



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: November 2, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division *MTC*

FROM: Anmber Ayub, Program Manager – Right of Way
Real Estate Management Division *AA/MTC*

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

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

PROJECT: East-West Road (SR 436 to Dean Rd) n/k/a Richard Crotty Parkway

District 5

PURPOSE: To allow the acquisition of one fee simple parcel, one Perpetual Drainage Easement, and two Temporary Construction Easements for road right-of-way required for construction and maintenance of the roadway.

ITEM: Resolution (Parcels 1072, 8072, 7072A, and 7072B)

APPROVALS: Real Estate Management Division
Public Works Engineering Division

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

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

RESOLUTION

WHEREAS, during FY 01/02, the Board approved the project known as East-West Road (SR 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 (SR 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, perpetual drainage easement, and temporary construction easement interests in certain lands for proper construction and maintenance of the above road in the County's Road System; and

WHEREAS, efforts to purchase said lands from the owner of said lands have been unsuccessful to date.

NOW THEREFORE, BE IT RESOLVED by Orange County, a charter county and political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the required fee simple, perpetual drainage easement, and temporary construction easement interests in the required lands necessary for roadway purposes has been found to be and is hereby found to be necessary, practical, and to the best interest of Orange County, Florida, and the people of said County, and the same is for a County purpose; and be it further

RESOLVED that for the purposes aforesaid, it is necessary, practical, and to the best interest of the public and Orange County and of the people of said County that the fee simple, perpetual drainage easement, and temporary construction easement interests for roadway purposes be acquired in the name of said County by gift, purchase, eminent domain proceedings, or otherwise over and upon all those certain pieces, parcels or tracts of land, situate, lying and being in Orange County, Florida, as described in the attached Schedule "A" and Schedule "B"; and be it further

RESOLVED that the temporary construction easements designated as parcel numbers 7072A and 7072B 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 1072, 8072, 7072A, and 7072B 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, perpetual drainage easement, and temporary construction easement interests in said lands by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said County's expense, such abstract of title search as may be necessary in connection therewith.



NOV 15 2022

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

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

BY: *Naelia Perez*
Deputy Clerk
Naelia Perez
Printed Name

DATE: NOV 15 2022

Exhibit "A"

**STAFF REPORT
East-West Road
(S.R. 436 to Dean Road)
CIP 2752**

August 11, 2003

PROJECT HISTORY

1. Orange County began a study for a proposed East-West Road between S.R. 436 (Semoran Boulevard) and Dean Road in the fall of 1999. The services in the Roadway Conceptual Analysis included preparation of the *East-West Road Roadway Conceptual Analysis Report*. This report included, but was not limited to, right-of-way identification maps, alternative alignment analysis, traffic analysis, cost analysis, etc.
2. The Public Kickoff Meeting for the East-West Road Roadway Conceptual Analysis (RCA) Study was held on Thursday, December 2, 1999 at University High School and was attended by over 500 people. The meeting began at 6:00 PM and lasted until 9:00 PM.

The "open-house" portion of the meeting began at 6:00 PM with members of the study team available to answer questions from residents, business owners and other interested parties. At 7:00 PM, county staff provided a brief presentation that addressed the need for the project, the study process, the project schedule and an overview of the public involvement process that will be used during the entire study phase. Following the presentation, members of the study team again answered project questions one-on-one.

3. The Second Public Workshop (Meeting) for the East-West Road Roadway Conceptual Analysis (RCA) Study was held on Thursday, March 30, 2000 at University High School and was attended by over 600 people.

This workshop was similar to the first one held in December, with an open-house format followed by a formal presentation. It began at 6:00 PM with members of the Project Team available to answer questions from residents and business owners one-on-one. At 7:00 PM, the Project Team gave a formal presentation that described the activities that have been held since the first Public Workshop and the development and evaluation of the alternative alignments that are being considered. Following this presentation, a question & answer period was held to allow the public to ask questions in a formal setting.

4. The Third Public Workshop (Meeting) for the East-West Road Roadway Conceptual Analysis (RCA) Study was held on Monday, October 2, 2000 at University High School and was attended by almost 200 people.

This workshop was similar to the first two workshops that have been held for this project with an open-house format followed by a formal presentation. The workshop began at 6:00 PM with members of the Project Team available to answer questions

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East-West Road
(S.R. 436 to Dean Road)
CIP 2752**

August 11, 2003

from residents and business owners one-on-one. At 7:00 PM, Orange County staff gave a formal presentation that described the activities that have been held since the second Public Workshop. The refined alternative alignments and the evaluation of these alternative alignments were discussed. Following this presentation, a question & answer period was held to allow the public to ask questions in a formal setting.

5. The Fourth Public Workshop for the East-West Road Roadway Conceptual Analysis (RCA) Study was held on Thursday, November 30, 2000 at University High School and was attended by approximately 140 people.

This workshop began at 6:00 PM with an open-house format followed by a formal presentation. The open-house portion of the meeting had members of the Project Team available to answer questions from residents and business owners one-on-one. At 7:00 PM, the Project Team gave a formal presentation that described the activities that have been held to date and how the selection of the recommended alignment was made. Following this presentation, a question & answer period was held to allow the public to ask questions in a formal setting.

