



COUNTY ATTORNEY'S OFFICE
JEFFREY J. NEWTON, County Attorney

201 South Rosalind Avenue ■ 3rd Floor
Reply To: Post Office Box 1393
Orlando, FL 32802-1393
407-836-7320 ■ Fax 407-836-5888
<http://www.ocfl.net>

AGENDA ITEM

MEMORANDUM

TO: Mayor Teresa Jacobs
and
County Commissioners

FROM: Jeffrey J. Newton, County Attorney *JJN*
Elaine M. Asad, Senior Assistant County Attorney *Elaine*
Contact: (407) 836-7320

DATE: February 20, 2017

SUBJECT: Consent Agenda Item for March 7, 2017
Orange County v. Orlando South Trail Plaza, LLC, et al.
Case No. 2014-CA-10828-O
Parcels 1015/7015/8015 (Owners NYR Properties, LLC)
Project: Holden Ave. (John Young Parkway to Orange Blossom Trail)

This item requests settlement authorization by the Board of County Commissioners (BCC) for the *Orange County v. Orlando South Trail Plaza, LLC, et al.* eminent domain case brought on behalf of Orange County for the Holden Avenue Project, and authority for the County Attorney's Office to execute the Stipulated Final Judgment on behalf of Orange County.

The BCC has been provided a Confidential Memorandum from Jeffrey J. Newton, County Attorney, and Elaine M. Asad, Senior Assistant County Attorney, a Settlement Analysis, and a proposed Stipulated Final Judgment under separate cover. These documents will become public records at the conclusion of the litigation pursuant to Section 119.071(1)(d), Florida Statutes.

ACTION REQUESTED: Approval of the Mediated Settlement Agreement in the case *Orange County v. Orlando South Trail Plaza (NYR Properties, LLC), et al.*, Case No. 2014-CA-10828-O, Parcels 1015/7015/8015, Project: Holden Avenue; and authorization for the County Attorney's Office to execute the proposed Stipulated Final Judgment as to Parcels 1015/7015/8015 on behalf of Orange County.

EMA/gs

Deputy County Attorney
Joel D. Prinsell

Senior Assistant County Attorneys

Elaine Asad
Lila McHenry

Assistant County Attorneys

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Roberta Alfonso
Anthony Cotter
Whitney E. Evers
Wanzo Galloway, Jr.
Erin E. Hartigan
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Scott McHenry
Sawsan Mohiuddin
Scott Shevenell
William Turner

Legal Administrative Supervisor

Anna M. Caban

Senior Paralegal
Kimberly Cundiff

Paralegals
Melessia Lofgren
Maria Vargas, ACP

February 20, 2017
Page 2 of 2

Copy: Ajit Lalchandani, County Administrator
Ann Caswell, Manager, Real Estate Management Division
Raymond L. A. Williams, P.E., Manager, Public Works Engineering
Anne Kulikowski, Director, Administrative Services Department

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MEMORANDUM

Deputy County Attorney

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TO: Katie Smith, Deputy Clerk
Comptroller Clerk of BCC

FROM: Elaine Asad, Senior Assistant County Attorney *Elaine Asad*

DATE: March 24, 2017

SUBJECT: Consent Agenda Item for March 7, 2017
Orange County v. Orlando South Trail Plaza, LLC, et al.
Case No. 2014-CA-10828-O
Parcels: 1015, 7015 and 8015
Project: Holden Ave. (John Young Pkwy to Orange Blossom Trail)
County Attorney's Office Consent Agenda Item 1
Document: Stipulated Final Judgment
Date of BCC Approval: March 7, 2017

Enclosed is a fully executed copy of the Stipulated Final Judgment signed by Judge Christi L. Underwood and rendered on March 23, 2017. The Clerk of Court will have the final judgment recorded.

Also enclosed is a copy of the memorandum to Mayor Teresa Jacobs and County Commissioners dated February 20, 2017 for the consent agenda item that was approved by the Board on March 7, 2017.

Should you need additional information, please do not hesitate to contact my office.

EMA/gs

Enclosures



COUNTY ATTORNEY'S OFFICE
JEFFREY J. NEWTON, County Attorney

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**This document is privileged
under F.S. 119.07, and is not for
copying or distribution.**

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MEMORANDUM

TO: Mayor Teresa Jacobs
and
County Commissioners

FROM: Jeffrey J. Newton, County Attorney *JJN*
Elaine M. Asad, Senior Assistant County Attorney *EW*
Contact: (407) 836-7320

DATE: February 20, 2017

SUBJECT: Consent Agenda Item for March 7, 2017
Orange County v. Orlando South Trail Plaza, LLC, et al.
Case No. 2014-CA-10828-O
Parcels 1015/7015/8015 (Owners NYR Properties, LLC)
Project: Holden Ave. (John Young Parkway to Orange Blossom Trail)

This item requests settlement authorization and approval of the Mediated Settlement Agreement by the Orange County Board of County Commissioners (BCC) in the Eminent Domain case, *Orange County v. Orlando South Trail Plaza (NYR Properties, LLC), et al*, Case No. 2014-CA-10828-O. The case was brought on behalf of Public Works for the Holden Avenue Project (John Young Parkway to Orange Blossom Trail). The County staff recommended settlement of this case in the amount of \$664,200 for Parcels 1015/7015/8015, plus statutory attorney fees in the amount of \$114,825 and expert fees and costs in the amount of \$36,845.77, for a total amount of \$815,870.77. There are no non-monetary benefits. The County will receive a credit of \$337,400, which was previously deposited for the Order of Taking, leaving a balance due of \$478,470.77.

I. The Project

The project consists of 1.26 miles of reconstruction on Holden Avenue. Improvements are necessary to accommodate future traffic demands safely and efficiently. Holden Avenue will be improved to a four-lane divided urban roadway, when complete, and will run east of John Young Parkway to just west of the Orange Blossom Trail. The proposed improvements include four (4) 11-foot travel lanes with a 15-foot raised median and 5-foot sidewalks.

II. The Lawsuit

This is an Eminent Domain lawsuit seeking fee simple title to parcel 1015, a temporary easement on Parcel 7015 and a permanent easement on parcel 8015. The subject property is located at 4714 South Orange Blossom Trail, Orlando, FL 32839. More specifically, it is a multi-tenant retail shopping plaza located at the southwest corner of Holden Avenue and Orange Blossom Trail. The original owner of the subject property (Orlando South Trail Plaza) sold the property to NYR Properties, LLC prior to the Order of Taking, which occurred on March 12, 2015. As a result of the sale, NYR Properties, LLC intervened in the lawsuit and by Order of the Court, NYR Properties LLC was substituted for Orlando South Trail Plaza. NYR Properties, LLC provided the County with the Assignment of Leases and All Eminent Domain Rights.

The parent tract in the before condition is 3.307 Acres (144,053 SF) and included:

Parcel 1015 – 3,730 SF (Fee Simple)

Parcel 8015 – 1,123 SF (Permanent Easement – perpetual drainage easement and slope and fill easement)

Parcel 7015 – 864 SF (Temporary Easement)

Remainder – 3.221 Acres (1,123 SF encumbered)

III. The Mediated Settlement

At mediation, the parties argued the strengths and weaknesses of each other's cases. NYR Properties, LLC sought \$1,010,982 as full compensation (based on land value of \$17.00/SF for the fee, plus the permanent easement, the temporary construction easement, the value of improvements, costs to cure and severance damages). The County, on the other hand, contended that \$454,700 was full compensation (based on land value of \$13.00/SF for the fee, plus the permanent easement, the temporary construction easement, the value of improvements, costs to cure and severance damages). The parties ultimately agreed on compensation of \$664,200, which included the fee, permanent easement, temporary construction easement, value of improvements, costs to cure and severance damages; plus statutory attorney fees in the amount of \$114,825 and expert fees and costs in the amount of \$36,845.77. The County will receive credit of \$337,400 for the deposit from the Order of Taking. There are no non-monetary benefits.

IV. Staff Recommendation

At mediation, the County's negotiation team included: Elaine Asad, Senior Assistant County Attorney; Raymond Williams, P.E. Manager, Public Works Engineering; and Ann Caswell, Manager Real Estate Management. County staff recommends that the BCC approve the Mediated Settlement Agreement. If a briefing is desired, please have the Administrative Aide contact Gail Stanford, at Extension 6-7364 to arrange a time.

Attached is a copy of the Settlement Analysis with the proposed Stipulated Final Judgment as to Parcels 1015/7015/8015.

ACTION REQUESTED: Approval of the Mediated Settlement Agreement in the case *Orange County v. Orlando South Trail Plaza (NYR Properties, LLC), et al.*, Case No. 2014-CA-10828-O, Parcels 1015/7015/8015, Project: Holden Avenue; and authorization for County Attorney's Office to execute the proposed Stipulated Final Judgment as to Parcels 1015/7015/8015 on behalf of Orange County.

EMA/gs

Attachments

Copy: Ajit Lalchandani, County Administrator
Ann Caswell, Manager, Real Estate Management Division
Raymond L. A. Williams, P.E., Manager, Public Works Engineering
Anne Kulikowski, Director, Administrative Services Department

**This document is privileged under
Section 119.07, Florida Statutes,
and is not for copying or distribution**

SETTLEMENT ANALYSIS

Project: Holden Avenue Project (from John Young Parkway to Orange Blossom Trail)
Parcels: 1015/8015/7015
Case Name: *Orange County v. Orlando South Trail Plaza (NYR Properties, LLC)*
Case No. 2014-CA-10828-O

Land Size

Parent Tract: 3.307 acres
Parcel 1015: 3730 S.F. (fee simple)
Parcel 8015: 1123 S.F. (perpetual drainage easement and a slope and fill easement)
Parcel 7015: 864 S.F. (temporary construction easement)
Remainder: 3.221 acres

This consent agenda item requests settlement authorization and mediated settlement approval by the Orange County Board of County Commissioners (BCC) for Parcels 1015/7015/8015. The staff recommended settlement is at the total sum of \$815,870.77, inclusive of all land value, improvement value, severance damage, costs to cure, statutory interest, expert fees and costs and attorney fees. The total settlement sum is allocated:

\$664,200.00 Compensation for land, improvements, severance damages, costs to cure, and statutory interest.

\$114,825.00 Statutory attorney fees

\$ 36,845.77 Appraiser and Engineer expert fees and costs

\$ 0.00 No business damages

The Mediated Settlement Agreement is attached as Exhibit A.

Individual briefings on this request for mediated settlement approval are available for each commissioner. If a briefing is desired, please have the administrative aide contact Gail Stanford at extension 6-7364 to arrange a time.

I. PROPERTY

The subject property is part of the Holden Avenue Project, which consists of 1.26 miles of reconstruction on Holden Avenue. Improvements are necessary to accommodate future traffic demands safely and efficiently. Holden Avenue will be improved to a four-lane divided urban roadway, when complete, and will run east of John Young Parkway to just west of the Orange Blossom Trail. The proposed improvements include four (4) 11-foot travel lanes with a 15-foot raised median and 5-foot sidewalks.

The property in question is located at 4714 South Orange Blossom Trail, Orlando 32839. More specifically it is located at the southwest corner of Holden Avenue and Orange Blossom Trail and is a multi-tenant retail shopping plaza. The retail plaza was constructed circa 1959 and the free-standing restaurant outparcel located at the northeast corner of the property, was constructed circa 1968. There are eight (8) in-line tenants and a restaurant tenant in the outparcel. The subject property was 100% occupied as of the date of value (3/25/15) with near full historical occupancy, which includes several long-term tenants.

II. COUNTY ACQUISITION

The parent tract in the before condition is 3.307 Acres (144,053 SF).

The take included:

Parcel 1015 – 3,730 SF (Fee Simple along the Holden Avenue frontage)

Parcel 8015 – 1,123 SF (Permanent Easement – perpetual drainage easement and slope and fill easement at the northwest portion of the property)

Parcel 7015 – 864 SF (Temporary Easement located at the easterly driveway connection to Holden Avenue)

Remainder – 3.221 Acres (1,123 SF encumbered)

Attached as Exhibit B is a sketch of the subject property showing in pink Parcel 1015, showing in blue Parcel 8015, and showing in green Parcel 7015.

There are two driveway connections along Holden Avenue and two driveway connections along Orange Blossom Trail. The four driveway connections will remain in the after condition.

Affected improvements include asphalt / pavement areas, drainage inlet, curbing, pavement markings, palm trees, various other landscaping, portions of concrete walkways, perimeter parking, and the restaurant pole sign located at the northeast corner of the property.

III. NON-CONFORMING USES

In the before condition, the property was non-conforming as to landscaping, parking, building setbacks and signage. In the after condition, the property's non-conforming status as to landscaping, parking and building setbacks will be further increased as follows:

Landscaping: the fee simple acquisition (Parcel 1015) will further reduce the nonconforming buffer width to 1.5 ft wide, increasing the landscaping nonconformity.

Parking: the current retail shopping center includes approximately 36,282 sf of leasable retail/commercial space requiring 200 parking spaces, plus the outparcel restaurant requires 10 additional spaces (210 total spaces required per Orange County Code). In the before condition, the subject property was nonconforming as it had only 150 parking spaces. The taking will result in the loss of 7 parking spaces impacting the north portion of the site. As a result, overall parking in the after condition is reduced from 150 spaces to 143 spaces, a percentage loss of 4.7%, increasing the parking nonconformity.

Building setbacks: the restaurant building in the northeast corner of the site is set back 4.92 ft from Holden Avenue. The Orange County Code required setback from Holden Avenue is 25 ft. As a result of the fee simple acquisition (Parcel 1015), the outparcel building setback will be reduced from 4.92 ft to 1.26 feet, thus increasing the setback nonconformity.

Signage: the restaurant sign is located within the area of acquisition and is, in the before condition, nonconforming; however, the County has proposed a cure to re-establish the sign in conformance with the minimum required 10 ft setback.

Waiver and Exception:

Pursuant to Section 30-637 of Article XIII of the Orange County Code, Carol Knox, Manager, Orange County Zoning, has provided a waiver for the continuing and increasing nonconforming status of parking, landscaping and building setbacks in the after condition.

IV. THE REMAINDER PROPERTY AND IMPACT OF TAKING

The remainder land has not been significantly altered as a result of the taking. The overall land has been reduced from 3.307 acres to 3.221 acres or 2.6% less with 1,123 SF encumbered by the drainage and slope and fill permanent easement (Parcel 8015). The remainder will retain similar frontage along Holden Avenue and Orange Blossom Trail and will have a similar shape as in the before condition. The acquisition impacts the parking on-site with the loss of seven (7) parking spaces adjacent to the north face of the main building and the new right-of-way. It is the loss of those seven (7) parking spaces which proved most troublesome to each side's appraiser and how that loss was treated for purposes of valuation. In short, the County's appraiser indicates the lost parking spaces

are of marginal impact, while the Owner's appraiser views the lost parking spaces as most valuable due to their close proximity to the entrance of commercial retail property.

V. VALUATION APPRAISALS

A. County Report

The County's appraisal report was prepared by Ted Hastings, III, MAI, SRA of The Spivey Group, Orlando, Florida. In the before condition, the subject property was valued at \$5,010,000, which was a reconciled value using both the income approach and the market approach to valuation. In the after condition, again using both the income and market approaches to valuation, the reconciled value was \$4,675,400. Full compensation was opined to be \$454,700 allocated: land value \$66,800; improvements \$54,100; costs to cure \$109,500; and severance damages \$224,300. There were no business damages.

B. Owner Report

The Owner's appraisal report was prepared by Matthew Ray, MAI of Cantrell Ray Real Estate, LLC, Jacksonville, Florida. In the before condition, the subject property was valued at \$5,220,000, which was a reconciled value using the income approach and a test of reasonableness. In the after condition, using the income approach for valuation, the value was \$4,340,000. Full compensation was opined to be \$1,010,982 allocated: land value \$91,828; improvements \$76,675; costs to cure \$112,500; and severance damages \$729,979. There were no business damages.

VI. MEDIATION

The Court-ordered mediation occurred on January 13, 2017 with the resulting Mediation Settlement Agreement attached as Exhibit A.

The County's position at mediation was \$454,700 would represent full compensation. The owner's position at mediation was \$1,010,982 would represent full compensation. The spread in valuation was \$556,282 with the midpoint being \$732,841.

Negotiations were significantly impacted by how each appraiser treated the loss of the seven (7) parking spaces. Under Mr. Hastings income approach analysis, he takes the loss of 7 parking spaces and accounts for it in a reduction of the gross rent of the center by 5% across the board in the after condition and the capitalization rate of 9% remains the same in the before and after condition. Mr. Hastings also uses a parking study that measures the percent loss in income per square foot for every percent reduction in parking. The parking study indicated a range between -0.23% and -1.07% reduction in operating income per square foot for every percent loss in parking. Mr. Hastings then reconciled to a parking loss of 5%, which correlates to a 4.7% actual loss in parking.

Mr. Ray, on the other hand, accounts for the loss of the 7 parking spaces by increasing both the vacancy and capitalization rates. In the before condition, Mr. Ray uses a 5% vacancy rate and a cap rate of 7.75%. In the after condition, Mr. Ray has increased the vacancy rate to 15% without providing any market evidence to support that increase. The same is true of Mr. Ray's increase in the cap rate to 8%. Mr. Ray's extracted cap rate does not include any center that is of the same age as the subject property. This increase in both the vacancy and cap rates results in a larger cumulative effect on valuation and appears arbitrary at best.

The mediated land value, improvements, costs to cure and severance damages settlement at \$664,200 was achieved at mediation. Negotiations centered on the different approaches to valuing the subject property with the loss of the parking spaces, i.e., whether a rent reduction of 5% across the board or an increase in the vacancy and capitalization rates were the better ways to calculate damages. Negotiations also looked at the potential jury response to the case and imparting to the jury the differences on value by use of the Market approach, the Income approach, vacancy rates and capitalization rates. The mediated settlement at \$664,200 is \$209,500 above the County's position at mediation; and \$346,782 below the Owner's position at mediation.

VII. BENEFIT BASED ON ATTORNEY'S FEE REIMBURSEMENT

The settlement at mediation was \$664,200. The County's written offer was \$284,900, producing a benefit of \$379,300. Eminent Domain Attorney fees are governed by Section 73.092, Florida Statutes, and are computed at 33% of the first \$250,000 of the benefit achieved and 25% of any balance of the benefit achieved up to \$1 million. In this case, the statutory attorney fees were \$114,825. No attorney fees were reimbursed related to non-monetary benefits as the Owner specifically waived any claim to non-monetary benefits.

VIII. COST REIMBURSEMENTS

The Respondent Owner asserted a cost claim totaling \$36,845.77, allocated \$27,803.75 for the appraiser; \$7,962.50 for the engineer; and \$1,079.52 for exhibits. After Orange County experts from its Real Estate Management division and its Engineering division reviewed the billing, the appraisal and the work performed, the costs were approved.

IX. SETTLEMENT RATIONALE

The County's exposure at trial was \$1,010,982, plus a potentially greater benefit-based attorney fees, plus increased expert fees and costs, and other costs for depositions, court reporters and possible jury view of the subject site. The differences in how each appraiser valued the property; which approach (Income and Market vs Income and test of reasonableness) was the correct approach to valuation; and whether a 5% reduction in

rent across the board or an increase in both the vacancy and capitalization rates was the correct approach to the impact of the loss of parking spaces were significant jury issues to take into consideration.

Under the circumstances, the County staff recommends that the BCC approve this settlement at the total sum of \$815,870.77 to resolve all matters, including land value, improvements, costs to cure, severance damages, attorney fees and expert fees and costs. The County will receive a credit of \$337,400 for the amount deposited in accordance with the Order of Taking.

X. RECOMMENDATION

The County staff negotiation team included: Elaine Asad, Senior Assistant County Attorney; Raymond Williams, P.E. Manager Public Works Engineering Division; and Ann Caswell, Manager Real Estate Management. In view of the County's exposure at trial; the uncertainty of the jury's response to the multiple layers of and differences in approaches to valuation; the calculation and application of vacancy and capitalization rates to valuation; and the increasing costs and fees exposure if the case is not settled, the County staff recommends that the BCC approve this Mediated Settlement Agreement.

XI. ACTION REQUESTED

Settlement authorization and approval by the BCC of the Mediated Settlement Agreement, including all land value, improvements, costs to cure, severance damages, fees and cost reimbursements in the Eminent Domain case styled Orange County v. Orlando South Trail Plaza, et al., Case No. 2014-CA-10828-O.

A copy of the proposed Stipulated Final Judgment is attached as Exhibit C.

Attachments: Exhibits A, B and C

Copy: Ajit Lalchandani, County Administrator
Jeffrey Newton, County Attorney
Elaine Asad, Senior Assistant County Attorney
Ann Caswell, Manager, Real Estate Management Division
Raymond L.A. Williams, P.E., Manager, Public Works Engineering Division

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2014-CA-10828-O

ORANGE COUNTY, FLORIDA, a
political subdivision of the
State of Florida,

Petitioner,

vs.

PARCELS: 1015/7015/8015

ORLANDO SOUTH TRAIL PLAZA, LLC.,
A Florida limited liability company; CITIZENS
BANK OF FLORIDA, a Florida banking
Corporation; CHINA HOT EXPRESS, LLC,
A Florida limited liability company; ELTIJUANA
SPORT BAR, LLC, a Florida limited liability company;
SOUTHWEST MEGA MEATS SUPERMARKET, INC.
a Florida corporation; ACE CASH EXPRESS, a Texas
corporation; NICOLE LEBLANC, doing business as
Jean Nicole Unisex Beauty Salon; KONIG INVESTMENT
GROUP, LLC, a Florida limited liability Company doing
business as Great Rooms Sales and Lease Purchase;
CITY OF ORLANDO, a municipal corporation; and
SCOTT RANDOLPH, ORANGE COUNTY TAX
COLLECTOR; and NYR PROPERTIES, LLC.,

Respondents.

MEDIATED SETTLEMENT AGREEMENT

At a Mediation Conference held on the 13TH day of January, 2017, the parties reached the following tentative Settlement Agreement subject to approval by the Board of County Commissioners of Orange County.

1. Petitioner will pay to Respondent(s) NYR PROPERTIES, LLC subject to the interest, if any, of other parties in this case, the sum of \$ 664,200.00 in full settlement of all claims for compensation in this cause from Petitioner whatsoever, including statutory interest but excluding attorney's fees, expert's fees, costs and expenses.

2. Petitioner is entitled to a credit in the amount of \$ 337,400.⁰⁰ which was previously deposited in this case by Petitioner and received by Respondent(s).

3. Counsel for Petitioner and Respondent(s) will jointly submit to the Court for signature a mutually approved form of final judgment of this matter as soon as practical hereafter.


4. Petitioner will deposit in the Court Registry the balance due of \$ 326,800.⁰⁰ within 30 days of the actual date of receipt by Petitioner's counsel of a conformed copy of the aforesaid final judgment from the Court.

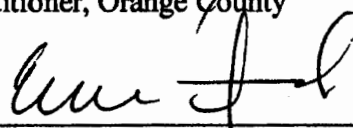
~~5. The Court will retain jurisdiction herein solely as to the matter of Respondent(s) attorney's fees, expert's fees, costs and expenses.~~

5. Attached hereto is an addendum to this agreement: ☒ yes ☐ no

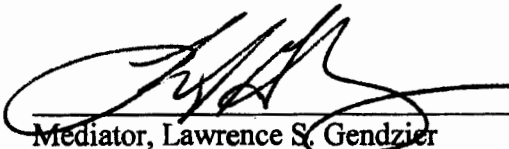
6. THIS AGREEMENT (AND ANY ADDENDUM, IF ANY) CONTAIN(S) ALL OF THE AGREEMENTS OF THE PARTIES, AND EVERY PART OF EVERY AGREEMENT.

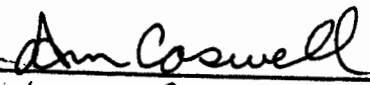

Petitioner, Orange County


Respondent,


Attorney for Petitioner


Attorney for Respondent,


Mediator, Lawrence S. Gendzier


Petitioner Orange County

ADDENDUM TO MEDIATED SETTLEMENT AGREEMENT

This settlement is made subject to the following additional conditions:

1. Attorneys' fees shall be based on monetary benefits only and exclude consideration of any non-monetary benefits.
2. As a material condition of settlement, Orange County has approved waivers of increased noncontrolling conditions regarding applicable provisions of the Orange County Code of Ordinances resulting from the current domain taking in this case as set forth in the January 11, 2017 letter attached as Exhibit "A" hereto. Said waivers are incorporated and made part of this settlement and shall be made part of the final judgment entered in this cause.
3. Copies of the most recent set of right-of-way maps and construction plan sheets relating to Parcels 1015, 8015, and 7015 shall be incorporated into the final judgment herein.

