



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: November 27, 2018

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPJ*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF SPECIAL WARRANTY DEED AND TEMPORARY DRAINAGE AND CONSTRUCTION EASEMENT FROM TITAN WESTERN BELTWAY, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Village H (Avalon Road – CR 545) RAC

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

ITEMS: Special Warranty Deed (Parcel 1019)
Cost: \$13,815 (Impact Fee Credits)
Size: 26,745 square feet

Temporary Drainage and Construction Easement (Parcel 7019)
Cost: Donation
Size: 11,582 square feet
Term: Until completion of construction and drainage is collected into the Grantor's stormwater system, respectively

Real Estate Management Division

Agenda Item 7

November 27, 2018

Page 2

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division
Transportation Planning Division

REMARKS: These conveyances are requirements of the Village H Horizon West Road Network Agreement (C.R. 545) approved by the Board of County Commissioners on February 12, 2013, as amended.

Grantor to pay all closing costs.

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 1019

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 26 day of April, 2018, by **Titan Western Beltway, LLC** a Florida limited liability company, whose address is 2281 Lee Road, Suite 204, Winter Park, FL 32789 (hereinafter referred to as the “Grantor”) to **Orange County**, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (hereinafter referred to as the “Grantee”);

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT “A”

Property Appraiser’s Parcel Identification Number:

A portion of

08-24-27-0000-00006

(hereinafter referred to as the “Subject Property”);

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

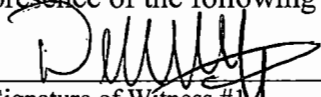
Project: Village H (Avalon Road – CR 545) RAC
Parcel: 1019

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2017 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

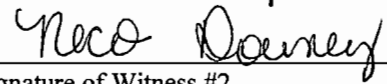
Signed, sealed and delivered in the presence of the following two (2) witnesses:



Signature of Witness #1

DELL AVERY

Printed Name of Witness #1



Signature of Witness #2

Neco Downey

Printed Name of Witness #2

GRANTOR:

Titan Western Beltway, LLC
a Florida limited liability company

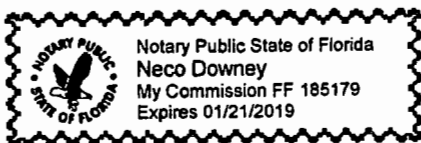
By: 

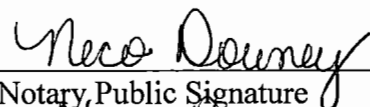
Stanley Pietkiewicz, Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26 day of April, 2018, by Stanley Pietkiewicz, as Vice President of TITAN WESTERN BELTWAY, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature
Neco Downey

(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 1019

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1019

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the West line of said southwest quarter, North 00°44'54" East, 2631.97 feet to the West 1/4 corner of said Section 8; thence leaving said West line run along the South line of the North half of said Section 8, North 89°53'47" East, 1436.21 feet to the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said easterly Right of Way Line South 00°29'10" East, 72.72 feet to the POINT OF BEGINNING; thence continue along said Right of Way Line South 00°29'10" East, 1196.27 feet to a point of curvature of a non-tangent curve concave easterly having a radius of 9940.00 feet, a delta angle of 004°12'41", a chord bearing of North 01°37'10" East and a chord distance of 730.44 feet; thence leaving said Right of Way Line run northerly along the arc of said curve, 730.60 feet to a point of reverse curvature of a curve concave westerly having a radius of 10060.00 feet, a delta angle of 002°35'17", a chord bearing of North 02°25'52" East and a chord distance of 454.38 feet; thence run northerly along the arc of said curve, 454.42 feet to a point of non-tangency; thence run North 45°27'58" East, 49.99 feet to the South Right of Way Line of Flamingo Crossings Boulevard; thence run the following two courses along said South Right of Way Line, South 89°53'42" West, 52.61 feet; thence South 55°22'31" West, 40.21 feet to the POINT OF BEGINNING.

Said lands contain 26,745 Square Feet or 0.614 Acres, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°44'54" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA.



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1019.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1019
ISSUED FOR:
TITAN WESTERN BELTWAY, LLC

WEST 1/4 CORNER OF
SEC. 8-24-27
FOUND 6"x6" CMON
WITH 1" IRON PIPE, NO ID.
C.C.R.# 99011

EAST 1/4 CORNER OF SEC.
8-24-27
FOUND 6"x6" CMON, NO ID.
C.C.R.# 78151

N 89°53'47" E 1436.21'

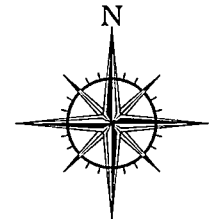
S 00°29'10" E
72.72'

SOUTH LINE OF THE
NORTH HALF OF SECTION 8

P.O.B.