6. A Local Planning Agency (LPA) Public Hearing was held on February 15, 2001. A brief project presentation was given to the LPA Board and then public comment was allowed. Twenty-seven citizens made comments to the Board or asked questions regarding the proposed improvements. Three of the 27 citizens made comments in support of the proposed improvements and the remainder were generally against the project. Because of questions raised by the public, the LPA Board voted to continue the Public Hearing until April 2001 and asked that County Staff again meet with the public to address these issues.
7. The Fifth Public Information Meeting was held on Thursday April 5, 2001 at University High School. County staff was on hand beginning at 6:00 PM to answer questions one-on-one and a presentation was made at 7:00 PM. This presentation focused on the concerns raised at the Local Planning Agency (LPA) Public Hearing held on February 15, 2001. It also included an in-depth discussion of the history of this project, beginning with the East Orange County Transportation Needs Study, and other regional transportation improvements adjacent to this proposed improvement. Approximately 110 people attended this meeting.
8. The continuance of the Local Planning Agency (LPA) Public Hearing was held on April 19, 2001 at 3:00 PM. Several residents made comments to the LPA Board following a brief presentation by Orange County staff. The LPA found the East-West Road project consistent with the Orange County Comprehensive Policy Plan.
9. The Board of County Commissioners (BCC) Public Hearing was held on Tuesday, June 26, 2001 at approximately 4:00 PM. A brief presentation was made by County Staff and then public comments were heard by the Board. Twenty-nine (29) citizens made comments to the Board regarding the proposed East-West Road with seven in

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support of roadway improvements and twenty-two (22) opposed. Following much discussion, the Board approved the recommended four-lane roadway and recommended alignment with a vote of 5-1. The final recommendation included five amendments as brought forward by Commissioner Edwards, and unanimously supported by the other Board members, as follows:

1. Increase the height of proposed screen walls from the standard 6-feet to a height of 8-feet.
2. Increase the standard County landscape construction budget from \$75,000 per mile of roadway to \$125,000 per mile so that a tree canopy can be created.
3. Block Gresham Drive at the new East-West Road and survey residents after six-months to determine whether a permanent cul-de-sac needs to be constructed.
4. Prohibit tractor-trailer type trucks between Forsyth Road and Dean Road.
5. Decrease the roadway lane widths to 11-feet between Forsyth Road and Goldenrod Road to match the proposed 11-foot lanes between Goldenrod Road and Dean Road.

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

Predominantly, the existing land use through the project corridor is commercial and light industrial between SR 436 and Goldenrod Road. The portion east of Goldenrod Road is almost built-out with single-family residential neighborhoods.

The Orange County Future Land Use Maps indicate that the future land use is essentially the same as the existing land use. The future land use, near Forsyth Road, is commercial and light industrial. However, the remainder of the project is primarily single and multi-family residential.

While the majority of the East-West Road will be on a new alignment, portions of this new road will utilize existing roads such as Hanging Moss Road and Trevarthon Road. Both, Hanging Moss Road and Trevarthon Road are two-lane undivided roadways with swales used to collect the stormwater runoff.

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Long Range Planning

The East Orange County Transportation Needs Study (EOCTNS) was an area wide study between east of SR 436, north of SR 50, south of the Seminole County Line and west of Chuluota Road. The EOCTNS began with an analysis of the existing conditions of the roadway systems within East Orange County. Next, a future conditions analysis was conducted to identify the deficiencies of the year 2020 roadway systems and an analysis of the critical corridors. The study was completed in 1998 and identified the transportation needs for eastern Orange County through the year 2020. One of the roadways identified in this report was the East-West Road.

For the design year, 2025, daily traffic volumes are expected to range from 21,900 vehicles per day (vpd) east of Harrell Road to 24,200 vpd west of Forsyth Road.

Safety Considerations

Currently, there are no roadways north of SR 50 and south of University Boulevard that provide a continuous east-west route between SR 436 and Dean Road. However, there are several minor residential roadways, which are not designed to carry the necessary traffic volumes. Some of these residential streets can be improved and used to accomplish a continuous roadway from SR 436 to Dean Road. Due to the lack of roadways there is an increase in "cut-through" traffic on residential streets, which is very unsafe. Not only is the "cut-through" traffic unsafe, but the residential streets are not equipped to handle the volume of traffic. Additionally, due to the lack of roadways there is also a lack of pedestrian features, sidewalks and bicycle lanes.

Environmental Considerations

The environmental considerations include cultural resource assessment, impacts to wetlands, and environmental assessment for potential contamination.

A cultural resource assessment survey was performed to locate and identify any cultural resources within the project limits. The surveys were conducted in December of 2000 and January of 2001. Background research and a review of the Florida Site File (FSF) indicated that no archeological sites were currently recorded within the project area. Also, historical background research including a review of the FSF and National Register of Historic Places (NRHP) indicated that no historic properties were previously recorded in the project area.

A review of the National Wetlands Inventory documented the presence of several different sized wetlands within the project area. The different types of wetlands include

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(S.R. 436 to Dean Road)
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forested systems; both isolated and connected to Waters of the United States, and herbaceous systems, mainly within the floodplain of the Little Econlockhatchee River channel. There are various different types of vegetation, which inhabit these wetlands. The project area wetlands drain to the Little Econlockhatchee River and ultimately to the St. Johns River.

