



# Orange County Government

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

## Legislation Text

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**File #:** 25-1446, **Version:** 1

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### Interoffice Memorandum

**DATE:** October 28, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** Luciana Mino, Assistant Manager

**FROM:** Tara Petersen, Program Manager

**CONTACT:** Faye Lee, Administrative Assistant

**PHONE:** 407-836-7097

**DIVISION:** Real Estate Management Division

**ACTION REQUESTED:**

Approval of Memorandum of Understanding between Orange County Parks and Recreation Division and Orange County Public Works Department for Real Estate Transfer related to Community Park Land, approval and execution of two Notice of Reservation, and authorization to transfer funds, and disburse funds to pay recording fees and record instrument for Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive) - Parcels, 1033A, 1033B, 9033 and 7033A, 7033B. District 1. **(Real Estate Management Division)**

**PROJECT:**

Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive) - Parcels, 1033A, 1033B, 9033, and 7033A, 7033B

**PURPOSE:** To widen and make other improvements to Ficquette Road.

**ITEM:**

Memorandum of Understanding

Revenue: None

Notice of Reservation (Fee Simple)

Size: 1.938 acres

Notice of Reservation (TCE)

Size: 0.276 acres

**BUDGET:**

1023-072-5140-6110 - \$724,910

0001-043-0201-3148 - \$105

**REVENUE:** 1050-062-1800-6450 - \$724,910

**FUNDS:**

\$724,910 - wire transfer to Orange County Parks and Recreation Division (for compensation)

\$105 - payable to Orange County Comptroller (for recording fees)

**APPROVALS:**

Real Estate Management Division

County Attorney's Office

Public Works Department

Parks and Recreation Division

**REMARKS:** The Public Works Department is requesting this Memorandum of Understanding for certain real property, identified as Parcel ID 23-23-27-0000-00-006 - Parcels 1033A, 1033B, 9033, and 7033A, 7033B (Property).

Orange County Parks and Recreation Division currently has controlling interest in the Property, which is needed for the improvement of Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive).

This action transfers the controlling interest of this Property from OCPR to OCPW.

APPROVED

BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

NOV 18 2025

**MEMORANDUM OF UNDERSTANDING  
BETWEEN**

**ORANGE COUNTY PARKS AND RECREATION DIVISION  
AND ORANGE COUNTY PUBLIC WORKS DEPARTMENT**

**FOR REAL ESTATE TRANSFER RELATED TO COMMUNITY PARK LAND**

**THIS MEMORANDUM OF UNDERSTANDING** (the “MOU”) is made and entered into as of the date of last execution below, by and between **ORANGE COUNTY PARKS AND RECREATION DIVISION** (“OCPR”) and **ORANGE COUNTY PUBLIC WORKS DEPARTMENT** (“OCPW”).

**RECITALS**

**A.** Orange County, Florida, a charter county and political subdivision of the State of Florida (the “County”) owns that certain parcel of real property bearing Orange County Property Appraiser’s Parcel Identification Number 23-23-27-0000-00-006 (the “Property”), more particularly described in Exhibit A attached hereto and by this reference made a part of this MOU;

**B.** As of the date hereof, OCPR is the controlling agency for the County’s interest in the Property;

**C.** OCPW is currently undertaking a project known as Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive) (the “Project”) to widen and make other improvements to Ficquette Road;

**D.** In connection with the Project, OCPW needs to acquire portions of the Property, more particularly described on Exhibit B (the “Parcels”) attached hereto and by this reference made a part of this MOU, for road right-of-way;

**E.** Upon request from OCPW, and upon the terms and conditions set forth herein, OCPR has agreed to transfer the controlling rights of County’s interest in the Property to OCPW, for Parcels 1033A, 1033B, and 9033;

- a) Parcel 9033 is currently utilized as a retention pond and shall continue in that function, with planned expansion. The retention pond will serve the drainage needs of both OCPW and OCPR and shall be considered a joint-use facility.
  - i. OCPW shall serve as the primary agency responsible for the maintenance of the retention pond, including mowing. Upon

completion of construction, OCPW shall maintain the pond, including mowing, on a four-week schedule, as mutually agreed upon by both agencies.

- ii. In the event OCPW fails to adhere to the agreed four-week maintenance schedule, and upon written notice from OCPR specifying the deficiency, OCPR shall assume maintenance responsibilities for the retention pond.

**F.** Upon request from OCPW, and upon the terms and conditions set forth herein, OCPR has agreed to convey temporary rights in the form of a temporary construction easement ("TCE") to OCPW for Parcels 7033A and 7033B.

- a) The TCE's shall take effect on the date of recording and shall expire upon the completion of the construction on the project adjacent to the easement area or after seven (7) years, whichever occurs first.
- b) Parcel 7033A and Parcel 7033B are being acquired as temporary, non-exclusive easements with full authority to enter upon the lands described in **Exhibit B**, for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway, tying in and harmonizing the existing grade with the adjacent roadway and to plug and grout existing storm drain.
  - i. At all times during construction, all Property entrances shall remain open, unobstructed, and the Park shall continue operation throughout the duration of construction.
  - ii. After the construction on the Parcel is completed, OCPW shall restore the Parcel to a same or similar condition as the one existing before being disturbed by OCPW.
    1. Upon removal of the existing sidewalk, the roadway contractor shall sod all disturbed areas. Near the driveway entrance, the contractor shall maintain or restore any affected site improvements including the park signage, pavement markings, street signs, gate, landscaping, utility connections, and irrigation systems.

**G.** Any and all staging of equipment and materials shall be located north of the park along Reams Road and within the right-of-way more particularly described on **Exhibit C** attached hereto.

**H.** As compensation for its interest in the Property, more particularly described as Parcels 1033A, 1033B, and 9033, based on appraised value, OCPR has agreed to accept, and OCPW has agreed to pay Seven Hundred Twenty-Four Thousand Nine Hundred and Ten Dollars 00/100 (\$724,910) into the designated OCPR Sale of Easements Account Number 1050-062-1800-6450

- i. OCPW is acquiring Parcels 7033A and 7033B as temporary, non-exclusive easements with full authority to enter upon the lands as described in the above referenced **Exhibit B** for the purposes of constructing, tying in, and

harmonizing the driveway and existing grade with the adjacent roadway, and to plug and grout the existing storm drain. No monetary compensation shall be exchanged between the parties for the temporary construction easements being transferred.

