



Orange County Government

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

Legislation Text

File #: 25-1450, **Version:** 1

Interoffice Memorandum

DATE: October 28, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana A. Mino, Assistant Manager

FROM: Tara Petersen, Program Manager

CONTACT: Faye Lee, Administrative Assistant

PHONE: (407) 836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Resolution and authorization to initiate condemnation proceedings for Reams Road (Parcels 7020/7027). District 1. **(Real Estate Management Division)**

PROJECT: Reams Road (Parcels 7020/7027)

PURPOSE: Acquisition of two temporary construction easement parcels required for roadway improvements.

ITEM:

Resolution
(Parcels 7020/7027)

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS: Real Estate Management Division

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

NOV 18 2025

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

R E S O L U T I O N

WHEREAS, during fiscal year Fiscal Year 2017/2018-2021-2022, the Board approved the project known as Reams 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 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 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 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 parcels numbers 7020 and 7027 shall commence on the date that Orange County takes title to said temporary construction easements 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 7020 and 7027 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 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.



ATTEST: Jerry L. Demings
County Commissioner
as Clerk of the Board
of County Commissioners

BY: Jennifer Lara-Klimetz
Deputy Clerk

Jennifer Lara-Klimetz
Printed Name

ADOPTED: 18 November 2025

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: Burnell Brooks
AS Jerry L. Demings
Orange County Mayor

DATE: 18 November 2025

STAFF REPORT

Reams Road

From south of Summerlake Park Boulevard. to Taborfield Avenue

CIP 5139

January 8, 2024

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.

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

January 8, 2024

- 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. 7020

A portion of Section 01, Township 24 South, Range 27 East, and being more accurately described as a portion of Royal Estates Luxury Townhomes Tract A-3, as recorded in Plat Book 102, Pages 41 through 42, Public Records of Orange County, Florida, and more particularly described as follows:

COMMENCE at the Northeast corner of Section 1, Township 24 South, Range 27 East, Orange County, Florida, run South 89°49'23" West along the North line of said Section 1, a distance of 277.86 feet to a point on the centerline of construction of Reams Road per Orange County Public Works Right of way map CIP 5139, thence run along said centerline, being a non-tangent curve concave Northwesterly and having a radius of 1315.00 feet, thence run Southerly, a distance of 252.92, along the arc of said curve and said centerline, through a central angle of 11°01'11", a chord bearing of South 43°06'36" West, a chord distance of 252.53 feet, to a point on the extension of the Southwesterly line of lands described in Official Records Book 5709, page 269 of the Public Records of Orange County, Florida; thence run North 47°14'38" West along said extension, a distance of 44.45 feet to a point on the Northwest Right of way line of Reams Road; thence continue North 47°14'38" West along said Southwesterly line, a distance of 39.13 feet to the POINT OF BEGINNING, said point also being a point on a non-tangent curve concave Northwesterly and having a radius of 1358.39 feet, thence run Southerly, a distance of 121.44 feet, along the arc of said curve, through a central angle of 05°07'20", a chord bearing of South 50°04'53" West, a chord distance of 121.40 feet; thence run North 37°21'27" West, a distance of 5.00 feet to a point on non-tangent curve concave Northwesterly and having a radius of 1353.39 feet, thence run Northerly, a distance of 120.57 feet, along the arc of said curve, through a central angle of 05°06'16", a chord bearing of North 50°05'25" East, a chord distance of 120.53 feet to a point on said Southwesterly line, thence South 47°14'38" East, a distance of 5.02 feet to the POINT OF BEGINNING.