ADDENDUM TO MEDIATED SETTLEMENT AGREEMENT

This settlement is made subject to the following additional conditions:

4. Orange County shall pay the amount of \$36,845.77 in full satisfaction of any and all expert fees or costs of NYR Properties, LLC
5. Orange County shall pay the amount of \$114,825.00 in full satisfaction of attorneys' fees incurred by NYR Properties, LLC, reserving only supplemental attorneys' fees for appointment proceedings, if any.
6. The amounts set forth in paragraphs 4 and 5 above are in addition to the amount of \$664,200.00 and shall be incorporated into the final judgment.



January 11, 2017

Orange County Government
Community, Environmental and Development Services Department
201 Rosalind Avenue
Orlando, Florida 32801

Attn: Carol Knox, Zoning Manager

Re: Holden Avenue Widening
Orange County Project No.: 3045
Parcel No.: 1015 / 8015 / 7015

NYR Properties, LLC (South Trail Plaza)
15-23-29-0000-00-011 (commercial strip center) &
15-23-29-0000-00-059 (outparcel restaurant)

Dear Ms. Knox:

Kelly, Collins & Gentry, Inc. (KCG) is assisting Orange County with right of way acquisitions for the above referenced property. Enclosed please find various exhibits and photos of the property located at 4700 & 4714 South Orange Blossom Trail (southwest corner of SOBT and Holden Avenue) in unincorporated Orange County.

The subject property is a ±3.3 acre improved multi-tenant shopping center known as South Trail Plaza with a free standing restaurant use at the near corner of the intersection. The Orange County right of way acquisition consists of three parts:

- Parcel 1015: a variable width fee simple strip along the Holden Avenue frontage totaling 3,730 sf in size,
- Parcel 8015: a 5 ft wide permanent easement at the northwest portion of the property totaling 1,123 sf in size, and;
- Parcel 7015: a temporary construction easement located at the easterly driveway connection to Holden Avenue totaling 864 sf in size.

Affected site improvements include:

- Parcel 1015: Two driveway connections to Holden Avenue, asphalt / pavement areas, drainage inlet, curbing, pavement markings, palm trees and various landscaping, portions of concrete walkways, and the restaurant pole sign in the northeast corner of the property.

- Parcel 8015: Asphalt area, pavement markings, a portion of one parking space, curbing, bollard, a portion of the perimeter fencing, and landscaping.
- Parcel 7015: Concrete curbing, landscaping, asphalt area and partial encroachment into two parking spaces.

The site was first developed in the 1950's and predates the current county land development regulations. In accordance with Section 38-46, it is the intent of the county to permit nonconformities to continue until they are removed or damaged to the extent of seventy-five (75) percent or more of the assessed value.

In the before condition prior to the taking, the property was nonconforming to landscaping, parking, building setbacks and signage as described below:

- **Landscaping:** In accordance with Chapter 24, where a vehicular use area lies adjacent to a public roadway the site shall provide a 7 ft wide landscaped strip with 1 tree per 40 lf and continuous 30 inch hedge row. The subject property is improved with minor landscaping improvements along portions of the Holden Avenue frontage consisting of palm trees, hedges and ground cover, generally nonconforming to minimum code standards.

The fee simple acquisition (Parcel 1015) will further reduce the nonconforming buffer width to ± 1.5 ft wide in areas impacted much of the existing landscape material.

- **Parking:** The current retail shopping center includes approximately 36,282 sf of leasable retail / commercial space requiring 200 spaces. The outparcel restaurant use requires approximately 10 additional spaces (210 total spaces required). As improved, the outparcel restaurant is striped with 9 spaces and the center with 141 spaces (150 total spaces).

The roadway construction will impact the north portion of the site rendering seven parking spaces along the north side of the building functionally obsolete. As a result, overall parking in the after condition is reduced from 150 spaces to 143 spaces, a percentage loss of 4.7%.

- **Building Setbacks:** The restaurant building in the northeast corner of the site was built in 1968 and is setback ± 4.92 ft from Holden Avenue. Per Section 38-855 of the Orange County Land Development Code the required setback from Holden Avenue is 25 ft.

As a result of the right of way acquisition (Parcel 1015), the outparcel building setback is reduced from ± 4.92 ft to ± 1.26 ft, increasing the setback nonconformity.

- **Signage:** The property is improved with two permanent business signs. The permanent pole sign for the Plaza is located along South Orange Blossom Trail outside the limits of the acquisition. The restaurant pole sign is located in the northeast corner of the property. In the before condition, the restaurant sign is otherwise conforming with the exception of a 2.5 ft setback from the property line.

The restaurant sign is located within the area of acquisition; however, there is sufficient area within the remainder property to reestablish the sign at the minimum required 10 ft setback, in compliance with code.

Orange County / KCG Cured Remainder Plan

On behalf of the Orange County Public Works Department, KCG has prepared a Cured Remainder Plan (attached) to address site improvements impacted by the acquisitions to the greatest extent possible, and in a manner that does not adversely affect the health, safety or welfare of the general public.

In the northwest portion of the site, the cure plan proposes to restore site circulation by providing a 22 ft wide drive aisle. Additional cure activities include modification of the covered walkway at the northeast corner of the plaza, and minor drainage improvements. In the northeast portion of the site, cure activities include a new business sign for the restaurant in compliance with code, new palm trees, landscaping and irrigation repairs as necessary.

The cured remainder plan endeavors to comply with applicable codes and ordinance to the extent possible (e.g. new business signage). However, where the inherent hardship created by the governmental taking places limitations upon redevelopment alternatives, relief from code is proposed.



Ms. Carol Knox
January 11, 2017
Page 4

Action to be Taken:

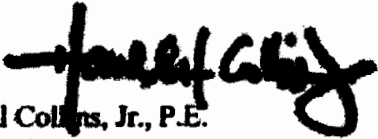
Pursuant to Section 30-637 of Article XIII, Eminent Domain Waivers, Exceptions and Variances, we are requesting a waiver from the Zoning Manager for relief from the nonconforming conditions previously identified and reflected on the attached Cured Remainder Plan dated 10/24/16.


Your signature below shall constitute approval of this request. Please provide any comments or conditions as necessary.

Thank you for your assistance with this matter.

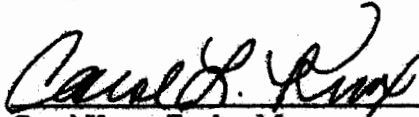
Respectfully Submitted,

KELLY, COLLINS & GENTRY, INC.


Hal Collins, Jr., P.E.
Principal


Scott A. Stuart
Principal Planner

Enclosures

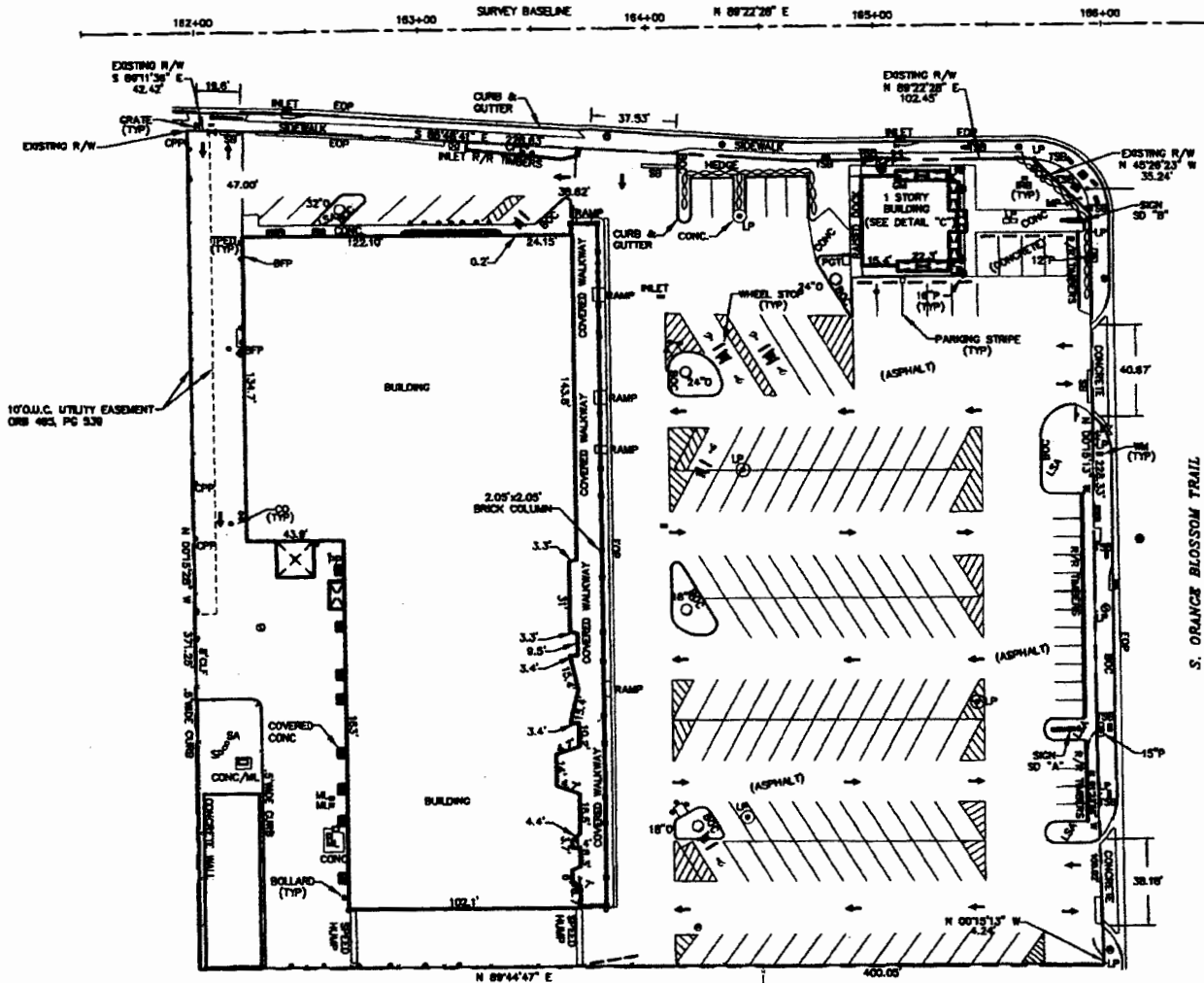

Carol Knox, Zoning Manager

1-13-17
Date

Comments: _____

xc: Damian Czapka, P.E., Orange County Public Works
Elaine M. Asad, Esq., Orange County Attorney's Office
Christopher Langton, Orange County Real Estate Division
Ted Hastings, MAI, The Spivey Group, Inc.

T.C.E. 7015 - 864 SF
D.E. - 1,123 SF

ROLDEN AVENUE

SEE DETAIL SHEET
1A of 3A

SD	SEE DETAIL
BFP	BACKFLOW PREVENTION
SC	SEWER CLEAN OUT
N/W	RIGHT OF WAY
PO	POWER POLE
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
SP	SUPPORT POLE
STP	STOP BAR
CP	CONCRETE POWER POLE
PGT	PLASTIC GREASE TRAP
GM	GAS METER
CONC	CONCRETE
BLDG	BUILDING
LSA	LANDSCAPED AREA
✓	BROKEN LINE, NOT TO SCALE
○	CLEANOUT
○	CONCRETE LAMP POLE
○	SIGNAL LIGHT POLE
□	REFLECTOR PEDESTAL
□	IRON BOX
□	TRAFFIC SIGNAL BOX
ML	METAL LID
ML	METAL LID
WM	WATER METER
WM	WATER METER
WM	FIRE HYDRANT
WM	FIRE HYDRANT
WV	WATER VALVE
WV	WATER VALVE
SA	SEPTIC ALARM
MP	METER ON POLE
HC	HAND-CAP SIGN
○	OAK TREE "O"
○	PALM TREE "P"
○	16" PALM TREE

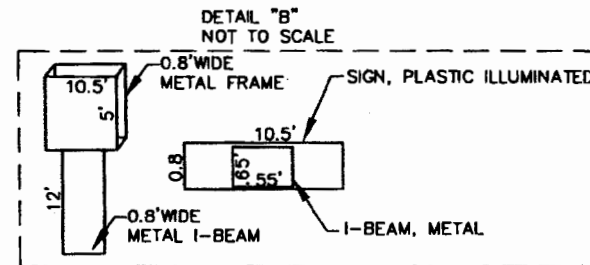
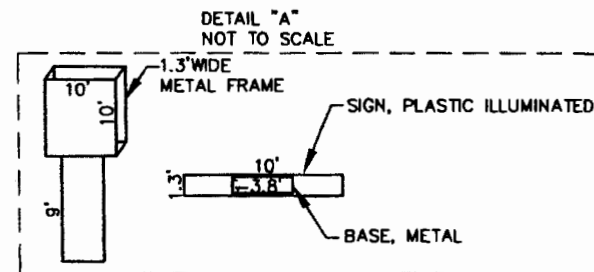
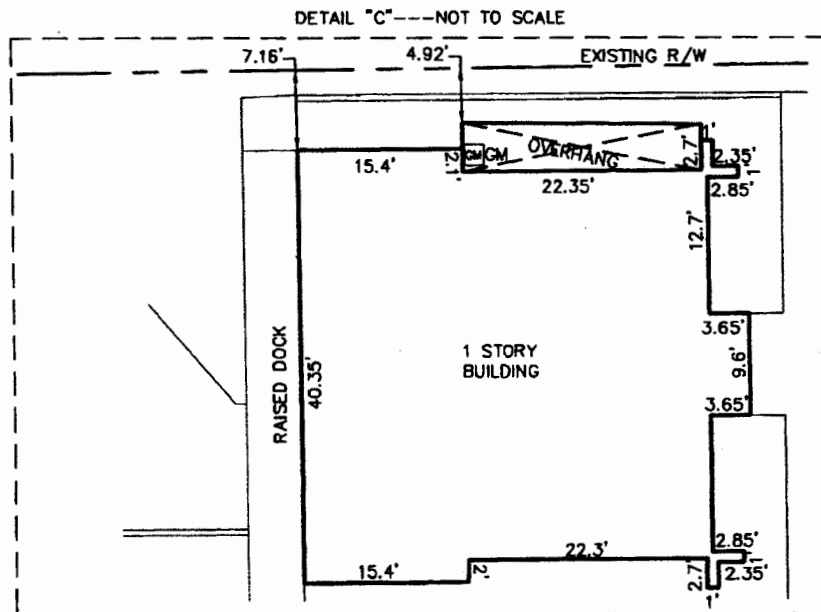
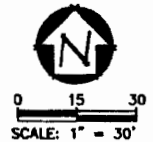
ALL BOUNDARY INFORMATION AND CALCULATIONS
ARE BASED ON A ORANGE COUNTY, FLORIDA,
RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY
PROJECT #OP 3045

KEY	DATE	REVISIONS	ORDER DATE	FIELD BOOK/PAGE	 CORNERSTONE LAND SURVEYING, INC.	PROJECT	CLIENT	
			4/14/10	147/40		HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	KELLY COLLINS & GENTRY	
					OFFICE ADDRESS: 8457 HUNTER FOREST PKWY, S-01 TALLAHASSEE, FLORIDA 32309	SHEET FILE	SKETCH OF SURVEY PARENT TRACT	JOB NO. 2010011HAVE
					PHONE: (904) 699-7320 FAX: (904) 693-7111 FAX: (904) 693-6963			SHEET NO. 1 of 3

HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
 PARCEL 1015 - SKETCH OF SURVEYED PARCEL
 PARCEL DESCRIPTION: COMMERCIAL

AREA OF PARENT TRACT = 2.307 ACRES
 AREA OF TAKING = 2,730 SF
 AREA OF REMAINDER = 2.321 ACRES

T.C.S. 7015 = 864 SF
 D.E. = 1,188 SF



NOTES:
 THIS IS A SKETCH ONLY. THIS IS NOT A
 BOUNDARY SURVEY.
 THE PURPOSE OF THIS SKETCH IS TO AID IN
 THE APPRAISAL OF THE SUBJECT PARCEL.
 ALL BOUNDARY INFORMATION AND CALCULATIONS
 ARE BASED ON A ORANGE COUNTY, FLORIDA,
 RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY
 PROJECT #CP 3045

REV	DATE	REVISION	SKETCH DATE	FIELD BOOK/PAGE	PROJECT	CLIENT
			4/14/10	147/40	HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	KELLY COLLINS & GENTRY
					DETAIL SKETCH OF SURVEY	
						2010011HAVE 1A of 3A

CORNERSTONE
 LAND SURVEYING, INC.

OFFICE ADDRESS: 2537 HENRY FOREST PKWY, S-61
 TALLAHASSEE, FLORIDA 32309
 PHONE: (850) 688-7330
 MOBILE: (850) 633-7118
 FAX: (850) 694-6963

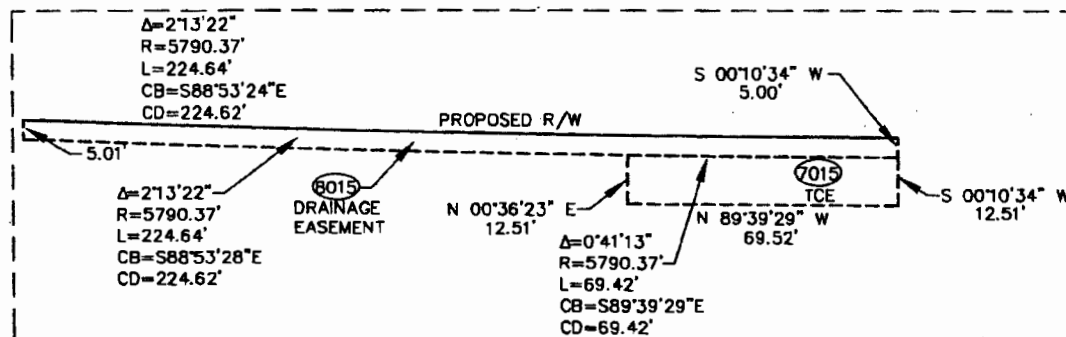


JOB NO.	SHEET NO.
2010011HAYE	2 of 3

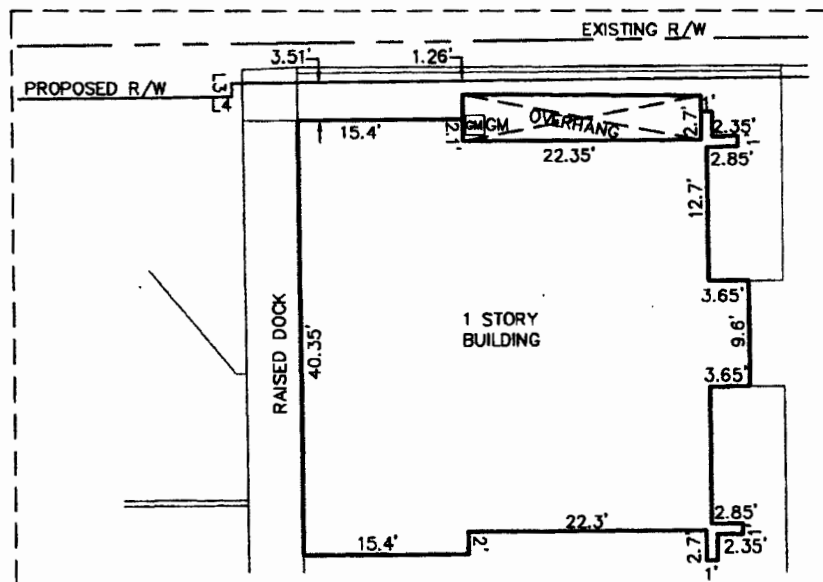
HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
 PARCEL 1015 - SKETCH OF SURVEYED PARCEL
 PARCEL DESCRIPTION: COMMERCIAL

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 AREA OF TAKING = 2,790 SF
 AREA OF REMAINDER = 3.821 ACRES

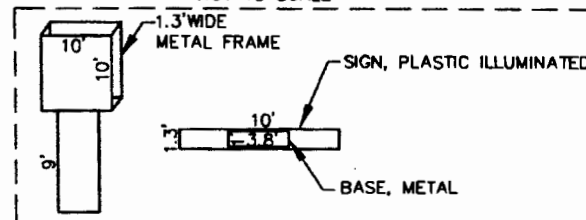
T.C.E. 7015 = 884 SF
 D.E. = 1,188 SF



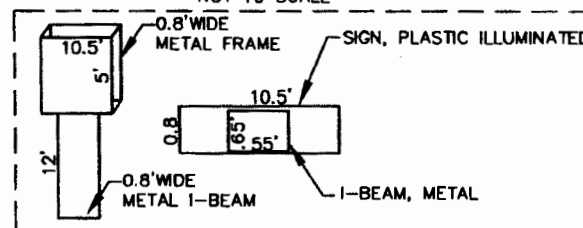
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DETAIL "A"
 NOT TO SCALE



DETAIL "B"
 NOT TO SCALE



NOTES:
 THIS IS A SKETCH ONLY. THIS IS NOT A BOUNDARY SURVEY.
 THE PURPOSE OF THIS SKETCH IS TO AID IN THE APPRAISAL OF THE SUBJECT PARCEL.
 ALL BOUNDARY INFORMATION AND CALCULATIONS ARE BASED ON A ORANGE COUNTY, FLORIDA, RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY PROJECT JOP 3045

KEY	DATE	REVISION	SHEET DATE	FILE BOOK/PAGE	PROJECT	CLIENT	JOB NO.	SHEET NO.
			4/14/00	147/40	HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	KELLY COLLINS & GENTRY	2010011HAVE	2A of 3A
					DETAIL SKETCH OF SURVEY			

CORNERSTONE
 LAND SURVEYING, INC.

OFFICE ADDRESS:
 2827 HENRY FOREST PKWY. S-81
 TALLAHASSEE, FLORIDA 32308

PHONE: (904) 899-7330
 MOBILE: (904) 833-7118
 FAX: (904) 899-6883

HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
PARCEL 1015 - SKETCH OF SURVEYED PARCEL
PARCEL DESCRIPTION: COMMERCIAL

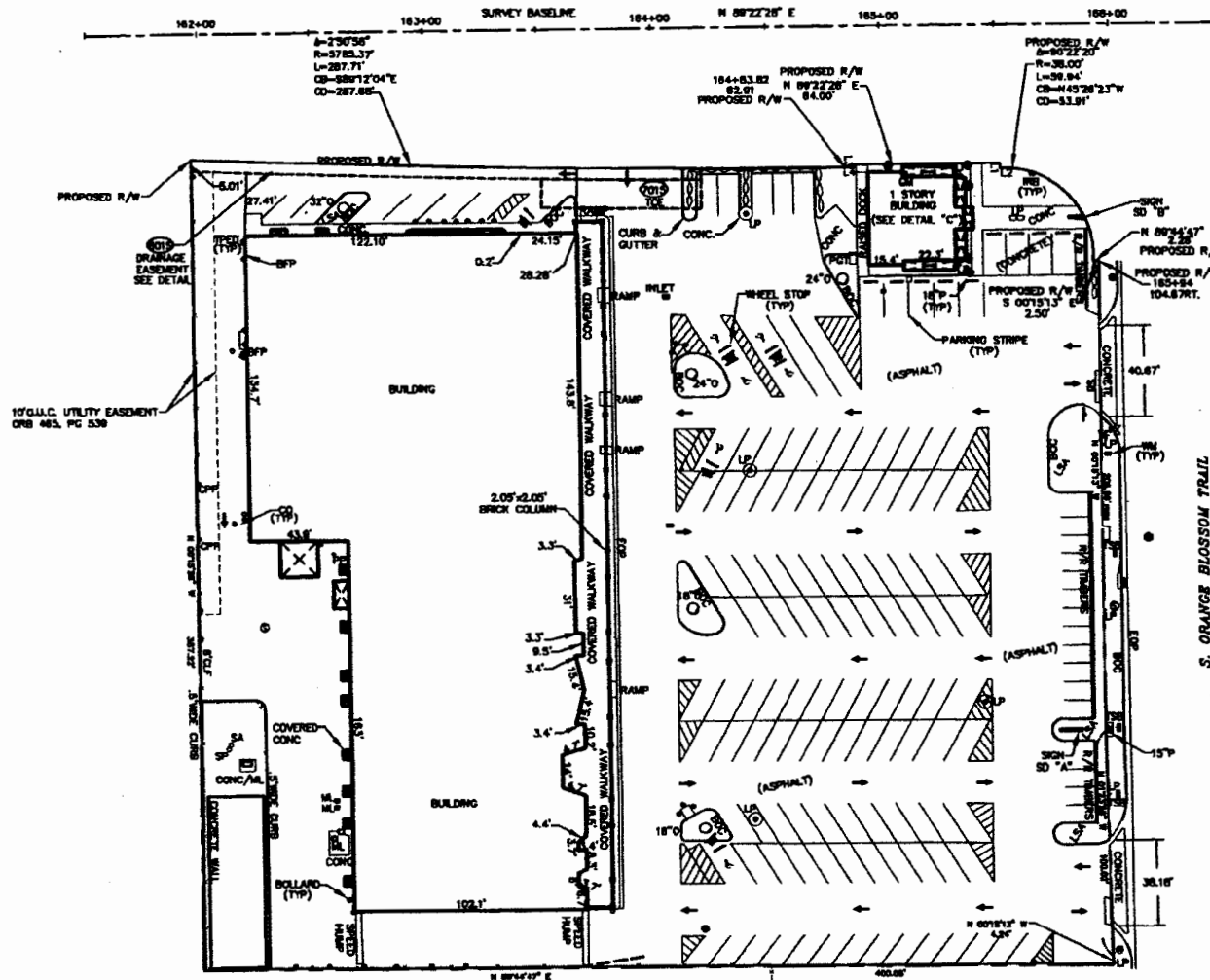
0 25 50
 SCALE: 1" = 50'



AREA OF PARENT TRACT - 3.301 ACRES
 AREA OF TAKING - 3.730 SF
 AREA OF REMAINDER - 3.311 ACRES

T.C.E. 7015 = 864 SF
 D.E. = 1,138 SF

HOLDEN AVENUE



SEE DETAIL SHEET
 3A of 3A

LEGEND

- SD SEE DETAIL
- BFP BACKFLOW PREVENTER
- CO SEWER CLEAN OUT
- R/W RIGHT OF WAY
- PP POWER POLE
- EDP EDGE OF PAVEMENT
- BOC BACK OF CURB
- SP SUPPORT POLE
- SB STOP BAR
- OPP CONCRETE POWER POLE
- POT PLASTIC GREASE TRAP
- GM GAS METER
- CONC CONCRETE
- BLDG BUILDING
- LSA LANDSCAPED AREA
- BROKEN LINE, NOT TO SCALE
- CLEANOUT
- CONCRETE LAMP POLE
- SIGNAL LIGHT POLE
- TELEPHONE PEDESTAL
- IRRIGATION BOX
- TRAFFIC SIGNAL BOX
- METAL LID
- WATER METER
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- SEPTIC ALARM
- METER ON POLE
- HAND-CAP SIGN
- OAK TREE "10"
- PALM TREE "10"
- 15" PALM TREE

PROPOSED R/W
 L1
 N 00°37'32" W
 2.25
 L2
 N 88°22'28" E
 2.00
 L3
 N 00°37'32" W
 1.25
 L4
 N 88°22'28" E
 3.92

NOTES:

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 BOUNDARY SURVEY

THE PURPOSE OF THIS SKETCH IS TO AID IN
 THE APPRAISAL OF THE SUBJECT PARCEL.

