



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: August 12, 2020

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

FROM: Tamara L. Pelc, Senior Title Examiner *TLP by PS*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval and execution of Resolution and authorization to initiate condemnation proceedings

PROJECT: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway
District 5

PURPOSE: Acquisition of six fee simple parcels and one perpetual drainage easement required for road improvements.

ITEM: Resolution (Parcels 1003/9003/9003B/9003C/1142/9142/8142)

BUDGET: Account No.: 1023-072-2752-6110

APPROVALS: Real Estate Management Division
Public Works Department

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

Upon a motion by Commissioner Mayra Uribe, seconded by Commissioner Victoria P. Siplin, and carried with all members present and voting AYE by voice vote, the Board adopted the following:

RESOLUTION

WHEREAS, during FY 00/01, the Board approved the project known as East-West Road (S.R. 436 to Dean Road) 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 (S.R. 436 to Dean Road) 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 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 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/1142/9142/8142 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.

ADOPTED THIS SEP 01 2020.

(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*
Jerry L. Demings
Orange County Mayor

BY: *Craig Stopyra*
fol Deputy Clerk

Craig Stopyra
Printed Name

DATE: 2 September 2020

/tlp



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 Moss 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.

	Date: January 2005 CBvG		CERT. NO. LB2108 45979035  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.:	Scale:	
	45979	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			

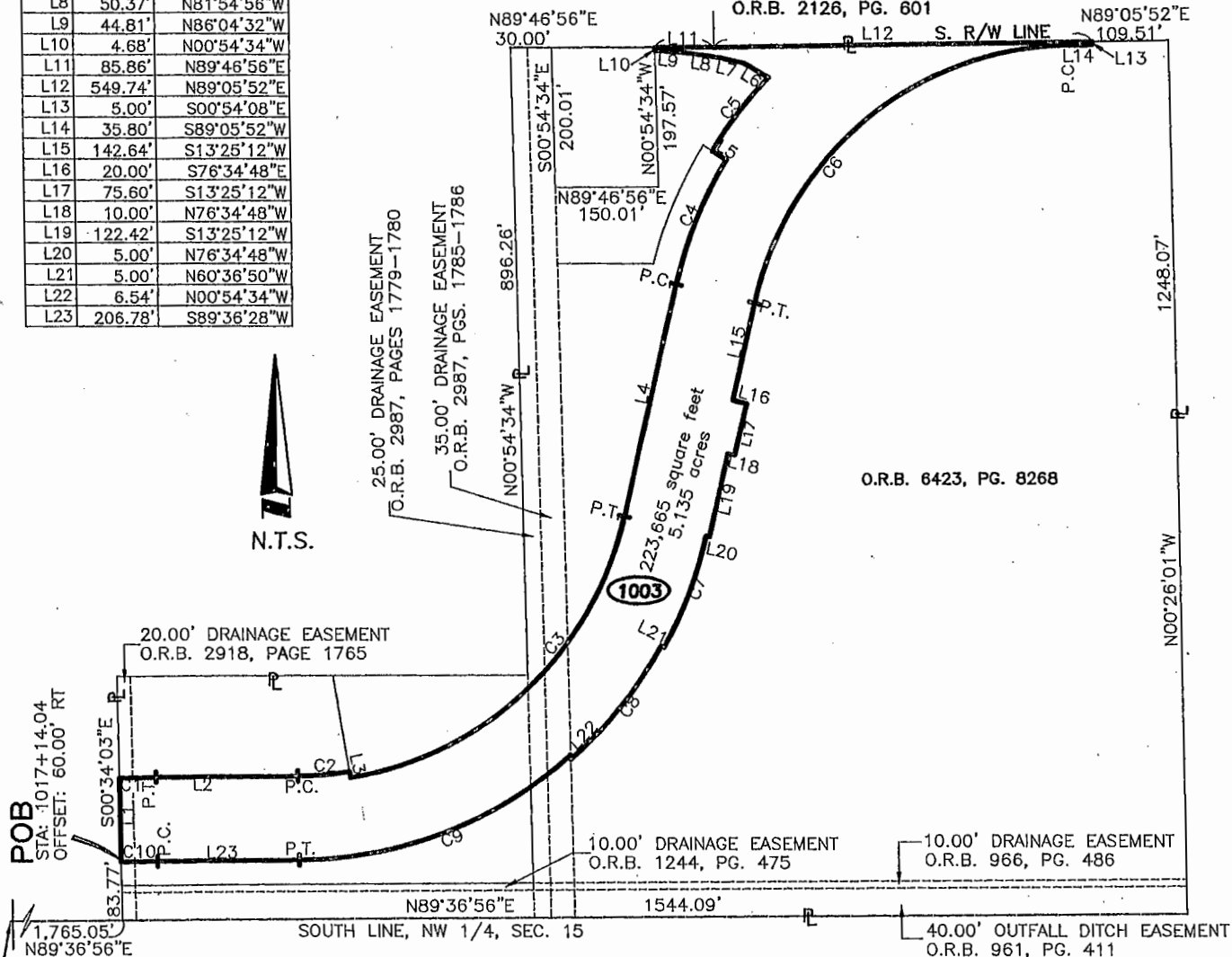
**SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 1003**

