



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801

Legislation Text

File #: 26-0748, **Version:** 1

Interoffice Memorandum

DATE: June 9, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Michelle Bosco, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Resolution of the Orange County Board of County Commissioners regarding Eminent Domain proceedings including necessary parcels related to the Reams Road Project; superseding Resolutions approved on March 25, 2025, August 26, 2025, and April 7, 2026, related to Parcels 1017, 7017, and 9017 for Reams Road (Summerlake Park Boulevard to Taborfield Avenue), Parcels 1017/7017/9017. District 1. (Real Estate Management Division)

PROJECT:

Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Parcels 1017/7017/9017

PURPOSE: To supersede and replace all prior approved Resolutions.

ITEM:

Resolution
Parcels 1017/7017/9017

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division
County Attorney's Office

REMARKS: This action is to supersede and replace all prior Resolutions approved by the Board on March 25, 2025, August 26, 2025, and April 7, 2026.

BCC Mtg. Date: June 30, 2026

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

EMINENT DOMAIN PROCEEDINGS INCLUDING NECESSARY PARCELS RELATED TO THE REAMS ROAD PROJECT; SUPERSEDING RESOLUTIONS APPROVED ON MARCH 25, 2025, AUGUST 26, 2025, AND APRIL 7, 2026, RELATED TO PARCELS 1017, 7017, and 9017

WHEREAS, during Fiscal Years 2017/2018-2021/2022, the Orange County Board of County Commissioners (Board) approved the project known as Reams Road for the widening of the 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 fee simple 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.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS

OF ORANGE COUNTY:

Section 1. Finding. The acquisition of the required fee simple 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.

Section 2. Acquisition of Easements. For the purposes aforesaid, it is necessary, practical, and to the best interest of the public and Orange County and of the people of said County that the fee simple and 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".

Section 3. Commencement of Easement on Parcel 7017. The temporary construction easement designated as parcel number 7017 shall commence on the date that Orange County takes title to said temporary construction easement and terminate seven (7) years after that date, or upon the completion of the construction on the project adjacent to the lands described in the attached Schedule "A", whichever occurs first.

Section 4. Ratification of Property Descriptions; Authorization to Proceed. The property descriptions under parcel numbers 1017, 7017, and 9017 are ratified and confirmed and found necessary for this project to the extent of the estate or interest set forth as a part of the parcel descriptions, the above referenced descriptions being attached hereto as Schedule "A" and Schedule "B", and made a part by reference hereof, that Orange County, the Board of County Commissioners of said County, the Deputy Clerk of said Board of County Commissioners, the attorneys of said Board of County Commissioners and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the required fee simple 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.

Section 5. Superseding of Prior Resolutions. This Resolution supersedes and replaces all prior resolutions previously adopted by the Board relating to parcels 1017, 7017, and 9017 for the Reams Road project described herein. Such prior resolutions are of no further force and effect, and this Resolution shall control and take precedence with respect to parcels 1017, 7017, and 9017.

Section 6. Effective Date. This Resolution shall take effect on the date of its adoption.

ADOPTED THIS _____ DAY OF JUN 3rd 2026, 2026.

ORANGE COUNTY, FLORIDA

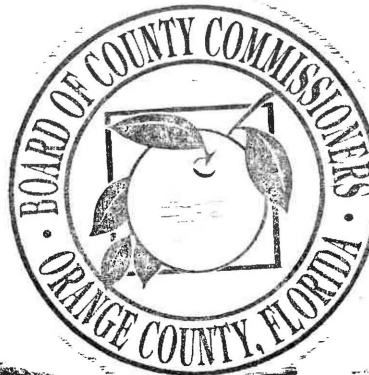
By: Board of County Commissioners

By: Brynn W. Brooks
for Jerry L. Demings
Orange County Mayor

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

By: [Signature]

Deputy Clerk



STAFF REPORT

January 8, 2024

Reams Road

From south of Summerlake Park Boulevard. to Taborfield Avenue

CIP 5139

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).

STAFF REPORT

January 8, 2024

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.