ALL BOUNDARY INFORMATION AND CALCULATIONS
 ARE BASED ON A ORANGE COUNTY, FLORIDA
 RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY
 PROJECT #03 3045

REV	DATE	REVISION	SHEET DATE	FIELD BOOK/PAGE	PROJECT	CLIENT
	4/14/10		147/40		HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	KELLY COLLINS & GENTRY
					SKETCH OF SURVEY AREA OF REMAINDER	2010011HAVE 3 of 3

CORNERSTONE
 LAND SURVEYING, INC.

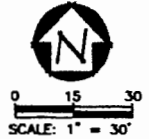
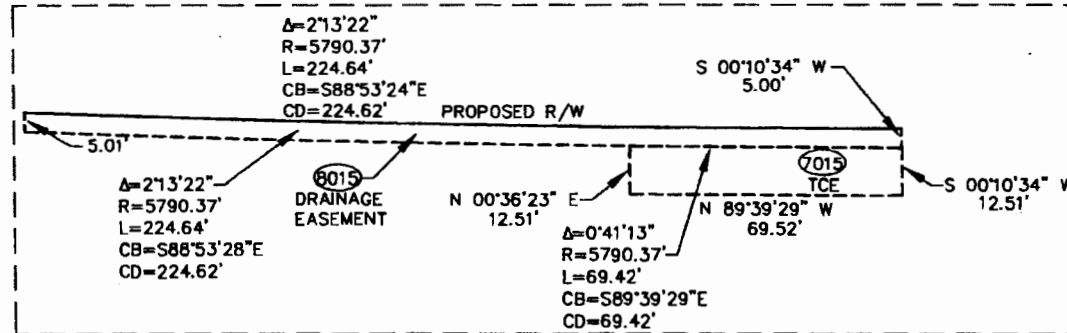
OFFICE ADDRESS:
 2537 HERRY FOREST PKWY, S-21
 TALLAHASSEE, FLORIDA 32309

PHONE: (904) 886-7330
 MOBILE: (904) 886-7718
 FAX: (904) 886-8883

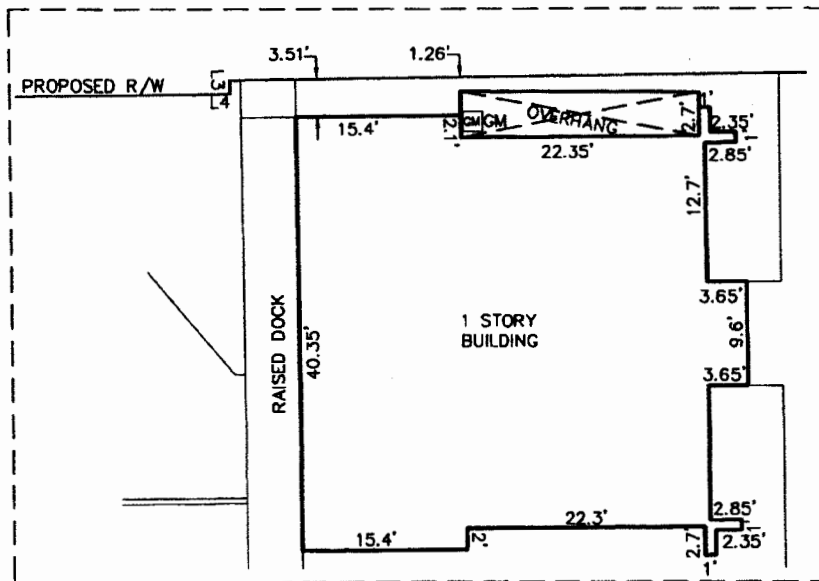
HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
PARCEL 1015 - SKETCH OF SURVEYED PARCEL
PARCEL DESCRIPTION: COMMERCIAL

AREA OF PARENT TRACT = 3.307 ACRES
 AREA OF TAKING = 3,730 SF
 AREA OF REMAINDER = 3.281 ACRES

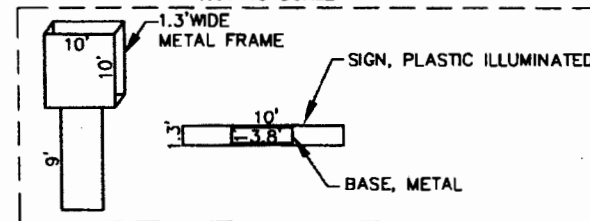
T.C.E. 7015 = 804 SF
 S.E. = 1,123 SF



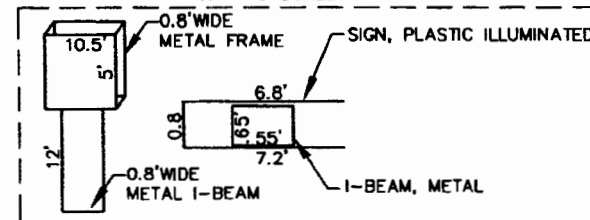
DETAIL "C"---NOT TO SCALE



DETAIL "A" NOT TO SCALE



DETAIL "B" NOT TO SCALE



NOTES:

THIS IS A SKETCH ONLY. THIS IS NOT A BOUNDARY SURVEY.

THE PURPOSE OF THIS SKETCH IS TO AID IN THE APPRAISAL OF THE SUBJECT PARCEL.

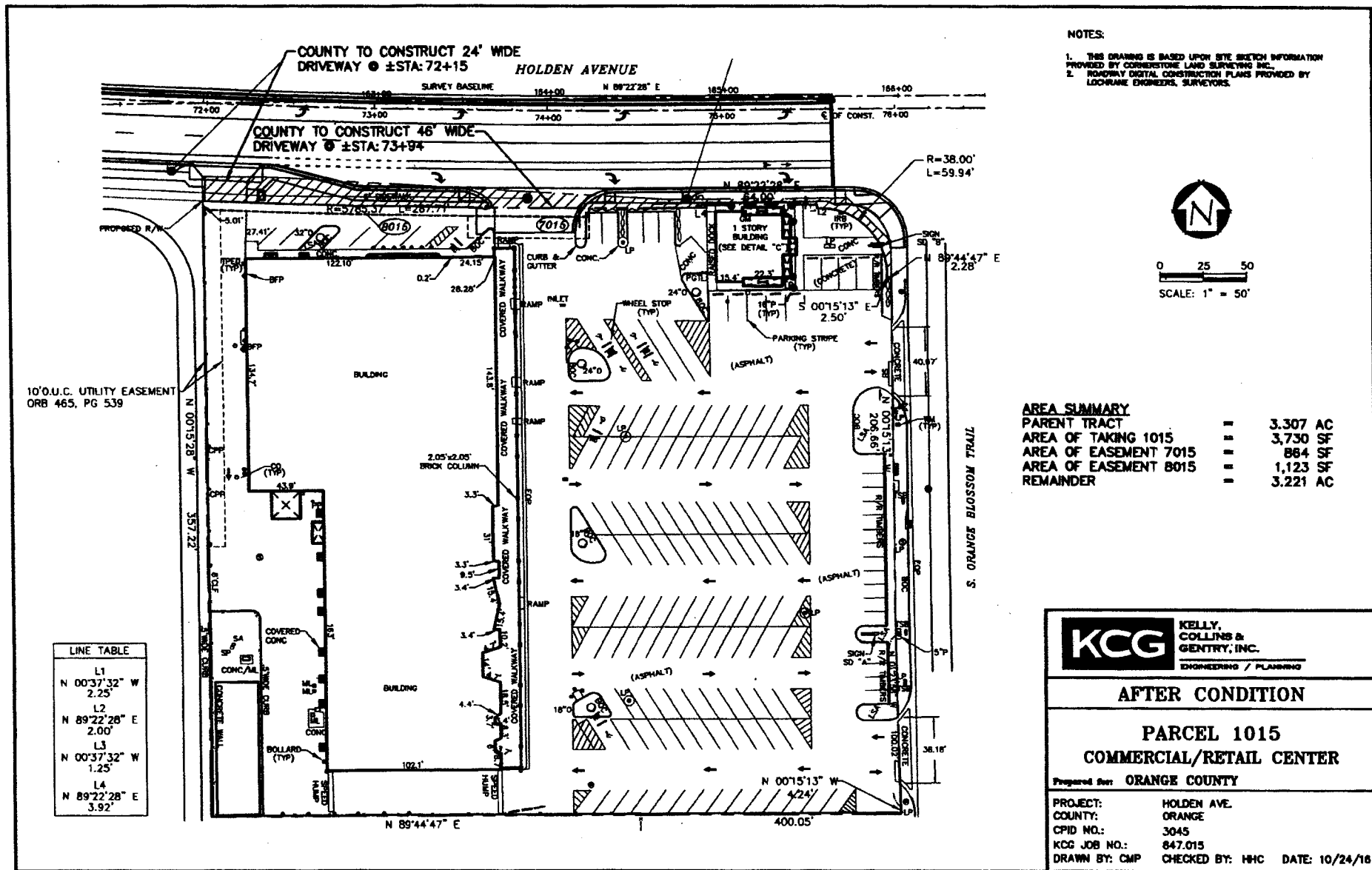
ALL BOUNDARY INFORMATION AND CALCULATIONS ARE BASED ON A ORANGE COUNTY, FLORIDA, RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY PROJECT #OP 3045

REV	DATE	REVISIONS	SHEET DATE	SHEET NO./PAGE	PROJECT	CLIENT
			4/14/10	147/40	HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	KELLY COLLINS & GENTRY
					DETAIL SKETCH OF SURVEY	
						2010011HAVE 3A of 3A

CORNERSTONE
 LAND SURVEYING, INC.

OFFICE ADDRESS:
 3517 HENRY FOREST PKWY. S-01
 TALLAHASSEE, FLORIDA 32309

PHONE: (904) 896-7330
 (904) 833-7118
 FAX: (904) 894-0863



Settlement Analysis - Exhibit A

REMOVE EXISTING PARKING SPACES TO PROVIDE 22' WIDE DRIVE AISLE. REMOVE LANDSCAPE ISLAND, PAVEMENT MARKINGS AND EXISTING CURB. CONSTRUCT ASPHALT PAVEMENT, CONCRETE CURBING AND FLUME AS SHOWN. SOD DISTURBED AREAS AND PROVIDE IRRIGATION.

MODIFY OVER HANG, CONSTRUCT COLUMN SUPPORTS AND MODIFY SIDEWALK

INSTALL PAVEMENT MARKINGS AND STOP SIGN.

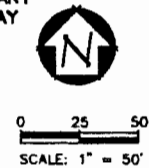
RESTORE LANDSCAPING AND MODIFY IRRIGATION AS NECESSARY ALONG PROPOSED RIGHT OF WAY

POTENTIAL SIGN LOCATION (10' SETBACK)

INSTALL PALM TREE AND LANDSCAPING, MODIFY IRRIGATION AS NECESSARY

NOTES:

1. THIS DRAWING IS BASED UPON SITE SKETCH INFORMATION PROVIDED BY CORNERSTONE LAND SURVEYING INC.
2. ROADWAY DIGITAL CONSTRUCTION PLANS PROVIDED BY LOCKHART ENGINEERS, SURVEYORS.



AREA SUMMARY

PARENT TRACT	=	3.307 AC
AREA OF TAKING 1015	=	3,730 SF
AREA OF EASEMENT 7015	=	884 SF
AREA OF EASEMENT 8015	=	1,123 SF
REMAINDER	=	3,221 AC

PARKING SUMMARY

BEFORE	=	150 STALLS
AS CURED	=	143 STALLS

KCG KELLY, COLLINS & GENTRY, INC.
ENGINEERING / PLANNING

CURED REMAINDER

PARCEL 1015 COMMERCIAL/RETAIL CENTER

Prepared For: ORANGE COUNTY

PROJECT: HOLDEN AVE.
COUNTY: ORANGE
CPD NO.: 3045
KCG JOB NO.: 847.015
DRAWN BY: CMP CHECKED BY: MHC DATE: 10/24/16

LINE TABLE

L1	N 00°37'32" W	2.25'
L2	N 89°22'28" E	2.00'
L3	N 00°37'32" W	1.25'
L4	N 89°22'28" E	3.92'



NEW ASPHALT



PAVEMENT REMOVAL



View: From Holden Avenue looking southeast



View: From S. Orange Blossom Trail looking west

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2014-CA-10828-O
DIVISION: 39

ORANGE COUNTY, FLORIDA,
a political subdivision of the
State of Florida,

Petitioner,

v.

PARCELS: 1015/7015/8015

ORLANDO SOUTH TRAIL PLAZA, LLC, a
Florida limited liability company; **CITIZENS
BANK OF FLORIDA**, a Florida banking
corporation; **CHINA HOT EXPRESS LLC**, a
Florida limited liability company; **EL TIJUANA
SPORT BAR LLC**, a Florida limited liability
company; **SOUTHWEST MEGA MEATS
SUPERMARKET, INC.**, a Florida corporation;
ACE CASH EXPRESS, INC., a Texas corporation;
NICOLE LEBLANC, doing business as Jean Nicole
Unisex Beauty Salon; **KONIG INVESTMENT
GROUP, LLC**, a Florida limited liability company
doing business as Great Rooms Sales and Lease
Purchase; **CITY OF ORLANDO**, a municipal
corporation; **ORLANDO UTILITIES
COMMISSION**, a statutory commission; and
**SCOTT RANDOLPH, ORANGE COUNTY
COLLECTOR**; and **NYR PROPERTIES, LLC**,

Respondents.

_____ /

STIPULATED FINAL JUDGMENT

THIS CAUSE having come upon joint motion for the entry of a Stipulated Final Judgment made by, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida (“ORANGE COUNTY”), and Respondent, NYR PROPERTIES, LLC (“NYR PROPERTIES”), and

it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid by ORANGE COUNTY is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED:

1. This Court has jurisdiction over the subject matter and parties to this cause.
2. Proper notice was first given to all Respondents and all persons having or claiming any equity, lien, title or other interest in or to the subject real property, which is described in **Exhibit A** attached hereto and incorporated herein by reference ("Parcels 1015/7015/8015").
3. The pleadings in this cause are sufficient, and ORANGE COUNTY is properly exercising its delegated authority.
4. Parcels 1015/7015/8015 were acquired for a public purpose and the taking of those parcels were reasonably necessary to serve the public purpose for which the property is being acquired.
5. The estimates of value filed in this cause by ORANGE COUNTY were made in good faith, and based upon valid appraisals.
6. As full compensation for the taking of Parcels 1015/7015/8015, including land, improvements, severance damages, and cures, but excluding attorney's fees and costs and expert's fees and costs, Respondent, NYR PROPERTIES, is entitled to recover from ORANGE COUNTY the sum of **SIX HUNDRED SIXTY-FOUR THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$664,200.00)**.
7. ORANGE COUNTY is entitled to a credit for the funds previously deposited for Parcels 1015/7015/8015 in the amount of **THREE HUNDRED THIRTY-SEVEN THOUSAND FOUR HUNDRED DOLLARS AND NO/100 (\$337,400.00)** against the above sum of \$664,200.00, resulting in a remaining amount due of **THREE HUNDRED TWENTY-SIX THOUSAND EIGHT**

HUNDRED AND NO/100 DOLLARS (\$326,800.00) to be paid as directed in paragraph 8 below. Respondent, NYR PROPERTIES acknowledges it has withdrawn the amount deposited of \$337,400.00, pursuant to the Order of Taking.

8. Within thirty (30) days from the entry of this Stipulated Final Judgment, Petitioner, ORANGE COUNTY shall pay, to the Trust Account of Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, as attorneys for the Respondent, NYR PROPERTIES, the sum of **THREE HUNDRED TWENTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$326,800.00)**, that amount being the difference between the full payment required by this Stipulated Final Judgment and the amount deposited pursuant to the Order of Taking.

9. Within thirty (30) days from the entry of this Stipulated Final Judgment, Petitioner, ORANGE COUNTY shall pay to the Trust Account of Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, as attorneys for the Respondent, NYR PROPERTIES, LLC, the sum of **ONE HUNDRED FOURTEEN THOUSAND EIGHT HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$114,825.00)** as full payment for all attorneys' fees for all services in this case. Respondent, NYR PROPERTIES, and its counsel, as a condition of this settlement, have waived any claim for computation of attorney's fees for non-monetary benefits arising out of ORANGE COUNTY's acquisition of Parcels 1015/7015/8015 or any provision in the Order of Taking or this Final Judgment.

10. Within thirty (30) days from the entry of this Stipulated Final Judgment, Petitioner, ORANGE COUNTY shall pay, to the Trust Account of Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, as attorneys for the Respondent, NYR PROPERTIES, the sum of **THIRTY-SIX THOUSAND EIGHT HUNDRED FORTY-FIVE AND**

77/100 DOLLARS (\$36,845.00) as reasonable experts fees and costs and attorney costs.

11. Within thirty (30) days from entry of this Stipulated Final Judgment, Petitioner, ORANGE COUNTY, shall pay to the Trust Account of Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, as attorneys for the Respondent, NYR PROPERTIES, those sums set forth in paragraphs 8, 9 and 10 above, which represents full compensation for Parcels 1015/7015/8015, attorney fees and costs, and expert fees and costs as set forth above.

12. The project shall be constructed by ORANGE COUNTY in accordance with the construction plan sheets relating to Parcels 1015/7015/8015, attached hereto as **Exhibit B**, and incorporated herein by reference (“Construction Plans”).

13. A copy of the right-of-way maps relating to Parcels 1015/7015/8015, are attached hereto as **Exhibit C** and incorporated herein by reference (“Right-of-Way Maps”).

14. ORANGE COUNTY has approved waivers of increased non-conforming conditions applicable to the subject property in accord with Orange County Code of Ordinances Section 30-637 of Article XIII, Eminent Domain Waivers, Exceptions and Variances, as set forth in the January 11, 2017 letter from Kelly, Collins & Gentry, Inc., with attachments, and approved by Carol Knox, Orange County Zoning Manager on January 13, 2017, attached hereto as **Exhibit D**.

15. This Court orders that title to the following described property, to-wit:

SEE ATTACHED EXHIBIT “A”

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made is approved, ratified and confirmed.

16. This Court retains jurisdiction to enforce the terms and conditions contained herein of this Stipulated Final Judgment.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this _____ day of _____, 2017.

CHRISTI L. UNDERWOOD
Circuit Judge

Copies to:

Elaine Asad Esq., Orange County Attorney's Office, P.O. Box 1393, Orlando, FL 32806-1393
Andrew Prince Brigham, Esq., Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue,
Suite 3, Jacksonville, FL 32217.

SCHEDULE "A"

PARCEL No.: 1015
ESTATE: FEE SIMPLE
PURPOSE: ROAD RIGHT OF WAY

DESCRIPTION:

That part of:

"From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, run South 415.95 feet; thence West 49.27 feet to the point of beginning on the Westerly right of way line of South Orange Blossom Trail. Thence run West at right angles to said Orange Blossom Trail right of way 400 feet; thence North parallel to said Orange Blossom Trail right of way 413.5 feet to the North line of said Northwest 1/4 of the Northeast 1/4; thence East 400 feet along said North line of the Northwest 1/4 of the Northeast 1/4 to the West right of way line of South Orange Blossom Trail; thence South along said right of way line to the point of beginning. Subject to an easement to the County of Orange over the North 30 feet thereof for Holden Avenue.

Less:

Commence at the Northwest Corner of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida; thence run N89°22'36"E, along the North line of the Northeast 1/4 of said Section 15, a distance of 497.61 feet; thence S00°37'24"E, a distance of 30.0 feet to the existing South right-of-way line of Holden Avenue for a POINT OF BEGINNING, said point being on the East line of the West 165 feet of the East 3/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence N89°22'36"E along said South right-of-way line, a distance of 782.48 feet to the existing West right-of-way line of State Road 500; thence S00°15'05"E along said West right-of-way line, a distance of 381.34 feet; thence departing said right-of-way line; run N01°23'50"W, a distance of 100.02 feet; thence N00°15'05"W along a line being 2 feet Westerly of and parallel with said West right-of-way line, a distance of 228.33 feet; thence N45°26'15"W, a distance of 35.24 feet; thence S89°22'36"W along a line being 58 feet Southerly of and parallel with the North line of the Northeast 1/4 of said Section 15, a distance of 102.45 feet; thence N86°48'33"W, a distance of 228.63 feet; thence N89°11'28"W, a distance of 274.87 feet; thence N88°21'42"W, a distance of 150.07 feet to the POINT OF BEGINNING."

(Said property being the same lands as described in Official Records Book 430, Page 351 less the lands described in Official Records Book 4612, Page 4827 of the Public Records of Orange County, Florida.)

described as follows:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.
L.B. No. 2856

JOHN J. CAMPBELL, JR.
P.S.M. No. 9522

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

8/21/14

LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	7/13/04
CHECKED BY:	J. CAMPBELL	DATE:	7/13/04
SEC. 15, TWP. 23 S., RGE. 29 E.		REVISED:	11/10/05
		SCALE:	N/A
		LEI JOB No.:	02076.10
		SHEET	1 OF 4

AUG 29 2014

SCHEDULE "A"

PARCEL No.: 1015

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

DESCRIPTION: (CONTINUED FROM SHEET 1)

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run North 89°22'28" East along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1278.28 feet to a point on the Northerly projection of the West right of way line of South Orange Blossom Trail (State Road 500/United States Highway 441) as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°15'13" East along said Northerly projection a distance of 83.00 feet to a point on the South right of way line of Holden Avenue as shown on said right of way map, for a Point of Beginning; thence continue South 00°15'13" East along said West right of way line of South Orange Blossom Trail a distance of 21.67 feet; thence departing said West right of way line of South Orange Blossom Trail run South 89°44'47" West a distance of 2.28 feet; thence North 00°15'13" West a distance of 2.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 38.00 feet and a chord bearing of North 45°26'23" West; thence run Northwesterly along the arc of said curve through a central angle of 90°22'20" a distance of 59.94 feet to the point of tangency; thence run South 89°22'28" West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 2.00 feet; thence North 00°37'32" West a distance of 2.25 feet; thence South 89°22'28" West parallel with said Centerline of Survey a distance of 64.00 feet; thence South 00°37'32" East a distance of 1.25 feet; thence South 89°22'28" West parallel with said Centerline of Survey a distance of 3.92 to the point of curvature of a curve concave Northerly having a radius of 5785.37 feet and a chord bearing of North 89°12'04" West; thence run Westerly along the arc of said curve through a central angle 02°50'58" a distance of 287.71 feet to a point on the West line of that certain parcel of land described in Official Records Book 3253, Page 1240 of the Public Records of Orange County, Florida; thence departing said curve run North 00°15'28" West along said East line a distance of 14.03 feet to the aforesaid South right of way line of Holden Avenue; thence run South 89°11'36" East along said South right of way line of Holden Avenue a distance of 42.42 feet; thence run South 86°48'41" East continuing along said South right of way line of Holden Avenue a distance of 228.63 feet; thence run North 89°22'28" East continuing along said South right of way line of Holden Avenue a distance of 102.45 feet to a point on the aforesaid Westerly right of way line of South Orange Blossom Trail; thence departing said South right of way line of Holden Avenue run South 45°26'23" East along said Westerly right of way line of South Orange Blossom Trail a distance of 35.24 feet to the Point of Beginning.

