



Orange County Government

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

Legislation Text

File #: 24-1435, **Version:** 1

Interoffice Memorandum

DATE: September 18, 2024

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Tara Petersen, Program Manager

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Resolution and authorization to initiate condemnation proceedings for Ficquette Road (Parcels 1023, 7023A, and 7023B). District 1 (**Real Estate Management Division**)

PROJECT: Ficquette Road (Parcels 1023, 7023A, and 7023B)

PURPOSE: Acquisition of one fee-simple parcel, and two temporary construction easement parcels required for roadway improvements.

ITEM: Resolution (Parcels 1023, 7023A, and 7023B)

BUDGET: NA

REVENUE: NA

FUNDS: NA

APPROVALS:

Real Estate Management Division
Public Works Engineering

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

OCT 08 2024

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

RESOLUTION

WHEREAS, during fiscal year 2003/2004, the Board approved the project known as Ficquette Road to improve the existing two-lane roadway to a four-lane divided urban roadway including sidewalks, a multi-purpose trail, stormwater drainage, signage, paving and marking, and signalization within the project limits as outlined in the staff report attached as Exhibit "A"; and

WHEREAS, in connection with the construction, repair and maintenance of the Ficquette Road project by Orange County, a charter county and political subdivision of the State of Florida, it is necessary that said County have the required areas for roadway purposes and it is necessary and in the public interest that there be acquired the required fee simple and temporary construction easement interests in certain lands for proper construction and maintenance of the above road in the County's Road System; and

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

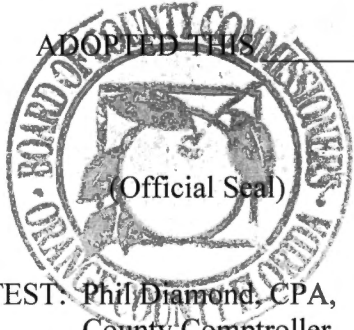
NOW THEREFORE, BE IT RESOLVED by Orange County, a charter county and political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the required fee simple and temporary construction easement interests in the required lands necessary 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 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 7023A and 7023B shall commence on the date that Orange County takes title to said temporary construction easements and terminate seven (7) years after that date, or upon the completion of the construction on the project adjacent to the lands described in the attached Schedule "A", whichever occurs first; and be it further

RESOLVED that the property descriptions under parcel numbers 1023, 7023A, and 7023B are ratified and confirmed and found necessary for this project to the extent of the estate or interest set forth as a part of the parcel descriptions, the above referenced descriptions being attached hereto as Schedule "A" and Schedule "B", and made a part by reference hereof, that Orange County, the Board of County Commissioners of said County, the Deputy Clerk of said Board of County Commissioners, the attorneys of said Board of County Commissioners and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the required fee simple and temporary construction easement interests in said lands by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said County's expense, such abstract of title search as may be necessary in connection therewith.

ADOPTED THIS OCT 08 2024



(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: Jerry L. Demings
for
Jerry L. Demings
Orange County Mayor

BY: [Signature]
Deputy Clerk

DAVID ROONEY
Printed Name

DATE: 8 October 2024

Exhibit "A"

STAFF REPORT

October 1st, 2021

Ficquette Road Segments G, H-1 and H-2

From Ingelnook Dr. Intersection to approximately 750' west onto Summerlake Blvd. and approximately 1500' south onto Reams Rd.

CIP 5140

Project History

The Ficquette Road widening project derived from the Ficquette/Porter Preliminary Engineering Report prepared by MSCW, Inc. on August 2006. This study was conducted pursuant to the "Road Corridor Analysis and Engineering Agreement" between Summerport Land Company and Orange County, Florida, approved by the Orange County Board of Commissioners (BCC) on December 14, 2004, and the Development agreement for "Stillwater Crossings and Center Bridge Neighborhood PD within the Village of Bridgewater", approved by the Orange County Commissioners on July 27, 1999.

The Village of Bridgewater roadways study area includes over ten miles of County Road (CR) 535, Ficquette Road, Reams Road, Lake Hancock Road, Porter Road, McKinney Road, and land near these existing roadways in western Orange County. The roadways have been subdivided into 13 segments, designated A through M. Segments A through E represent the first phase of the study (previously completed), and Segments F through M represent the second phase. A Roadway Conceptual Analysis (RCA) was conducted for Segments A through E and constructed, and Segments A and E and approved by the Orange County BCC on April 8, 2003. Segments F through M, were included in the Ficquette/Porter Preliminary Engineering Study. Segments B through F have been designed and constructed and Segments G, H-1 and H-2 are included in the Ficquette Road Design Project. Segments G, H-1 and H-2 are described below:

- **Segment G:** Ficquette Road, from approximately 1,900 feet south of CR 535, extending generally south to approximately 600 feet west of the intersection with Overstreet Road.
- **Segment H-1:** Ficquette Road, from approximately 1,600 feet southwest of the intersection with Overstreet Road to approximately 3,500 feet north of the Reams Road/Lake Hancock Road intersection
- **Segment H-2:** Ficquette Road, from approximately 3,500 feet north of the Reams Road/Lake Hancock Road intersection to the Reams Road/Lake Hancock Road intersection. Reams Road, from the Ficquette Road/Lake Hancock Road intersection, 1,000 feet south, and extending westerly approximately 1,000 feet from the southern limits on Reams Road.

PROJECT CONSIDERATIONS

Among the important elements in determining the need for the roadway improvements are: Existing conditions, long range planning, safety considerations, environmental

Ficquette Road Segments G, H-1 and H-2**From Ingelnook Dr. Intersection to approximately 750' west onto Summerlake Blvd. and approximately 1500' south onto Reams Rd.
CIP 5140**

considerations, evaluation of alternative alignments, engineering recommendations and project cost.