Due to the development of the project area, all wetlands have a history of physical and hydrologic modifications. The most notable of which is the channelization of a portion of the Little Econlockhatchee River to create the E-4 canal. For the most part, the adjacent wetlands near the developed portions of the project area do not receive pre-treatment/pollution control.

A Contamination Screening Evaluation Report (CSER) was performed for this project. A review of the Public Records and Site Reconnaissance identified twenty-two (22) sites with a contamination risk potential of low, four sites were assigned a risk rating of medium, and four have been assigned a risk rating of high. The four sites, which contain a risk rating of high, are as follows: Former Corporate Express Delivery Systems (6933 Partridge Lane), Historic Texaco Service Station (2050 Forsyth Road), Tractor Trailer Parking Area (Proposed Pond A-4, south of Hanging Moss Road between SR 436 and Forsyth road), and an area of dumping activity (east of Glyn Street and south of Bates Road).

Evaluation of Alternative Alignments

There were several roadway improvement alternatives considered including the "No Build" alternative. However, the combination of not constructing the East-West Road and increases in the traffic volume would further congest the existing roadway network. Roads, such as University Boulevard and SR 50 would not be able to handle the traffic demand. Additionally, the level of service would decrease to unacceptable levels. Residential streets would become congested due to the volume of "cut-through" traffic. Significant delays would occur and the crash rates may continue to increase on other roadways as congestion increases.

For the purpose of this study, the East-West Road corridor was subdivided into five segments. The five segments are as follows: Segment 1, SR 436 to Forsyth; Segment 2, Forsyth Road to Goldenrod Road; Segment 3, Goldenrod Road to Harrell Road; Segment 4, Harrell Road to Econlockhatchee Trail; Segment 5, Econlockhatchee Trail to Dean Road.

For Segment 1, seven different alternatives were evaluated. The recommended alternative was named "Alternative 1B". This alternative begins at the Auvers Boulevard intersection with SR 436 and heads eastward for approximately 2,000 feet where it curves to the north and ties into the existing Hanging Moss Road alignment. From this point,

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approximately 2300 feet west of Forsyth Road utilizes the existing Hanging Moss Road alignment through its intersection with Forsyth Road.

For Segment 2, six different alternatives were evaluated. The recommended alternative was named "Alternative 2C". Alternative 2C begins at the Hanging Moss Road intersection with Forsyth Road and heads directly eastward until it intersects Goldenrod Road.

For Segment 3, six different alternatives were evaluated. The recommended alternative was named "Alternative 3D". This alternative begins at Goldenrod Road, just south of Mistletoe Court. The alignment heads eastward through the southernmost row of houses along Mistletoe Court and then ties into Alternative 3C, which runs eastward for several hundred feet and then curves back to the northeast south of Pinewood Village. The alignment then curves to the south past the Orange County Indigent Cemetery and intersects Harrell Road.

For Segment 4, eleven different alternatives were evaluated. The recommended alternative was named "Alternative 4J". This alternative begins at the Harrell Road intersection with Trevarthon Road and heads eastward along the existing Trevarthon Road alignment. As the alignment approaches SR 417, it curves towards the south and crosses SR 417 south of the Trevarthon Road with a new bridge. Then it continues on a southeast alignment and runs along the north bank of the E-4 canal. At a point just west of Econlockhatchee Trail, the alignment curves slightly to the northeast and intersects with Econlockhatchee Trail.

For Segment 5, four different alternatives were evaluated. The recommended alternative was named "Alternative 5D". This alternative begins at Econlockhatchee Trail approximately 700 feet south of the Trevarthon Road intersection, where Alternative 4J ends. It heads east and then northeastward from south of Econ River Estates towards the Arbor Ridge subdivision. As the alignment approaches the retention ponds for Arbor Ridge, it turns towards the east and over to Dean Road through the existing wooded area. The alignment intersects Dean Road north of the Little Econlockhatchee River.

Engineering Recommendations

The engineering consideration included evaluating various urban typical sections, with the recommended alignment, in order to meet the projected traffic demands.

The recommended urban typical section provides for a four-lane divided typical section that includes four, 11 or 12-foot through lanes, a 22-foot raised median with Type E curb and gutter, four-foot on-road bike lanes, Type F curb and gutter, and five-foot sidewalks, eight-foot sidewalks between Forsyth Road and Goldenrod Road.

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Project Costs

The right-of-way costs, which include support costs, administrative costs, and land costs were estimated for each individual parcel. The total right-of-way cost for the recommended alignment is approximately \$13,437,000.00.

The estimated Engineering Design cost for the recommended alignment is approximately \$3,900,000.00.

The estimated construction cost for the recommended alignment is approximately \$22,202,000.00.

Therefore, the total project cost is approximately \$39,439,000.00.

Conclusion

In accordance with the Orange County Comprehensive Plan, the adopted Year 2020 Long Range Transportation Plan, the East Orange County Transportation Needs Study and the East-West Road RCA, the East-West Road from SR 436 to Dean Road should be designed and constructed. This proposed roadway will provide for the transportation needs to the year 2020.