**I.** OCPW and OCPR (the “**Parties**”) agree that the above-described real estate transaction transferring the controlling rights for County’s interest in the Parcels is necessary and appropriate to provide for access, construction, operation, and maintenance of the Project by OCPW and is in the best interest of the County and of the public.

**NOW, THEREFORE**, in consideration of the foregoing recitals, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.
2. **Transfer of Controlling Agency.** OCPW shall have up to thirty (30) days from the Effective Date to deposit the total sum of Seven Hundred Twenty-Four Thousand Nine Hundred and Ten Dollars 00/100 (\$724,910) (the “**Transfer Funds**”) into Accounting Line Number 1050-062-1800-6450 (the “**Closing**”). Once OCPW has deposited such Transfer Funds into such accounting lines, then the controlling agency for County’s interest in the Property shall transfer from OCPR to OCPW.
3. **Notice of Reservation.** The Parties acknowledge that a Notice of Reservation shall be executed by the Orange County Board of County Commissioners (the “**Board**”) and recorded by Orange County Real Estate Management in the Public Records of Orange County, Florida, (the “**Public Records**”) to reflect and provide public notice of the transfer of control of the Property from OCPR to OCPW as described herein.

Project Name: Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed and delivered to Orange County Real Estate Management on the day and year last executed below.

Carol C. Gull 9-25-25  
Signature Date

Joseph Kunkel, Director  
Print Name, Title  
Orange County Public Works Department

9325  
Signature Date

Kyle Kent, Intm Mgr.  
Print Name, Title  
Orange County Parks and Recreation Division

**Project Name:** Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive

**EXHIBIT A**  
**Legal Description of the Property**

**That part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 23 South, Range 27 East, lying South of Ficquette Road, and the East half of the Southeast Quarter of the Southeast Quarter, Section 22, Township 23 South, Range 27 East, lying South of Ficquette Road, Orange County, Florida.**

**Parcel Identification Number: 23-23-27-0000-00-006**

**Project Name:** Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive

**Exhibit B**  
**Parcels**

**Parcel 1033A – Fee Simple**

**Parcel 1033B – Fee Simple**

**Parcel 7033A – Temporary Construction Easement**

**Parcel 7033B – Temporary Construction Easement**

**Parcel 9033 – Fee Simple**

*(see attached Sketch of Descriptions prepared by  
Dewberry signed/stamped September 27, 2023 – 10 pages)*

Project Name: Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive

**Exhibit C**  
**GIS Map – Staging Area**



N



**Ficquette Road Parcels  
1033AB, 7033AB, and 9033**

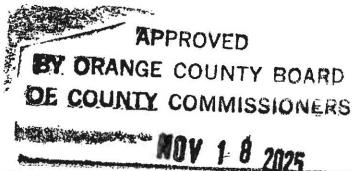


PA Property Lines Subject parcel Staging Area for Equipment/Materials

0 115 230 460 690 920  
Feet

6/4/2025

Note: This is not a survey.  
This map is for illustrative purposes only.



**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

Tara Petersen, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
a portion of 23-23-27-0000-00-006

**Project:** Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive)

**NOTICE OF RESERVATION**

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves fee simple interests on the following property for a road right of way project and a retention pond:

**See Attached Schedule "A"**

THIS RESERVATION is being recorded to transfer the controlling interest in the lands described on the attached Schedule "A" from the Orange County Parks and Recreation to the Orange County Public Works Department.

Dated at Orlando, Florida this 18 November 2025.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA  
By Board of County Commissioners

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

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

BY: Jennifer Laram-Klimetz  
Deputy Clerk

Jennifer Laram-Klimetz  
Printed Name



# LEGAL DESCRIPTION

## SCHEDULE "A"

PARCEL NUMBER: 1033A

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10738, PAGE 9076, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6 INCH BY 6 INCH CONCRETE MONUMENT IN A WELL BOX WITH NO IDENTIFICATION MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN SOUTH 89°49'28" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 2644.50 FEET TO THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 89°33'55" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 462.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°33'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 27.92 FEET TO ITS INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD AS DESCRIBED IN DEED BOOK 1015, PAGE 149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 925.37 FEET, A CHORD DISTANCE OF 153.33 FEET AND A CHORD BEARING OF NORTH 58°13'52" EAST; THENCE DEPARTING THE SOUTH LINE OF SAID SOUTHEAST QUARTER, RUN ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE FROM A TANGENT BEARING OF NORTH 53°28'43" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°30'17", A DISTANCE OF 153.51 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 62°59'01" EAST, A DISTANCE OF 206.59 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2231.83 FEET, A CHORD DISTANCE OF 335.37 FEET AND A CHORD BEARING OF SOUTH 58°40'29" WEST; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, FROM A TANGENT BEARING OF SOUTH 62°59'01" WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'04", A DISTANCE OF 335.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 2630 SQUARE FEET, MORE OR LESS

## NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2021-3130361, EFFECTIVE DATE OF APRIL 30, 2014.
2. BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING SOUTH 89°49'28" WEST.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



09/27/2023

SHEILA A. WARE, P.S.M.  
LICENSE NUMBER 5529

DATE

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 2 FOR LEGEND  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