Existing Conditions

Ficquette Road is a two-lane undivided rural section that extends from Ingelnook Drive Intersection to Reams Road, a distance of approximately two miles. The existing land use within the corridor varies and primarily includes residential, recreational, and undisturbed wetlands. The existing roadway consists of two travel lanes (one in each direction), undivided with no paved shoulders or bicycle lanes. Travel lanes vary from 9 feet to 11 feet in width, there is a normal crown to promote drainage flow away from the roadway, and there is no curb and gutter. There is an existing trail along the west side of the road which extends from the northern projects limits at Ficquette Hancock Road to 920 linear feet south of Old Thicket Trace. The speed limit is 45 mph, and there is an advisory speed limit of either 35 mph or 40 mph for the horizontal curves.

The right-of-way width throughout the project corridor varies from 60 feet to 120 feet. The right-of-way is 60 feet wide at the beginning of the project 1,350 feet south of Summerlake Blvd. to approximately 890 feet south of Old Thicket Trace and Ficquette Road intersection. From 890 feet south of Old Thicket Trace to the end of the project (Ingelnook Drive and Ficquette Road intersection) the right-of-way is 120 feet wide.

The majority of the existing roadway corridor lacks permitted stormwater management systems. Stormwater runoff from existing Ficquette Road discharges to adjoining low-lying areas or wetlands. The project lies within the Lake Hancock watershed. The terrain in this area is relatively flat. Existing drainage patterns are generally in a southeasterly direction towards large wetland systems downstream. This system of interconnected lakes and wetlands are located within the Reams Road subwatershed and the Reedy Creek watershed. These waters ultimately discharge to the stormwater management facilities operated and maintained by the Reedy Creek Improvement District (RCID).

Long Range Planning

METROPLAN ORLANDO, the Metropolitan Planning Organization (MPO) for Orange, Osceola, and Seminole Counties, adopted the 2005 Long Range Transportation Plan (LRTP) in September 2004. The following roadway corridors are specified in the LRTP to be widened to four lanes: Ficquette Road, from Reams Road to CR 535; Reams Road, from Ficquette Road to CR 535; and Porter Road, from CR 545 to Ficquette Road/Lake Hancock Road.

Ficquette Road Segments G, H-1 and H-2**From Ingelnook Dr. Intersection to approximately 750' west onto Summerlake Blvd. and approximately 1500' south onto Reams Rd.****CIP 5140****Safety Consideration**

The need for improvements can be attributed to more than one cause: an expected deficiency in future traffic operations and capacity, horizontal and vertical curves along many of the roadways that do not conform to current standards, the ability to meet the demand of future development within the area, and providing consistency with the goals, objectives, and policies of the Orange County Comprehensive Policy Plan, the METROPLAN ORLANDO Long Range Transportation Plan, the Village of Bridgewater Specific Area Plan (SAP), the Lakeside Village SAP and the Horizon West planning area.

The widening of Ficquette Road should provide for both traffic and pedestrian safety. The following are some of the improvements associated with Ficquette Road: widening of existing roadway to four lanes, closed stormwater management system, curb and gutter, signalization, raised medians, a five-foot sidewalk on one side and a 10-14 feet wide multi-purpose path/trail on the other. New traffic signals will be installed at Summerlake Boulevard, New Independence Parkway and Scott Pine Park intersections. The raised medians will also provide adequate separation for the two directions of traffic. The installation of sidewalk and the multi-purpose path/trail lanes will provide designated areas for pedestrians and bicyclists. Dedicated turn lanes reduce the potential for rear end collisions. Sidewalks, pedestrian crosswalks, pedestrian signals and streetlights increase the safety of the intersection for vehicles and pedestrians.

Environmental Considerations

The environmental considerations include land use, cultural features and community centers, threatened and endangered species, impacts to wetlands, and contaminated sites.

The predominant land use along the existing Ficquette Road corridor consists of residential, recreational and undisturbed wetlands. Multiple types of wetland systems exist within the project area. Total direct impacts equal 11.99 acres, with 0.34 acres of impacts to surface waters and 10.65 acres of impacts to natural wetlands. Several impact areas are located along the existing roadway are of minimal quality due to the associated edge effects. As a result of the original roadway construction, many of these systems are associated with stormwater runoff features and contain existing buried utility lines that run along the project boundary. In summary, these systems are distinctly more disturbed inside and adjacent to the existing ROW; they contain more nuisance and exotic vegetation. Due to the need for a safer alignment which reduces unsafe roadway curvature, the corridor will impact a greater acreage of wetland systems along the eastern side of the roadway. While it is anticipated that some adverse secondary impacts will occur, secondary impacts should not be significant, due to surrounding development,

Ficquette Road Segments G, H-1 and H-2**From Ingelnook Dr. Intersection to approximately 750' west onto Summerlake Blvd. and approximately 1500' south onto Reams Rd.****CIP 5140**

associated existing noise, observed exotic/nuisance vegetation occurrence within these systems, evidence of trash and dumping well into the interior of the wetlands, and lack of land-management activities. Therefore, secondary impacts have been assessed at 25 feet beyond most direct impacts associated with the existing roadway alignment. A total of 3.42 acres are assessed as secondary wetland impacts to the roadway and proposed stormwater system. Direct and secondary impacts total 14.41 acres.

A phase I Environmental Site Assessment (ESA) was conducted for the study area, in order to assess the potential for contamination and hazardous waste. The ESA consisted of regulatory database searches, an aerial photograph and topographic map review, and on-site visual reconnaissance. The review of available federal and state environmental records indicate no significant evidence of environmentally suspicious land use. The review of aerial photographs and topographic maps failed to indicate evidence of environmentally suspicious land activities in the study area or adjacent properties on-site reconnaissance did not indicate the presence of environmentally suspicious activities or potential environmental concerns in the immediate vicinity of the proposed alignments. Per the Environmental Considerations Report prepared by Dewberry dated July 2020, a survey of threatened and endangered species found that Gopher tortoise burrows were identified within the project area during the onsite assessment. Within 90 days prior to construction, a survey of all potentially suitable Gopher Tortoise habitat within the project limits will be performed.