Said parcel containing 605 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	DOC#=	DOCUMENT NUMBER	P.O.T.=	POINT ON TANGENT
S	=	SOUTH	ID. =	IDENTIFICATION	PRM =	PERMANENT REFERENCE
E	=	EAST	O =	IRON ROD	MONUMENT	
W	=	WEST	IRC =	IRON ROD & CAP	PROP. =	PROPOSED
A.D.E.=	ACCESS & DRAINAGE	EASEMENT	L =	ARC LENGTH	P.T. =	POINT OF TANGENCY
Q	=	CENTERLINE	L1 =	LINE NUMBER	R =	RADIUS
C1	=	CURVE NUMBER	LB =	LICENSED BUSINESS	RT. =	RIGHT
(C)	=	CALCULATED	LT. =	LEFT	R/W =	RIGHT OF WAY
CB	=	CHORD BEARING	④ =	NAIL & DISK	STA. =	STATION
CCR	=	CERTIFIED CORNER RECORD	O.R.B.=	OFFICIAL RECORDS BOOK	T =	TANGENT
CH	=	CHORD LENGTH	P.B. =	PLAT BOOK	T.C.E.=	TEMPORARY CONSTRUCTION
CM	=	CONCRETE MONUMENT	P.C. =	POINT OF CURVATURE	EASEMENT	
<input checked="" type="checkbox"/>	=	6"X6" CONCRETE MONUMENT	P.O.C.=	POINT ON CURVE	U.D.A.E.	UTILITY, DRAINAGE &
Δ	=	DELTA ANGLE	PG(S)=	PAGE(S)	U.E. =	ACCESS EASEMENT
(D)	=	DEEDED	P.I. =	POINT OF INTERSECTION	XXXX =	UTILITY EASEMENT
			R =	PROPERTY LINE		PARCEL NUMBER
						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
3	10/13/2023	MS	REV. PER OC COMMENTS

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 5I-17 OF
THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177
AND 472 OF THE FLORIDA STATUTES.

SHERRY L. MANOR, PSM - LS# G961*

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) 838-7929

L & S
Diversified



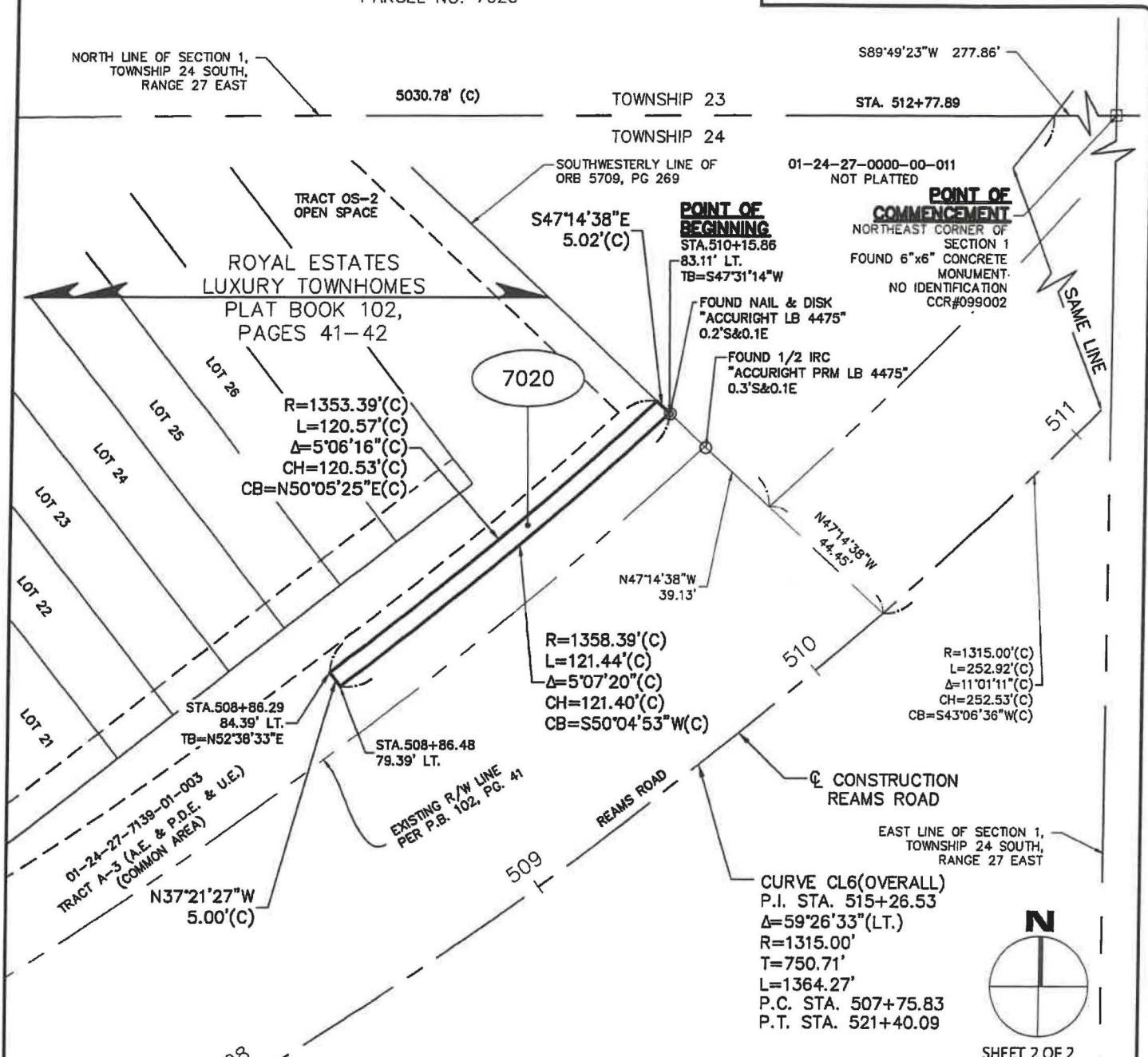
4775 NEW BROAD STREET | SUITE 100 | ORLANDO, FL | 32814
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