Containing 3,730 square feet, more or less.

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 7/13/04	REVISED: 8/19/14	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 7/13/04	LEI JOB No.: 02076.10	SHEET 2 OF 4

SKETCH OF DESCRIPTION
PARCEL No.: 1015
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 3,730 SQUARE FEET, MORE OR LESS.
4. SEE SHEETS 1 THROUGH 2 FOR LEGAL DESCRIPTION;
SEE SHEET 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 7 OF 13 FOR THIS PARCEL.

LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TB	TANGENT BEARING
		TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 7/13/04	REVISED: 11/10/05	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 7/13/04	LEI JOB No.: 02076.10	SHEET 4 OF 4

SCHEDULE "B"

HOLDEN AVENUE PARCEL 1015

FEE SIMPLE

Parcel 1015: the interest being acquired is fee simple.

8/24/2009

SCHEDULE "A"

PARCEL No.: 8015
ESTATE: PERPETUAL EASEMENT
PURPOSE: DRAINAGE

DESCRIPTION:

That part of:

"From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, run South 415.95 feet; thence West 49.27 feet to the point of beginning on the Westerly right of way line of South Orange Blossom Trail. Thence run West at right angles to said Orange Blossom Trail right of way 400 feet; thence North parallel to said Orange Blossom Trail right of way 413.5 feet to the North line of said Northwest 1/4 of the Northeast 1/4; thence East 400 feet along said North line of the Northwest 1/4 of the Northeast 1/4 to the West right of way line of South Orange Blossom Trail; thence South along said right of way line to the point of beginning. Subject to an easement to the County of Orange over the North 30 feet thereof for Holden Avenue.

Less:

Commence at the Northwest Corner of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida; thence run N89°22'36"E, along the North line of the Northeast 1/4 of said Section 15, a distance of 497.61 feet; thence S00°37'24"E, a distance of 30.0 feet to the existing South right-of-way line of Holden Avenue for a POINT OF BEGINNING, said point being on the East line of the West 165 feet of the East 3/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence N89°22'36"E along said South right-of-way line, a distance of 782.48 feet to the existing West right-of-way line of State Road 500; thence S00°15'05"E along said West right-of-way line, a distance of 381.34 feet; thence departing said right-of-way line; run N01°23'50"W, a distance of 100.02 feet; thence N00°15'05"W along a line being 2 feet Westerly of and parallel with said West right-of-way line, a distance of 228.33 feet; thence N45°26'15"W, a distance of 35.24 feet; thence S89°22'36"W along a line being 58 feet Southerly of and parallel with the North line of the Northeast 1/4 of said Section 15, a distance of 102.45 feet; thence N86°48'33"W, a distance of 228.63 feet; thence N89°11'28"W, a distance of 274.87 feet; thence N88°21'42"W, a distance of 150.07 feet to the POINT OF BEGINNING."

(Said property being the same lands as described in Official Records Book 430, Page 351 less the lands described in Official Records Book 4612, Page 4827 of the Public Records of Orange County, Florida.)

described as follows:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.
L.B. No. 2856

JOHN J. CAMPBELL, JR.
P.S.M. No. 5522

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

8/21/14

LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.		REVISED:	8/7/07
		SCALE:	N/A
		LEI JOB No.:	02076.10
		SHEET	1 OF 4

AUG 29 2014

SCHEDULE "A"

PARCEL No.: 8015

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

DESCRIPTION: (CONTINUED FROM SHEET 1)

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run North 89°22'28" East along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1278.28 feet to a point on the Northerly projection of the West right of way line of South Orange Blossom Trail (State Road 500/United States Highway 441) as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°15'13" East along said Northerly projection a distance of 83.00 feet to a point on the South right of way line of Holden Avenue as shown on said right of way map; thence run North 45°26'23" West along said South right of way line a distance of 35.24 feet; thence South 89°22'28" West continuing along said South right of way line a distance of 102.45 feet; thence North 86°48'41" West continuing along said South right of way line a distance of 228.63 feet; thence North 89°11'36" West continuing along said South right of way line a distance of 42.42 feet to a point on the East line of that certain parcel of land described in Official Records Book 3253, page 1240 of the Public Records of Orange County, Florida, and shown on said Right of Way Map; thence departing said South right of way line run South 00°15'28" East along said East line a distance of 14.03 feet for a Point of Beginning, said point being a point on a curve concave Northerly having a radius of 5785.37 feet and a chord bearing of South 88°53'20" East; thence departing said East line from a tangent bearing of South 87°46'34" East run Easterly along the arc of said curve through a central angle of 02°13'30" a distance of 224.67 feet; thence departing said curve run South 00°10'34" West a distance of 5.00 feet to the beginning of a non-tangent curve concentric with the aforesaid curve having a radius of 5790.37 feet and a chord bearing of North 88°53'24" West; thence from a tangent bearing of South 89°59'55" West run Westerly along the arc of said curve through a central angle of 02°13'22" a distance of 224.64 feet to a point on the East line of the aforesaid parcel of land; thence departing said curve run North 00°15'28" West along said East line a distance of 5.01 feet to the Point of Beginning.

Containing 1,123 square feet, more or less.

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 8/19/14	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 2 OF 4

SKETCH OF DESCRIPTION

PARCEL No.: 8015

THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,123 SQUARE FEET, MORE OR LESS.
4. SEE SHEETS 1 THROUGH 2 FOR LEGAL DESCRIPTION;
SEE SHEET 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 7 OF 13 FOR THIS PARCEL.

LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TB	TANGENT BEARING
		TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 8/7/07	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 4 OF 4

SCHEDULE "B"

HOLDEN AVENUE PARCEL 8015

DRAINAGE EASEMENT

Parcel 8015 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

Parcel 8015 is also being acquired as a permanent non-exclusive slope and fill 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 GRANTEE 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 underground pipe and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the underground pipe and appurtenant facilities.

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, open space, setback area, or any activity that will not adversely affect the structural integrity of the drainage facilities.

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

8/27/2009

SCHEDULE "A"

PARCEL No.: 7015

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

DESCRIPTION:

That part of:

"From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, run South 415.95 feet; thence West 49.27 feet to the point of beginning on the Westerly right of way line of South Orange Blossom Trail. Thence run West at right angles to said Orange Blossom Trail right of way 400 feet; thence North parallel to said Orange Blossom Trail right of way 413.5 feet to the North line of said Northwest 1/4 of the Northeast 1/4; thence East 400 feet along said North line of the Northwest 1/4 of the Northeast 1/4 to the West right of way line of South Orange Blossom Trail; thence South along said right of way line to the point of beginning. Subject to an easement to the County of Orange over the North 30 feet thereof for Holden Avenue.

Less:

Commence at the Northwest Corner of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida; thence run N89°22'36"E, along the North line of the Northeast 1/4 of said Section 15, a distance of 497.61 feet; thence S00°37'24"E, a distance of 30.0 feet to the existing South right-of-way line of Holden Avenue for a POINT OF BEGINNING, said point being on the East line of the West 165 feet of the East 3/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence N89°22'36"E along said South right-of-way line, a distance of 782.48 feet to the existing West right-of-way line of State Road 500; thence S00°15'05"E along said West right-of-way line, a distance of 381.34 feet; thence departing said right-of-way line; run N01°23'50"W, a distance of 100.02 feet; thence N00°15'05"W along a line being 2 feet Westerly of and parallel with said West right-of-way line, a distance of 228.33 feet; thence N45°26'15"W, a distance of 35.24 feet; thence S89°22'36"W along a line being 58 feet Southerly of and parallel with the North line of the Northeast 1/4 of said Section 15, a distance of 102.45 feet; thence N86°48'33"W, a distance of 228.63 feet; thence N89°11'28"W, a distance of 274.87 feet; thence N88°21'42"W, a distance of 150.07 feet to the POINT OF BEGINNING."

(Said property being the same lands as described in Official Records Book 430, Page 351 less the lands described in Official Records Book 4612, Page 4827 of the Public Records of Orange County, Florida.)

described as follows:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.
L.B. No. 2856

JOHN J. CAMPBELL, JR.
P.S.M. No. 5522

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

LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.		REvised:	1/28/09
		SCALE:	N/A
		LEI JOB No.:	02076.10
		SHEET	1 OF 4

AUG 29 2004

SCHEDULE "A"

PARCEL No.: 7015

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

DESCRIPTION: (CONTINUED FROM SHEET 1)

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CJP 3045; thence run North 89°22'28" East along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1278.28 feet to a point on the Northerly projection of the West right of way line of South Orange Blossom Trail (State Road 500/United States Highway 441) as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°15'13" East along said Northerly projection a distance of 83.00 feet to a point on the South right of way line of Holden Avenue as shown on said right of way map; thence run North 45°26'23" West along said South right of way line a distance of 35.24 feet; thence South 89°22'28" West continuing along said South right of way line a distance of 102.45 feet; thence North 86°48'41" West continuing along said South right of way line a distance of 228.63 feet; thence North 89°11'36" West continuing along said South right of way line a distance of 42.42 feet to a point on the East line of that certain parcel of land described in Official Records Book 3253, page 1240 of the Public Records of Orange County, Florida, and shown on said Right of Way Map; thence departing said South right of way line run South 00°15'28" East along said East line a distance of 14.03 feet to a point on a curve concave Northerly having a radius of 5785.37 feet and a chord bearing of South 88°53'20" East; thence departing said West line from a tangent bearing of South 87°46'34" East run Easterly along the arc of said curve through a central angle of 02°13'30" a distance of 224.67 feet; thence departing said curve run South 00°10'34" West a distance of 5.00 feet for a Point of Beginning; thence continue South 00°10'34" West a distance of 12.51 feet; thence North 89°39'29" West a distance of 69.52 feet; thence North 00°36'23" East a distance of 12.51 feet to a point on a curve concentric with the aforesaid curve having a radius of 5790.37 feet and a chord bearing of South 89°39'29" East; thence from a tangent bearing of South 89°18'52" East run Easterly along the arc of said curve through a central angle of 00°41'13" a distance of 69.42 feet to the Point of Beginning.

Containing 864 square feet, more or less.

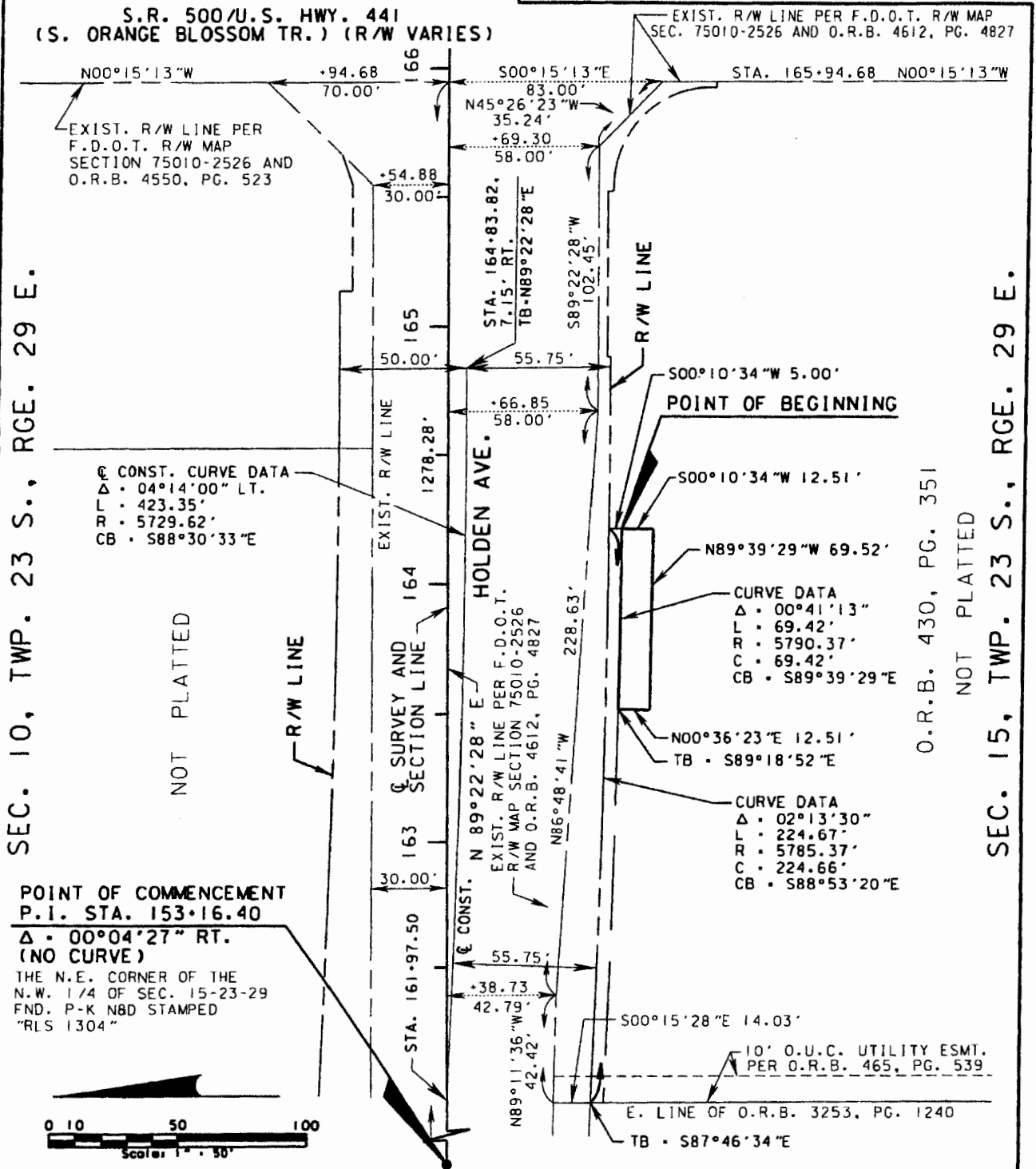
HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 8/19/14	SCALE: N/A
ORANGE COUNTY PROJECT No. CJP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 2 OF 4

SKETCH OF DESCRIPTION

PARCEL No.: 7015

THIS IS NOT A BOUNDARY SURVEY

S.R. 500/U.S. HWY. 441
(S. ORANGE BLOSSOM TR.) (R/W VARIES)



HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 8/19/14	SCALE: 1" = 50'
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 3 OF 4

SKETCH OF DESCRIPTION
PARCEL No.: 7015
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 864 SQUARE FEET, MORE OR LESS.
4. SEE SHEETS 1 THROUGH 2 FOR LEGAL DESCRIPTION;
SEE SHEET 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 7 OF 13 FOR THIS PARCEL.

LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TB	TANGENT BEARING
		TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 1/28/09	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 4 OF 4

SCHEDULE "B"

HOLDEN AVENUE PARCEL 7015

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7015 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.

The GRANTEE at all times during construction will ensure the integrity of the parking space within the proposed easement area.

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.

8/27/2009



CONSTRUCTION PLANS FOR HOLDEN AVENUE (PHASE I) JOHN YOUNG PARKWAY TO ORANGE BLOSSOM TRAIL (US 441) DISTRICT NO. 6 ORANGE COUNTY, FLORIDA

UTILITIES ENCOUNTERED	
BASED ON:	
ORANGE COUNTY UTILITIES	(407) 836-7211
FLORIDA POWER & LIGHTS	(407) 236-9451
NATURAL GAS	(407) 470-2879
WELL SOUTH	(407) 272-3084
AT&T (F&E)	(407) 578-8000
TELEPHONE	(407) 549-4444
ORANGE COUNTY UTILITIES	(407) 532-8308

FLORIDA DEPARTMENT OF TRANSPORTATION: ROADWAY
 AND TRAFFIC DESIGN STANDARDS JANUARY 2004

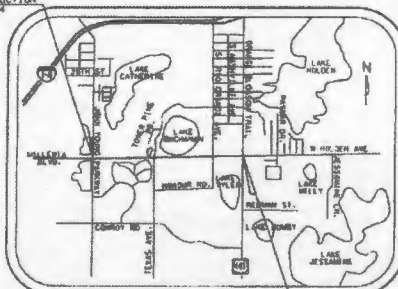
NOTE: THE SCALE OF THESE PLANS MAY
 HAVE CHANGED DUE TO REPRODUCTION.

FINAL PLANS
MAY 22, 2009

BOARD OF COUNTY COMMISSIONERS

TERESA JACOBS	COUNTY MAYOR
S. SCOTT BOYD	DISTRICT 1
FREDERICK C. BRUMMER	DISTRICT 2
PEPE CLARKE	DISTRICT 3
JENNIFER THOMPSON	DISTRICT 4
TED EDWARDS	DISTRICT 5
TIFFANY MOORE RUSSELL	DISTRICT 6
MARK V. MASSARO, P.E.	DIRECTOR OF PUBLIC WORKS

BEGIN CONSTRUCTION
 STA. 10+82.14

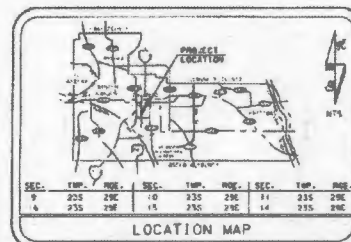


VICINITY MAP

TYPE OF CONSTRUCTION: FOUR LANE URBAN DIVIDED
 PROJECT LENGTH: 6,524.45 FT. 1.236 MI.

NOTE: LENGTH MEASURED ALONG CENTERLINE OF CONSTRUCTION

PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION
 TO ACCURATELY ADDRESS CONDITIONS AS THEY EXISTED AT THE
 TIME OF PLAN PREPARATION. NEEDS, CONDITIONS AND CIRCUMSTANCES
 MAY HAVE CHANGED SINCE THE PROJECT DESIGN. THE COUNTY'S
 REPRESENTATIVE WILL ADDRESS CHANGES AND RECORDS WITH THE
 PROPERTY OWNER OR THEIR REPRESENTATIVE. CONTRACTOR WILL
 WORK WITH THE COUNTY'S REPRESENTATIVE IN ADDRESSING AND
 RECORDING RECORDS AND CONDITIONS THAT MAY HAVE CHANGED SINCE
 PLAN PREPARATION.



INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PROJECT DETAILS
4-5	SUMMARY OF PAY ITEMS
6-10	DRAINAGE MAPS
11	EXISTING DRAINAGE STRUCTURES
12-16	TYPICAL SECTIONS
17	SUMMARY OF QUANTITIES
18-24	SUMMARY OF DRAINAGE STRUCTURES
25-27	PROJECT LAYOUT
28-30	BASELINE SURVEY CONTROL
31-35	PLAN AND PROFILE SHEETS
36-40	DEWEY PROFILES
41-45	GRAVITY WALL PROFILES
46-50	INTERSECTION DETAILS
51-55	TURNOFF DETAILS
56-60	DRAINAGE STRUCTURES
61-65	POND DETAILS
66-70	DRAINAGE DETAILS
71-75	ROADWAY SOIL SURVEY
76-80	BORING AND PROBE RESULTS
81-85	ROADWAY CROSS SECTIONS
86-90	POND CROSS SECTIONS
91-95	STORMWATER POLLUTION PREVENTION PLAN
96-100	EROSION CONTROL PLAN
101-105	BOX CULVERT PLANS
106-110	WALL PLANS
111-115	LANDSCAPE PLANS
116-120	MAINTENANCE OF TRAFFIC PLANS
121-125	SIGNING AND PAVEMENT MARKING PLANS
126-130	SIGNALIZATION PLANS
131-135	UTILITY ADJUSTMENT PLANS

LEGEND

SECTION LINE	EDGE OF WOODED AREA	OVERHEAD POWER CABLE	TELEPHONE POLE
CITY LINE	CONCRETE	OVERHEAD TELEPHONE POLE	OUT RIGID AND ANCHOR PIN
BASE ON SURVEY LINE	RATE OF SUPERELEVATION	BURIED POWER CABLE	ELECTRIC DUCT
RIGHT OF WAY	POWER POLE	BURIED TELEPHONE CABLE	TELEPHONE DUCT
LIMITED ACCESS LINE	BOX CULVERT	TELEPHONE POLE	LIGHT POLE
FENCE LINE	BRIDGE	OUT RIGID AND ANCHOR PIN	GAS MAIN
STORM SEWER INLET	MANHOLE	BURIED POWER CABLE	WATER MAIN
SURVEY REFERENCE POINT	POINT OF INTERSECTION	TELEPHONE POLE	SANITARY SEWER
BASE LINE	BASE LINE	TELEPHONE DUCT	MANHOLE
CENTERLINE	PROPERTY LINE	LIGHT POLE	WATER MAIN
DELTA ANGLE	DELTA ANGLE	GAS MAIN	SANITARY SEWER
APPROXIMATE	ROUND	WATER MAIN	MANHOLE
CURB	CURB	SANITARY SEWER	WATER MAIN
CURB AND GUTTER	CURB AND GUTTER	MANHOLE	WATER MAIN
EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT	WATER MAIN	MANHOLE

CERTIFICATION TO PLANS

I HEREBY CERTIFY THAT THE DESIGN FOR THIS PROJECT AND THE ATTACHED
 CONSTRUCTION PLANS COMPLY WITH THE REQUIREMENTS OF SECTION 336.045
 OF THE FLORIDA STATUTES AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE
 STANDARDS CONTAINED IN THE EDITION OF THE "MANUAL OF UNIFORM MINIMUM
 STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND
 HIGHWAYS" IN EFFECT ON THIS DATE AS ADOPTED BY THE FLORIDA DEPARTMENT
 OF TRANSPORTATION PURSUANT TO SUBSECTION 336.045(1) OF THE FLORIDA
 STATUTES.

