



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: November 9, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Monica Hand, Senior Title Examiner *TB for MH*
Real Estate Management Division

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: APPROVAL AND EXECUTION OF RESOLUTION AND
AUTHORIZATION TO INITIATE CONDEMNATION PROCEEDINGS

PROJECT: Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway SR
417)

District 4

PURPOSE: Acquisition of one fee simple parcel for right-of-way, one perpetual slope
and fill easement and three temporary construction easements required for
road widening improvements.

ITEM: Resolution (Parcels 1010/8010/7010/7010A/7010B)

BUDGET: Account No.: 1321-072-5085-6110

APPROVALS: Real Estate Management Division
Public Works Department

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

NOV 28 2017

Upon a motion by Commissioner Betsy VanderLey, seconded by Commissioner Bryan Nelson, and carried with all members present and voting AYE by voice vote, the Board adopted the following:

RESOLUTION

WHEREAS, during FY 05/06, the Board approved the project known as Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway SR 417) to improve the existing roadway, add sidewalks and turn lanes, address the drainage problems, and improve the traffic flow as outlined in the staff report attached as Exhibit "A".

WHEREAS, in connection with the construction, repair and maintenance of the Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway SR 417) project by Orange County, a charter county and political subdivision of the State of Florida, it is necessary that said County have the required areas for roadway purposes and it is necessary and in the public interest that there be acquired the required fee simple, perpetual slope and fill easement and temporary construction easement interests in certain lands for proper construction and maintenance of the above road in the County's Road System; and

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

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

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

AND BE IT FURTHER RESOLVED that the temporary construction easements designated as parcel numbers 7010, 7010A and 7010B shall commence on the date that Orange County takes title to said temporary construction easements and terminate seven (7) years after that date,

AND BE IT FURTHER RESOLVED that the property descriptions under parcel numbers 1010/8010/7010/7010A/7010B are ratified and confirmed and found necessary for this project to the extent of the estates or interests set forth as a part of the respective parcel descriptions, the above referenced descriptions being attached hereto as Schedule "A" and Schedule "B", and made a part by reference hereof, that Orange County, the Board of County Commissioners of said County, the Deputy Clerk of said Board of County Commissioners, the attorneys of said Board of County Commissioners and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the required fee simple, perpetual slope and fill easement and temporary construction easement interests in said lands by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said County's expense, such abstract of title search as may be necessary in connection therewith.

ADOPTED THIS NOV 28 2017.

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

BY: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

BY: *Katie Smith*
Deputy Clerk

Katie Smith

Printed Name

DATE: 11.28.17

/mh



EXHIBIT "A"

STAFF REPORT

Boggy Creek Road South

Osceola County line to 600 feet beyond State Road 417

CIP 5085

PROJECT HISTORY

In October, 2004, Dyer, Riddle, Mills & Precourt (DRMP) was authorized to prepare a Roadway Conceptual Analysis (RCA) to determine the need and scale of improvements to Boggy Creek Road from the Osceola County line to approximately 600 feet north of the Florida Greenway (State Road 417). DRMP completed the RCA in October, 2006. The RCA recommended widening Boggy Creek Road from a rural two-lane road to an urban four-lane road within the study area to address capacity issues, and to construct sidewalk and bicycle facilities along the roadway to address safety issues. Per the RCA, the proposed improvements are consistent with the goals of the 2000-2020 Orange County Comprehensive Plan.

Although the area adjacent to the subject length of Boggy Creek Road currently is primarily low-density residential, it is anticipated that these parcels will be soon developed with more intensive uses. In addition, Boggy Creek Road is located on the western edge of the rapidly developing Lake Nona area.

Public meetings were held during the RCA process on April 20, 2005; July 13, 2005; and September 28, 2005, to discuss the proposed roadway improvements, environmental impacts, stormwater pond locations and other issues pertinent to the project.

DRMP was issued a Notice to Proceed for Final Engineering Services and to prepare construction plans for the proposed improvements on January 25, 2008. Final Engineering Plans were submitted to Orange County in April, 2012. Due to a lack of funding for construction, the project was put on hold at that time. In March, 2016, DRMP was authorized to update the plans to incorporate recent development along Boggy Creek Road and to incorporate more recent design standards.

EXISTING CONDITIONS

In its existing condition, Boggy Creek Road (from the Osceola County line to 600 feet north of State Road 417) is a rural two-lane roadway. There are no sidewalks, shoulders, or bicycle facilities along this length of Boggy Creek Road and drainage is handled only to a minimal degree by shallow ditches on both sides of the roadway. Boggy Creek Road widens to four lanes as it enters Osceola County. Boggy Creek Road contains an intersection with Lake Nona Boulevard approximately 1,200 feet south of its intersection with State Road 417. As result, Boggy Creek Road serves as a major north-south access to the Lake Nona area.

STAFF REPORT**Boggy Creek Road South**

Osceola County line to 600 feet beyond State Road 417

CIP 5085

PROJECT CONSIDERATIONS AND DESCRIPTION

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.

LONG RANGE PLANNING

The Boggy Creek Road project is consistent with Orange County's 2020 Comprehensive Policy Plan and is also consistent with the Orlando Urban Area Transportation Improvement Program. The Orlando International Airport (OIA) is undergoing a significant expansion that will increase its passenger capacity. Boggy Creek Road serves as a major conduit from Osceola County (where Boggy Creek Road is four lanes) to OIA as well as State Road 417. Additionally, the Lake Nona is rapidly developing with residences, medical industry, and the USTA training facility which will utilize Boggy Creek Road to travel to OIA and State Road 417. Widening Boggy Creek Road will provide the necessary vehicular capacity to serve these developments as well as the development that will occur adjacent to Boggy Creek Road.

SAFETY CONSIDERATIONS

The Boggy Creek Road improvements will be designed in compliance with all Federal, State, County and Local engineering design standards. The proposed roadway design incorporates provisions for safe travel along the roadway. Such features include: divided roadways, adequate left-turn storage, and roadway lighting. The proposed urban typical section incorporates several pedestrian oriented features that will offer provisions for safe and efficient travel along the Boggy Creek Road improvements. Such features include bicycle lanes and sidewalks on both sides of the road.

ENVIRONMENTAL CONSIDERATIONS

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:

- Sampling and Analysis Plan / Level II Contamination Report (August 2008)

STAFF REPORT

Boggy Creek Road South

Osceola County line to 600 feet beyond State Road 417

CIP 5085

- Roadway Soil Survey (August 2009)

Jurisdictional wetlands and surface waters immediately adjacent to the existing right-of-way include the following:

- Immediately north of S.R. 417, jurisdictional surface waters and wetlands occur immediately adjacent to the edge of pavement on the west, at the toe of the slope.
- Just south of the S.R. 417 and the ramps, a jurisdictional system occurs at the toe of the slope of the sidewalk on the west. At the same location, another surface water/wetland system occurs on the east, at the toe of the slope of the sidewalk.
- South of New Hope Road, cypress wetlands occur on the east and west side of Boggy Creek Road, at the edge of the right-of-way.
- South of Beth Road, a wet prairie wetland system occurs on the east side of the road, at the edge of the right-of-way. The depressional area is approximately 1300 feet north of the Orange County line.

All other jurisdictional systems are approximately 450 feet or more from the edge of the Boggy Creek Road right-of-way.

According to the United States Fish & Wildlife Service (USFWS), an occurrence of the sand skink (*Neoseps reynoldsi*), a federally threatened species, has been documented near the proposed project area. However, since the sand skink is restricted to the Lake Wales Ridge, which is not located within the proposed road corridor, this species is highly unlikely to occur within the study area.

The bald eagle (*Haliaeetus leucocephalus*), wood stork (*Mycteria americana*), and Florida sandhill crane (*Grus canadensis pratensis*) have been recorded near the project study area. An active bald eagle nests occurs in the northern portion of the study area, west of Boggy Creek Road, and south of S.R. 417. The nest is located within a large pine, in the pasture, approximately 5,200 feet from Boggy Creek Road. No other nest sites were identified, through either record searches or field reviews, within the project corridor or in the surrounding area.

As a result of the field reviews, one protected wildlife species was observed within the project corridor. The sandhill crane was observed foraging within a small freshwater marsh system, west of Boggy Creek Road; however, there were no sandhill crane nests observed within the

STAFF REPORT**Boggy Creek Road South**

Osceola County line to 600 feet beyond State Road 417

CIP 5085

vicinity of the Boggy Creek Road corridor. The Florida sandhill crane is designated as a species of special concern by the Florida Fish & Wildlife Conservation Commission (FFWCC).

EVALUATION OF ALTERNATE ALIGNMENTS

The most favorable corridor is the one that provides the greatest overall benefit to the region while minimizing environmental and social impacts. Per the RCA, alternative transportation corridors are not seen as viable given the physical, social, and environmental constraints in the study area which would result from alignments which deviate significantly from the existing Boggy Creek Road right-of-way.

It was determined that the most advantageous alignment for the improved Boggy Creek Road would be to maintain the existing alignment of the roadway and to utilize as much of the existing right-of-way as possible. The proposed typical section consists of four 12-foot travel lanes, a four-foot bicycle lane on both sides of the roadway, curb and gutter, five-foot sidewalks on both sides of the roadway and a 39-foot median. The proposed right-of-way width is 120 feet.