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.03'	N00°34'03"W
L2	206.78'	N89°36'28"E
L3	9.00'	S09°13'59"E
L4	340.67'	N13°25'12"E
L5	24.00'	N57°58'08"W
L6	41.55'	N59°44'02"W
L7	33.84'	N77°21'33"W
L8	50.37'	N81°54'56"W
L9	44.81'	N86°04'32"W
L10	4.68'	N00°54'34"W
L11	85.86'	N89°46'56"E
L12	549.74'	N89°05'52"E
L13	5.00'	S00°54'08"E
L14	35.80'	S89°05'52"W
L15	142.64'	S13°25'12"W
L16	20.00'	S76°34'48"E
L17	75.60'	S13°25'12"W
L18	10.00'	N76°34'48"W
L19	122.42'	S13°25'12"W
L20	5.00'	N76°34'48"W
L21	5.00'	N60°36'50"W
L22	6.54'	N00°54'34"W
L23	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



POB
STA: 1017+14.04
OFFSET: 60.00' RT

POC
SW COR.
NW 1/4
SEC. 15

CURVE TABLE					
CURVE	RADIUS	LENGTH	Δ	CHORD	CB
C1	2,160.00'	53.92'	01°25'49"	53.92'	N88°53'34"E
C2	486.00'	74.99'	08°50'27"	74.92'	N85°11'15"E
C3	495.00'	581.84'	67°20'49"	548.92'	N47°05'37"E
C4	597.00'	193.92'	18°36'40"	193.07'	N22°43'32"E
C5	621.00'	133.85'	12°20'59"	133.59'	N38°12'21"E
C6	481.00'	635.32'	75°40'40"	590.13'	S51°15'32"W
C7	616.00'	171.46'	15°56'54"	170.91'	S21°23'39"W
C8	611.00'	210.48'	19°44'15"	209.44'	S39°14'13"W
C9	606.00'	432.58'	40°53'59"	423.46'	S69°09'28"W
C10	2,040.00'	53.56'	01°30'15"	53.55'	S88°51'21"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
- 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



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.

Drawing No. 45979035
Job No. 45979
Date: January, 2005 CBvG
Revised: May, 2005 DCS
Revised: November, 2005 DCS
Revised: May, 2006 DRP
Revised: March, 2007 REJ
Revised: October, 2009 AIR
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 THRU 10 & 30 OF 40 FOR PARCEL
IDENTIFICATION ON RIGHT OF WAY MAPS FOR EAST WEST
ROAD SEGMENT 1.

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 FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: DECEMBER 2005 ALK	CERT. NO. LB2108 45979130
	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.	
Revised: January, 2008 REJ	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 info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245