SCHEDULE "A"
EAST WEST ROAD
PARCEL 1072
 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 Document number: 20170178456, Public Records of Orange County, Florida, being more particularly described as follows:



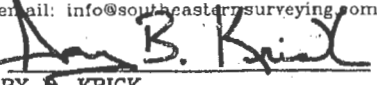
COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 184.22 feet along the North line of said Southwest 1/4 to the East Right of Way line of S.R. 436 (Semoran Boulevard) and the POINT OF BEGINNING;

thence continue along said North line, North 89°36'56" East, a distance of 1,020.32 feet; thence South 78°17'55" West, a distance of 38.49 feet; thence South 65°30'58" West, a distance of 103.95 feet; thence South 78°17'55" West, a distance of 236.15 feet to the point of curvature of a curve concave North having a radius of 2,631.00 feet, a central angle of 07°21'45" and a chord of 337.85 feet that bears South 81°58'48" West; thence Westerly along the arc of said curve, a distance of 338.08 feet; thence North 17°41'25" West, a distance of 24.97 feet; thence South 83°30'44" West, a distance of 277.06 feet; thence North 89°59'00" West, a distance of 71.89 feet to a point on the arc of a non-tangent curve concave to the East having a radius of 2,764.93 feet, a central angle of 03°06'42" and a chord of 150.14 feet that bears North 12°31'31" East; thence Northerly along the arc of said curve, a distance of 150.16 feet to the POINT OF BEGINNING.

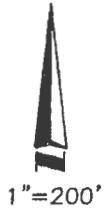
Containing 106,361 square feet, or 2.442 acres, more or less.

SURVEYORS NOTES:

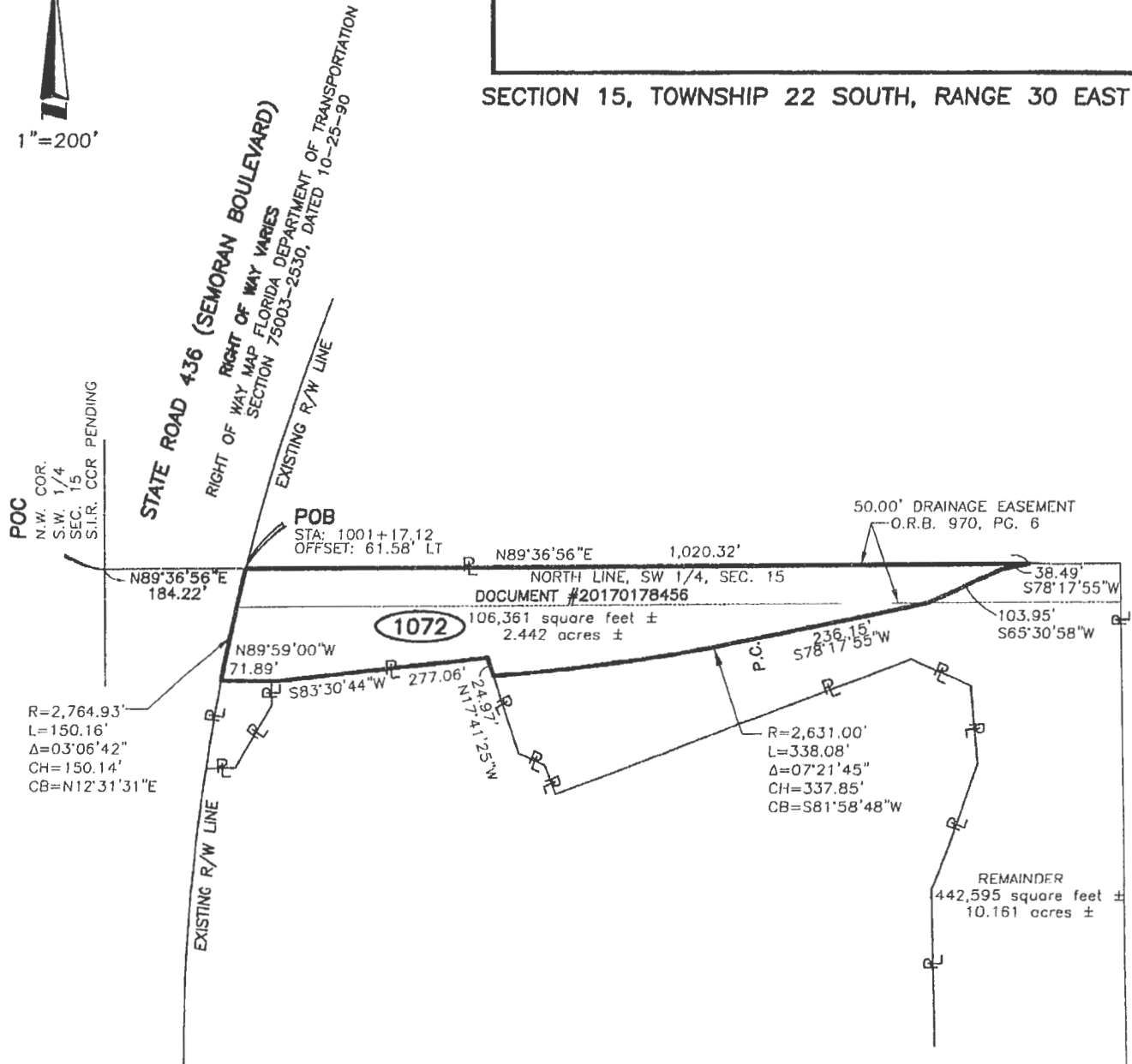
1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the 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: January, 2005 CBvG 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	CERT. NO. LB2108 45979071  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
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SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 1072



SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

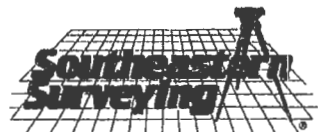


LEGEND

- | | |
|------------------------------|---------------------------|
| 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 |
| Δ=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 |
| (P)=PLAT | LT=LEFT |

Drawing No. 45979071
 Job No. 45979
 Date: January, 2005 CBvG
 Revised: May, 2005 DCS
 Revised: November, 2005 DCS
 Revised: February, 2006 DRR
 Revised: September, 2006 REJ
 Revised: October, 2009 AIR
 Revised: August, 2017 JRH
 Revised: March, 2019 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 SHEETS 4 THRU 6 OF 40 FOR PARCEL IDENTIFICATION ON RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



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.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 1072

FEE SIMPLE

Parcel 1072: the interest being acquired is fee simple.

SCHEDULE "A"

EAST WEST ROAD

PARCEL 8072

ESTATE: Perpetual Easement

PURPOSE: Retention & Drainage

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Document number 20170178456, Public Records of Orange County, Florida, being more particularly described as follows:


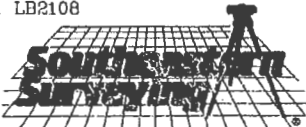
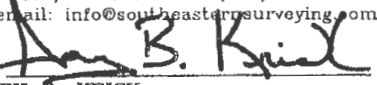
COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 184.22 feet along the North line of said Southwest 1/4 to the East Right of Way line of S.R. 436 (Semoran Boulevard); thence continue along said North line, North 89°36'56" East, 1,020.32 feet; thence South 78°17'55" West, 39.22 feet; thence South 65°25'38" West, 103.25 feet to the POINT OF BEGINNING;

thence North 89°36'56" East, 229.31 feet; thence South 78°17'55" West, 96.54 feet; thence South 89°50'34" West, 35.44 feet; thence South 79°27'49" West, 47.32 feet; thence North 64°57'09" West, 43.93 feet; thence South 83°30'51" West, 93.29 feet; thence North 11°42'05" West, 2.18 feet; thence North 78°17'55" East, 81.82 feet to the POINT OF BEGINNING.

Containing 3,930 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.
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Not valid without sheet 2.

	Date: May, 2005 DCS		CERT. NO. LB2108 45979134
	Job No.: 45979	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: 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	

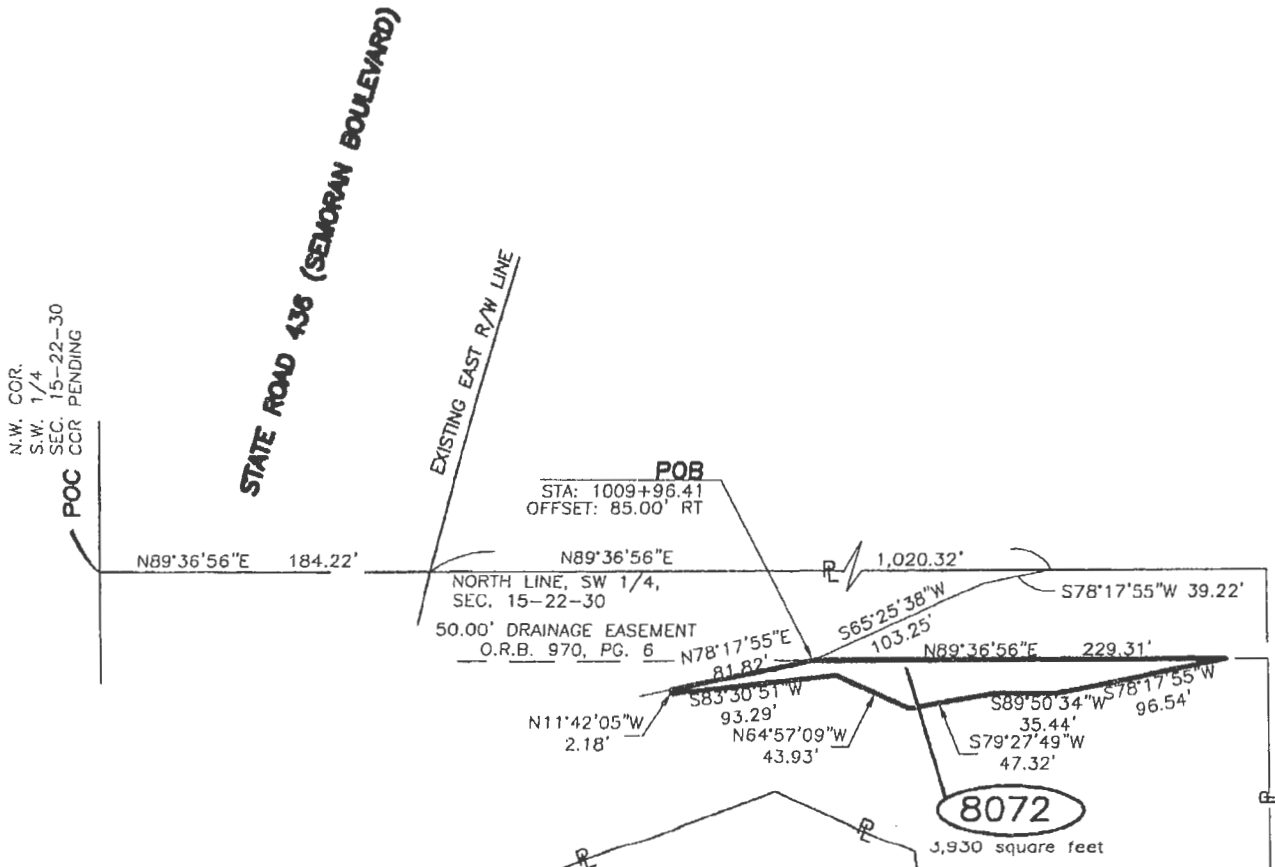
Revised: August, 2007 REJ
 Revised: August, 2017 JRH

