



Interoffice Memorandum

Received: November 9, 2020 @ 10:42am

Publish: November 22, 2020

Deadline: November 17, 2020

Date: November 5, 2020

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department

THRU: Julie Alber, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7928
E-mail address: julie.alber@ocfl.net

RE: **Request for Public Hearing PTV-20-10-034 - Ms. Melissa Martinez, on behalf of Spring Grove, LLC.**

Applicant: Ms. Melissa Martinez
2602 E. Livingston Street
Orlando, FL 32803

Location: S18/T24/R27 and S19/T24/R27 Petition to vacate a 60 foot wide portion of an unopened, unimproved right-of-way known as Lake Star Road, containing approximately 4.84 acres. Public interest was created by Official Records Book 1790, Page 704, of the public records of Orange County, Florida. The parcel ID numbers are 18-24-27-0000-00-004, 19-24-27-0000-00-001, 19-24-27-0000-00-017, and 19-24-27-0000-00-018. The parcel addresses are 17001 Lake Star Road, 12601 Avalon Road, two parcels are unaddressed, and all parcels lie in District 1.

Estimated time required for public hearing: Two (2) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Request for Public Hearing PTV # 20-10-034 Ms. Melissa Martinez, on behalf of Spring Grove, LLC.

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

Hearing by Fla. Statute # or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person: Para más información acerca de esta vista pública, favor de comunicarse con la División de Ingeniería de Desarrollos (Development Engineering Division) al número 407-836-7921.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

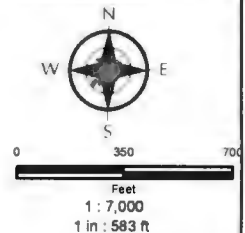
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.



PTV # 20-10-034
Melissa Martinez, on behalf of Spring Grove, LLC

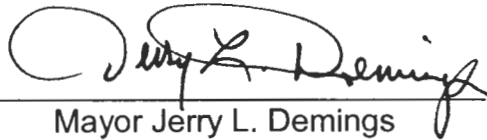
	Proposed Vacation		Subject Property
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**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
November 5, 2020**

Request authorization to schedule a Public Hearing for Petition to Vacate 20-10-034. This is a request from Melissa Martinez, on behalf of Spring Grove, LLC to vacate a portion of a 60 foot wide unopened, unimproved right-of-way known as Lake Star Road, containing approximately 4.84 acres, which lies in District 1. Staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings

11/5/20

(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to Julie Alber via interoffice mail.

**PETITION REQUESTING VACATION OF
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

Public interest was created per Official Records Book 1790, Page 704 of the Public Records of Orange County, Florida.

ATTACH SKETCH AND DESCRIPTION: Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement, and showing its location in relation to the surrounding property.

SEE ATTACHED EXHIBIT 'A'

ABUTTING PROPERTY OWNER: Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

SEE ATTACHED EXHIBIT 'B'

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

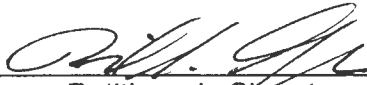
PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

SEE ATTACHED EXHIBIT 'C'

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:



Petitioner's Signature
(Include title if applicable)

Daniel Traylor, Manager, Spring Grove, LLC

Print Name

Address:

283 Cranes Roost Blvd, Suite 111

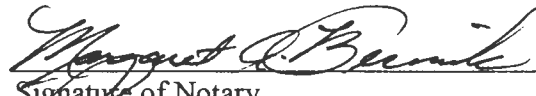
Altamonte Springs, FL 32714

Phone Number: (214) 934-5553

STATE OF INDIANA

COUNTY OF VANDERBURGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of October, 2020 who is personally known ~~or who has produced~~ _____ as identification.



Signature of Notary

Margaret A. Bernick

Print Name

Commission No. 88951

Commission Expires: 08/24/2024

Resident of Vanderburgh County, IN

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

Legal Description

(As recorded in Official Records Book 1790, Page 704, Public Records of Orange County, Florida)

ALL that part of North 1/2 of NW 1/4 and NW 1/4 of NE 1/4 lying within 30 feet right and 30 feet left of the following described centerline: Begin at the West 1/4 corner of SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, run N 0°30'20" E along the west line of said Section 19, 194.68 feet to the Point of Curvature of a curve to the right having a radius of 500.00 feet and a central angle of 74°58'17", run thence along the arc of this curve 654.25 feet to the Point of Tangency, run thence N 75°28'37" E 302.67 feet to the Point of Curvature of a curve to the left having a radius of 715.84 feet and a central angle of 49°06'03", run thence along the arc of this curve 613.46 feet to the Point of Tangency, run thence N 26°22'34" E 166.46 feet to the Point of Curvature of a curve to the right having a radius of 715.84 feet and a central angle of 64°18'27", run thence along the arc of this curve 803.45 feet to the Point of Tangency, run thence S 89°18'59" East 952.95 feet to a point on the east line of the NW 1/4 of Section 19, Township 24 South, Range 27 East, 987.39 feet South 0°12'12" West of the NE corner thereof, thence run S 89°18'59" East 88.61 feet to the Point of Curvature of a curve to the left having a radius of 572.96 feet and a central angle of 59°47'12" run thence along the arc of this curve 597.87 feet to the Point of Tangency, run thence N 30°53'49" East 536.21 feet to the Point of Curvature of a curve to the right having a radius of 572.96 feet and a central angle of 57°51'40", run thence along the arc of this curve 578.61 feet to the Point of Tangency, said Point of Tangency being the NE corner of the NW 1/4 of the NE 1/4 of Section 19, Township 24 South, Range 27 East (being the Point of Termination of this centerline description).

Containing 4.84 acres (210,707 square feet), more or less.

*OK
10/29/20*

Not a Boundary Survey.

The legal description is per the deed recorded in O.R.B. 1790, Page 704, Public Records of Orange County, Florida. Bearings are based on said deed.

See Sheet 2 for sketch.