STAFF REPORT

January 8, 2024

Reams Road

South of Summerlake Park Blvd. and Taborfield Avenue

CIP 5139

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

STAFF REPORT

January 8, 2024

Reams Road

South of Summerlake Park Blvd. and Taborfield Avenue

CIP 5139

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

January 8, 2024

Reams Road

South of Summerlake Park Blvd. and Taborfield Avenue

CIP 5139

- 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
Construction cost	\$ 80,200,000
Total project cost	\$ 99,200,000

Conclusion

In accordance with the Reams Road Roadway Conceptual Analysis (RCA), the Reams Road project from 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. 1017

A portion of Section 1, Township 24 South, Range 27 East, and being a portion of that certain parcel of land as described in Official Records Book 7631, Page 3132, Public Records of Orange County, Florida and more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 1, Township 24 South, Range 27 East, Orange County, Florida; thence South 89°53'58" West, a distance of 2562.32 feet along the South line of the Northeast 1/4 of Section 1, Township 24 South, Range 27 East, Orange County, Florida; thence continue South 89°53'58" West, a distance of 90.00 feet; thence departing said line, North 00°07'01" East, a distance of 1071.70 feet to the POINT OF BEGINNING; thence continue North 00°07'01" East, a distance of 38.65 feet to the Southeasterly existing Right of Way line of Reams Road as described in Plat Book 3, Pages 85 thru 87, Public Records of Orange County, Florida; thence North 59°18'11" East, a distance of 630.81 feet along said existing Southeasterly Right of Way line; thence North 59°39'32" East, a distance of 194.23 feet; thence departing said Right of Way line South 49°10'00" East, a distance of 36.45 feet; thence South 59°28'32" West, a distance of 856.38 feet to the POINT OF BEGINNING.

Said Parcel containing 0.663 Acres (28873 square feet), more or less.

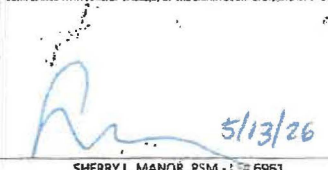
NOTES:

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 OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N89°55'33"E.

SYMBOLS AND ABBREVIATION LEGEND:

N = NORTH	DOC# = DOCUMENT NUMBER	P.O.T. = POINT ON TANGENT
S = SOUTH	ID. = IDENTIFICATION	PRM = PERMANENT REFERENCE MONUMENT
E = EAST	L = ARC LENGTH	PROP. = PROPOSED
W = WEST	L1 = LINE NUMBER	P.T. = POINT OF TANGENCY
CL = CENTERLINE	LB = LICENSED BUSINESS	R = RADIUS
C1 = CURVE NUMBER	LT. = LEFT	RT. = RIGHT
(C) = CALCULATED	O.R.B. = OFFICIAL RECORDS BOOK	R/W = RIGHT OF WAY
CB = CHORD BEARING	P.B. = PLAT BOOK	STA. = STATION
CCR = CERTIFIED CORNER RECORD	P.C. = POINT OF CURVATURE	T = TANGENT
CH = CHORD LENGTH	P.O.C. = POINT ON CURVE	TCE = TEMPORARY CONSTRUCTION EASEMENT
CM = CONCRETE MONUMENT	PG(S) = PAGE(S)	XXXX = PARCEL NUMBER
Δ = DELTA ANGLE	P.I. = POINT OF INTERSECTION	
(D) = DEEDED	PL = PROPERTY LINE	