1019

PARCEL ID: 08-24-27-0000-00-006
OWNER: TITAN WESTERN BELTWAY, LLC.



0 100 200
1 : 200 U.S. SURVEY FEET

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.N.T. = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- ℙ = PROPERTY LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°29'10" E	1196.27'
L2	N 45°27'58" E	49.99'
L3	S 89°53'42" W	52.61'
L4	S 55°22'31" W	40.21'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	9940.00'	004°12'41"	N 01°37'10" E	730.44'	730.60'
C2	10060.00'	002°35'17"	N 02°25'52" E	454.38'	454.42'

COUNTY ROAD 545
(AVALON ROAD)
RIGHT OF WAY IDENTIFICATION MAP
PRODUCED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014

P.O.C.

SW CORNER OF SEC 8-24-27
FOUND 7"x7" CMON
NO ID.
CCR# 99010

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: C.A.P. CHECKED: E.J.D.
PROJECT # 61992.00
DRAWING: ROW PARCEL 1019.DWG
DRAWING DATE: 07/25/2017
SCALE: 1" = 200' SHEET 2 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1019
ISSUED FOR:
TITAN WESTERN BELTWAY, LLC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7019

TEMPORARY DRAINAGE AND CONSTRUCTION EASEMENT

THIS INDENTURE, Made this 26 day of April, A.D. 2018, between Titan Western Beltway, LLC, Florida limited liability company whose address is 2281 Lee Road, Suite 204, Winter Park, FL 32789, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10,00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for temporary drainage and construction purposes, including but not limited to tying in and harmonizing the existing grade with the adjacent roadway, with full authority to enter upon, excavate, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, and appurtenant facilities (the "Improvements") on, over, under, within, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

08-24-27-0000-00-006

TO HAVE AND TO HOLD said temporary construction easement portion unto said GRANTEE for a period of time expiring upon the completion of the construction on the project adjacent to the lands described in attached Exhibit "A"; and the drainage purposes of this easement until such time as the drainage is collected into the GRANTOR'S stormwater system.

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 substantially the same condition as the one existing before use of the easement by the GRANTEE.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct,

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7019

or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

THE GRANTOR may use the granted easement for any use consistent with the GRANTEE'S intended use of the granted easement including, but not limited to, project development, driveways, access, open space, setback area, or any activity that will not adversely affect the operation, functionality, and structural integrity of the Improvements.

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

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

DELL AVERY
Printed Name

Neco Downey
Witness

Neco Downey
Printed Name

Title Western Beltway, LLC
a Florida limited liability company

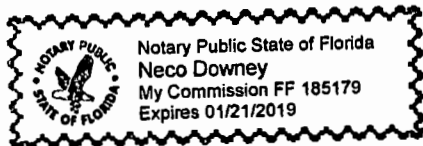
BY: [Signature]
Stanley Pietkiewicz
Vice President

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26 day of April, 2018, by, as vice-president of Titan Western Beltway, LLC, a Florida limited liability company. He is personally known to me or [] has produced _____ as identification

(Notary Seal)



Neco Downey
Notary Signature

Neco Downey
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 01/21/2019

Project: Village H (Avalon Road– CR 545) RAC
Parcel: 7019

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY DRAINAGE & CONSTRUCTION EASEMENT NUMBER: 7019