O.R.B. = Official Records Book

pc = point of curvature

pt = point of tangency

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

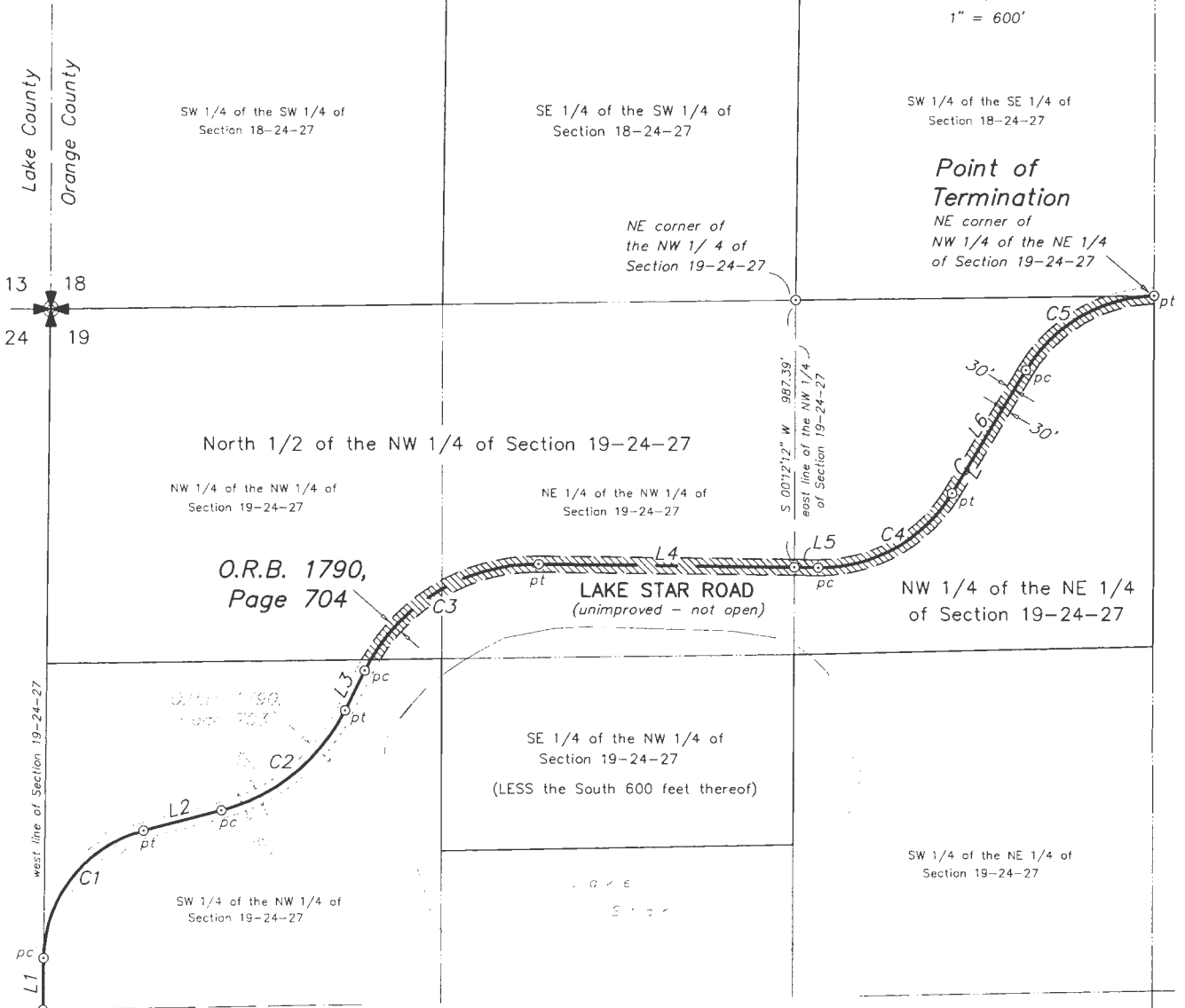
of lands situated in

**Section 19, Township 24 South, Range 27 East
Orange County, Florida**

 <p>GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656</p>	PREPARED FOR: Spring Grove, LLC	JOB NO. 1703.96	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA LB No. 7194  R. CLAYTON GANUNG REG. P.L.S. NO. 4236
		SHEET 1 of 2	
		DATE 10/14/20	
		SCALE As Noted	

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°30'20" E	194.68'
L2	N 75°28'37" E	302.67'
L3	N 26°22'34" E	166.46'
L4	S 89°18'59" E	952.95'
L5	S 89°18'59" E	88.61'
L6	N 30°53'49" E	536.21'



O.R.B. 1790,
Page 704

LAKE STAR ROAD
(unimproved - not open)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	74°58'17"	500.00'	654.25'	N 37°59'28" E	608.56'
C2	49°06'03"	715.84'	613.46'	N 50°55'35" E	594.85'
C3	64°18'27"	715.84'	803.45'	N 58°31'47" E	761.93'
C4	59°47'12"	572.96'	597.87'	N 60°47'25" E	571.11'
C5	57°51'40"	572.96'	578.61'	N 59°49'39" E	554.34'

Point of Beginning
West 1/4 corner of
Section 19-24-27

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

October 12, 2020

Ken Fulmer
Titan-Liberty Lake
Underhill Joint Venture &
Village I-545 LLC
2281 Lee Road, Suite 204
Winter Park, FL 32789

Subject: Right-of-Way Vacation Request
Lake Star Road
Poulos & Bennett Job # 18-061

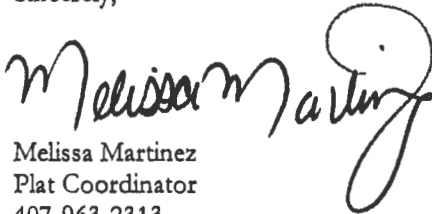
Dear Mr. Fulmer:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-001, 19-24-27-0000-00-0017, 19-24-27-0000-00-018 and 18-24-27-0000-00-004.

In order to have this action heard, we must provide letters of notification to the adjacent property owners.

Please see enclosed documents for your reference.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

Melissa Martinez

From: Melissa Martinez
Sent: Monday, October 12, 2020 5:40 PM
To: 'titanproperties@cfl.rr.com'
Cc: Ells, Sean; 18-061 - Village I Cross Property
Subject: Lake Star Road - Orange County Petition to Vacate
Attachments: Titan-Liberty & Village I-545 LLC - Letter.pdf

Ken,
Hope all is well! We are processing a Right-of-Way vacation within Orange County. As part of our process, we must notify the adjacent property owners of said petition to vacate. Please see attached for a formal notification along with additional documentation for your reference. A hard copy of the attached was mailed to your attention today via regular U.S. mail.

Please don't hesitate to reach out if you have any questions!

Melissa Martinez

POULOS & BENNETT

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Mobile: 407.963.2313

Fax: 407.289.5280

www.poulosandbennett.com

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October 12, 2020

Jose Cantero
Cantero Holdings, LLC
Series 4
12601 Avalon Road
Winter Garden, FL 34787

Subject: Right-of-Way Vacation Request
Lake Star Road
Poulos & Bennett Job # 18-061

Dear Mr. Cantero:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-001, 19-24-27-0000-00-0017, 19-24-27-0000-00-018 and 18-24-27-0000-00-004.