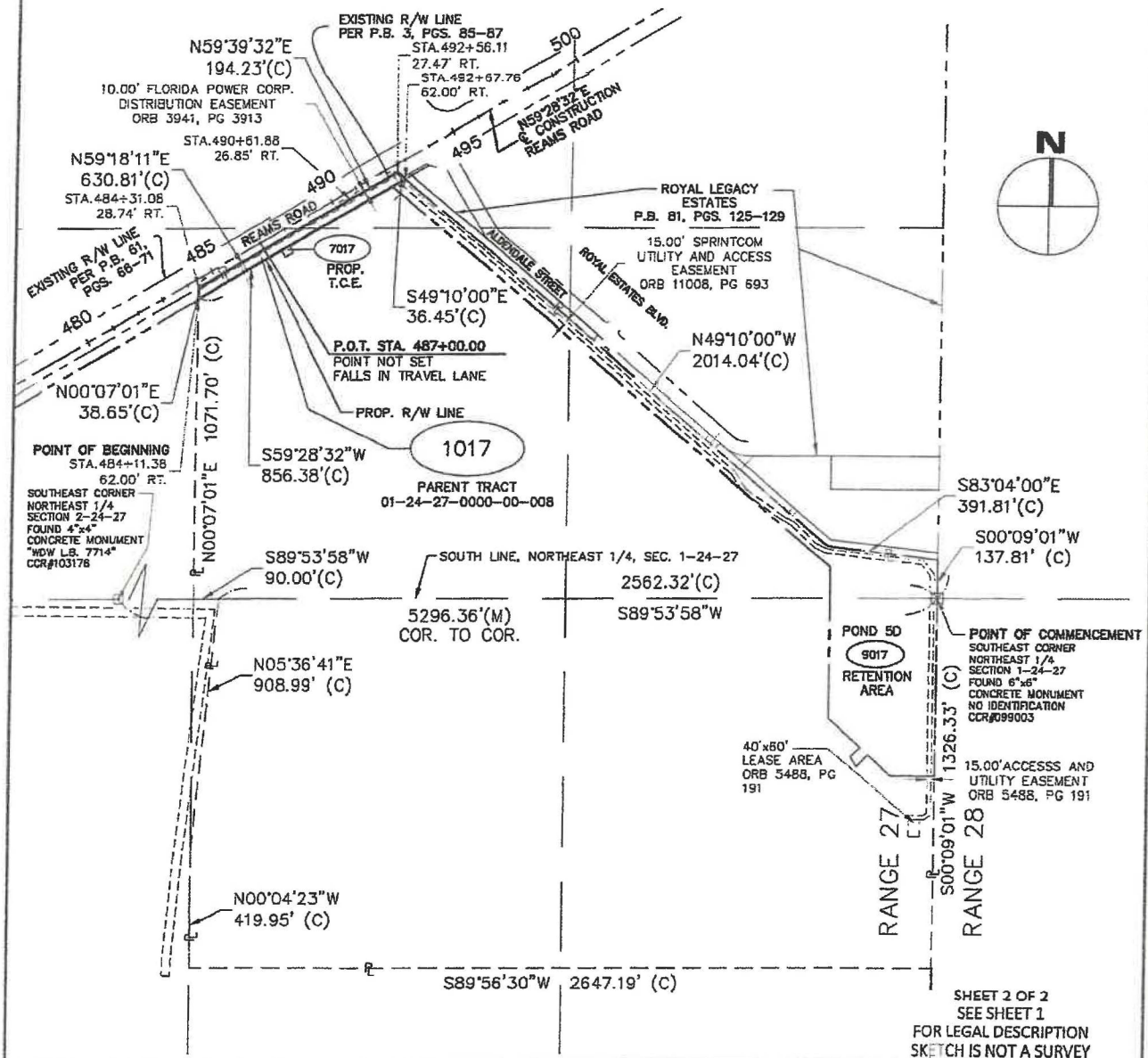
SHEET 1 OF 2
SEE SHEET 2
FOR SKETCH

CERTIFIED TO: 1. ORANGE COUNTY, FLORIDA 2. 3. 4.		SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS SKETCH AND 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 58-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO 10 CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.  5/13/26 SHERY L. MANOR, PSM - 6961		 ORANGE COUNTY PUBLIC WORKS RIGHT-OF-WAY ACQUISITION DIVISION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-6205 (407) 836-7929	
PROJECT NAME: REAMS ROAD PROJECT NO.: CIP 5139		 L & S Diversified Professional Surveyors and Mappers 489 STATE ROAD 436 SUITE 117 CASSELBERRY, FL 32707 PHONE 407.681.8836 FAX 407.681.8541 WWW.LSSURVEYOR.COM INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE L887829			
PROJECT No. 190244 DRAWN DATE 2022.07.22					
SURVEY BY N/A REVIEWED BY SM					
SURVEY DATE N/A APPROVED BY SM					
DRAWN BY CBVG CLIENT FILE No. N/A					
No.	DATE	BY	DESCRIPTION		
1	04/20/2022	CBVG	REV. PER OC COMMENTS		
2	12/01/2023	AAN	REV. PER OC COMMENTS		
3	11/27/2024	BDJ	REV. PER OC COMMENTS		
4	06/06/2026	SM	UPDATE PARENT PARCEL GEOMETRY		