The proposed project is not anticipated to adversely affect historical and/or archaeological resources, based on a Cultural Resource survey, conducted in 2006, during a Preliminary Engineering study for the corridor. During that survey, no documented resources were located within one mile of the project site.

Evaluation of Alternative Alignments

Three roadway alignment alternatives were considered. The alternatives were developed to address several different concerns including: traffic capacity needs of the study area, pedestrian and bicyclists needs, access management and minimization of impacts to residents, planned development, businesses and the environment. The proposed alignment for the north portion of Segment G was determined through the Fishback Planned Development (PD). Segments H-1 and H-2 generally follow the existing Ficquette Road alignment. The alignment of the south portion of Segment G and Segment H-1 occurs with the alignment proposed in the Signature Lakes PD. Each segment of the road was evaluated for its best alignment. The recommended alignment was a combination of the alignments for each segment.

STAFF REPORT

October 1st, 2021

Ficquette Road Segments G, H-1 and H-2

From Ingelnook Dr. Intersection to approximately 750' west onto Summerlake Blvd. and approximately 1500' south onto Reams Rd.

CIP 5140

Engineering Recommendations

The recommended alignment is generally centered on the existing right-of-way. Near Summerlake Boulevard, the alignment shifts southwest to realign the Summerlake Boulevard /Reams Road and Ficquette Road intersection. The alignment recommendation was based on the evaluation of project costs, right-of-way requirements, conceptual drainage analysis, socio-economic impact analysis and environmental impact analysis. The recommended typical section for this project is as follows:

- Four lanes (two, each direction)
- Raised landscaped median
- Sidewalks
- 10-14 feet multi-purpose path/trail
- Curb and gutter stormwater drainage system with retention ponds
- 120 feet-wide minimum proposed right-of-way
- Landscaping
- Roadway Lighting

Costs

The estimated project costs are as follows:

Engineering design cost	\$ 1,370,000
Right-of-way cost	\$ 5,520,000
Construction cost	\$ 15,000,000
Total project cost	\$ 21,890,000

Conclusion

In accordance with the Ficquette/Porter Preliminary Engineering Report, the Ficquette Road project from Ingelnook Drive to Summerlake Boulevard should be designed and constructed as a four lane urban, divided facility. This project is needed to increase the traffic operation capacity of the existing two-lane roadway. Also, the improvements are required in order to accommodate the increased transportation demands resulting from current and future growth in the area.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1023

A PORTION OF TRACT B, SIGNATURE LAKES - PARCEL 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 9374, PAGE 129 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A MAG NAIL AND DISK STAMPED "PRM LB 7194" MARKING THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN NORTH 89°33'55" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1980.60 FEET TO ITS INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD AS SHOWN ON SIGNATURE LAKES - PARCEL 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 37 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 1045.37 FEET, A CHORD DISTANCE OF 4.12 FEET AND A CHORD BEARING OF SOUTH 45°07'31" WEST; THENCE DEPARTING THE NORTH LINE OF SAID NORTHEAST QUARTER, FROM A TANGENT BEARING OF SOUTH 45°14'17" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°13'33", A DISTANCE OF 4.12 FEET TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 45°00'44" WEST, A DISTANCE OF 398.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 45°00'44" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 00°37'44" WEST, A DISTANCE OF 34.96 FEET TO A POINT ON THE EAST LINE OF TRACT B, SAID SIGNATURE LAKES - PARCEL 1A; THENCE RUN SOUTH 46°16'13" EAST ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 312 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. 2037-4194702/18.00161, EFFECTIVE DATE OF JANUARY 21, 2019.
2. BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°33'55" EAST.

SEE SHEET 2 FOR LEGEND
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

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

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

02/21/2023

DATE

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

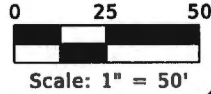
DATE	FEBRUARY 21, 2023	 CERTIFICATION OF AUTHORIZATION No. LB 8011 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 27
DRAWN BY	M.ROLLINS			TOWNSHIP: 23 S
CHECKED BY	S.WARE		RANGE: 27 E	
DEWBERRY PROJECT NO.	50104410		SCALE: N/A	
REVISION	BY	DATE	FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140	SHEET 1 OF 3