In order to have this action heard, we must provide letters of notification to the adjacent property owners.

Please see enclosed documents for your reference.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

Melissa Martinez

From: Jose Cantero <jcantero@citrusridgere.com>
Sent: Thursday, October 15, 2020 9:34 AM
To: Melissa Martinez; jose@canteroholdings.com
Cc: Ells, Sean; 18-061 - Village I Cross Property
Subject: Re: Lake Star Road - Orange County Petition to Vacate

Thank you, Melissa. I would appreciate if you could share information, regarding this request (i.e. final alignment, hearing dates, etc.). Thank you.

Regards,

Jose Cantero

From: Melissa Martinez <MMartinez@poulosandbennett.com>
Date: Monday, October 12, 2020 at 5:43 PM
To: Jose Cantero <jose@canteroholdings.com>
Cc: "Ells, Sean" <sells@traylor.com>, 18-061 - Village I Cross Property <18-061@poulosandbennett.com>
Subject: Lake Star Road - Orange County Petition to Vacate

Good Afternoon Mr. Cantero,

We are processing a Right-of-Way vacation within Orange County. As part of our process, we must notify the adjacent property owners of said petition to vacate. Please see attached for a formal notification along with additional documentation for your reference. A hard copy of the attached was mailed to your attention today via regular U.S. mail.

Please don't hesitate to reach out if you have any questions!

Melissa Martinez

POULOS & BENNETT

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Mobile: 407.963.2313

Fax: 407.289.5280

www.poulosandbennett.com

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EXHIBIT "C"

UTILITY LETTERS

POULOS & BENNETT

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October 8, 2020

Ty Leslie
Central/South Florida District Sr. Mgr.
Local Network Implementation

michel.t.leslie@centurylink.com

Subject: Right-of-Way Vacation Request
Lake Star Road
Poulos & Bennett Job # 18-061

Dear Mr. Leslie:

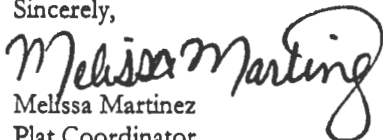
We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-001, 19-24-27-0000-00-0017, 19-24-27-0000-00-018 and 18-24-27-0000-00-004.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

The subject parcel is not within our jurisdiction.

The subject parcel is within our jurisdiction. We do / (do not circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

Additional Comments: _____

Signature: Billy Hager
Print Name: Billy Hager Title: Local Network Engineer
Date: 10/22/2020 Phone Number: 407-814-5329

Construction Department
 3767 Ali American Blvd
 Orlando FL 32819

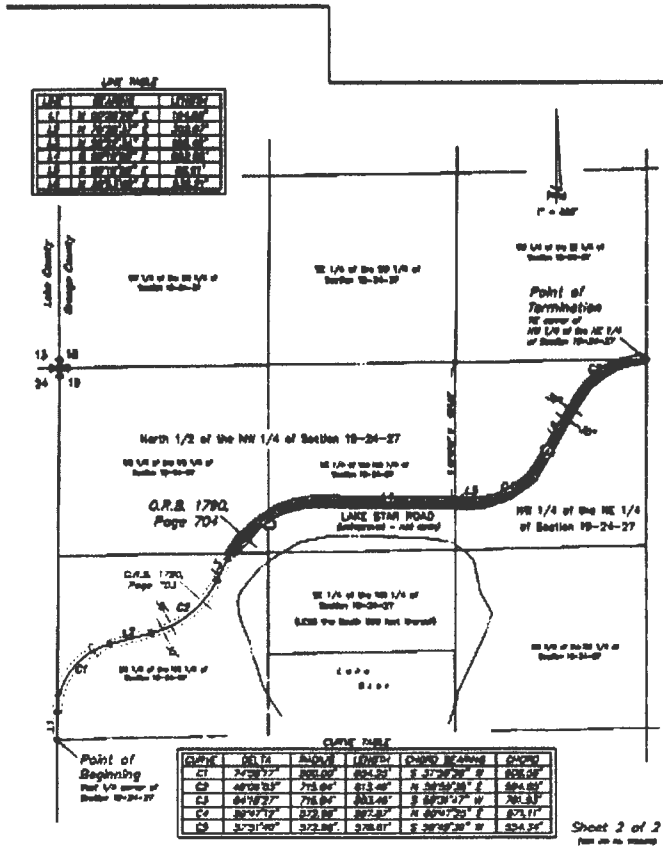


October 20, 20

Melissa Martinez
 Poulos & Bennett
 2602 E Livingston St
 Orlando, Fl. 32803

Re: Request for a Vacate of Right of way for Lake Star Rd

Dear Ms. Martinez:
 Charter Spectrum has reviewed your request to vacate right of way of Lake Star Rd and have no objection to the vacation as shown in this drawing below.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,
Tracey Domostoy

Tracey Domostoy
 Construction Supervisor
 Charter- Spectrum

Cc: Melissa Martinez <MMartinez@poulosandbennett.com>

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

October 8, 2020

<https://www.duke-energy.com/community/trees-and-rights-of-way/vacate-request>

Subject: Right-of-Way Vacation Request
Lake Star Road
Poulos & Bennett Job # 18-061

To Whom It May Concern:

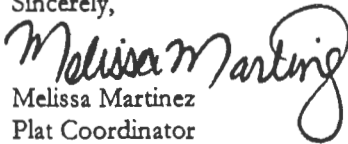
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In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

The subject parcel is not within our jurisdiction.

The subject parcel is within our jurisdiction. We do / do not (circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

Additional Comments: _____

Signature: Emily Bower
Print Name: Emily Bower Title: Research Specialist I
Date: 10/21/20 Phone Number: 407-942-9638

POULOS & BENNETT

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October 8, 2020

Anne Dubus
Engineering Tech III
Orange County Utilities
9150 Curry Ford Road
Orlando, FL

Subject: Right-of-Way Vacation Request
Lake Star Road
Poulos & Bennett Job # 18-061

Dear Ms. Dubus:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-001, 19-24-27-0000-00-0017, 19-24-27-0000-00-018 and 18-24-27-0000-00-004.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

The subject parcel is not within our jurisdiction.

The subject parcel is within our jurisdiction. We do / do not (circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

Additional Comments: _____

Signature: Anne Dubus
Print Name: Anne Dubus Title: Project Manger
Date: 10/12/2020 Phone Number: 407-254-9712

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

October 8, 2020

Shawn Winsor
Teco/Peoples Gas System, Inc.
600 W Robinson Street
Orlando, FL 32802

Subject: Right-of-Way Vacation Request
Lake Star Road
Poulos & Bennett Job # 18-061

Dear Mr. Winsor:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-001, 19-24-27-0000-00-0017, 19-24-27-0000-00-018 and 18-24-27-0000-00-004.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

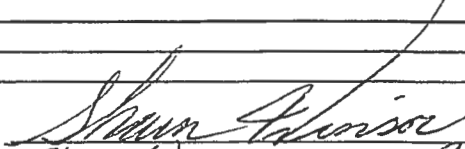
Sincerely,


Melissa Martinez
Plat Coordinator
407-963-2313

The subject parcel is not within our jurisdiction.