MB 5/21/2026

SKETCH OF DESCRIPTION

REAMS ROAD
PARCEL NO. 1017



CERTIFIED TO:

1. ORANGE COUNTY, FLORIDA
- 2.
- 3.
- 4.

PROJECT NAME: REAMS ROAD
PROJECT NO.: CIP 5139

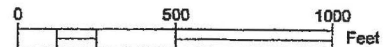
PROJECT No. 150244 DRAWN DATE 2022.07.22
SURVEY BY N/A REVIEWED BY SM
SURVEY DATE N/A APPROVED BY SM
DRAWN BY CBVG CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	04/20/2022	CBVG	REV. PER DC COMMENTS
2	12/01/2023	AAN	REV. PER DC COMMENTS
3	11/27/2024	DCS	REV. PER DC COMMENTS

4 06/06/2026 SM UPDATE PARENT PARCEL GEOMETRY



ORANGE COUNTY PUBLIC WORKS
RIGHT-OF-WAY ACQUISITION DIVISION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7929



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Professional Surveyors and
Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL 32707
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE : LB#7829

MB 5/21/2026

SCHEDULE "B"

5139 REAMS RD PARCEL 1017

FEE SIMPLE

Parcel 1017: the interest being acquired is fee simple.

SCHEDULE "A" LEGAL DESCRIPTION

REAMS ROAD
PARCEL NO. 7017

A portion of Section 1, Township 24 South, Range 27 East, and being a portion of that certain parcel of land as described in Official Records Book 7631, Page 3132, Public Records of Orange County, Florida and more particularly described as follows:

COMMENCE at the Northwesterly most corner of Royal Legacy Estates as recorded in Plat Book 81, Pages 125 through 129, Public Records of Orange County, Florida said point also being on the Southerly existing Right of Way line of Reams Road as recorded in said Plat Book 81; thence run South 49°10'00" East, a distance of 10.03 feet; thence run South 59°28'32" West, a distance of 481.73 feet, to the POINT OF BEGINNING; thence run South 30°31'28" East, a distance of 28.00 feet; thence run South 59°28'32" West, a distance of 32.01 feet; thence run North 30°31'28" West, a distance of 28.00 feet; thence run North 59°28'32" East, a distance of 32.01 feet, to the POINT OF BEGINNING.

Said Parcel containing 896 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 NORTH LINE OF THE NORTHEAST ¼ OF SECTION 34 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N89°55'33"E.

SYMBOLS AND ABBREVIATION LEGEND:

N	=	NORTH	L	=	ARC LENGTH	PROP.	=	PROPOSED
S	=	SOUTH	L1	=	LINE NUMBER	P.T.	=	POINT OF TANGENCY
E	=	EAST	LB	=	LICENSED BUSINESS	R	=	RADIUS
W	=	WEST	LT.	=	LEFT	RT.	=	RIGHT
C	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK	R/W	=	RIGHT OF WAY
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CCR	=	CERTIFIED CORNER RECORD	PG(S)	=	PAGE(S)		=	EASEMENT
CH	=	CHORD LENGTH	P.I.	=	POINT OF INTERSECTION	U.D.A.E.	=	UTILITY, DRAINAGE &
CM	=	CONCRETE MONUMENT	PL	=	PROPERTY LINE		=	ACCESS EASEMENT
Δ	=	DELTA ANGLE	P.O.T.	=	POINT ON TANGENT	(XXXX)	=	PARCEL NUMBER
(D)	=	DEEDED	PRM	=	PERMANENT REFERENCE			
DOC#	=	DOCUMENT NUMBER			MONUMENT			
ID.	=	IDENTIFICATION						

SHEET 1 OF 2
SEE SHEET 2
FOR SKETCH

CERTIFIED TO:

1. ORANGE COUNTY, FLORIDA
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- 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	CBvG	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

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 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