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 8072



1"=100'

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



DOCUMENT
 #20170178456

LEGEND

CB=CHORD BEARING
 CCR=CERTIFIED CORNER
 RECORD CH=CHORD
 COR.=CORNER
 (D)=DEED
 Δ=CENTRAL ANGLE
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P.C.=POINT OF CURVATURE
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 POC=POINT OF COMMENCEMENT
 P.T.=POINT OF TANGENCY
 R=RADIUS
 R/W=RIGHT OF WAY
 SEC.=SECTION
 RT=RIGHT

Drawing No. 45979134
 Job No. 45979
 Date: May, 2005 DCS
 Revised: November, 2005 DCS
 Revised: February, 2006 DRR
 Revised: October, 2006 REJ
 Revised: August, 2007 REJ
 Revised: August, 2017 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 OF 36 FOR PARCEL IDENTIFICATION ON
 RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



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.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 8072

DRAINAGE EASEMENT

Parcel 8072 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, inspect, construct, repair, replace, operate, maintain, and service, an underground pipe/stormwater drainage ditch and appurtenant facilities ("Said Facilities") over, under, and upon the following lands as described in Schedule "A" ("Easement Area").

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

No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, their heirs, successors and assigns.

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

SCHEDULE "A"

EAST WEST ROAD

PARCEL 7072A

ESTATE: Temporary Easement

PURPOSE: Temporary Construction

DESCRIPTION:


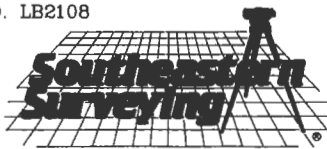

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Document number 20170178456, Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 184.22 feet along the North line of said Southwest 1/4 to the East Right of Way line of State Road 436 (Semoran Boulevard); thence continue along said North line, North 89°36'56" East, 1,020.32 feet; thence departing said North line South 78°17'55" West, 38.49 feet; thence South 65°30'58" West, 103.95 feet; thence South 78°17'55" West 81.82 feet to the POINT OF BEGINNING; thence South 11°42'05" East, 2.18 feet; thence North 83°30'51" East, 93.29 feet; thence South 64°57'09" East, 43.93 feet; thence North 79°27'49" East, 6.35 feet; thence South 21°19'32" West, 51.62 feet; thence North 66°24'39" West, 5.46 feet; thence North 72°26'43" West, 44.64 feet; thence North 66°45'19" West, 28.09 feet; thence North 82°11'59" West, 57.80 feet; thence South 84°00'13" West, 151.11 feet; thence South 86°20'23" West, 38.87 feet to a point on a non tangent curve, concave North, having a radius of 2,631.00 feet, a central angle of 01°04'11", a chord of 49.11 feet which bears North 78°50'01" East; thence Easterly along the arc of said curve, a distance of 49.12 feet to the point of tangency; thence North 78°17'55" East, 154.33 feet to the POINT OF BEGINNING.

Containing 7597 square feet, more or less.

SURVEYORS NOTES:

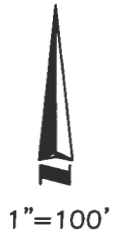
1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the 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.
4. Not valid without sheet 2.

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: May, 2005 DCS		CERT. NO. LB2108 45979114  SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  RYAN E. JOHNSON, PSM REGISTERED LAND SURVEYOR NO. 7130
	Job No.: 45979	Scale: 1"=100'	
	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			