Per the RCA, alternative alignments were eliminated from consideration based on the following:

- Boggy Creek and its adjacent floodplain are approximately 1,000 feet west of Boggy Creek Road and would present potential costly challenges to locate the proposed improvements to the west. Further compounding this corridor are a number of new developments planned to the west of Boggy Creek Road including the Ginn and Boggy Creek DRI's and the Boggy Creek Enclave.
- The presence of the existing SR 417/Boggy Creek Road Interchange at the north end of the study area essentially anchors the corridor improvements and discourages consideration of alternative alignments in the area.
- The area to the east of the Boggy Creek Road is currently developed with low-density residential and some commercial land uses. Locating a new corridor through this area would involve significant right-of-way acquisition, resulting in residential and business impacts that would undermine existing community cohesion.

EXHIBIT "A"

July 28, 2017

STAFF REPORT

Boggy Creek Road South

Osceola County line to 600 feet beyond State Road 417

CIP 5085

COST

Project Length (centerline feet):	6,011 feet
Estimated Construction of Roadway, Striping & Signalization Improvements:	\$8,375,450.00
Estimated Design, Engineering & Permitting:	\$1,560,490.00
Estimated Right-of-Way Acquisition Cost:	\$4,140,209.00
Environmental Mitigation:	\$ 100,000.00
Total:	\$14,176,149.00

STAFF REPORT**Boggy Creek Road South**

Osceola County line to 600 feet beyond State Road 417

CIP 5085

CONCLUSION

The widening of Boggy Creek Road from the Osceola County line to 600 feet north of State Road 417 from a rural 2-lane roadway to an urban 4-lane roadway will provide the capacity and safety improvements necessary to accommodate the rapid development the area. Boggy Creek Road will serve as one of the main links that will provide access from Lake Nona's Medical City, the residential development in the Lake Nona area, the USTA Training Facility, Osceola County, and southern Orange County to the expanding Orlando International Airport and State Road 417.

SCHEDULE "A"

Parcel 1010

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run North 89 degrees 42' 47" West along the North line of said Northeast 1/4 a distance of 30.01 feet to the West right of way line of Boggy Creek Road and the POINT OF BEGINNING; thence run South 00 degrees 58' 20" East along said West right of way line a distance of 602.35 feet to the intersection with the South line of the North 602.2 feet of said Northeast 1/4; thence leaving said West right of way line run North 89 degrees 42' 47" West along said South line a distance of 59.50 feet, to a point on a non-tangent curve concave to the East and having a radius of 5790.00 feet; thence run Northerly 340.51 feet along the arc of said curve through a central angle of 03 degrees 22' 10", the chord of said curve bears North 01 degrees 17' 03" East to the end of said curve; thence run North 03 degrees 09' 47" East a distance of 262.14 feet to the North line of said Northeast 1/4; thence run South 89 degrees 42' 47" East along said North line a distance of 26.03 feet to the POINT OF BEGINNING.

Containing 0.634 acres, more or less.

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	RT	RIGHT
BL	BASELINE	FND.	FOUND	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
CL	CENTERLINE	(F)	FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	PL	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK				

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 4

THIS IS NOT A SURVEY

SKETCH ON SHEETS 2-4 OF 4

PREPARED FOR:
ORANGE COUNTY

DATE: NOVEMBER, 2016 SCALE: 1"=NA

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: ALQ

THIS MAP OR DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL

ALLEN L. QUICKEL, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER #6481
DATE 12/6/16
STATE OF FLORIDA

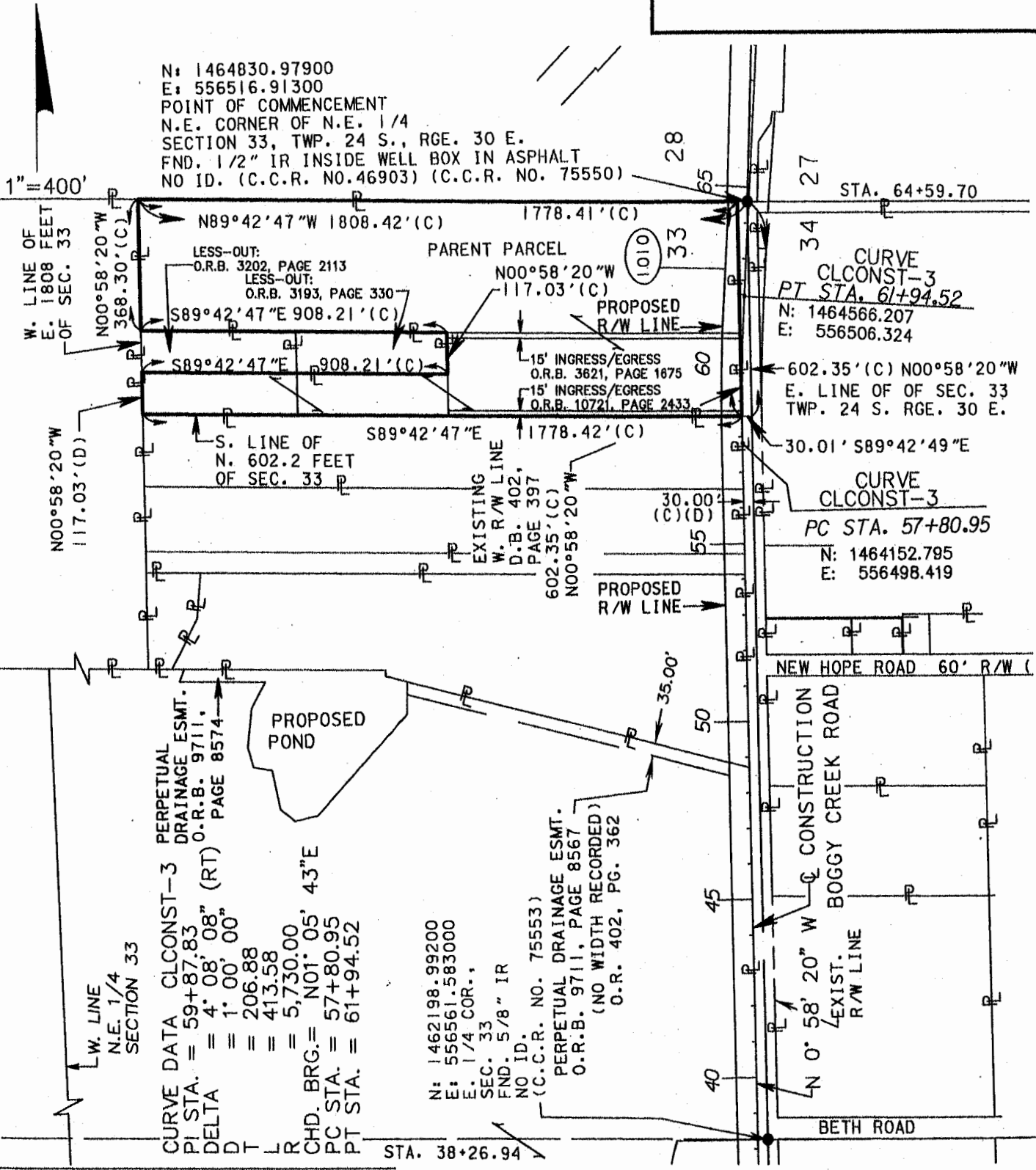


Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

P. PARCEL 1010
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



N: 1464830.97900
 E: 556516.91300
 POINT OF COMMENCEMENT
 N.E. CORNER OF N.E. 1/4
 SECTION 33, TWP. 24 S., RGE. 30 E.
 FND. 1/2" IR INSIDE WELL BOX IN ASPHALT
 NO ID. (C.C.R. NO. 46903) (C.C.R. NO. 75550)

LESS-OUT:
 O.R.B. 3202, PAGE 2113
 LESS-OUT:
 O.R.B. 3193, PAGE 330

S. LINE OF
 N. 602.2 FEET
 OF SEC. 33

PERPETUAL
 DRAINAGE ESMT.
 O.R.B. 9711, PAGE 8574
 DELTA = 4° 08' 08" (RT)
 PI STA. = 59+87.83
 CHD. BRG. = N01° 05' 43"E
 PC STA. = 57+80.95
 PT STA. = 61+94.52

PERPETUAL DRAINAGE ESMT.
 O.R.B. 9711, PAGE 8567
 (NO WIDTH RECORDED)
 O.R. 402, PG. 362

DESCRIPTION ON SHEET 1 OF 4

SHEET 2 OF 4

PREPARED FOR:
 ORANGE COUNTY

DATE: NOVEMBER, 2016 SCALE: 1"=400'