The subject parcel is within our jurisdiction. We do do not (circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

Additional Comments: _____

Signature: 
Print Name: Shawn Winsor Title: Project Manager Gas Design
Date: 10-9-2020 Phone Number: 407-420-6863

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION
DIANA M. ALMODOVAR, P.E., *Manager*
4200 South John Young Parkway - Orlando, Florida 32839-9205
407-836-7974 - Fax 407-836-8003
e-mail: diana.almodovar@ocfl.net

November 9, 2020

Dear Mr. Sean Ells

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

Engineering ROW Review

Per direction of Senior Staff, Engineering ROW is withdrawing the objection.

Please contact Walter H. Eggerton, Jr., PSM at (407) 836-7951 with any questions.

EPD Review

EPD has no objections to the PTV. No authorization for wetland impact/clearing is included with this PTV.

Please contact Nicole Salvatico at 407-836-1494 with any questions.

Real Estate Management Review

REM approves PTV #20-10-034, conditioned upon BCC approval of the PSP/DP for the underlying lands that contains an alternative alignment of Lake Star Road.

Please contact Jeffrey Sponenburg at with any questions.

Roads & Drainage Review

Roads & Drainage has no objections to this vacation.

Please contact George Shupp at with any questions.

Transportation Planning Review

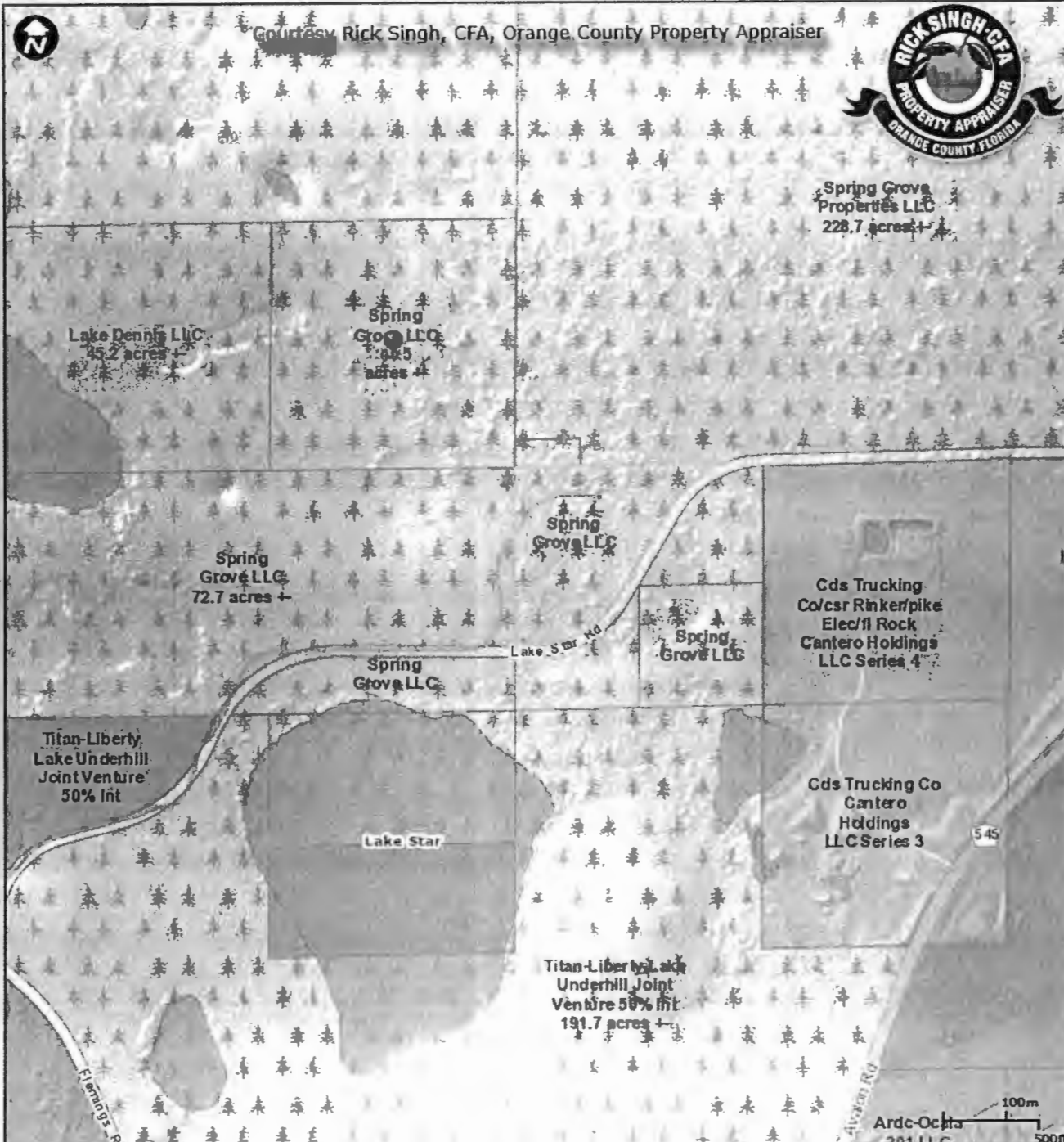
Per direction of Senior Staff, Transportation Planning is withdrawing the objection.

Please contact Tammi Chami at (407) 836-5943 with any questions.

Parcel Report for
18-24-27-0000-00-004



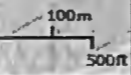
Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 10/7/2020

This map is for reference only and is not a survey.

