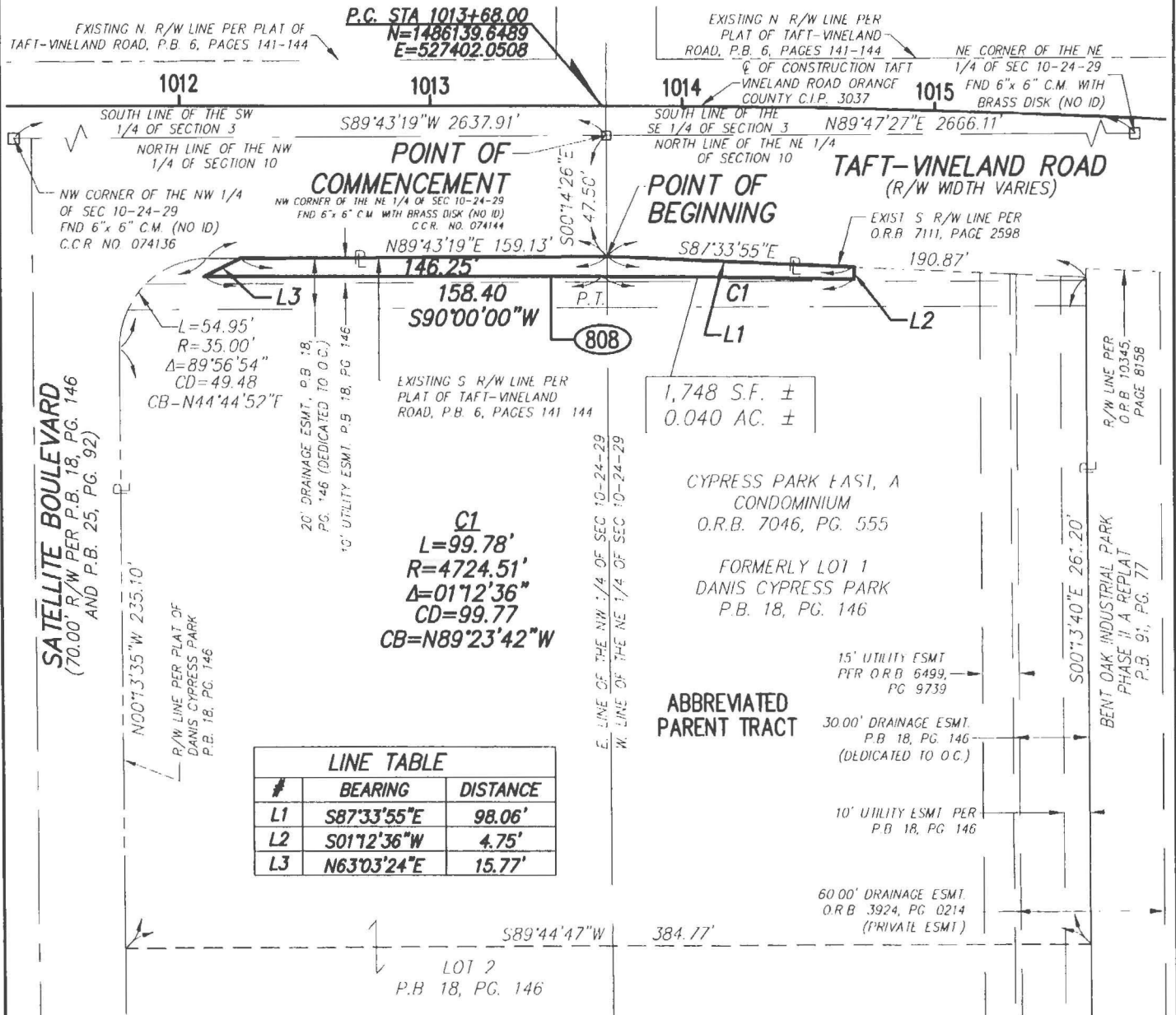
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION & LEGEND.

DESIGNED BY: HNTB	DATE: 03/12/24	 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 PHONE: 321.354.9826 WWW.DEWBERRY.COM	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) TAFT-VINELAND ROAD C.I.P. NO. 3037 ORANGE COUNTY, FLORIDA	SECTION: 10
WRITTEN BY: MLR	REV.:			TOWNSHIP: 24S
DRAWN BY: MLR	REV.:			RANGE: 29E
CHECKED BY: SW	REV.:			DRAWING SCALE: N/A
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221 & LB 8011				SHEET 1 OF 2

R.A.H. 7/11/2024

SKETCH OF DESCRIPTION

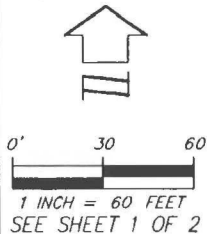
PARCEL: 808
 SCHEDULE "A"
 TAFT-VINELAND ROAD