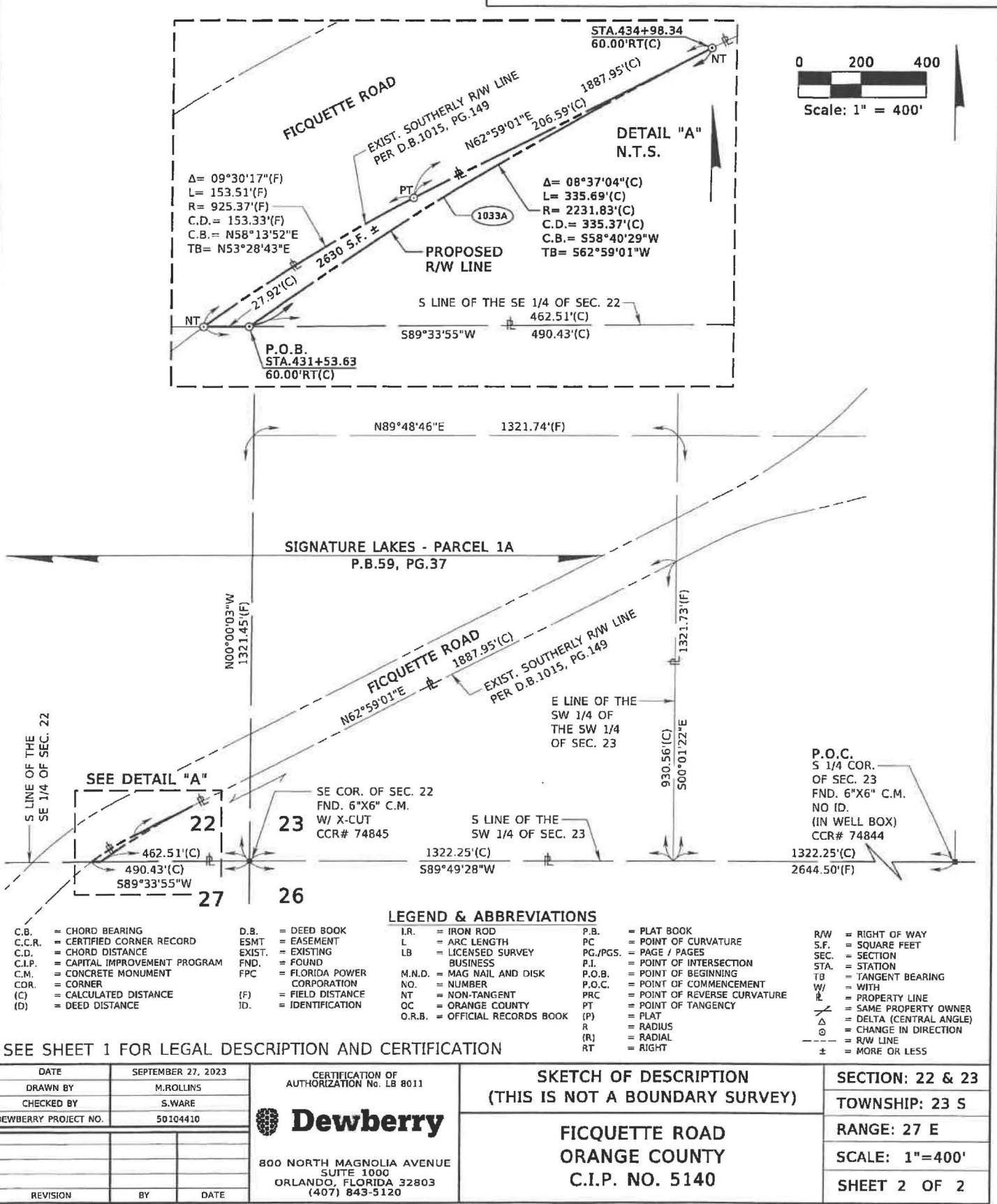
DATE	SEPTEMBER 27, 2023		CERTIFICATION OF AUTHORIZATION No. LB 8011 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 22 & 23
DRAWN BY	M.ROLLINS		FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140	TOWNSHIP: 23 S	
CHECKED BY	S.WARE		RANGE: 27 E		
DEWBERRY PROJECT NO.	50104410			SCALE: N/A	
REVISION	BY	DATE			SHEET 1 OF 2

10/4/2023 T.P.

## SKETCH OF DESCRIPTION

## **SCHEDULE "A"**

PARCEL NUMBER: 1033A



SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

DATE	SEPTEMBER 27, 2023	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50104410	
REVISION	BY	DATE

**CERTIFICATION OF  
AUTHORIZATION No. LB 8011**

 **Dewberry**

800 NORTH MAGNOLIA AVENUE  
SUITE 1000  
ORLANDO, FLORIDA 32803  
(407) 843-5120

**SKETCH OF DESCRIPTION  
(THIS IS NOT A BOUNDARY SURVEY)**

FICQUETTE ROAD  
ORANGE COUNTY  
C.I.P. NO. 5140

## SECTION: 22 & 23

TOWNSHIP: 23 S

RANGE: 27 E

SCALE: 1"=400'

SHEET 2 OF 2

10/14/2023 T.P.

# LEGAL DESCRIPTION

## SCHEDULE "A"

PARCEL NUMBER: 1033B

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10738, PAGE 9076, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6 INCH BY 6 INCH CONCRETE MONUMENT IN A WELL BOX WITH NO IDENTIFICATION MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN SOUTH 89°49'28" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1322.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'22" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 930.56 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD AS DESCRIBED IN DEED BOOK 1015, PAGE 149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 62°59'01" WEST, A DISTANCE OF 991.42 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 27°00'59" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 62°59'01" WEST, A DISTANCE OF 43.04 FEET; THENCE NORTH 27°00'59" WEST, A DISTANCE OF 6.00 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD; THENCE NORTH 62°59'01" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 43.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 258 SQUARE FEET, MORE OR LESS

## NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2021-3130361, EFFECTIVE DATE OF APRIL 30, 2014.
2. BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING SOUTH 89°49'28" WEST.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



09/27/2023

SHEILA A. WARE, P.S.M.  
LICENSE NUMBER 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	SEPTEMBER 27, 2023		CERTIFICATION OF AUTHORIZATION No. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 22 & 23		
DRAWN BY	M.ROLLINS				TOWNSHIP: 23 S		
CHECKED BY	S.WARE				RANGE: 27 E		
DEWBERRY PROJECT NO.	50104410				SCALE: N/A		
REVISION	BY	DATE	800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140	SHEET 1 OF 2		