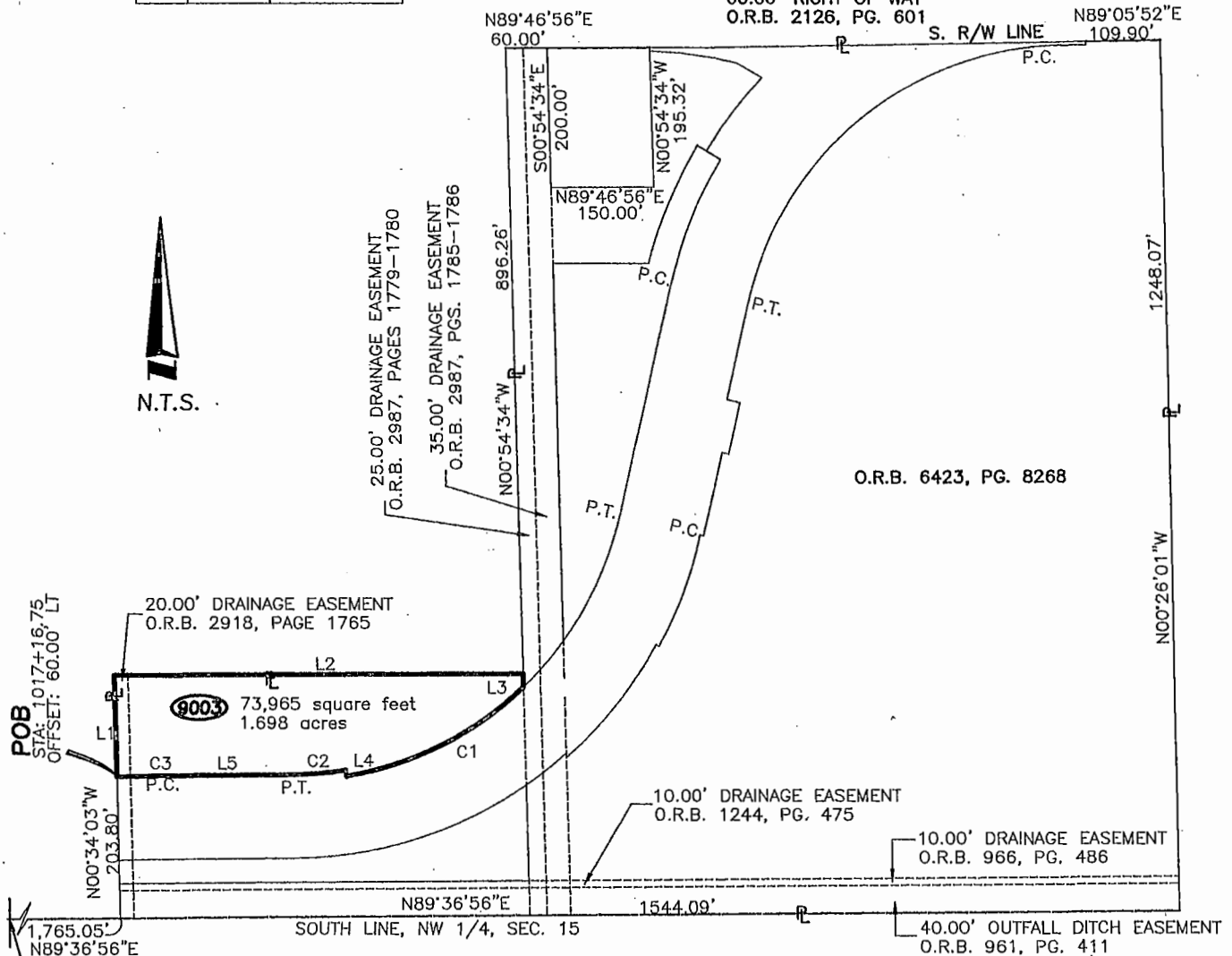
SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 9003

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



POB
STA: 1017+16.75
OFFSET: 60.00' LT

POC
SW COR.
NW 1/4
SEC. 15

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

LEGEND

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- POC=POINT OF COMMENCEMENT
- P.T.=POINT OF TANGENCY
- R=RADIUS
- R/W=RIGHT OF WAY
- SEC.=SECTION
- LT=LEFT

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.
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(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



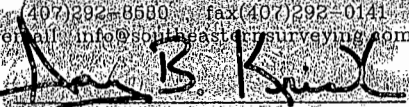
COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1,765.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 50.00 feet to the POINT OF BEGINNING;

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.
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Not valid without sheet 2.