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: ALQ

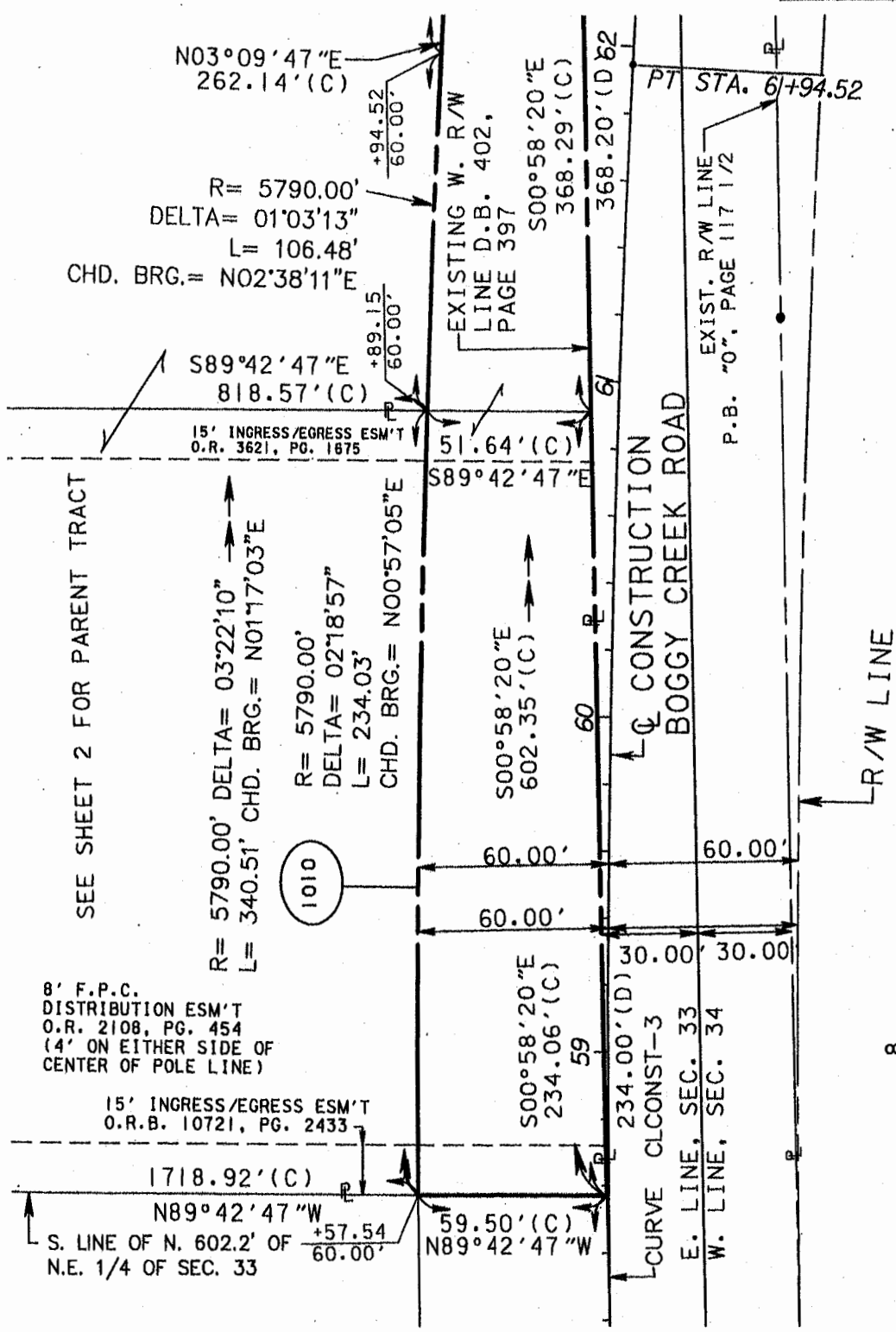
DATE	REVISIONS

DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594
 L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 1010
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



SEE SHEET 2 FOR PARENT TRACT

R = 5790.00'
 DELTA = 03°22'10"
 L = 340.51'
 CHD. BRG. = N01°17'03"E

1010

R = 5790.00'
 DELTA = 02°18'57"
 L = 234.03'
 CHD. BRG. = N00°57'05"E

8' F.P.C.
 DISTRIBUTION ESM'T
 O.R. 2108, PG. 454
 (4' ON EITHER SIDE OF
 CENTER OF POLE LINE)

15' INGRESS/EGRESS ESM'T
 O.R.B. 10721, PG. 2433

CURVE DATA CLCONST-3
 PI STA. = 59+87.83
 DELTA = 4° 08' 08" (RT)
 D T L R = 1' 00' 00"
 = 206.88
 = 413.58
 CHD. BRG. = 5,730.00
 PC STA. = N01° 05' 43" E
 PT STA. = 57+80.95
 = 61+94.52

DESCRIPTION ON SHEET 1 OF 4

SHEET 3 OF 4

PREPARED FOR:
 ORANGE COUNTY

DATE: NOVEMBER, 2016 SCALE: 1"=50'

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: ALQ

DATE	REVISIONS

DRMP
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Phone: (407) 896-0594
 L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 1010

FEE SIMPLE

Parcel 1010: the interest being acquired is fee simple.

SCHEDULE "A"

Parcel 8010

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run North 89 degrees 42' 47" West along the North line of said Northeast 1/4 a distance of 30.01 feet to the West right of way line of Boggy Creek Road; thence continue North 89 degrees 42' 47" West along the North line a distance of 26.03 feet to the POINT OF BEGINNING; thence continue North 89 degrees 42' 47" West along said North line a distance of 6.99 feet; thence leaving said North line run South 00 degrees 21' 33" East a distance of 64.72 feet; thence run South 03 degrees 09' 47" West a distance of 197.19 feet, to the beginning of a tangent curve concave to the East and having a radius of 5793.00 feet; thence run Southerly 340.66 feet along the arc of said curve through a central angle of 03 degrees 22' 10", the chord of said curve bears South 01 degrees 28' 43" West to end said curve and the intersection with the South line of the North 602.2 feet of the Northeast 1/4 of said Section 33; thence run South 89 degrees 42' 47" East along said South line a distance of 3.00 feet; to a point on a nontangent curve concave to the East and having a radius of 5790.00 feet; thence run Southerly 340.51 feet along the arc of said curve through a central angle of 03 degrees 22' 10", the chord of said curve bears South 01 degrees 17' 03" West to the end of said curve; thence run North 03 degrees 09' 47" East a distance of 262.14 feet to the POINT OF BEGINNING.

Containing 1939 square feet, more or less.

LEGEND

AC.	ACRE	(D)	DEED			RT	RIGHT
BL	BASELINE	FND.	FOUND	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
CL	CENTERLINE	(F)	FIELD MEASURE	P.I.	POINT OF INTERSECTION	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	P.T.	POINT OF TANGENCY	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT.	LEFT	PL	PROPERTY LINE	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	R	RADIUS		
		P.B.	PLAT BOOK	RGE.	RANGE		

MAP OF DESCRIPTION

SHEET 1 OF 4

THIS IS NOT A SURVEY

SKETCH ON SHEETS 2-4 OF 4

PREPARED FOR:
ORANGE COUNTY

DATE: DECEMBER, 2016 SCALE: 1"=N/A

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

Allen L. Quickel 1/30/17
ALLEN L. QUICKEL DATE
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA



Phone: (407) 896-0594

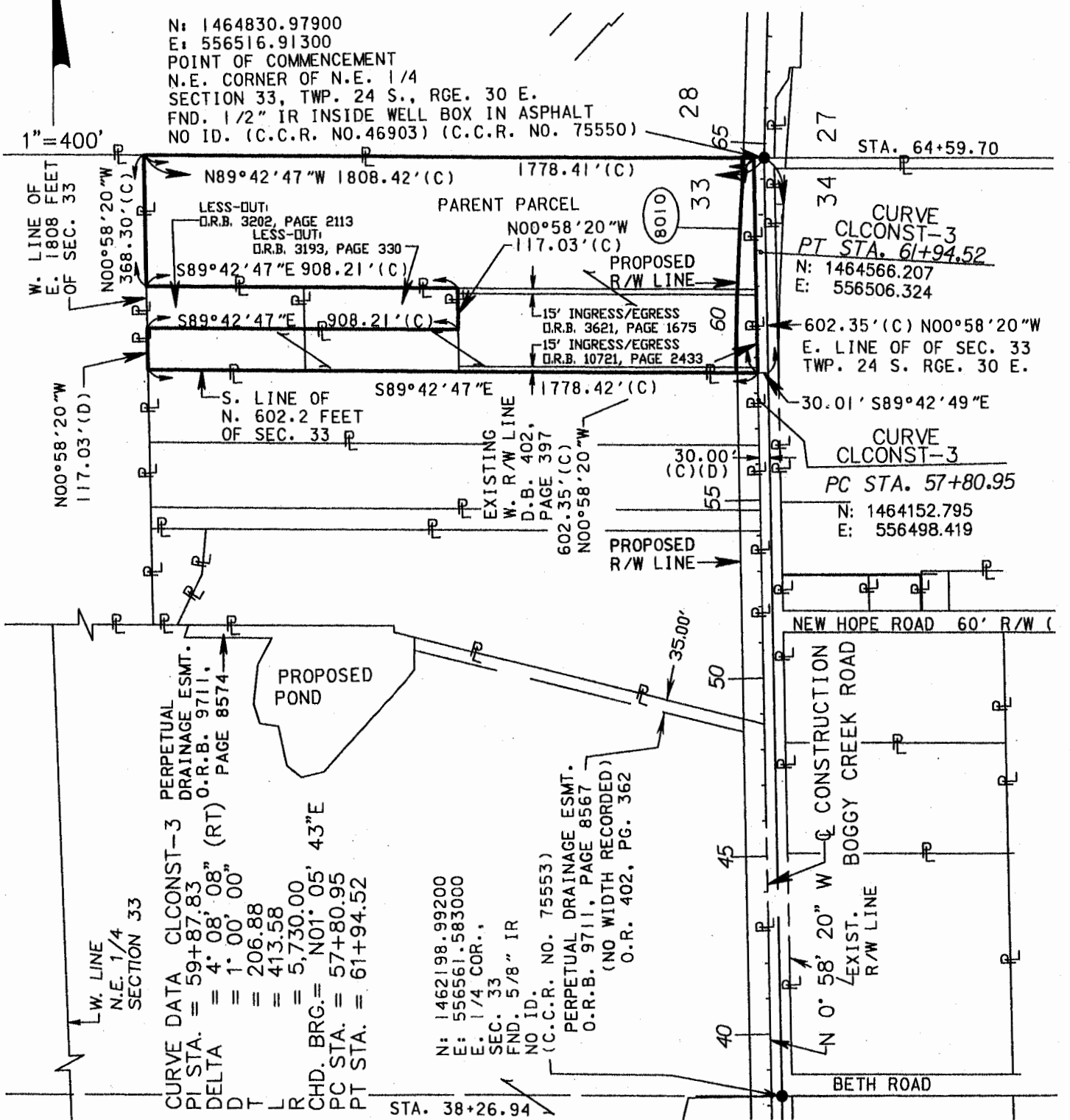
L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 8010
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY

N: 1464830.97900
 E: 556516.91300
 POINT OF COMMENCEMENT
 N.E. CORNER OF N.E. 1/4
 SECTION 33, TWP. 24 S., RGE. 30 E.
 FND. 1/2" IR INSIDE WELL BOX IN ASPHALT
 NO ID. (C.C.R. NO.46903) (C.C.R. NO. 75550)

1"=400'



PERPETUAL DRAINAGE ESMT.
 O.R.B. 9711, PAGE 8574
 DELTA = 4° 08' 08" (RT)
 = 1° 00' 00"
 = 206.88
 = 413.58
 = 5,730.00
 CHD. BRG. = N01° 05' 43"E
 PC STA. = 57+80.95
 PT STA. = 61+94.52

N: 1462198.99200
 E: 556561.583000
 E. 1/4 COR.,
 SEC. 33
 FND. 5/8" IR
 NO ID.
 (C.C.R. NO. 75553)
 PERPETUAL DRAINAGE ESMT.
 O.R.B. 9711, PAGE 8567
 (NO WIDTH RECORDED)
 O.R. 402, PG. 362

CURVE CLCONST-3
 PT STA. 61+94.52
 N: 1464566.207
 E: 556506.324

CURVE CLCONST-3
 PC STA. 57+80.95
 N: 1464152.795
 E: 556498.419

DESCRIPTION ON SHEET 1 OF 4

SHEET 2 OF 4

PREPARED FOR:
 ORANGE COUNTY

DATE: DECEMBER, 2016 SCALE: 1"=400'

PROJECT #: 06-1114.000

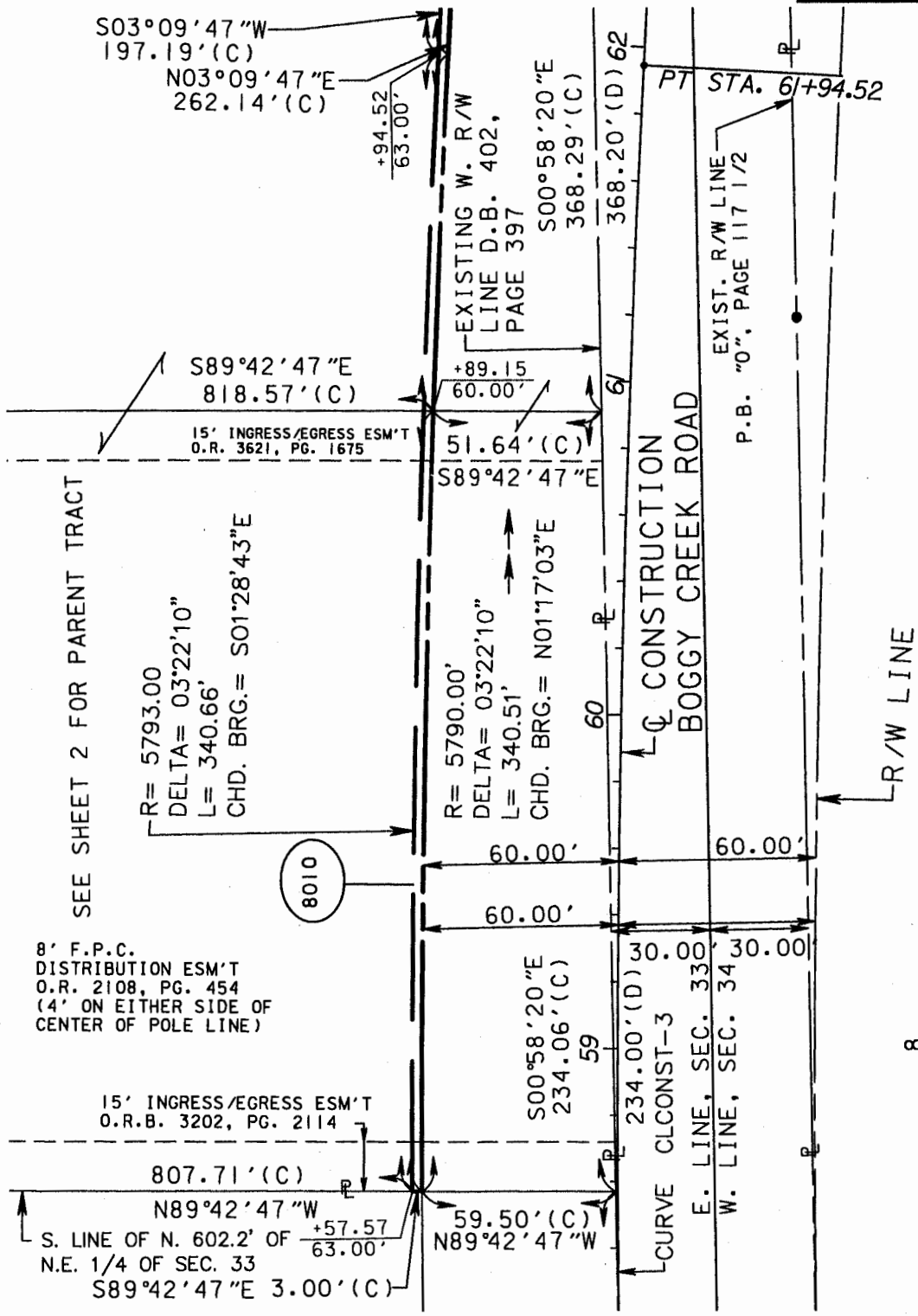
DESIGN: CU CHECKED: AQ

DATE	REVISIONS
1/23/17	REVISED SQUARE FOOTAGE



941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 8010
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



CURVE DATA CLCONST-3
 PI STA. = 59+87.83
 DELTA = 4° 08' 08" (RT)
 DT = 1° 00' 00"
 LR = 206.88
 L = 413.58
 CHD. BRG. = 5.730.00
 PC STA. = 'N01° 05' 43" E
 PT STA. = 61+94.52