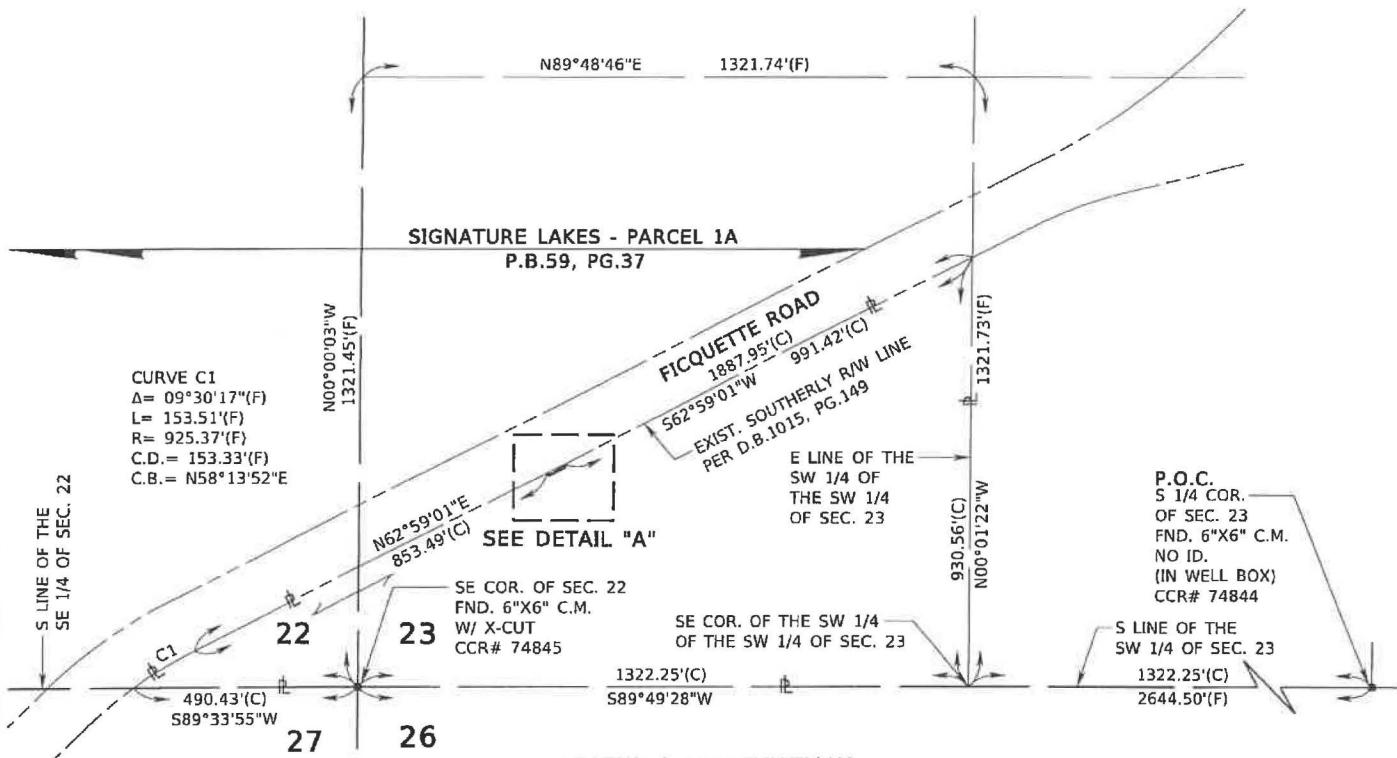
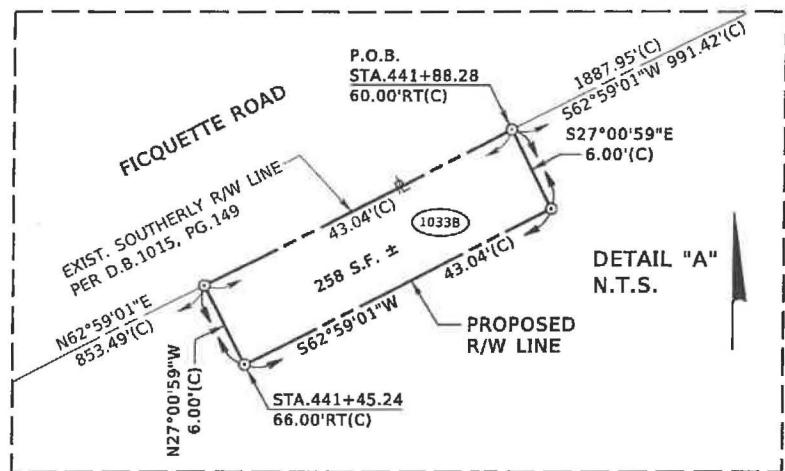
10/4/2023 T.P.

# SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1033B

0 200 400  
Scale: 1" = 400'



## LEGEND & ABBREVIATIONS

C.B. = CHORD BEARING	D.B. = DEED BOOK	I.R. = IRON ROD	P.B. = PLAT BOOK	R/W = RIGHT OF WAY
C.C.R. = CERTIFIED CORNER RECORD	E.S.MT. = EASEMENT	L = ARC LENGTH	P.C. = POINT OF CURVATURE	S.F. = SQUARE FEET
C.D. = CHORD DISTANCE	EXIST. = EXISTING	LB = LICENSED SURVEY	P.G./P.G.S. = PAGE / PAGES	SEC. = SECTION
C.I.P. = CAPITAL IMPROVEMENT PROGRAM	F.N.D. = FOUND	BUSINESS	P.I. = POINT OF INTERSECTION	STA. = STATION
C.M. = CONCRETE MONUMENT	F.P.C. = FLORIDA POWER	M.N.D. = MAG NAIL AND DISK	P.O.B. = POINT OF BEGINNING	T.B. = TANGENT BEARING
COR. = CORNER	CORPORATION	N.O. = NUMBER	P.O.C. = POINT OF COMMENCEMENT	W/ = WITH
(C) = CALCULATED DISTANCE	F.D. = FIELD DISTANCE	N.T. = NON-TANGENT	P.R.C. = POINT OF REVERSE CURVATURE	PL. = PROPERTY LINE
(D) = DEED DISTANCE	(F) = FIELD DISTANCE	O.C. = ORANGE COUNTY	P.T. = POINT OF TANGENCY	△ = SAME PROPERTY OWNER
	ID. = IDENTIFICATION	O.R.B. = OFFICIAL RECORDS BOOK	P.LAT. = PLAT	Δ = DELTA (CENTRAL ANGLE)
			R = RADIUS	○ = CHANGE IN DIRECTION
			(R) = RADIAL	— = R/W LINE
			RT = RIGHT	± = MORE OR LESS

SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

DATE	SEPTEMBER 27, 2023		CERTIFICATION OF AUTHORIZATION NO. LB 8011 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 22 & 23	
DRAWN BY	M.ROLLINS			TOWNSHIP: 23 S		
CHECKED BY	S.WARE			RANGE: 27 E		
DEWBERRY PROJECT NO.	50104410			SCALE: 1"=400'		
REVISION	BY	DATE			SHEET 2 OF 2	

10/4/2023 T.P.