OCA Web Map		
	Major Roads	
	Public Roads	
	Interstate 4	
	Toll Road	
	Road Under Construction	
	Lot Line	
	Agriculture	
	Government/Institutional/Religious	
	Commercial/Industrial/Vacant Land	
	Agricultural Curtilage	
	Parks	
	Buildings	
	Hospital	



Property Record - 18-24-27-0000-00-004

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 10/06/2020

Property Name

17001 Lake Star Rd

Names

Spring Grove LLC

Municipality

ORG - Un-Incorporated

Property Use

6300 - Ag Grazing - Native

Mailing Address

5956 Sherry Ln Ste 1000
Dallas, TX 75225-8021

Physical Address

17001 Lake Star Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



Property Features

Property Description

THE NW 1/4 OF NE 1/4 OF SEC 19-24-27 LYING NERLY OF LAKE STAR RD

Total Land Area

669,029 sqft (+/-) | 15.36 acres (+/-) · GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
6300 - Ag Grazing - Native	P-D	15.36 ACRE(S)	\$43,319.92	\$665,394	\$68.00	\$1,044

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Services for Location

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

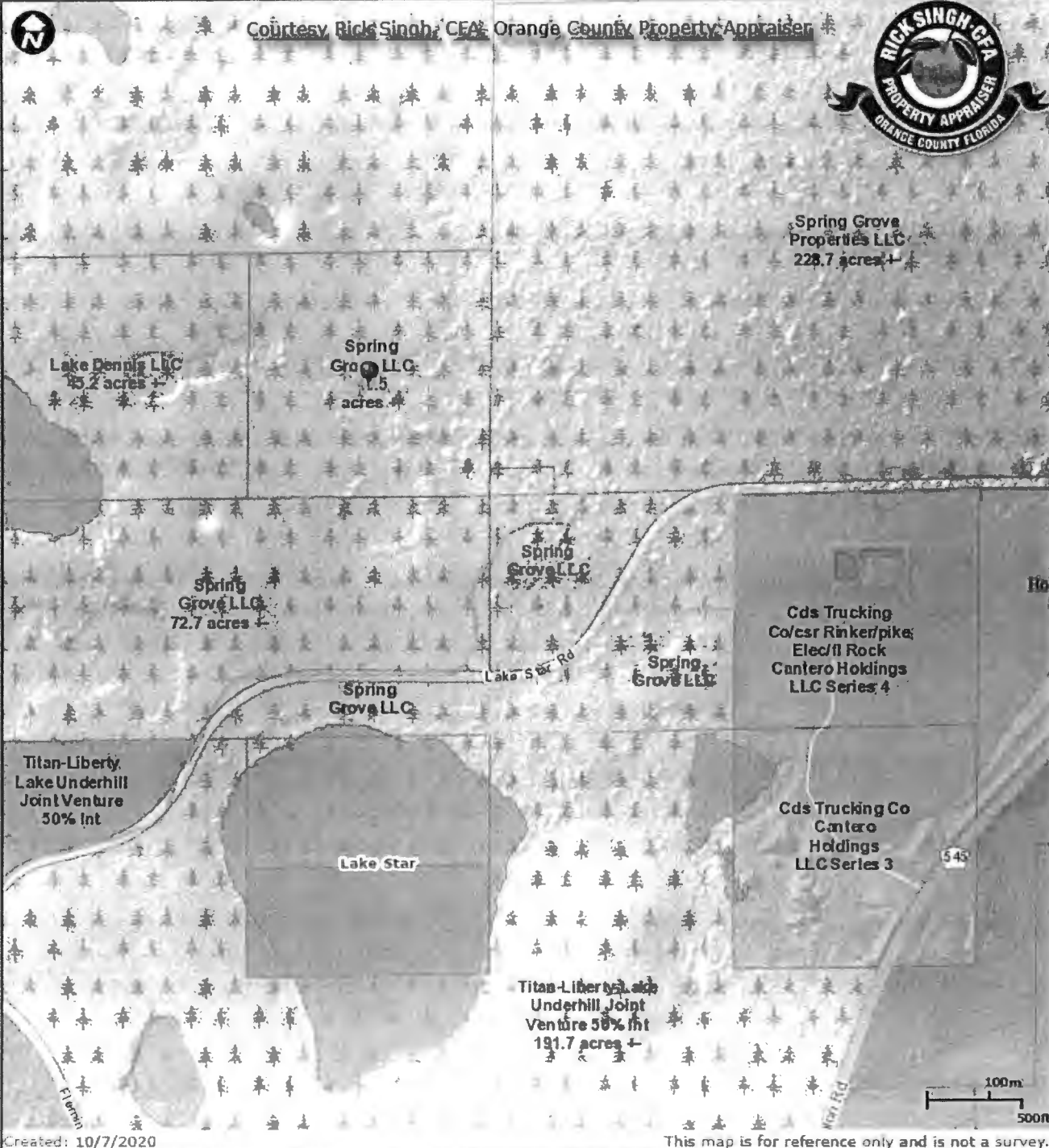
Elected Officials

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

Parcel Report for
19-24-27-0000-00-001

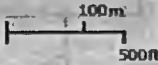


Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 10/7/2020

This map is for reference only and is not a survey.



OCPA Web Map		
	Major Roads	
	Public Roads	
	Interstate 4	
	Toll Road	
	Block Line	
	Residential	
	Agriculture	
	Governmental/Institutional/Misc Commercial/Industrial/vacant Land	
	Agricultural Curtilage	
	County Boundary	
	Park	
	Building	

Property Record - 19-24-27-0000-00-001

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 10/06/2020

Property Name

Spring Grove

Names

Spring Grove LLC

Municipality

ORG - Un-Incorporated

Property Use

6300 - Ag Grazing - Native

Mailing Address

5956 Sherry Ln Ste 1000
Dallas, TX 75225-8021

Physical Address

12601 Avalon Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



Property Features

Property Description

THE SE 1/4 OF NW 1/4 (LESS THE S 600 FT) & THE NW 1/4 OF NE 1/4 OF SEC 19-24-27 LYING S OF LAKE STAR RD (LESS THE SE 1/4 OF NW 1/4 OF NE 1/4)

Total Land Area

1,487,572 sqft (+/-) | 34.15 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
6300 - Ag Grazing - Native	A-1	13.89 ACRE(S)	\$43,319.92	\$601,714	\$68.00	\$945
9500 - Pvt Submerged	A-1	20.26 ACRE(S)	\$10.00	\$203	\$0.00	\$203