dm 7/28/2025

SKETCH OF DESCRIPTION

REAMS ROAD
PARCEL NO. 7020



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

ORANGE
COUNTY
GOVERNMENT
FLORIDA

ORANGE COUNTY PUBLIC WORKS
ENGINEERING DIVISION
4200 SOUTH JOHN YOUNG PARKWAY
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(407) 838-7929

0 40 80 Feet



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4776 NEW BROAD STREET | SUITE 100 | ORLANDO, FL | 32814
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7/31/2025

SCHEDULE "B"

5139 REAMS RD PARCEL 7020

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7020 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 removal of existing bike trail and tying in and harmonizing with adjacent bike trail. 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.

SCHEDULE "A"
LEGAL DESCRIPTION
REAMS ROAD
PARCEL NO. 7027

LEGAL DESCRIPTION

A PORTION OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, MORE ACCURATELY DESCRIBED IN OFFICIAL RECORDS BOOK 5783, PAGES 1469 THROUGH 1471, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6" X 6" CONCRETE MONUMENT WITH NAIL AND DISK, NO IDENTIFICATION, THENCE RUN SOUTH 89°59'52" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 198.54 FEET TO A POINT ON THE EXISTING NORTHEAST RIGHT OF WAY LINE OF REAMS ROAD AS DESCRIBED IN PLAT BOOK 3, PAGES 85 THROUGH 87, THENCE CONTINUE SOUTH 89°59'52" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 32.21 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 2148.48 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 51°09'41" EAST, RUN SOUTHEASTERLY, A DISTANCE OF 153.05 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'53", A CHORD BEARING OF SOUTH 49°07'14" EAST, A CHORD DISTANCE OF 153.02 FEET, TO THE POINT OF BEGINNING; THENCE RUN NORTH 50°41'20" EAST, A DISTANCE OF 18.30 FEET; THENCE SOUTH 38°59'25" EAST, A DISTANCE OF 27.36 FEET; THENCE SOUTH 51°07'18" WEST, A DISTANCE OF 14.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 2148.48 FEET; THENCE FROM A TANGENT BEARING OF NORTH 46°20'50" WEST, RUN NORTHWESTERLY, A DISTANCE OF 27.47 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°43'58", A CHORD BEARING OF NORTH 46°42'49" WEST, A CHORD DISTANCE OF 27.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 448 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. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 2 TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING N89°59'52"W.