# LEGAL DESCRIPTION

## SCHEDULE "A"

PARCEL NUMBER: 9033

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10738, PAGE 9076, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6 INCH BY 6 INCH CONCRETE MONUMENT IN A WELL BOX WITH NO IDENTIFICATION MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN SOUTH 89°49'28" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 2514.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°49'28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 129.57 FEET TO THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RUN SOUTH 89°33'55" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 462.51 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2231.83 FEET, A CHORD DISTANCE OF 335.37 FEET AND A CHORD BEARING OF NORTH 58°40'29" EAST; THENCE DEPARTING THE SOUTH LINE OF SAID SOUTHEAST QUARTER FROM A TANGENT BEARING OF NORTH 54°21'57" EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'04", A DISTANCE OF 335.69 FEET TO THE POINT OF TANGENCY THEREOF; SAID POINT BEING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD AS DESCRIBED IN DEED BOOK 1015, PAGE 149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 62°59'01" EAST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 201.15 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 25°46'03" EAST, A DISTANCE OF 290.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.872 ACRES, MORE OR LESS

## NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2021-3130361, EFFECTIVE DATE OF APRIL 30, 2014.
2. BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING SOUTH 89°49'28" WEST.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



09/27/2023

SHEILA A. WARE, P.S.M.  
LICENSE NUMBER 5529

DATE

NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SEE SHEET 2 FOR LEGEND  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

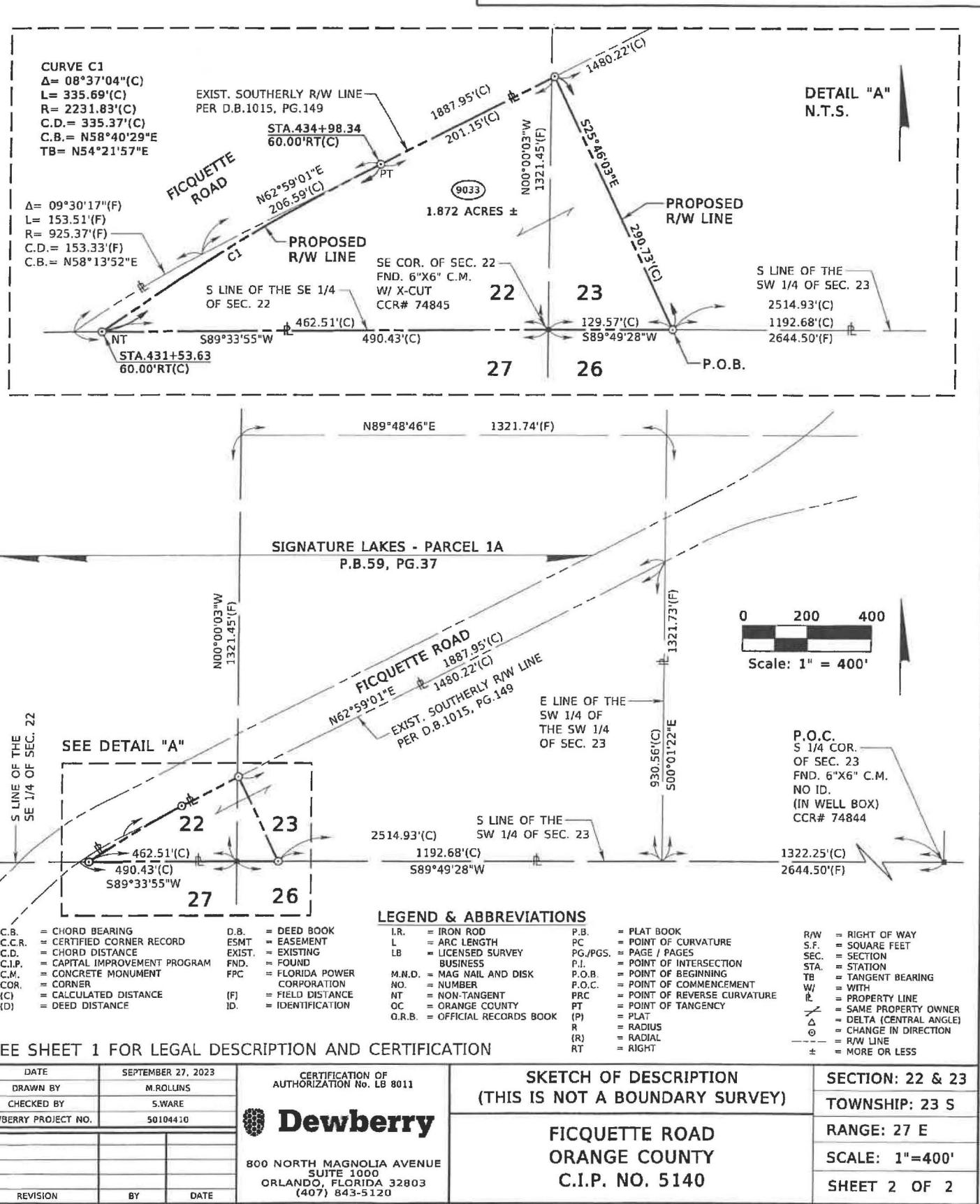
DATE	SEPTEMBER 27, 2023		CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 22 & 23		
DRAWN BY	M.ROLLINS				TOWNSHIP: 23 S		
CHECKED BY	S.WARE				RANGE: 27 E		
DEWBERRY PROJECT NO.	50104410				SCALE: N/A		
REVISION	BY	DATE			SHEET 1 OF 2		
			 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140			

10/4/2023 T.P.

# SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 9033



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

NOV 18 2025

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Tara Petersen, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
a portion of 23-23-27-0000-00-006

**Project:** Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook Drive)

**NOTICE OF RESERVATION**

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves temporary construction easements for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway, tying in and harmonizing the existing grade with the adjacent roadway and to plug and grout existing storm drain on the following property:

See Attached Exhibit "A"

ORANGE COUNTY shall retain its temporary construction easement interests despite any transfer of fee title.