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Services for Location

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

Elected Officials

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

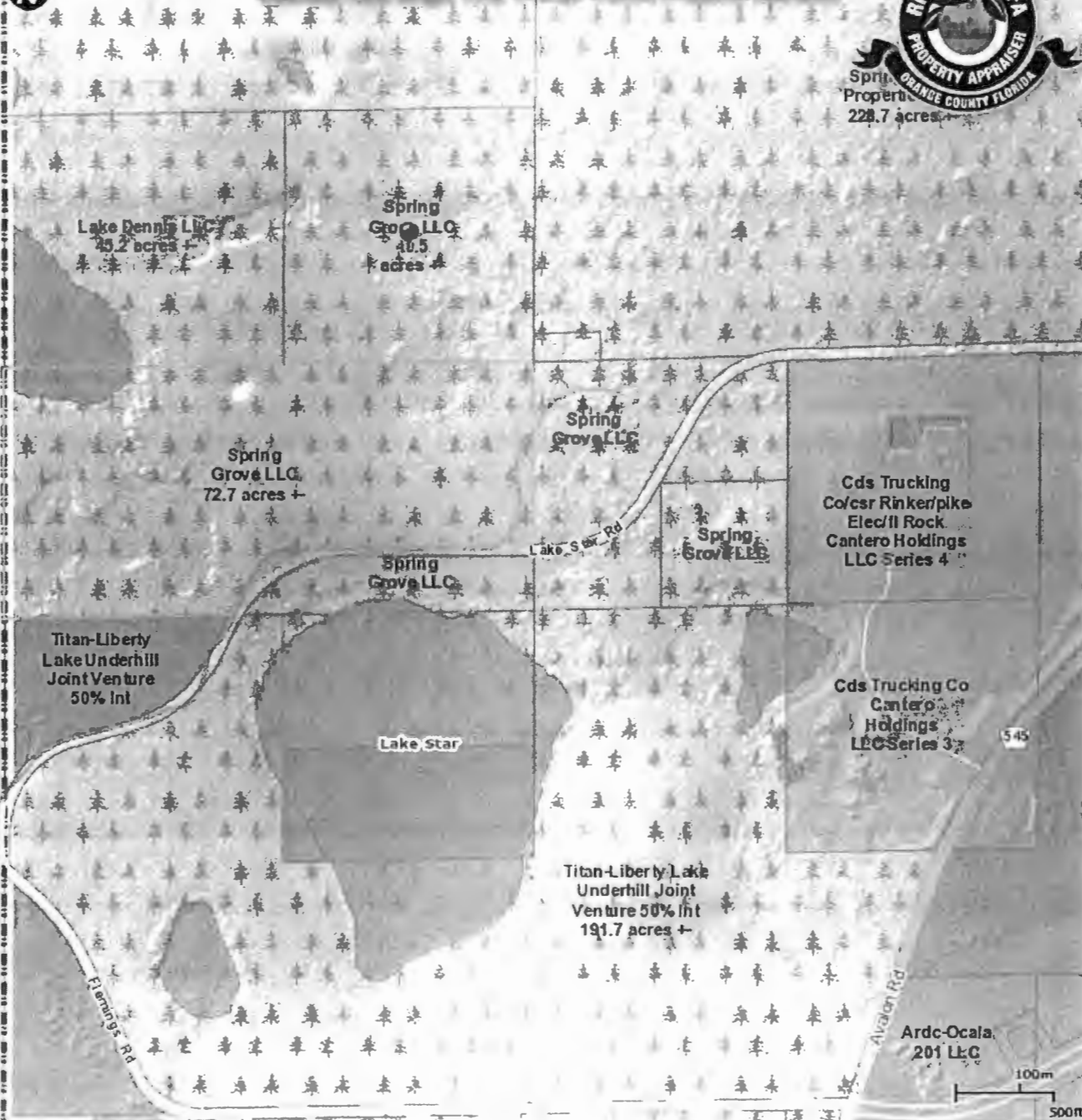
Parcel Report for
19-24-27-0000-00-017



Courtesy Rick Singh, CFA, Orange County Property Appraiser



Spring Property
228.7 acres



Created: 10/7/2020

This map is for reference only and is not a survey.

OCPA Web Map

- Florida turnpike
- Interstate 4
- Toll Road

- Major Roads**
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- Brick Road
- Rail Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture

- Commercial/Institutional
- Government/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Agricultural Curtilage

- Hydro
- Waste Land
- County Boundary
- Parks

- Golf Course
- Lakes and Rivers
- Building
- Hospital

Property Record - 19-24-27-0000-00-017

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 10/06/2020

Property Name

Lake Star Rd

Names

Spring Grove LLC

Municipality

ORG - Un-Incorporated

Property Use

6200 - Ag Grazing Semi-Imp

Mailing Address

5956 Sherry Ln Ste 1000
Dallas, TX 75225-8021

Physical Address

Lake Star Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



Property Features

Property Description

THE N 1/2 OF NW 1/4 OF SEC 19-24-27 LYING NLRV OF LAKE STAR RD

Total Land Area

3,164,731 sqft (+/-) | 72.65 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
6200 - Ag Grazing Semi-Imp	A-1	67.36 ACRE(S)	\$43,319.92	\$2,918,030	\$136.00	\$9,161
9500 - Pvt Submerged	A-1	5.29 ACRE(S)	\$100.00	\$529	\$0.00	\$529