TP 3/16/2023

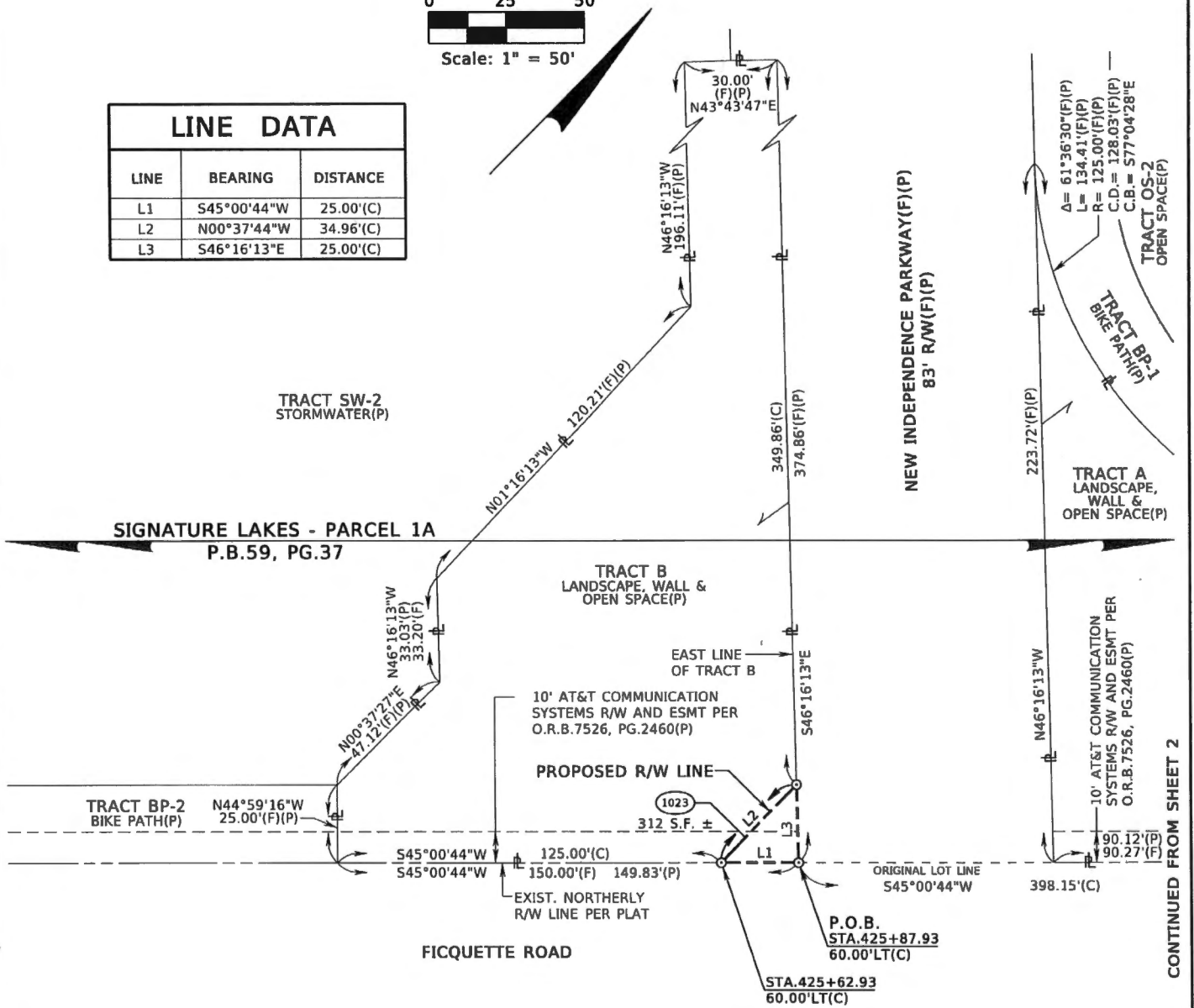
SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1023



LINE DATA		
LINE	BEARING	DISTANCE
L1	S45°00'44"W	25.00'(C)
L2	N00°37'44"W	34.96'(C)
L3	S46°16'13"E	25.00'(C)



SEE SHEET 2 FOR LEGEND
SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

DATE	FEBRUARY 21, 2023
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50104410
REVISION	BY DATE

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)

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

SECTION: 27
TOWNSHIP: 23 S
RANGE: 27 E
SCALE: 1"=50'
SHEET 3 OF 3

TP 3/16/2023

SCHEDULE "B"

5140 FICQUETTE ROAD PARCEL 1023

FEE SIMPLE

Parcel 1023: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7023A

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COMMENCE AT A MAG NAIL AND DISK STAMPED "PRM LB 7194" MARKING THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN NORTH 89°33'55" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1980.60 FEET TO ITS INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD AS SHOWN ON SIGNATURE LAKES - PARCEL 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 37 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 1045.37 FEET, A CHORD DISTANCE OF 4.12 FEET AND A CHORD BEARING OF SOUTH 45°07'31" WEST; THENCE DEPARTING THE NORTH LINE OF SAID NORTHEAST QUARTER, FROM A TANGENT BEARING OF SOUTH 45°14'17" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°13'33", A DISTANCE OF 4.12 FEET TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 45°00'44" WEST, A DISTANCE OF 423.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 45°00'44" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 125.00 FEET TO ITS INTERSECTION WITH THE WEST LINE OF TRACT B, SAID SIGNATURE LAKES - PARCEL 1A; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 44°59'16" WEST ALONG SAID WEST LINE, A DISTANCE OF 6.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 45°00'44" EAST, A DISTANCE OF 91.09 FEET; THENCE NORTH 46°04'11" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 45°00'44" EAST, A DISTANCE OF 17.96 FEET; THENCE SOUTH 46°06'40" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 45°00'44" EAST, A DISTANCE OF 21.79 FEET; THENCE SOUTH 00°37'44" EAST, A DISTANCE OF 8.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 1217 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. 2037-4194702/18.00161, EFFECTIVE DATE OF JANUARY 21, 2019.
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Sheila A. Ware

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02/21/2023
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SEE SHEET 2 FOR LEGEND
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