LINE TABLE		
#	BEARING	DISTANCE
L1	S87°33'55"E	98.06'
L2	S01°12'36"W	4.75'
L3	N63°03'24"E	15.77'

LEGEND & ABBREVIATIONS

- ± - MORE OR LESS
- AC - ACRE(S)
- (C) - CALCULATED
- CB - CHORD BEARING
- C.C.R. = CLERKED CORNER RECORD
- C.I.P. = CAPITAL IMPROVEMENT PROGRAM
- CD = CHORD DISTANCE
- C.M. = CONCRETE MONUMENT
- D.B. = DEED BOOK
- ESMT. = EASEMENT
- EXIST = EXISTING
- FND = FOUND
- ID = IDENTIFICATION
- LB = LICENSED SURVEY BUSINESS
- NO = NUMBER
- O.C. = ORANGE COUNTY
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PER PLAT
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- PG = PAGE(S)
- L = LENGTH
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC = SECTION TOWNSHIP - RANGE
- S.F. = SQUARE FEET
- STA = STATION
- √ = BREAKLINE
- CL = CENTER LINE
- P.L. = PROPERTY LINE
- Δ = CENTRAL ANGLE



DESIGNED BY: HNTB	DATE: 03/12/24		SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 10
WRITTEN BY: MLR	REV.:			TOWNSHIP: 24S
DRAWN BY: MLR	REV.:	800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 PHONE: 321.354.9826 WWW.DEWBERRY.COM	TAFT-VINELAND ROAD C.I.P. NO. 3037 ORANGE COUNTY, FLORIDA	RANGE: 29E
CHECKED BY: SW	REV.:			DRAWING SCALE: 1"=60'
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221 & LB 8011				SHEET 2 OF 2

RAH 7/11/2024

SCHEDULE "B"

3037 TAFT VINELAND RD PARCEL 808

SLOPE AND FILL EASEMENT

Parcel 808 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, surcharge, excavate and add or remove fill material to the following lands as described in Schedule "A" ("Easement Area").

THE GRANTEE, its successors, and its assigns shall have the right to clear and keep clear all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area.

No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, their heirs, successors and assigns. GRANTOR may not affect the structural integrity of the adjacent roadway facility, including but not limited to removal of fill, on the Easement Area without the prior written approval of the GRANTEE.

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

LEGAL DESCRIPTION

PARCEL: 808A
 SCHEDULE "A"
 TAFT-VINELAND ROAD

DESCRIPTION:

A PORTION OF CYPRESS PARK EAST, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 7046, PAGE 555, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 1, DANIS CYPRESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 146, SAID PUBLIC RECORDS, SITUATE IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S00°14'26"E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 47.50 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 7111, PAGE 2598, SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN S87°33'55"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 142.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°33'55"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.11 FEET TO A POINT ON THE EAST LINE OF SAID CYPRESS PARK EAST, A CONDOMINIUM; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S00°13'40"E, ALONG SAID EAST LINE, A DISTANCE OF 36.71 FEET; THENCE DEPARTING SAID EAST LINE, RUN S90°00'00"W, A DISTANCE OF 48.88 FEET; THENCE N00°59'05"E, A DISTANCE OF 38.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,829 SQUARE FEET OR 0.042 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING N89°47'27"E.
- REFERENCE TAFT-VINELAND ROAD RIGHT-OF-WAY MAP, ORANGE COUNTY C.I.P. NO. 3037 BY BOWYER-SINGLETON & ASSOCIATES, DATED 03/26/10 WITH A REVISION DATE OF 02/19/24 BY DEWBERRY.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J 17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES


Sheila A. Ware

06/24/24

SHEILA A. WARE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5529
 800 NORTH MAGNOLIA AVENUE - SUITE 1000
 ORLANDO, FLORIDA 32803

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION & LEGEND.

DESIGNED BY: HNTB	DATE: 03/12/24	 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 PHONE: 321.354.9826 WWW.DEWBERRY.COM	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) TAFT-VINELAND ROAD C.I.P. NO. 3037 ORANGE COUNTY, FLORIDA	SECTION: 10
WRITTEN BY: MLR	REV.:			TOWNSHIP: 24S
DRAWN BY: MLR	REV.:			RANGE: 29E
CHECKED BY: SW	REV.:			DRAWING SCALE: N/A
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221 & LB 8011				SHEET 1 OF 2

R.A.H. 7/11/2024

SCHEDULE "B"

3037 TAFT VINELAND RD PARCEL 808A

SLOPE AND FILL EASEMENT

Parcel 808A is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, surcharge, excavate and add or remove fill material to the following lands as described in Schedule "A" ("Easement Area").

THE GRANTEE, its successors, and its assigns shall have the right to clear and keep clear all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area.

No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, their heirs, successors and assigns. GRANTOR may not affect the structural integrity of the adjacent roadway facility, including but not limited to removal of fill, on the Easement Area without the prior written approval of the GRANTEE.

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