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Services for Location

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

Elected Officials

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

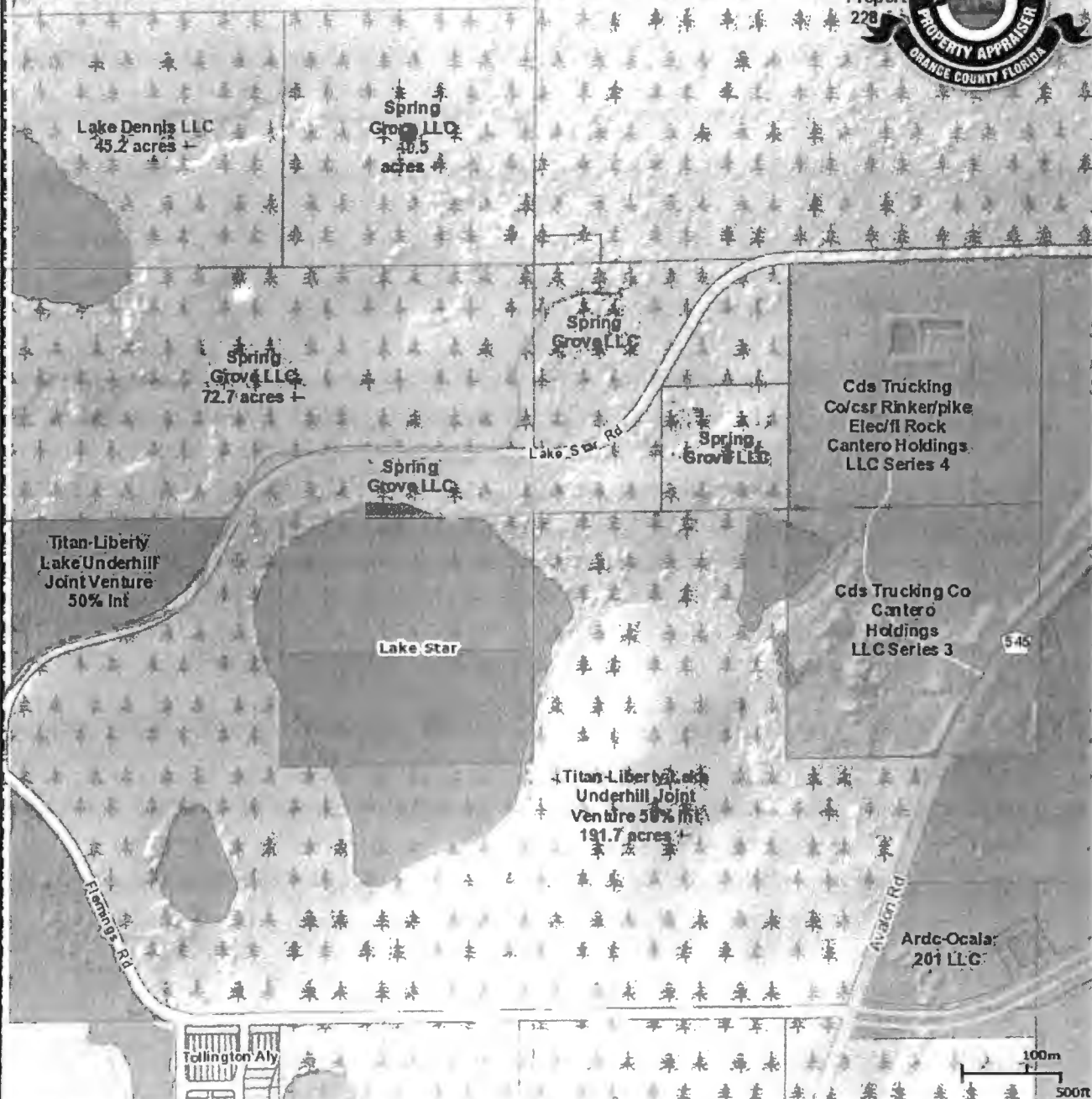
Parcel Report for
19-24-27-0000-00-018



Courtesy Rick Singh, CFA, Orange County Property Appraiser



Spring
Property
228



Created: 10/7/2020

This map is for reference only and is not a survey.

OCPA Web Map		Major Roads		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Course	
	Florida turnpike		Public Roads		Brick Road		Lot Line		Governmental/Institutional/Misc Commercial/Industrial/Vacant Land		Waste Land		Lakes and Rivers
	Interstate 4		Gated Roads		Rail Road		Residential		Agricultural Curtilage		County Boundary		Building
	Toll Road		Road Under Construction		Proposed SunRail		Agriculture		Parks		Hospital		

Property Record - 19-24-27-0000-00-018

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 10/06/2020

Property Name

Avalon Rd

Names

Spring Grove LLC

Municipality

ORG - Un-Incorporated

Property Use

6200 - Ag Grazing Semi-Imp

Mailing Address

5956 Sherry Ln Ste 1000
Dallas, TX 75225-8021

Physical Address

Avalon Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



Property Features

Property Description

TH NE 1/4 OF NW 1/4 & TH NW 1/4 OF NW 1/4 OF SEC 19-24-27 LYING S OF LAKE STAR RD

Total Land Area

411,589 sqft (+/-) | 9.45 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
6200 - Ag Grazing Semi-Imp	A-1	8.9 ACRE(S)	\$43,319.92	\$385,547	\$136.00	\$1,210
9500 - Pvt Submerged	A-1	0.55 ACRE(S)	\$100.00	\$55	\$0.00	\$55

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Services for Location

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

Elected Officials

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

For Staff Use Only:

Initially submitted on _____
Updated On _____
Project Name (as filed) _____
Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: _____
This is a Subsequent Form: _____

**For
staff
use
only**

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): _____
Spring Grove, LLC / 283 Cranes Roost Blvd., Suite 111, Altamonte Springs, FL 32714

Name and Address of Principal's Authorized Agent, if applicable: Melissa Martinez, Poulos & Bennett, LLC
2602 E. Livingston Street, Orlando FL 32803

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: POULOS & BENNETT, LLC 2602 E. LIVINGSTON ST ORLANDO, FL 32803
Are they registered Lobbyist? Yes or No
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
4. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No

For Staff Use Only:

Initially submitted on _____
 Updated On _____
 Project Name (as filed) _____
 Case or Bid No. _____

**Part II
 Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$-0-

For Staff Use Only:

Initially submitted on _____
Updated On _____
Project Name (as filed) _____
Case or Bid No. _____

**Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 10/13/2020

Signature of Principal or Principal's Authorized Agent
(check appropriate box)

PRINT NAME AND TITLE: Daniel Traylor, Manager

STATE OF INDIANA :
COUNTY OF VANDERBURGH :

I certify that the foregoing instrument was acknowledged before me this 13th day of October, 2020 by Daniel A. Traylor. He/~~she~~ is personally known to me ~~or has produced~~ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 13th day of October, in the year 2020.

Signature of Notary Public
Notary Public for the State of Indiana
My Commission Expires: 08/24/2024
Commission No. 688951



For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.



Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: Spring Grove, LLC

Business Address (Street/P.O. Box, City and Zip Code): _____
283 Cranes Roost Blvd., Suite 111, Altamonte Springs, FL 32714

Business Phone (214) _____

Facsimile () _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone () _____

Facsimile () _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:

(Agent Authorization Form also required to be attached)

Name: Melissa Martinez, Poulos & Bennett, LLC

Business Address (Street/P.O. Box, City and Zip Code): _____
2602 E. Livingston Street, Orlando, FL 32803

Business Phone (407) 487-2594 (o) 407-963-2313 (c)

Facsimile () _____

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part II

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A
RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

___ YES NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE
OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

___ YES NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY
MEMBER OF THE BCC? (When responding to this question please consider all
consultants, attorneys, contractors/subcontractors and any other persons who may have
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with
obtaining approval of this item.)**

___ YES NO

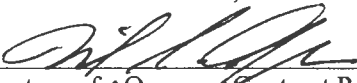
If you responded "YES" to any of the above questions, please state with whom and
explain the relationship:

(Use additional sheets of paper if necessary)

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.



Signature of Owner, Contract Purchaser
or Authorized Agent

Date: 10/13/2020

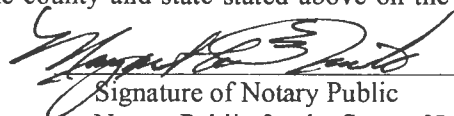
Print Name and Title of Person completing this form: Daniel Traylor, Manager

STATE OF INDIANA :
COUNTY OF VANDERBURGH :

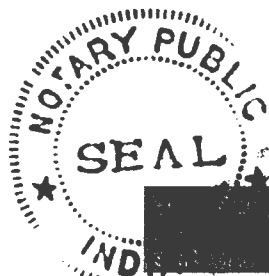
I certify that the foregoing instrument was acknowledged before me this 13th day of October, 2020 by Daniel A. Traylor. He/~~she~~ is personally known to me ~~or~~ has produced _____ as identification and ~~did~~ did not take an oath.