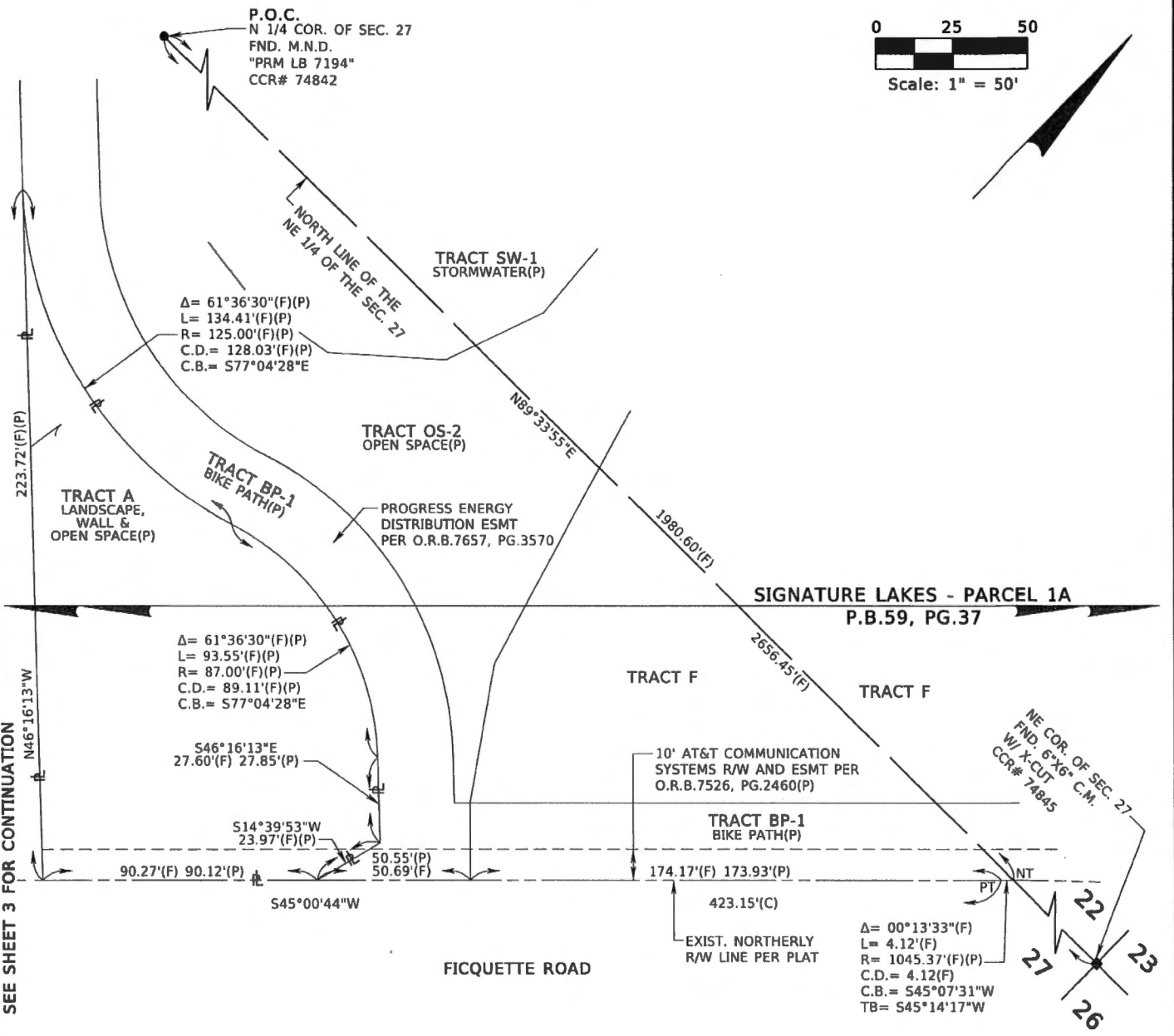
DATE	FEBRUARY 21, 2023	 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 27	
DRAWN BY	M.ROLLINS			TOWNSHIP: 23 S	
CHECKED BY	S.WARE		DEWBERRY PROJECT NO.	50104410	RANGE: 27 E
REVISION	BY		DATE		SCALE: N/A
			FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140	SHEET 1 OF 3	

TP 3/16/2023

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7023A



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

- C.B. = CHORD BEARING
- C.C.R. = CERTIFIED CORNER RECORD
- C.D. = CHORD DISTANCE
- C.I.P. = CAPITAL IMPROVEMENT PROGRAM
- C.M. = CONCRETE MONUMENT
- COR. = CORNER
- (C) = CALCULATED DISTANCE
- (D) = DEED DISTANCE

- D.B. = DEED BOOK
- ESMT = EASEMENT
- EXIST. = EXISTING
- FND. = FOUND
- FPC = FLORIDA POWER CORPORATION
- (F) = FIELD DISTANCE
- ID. = IDENTIFICATION
- I.R. = IRON ROD

- #### LEGEND & ABBREVIATIONS
- L = ARC LENGTH
 - LB = LICENSED SURVEY BUSINESS
 - LT = LEFT
 - M.N.D. = MAG NAIL AND DISK
 - NO. = NUMBER
 - NT = NON-TANGENT
 - OC = ORANGE COUNTY
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PC = POINT OF CURVATURE
 - PG./PGS. = PAGE / PAGES
 - P.I. = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PRC = POINT OF REVERSE CURVATURE
 - PT = POINT OF TANGENCY
 - (P) = PLAT
 - R = RADIUS
 - (R) = RADIAL
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - SEC. = SECTION
 - STA. = STATION
 - TB = TANGENT BEARING
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - W/ = WITH
 - ≡ = PROPERTY LINE
 - ≡ = SAME PROPERTY OWNER
 - Δ = DELTA (CENTRAL ANGLE)
 - = CHANGE IN DIRECTION
 - = R/W LINE
 - ± = MORE OR LESS

DATE	FEBRUARY 21, 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

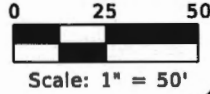
SECTION: 27
TOWNSHIP: 23 S
RANGE: 27 E
SCALE: 1"=50'
SHEET 2 OF 3