DESCRIPTION	Date: December 2005 ALK	CERT. NO. LB2108 45979131
	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 32810-4360 (407)292-8580 fax (407)292-0141 e-mail: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245

SKETCH OF DESCRIPTION

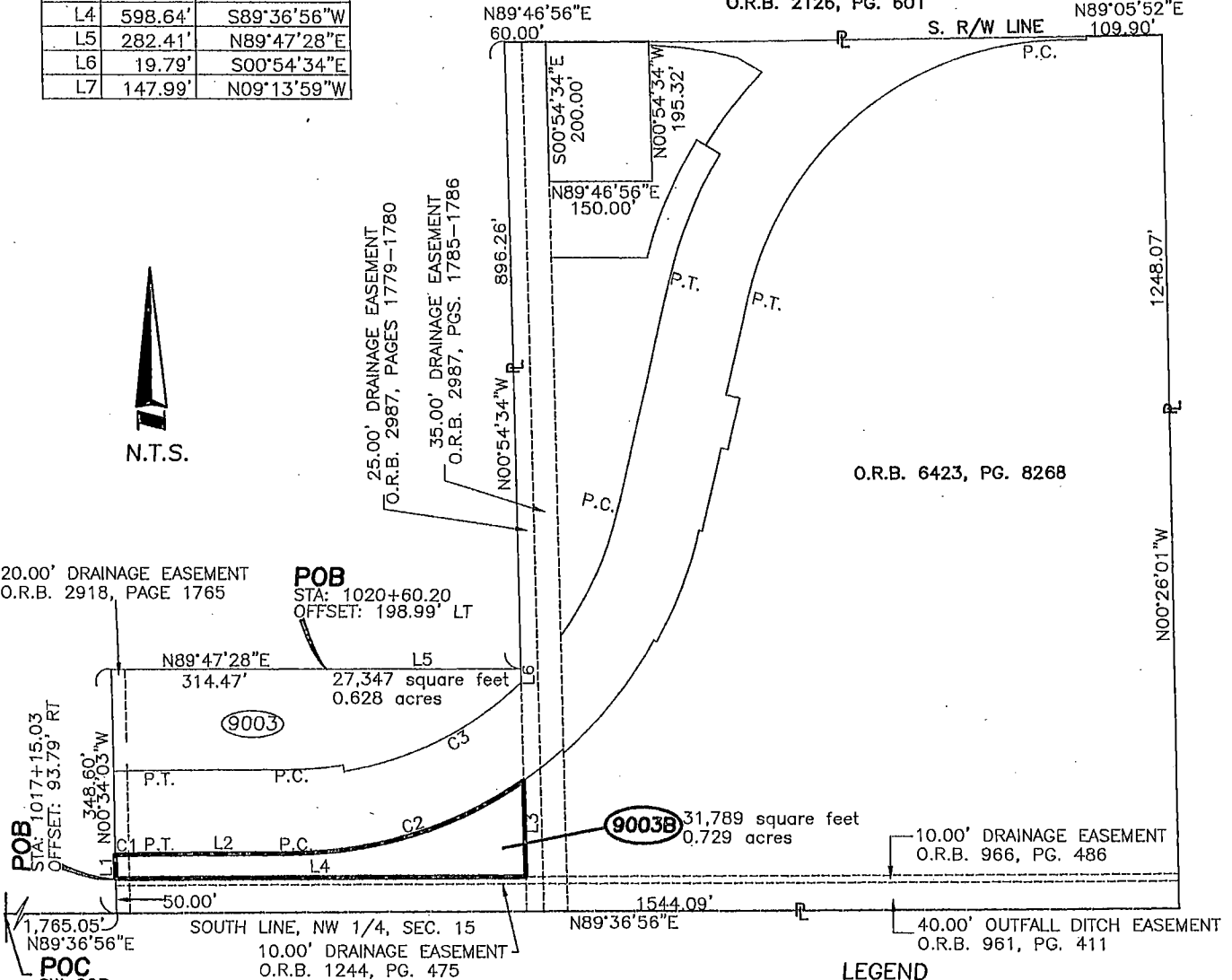
**EAST WEST ROAD
PARCEL 9003B
RETENTION AREA & DRAINAGE**

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.77'	N00°34'03"W
L2	206.78'	N89°36'28"E
L3	137.03'	S00°54'34"E
L4	598.64'	S89°36'56"W
L5	282.41'	N89°47'28"E
L6	19.79'	S00°54'34"E
L7	147.99'	N09°13'59"W

HANGING MOSS ROAD

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



LEGEND

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- R=RADIUS
- R/W=RIGHT OF WAY
- SEC.=SECTION

CURVE TABLE					
CURVE	RADIUS	LENGTH	∧	CHORD	CB
C1	2,040.00'	53.55'	01°30'15"	53.55'	N88°51'21"E
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C3	495.00'	292.83'	33°53'42"	288.58'	S63°49'10"W