DATE: _____ ENGINEER: THOMAS D. LOCHRANE REC. NO. 20111

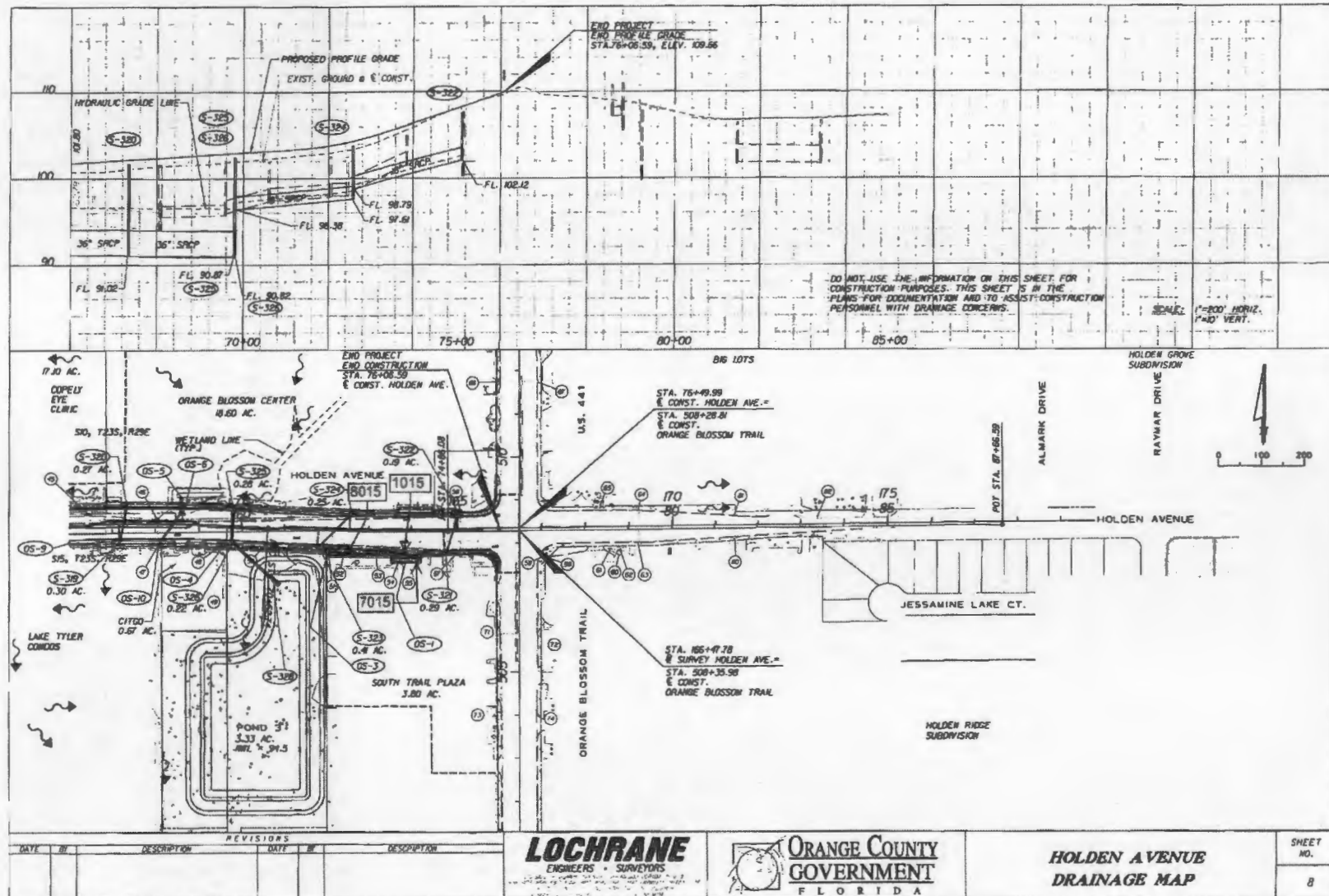
LOCHRANE
 ENGINEERS • SURVEYORS

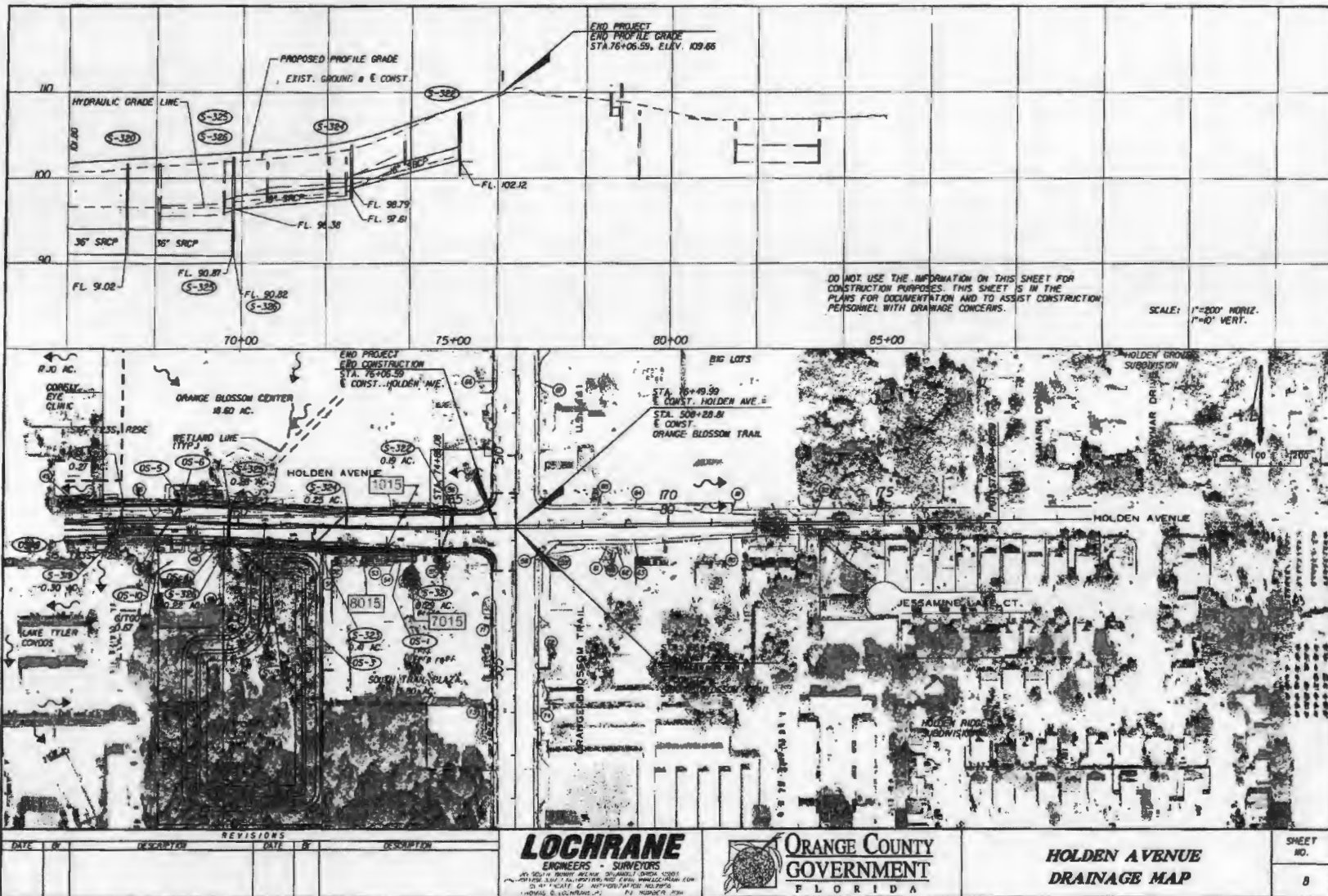
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REVISION 2: CORRECTED DATA PLANS		

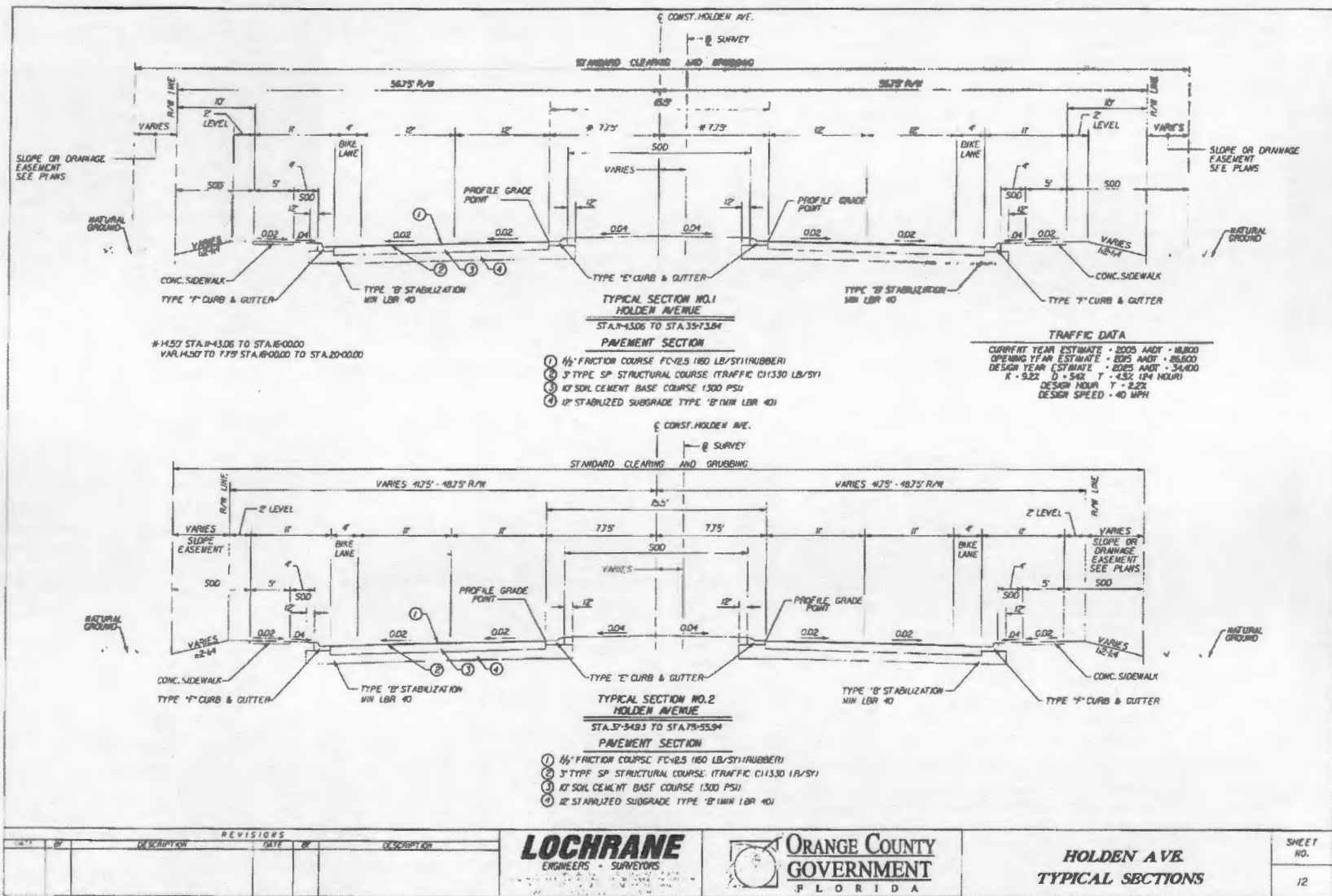
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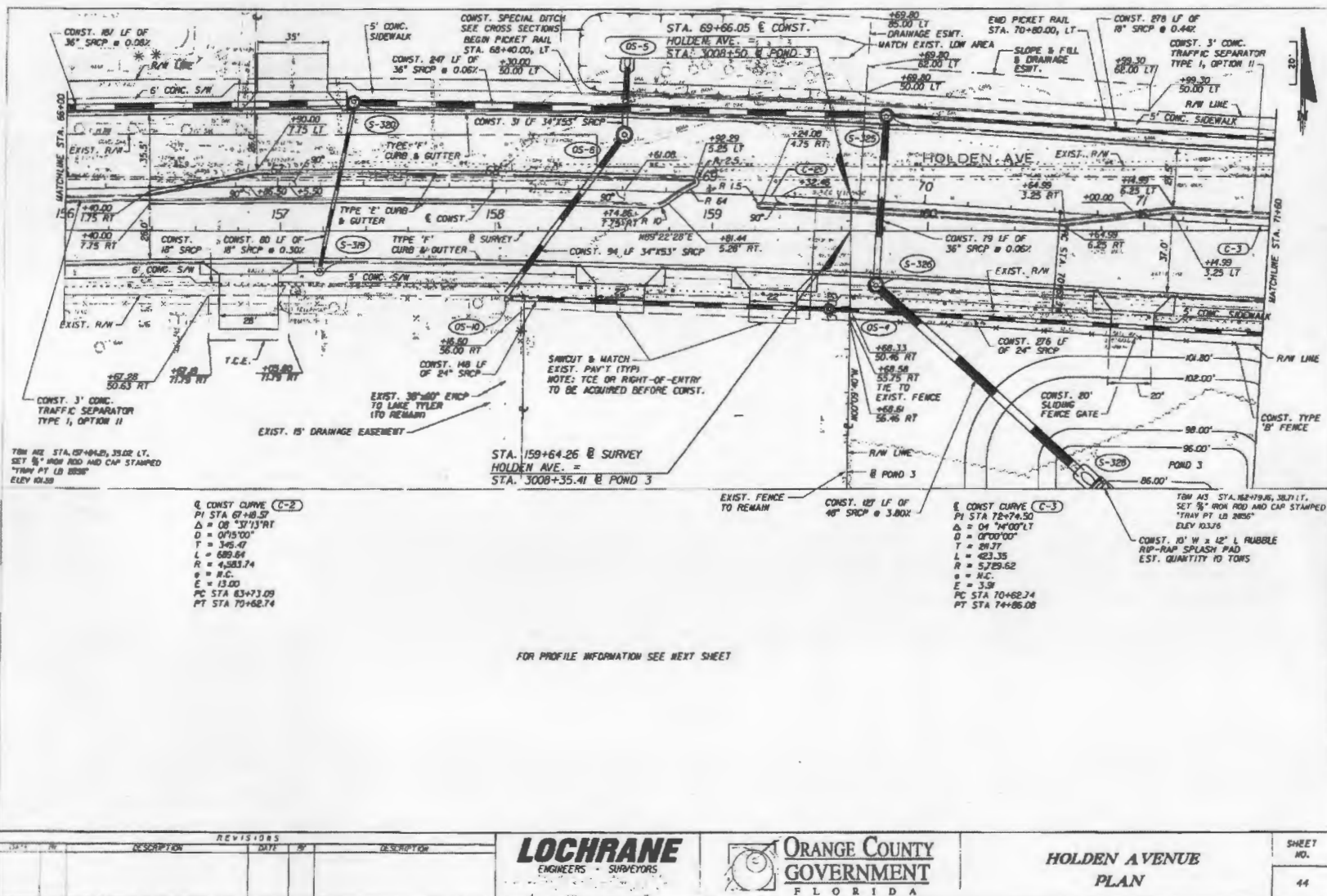
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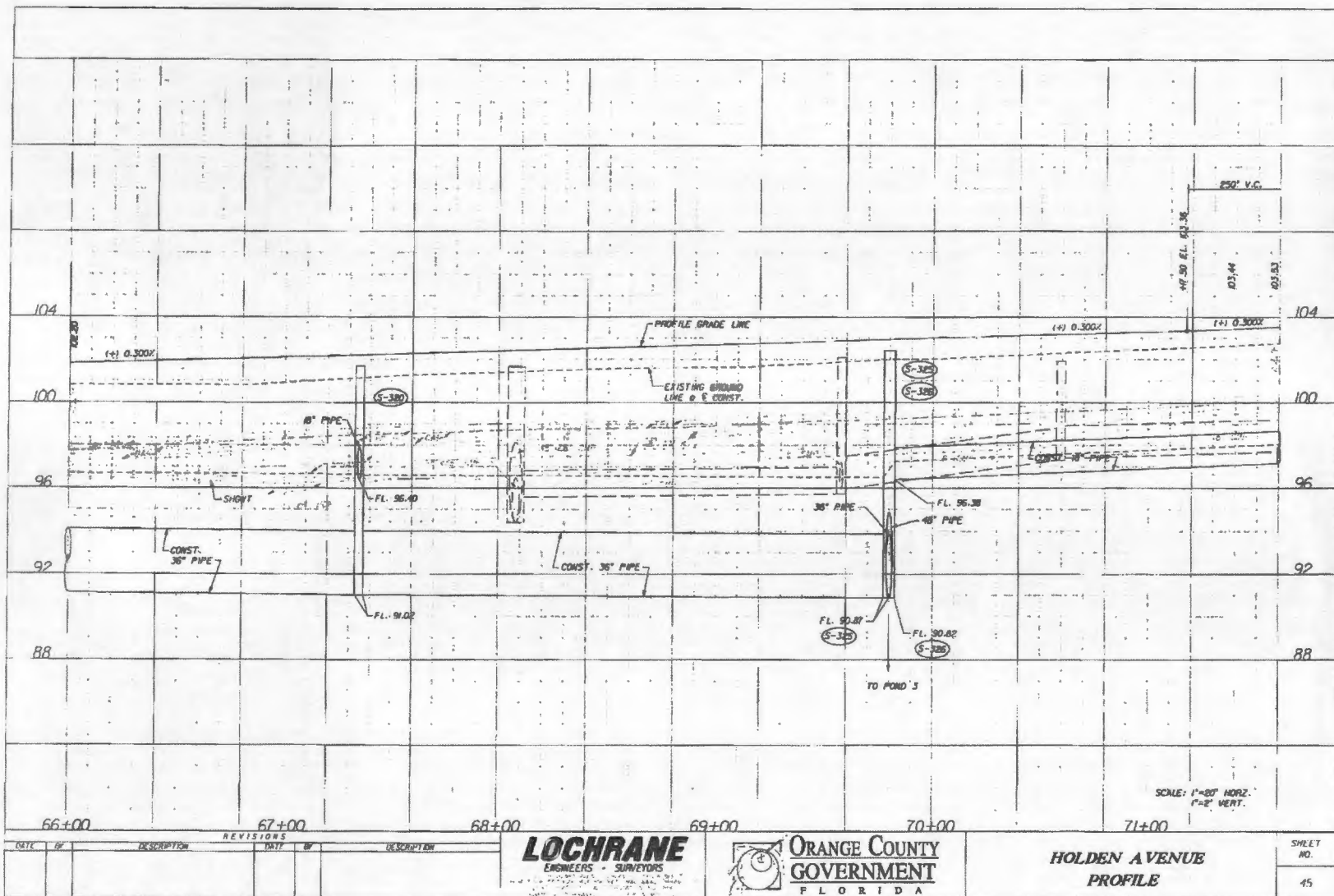
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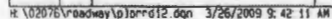