TP 3/16/2023

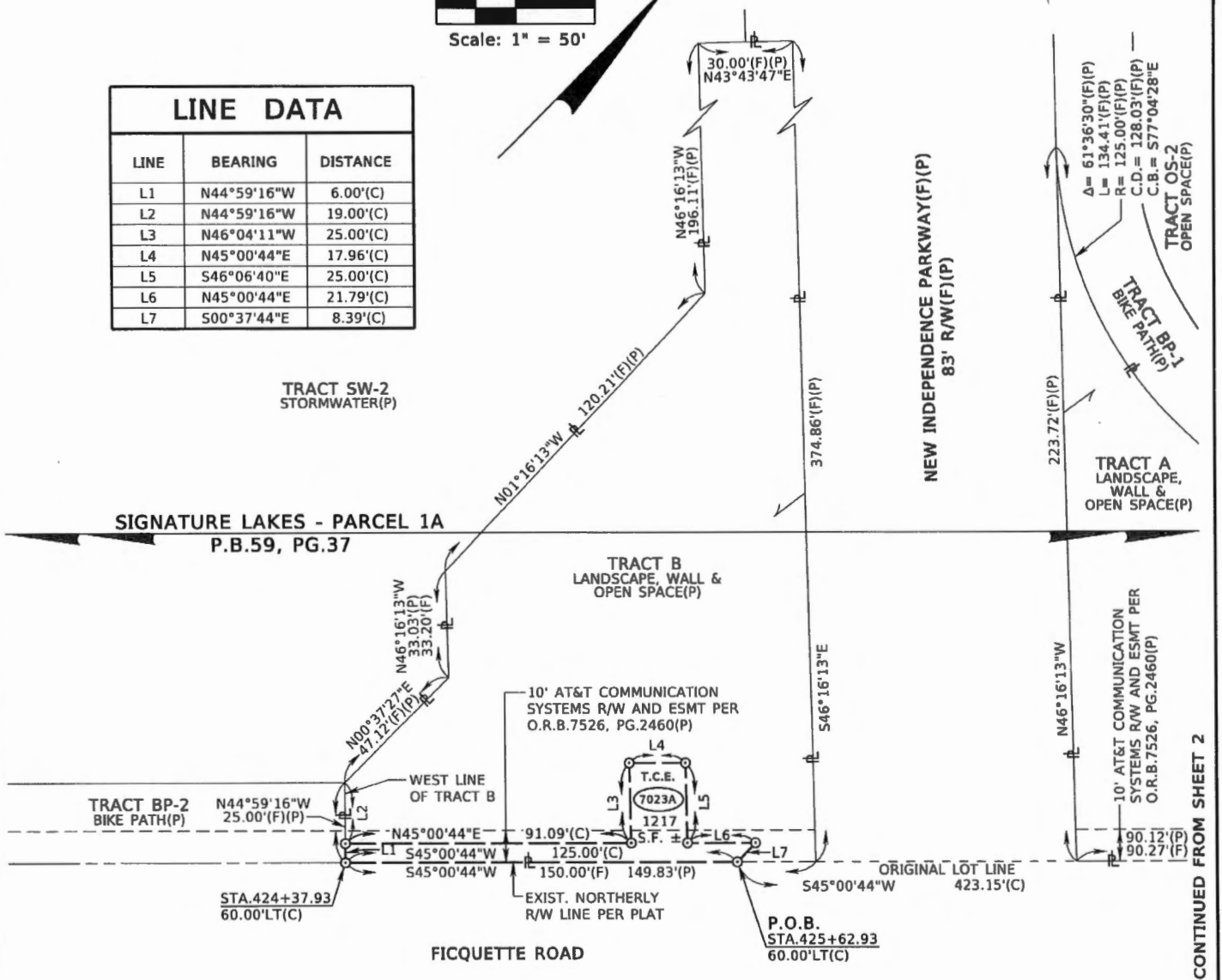
SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7023A



LINE DATA		
LINE	BEARING	DISTANCE
L1	N44°59'16"W	6.00'(C)
L2	N44°59'16"W	19.00'(C)
L3	N46°04'11"W	25.00'(C)
L4	N45°00'44"E	17.96'(C)
L5	S46°06'40"E	25.00'(C)
L6	N45°00'44"E	21.79'(C)
L7	S00°37'44"E	8.39'(C)



CONTINUED FROM SHEET 2

SEE SHEET 2 FOR LEGEND
SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

DATE	FEBRUARY 21, 2023	CERTIFICATION OF AUTHORIZATION No. LB 8011 	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	SECTION: 27
DRAWN BY	M.ROLLINS			TOWNSHIP: 23 S
CHECKED BY	S.WARE		FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140	RANGE: 27 E
DEWBERRY PROJECT NO.	50104410			SCALE: 1"=50'
REVISION	BY	DATE		SHEET 3 OF 3

TP 3/16/2023

SCHEDULE "B"

5140 FICQUETTE ROAD PARCEL 7023A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7023A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the sidewalk and trail with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7023B

A PORTION OF TRACT A, SIGNATURE LAKES - PARCEL 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 9374, PAGE 129 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A MAG NAIL AND DISK STAMPED "PRM LB 7194" MARKING THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN NORTH 89°33'55" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1980.60 FEET TO ITS INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF FICQUETTE ROAD AS SHOWN ON SIGNATURE LAKES - PARCEL 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 37 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 1045.37 FEET, A CHORD DISTANCE OF 4.12 FEET AND A CHORD BEARING OF SOUTH 45°07'31" WEST; THENCE DEPARTING THE NORTH LINE OF SAID NORTHEAST QUARTER, FROM A TANGENT BEARING OF SOUTH 45°14'17" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°13'33", A DISTANCE OF 4.12 FEET TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 45°00'44" WEST, A DISTANCE OF 224.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 45°00'44" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 90.27 FEET TO ITS INTERSECTION WITH THE WEST LINE OF TRACT A, SAID SIGNATURE LAKES - PARCEL 1A; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 46°16'13" WEST ALONG SAID WEST LINE, A DISTANCE OF 6.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 45°00'44" EAST, A DISTANCE OF 40.90 FEET; THENCE NORTH 46°30'16" WEST, A DISTANCE OF 25.01 FEET; THENCE NORTH 45°00'44" EAST, A DISTANCE OF 17.90 FEET; THENCE SOUTH 46°29'07" EAST, A DISTANCE OF 25.01 FEET; THENCE NORTH 45°00'44" EAST, A DISTANCE OF 25.50 FEET; THENCE NORTH 10°12'49" EAST, A DISTANCE OF 29.70 FEET; THENCE NORTH 80°09'03" EAST, A DISTANCE OF 2.69 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT A; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE SOUTH 46°16'13" EAST, A DISTANCE OF 9.30 FEET; THENCE SOUTH 14°39'53" WEST, A DISTANCE OF 23.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 1233 SQUARE FEET, MORE OR LESS

NOTES:

- THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-4194702/18.00161, EFFECTIVE DATE OF JANUARY 21, 2019.
- BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°33'55" EAST.