Drawing No. 45979131
Job No. 45979
Date: December, 2005 ALK
Revised: May, 2006 ALK
Revised: December, 2006 REJ
Revised: March, 2007 REJ
Revised: August, 2007 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.
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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 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:



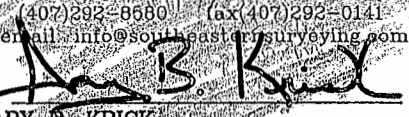
COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 2,423.99 feet along the South line of the Northwest 1/4 of said Section 15 to the Easterly boundary line of a drainage easement recorded in Official Records Book 2987, Pages 1785-1786, 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 Southeast, 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.

	Date: December 2006 REJ		CERT. NO. LB2108 45979185
	Job No.: 45979	Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8680 (fax) (407) 292-0141 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		 GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	

SKETCH OF DESCRIPTION

EAST WEST ROAD
PARCEL 9003C
RETENTION AREA & DRAINAGE

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

HANGING MOSS ROAD

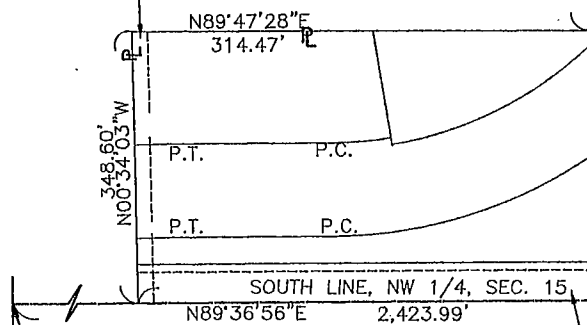
60.00' RIGHT OF WAY
 O.R.B. 2126, PG. 601

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



N.T.S.

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



POC
 SW COR.
 NW 1/4
 SEC. 15

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

CURVE	RADIUS	LENGTH	∠	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
 - ∠=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



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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.

Drawing No. 45979185
 Job No. 45979
 Date: December, 2006 REJ
 Revised: March, 2007 REJ
 Revised: August, 2007 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 9 THRU 10 OF 36 FOR PARCEL
 IDENTIFICATION ON RIGHT OF WAY MAPS FOR EAST WEST
 ROAD SEGMENT 1.

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 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;



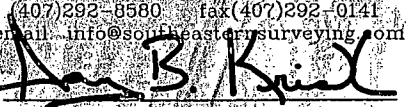
thence continue North 00°34'03" West, a distance of 123.54 feet to a point on the arc of a non-tangent curve concave South having a radius of 2,160.00 feet, a central angle of 07°32'28" and a chord of 284.09 feet that bears North 84°24'25" East; thence Easterly along the arc of said curve, 284.29 feet; 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.