A.A. 10/12/2022

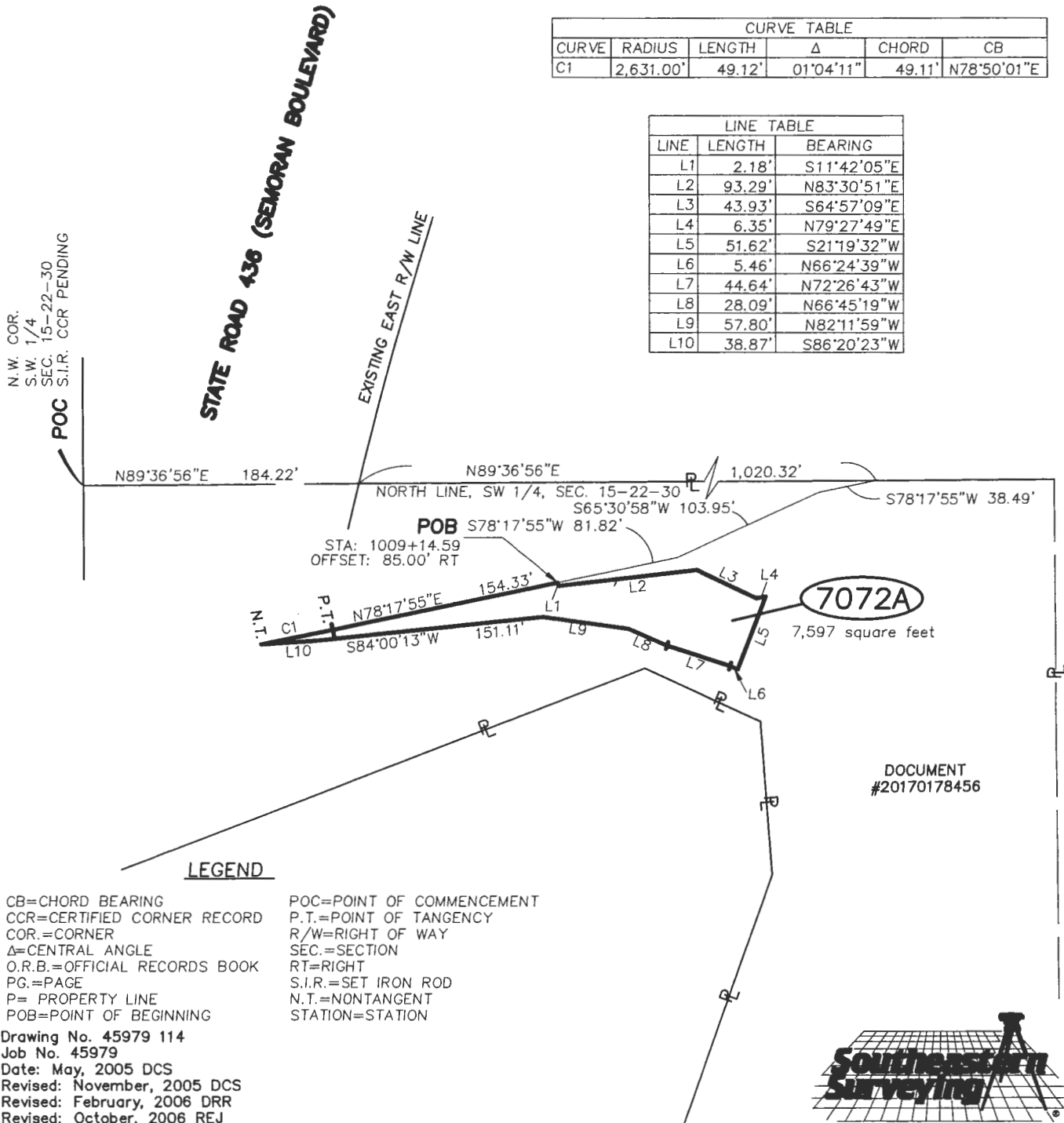
SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 7072A

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



CURVE TABLE					
CURVE	RADIUS	LENGTH	Δ	CHORD	CB
C1	2,631.00'	49.12'	01°04'11"	49.11'	N78°50'01"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.18'	S11°42'05"E
L2	93.29'	N83°30'51"E
L3	43.93'	S64°57'09"E
L4	6.35'	N79°27'49"E
L5	51.62'	S21°19'32"W
L6	5.46'	N66°24'39"W
L7	44.64'	N72°26'43"W
L8	28.09'	N66°45'19"W
L9	57.80'	N82°11'59"W
L10	38.87'	S86°20'23"W



LEGEND

- CB=CHORD BEARING
- CCR=CERTIFIED CORNER RECORD
- COR.=CORNER
- Δ=CENTRAL ANGLE
- O.R.B.=OFFICIAL RECORDS BOOK
- PG.=PAGE
- P= PROPERTY LINE
- POB=POINT OF BEGINNING
- POC=POINT OF COMMENCEMENT
- P.T.=POINT OF TANGENCY
- R/W=RIGHT OF WAY
- SEC.=SECTION
- RT=RIGHT
- S.I.R.=SET IRON ROD
- N.T.=NONTANGENT
- STATION=STATION

Drawing No. 45979 114
 Job No. 45979
 Date: May, 2005 DCS
 Revised: November, 2005 DCS
 Revised: February, 2006 DRR
 Revised: October, 2006 REJ
 Revised: August, 2007 REJ
 Revised: January, 2007 REJ
 Revised: October, 2009 AIR
 Revised: August, 2017 JRH
 Revised: September, 2022 SAM
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT SHEET 1
 NOTE: SEE SHEETS 5 THRU 6 OF 40 FOR PARCEL IDENTIFICATION ON RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.