DESCRIPTION ON SHEET 1 OF 4

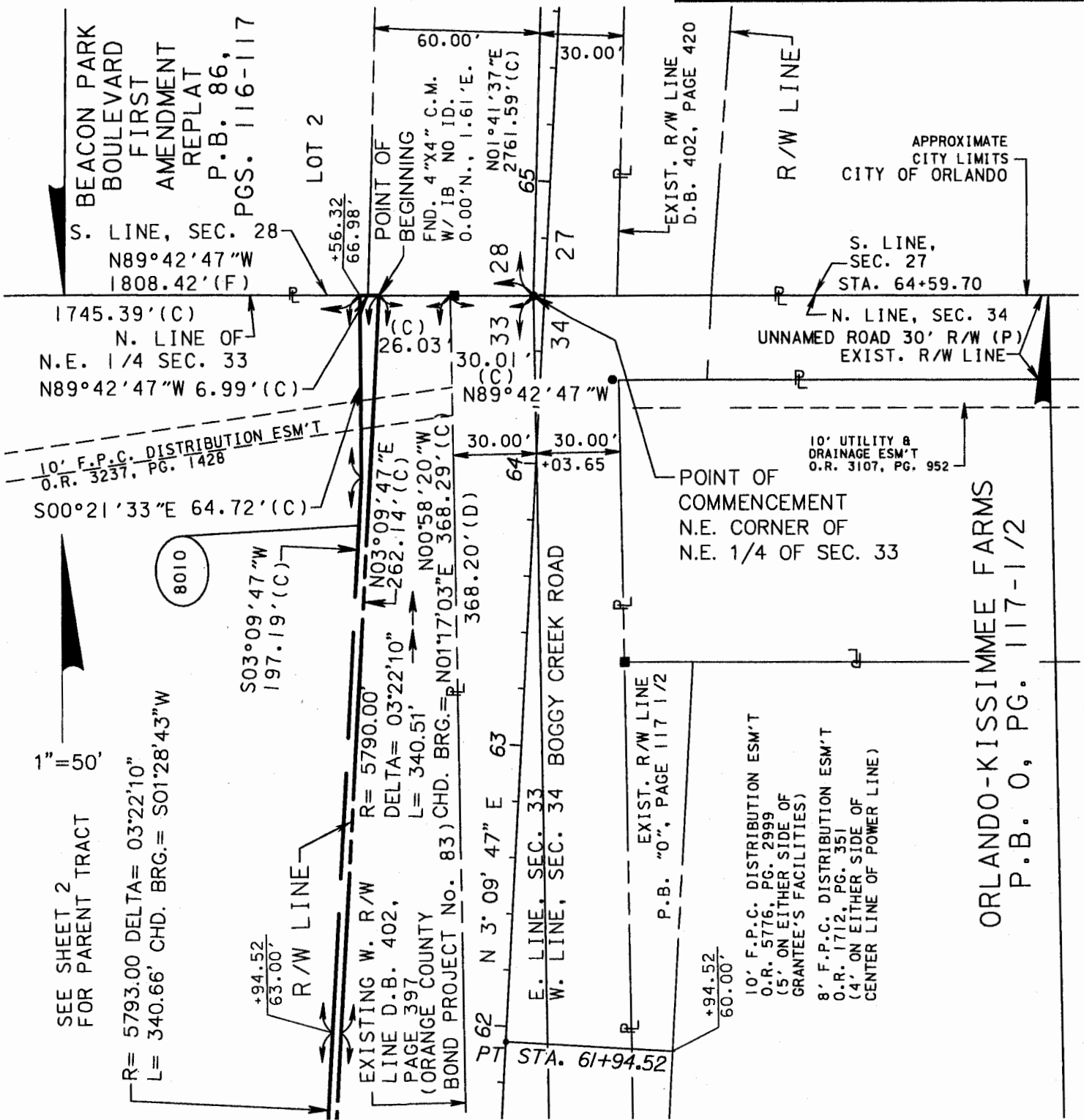
SHEET 3 OF 4

PREPARED FOR:
 ORANGE COUNTY
 DATE: DECEMBER, 2016 SCALE: 1"=50'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: AQ

1/23/17	REVISED SQUARE FOOTAGE
DATE	REVISIONS

DRMP
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 L.B. #2648
 941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 8010
 SKETCH OF DESCRIPTION
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DESCRIPTION ON SHEET 1 OF 4

SHEET 4 OF 4

PREPARED FOR:

ORANGE COUNTY

DATE: DECEMBER, 2016 SCALE: 1"=50'

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: AQ

1/23/17	REVISED SQUARE FOOTAGE
DATE	REVISIONS



Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 8010

SLOPE AND FILL EASEMENT

Parcel 8010 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE'S specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, driveways, access, open space, setback area, landscaping, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

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

SCHEDULE "A"

Parcel 7010

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run North 89 degrees 42' 47" West along the North line of said Northeast 1/4 a distance of 30.01 feet to the West right of way line of Boggy Creek Road; thence continue North 89 degrees 42' 47" West along the North line a distance of 26.03 feet; thence continue North 89 degrees 42' 47" West along said North line a distance of 6.99 feet; thence leaving said North line run South 00 degrees 21' 33" East a distance of 64.72 feet; thence run South 03 degrees 09' 47" West a distance of 197.19 feet, to the beginning of a tangent curve concave to the East and having a radius of 5793.00 feet; thence run Southerly 124.46 feet along the arc of said curve through a central angle of 01 degrees 13' 52", the chord of said curve bears South 02 degrees 32' 52" West to a point on said curve concave to the East, having a radius of 5793.00 feet and the POINT OF BEGINNING; thence run Southerly 21.65 feet along the arc of said curve through a central angle of 00 degrees 12' 51", the chord of said curve bears South 01 degrees 49' 30" West to a point on said curve; thence run South 87 degrees 27' 40" West a distance of 6.53 feet; thence run North 04 degrees 19' 45" West a distance of 21.61 feet; thence run North 87 degrees 32' 38" East a distance of 8.85 feet to the POINT OF BEGINNING.

Containing 166 square feet, more or less.

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	RT	RIGHT
BL	BASELINE	FND.	FOUND	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
CL	CENTERLINE	(F)	FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	PL	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK				

MAP OF DESCRIPTION

SHEET 1 OF 4

THIS IS NOT A SURVEY

SKETCH ON SHEETS 2-4 OF 4

PREPARED FOR:

ORANGE COUNTY

DATE: DECEMBER, 2016 SCALE: 1"=N/A

PROJECT #: 06-1114.000

DESIGN: CU

CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL

No. L98481
 STATE OF FLORIDA
 ALLEN L. QUICKEL
 PROFESSIONAL SURVEYOR AND MAPPER #6481
 DATE 12/14/16



DRMP
 ENGINEERS • SURVEYORS • PLANNERS • AGINGTISTS

Phone: (407) 896-0594

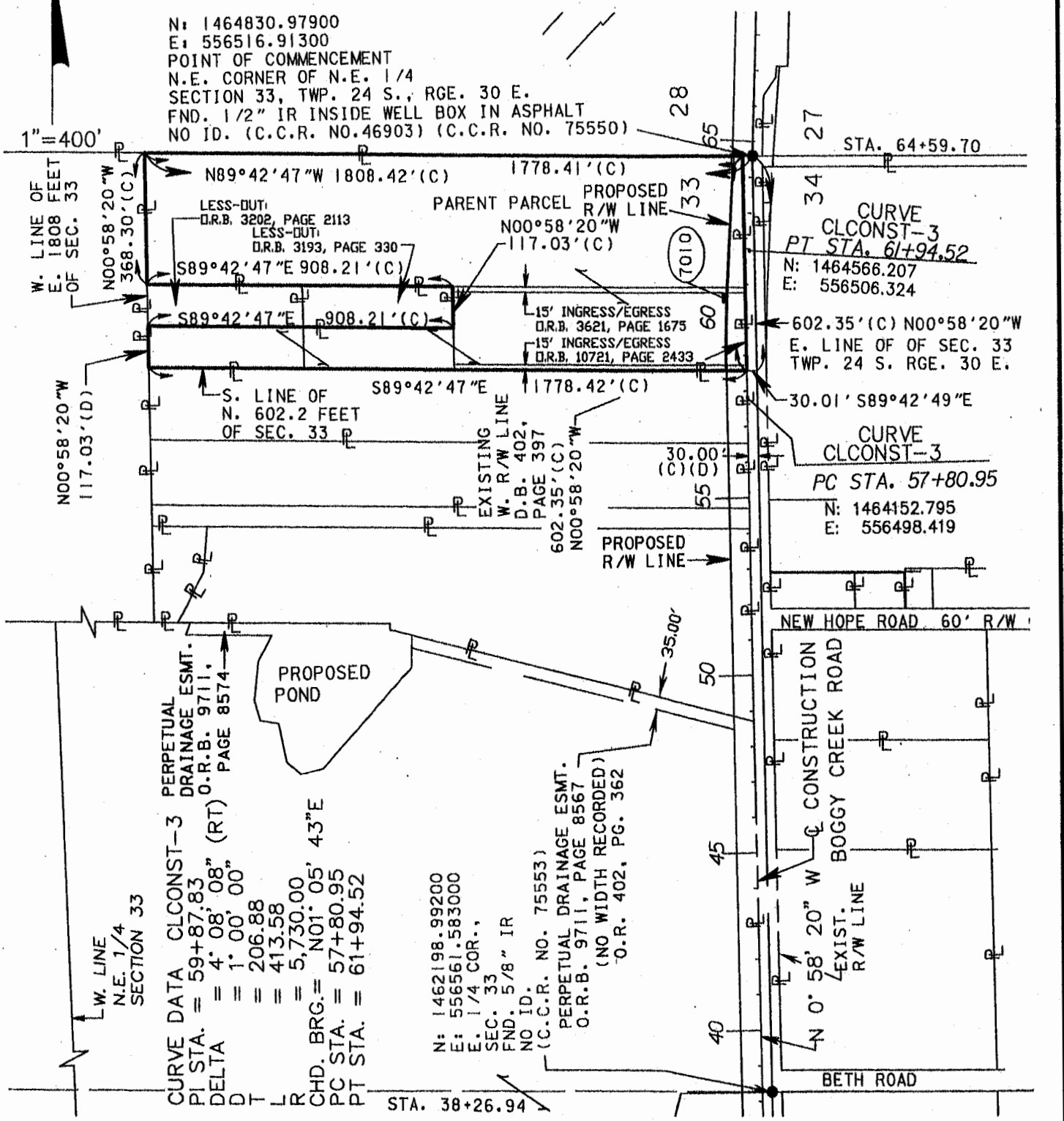
L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 7010
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY

N: 1464830.97900
 E: 556516.91300
 POINT OF COMMENCEMENT
 N.E. CORNER OF N.E. 1/4
 SECTION 33, TWP. 24 S., RGE. 30 E.
 FND. 1/2" IR INSIDE WELL BOX IN ASPHALT
 NO ID. (C.C.R. NO. 46903) (C.C.R. NO. 75550)

1" = 400'



PERPETUAL DRAINAGE ESMT.
 O.R.B. 9711, PAGE 8574
 DELTA = 4' 08" 08" (RT)
 = 1' 00' 00"
 = 206.88
 = 413.58
 = 5,730.00
 CHD. BRG. = N01° 05' 43" E
 PC STA. = 57+80.95
 PT STA. = 61+94.52

N: 1462198.99200
 E: 556561.583000
 E. 1/4 COR.,
 SEC. 33
 FND. 5/8" IR
 NO ID.
 (C.C.R. NO. 75553)
 PERPETUAL DRAINAGE ESMT.
 O.R.B. 9711, PAGE 8567
 (NO WIDTH RECORDED)
 O.R. 402, PG. 362

DESCRIPTION ON SHEET 1 OF 4

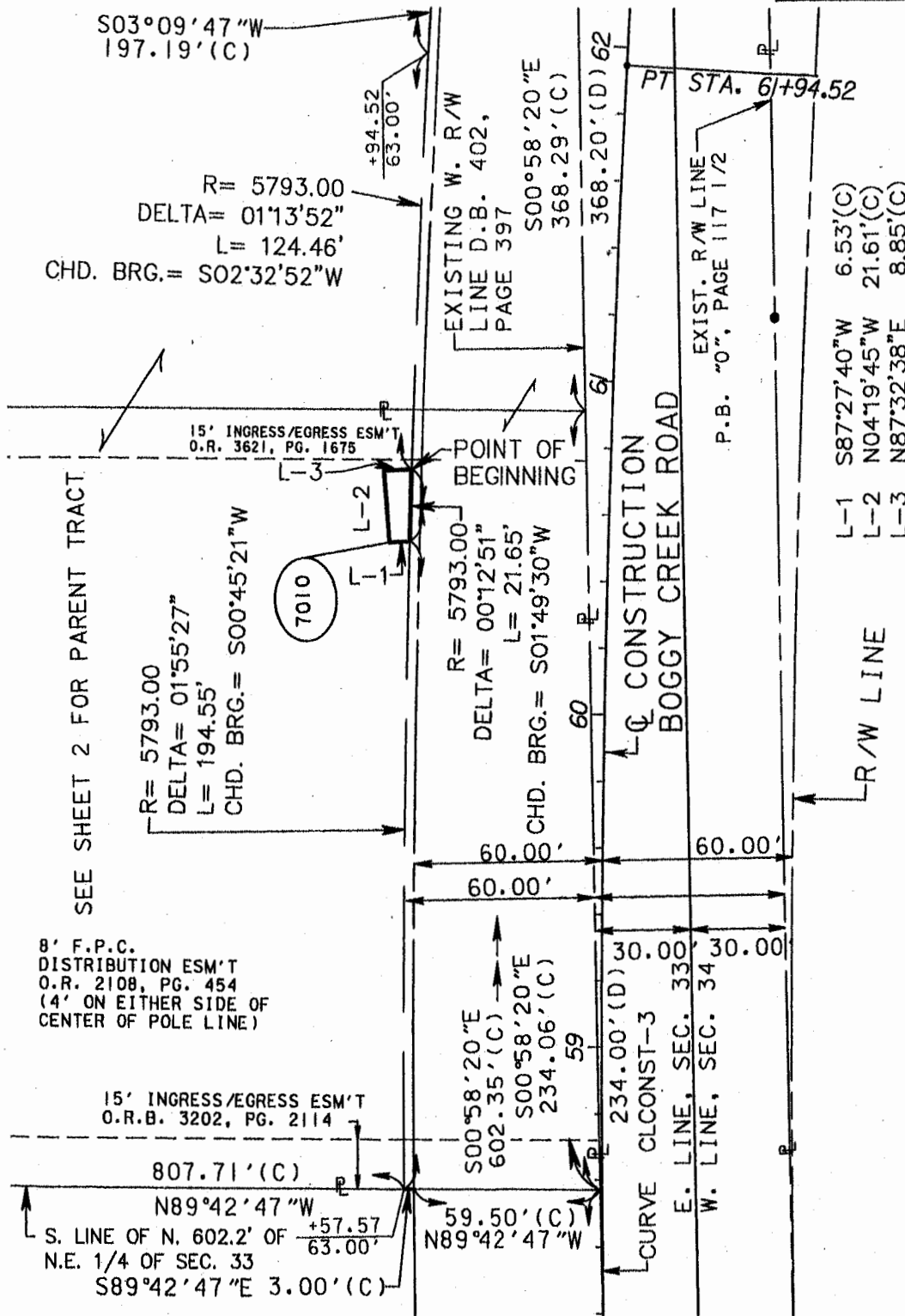
SHEET 2 OF 4

PREPARED FOR:
 ORANGE COUNTY
 DATE: DECEMBER, 2016 SCALE: 1"=400'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: AQ

DATE	REVISIONS



PARCEL 7010
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



CURVE DATA CLCONST-3
 PI STA. = 59+87.83
 DELTA = 4° 08' 08" (RT)
 D T L R = 1° 00' 00"
 = 206.88
 = 413.58
 = 5,730.00
 CHD. BRG. = N01° 05' 43" E
 PC STA. = 57+80.95
 PT STA. = 61+94.52

DESCRIPTION ON SHEET 1 OF 4

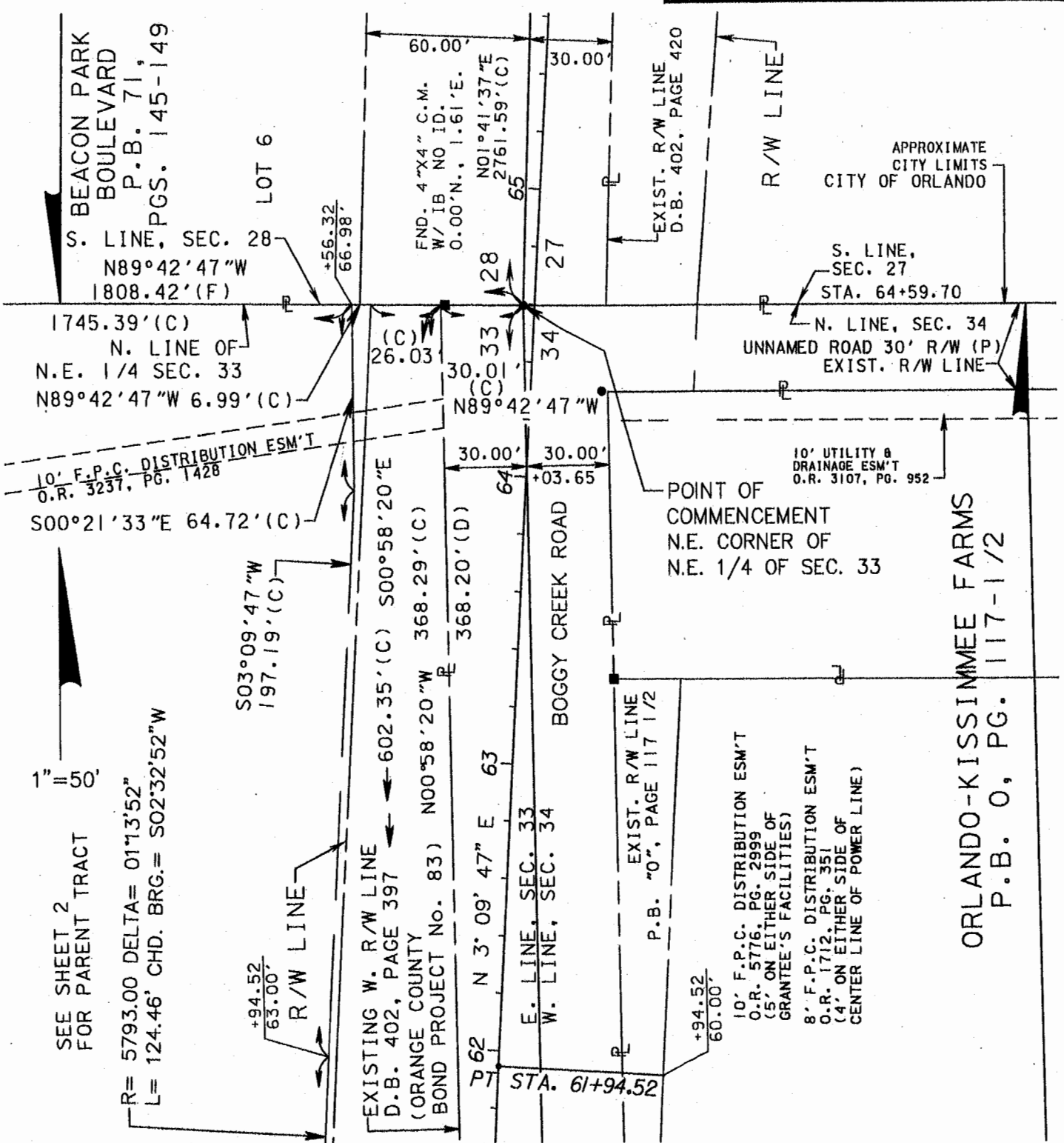
SHEET 3 OF 4

PREPARED FOR:
 ORANGE COUNTY
 DATE: DECEMBER, 2016 SCALE: 1"=50'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: AQ