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

02/21/2023
DATE

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

SEE SHEET 2 FOR LEGEND
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	FEBRUARY 21, 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: 27
DRAWN BY	M.ROLLINS			TOWNSHIP: 23 S
CHECKED BY	S.WARE			RANGE: 27 E
DEWBERRY PROJECT NO.	50104410			SCALE: N/A
REVISION	BY	DATE	FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140	SHEET 1 OF 3

TP 3/16/2023

SKETCH OF DESCRIPTION

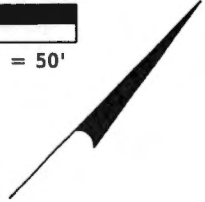
SCHEDULE "A"

PARCEL NUMBER: 7023B

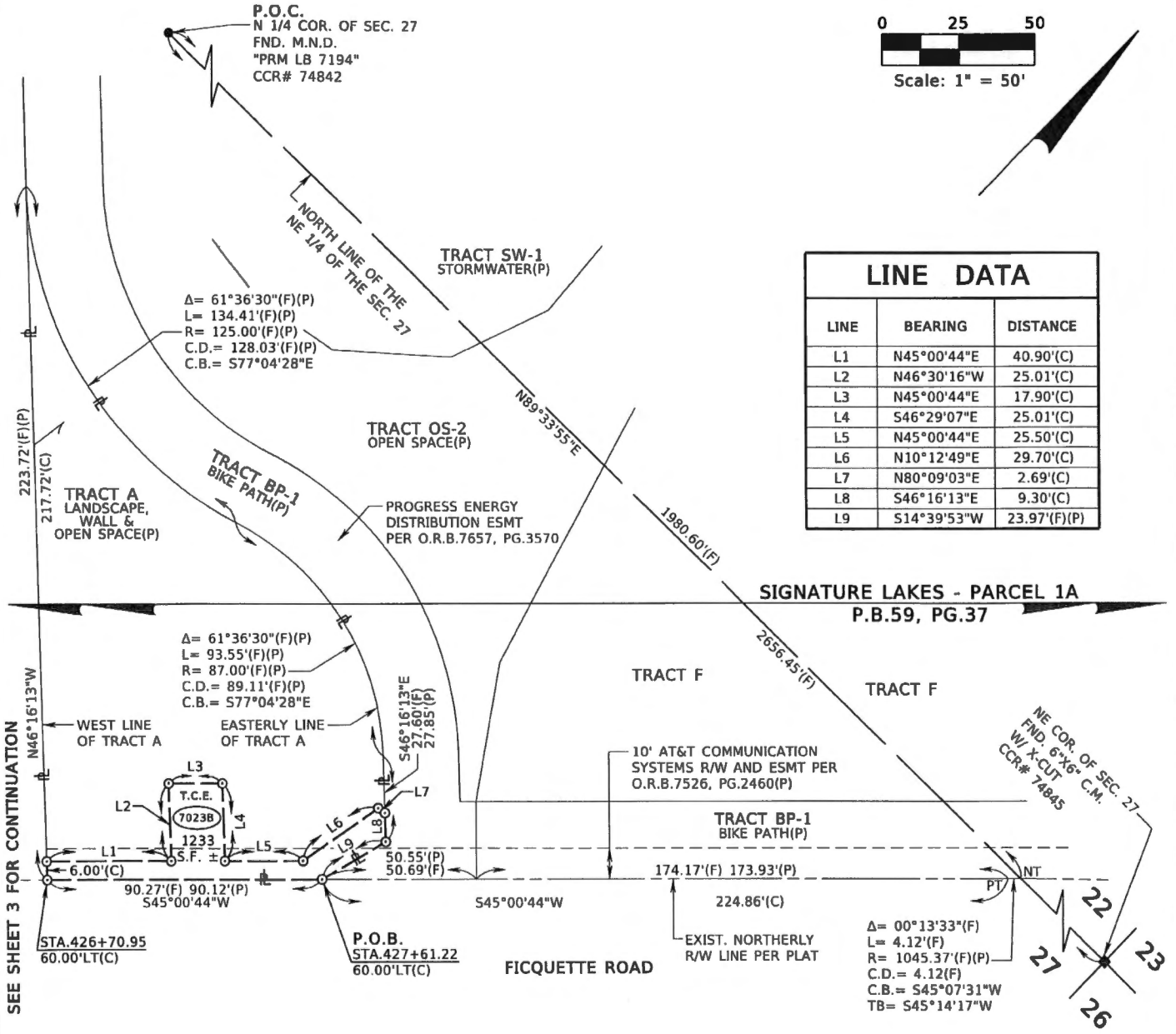
0 25 50



Scale: 1" = 50'



LINE DATA		
LINE	BEARING	DISTANCE
L1	N45°00'44"E	40.90'(C)
L2	N46°30'16"W	25.01'(C)
L3	N45°00'44"E	17.90'(C)
L4	S46°29'07"E	25.01'(C)
L5	N45°00'44"E	25.50'(C)
L6	N10°12'49"E	29.70'(C)
L7	N80°09'03"E	2.69'(C)
L8	S46°16'13"E	9.30'(C)
L9	S14°39'53"W	23.97'(F)(P)



LEGEND & ABBREVIATIONS

- | | | | | |
|--------------------------------------|---------------------------------|--------------------------------|----------------------------------|--|
| C.B. = CHORD BEARING | D.B. = DEED BOOK | L = ARC LENGTH | P.B. = PLAT BOOK | S.F. = SQUARE FEET |
| C.C.R. = CERTIFIED CORNER RECORD | ESMT = EASEMENT | LB = LICENSED SURVEY BUSINESS | PC = POINT OF CURVATURE | SEC. = SECTION |
| C.D. = CHORD DISTANCE | EXIST. = EXISTING | LT = LEFT | PG./PGS. = PAGE / PAGES | STA. = STATION |
| C.I.P. = CAPITAL IMPROVEMENT PROGRAM | FND. = FOUND | NO. = NUMBER | P.I. = POINT OF INTERSECTION | TB = TANGENT BEARING |
| C.M. = CONCRETE MONUMENT | FPC = FLORIDA POWER CORPORATION | M.N.D. = MAG NAIL AND DISK | P.O.B. = POINT OF BEGINNING | T.C.E. = TEMPORARY CONSTRUCTION EASEMENT |
| COR. = CORNER | (F) = FIELD DISTANCE | OC = ORANGE COUNTY | P.O.C. = POINT OF COMMENCEMENT | W/ = WITH |
| (C) = CALCULATED DISTANCE | ID. = IDENTIFICATION | O.R.B. = OFFICIAL RECORDS BOOK | PRC = POINT OF REVERSE CURVATURE | W/ = PROPERTY LINE |
| (D) = DEED DISTANCE | I.R. = IRON ROD | | PT = POINT OF TANGENCY | W/ = SAME PROPERTY OWNER |
| | | | (P) = PLAT | Δ = DELTA (CENTRAL ANGLE) |
| | | | R = RADIUS | ○ = CHANGE IN DIRECTION |
| | | | (R) = RADIAL | --- = R/W LINE |
| | | | R/W = RIGHT OF WAY | ± = MORE OR LESS |

SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

DATE FEBRUARY 21, 2023	CERTIFICATION OF AUTHORIZATION No. LB 8011	<p>Dewberry</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: 27
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: 1"=50'
REVISION	BY	DATE		SHEET 2 OF 3

TP 3/16/2023

SKETCH OF DESCRIPTION

SCHEDULE "A"

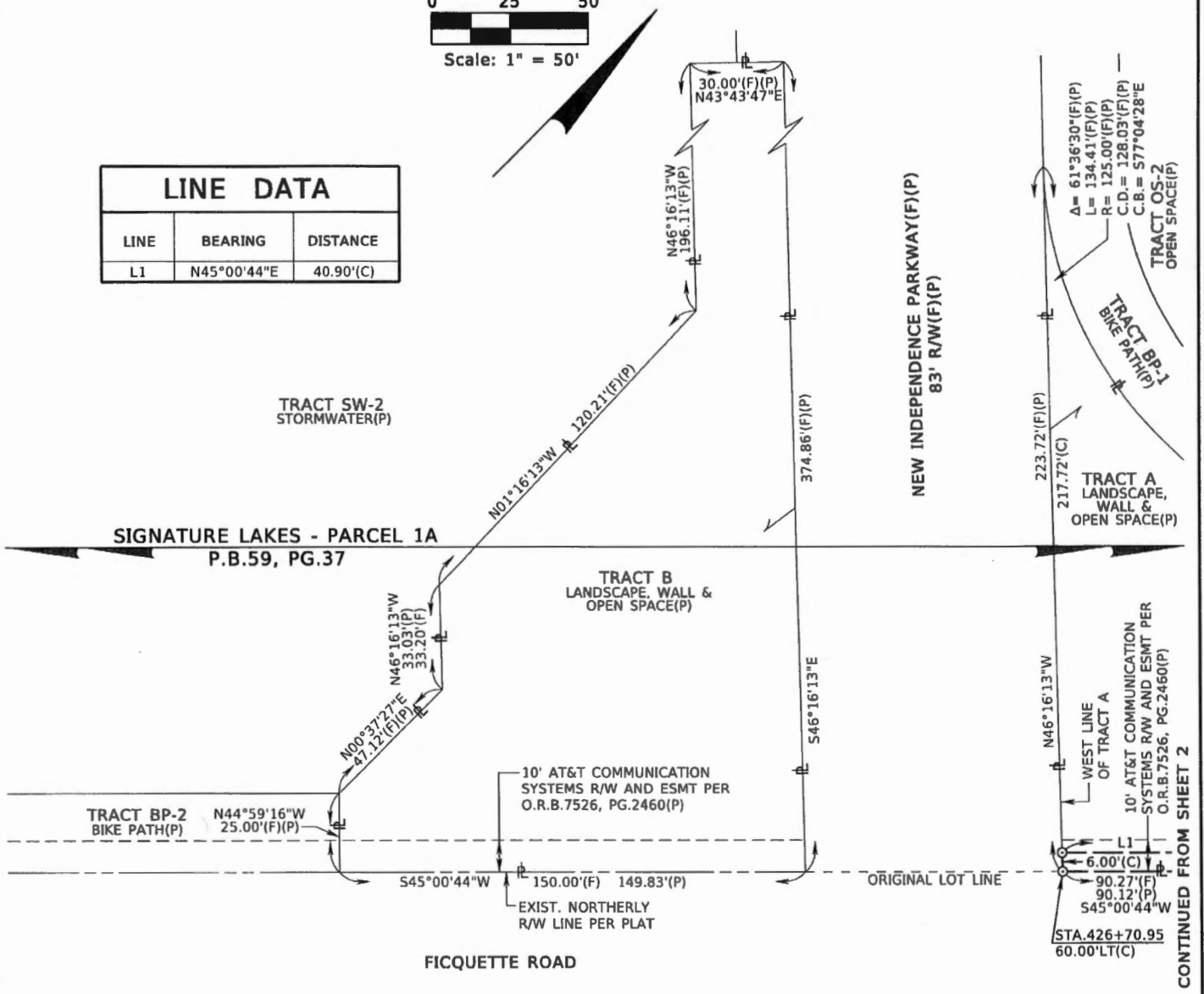
PARCEL NUMBER: 7023B

0 25 50



Scale: 1" = 50'

LINE DATA		
LINE	BEARING	DISTANCE
L1	N45°00'44"E	40.90'(C)



SEE SHEET 2 FOR LEGEND
SEE SHEET 1 FOR LEGAL DESCRIPTION AND CERTIFICATION

DATE	FEBRUARY 21, 2023	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)	SECTION: 27
DRAWN BY	M.ROLLINS			TOWNSHIP: 23 S
CHECKED BY	S.WARE		FICQUETTE ROAD ORANGE COUNTY C.I.P. NO. 5140	RANGE: 27 E
DEWBERRY PROJECT NO.	50104410		SCALE: 1"=50'	SHEET 3 OF 3
REVISION	BY	DATE		

TP 3/16/2023

SCHEDULE "B"

5140 FICQUETTE ROAD PARCEL 7023B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7023B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the sidewalk and trail with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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