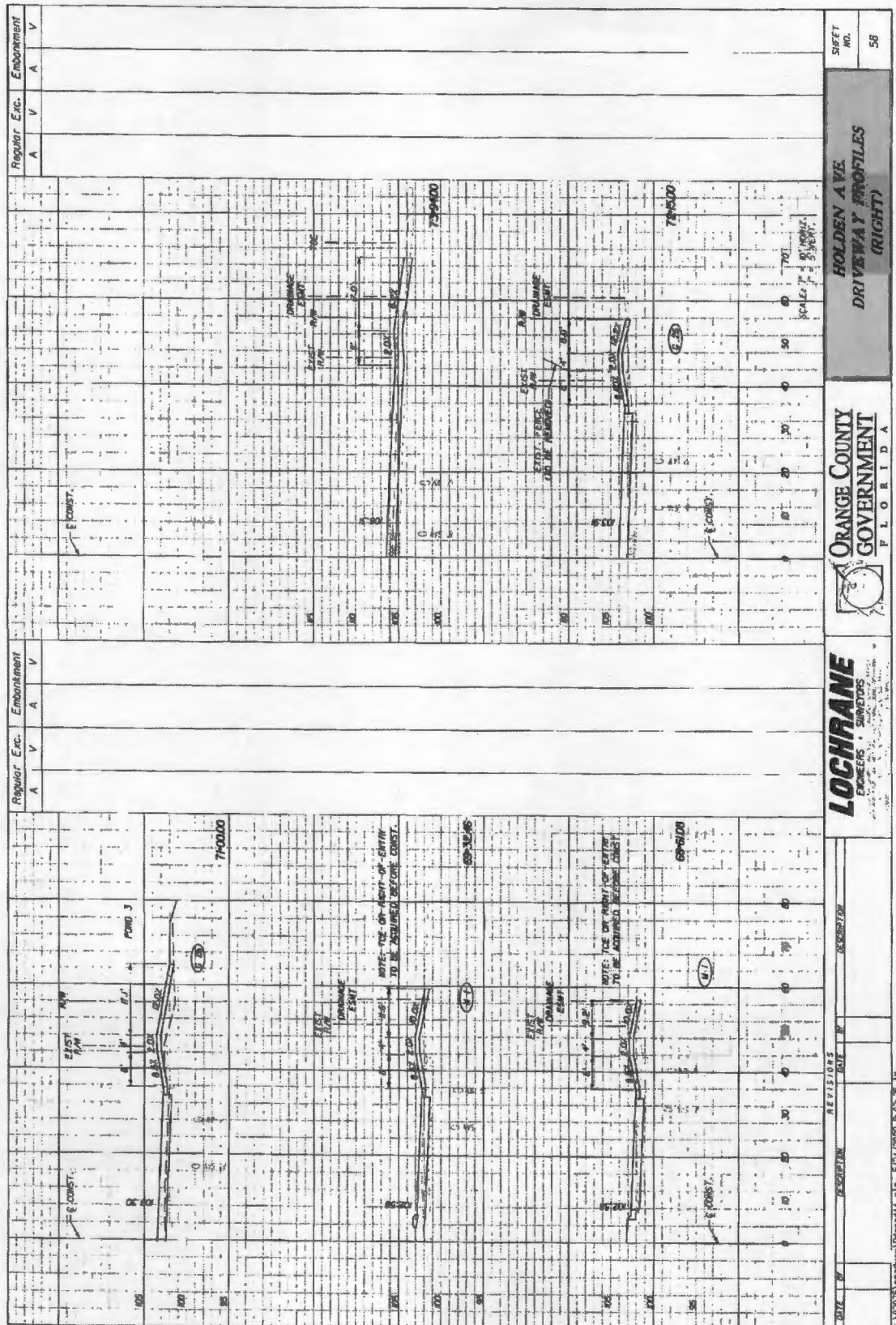




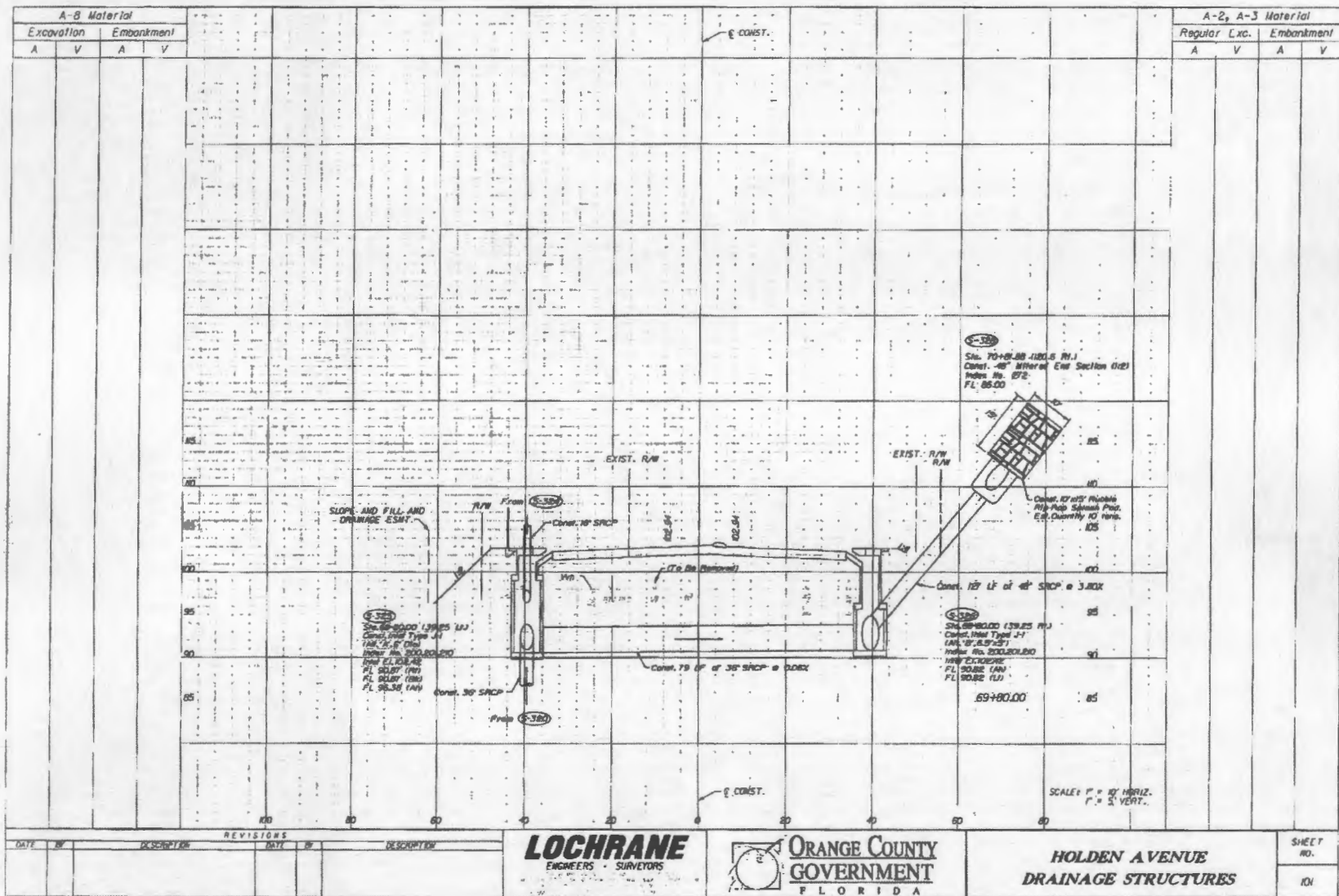


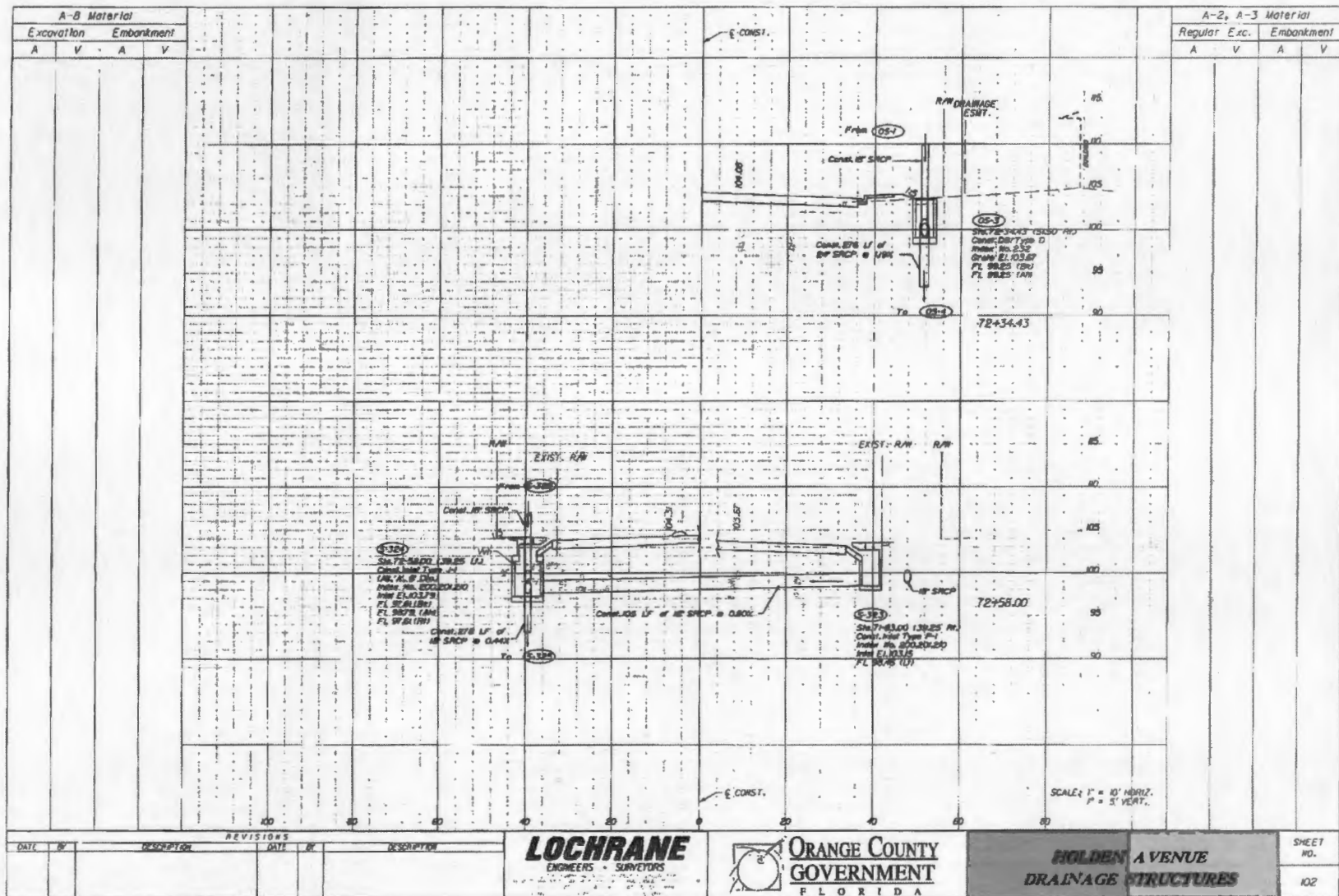
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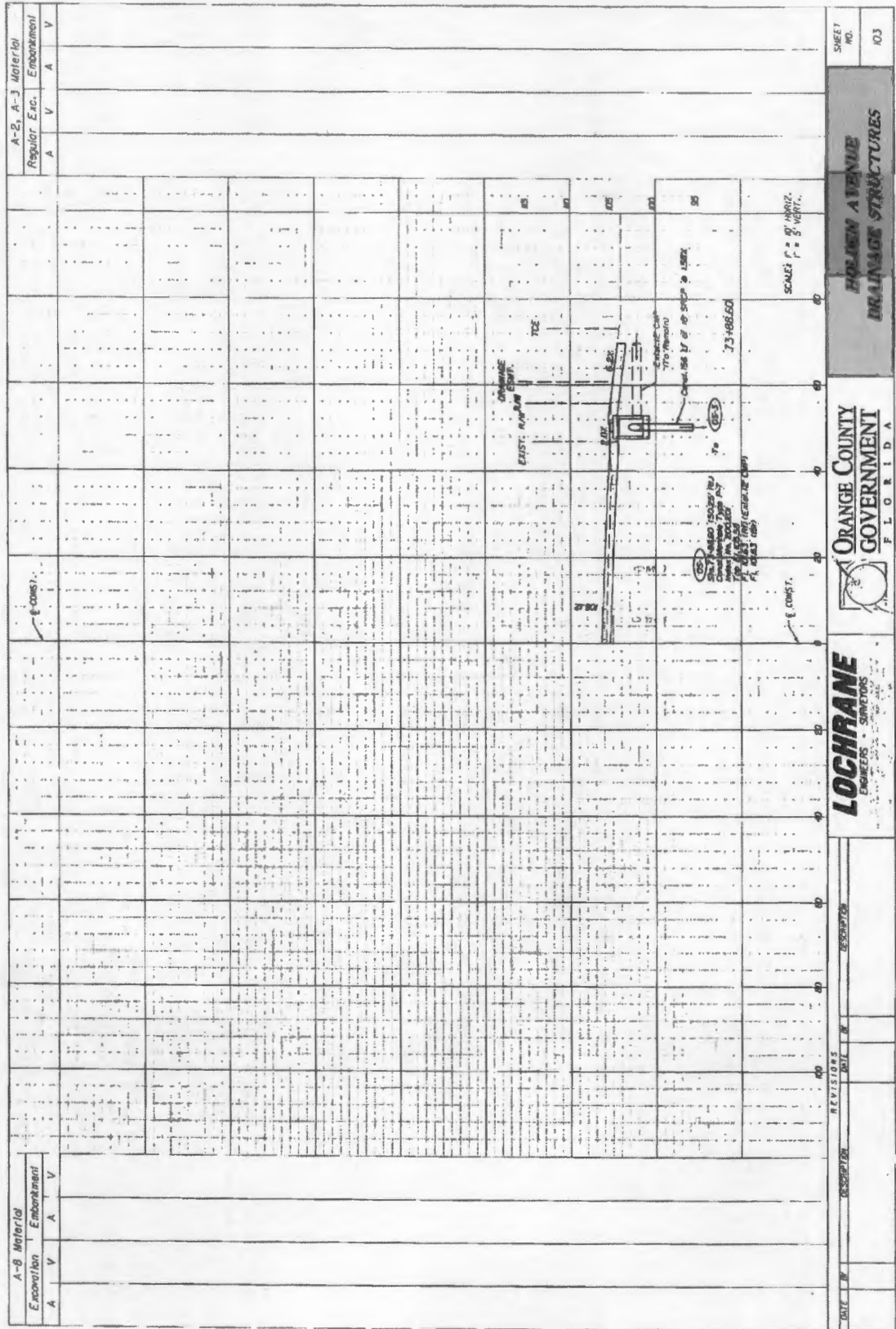


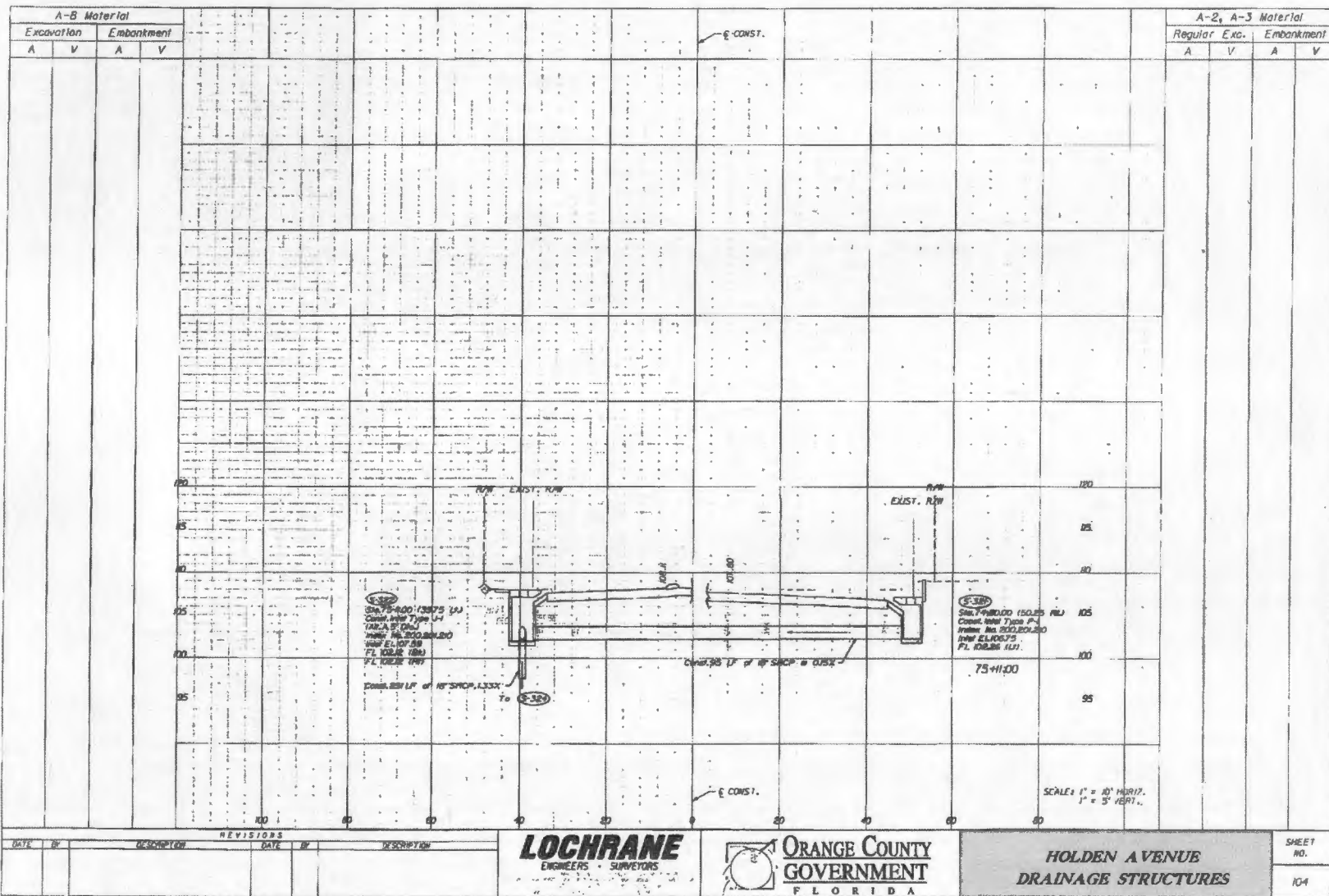


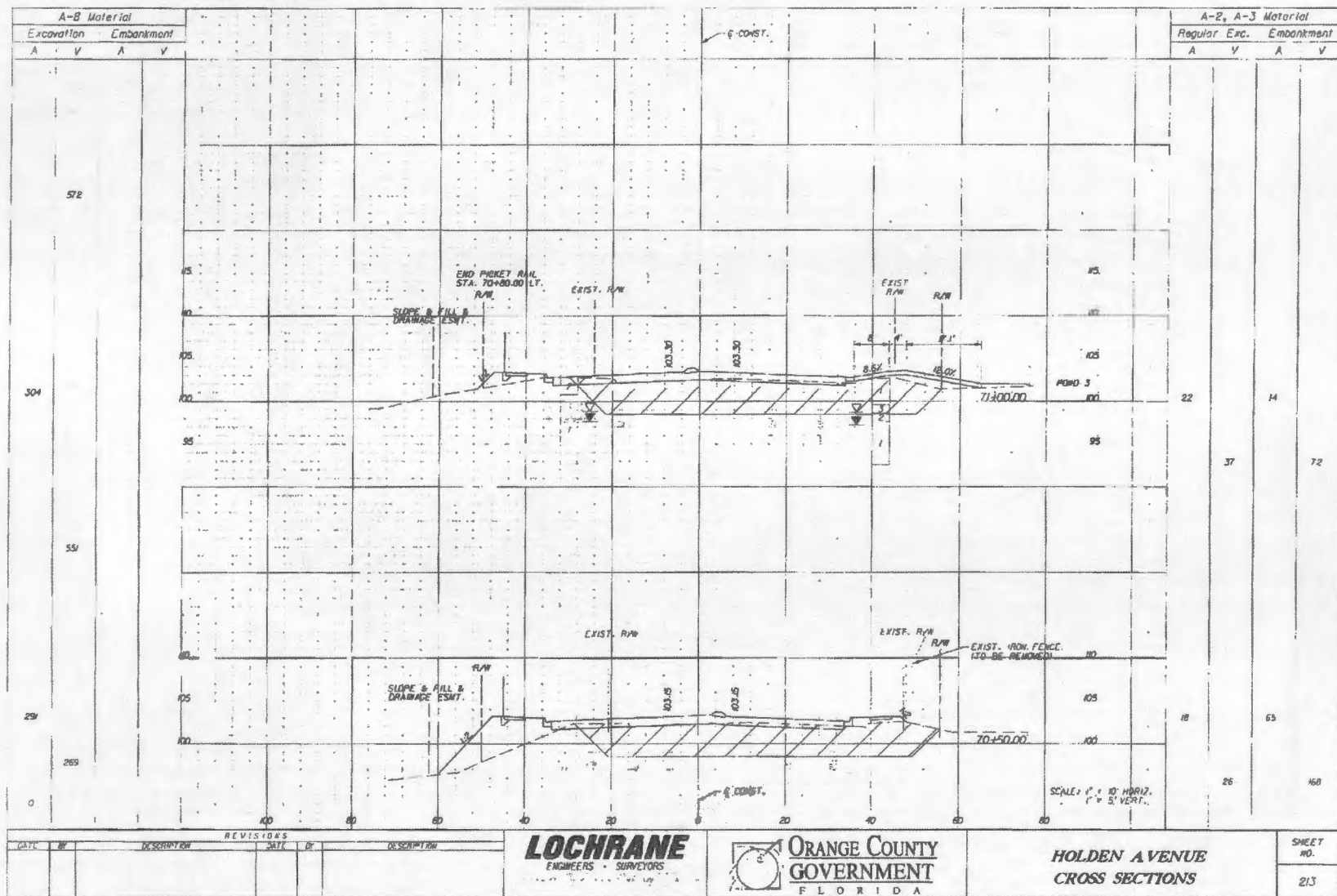
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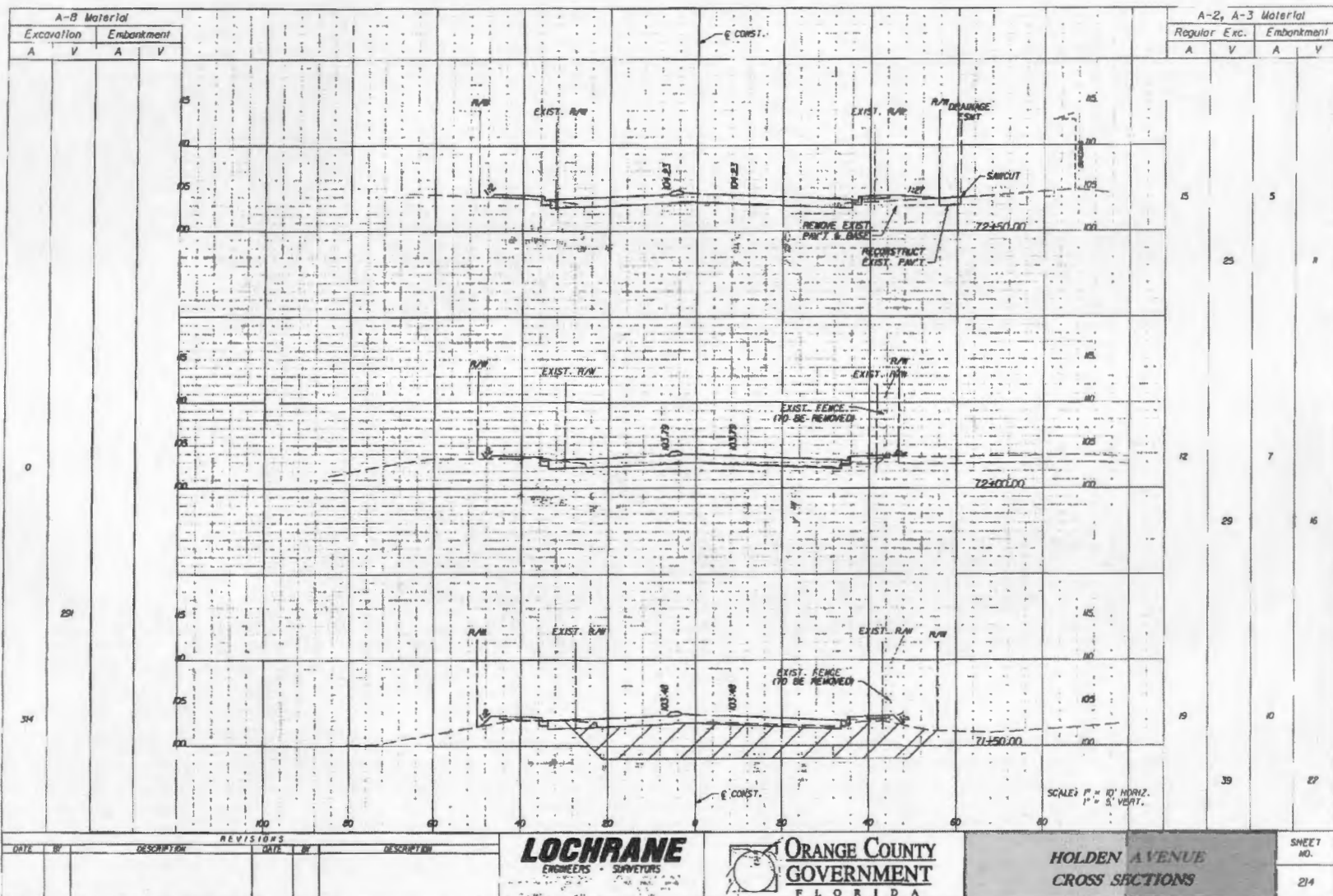


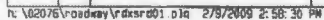


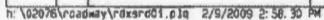


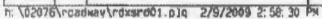


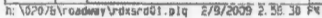






Page 18 of 28
EXHIBIT B

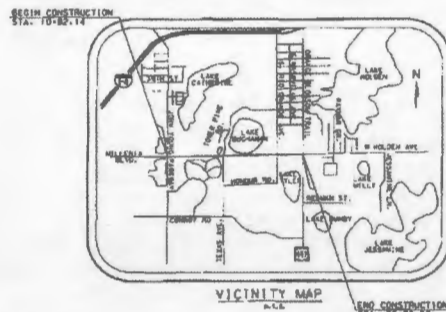






SIGNING AND PAVEMENT MARKING PLANS FOR HOLDEN AVENUE (PHASE I) JOHN YOUNG PARKWAY TO ORANGE BLOSSOM TRAIL (US 441) DISTRICT NO. 6 ORANGE COUNTY, FLORIDA

PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION TO ACCURATELY SHOW CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. REDESIGN, CONDITIONS AND OWNERSHIP MAY HAVE CHANGED SINCE THE PROJECT DESIGN. THE COUNTY'S REPRESENTATIVE WILL ADDRESS CHANGES AND HEREAFTER WITH THE PROPERTY OWNER OR THEIR REPRESENTATIVE. CONSTRUCTION WILL BE DONE WITH THE COUNTY'S REPRESENTATIVE IN ADDRESSING AND MAINTAINING RELAY AND CONDITIONS THAT MAY HAVE CHANGED SINCE PLAN PREPARATION.

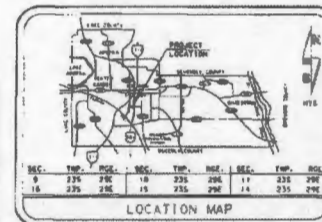


FLORIDA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS JANUARY 2008
NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

**FINAL PLANS
MARCH 25, 2009**

BOARD OF COUNTY COMMISSIONERS
RICHARD T. CROTTY MAYOR
S. SCOTT BOYD DISTRICT 1
FRED BRUMMER DISTRICT 2
MILROD FERNANDEZ DISTRICT 3
LINDA STEWART DISTRICT 4
BILL SEGAL DISTRICT 5
TIFFANY MOORE RUSSELL DISTRICT 6
MARK V. MASSARO, P.E. DIRECTOR OF PUBLIC WORKS

CERTIFICATION TO PLANS
I HEREBY CERTIFY THAT THE DESIGN FOR THIS PROJECT AND THE ATTACHED SIGNING AND PAVEMENT MARKING PLANS COMPLY WITH THE REQUIREMENTS OF SECTION 336.045 OF THE FLORIDA STATUTES AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE STANDARDS CONTAINED IN THE EDITION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" IN EFFECT ON THIS DATE AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 336.045(1) OF THE FLORIDA STATUTES.
DATE: 03/25/2009 ENGINEER: DANTE A. GABRIEL, P.E. REG. NO. 37271



INDEX OF SHEETS	
SHEET	DESCRIPTION
S-1	KEY SHEET
S-2-S-4	QUANTIFICATION OF QUANTITIES
S-5	GENERAL NOTES
S-6-S-28	SIGNING AND PAVEMENT MARKING PLAN
S-29	ALIGNMENT WORKSHEET

PREPARED BY:
GMB Engineers & Planners, Inc.
2602 E. Livingston Street
Orlando, FL 32803
Phone 407-290-5424 Fax 407-290-5425
Certificate of Authorization No. 855

REVISIONS	DATE	BY

DESIGNED BY: CMC DATE: 03-09
CHECKED BY: JMB DATE: 03-09
INCHES BY: CMC DATE: 03-09
APPROVED BY: DMR DATE: 03-09
PROJECT NO: 08-000-01

SHEET S-1

HOLDEN AVENUE PHASE I CIP #3045

- 
- ORANGE COUNTY
GOVERNMENT
FLORIDA

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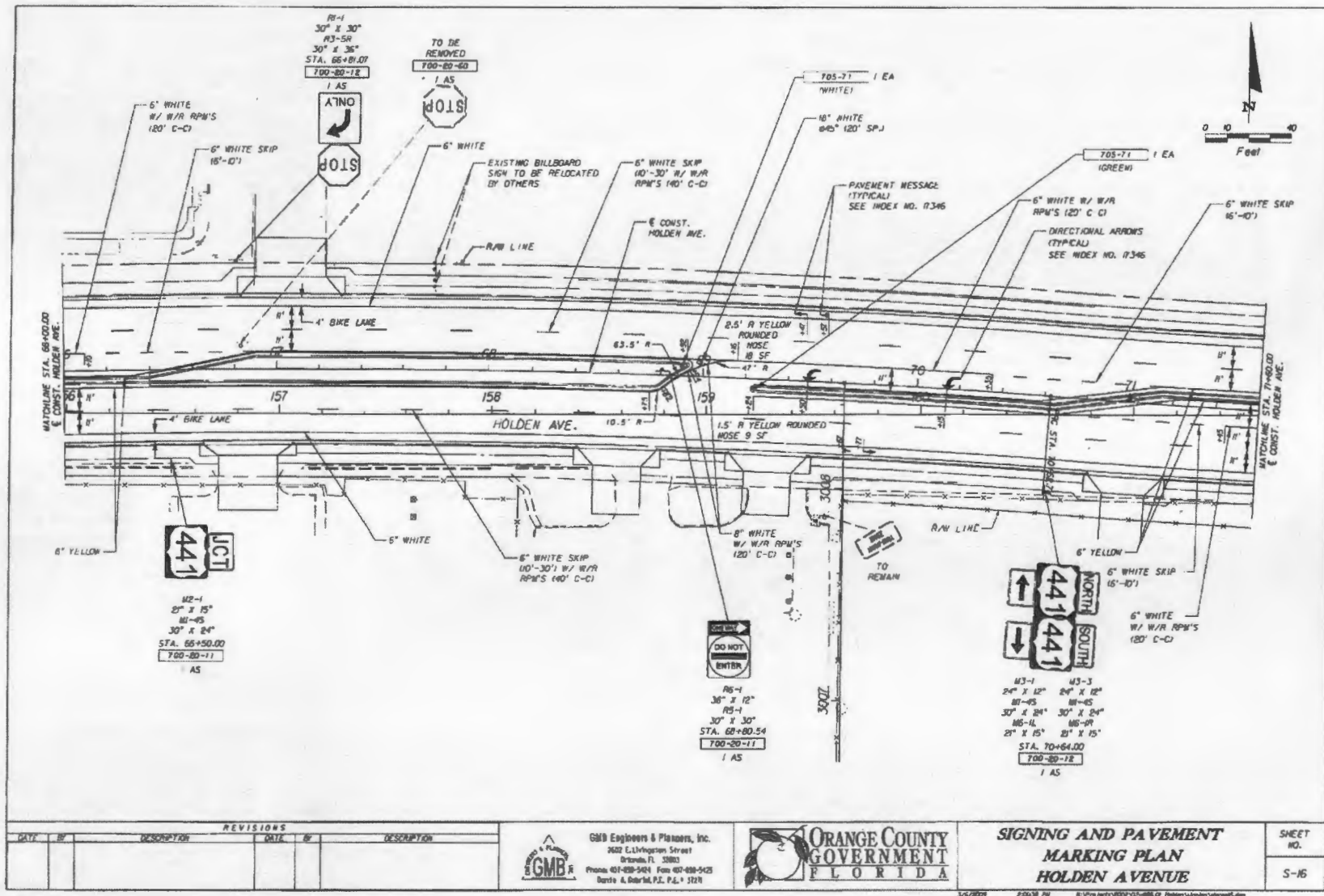
GMB Engineers & Planners, Inc.
2602 E. Livingston Street
Orlando, FL 32803
Phone: 407-898-9424 Fax: 407-898-9425
Custom & Colored PE, DE & VIZIEN