Dated at Orlando, Florida this 18 November 2025.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA  
By Board of County Commissioners

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

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

BY: Jennifer Laro-Klimetz  
Deputy Clerk

Jennifer Laro-Klimetz  
Printed Name

# LEGAL DESCRIPTION

## SCHEDULE "A"

PARCEL NUMBER: 7033A

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10738, PAGE 9076, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

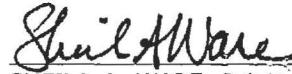
COMMENCE AT A 6 INCH BY 6 INCH CONCRETE MONUMENT IN A WELL BOX WITH NO IDENTIFICATION MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN SOUTH 89°49'28" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1322.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'22" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 930.56 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD AS DESCRIBED IN DEED BOOK 1015, PAGE 149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 62°59'01" WEST, A DISTANCE OF 1034.47 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 27°00'59" EAST, A DISTANCE OF 6.00 FEET; THENCE NORTH 62°59'01" EAST, A DISTANCE OF 43.04 FEET; THENCE SOUTH 27°00'59" EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 62°59'01" WEST, A DISTANCE OF 54.57 FEET; THENCE NORTH 27°00'59" WEST, A DISTANCE OF 31.00 FEET; THENCE SOUTH 62°59'01" WEST, A DISTANCE OF 67.19 FEET; THENCE NORTH 27°00'59" WEST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 62°59'01" WEST, A DISTANCE OF 367.17 FEET; THENCE NORTH 25°46'03" WEST, A DISTANCE OF 6.00 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD; THENCE NORTH 62°59'01" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 445.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 6071 SQUARE FEET, MORE OR LESS

## NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2021-3130361, EFFECTIVE DATE OF APRIL 30, 2014.
2. BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING SOUTH 89°49'28" WEST.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



09/27/2023

SHEILA A. WARE, P.S.M.  
LICENSE NUMBER 5529

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

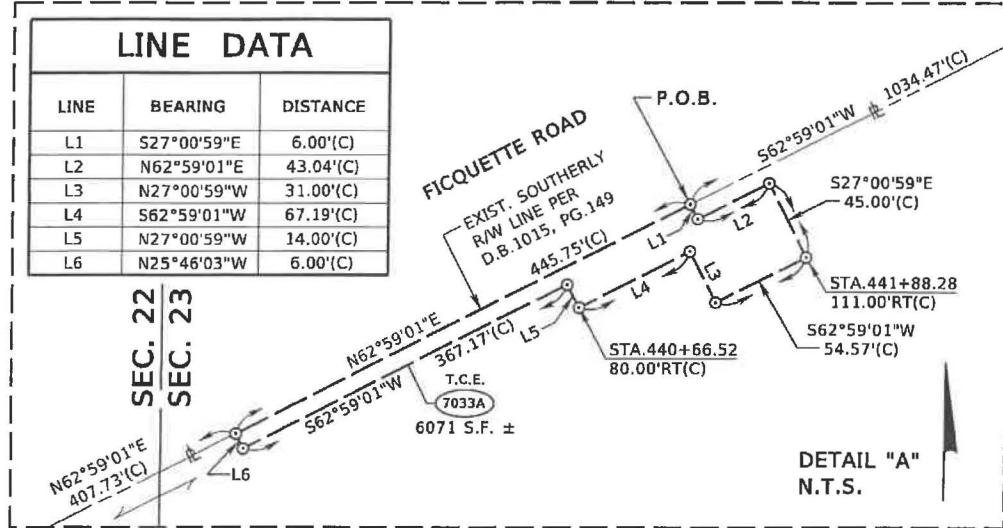
SEE SHEET 2 FOR LEGEND  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

DATE	SEPTEMBER 27, 2023		CERTIFICATION OF AUTHORIZATION No. LB 8011   <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 22 & 23
DRAWN BY	M.ROLLINS			TOWNSHIP: 23 S	
CHECKED BY	S.WARE			RANGE: 27 E	
DEWBERRY PROJECT NO.	50104410			SCALE: N/A	
REVISION	BY	DATE		SHEET 1 OF 2	

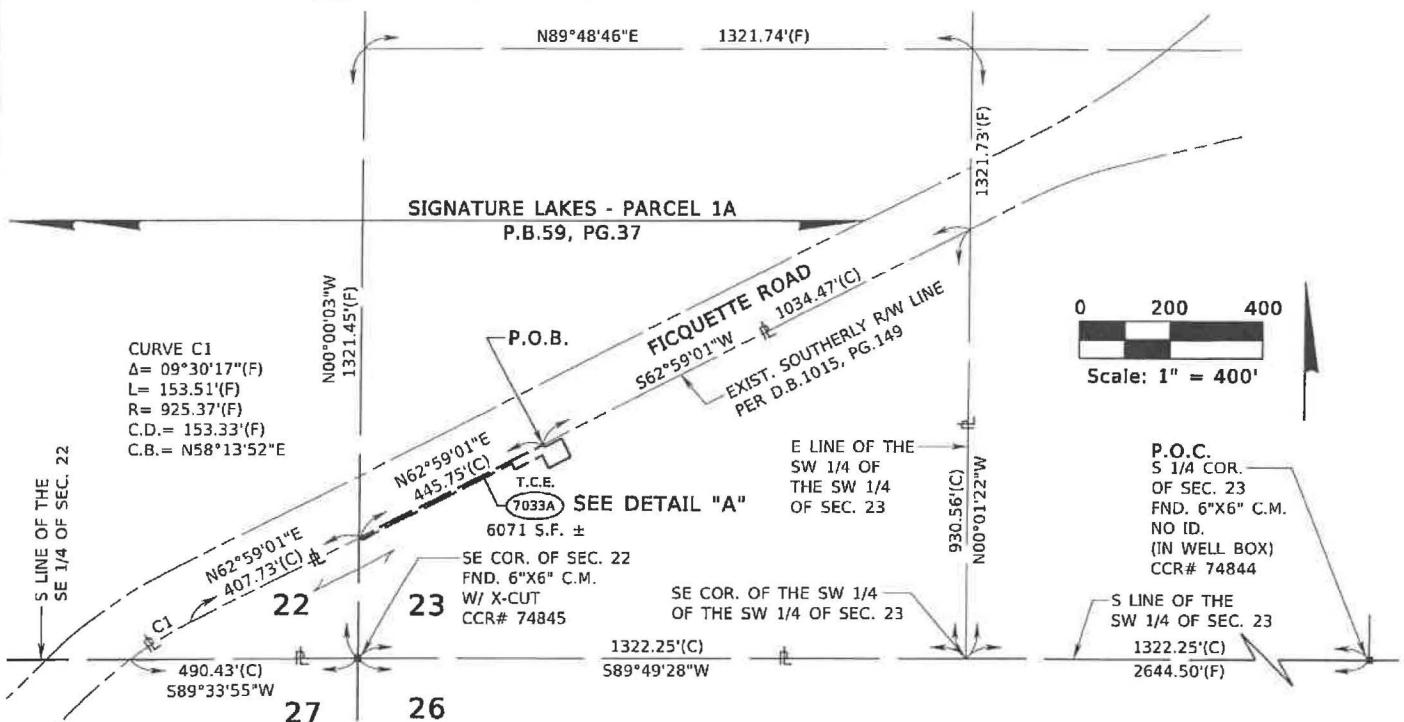
10/4/2023 T.P.