Sherry L. Manor 4/25/2023
SHERRY L. MANOR, PSM - LSH 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
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7929



L & S
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Professional Surveyors and Mappers

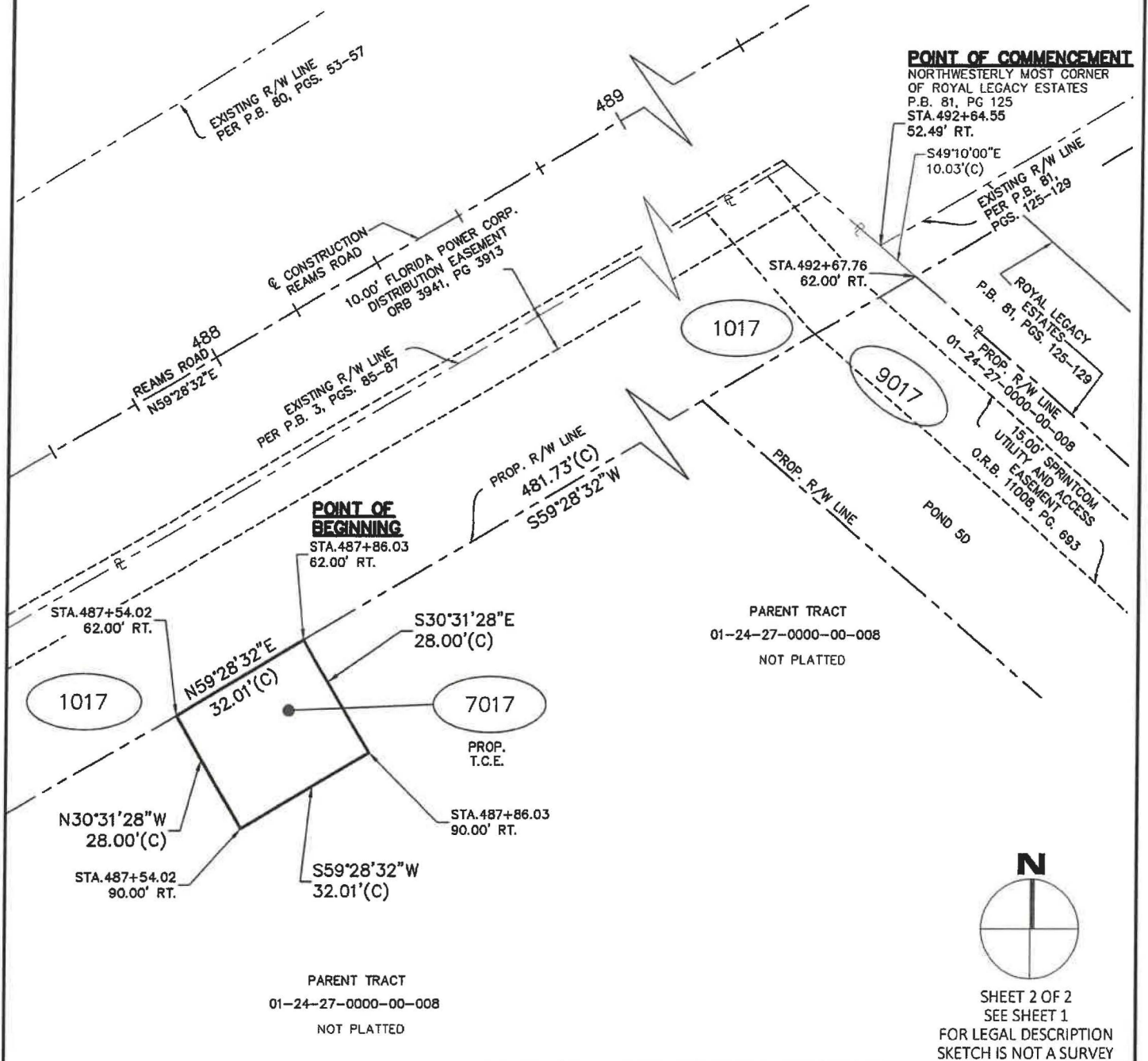
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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

TP 4/21/2023

SKETCH OF DESCRIPTION

REAMS ROAD
PARCEL NO. 7017



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	CBvG	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



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

0 30 60
Feet



**L & S
Diversified**

Professional Surveyors and Mappers

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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

TP 4/21/2023

SCHEDULE "B"

5139 REAMS RD PARCEL 7017

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7017 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.