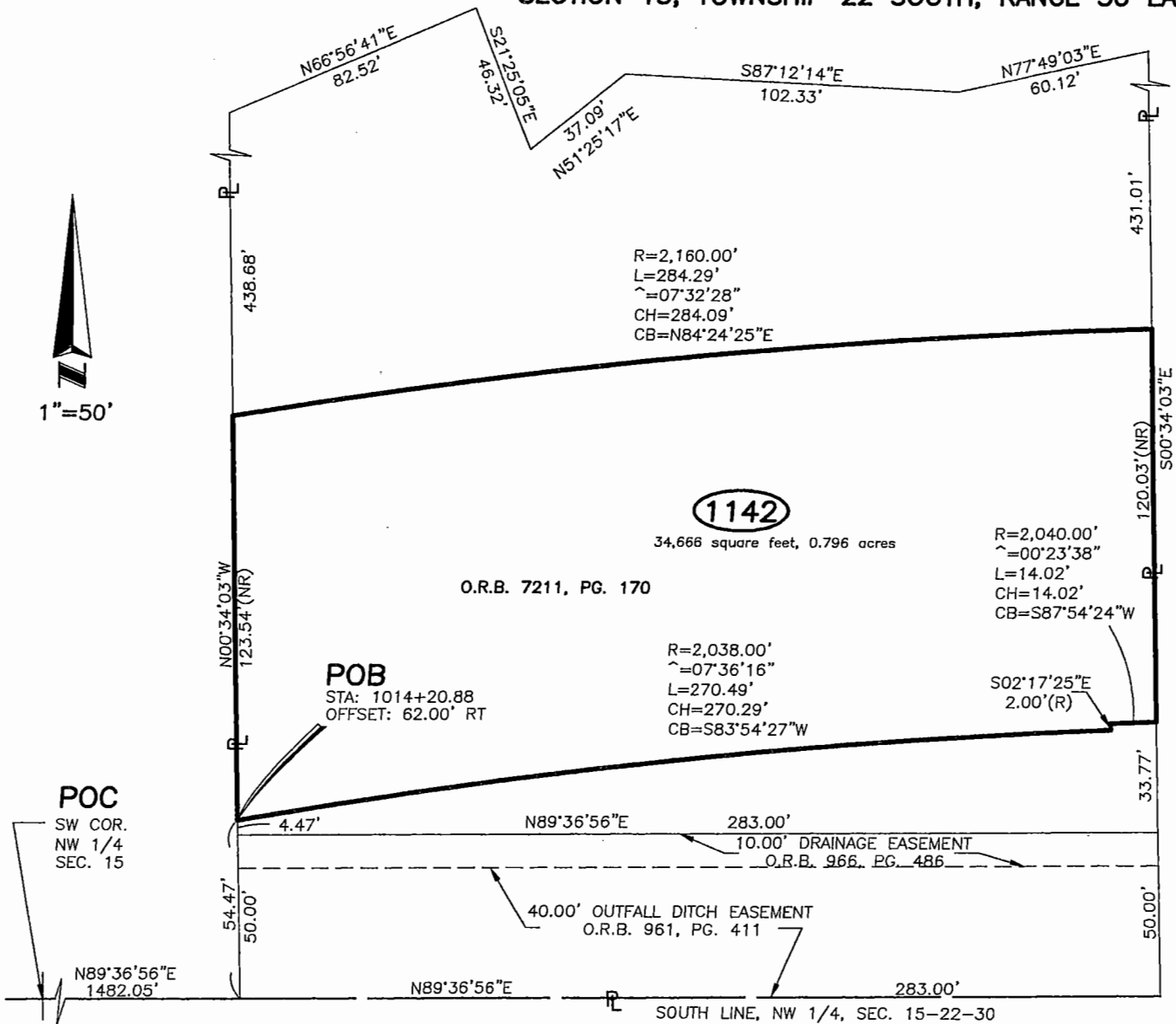
SURVEYORS NOTES:

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  Revised: September, 2006 REJ	Date: December, 2004 CBvG	CERT. NO. LB2108 45979092
	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 e-mail: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 1142

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



1"=50'

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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 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 1142

FEE SIMPLE

Parcel 1142: the interest being acquired is fee simple.

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:

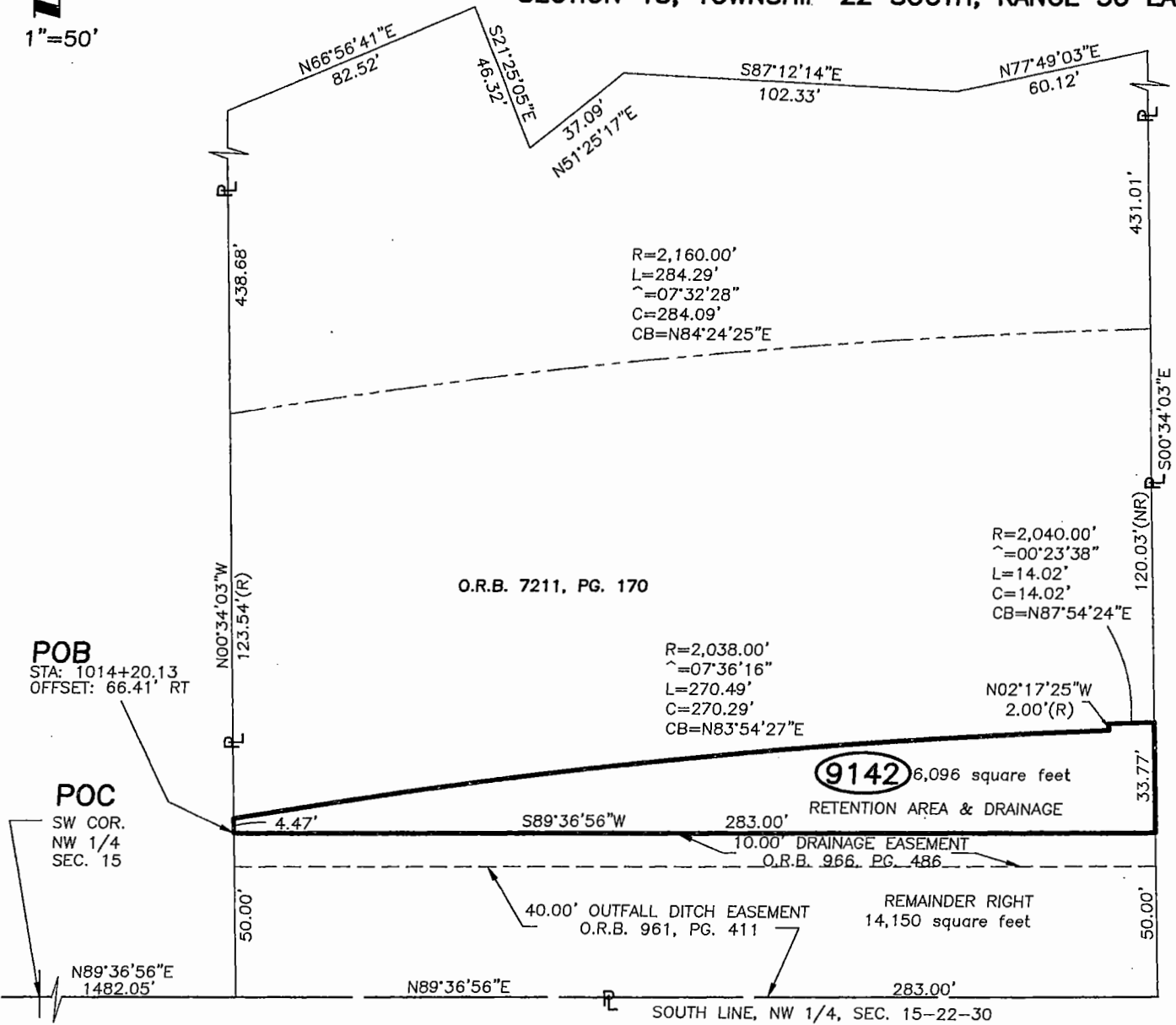
1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the 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>FOR ORANGE COUNTY GOVERNMENT FLORIDA</p> <p>Revised: September, 2006 REJ</p>	Date: December, 2004 CBvG		CERT. NO. LB2108 45979137
	Job No.: 45979	Scale: N.T.S.	 <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>
	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		 GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 9142



SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



LEGEND

- | | |
|------------------------------|---------------------------|
| CB=CHORD BEARING | P.C.=POINT OF CURVATURE |
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| O.R.B.=OFFICIAL RECORDS BOOK | SEC.=SECTION |
| (P)=PLAT | RT=RIGHT |

Drawing No. 45979137
 Job No. 45979
 Date: December, 2004 CBvG
 Revised: May, 2005 DCS
 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 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 9142

FEE SIMPLE

Parcel 9142: 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:


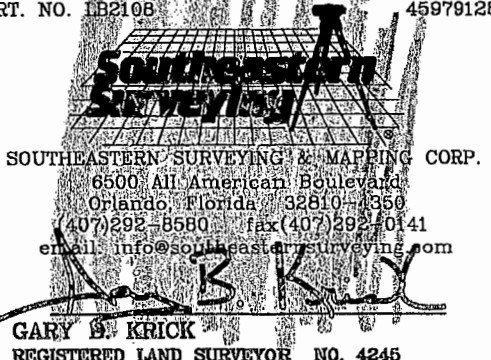
COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 1,482.05 feet along the South line of the Northwest 1/4 of said Section 15; thence North 00°34'03" West, a distance of 178.01 feet to the POINT OF BEGINNING;

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.