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the West line of said southwest quarter, North 00°44'54" East, 2631.97 feet to the West quarter corner of said Section 8; thence leaving said West line run along the South line of the North half of said Section 8, North 89°53'47" East, 1436.22 feet to the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said easterly Right of Way Line, South 00°29'10" East, 751.16 feet; thence leaving said easterly Right of Way Line run, South 87°33'41" East, 13.48 feet to the POINT OF BEGINNING; said point being the point of curvature of a non-tangent curve concave easterly having a radius of 9940.00 feet, a delta angle of 001°13'44", a chord bearing of North 03°06'38" East and a chord distance of 213.20 feet; thence run northerly along the arc of said curve, 213.20 feet to a point of reverse curvature of a curve concave westerly having a radius of 10060.00 feet, a delta angle of 002°35'17", a chord bearing of North 02°25'52" East and a chord distance of 454.38 feet; thence run northerly along the arc of said curve, 454.42 feet to a point of non-tangency; thence run North 45°27'58" East, 28.59 feet to the point of curvature of a non-tangent curve concave westerly having a radius of 10080.00 feet, a delta angle of 002°42'16", a chord bearing of South 02°22'23" West and a chord distance of 475.73 feet; then run southerly along the arc of said curve, 475.77 feet to a point of reverse curvature of a curve concave easterly having a radius of 9920.00 feet, a delta angle of 000°05'09", a chord bearing of South 03°40'56" West and a chord distance of 14.87 feet; thence run southerly along the arc of said curve, 14.87 feet; thence run, North 86°21'39" West, 10.00 feet to the point of curvature of a non-tangent curve concave easterly having a radius of 9930.00 feet, a delta angle of 001°08'35", a chord bearing of South 03°04'04" West and a chord distance of 198.09 feet; thence run southerly along the arc of said curve, 198.09 feet; thence run North 87°33'41" West, 10.00 feet to the POINT OF BEGINNING.

Said lands contain 11,582 Square Feet more or less.

NOTES

- 1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°44'54" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Signature of Eli Donaldson, dated 4/12/2018. Eli Donaldson, Professional Surveyor and Mapper, Florida License No. 6984.

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

Table with 2 columns: DRAWN BY: C.A.P., CHECKED: E.J.D.; PROJECT # 61992.00; DRAWING: TDCE PARCEL 7019.DWG; DRAWING DATE: 07/25/2017; SHEET 1 OF 2

Table with 2 columns: SKETCH & DESCRIPTION; TEMPORARY DRAINAGE & CONSTRUCTION EASEMENT 7019; ISSUED FOR: TITAN WESTERN BELTWAY, LLC

WEST 1/4 CORNER OF SEC. 8-24-27
 FOUND 6"x6" CMON
 WITH 1" IRON PIPE, NO ID.
 C.C.R.# 99011

EAST 1/4 CORNER OF SEC. 8-24-27
 FOUND 6"x6" CMON, NO ID.
 C.C.R.# 78151

N 89°53'47" E 1436.22'

SOUTH LINE OF THE NORTH HALF OF SECTION 8

S 00°29'10" E 751.16'

N 00°44'54" E 2631.97'
 WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8

EASTERLY RIGHT OF WAY LINE

SURVEY BASELINE OF PROPOSED AVALON ROAD

P.O.C.

SW CORNER OF SEC. 8-24-27
 FOUND 7"x7" CMON
 NO ID.
 C.C.R.# 99010

287+00
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267+00

EXISTING R/W LINE

EXISTING R/W LINE

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EXISTING R/W LINE

EXISTING R/W LINE

EXISTING R/W LINE

FLAMINGO CROSSINGS BOULEVARD S 89°53'47" W 5306.57'

LINE	BEARING	DISTANCE
L1	N 45°27'58" E	28.59'
L2	N 86°21'39" W	10.00'
L3	N 87°33'41" W	10.00'

7019

PARCEL ID: 08-24-27-0000-00-006
 OWNER: TITAN WESTERN BELTWAY, LLC.

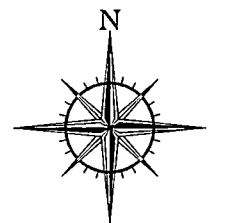
LEGEND

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- S.R.P.B. = STATE ROAD PLAT BOOK
- ℙ = PROPERTY LINE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	9940.00'	001°13'44"	N 03°06'38" E	213.20'	213.20'
C2	10060.00'	002°35'17"	N 02°25'52" E	454.38'	454.42'
C3	10080.00'	002°42'16"	S 02°22'23" W	475.73'	475.77'
C4	9920.00'	000°05'09"	S 03°40'56" W	14.87'	14.87'
C5	9930.00'	001°08'35"	S 03°04'04" W	198.09'	198.09'

COUNTY ROAD 545 (AVALON ROAD)


RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014



0 100 200
 1 : 200 U.S. SURVEY FEET

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

 Vanasse Hangen Brustlin, Inc.	Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153	DRAWN BY: C.A.P. PROJECT # 61992.00 DRAWING: TDCE PARCEL 7019.DWG DRAWING DATE: 07/25/2017 SCALE: 1" = 200'	CHECKED: E.J.D. SHEET 2 OF 2	SKETCH & DESCRIPTION TEMPORARY DRAINAGE & CONSTRUCTION EASEMENT 7019 ISSUED FOR: TITAN WESTERN BELTWAY, LLC.
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