SCHEDULE "A" LEGAL DESCRIPTION

REAMS ROAD
PARCEL NO. 9017

A portion of Section 1, Township 24 South, Range 27 East, and being a portion of that certain parcel of land as described in Official Records Book 7631, Page 3132, Public Records of Orange County, Florida and more particularly described as follows:

BEGIN at the Southeast corner of the Northeast 1/4 of Section 1, Township 24 South, Range 27 East, Orange County, Florida; thence run South 00°09'01" West, a distance of 636.67 feet along the East line of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 24 South, Range 27 East, Orange County, Florida; thence departing said line run North 89°50'59" West, a distance of 156.37 feet; thence run North 46°43'17" West, a distance of 110.17 feet; thence run South 43°16'43" West, a distance of 58.20 feet; thence run North 31°33'38" West, a distance of 40.40 feet; thence run North 43°16'43" East, a distance of 47.64 feet; thence run North 46°43'17" West, a distance of 153.61 feet; thence run North 00°09'01" East, a distance of 537.76 feet; thence run North 49°10'00" West, a distance of 2089.34 feet; thence run North 59°28'32" East, a distance of 52.77 feet; thence run South 49°10'00" East, a distance of 2014.04 feet; thence run South 83°04'00" East, a distance of 391.81 feet to the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 1; thence run South 00°09'01" West, a distance of 137.81 feet to the POINT OF BEGINNING.

Said Parcel containing 8.791 Acres, 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 OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N89°55'33"E.

SYMBOLS AND ABBREVIATION LEGEND:

N = NORTH	DOC# = DOCUMENT NUMBER	P.O.T. = POINT ON TANGENT
S = SOUTH	ID. = IDENTIFICATION	PRM = PERMANENT REFERENCE MONUMENT
E = EAST	L = ARC LENGTH	PROP. = PROPOSED
W = WEST	L1 = LINE NUMBER	P.T. = POINT OF TANGENCY
CL = CENTERLINE	LB = LICENSED BUSINESS	R = RADIUS
C1 = CURVE NUMBER	LT. = LEFT	RT. = RIGHT
(C) = CALCULATED	O.R.B. = OFFICIAL RECORDS BOOK	R/W = RIGHT OF WAY
CB = CHORD BEARING	P.B. = PLAT BOOK	STA. = STATION
CCR = CERTIFIED CORNER RECORD	P.C. = POINT OF CURVATURE	T = TANGENT
CH = CHORD LENGTH	P.O.C. = POINT ON CURVE	TCE = TEMPORARY CONSTRUCTION
CM = CONCRETE MONUMENT	PG(S) = PAGE(S)	EASEMENT
Δ = DELTA ANGLE	P.I. = POINT OF INTERSECTION	(XXXX) = PARCEL NUMBER
(D) = DEEDED	PL = PROPERTY LINE	

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	CBVG	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	04/20/2022	CBVG	REV. PER OC COMMENTS
2	02/28/2023	BES	REV. PER L&S QA / QC
3	12/05/2023	AAN	UPDATED NOTES & TITLEBLOCK
4	2/24/2026	BES	EDIT PARCEL AREA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND 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 177 AND 472 OF THE FLORIDA STATUTES. THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.