DATE	REVISIONS

DRMP
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 L.B. #2648
 941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 7010
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



1" = 50'

SEE SHEET 2
 FOR PARENT TRACT

R= 5793.00 DELTA= 01°13'52"
 L= 124.46' CHD. BRG.= S02°32'52"W

DESCRIPTION ON SHEET 1 OF 4

SHEET 4 OF 4

PREPARED FOR:
 ORANGE COUNTY

DATE: DECEMBER, 2016 SCALE: 1"=50'

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: AQ

DATE	REVISIONS

DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594
 L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7010

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7010 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" 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 condition as good as or better than 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 lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

Parcel 7010A

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run North 89 degrees 42' 47" West along the North line of said Northeast 1/4 a distance of 30.01 feet to the West right of way line of Boggy Creek Road; thence continue North 89 degrees 42' 47" West along the North line a distance of 26.03 feet; thence continue North 89 degrees 42' 47" West along said North line a distance of 6.99 feet; thence leaving said North line run South 00 degrees 21' 33" East a distance of 64.72 feet; thence run South 03 degrees 09' 47" West a distance of 89.35 feet, to the POINT OF BEGINNING; thence run South 03 degrees 09' 47" West a distance of 21.47 feet; thence run North 86 degrees 35' 48" West a distance of 9.82 feet; thence run North 00 degrees 32' 28" East a distance of 19.72 feet; thence run North 83 degrees 57' 07" East a distance of 10.86 feet to the POINT OF BEGINNING.

Containing 212 square feet, more or less.

LEGEND

AC.	ACRE	(D)	DEED			RT	RIGHT
B	BASELINE	FND.	FOUND	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
C	CENTERLINE	(F)	FIELD MEASURE	P.I.	POINT OF INTERSECTION	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	P.T.	POINT OF TANGENCY	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	P	PROPERTY LINE	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	R	RADIUS		
		P.B.	PLAT BOOK	RGE.	RANGE		

MAP OF DESCRIPTION

SHEET 1 OF 3

THIS IS NOT A SURVEY

SKETCH ON SHEETS 2&3 OF 3

PREPARED FOR:

ORANGE COUNTY

DATE: DECEMBER, 2016 SCALE: 1"=N/A

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL

ALLEN L. QUICKEL
 PROFESSIONAL SURVEYOR AND MAPPER #6481
 STATE OF FLORIDA
 DATE 12/6/16



Phone: (407) 896-0594

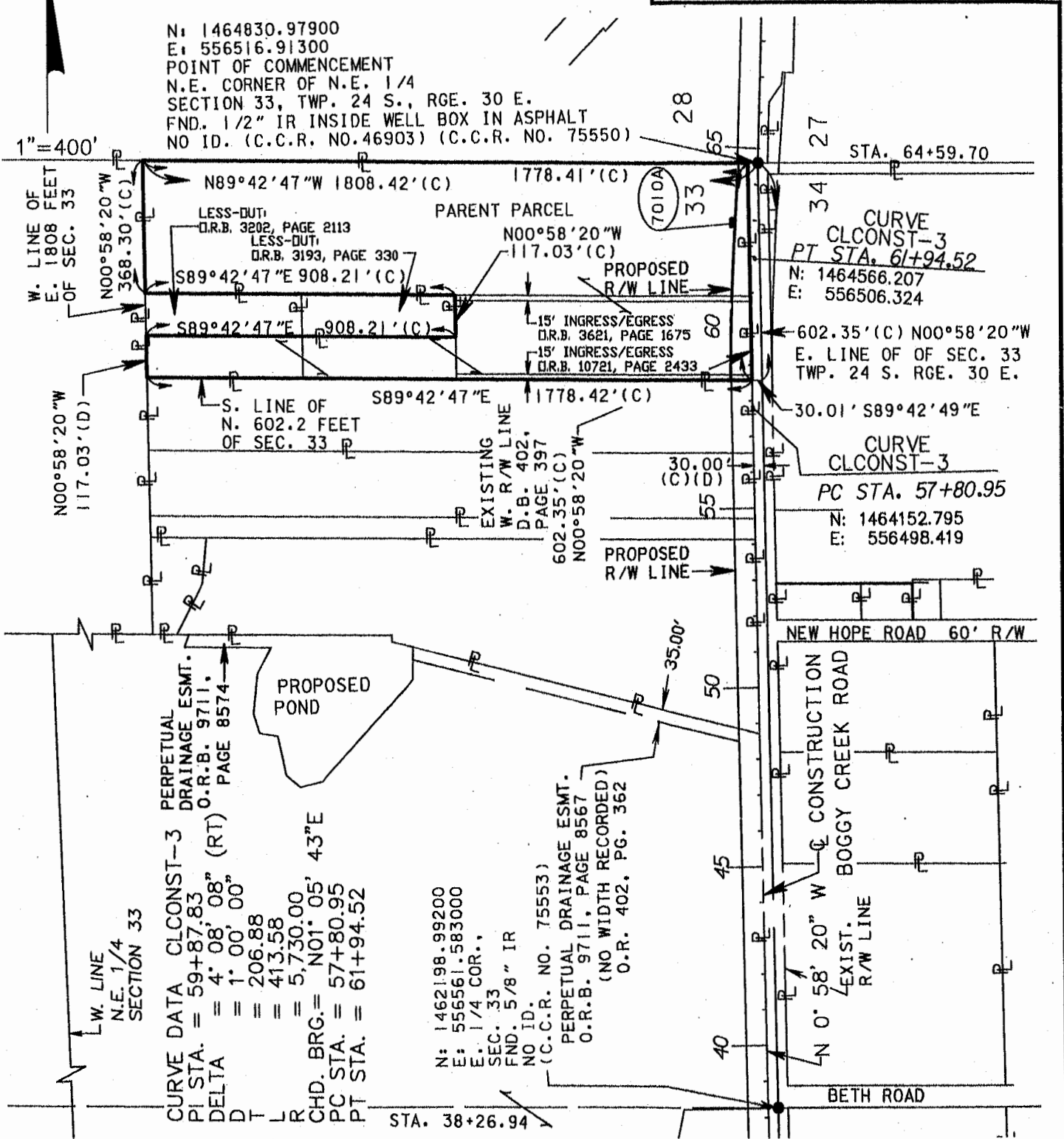
L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 7010A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY

N: 1464830.97900
 E: 556516.91300
 POINT OF COMMENCEMENT
 N.E. CORNER OF N.E. 1/4
 SECTION 33, TWP. 24 S., RGE. 30 E.
 FND. 1/2" IR INSIDE WELL BOX IN ASPHALT
 NO ID. (C.C.R. NO. 46903) (C.C.R. NO. 75550)

1"=400'



PERPETUAL DRAINAGE ESMT.
 O.R.B. 9711, PAGE 8574
 CURVE DATA CLCONST-3
 PI STA. = 59+87.83
 DELTA = 4° 08' 08" (RT)
 DT LR CHD. BRG. = N01° 05' 43"E
 PC STA. = 57+80.95
 PT STA. = 61+94.52

N: 1462198.99200
 E: 556561.583000
 E. 1/4 COR.,
 SEC. 33
 FND. 5/8" IR
 NO ID.
 (C.C.R. NO. 75553)
 PERPETUAL DRAINAGE ESMT.
 O.R.B. 9711, PAGE 8567
 (NO WIDTH RECORDED)
 O.R. 402, PG. 362

DESCRIPTION ON SHEET 1 OF 3

SHEET 2 OF 3

PREPARED FOR:
 ORANGE COUNTY
 DATE: DECEMBER, 2016 SCALE: 1"=400'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: AQ

DATE	REVISIONS



SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7010A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7010A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" 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 condition as good as or better than 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 lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"




Parcel 7010B

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run North 89 degrees 42' 47" West along the North line of said Northeast 1/4 a distance of 30.01 feet to the West right of way line of Boggy Creek Road; thence continue North 89 degrees 42' 47" West along the North line a distance of 26.03 feet; thence continue North 89 degrees 42' 47" West along said North line a distance of 6.99 feet; thence leaving said North line run South 00 degrees 18' 02" East a distance of 25.80 feet to the POINT OF BEGINNING; thence run South 00 degrees 18' 02" East a distance of 40.02 feet; thence run North 75 degrees 57' 19" West a distance of 34.14 feet; thence run North 06 degrees 30' 09" East a distance of 29.82 feet; thence run South 85 degrees 56' 02" East a distance of 29.61 feet to the POINT OF BEGINNING.

Containing 1096 square feet, more or less.