SYMBOLS AND ABBREVIATION LEGEND:

N	=	NORTH	DOC#=	DOCUMENT NUMBER	MONUMENT
S	=	SOUTH	ID. =	IDENTIFICATION	PROPOSED
E	=	EAST	IRC =	IRON ROD & CAP	POINT OF TANGENCY
W	=	WEST	L =	ARC LENGTH	R =
A.D.E.=	ACCESS & DRAINAGE		L1 =	LINE NUMBER	RT. =
	EASEMENT		LB =	LICENSED BUSINESS	R/W =
C	=	CENTERLINE	LT. =	LEFT	STA. =
C1	=	CURVE NUMBER	O.R.B.=	OFFICIAL RECORDS BOOK	T =
(C)	=	CALCULATED	P.B. =	PLAT BOOK	T.C.E.=
CB	=	CHORD BEARING	P.C. =	POINT OF CURVATURE	TEMPORARY CONSTRUCTION
CCR	=	CERTIFIED CORNER RECORD	P.O.C.=	POINT ON CURVE	EASEMENT
CH	=	CHORD LENGTH	PG(S)=	PAGE(S)	U.D.A.E.
CM	=	CONCRETE MONUMENT	P.I. =	POINT OF INTERSECTION	UTILITY, DRAINAGE &
<input checked="" type="checkbox"/>	=	6"X6" CONCRETE MONUMENT	P.L. =	PROPERTY LINE	ACCESS EASEMENT
Δ	=	DELTA ANGLE	P.O.T.=	POINT ON TANGENT	U.E. =
(D)	=	DEEDED	PRM =	PERMANENT REFERENCE	UTILITY EASEMENT
					(XXXX) = PARCEL NUMBER
					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	2025.06.23
SURVEY BY	N/A	REVIEWED BY	SM
SURVEY DATE	N/A	APPROVED BY	SM
DRAWN BY	BS	CLIENT FILE NO.	N/A

NO.	DATE	BY	DESCRIPTION

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 5J-17 OF
THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 5J-17
AND 472 OF THE FLORIDA STATUTES.

JUL 23 2025

SHERRY L. MANOR, PSM--LS# 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
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ORLANDO, FLORIDA 32839-9205
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L&S
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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SLM 7/31/2025

SKETCH OF DESCRIPTION

REAMS ROAD
PARCEL NO. 7027

NORTH LINE OF THE
NORTHEAST 1/4 OF
SECTION 2, TOWNSHIP 24
SOUTH, RANGE 27 EAST

R=2148.48'(C)
L=153.05'(C)
Δ=4°04'53"(C)
CH=153.02'(C)
CB=S49°07'14"E(C)

NOT PLATTED
02-24-27-0000-00-018



7027

PROPOSED
R/W LINE

STA.424+28.77
65.00' LT.
TB=S51°09'41"E

S89°59'52"E 32.21'(C)

S89°59'52"E
198.54'(C)

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

REAMS ROAD

425

SAME
LINE

CONSTRUCTION
REAMS ROAD

POINT OF COMMENCEMENT

NORTHEAST CORNER
NORTHWEST 1/4
SECTION 2-24-27
FOUND 6"x6" CONCRETE MONUMENT
WITH NAIL & DISK; NO IDENTIFICATION
CCR#099005

LINE TABLE

LINE NO.	BEARING	LENGTH
L1	N50°41'20"E	18.30
L2	S38°59'25"E	27.36
L3	S51°07'18"W	14.61

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	2148.48'	27.47'	0°43'58"	27.47'	N46°42'49"W

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 CT No. 190244 DRAWN DATE 2025.06.23

SURVEY BY N/A REVIEWED BY SM

SURVEY DATE N/A APPROVED BY SM

DRAWN BY BS CLIENT FILE No. N/A

NO.	DATE	BY	DESCRIPTION



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

L & S
Diversified



4776 NEW BROAD STREET | SUITE 100 | ORLANDO, FL 32814
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

dm 7/31/2025

SCHEDULE "B"

5139 REAMS RD PARCEL 7027

TEMPORARY DEMOLITION EASEMENT

Parcel 7027 is being acquired as a temporary non-exclusive demolition easement with full authority for GRANTEE to enter upon the lands described in Schedule "A" ("Easement Area") for the purpose of demolishing or modifying any part of any existing structure and improvements on this Parcel. The demolition or modification will be limited to that necessary to facilitate construction of the project adjacent to the Easement Area in a safe manner. At all times during construction, the GRANTEE will maintain access to the GRANTOR'S remaining lands to the extent practicable to ensure safety during demolition and modification.

After the demolition or modification of the structure(s) and/or improvement(s) on the Parcel is completed, the GRANTEE shall restore any affected lands within the Parcel to a safe and sanitary condition after being disturbed by the GRANTEE as sodded land.

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