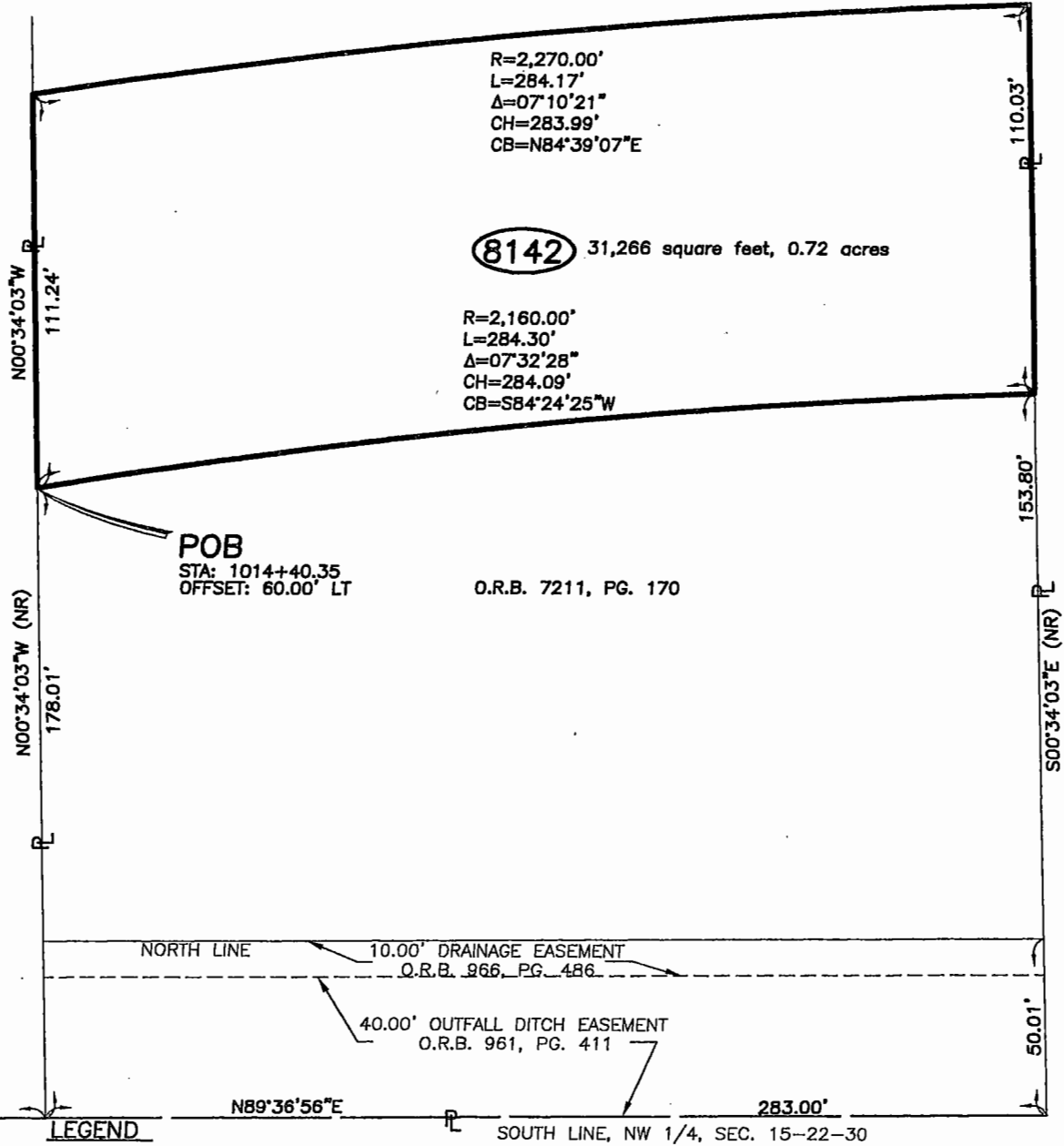
DESCRIPTION	Date: December, 2004 CBvG		CERT. NO. 1B210B 45979128
	Job No.: 45979	Scale: N.T.S.	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, 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 8142

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



8142 31,266 square feet, 0.72 acres

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

LEGEND

- | | |
|------------------------------|---------------------------|
| CB=CHORD BEARING | P.C.=POINT OF CURVATURE |
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| O.R.B.=OFFICIAL RECORDS BOOK | SEC.=SECTION |
| | (P)=PLAT |
| | LT=LEFT |

Drawing No. 45979 128
Job No. 45979
Date: December, 2004 CBvG
Revised: May 2005
Revised: February, 2006 DR
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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THIS IS NOT A SURVEY.

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.