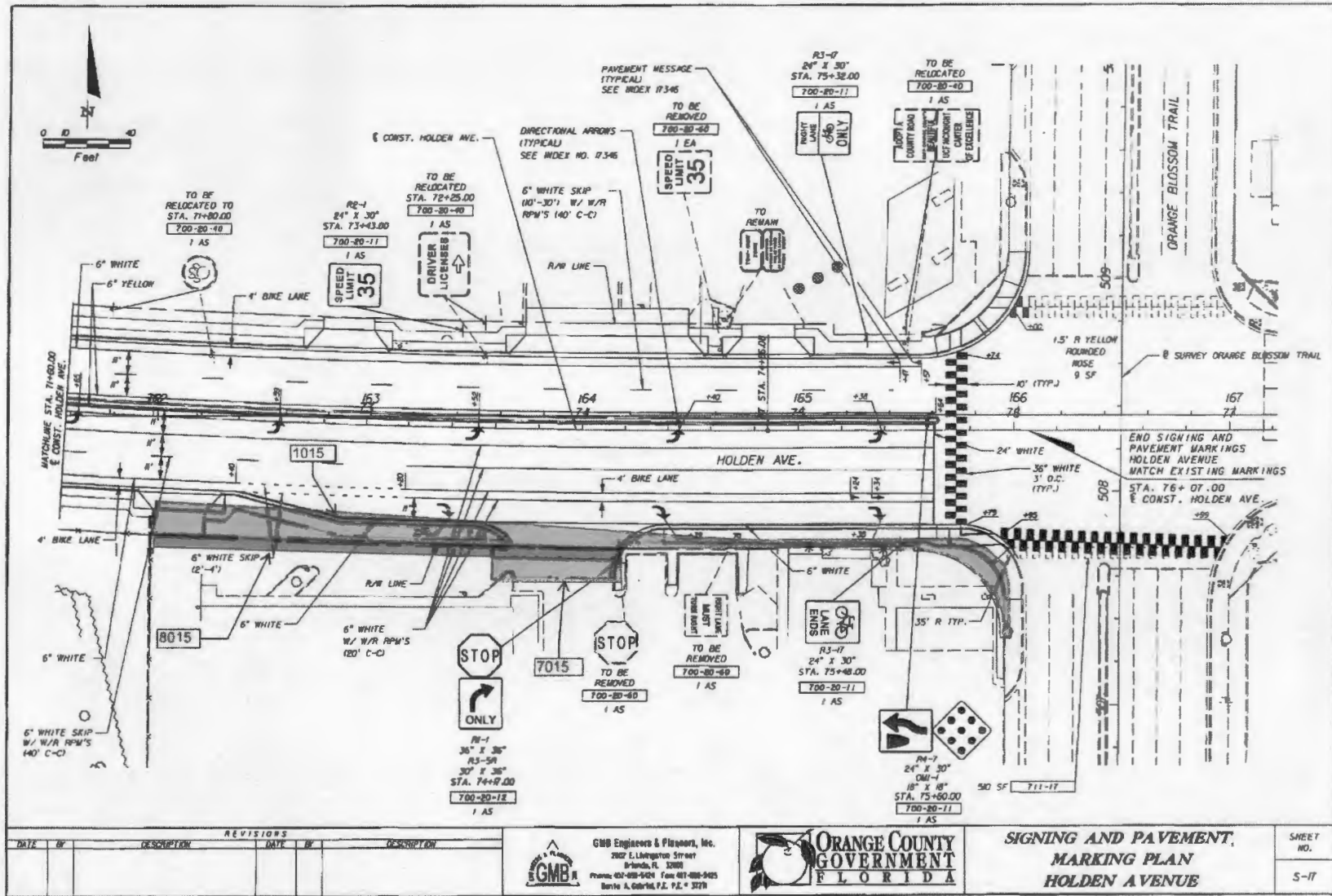
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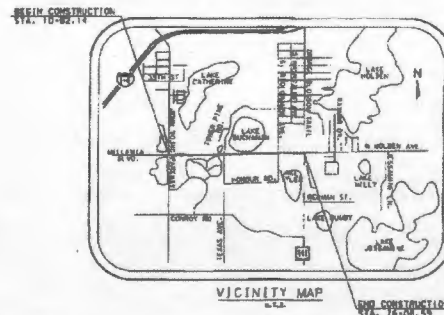






SIGNAL PLANS
HOLDEN AVENUE
(PHASE I)
JOHN YOUNG PARKWAY TO
ORANGE BLOSSOM TRAIL (US 441)
DISTRICT NO. 6
ORANGE COUNTY, FLORIDA

PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION TO REPRESENTATIVE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. NEEDS, CONDITIONS AND OWNERSHIP MAY HAVE CHANGED SINCE THE PROJECT DESIGN. THE COUNTY'S REPRESENTATIVE WILL JUDGE CHANGES AND NEEDS WITH THE PROPERTY OWNER OR THEIR REPRESENTATIVE. CONTRACTOR WILL HAVE THE COUNTY'S REPRESENTATIVE IN JUDGING AND SETTING HEADS AND REVISIONS THAT MAY HAVE CHANGED SINCE PLAN PREPARATION.



FLORIDA DEPARTMENT OF TRANSPORTATION,
DESIGN STANDARDS JANUARY 2008

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

FINAL PLANS
MARCH 25, 2009

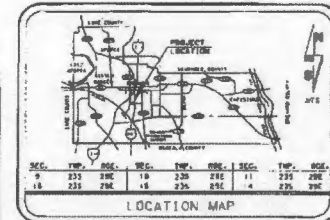
BOARD OF COUNTY COMMISSIONERS

RICHARD T. CROTTY	MAYOR
S. SCOTT BOYD	DISTRICT 1
FRED BRUMMER	DISTRICT 2
MILDRED FERNANDEZ	DISTRICT 3
LINDA STEWART	DISTRICT 4
BILL SEGAL	DISTRICT 5
TIFFANY MOORE RUSSELL	DISTRICT 6
MARK V. MASSARO, P.E.	DIRECTOR OF PUBLIC WORKS

CERTIFICATION TO PLANS

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DATE: 03/25/2009 ENGINEER: DANIE A. GABRIEL, P.E. REG. NO. 37271



INDEX OF SHEETS	
SHEET	DESCRIPTION
T-1	KEY SHEET
T-2	TABULATION OF QUANTITIES
T-3	GENERAL NOTES
T-4	SIGNAL PLANS
T-5	INTERCONNECT PLANS
T-6	MAST ARM TABULATION
T-7	MAST ARM TABLE OF VARIABLES
T-8	TRAFFIC SIGNAL WORKSHEETS
T-9	TRAFFIC SIGNAL MISCELLANEOUS DETAILS
T-10	TRAFFIC SIGNAL RESULTS

PREPARED BY:
GMB Engineers & Planners, Inc.
 2602 E. Livingston Street
 Orlando, FL 32803
 Phone: 407-838-5424 Fax: 407-838-5425
 Certificate of Authorization No. 855

REVISIONS	DATE	BY

DESIGNED BY: CHS DATE: 03/16/09
 CHECKED BY: BNC DATE: 03/16/09
 DRAWN BY: C.S. DATE: 03/16/09
 APPROVED BY: BNC DATE: 03/16/09
 PROJECT NO. 03-006-01

SHEET T-1

HOLDEN AVENUE PHASE I CIP #3045

EXHIBIT B

- 1) THE SIGNALIZATION PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S DESIGN STANDARDS, DATED 2000. GOVERNING SPECIFICATIONS ARE THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, DATED 2007 AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.
- 2) THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OR THE PROGRESSION OF ANY WORK SPECIFIED IN THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND PRIOR TO ANY FURTHER WORK ACTIVITY.
- 3) WHENEVER SIGNAL WORK IS BEING PERFORMED AT AN INTERSECTION (INSTALLING CONDUIT IN THE STREET, REMOVING EXISTING SIGNAL EQUIPMENT, INSTALLING NEW SIGNAL EQUIPMENT, INSTALLING LOOPS, ARMS, AND TURNING ON NEW SIGNALS) WHERE A LANE IS CLOSED A TRAFFIC CONTROL OFFICER SHALL DIRECT TRAFFIC. THE COST OF THE TRAFFIC CONTROL OFFICER SHALL BE INCIDENTAL TO THE WORK AND WILL NOT BE PAID SEPARATELY.
- 4) DURING NON-WORKING HOURS, NO EQUIPMENT, VEHICLES OR MATERIAL SHALL BE PARKED OR STORED WITHIN 30 FEET OF THE ROADWAY CARRYING TRAFFIC. IF THE ABOVE IS NOT POSSIBLE, A STORAGE AREA WITH PROPER DELINEATION AND ADVANCED WARNING SHALL BE USED WITH THE APPROVAL OF THE ENGINEER.
- 5) THE CONTRACTOR SHALL NOTIFY ORANGE COUNTY AND FOOT TWO (B) BUSINESS DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
- 10) THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF POLE SETTING OPERATIONS WHERE A CONFLICT WITH OVERHEAD ELECTRICAL CONDUCTIONS IS EXPECTED AND IN ALL CASES WHERE JOINT USE POLES ARE TO BE USED.
- 11) THE CONTRACTOR SHALL CONTACT ORANGE COUNTY FOR LANE CLOSURE RESTRICTIONS ALONG HOV3+ ROADWAYS. LANE CLOSURE RESTRICTIONS FOR THIS SECTION OF US 90/281 AT HOLIDAY AVENUE ARE: 7:00 AM TO 7:00 PM WEDNESDAY, AND 7:00 AM TO 6:00 PM SUNDAY.
- 12) AT THE TIME OF FINAL PROJECT INSPECTION THE CONTRACTOR SHALL FURNISH TO THE INSPECTOR THREE COMPLETE SETS OF AS-BUILT PLANS. ONE SET SHALL BE LEFT IN THE CABINET FOR THE LOCAL MAINTAINING AGENCY, ORANGE COUNTY.
- 13) THE CONTRACTOR IS REQUIRED TO INSPECT THE INSTALLATION OF THE TRAFFIC SIGNALS IN ACCORDANCE WITH FDOT SPECIFICATION 105-5.0. THE CONTRACTOR SHALL COORDINATE THE FINAL ACCEPTANCE INSPECTION IN ACCORDANCE WITH FDOT SPECIFICATION 60-2.2 WITH THE ENGINEER AT LEAST TEN DAYS IN ADVANCE. ORANGE COUNTY AND RAY NATHAN AT (306) 943-5310 SHOULD ALSO BE CONTACTED TEN DAYS BEFORE THE INSPECTION IS TO BE PERFORMED SO THEY MAY BE PRESENT.
- 14) THE CONTRACTOR SHALL NOTIFY ORANGE COUNTY TRAFFIC OPERATIONS (407-836-7850) AT LEAST 24 HOURS IN ADVANCE OF INSTALLING AROUND ROADS, UNDERGROUND CONDUIT, WAST MAN FOUNDATIONS OR SETTING POLES SO THAT THESE OPERATIONS MAY BE OBSERVED.
- 15) IT SHOULD BE NOTED THAT NO TEST BORINGS WERE MADE WHERE CONDUIT RAYS ARE TO BE INSTALLED BY JACKING OR TRENCHING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE JOB SITE CONDITIONS BEFORE SUBMITTING BID PROPOSALS IN ACCORDANCE WITH SECTION 2-4 OF THE FOOT SPECIFICATIONS.
- 16) THE CONTRACTOR SHALL HAND DIG THE FIRST 4" AT EACH POLE LOCATION AND THE FIRST 2" AT EACH PEDESTAL LOCATION TO VERIFY NO UTILITY CONFLICTS.
- 17) AS DIRECTED BY THE PROJECT ENGINEER, THE CONTRACTOR SHALL ADJUST CONDUIT VERTICALLY TO AVOID ANY POSSIBLE CONFLICTS WITH UNDERGROUND UTILITIES.
- 18) ALL CONDUITS TO BE INSTALLED UNDER PAVEMENT OR SIDEWALK SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE COURSE.
- 19) THE LOCAL PERMIT MANAGER MUST BE INFORMED TWO BUSINESS DAYS BEFORE ANY DIRECTIONAL BORING.
- 20) ALL CONDUIT SHALL BE SCHEDULE 40, 2 INCH DIA. MINIMUM UNLESS OTHERWISE SPECIFIED IN PLANS, EXCEPT ELECTRICAL POWER SERVICE DUCT.
- 21) THE CONTRACTOR SHALL INSTALL A CONDUIT STOP WITH CAP A MINIMUM OF 12 INCHES OUTSIDE THE POLE FOOTING COMPLETE WITH SHEEP UP TO THE POLE, IN EACH CONDUIT ENTRY IN THE POLE. THE FOOTING, TOP OF SIDEWALK, SIDE OF POLE, ETC. SHALL BE MARKED WITH AN APPROPRIATE ETCHED "X" IN ORDER THAT IT MAY BE EASILY LOCATED FOR FUTURE USE.
- 22) ALL ENDS OF CONDUITS IN PULL BOXES AND CABINETS SHALL BE SEALED WITH ELECTRICAL PUTTY AFTER WIRING IS COMPLETE.
- 23) TWO SPARE CABINET CONDUITS SHALL BE STUBBED AND CAPPED IN THE NEAREST PULL BOX.
- 24) PULL BOXES SHALL BE PLACED BEHIND CURB AND BUTTER. IF THERE IS NO CURB AND BUTTER, THEN PULL BOXES SHALL BE PLACED AT LEAST 10 FEET
- 25) PULL BOXES AND COVERS SHALL BE FOOT APPROVED OF NON-WEATHERED CONSTRUCTION WITH RECESSED COVER LOGO "TRAFFIC SIGNAL" OR "FIBER OPTIC" AS APPROPRIATE.
- 22) ALL COMMUNICATION CABLE SHALL BE INSTALLED IN SEPARATE PULL BOXES.
- 23) ALL CABLE GRIP SHALL BE OF SUFFICIENT SIZE TO NOT COMPROMISE THE INSULATION ON THE SIGNAL CABLE.
- 24) THE CONTRACTOR SHALL VERIFY COLOR CODES FOR BOTH SIGNAL AND INTERCONNECT CABLE WITH ORANGE COUNTY BEFORE ORDERING. WIRING DIAGRAMS SHALL BE IN ACCORDANCE WITH ORANGE COUNTY SPECIFICATIONS.
- 25) ALL FIELD WIRING SHALL BE NEATLY BUNDLED AND CLEARLY IDENTIFIED WITH PERMANENT LEGIBLE, WEATHERPROOF TAGS THAT ARE SECURELY ATTACHED TO EACH CABLE. THE TAGGING SYSTEM PROPOSED SHALL BE SUBMITTED FOR APPROVAL WITH THE OTHER EQUIPMENT SUBMITTALS REQUIRED FOR THIS PROJECT.
- 26) FIBER OPTIC CABLE SHALL BE MINIMUM 24 SINGLE MODE / 12 MULTI MODE LOOSE TUBE, DRY BLOCK, DIELECTRIC HYBRID PL. CABLE AND WILL INCLUDE A 6 GAUGE, SINGLE CONDUCTOR WIRE ENDED IN THE SHIELD OF THE FIBER OPTIC CABLE FOR LOCATING. THE CONTRACTOR SHALL REFER TO THE TECHNICAL SPECIAL PROVISIONS FOR SIGNALS - FIBER OPTIC CABLE.
- 27) THREE SPARE WIRES ARE REQUIRED PER SIGNAL CABLE. SPARES SHALL BE BOUND AND GROUNDING IN CABINET.
- 28) GROUND MOUNTED CONTROLLER CABINETS SHALL BE TYPE 5 MINIMUM, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- 29) THE MOUNTING OR ATTACHMENT OF THE ELECTRICAL SERVICE TO THE TRAFFIC SIGNAL CABINET SHALL BE PROHIBITED.
- 30) THE CONTROLLER BASE AND SERVICE PAD SHALL BE A MINIMUM OF CONCRETE FOUR 4 INCH'S MAXIMUM ABOVE FINISHED GRADE.
- 31) THE CABINET DOOR SHALL OPEN AWAY FROM THE INTERSECTION UNLESS SPECIFIED OTHERWISE.
- 32) THE CONTROLLER ASSEMBLY SHALL BE TS-8 TYPE I OR TYPE 2 AND SHALL HAVE ALL HARDWARE NECESSARY TO COMMUNICATE WITH ORANGE COUNTY'S SIGNAL SYSTEM. THE ADDITIONAL EQUIPMENT AND ACCESSORIES FOR THE FIBER OPTIC INTERCONNECT SHALL BE FURNISHED AND INSTALLED AS PART OF THE CONTROLLER ASSEMBLY.
- 33) PRE-EMPTION SYSTEM SHALL BE COMPATIBLE WITH ORANGE COUNTY'S EXISTING SYSTEM.
- 34) DELAY TIMES SHALL BE SET TO 5 SECONDS.
- 35) DURING TRAFFIC SIGNAL FLASHING OPERATION THE RED ARROW INDICATION OF ALL J-SECTION LEFT TURN HEADS SHALL FLASH. UNLESS SPECIFIED OTHERWISE, FLASHING OPERATION SHALL BE NUMBER FOR MOVEMENTS 2 & 6 AND RED FOR MOVEMENTS 4 & 8.
- 36) ALL SIGNAL DISPLAYS SHALL BE LED.
- 37) NO POLYCARBONATE HOUSING OR MOUNTING HARDWARE WILL BE PERMITTED FOR VEHICULAR OR PEDESTRIAN SIGNAL HEAD ASSEMBLIES. ALL SIGNAL HEADS SHALL BE CAST ALUMINUM. TUNNEL VISIONS SHALL BE USED ON ALL SIGNAL SECTIONS. PAYMENT FOR TUNNEL VISIONS SHALL BE INCLUDED IN THE PRICE OF THE SIGNAL HEADS.
- 38) ALL SIGNAL ASSEMBLIES SHALL HAVE A VERTICAL CLEARANCE OF 9.5 FEET MINIMUM AND 8 FEET MINIMUM FROM THE BOTTOM OF THE ASSEMBLY TO THE ROAD.
- 39) EXISTING SIGNALIZATION SHALL REMAIN IN PLACE TO THE EXTENT POSSIBLE AND SHALL BE USED FOR THE MAINTENANCE OF TRAFFIC AS REQUIRED. THE MAINTENANCE OF EXISTING SIGNALS, UNTIL REMOVED, SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- 40) THE USE OF "JONES" PLUGS FOR SIGNAL INSTALLATIONS SHALL BE PROHIBITED.
- 41) CIRCULAR DROP LIDS (MINIMUM ONE CIRCLE) ARE TO BE PROVIDED AT ALL AERIAL DISCONNECT HANGERS, INTERCONNECT JUNCTION BOX, ELECTRICAL SIGN AND POLE JUNCTIONS.
- 42) ALL PEDESTRIAN SIGNALS SHALL BE 16" LED, CONTOURD TYPE.
- 43) PEDESTRIAN SIGNS NEEDED ARE: FTP-680-06.
- 44) THE CONTRACTOR IS TO ENSURE THAT A 4' X 4' FLAT LANDING AREA 1522-9 IS ADJACENT TO ALL PED BUTTONS FOR PEDESTRIAN ACCESS.
- 45) THREE (3) SPARE CONDUITS ARE TO BE RUN TO THE FURTHEST PEDESTRIAN SIGNAL HEAD.
- 46) ANY EXISTING LOOPS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST. TEMPORARY DETECTION WILL BE REQUIRED WHENEVER REPAIRS CANNOT BE MADE WITHIN 48 HOURS.
- 47) THE CONTRACTOR SHALL NOTIFY ORANGE COUNTY TRAFFIC OPERATIONS (407-836-7850) AT LEAST 24 HOURS IN ADVANCE OF LOOP CUTTING SO THAT COUNTY PERSONNEL MAY CHALK THE LOOPS AND OBSERVE THEIR INSTALLATION.
- 48) ALL NEW LOOP DETECTORS ARE TO BE INSTALLED IN THE CABINET PRIOR TO CUTTING THE EXISTING LOOPS.
- 50) NEW OR EXISTING STRAPING CUT BECAUSE OF LOOP PLACEMENT SHALL BE RE-STRIPPED PRIOR TO ACCEPTANCE.
- 51) ALL TYPE F LOOPS SHALL BE 6 FEET WIDE BY 40 FEET LONG AND EXTEND 5 FEET BEYOND THE STOP BAR UNLESS OTHERWISE NOTED IN THE PLANS.
- 52) ALL DETECTOR LOOPS OR SYSTEM SENSORS SHALL BE CUT OFF THE ASPHALT CONCRETE STRUCTURAL COURSE WHEREVER POSSIBLE. ALL LOOP LEAD-IN CABLES SHALL BE PLACED IN CONDUIT. LOOP LEAD-IN CABLE SHALL NOT EXIT THE ROADWAY WITHIN THE CORNER RADII AT AN INTERSECTION.
- 53) EACH LOOP SHALL BE TREATED AS AN INDIVIDUAL LOOP WITH SEPARATE LEAD-INS FROM SPLICE POINT TO CABINET TERMINAL.
- 54) SHIELDED WIRING SHALL BE USED FOR ALL LOOP LEAD-IN CABLE FROM THE LOOP SPLICE POINT TO THE CABINET TERMINAL.
- 55) THE CONTRACTOR SHALL USE BEDON TYPE 948 ROADWAY LOOP WIRE, OR EQUIVALENT TYPE AWMR HIGH DENSITY CROSSLINKED POLYETHYLENE INSULATED WIRE RATED 600 VOLTS.
- 56) SECTION 660-3.2 OF THE FOOT SPECIFICATIONS IS MODIFIED TO REQUIRE THAT ALL SAUITS FOR LOOP INSTALLATION SHALL BE CLEARED OF DUST, DIRT AND OTHER DEBRIS WITH A VACUUM CLEANER PRIOR TO THE INSTALLATION OF LOOP WIRE OR LEAD-IN CABLE. ALL SAUITS SHALL BE SEALED WITH AN APPROVED FLEXIBLE EPOXY.
- 57) SECTION 660-3.3 OF THE FOOT SPECIFICATIONS IS MODIFIED TO PROHIBIT THE USE OF TIE IN STEEP ASPHALT OR CONCRETE BASE CEMENT TO SEAL TRAFFIC DETECTOR LOOPS.
- 58) SECTION 660-6.2 OF THE FOOT SPECIFICATIONS IS MODIFIED TO REQUIRE THE INSULATION RESISTANCE OF EACH LOOP TO MEASURE GREATER THAN 100 MEGOHMS WHEN USING A 500-VOLT DC INSULATION MEGGER.
- 59) IF A CONTINUOUS RUN OF SIGNAL CABLE IS NOT POSSIBLE FROM THE CABINET TO THE SIGNAL HEAD, THEN A TERMINAL BLOCK SHALL BE USED.
- 60) SIX FEET OF ADDITIONAL CABLE SLACK SHALL BE WOUND INSIDE THE UPRIGHT AND SUPPORTED BY THE CABLE CLAMP SUCH THAT THE TERMINAL BLOCK CAN BE REMOVED FROM THE UPRIGHT TO ALLOW FOR TROUBLESHOOTING.
- 61) THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A CERTIFIED DRILLED SHAFT COT LEVEL 1 CONSTRUCTION ENGINEERING AND INSPECTION (CEI) FIRM, AND A CONCRETE TESTING LABORATORY FOR THE PURPOSE OF INSPECTING ALL CERTIFIED SHAFT INSTALLATIONS PER FOOT STANDARDS. THE FIRM SHALL THEN SUBMIT A SIGNED AND SEALED REPORT VERIFIED BY THE P.E. IN RESPONSIBLE CHARGE OF THE DRILLED SHAFT INSPECTOR TO THE DEPARTMENT FOR APPROVAL FAILURE TO OBTAIN THESE SERVICES PRIOR TO THE CONSTRUCTION OF THE DRILLED SHAFT(S) SHALL RESULT IN THE REJECTION OF THE DRILLED SHAFT(S).
- 62) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING APPROVED SIGN DRAWINGS SHOWING THE BOLT PATTERN AND ARM ORIENTATION PRIOR TO THE PRE-DRILL SHAFT MEETING.
- 63) PUSH BUTTONS SHALL BE CONSTRUCTED WITH MECHANICAL CONTACTS. MICROSWITCHES SHALL NOT BE USED.
- 64) THE CONTRACTOR SHALL INSTALL AND TEST IN PLACE THE INTERNALLY ILLUMINATED STREET NAME SIGNS ARE TO BE BURNED IN FOR 90 DAYS BEFORE FINAL ACCEPTANCE. THE SIGNS SHALL HAVE SEPARATE CIRCUIT BREAKERS.
- 65) UNLESS OTHERWISE NOTED, ALL REMOVED EQUIPMENT EXCEPT CONCRETE POLES SHALL BE DELIVERED TO THE MAINTAINING AGENCY, THE MAINTAINING AGENCY IS: ORANGE COUNTY TRAFFIC OPERATIONS 400 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7850
- 66) THE FINISH COATING OF TRAFFIC SIGNAL WAST ARMS/POLES SHALL BE A TROLOPOLY (POLYURETHANE) OR URETHANE POLYESTER POWDER EQUIVALENT IN COLOR TO MATCH EXISTING PAINT. THE COATING SHALL BE ELECTRO-STATICALLY APPLIED AND CURED BY HEATING.
- 67) ALL INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE DOUBLE FACED UNLESS STATED OTHERWISE IN THE PLANS, AND SHALL BE ILLUMINATED WITH WHITE LEDS.
- 68) THE SUPPORT ARM AND BRACKET FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE DESIGNED TO SUPPORT A SIGN WEIGHING 15 POUNDS.
- 69) THE CONTRACTOR SHALL NOTIFY ORANGE COUNTY TRAFFIC ENGINEERING AT 407-836-7850 THAT A SIGNAL IS READY FOR INITIAL INSPECTION. TRAFFIC ENGINEERING WILL CONDUCT INITIAL INSPECTION WITHIN 7 DAYS OF NOTIFICATION AND ALLOW THE SIGNAL TO BE TURNED ON FLASHING MODE IF FORWARDED TO BE READY FOR FULL OPERATION. TRAFFIC ENGINEERING WILL ALLOW THE SIGNAL TO BE TURNED ON TO FULL OPERATION WHEN AUTHORIZED BY THE ENGINEER.
- 70) CONTRACTOR SHALL CONTACT JULIA BLACKWELDER, FOOT AT (306) 740-3454 TO SCHEDULE INITIAL/POST-CONSTRUCTION INSPECTION ON CABLE SIGNS, CANTILEVER SIGNS, TRUSS SIGNS, HIGH MAST LIGHT POLES, ITS, DWS'S AND/OR WAST ARMS, ONE MONTH PRIOR TO COMPLETION OF JOB.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