Witness my hand and official seal in the county and state stated above on the 13th day of October, in the year 2020.

(Notary Seal)



Signature of Notary Public
Notary Public for the State of Indiana
My Commission Expires:
08/24/2024
Commission No. 688951



AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Spring Grove, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Lake Star Road, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Mejissa Martinez, Poulos & Bennett, LLC, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Vacation o Right o f Way, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

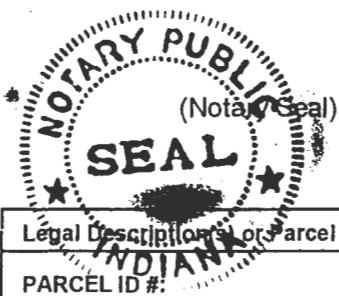
Date: 10/13/2020 [Signature]
Signature of Property Owner Daniel Traylor, Manager
Print Name Property Owner

Date: _____ Signature of Property Owner Print Name Property Owner

STATE OF INDIANA :
COUNTY OF VANDERBURGH :

I certify that the foregoing instrument was acknowledged before me this 13th day of October, 2020 by Daniel Traylor. He/~~she~~ is personally known to me ~~or has produced~~ as identification and ~~did~~/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 13th day of October, in the year 2020.



[Signature]
Signature of Notary Public
Notary Public for the State of Indiana
Commission No. 688951
My Commission Expires: 08/24/2024

Legal Description(s) or Parcel Identification Number(s) are required:	
PARCEL ID #:	
	18-24-27-0000-00-004, 19-24-27-0000-00-001, 19-24-27-0000-00-017, 19-24-27-0000-00-018
LEGAL DESCRIPTION:	
	SEE ATTACHED

Legal Description

(As recorded in Official Records Book 1790, Page 704, Public Records of Orange County, Florida)

ALL that part of North 1/2 of NW 1/4 and NW 1/4 of NE 1/4 lying within 30 feet right and 30 feet left of the following described centerline: Begin at the West 1/4 corner of SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, run N 0°30'20" E along the west line of said Section 19, 194.68 feet to the Point of Curvature of a curve to the right having a radius of 500.00 feet and a central angle of 74°58'17", run thence along the arc of this curve 654.25 feet to the Point of Tangency, run thence N 75°28'37" E 302.67 feet to the Point of Curvature of a curve to the left having a radius of 715.84 feet and a central angle of 49°06'03", run thence along the arc of this curve 613.46 feet to the Point of Tangency, run thence N 26°22'34" E 166.46 feet to the Point of Curvature of a curve to the right having a radius of 715.84 feet and a central angle of 64°18'27", run thence along the arc of this curve 803.45 feet to the Point of Tangency, run thence S 89°18'59" East 952.95 feet to a point on the east line of the NW 1/4 of Section 19, Township 24 South, Range 27 East, 987.39 feet South 0°12'12" West of the NE corner thereof, thence run S 89°18'59" East 88.61 feet to the Point of Curvature of a curve to the left having a radius of 572.96 feet and a central angle of 59°47'12" run thence along the arc of this curve 597.87 feet to the Point of Tangency, run thence N 30°53'49" East 536.21 feet to the Point of Curvature of a curve to the right having a radius of 572.96 feet and a central angle of 57°51'40", run thence along the arc of this curve 578.61 feet to the Point of Tangency, said Point of Tangency being the NE corner of the NW 1/4 of the NE 1/4 of Section 19, Township 24 South, Range 27 East (being the Point of Termination of this centerline description).

Containing 4.84acres (210,707 square feet), more or less.

ORANGE COUNTY RECEIPT

PUBLIC WORKS DEPARTMENT
4200 S. JOHN YOUNG PARKWAY
ORLANDO, FL 32839-9206
TELEPHONE: (407)836-7900

DATE: 10/27/20

ISSUED TO: SPRING GROVE LLC
 FIRM OR INDIVIDUAL (LAKE STAR ROAD)
 ADDRESS _____
 CITY/STATE/ZIP _____

	AMOUNT	DESCRIPTION (PERMIT #, NAME)
DRC APPEAL	\$ _____	_____
E-PROJECT	\$ _____	_____
FIN. SUB. DIV.	\$ _____	_____
EXC & FILL	\$ _____	_____
INSPECTION	\$ _____	_____
PERMIT TRNSFR RFND	\$ _____	_____
PETITION TO VACATE	\$ <u>1003⁰⁰</u>	<u>PTV-20-10-034</u>
RECORDING	\$ _____	_____
ROW	\$ _____	_____
SEPTIC TANK	\$ _____	_____
UU	\$ _____	DATE _____
100-YR FLOOD STUDY	\$ _____	_____ # _____
FLOOD PLAIN PERMIT	\$ _____	_____
COPIES - STRMWTR	\$ _____	_____
BLDG MOVE ESCORT	\$ _____	_____
INSTALL SIGNS	\$ _____	_____
TRAFFIC SIGNAL SVC	\$ _____	_____
SPECIAL EVENT REV	\$ _____	No. _____
MOT	\$ _____	_____
COPIES	\$ _____	_____
MISC	\$ _____	_____

PSP	DP	Fire Rescue
\$ _____ 2700-4110	\$ _____ 2700-4030	# _____ 0600-2210
\$ _____ 3100-4110	\$ _____ 3100-4030	
\$ _____ 3200-4110	\$ _____ 3200-4030	
\$ _____ 1300-4110	\$ _____ 1300-4030	
\$ _____ 2420-4110	\$ _____ 3200-4030 (ARBOR)	
\$ _____ 0600-4110		
\$ _____ 3200-4110 (ARBOR)		

PSP CHG DET	DP CHG DET	DP/NS to PD CHG DET	FINAL PLAT
\$ _____ 2700-4110	\$ _____ 2700-4030	\$ _____ 2700-4030	\$ _____ 2700-2965
\$ _____ 3100-4110	\$ _____ 3100-4030	\$ _____ 3100-4030	\$ _____ 3100-2965
\$ _____ 1300-4110	\$ _____ 1300-4030	\$ _____ 1300-4030	

ESCROW DEPOSIT \$ _____
 SIDEWALK CONTR \$ _____
 TOTAL RECEIVED \$ 1003⁰⁰ CHECK # 1603/10/20 CASH \$ _____
 RECEIVED BY C. HENRY RECEIPT # 84552