 3/11/26
SHERRY L. MANOR, PSM - LS# 6961



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



L & S
Diversified

Professional Surveyors and Mappers

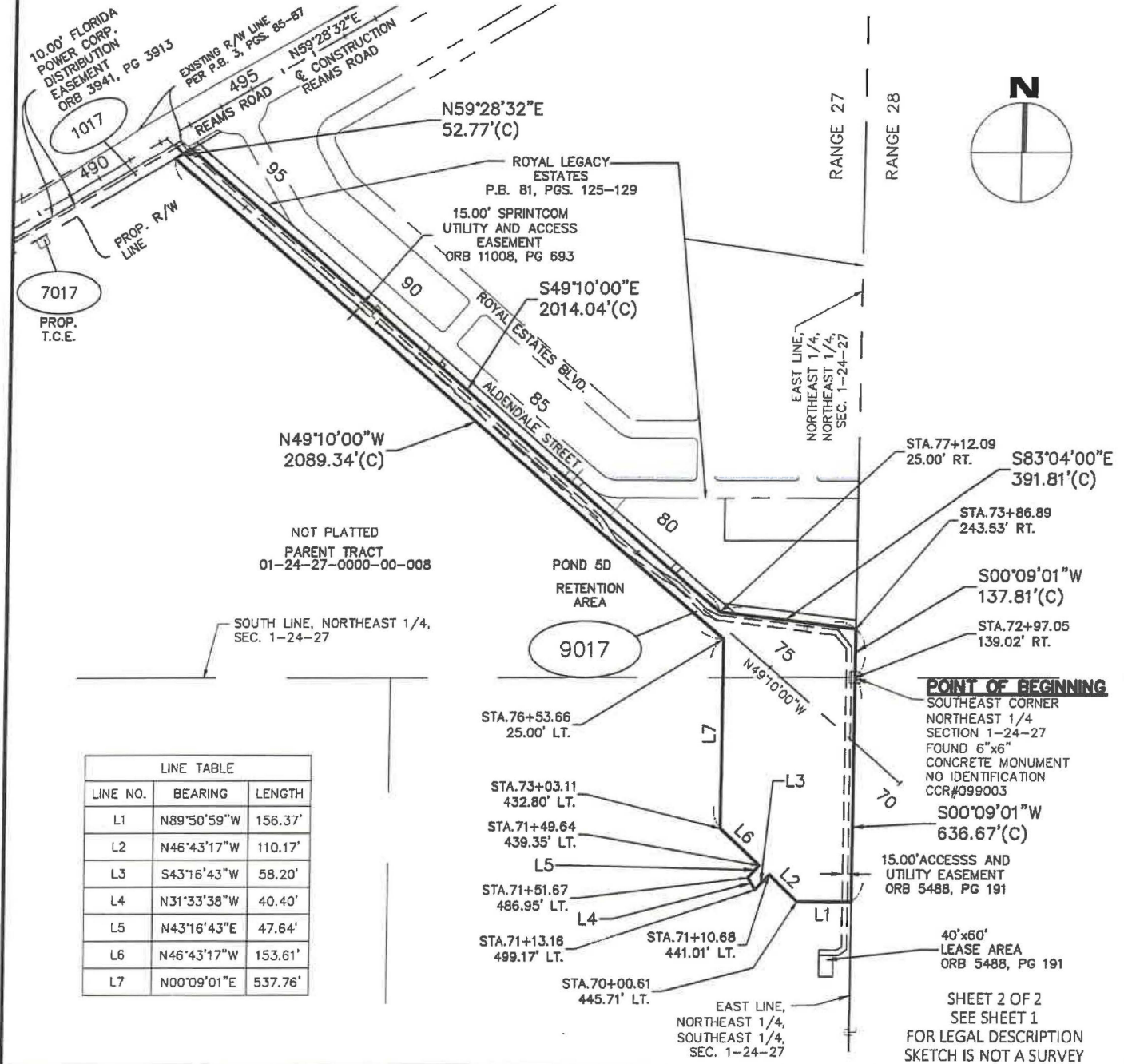
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

3/12/24 SM

SKETCH OF DESCRIPTION

REAMS ROAD
PARCEL NO. 9017



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N89°50'59\"W	156.37'
L2	N46°43'17\"W	110.17'
L3	S43°16'43\"W	58.20'
L4	N31°33'38\"W	40.40'
L5	N43°16'43\"E	47.64'
L6	N46°43'17\"W	153.61'
L7	N00°09'01\"E	537.76'

CERTIFIED TO:

- ORANGE COUNTY, FLORIDA
-
-
-

PROJECT NAME: REAMS ROAD
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3/12/24 *[Signature]*

SCHEDULE "B"

5139 REAMS RD PARCEL 9017

FEE SIMPLE

Parcel 9017: the interest being acquired is fee simple.