**SKETCH OF DESCRIPTION  
SCHEDULE "A"  
PARCEL NUMBER: 7033A**

LINE DATA		
LINE	BEARING	DISTANCE
L1	S27°00'59"E	6.00'(C)
L2	N62°59'01"E	43.04'(C)
L3	N27°00'59"W	31.00'(C)
L4	S62°59'01"W	67.19'(C)
L5	N27°00'59"W	14.00'(C)
L6	N25°46'03"W	6.00'(C)



DETAIL "A"  
N.T.S.



SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

DATE	SEPTEMBER 27, 2023		<p>CERTIFICATION OF AUTHORIZATION NO. LB 8011</p> <p> <b>Dewberry</b></p> <p>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</p>	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 22 & 23	
DRAWN BY	M.ROLLINS			<p>FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140</p>	TOWNSHIP: 23 S	
CHECKED BY	S.WARE				RANGE: 27 E	
DEWBERRY PROJECT NO.	50104430				SCALE: 1"=400'	
						SHEET 2 OF 2
REVISION	BY	DATE				

10/4/2023 T.P.

# LEGAL DESCRIPTION

## SCHEDULE "A"

PARCEL NUMBER: 7033B

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10738, PAGE 9076, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

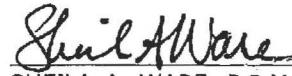
COMMENCE AT A 6 INCH BY 6 INCH CONCRETE MONUMENT IN A WELL BOX WITH NO IDENTIFICATION MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN SOUTH 89°49'28" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1322.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'22" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 923.82 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 62°59'01" WEST, A DISTANCE OF 988.37 FEET; THENCE NORTH 27°00'59" WEST, A DISTANCE OF 6.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD AS DESCRIBED IN DEED BOOK 1015, PAGE 149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 62°59'01" EAST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 991.42 FEET TO ITS INTERSECTION WITH AFORESAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 00°01'22" EAST, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 5939 SQUARE FEET, MORE OR LESS

### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2021-3130361, EFFECTIVE DATE OF APRIL 30, 2014.
2. BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING SOUTH 89°49'28" WEST.

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
SHEILA A. WARE, P.S.M.  
LICENSE NUMBER 5529

09/27/2023  
DATE

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

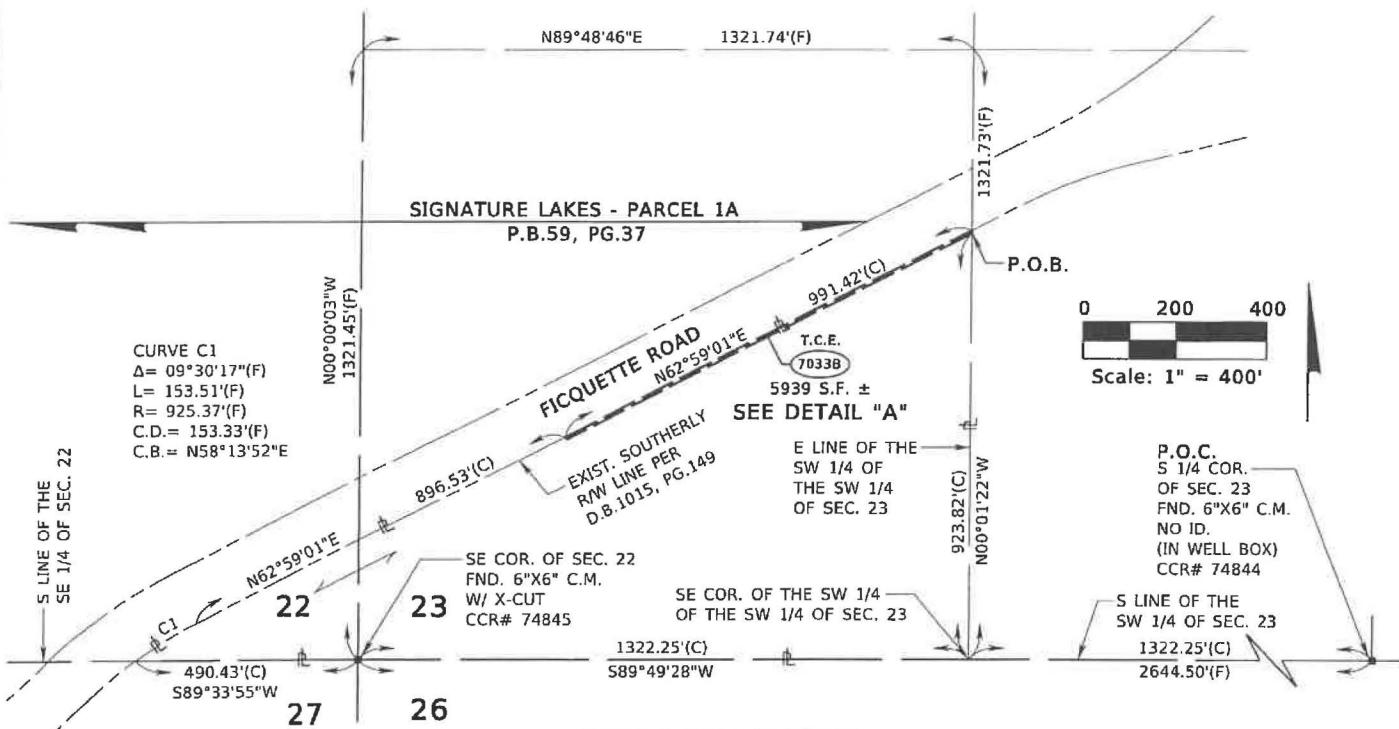
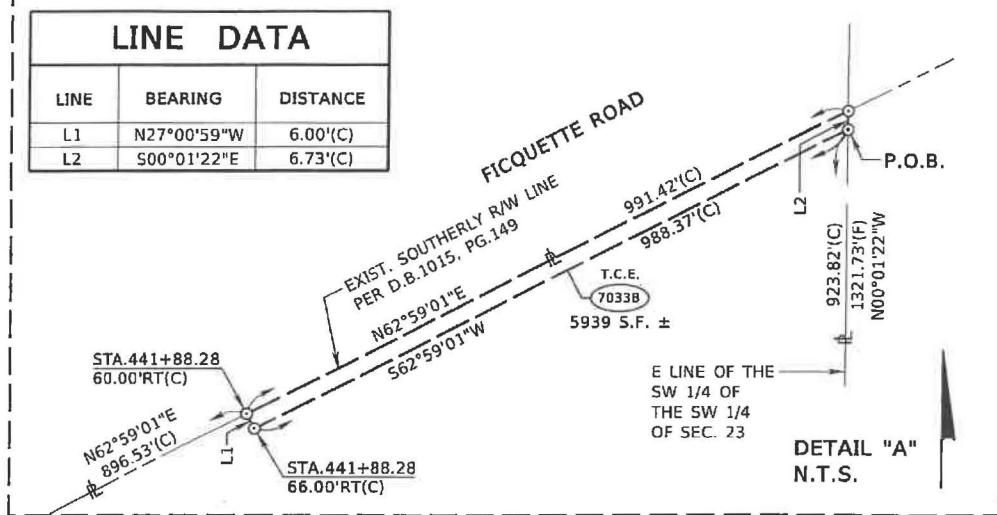
SEE SHEET 2 FOR LEGEND  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