DOCUMENT
 #20170178456



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.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 7072A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7072A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway and tying in and harmonizing the existing grade with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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

SCHEDULE "A"

EAST WEST ROAD

PARCEL 7072B

ESTATE: Temporary Easement
PURPOSE: Temporary Construction

DESCRIPTION:


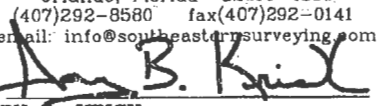

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Document number 20170178456, Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 15; thence North 89°36'56" East, a distance of 184.22 feet along the North line of said Southwest 1/4 to the East Right of Way line of State Road 436 (Semoran Boulevard); thence continue along said North line, North 89°36'56" East, 1,020.32 feet; thence South 78°17'55" West, 39.22 feet; thence South 65°25'38" West, 80.69 feet to the POINT OF BEGINNING; thence South 64°48'28" East, 22.00 feet; thence South 89°36'56" West, 41.07 feet; thence North 65°30'58" East, 23.26 feet to the POINT OF BEGINNING.

Containing 195 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.
4. Not valid without sheet 2.

DESCRIPTION	Date: May, 2005 DCS		CERT. NO. LB2108	45979194
	Job No.: 45979	Scale: 1"=100'	 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. 4246	
 Revised: October, 2009 AIR	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			

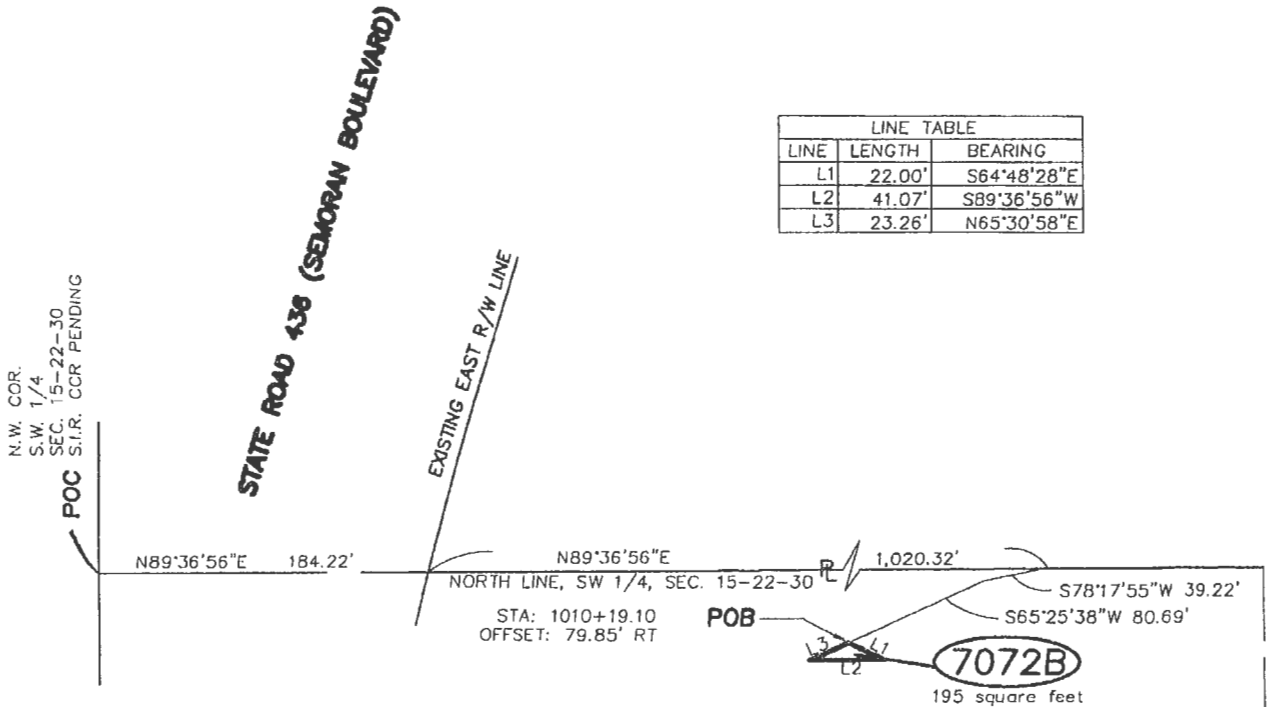
SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 7072B



1"=100'

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00'	S64°48'28"E
L2	41.07'	S89°36'56"W
L3	23.26'	N65°30'58"E



LEGEND

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- CCR=CERTIFIED CORNER RECORD
- COR.=CORNER
- Δ=CENTRAL ANGLE
- O.R.B.=OFFICIAL RECORDS BOOK
- P.C.=POINT OF CURVATURE
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- P.T.=POINT OF TANGENCY
- R=RADIUS
- R/W=RIGHT OF WAY
- SEC.=SECTION
- RT=RIGHT
- L1=LINE NUMBER
- S.I.R.=SET IRON ROD
- STA=STATION

Drawing No. 45979194
 Job No. 45979
 Date: May, 2005 DCS
 Revised: November, 2005 DCS
 Revised: February, 2006 DRR
 Revised: October, 2006 REJ
 Revised: January, 2007 REJ
 Revised: August, 2017 JRH
 Revised: March, 2019 JRH
 SHEET 2 OF 2
 See Sheet 1 for Description

NOTE: NOT VALID WITHOUT SHEET 1
 NOTE: SEE SHEET 6 OF 40 FOR PARCEL IDENTIFICATION ON
 RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



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.

DOCUMENT #20170178456

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 7072B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7072B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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