LEGEND

AC.	ACRE	(D)	DEED			RT	RIGHT
	BASELINE	FND.	FOUND	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
	CENTERLINE	(F)	FIELD MEASURE	P.I.	POINT OF INTERSECTION	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	P.T.	POINT OF TANGENCY	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT		PROPERTY LINE	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	R	RADIUS		
		P.B.	PLAT BOOK	RGE.	RANGE		

MAP OF DESCRIPTION

SHEET 1 OF 3

THIS IS NOT A SURVEY

SKETCH ON SHEETS 2&3 OF 3

PREPARED FOR:

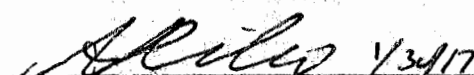
ORANGE COUNTY

DATE: DECEMBER, 2016 SCALE: 1"=N/A

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.


 ALLEN L. QUICKEL DATE 1/31/17
 PROFESSIONAL SURVEYOR AND MAPPER #6481
 STATE OF FLORIDA

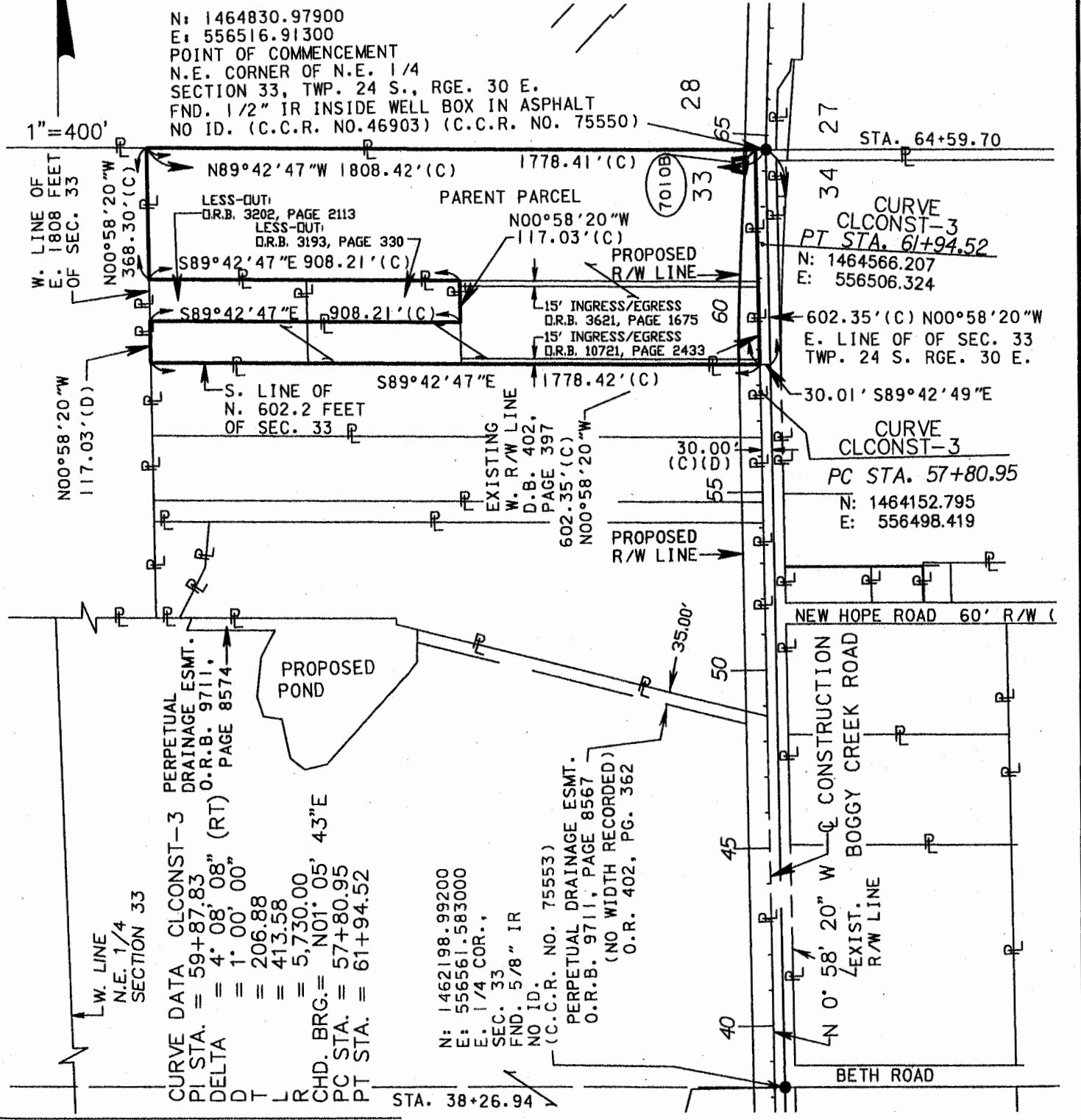


Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 7010B
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 3

SHEET 2 OF 3

PREPARED FOR:
 ORANGE COUNTY

DATE: DECEMBER, 2016 SCALE: 1"=400'

PROJECT #: 06-1114.000

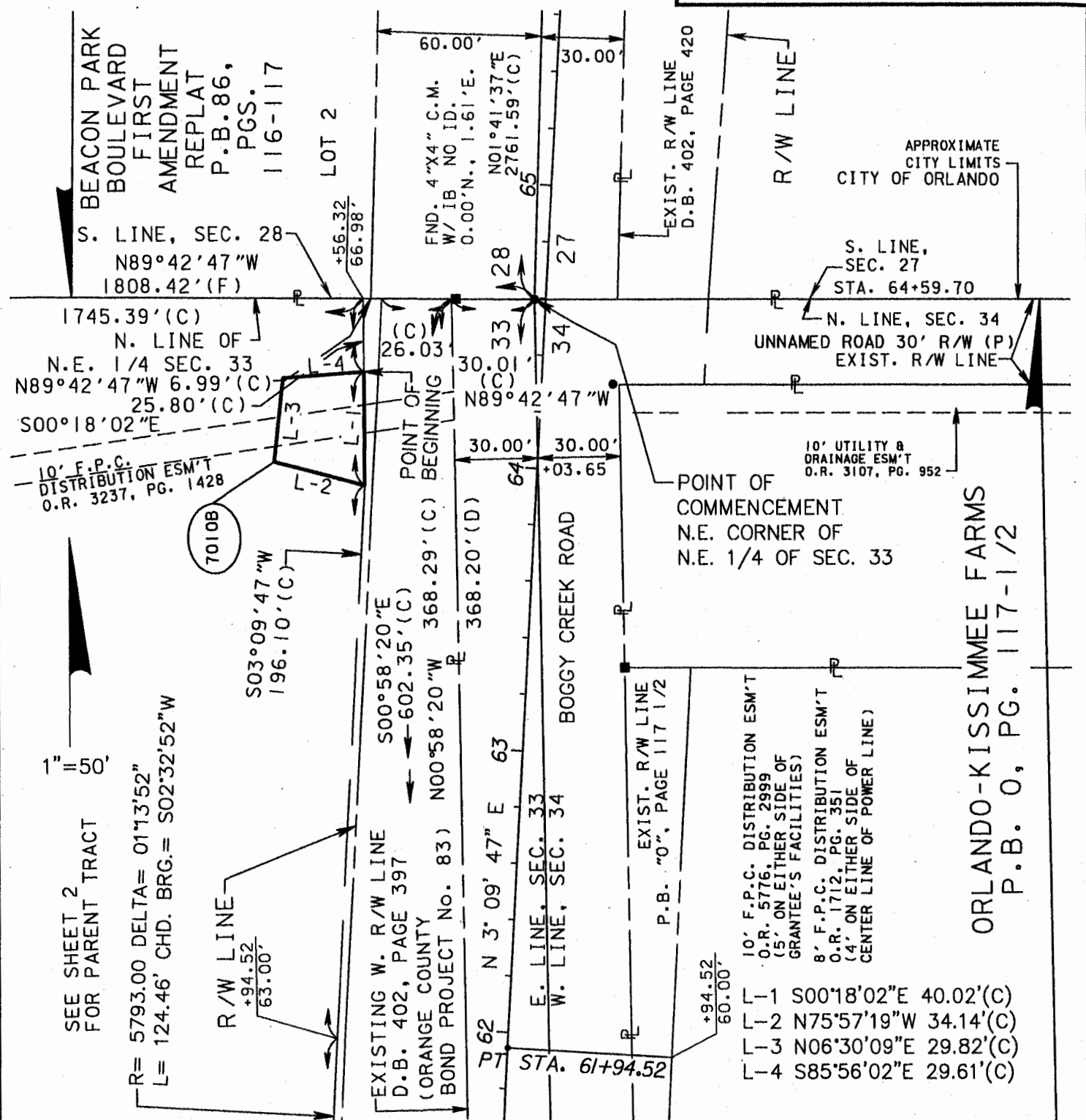
DESIGN: CU CHECKED: AQ

DATE	REVISIONS
1/23/17	REVISED LEGAL AND SKETCH



941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 7010B
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 3

SHEET 3 OF 3

PREPARED FOR:
 ORANGE COUNTY
 DATE: DECEMBER, 2016 SCALE: 1"=50'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: AQ

DATE	REVISIONS
1/23/17	REVISED LEGAL AND SKETCH



DRMP

ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594
 L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7010B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7010B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" 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 condition as good as or better than 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 lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.