DATE	SEPTEMBER 27, 2023		CERTIFICATION OF AUTHORIZATION NO. LB 8011   800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 22 & 23		
DRAWN BY	M.ROLLINS				TOWNSHIP: 23 S		
CHECKED BY	S.WARE				RANGE: 27 E		
DEWBERRY PROJECT NO.	50104410				SCALE: N/A		
REVISION	BY	DATE			SHEET 1 OF 2		

10/4/2023 T.P.

**SKETCH OF DESCRIPTION  
SCHEDULE "A"  
PARCEL NUMBER: 7033B**

LINE DATA		
LINE	BEARING	DISTANCE
L1	N27°00'59"W	6.00'(C)
L2	S00°01'22"E	6.73'(C)



## LEGEND & ABBREVIATIONS

SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

**CERTIFICATION OF  
AUTHORIZATION No. LB 8011**

 Dewberry

800 NORTH MAGNOLIA AVENUE  
SUITE 1000  
ORLANDO, FLORIDA 32803  
(407) 843-5120

**SKETCH OF DESCRIPTION  
(THIS IS NOT A BOUNDARY SURVEY)**

FICQUETTE ROAD  
ORANGE COUNTY  
C.I.P. NO. 5140

**SECTION: 22 & 23**

TOWNSHIP: 23 S

RANGE: 27 E

SCALE: 1"=400'

SHEET 2 OF 2

10/4/2023 T.P.

# REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook I Date: October 9, 2025

Parcel #: 1033A/1033B/7033A/7033B/9033

District #: 1

Approval: BCC

Type of Transaction: N/A

Acquisition at Approved Appraisal

Total Amount: \$ 724,910.00

## PAYABLE TO:

Charge to Account: 1023-072-5140-6110

Please transfer \$724,910.00 into Orange County Parks and  
Recreations revenue account 1050-062-1800-6450

PW - Engineering Division

### Controlling Agency's Approval Signature:

Damian E. Czapka Chief Engineer  
Print Name and Title

Damian E. Czapka 10/16/2025  
Signature (must be wet ink) Date

### Controlling Agency's Fiscal Approval Signature:

Tara Petersen Financial Administrator  
Print Name and Title

 10-17-25  
Signature (must be wet ink) Date

### SPECIAL INSTRUCTIONS

Wire Transfer

### Form Prepared by:

Tara Petersen

407-836-7063 tara.petersen@ocfl.net

### REAL ESTATE MANAGEMENT APPROVAL

 10/27/2025  
Luciana Mino, Assistant Manager Date

### BCC APPROVAL

 NOV 18 2025  
Deputy Clerk of the Board Signature Date

### ORDINANCE Stamp

### BCC Stamp

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
NOV 18 2025

Real Estate Management Division Use Only  
Routing Checklist Approval Dates

Agency \_\_\_\_\_ REM Mgmt. \_\_\_\_\_ BCC  Finance \_\_\_\_\_

# REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Ficquette Road (South of Summerlake Park Boulevard to North of Ingelnook) Date: October 27, 2025  
Parcel #s: 1033A/1033B/7033A/7033B/9033 District #: 1 Approval: BCC  
Type of Transaction: N/A Advance Payment Requested

Total Amount: \$ 105.00

Charge to Account: 0001-043-0201-3148

Real Estate Management Division

## PAYABLE TO:

Orange County Comptroller for recording fees of the Notice of Reservations in the amount of \$105.00.

### Controlling Agency's Approval Signature:

Aida Ortiz, Assistant Manager

  
10/28/25

Signature (must be wet ink)

Date

### Controlling Agency's Fiscal Approval Signature:

Geoffrey Lee

  
10/28/2025

Date

### Form Prepared by:

Tara Petersen

407-836-7063

tara.petersen@ocfl.net

## SPECIAL INSTRUCTIONS

Hold check for REM to pick-up. DO NOT MAIL.

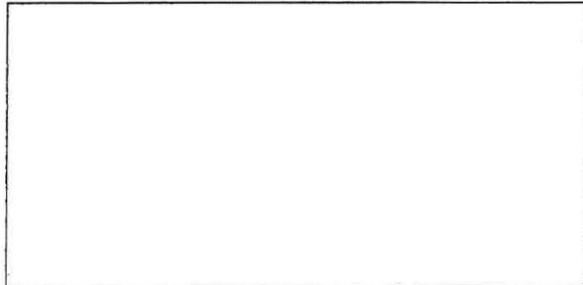
Email Geoffrey.Lee@ocfl.net or Faye.Lee@ocfl.net when ready

## REAL ESTATE MANAGEMENT APPROVAL

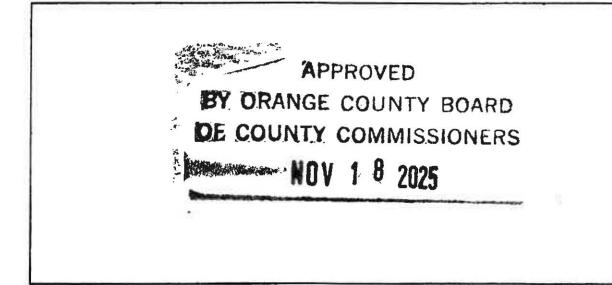
Luciana Mino, Assistant Manager

Date

ORDINANCE Stamp



BCC Stamp



Real Estate Management Division Use Only  
Routing Checklist Approval Dates

Agency \_\_\_\_\_ REM Mgmt. \_\_\_\_\_ BCC \_\_\_\_\_ Finance \_\_\_\_\_