GMB Engineers & Planners, Inc.
2502 E. Livingston Street
Gainesville, FL 32603
Phone: 407-938-5424 Fax: 407-938-5425
Doris A. Calvert, P.E., P.L. # 3728

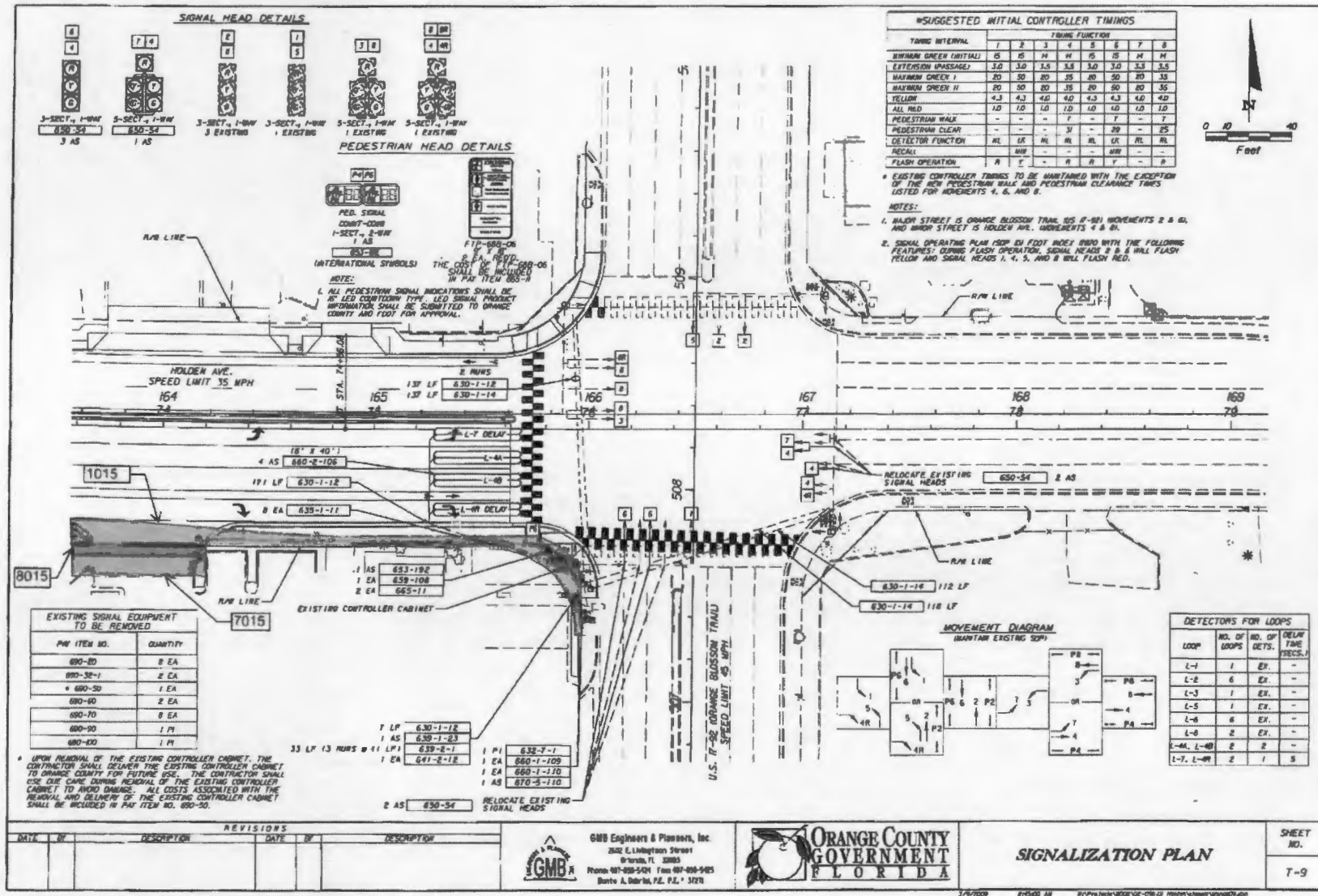


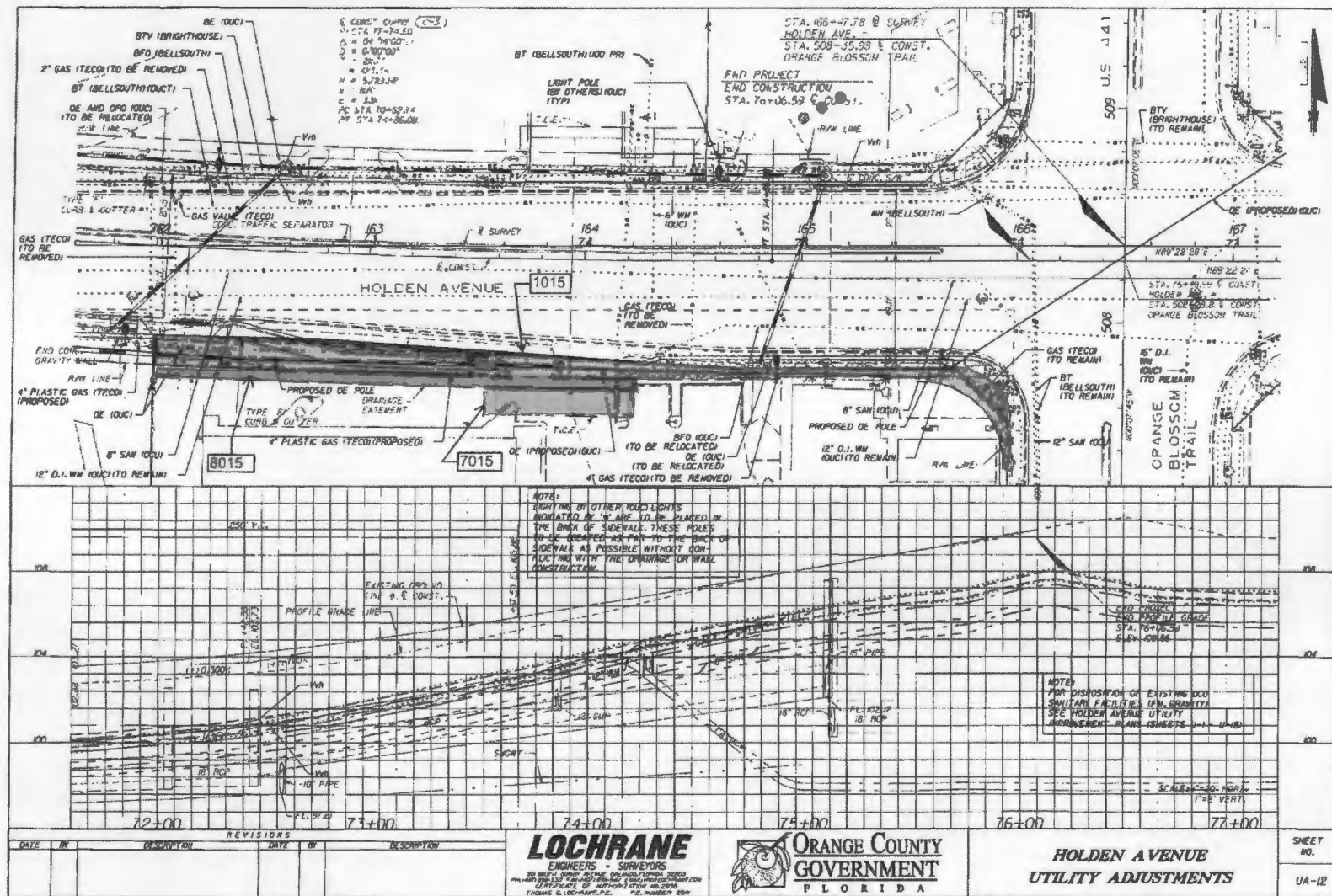
GENERAL NOTES

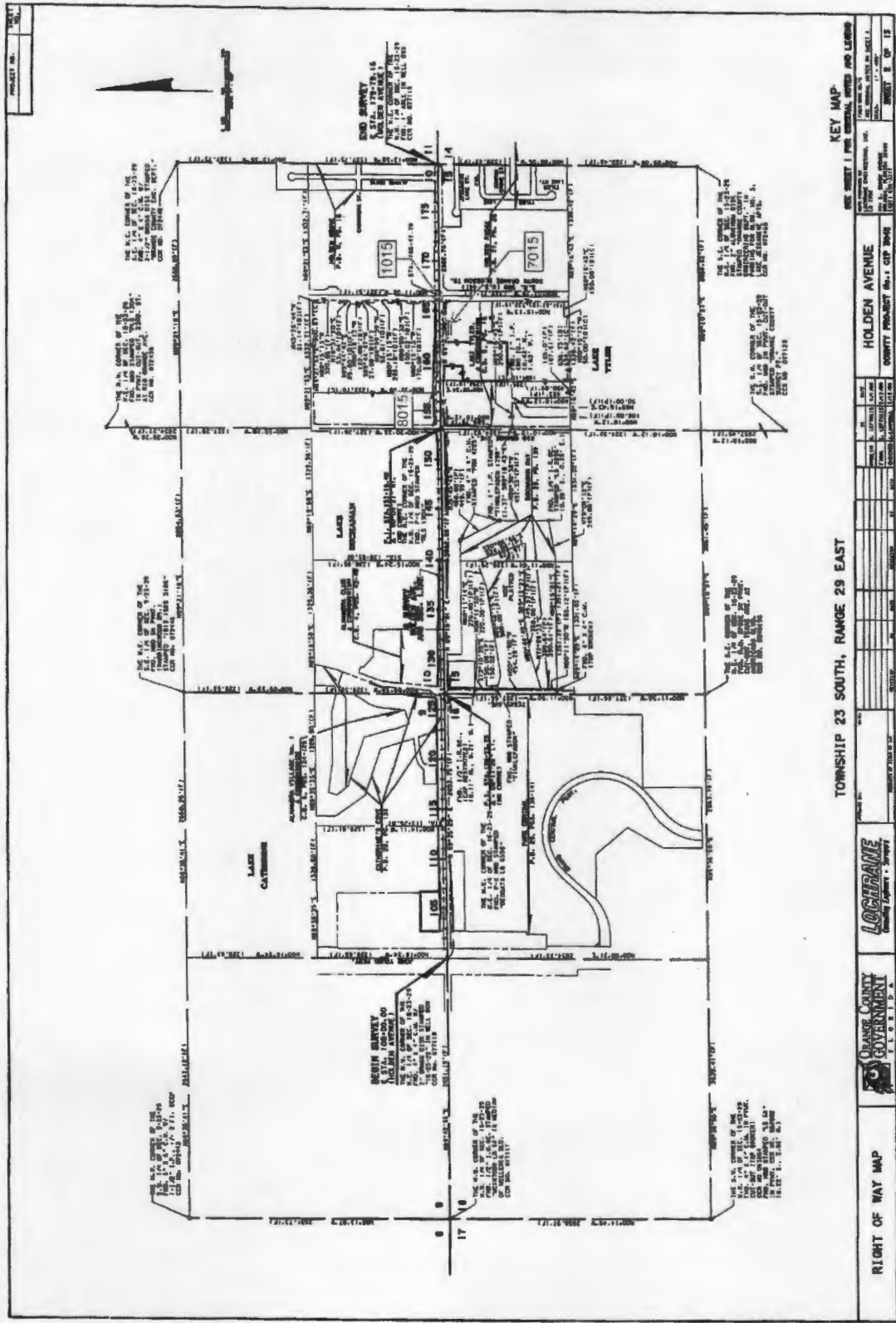
SHEET
NO.

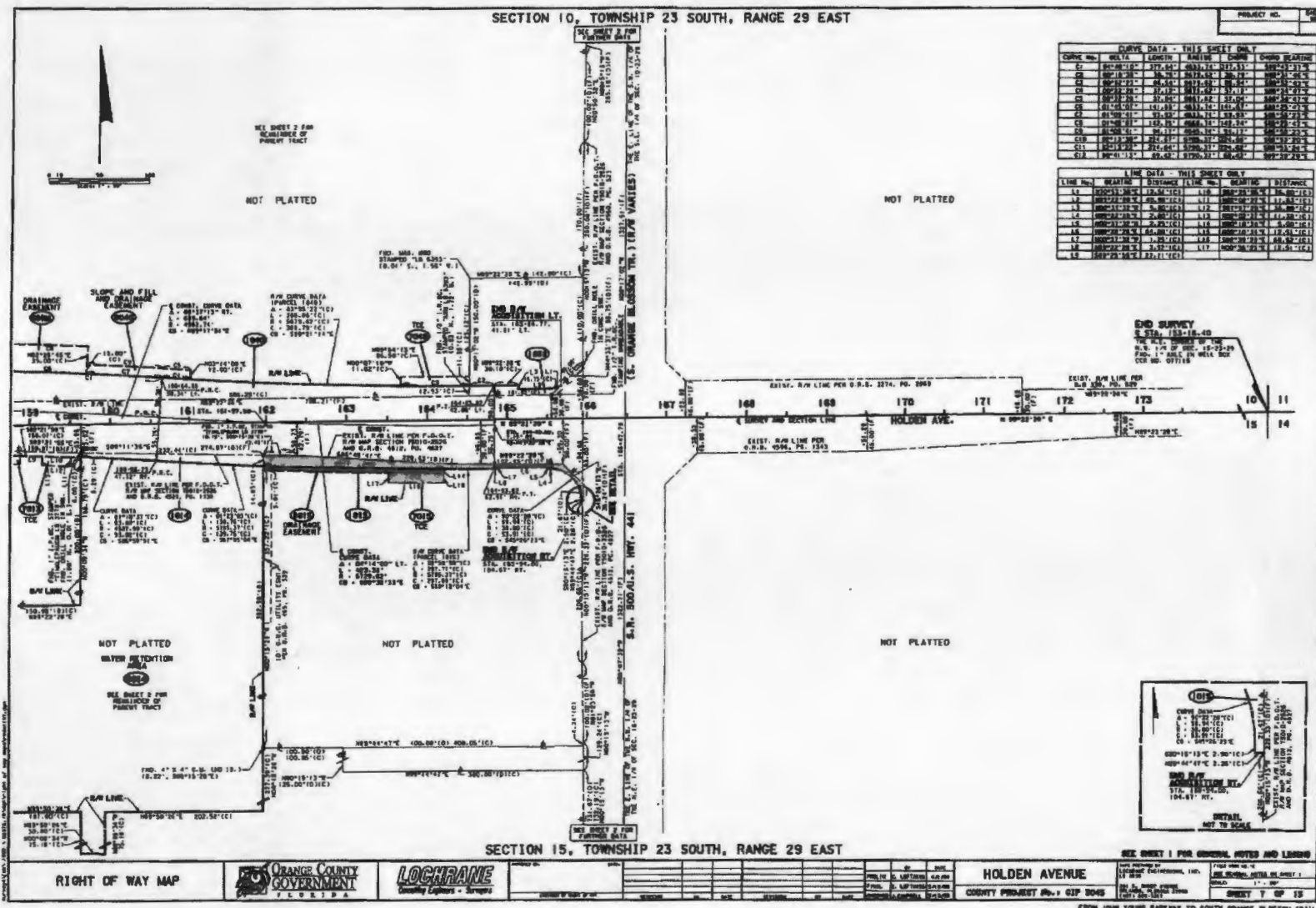
7-4

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January 11, 2017

Orange County Government
Community, Environmental and Development Services Department
201 Rosalind Avenue
Orlando, Florida 32801

Attn: Carol Knox, Zoning Manager

Re: Holden Avenue Widening
Orange County Project No.: 3045
Parcel No.: 1015 / 8015 / 7015

NYR Properties, LLC (South Trail Plaza)
15-23-29-0000-00-011 (commercial strip center) &
15-23-29-0000-00-059 (outparcel restaurant)

Dear Ms. Knox:

Kelly, Collins & Gentry, Inc. (KCG) is assisting Orange County with right of way acquisitions for the above referenced property. Enclosed please find various exhibits and photos of the property located at 4700 & 4714 South Orange Blossom Trail (southwest corner of SOBT and Holden Avenue) in unincorporated Orange County.

The subject property is a ± 3.3 acre improved multi-tenant shopping center known as South Trail Plaza with a free standing restaurant use at the near corner of the intersection. The Orange County right of way acquisition consists of three parts:

- Parcel 1015: a variable width fee simple strip along the Holden Avenue frontage totaling 3,730 sf in size,
- Parcel 8015: a 5 ft wide permanent easement at the northwest portion of the property totaling 1,123 sf in size, and;
- Parcel 7015: a temporary construction easement located at the easterly driveway connection to Holden Avenue totaling 864 sf in size.

Affected site improvements include:

- Parcel 1015: Two driveway connections to Holden Avenue, asphalt / pavement areas, drainage inlet, curbing, pavement markings, palm trees and various landscaping, portions of concrete walkways, and the restaurant pole sign in the northeast corner of the property.

- Parcel 8015: Asphalt area, pavement markings, a portion of one parking space, curbing, bollard, a portion of the perimeter fencing, and landscaping.
- Parcel 7015: Concrete curbing, landscaping, asphalt area and partial encroachment into two parking spaces.

The site was first developed in the 1950's and predates the current county land development regulations. In accordance with Section 38-46, it is the intent of the county to permit nonconformities to continue until they are removed or damaged to the extent of seventy-five (75) percent or more of the assessed value.

In the before condition prior to the taking, the property was nonconforming to landscaping, parking, building setbacks and signage as described below:

- **Landscaping:** In accordance with Chapter 24, where a vehicular use area lies adjacent to a public roadway the site shall provide a 7 ft wide landscaped strip with 1 tree per 40 lf and continuous 30 inch hedge row. The subject property is improved with minor landscaping improvements along portions of the Holden Avenue frontage consisting of palm trees, hedges and ground cover, generally nonconforming to minimum code standards.

The fee simple acquisition (Parcel 1015) will further reduce the nonconforming buffer width to ± 1.5 ft wide in areas impacted much of the existing landscape material.

- **Parking:** The current retail shopping center includes approximately 36,282 sf of leasable retail / commercial space requiring 200 spaces. The outparcel restaurant use requires approximately 10 additional spaces (210 total spaces required). As improved, the outparcel restaurant is striped with 9 spaces and the center with 141 spaces (150 total spaces).

The roadway construction will impact the north portion of the site rendering seven parking spaces along the north side of the building functionally obsolete. As a result, overall parking in the after condition is reduced from 150 spaces to 143 spaces, a percentage loss of 4.7%.



- **Building Setbacks:** The restaurant building in the northeast corner of the site was built in 1968 and is setback ± 4.92 ft from Holden Avenue. Per Section 38-855 of the Orange County Land Development Code the required setback from Holden Avenue is 25 ft.

As a result of the right of way acquisition (Parcel 1015), the outparcel building setback is reduced from ± 4.92 ft to ± 1.26 ft, increasing the setback nonconformity.

- **Signage:** The property is improved with two permanent business signs. The permanent pole sign for the Plaza is located along South Orange Blossom Trail outside the limits of the acquisition. The restaurant pole sign is located in the northeast corner of the property. In the before condition, the restaurant sign is otherwise conforming with the exception of a 2.5 ft setback from the property line.

The restaurant sign is located within the area of acquisition; however, there is sufficient area within the remainder property to reestablish the sign at the minimum required 10 ft setback, in compliance with code.

Orange County / KCG Cured Remainder Plan

On behalf of the Orange County Public Works Department, KCG has prepared a Cured Remainder Plan (attached) to address site improvements impacted by the acquisitions to the greatest extent possible, and in a manner that does not adversely affect the health, safety or welfare of the general public.

In the northwest portion of the site, the cure plan proposes to restore site circulation by providing a 22 ft wide drive aisle. Additional cure activities include modification of the covered walkway at the northeast corner of the plaza, and minor drainage improvements. In the northeast portion of the site, cure activities include a new business sign for the restaurant in compliance with code, new palm trees, landscaping and irrigation repairs as necessary.

The cured remainder plan endeavors to comply with applicable codes and ordinance to the extent possible (e.g. new business signage). However, where the inherent hardship created by the governmental taking places limitations upon redevelopment alternatives, relief from code is proposed.



Ms. Carol Knox
January 11, 2017
Page 4

Action to be Taken:

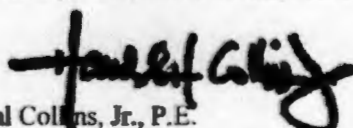
Pursuant to Section 30-637 of Article XIII, Eminent Domain Waivers, Exceptions and Variances, we are requesting a waiver from the Zoning Manager for relief from the nonconforming conditions previously identified and reflected on the attached Cured Remainder Plan dated 10/24/16.

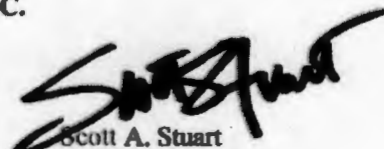
Your signature below shall constitute approval of this request. Please provide any comments or conditions as necessary.

Thank you for your assistance with this matter.

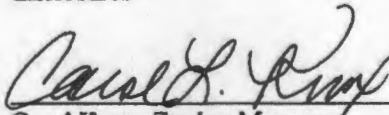
Respectfully Submitted,

KELLY, COLLINS & GENTRY, INC.


Hal Collins, Jr., P.E.
Principal


Scott A. Stuart
Principal Planner

Enclosures


Carol Knox, Zoning Manager

1-13-17
Date

Comments: _____

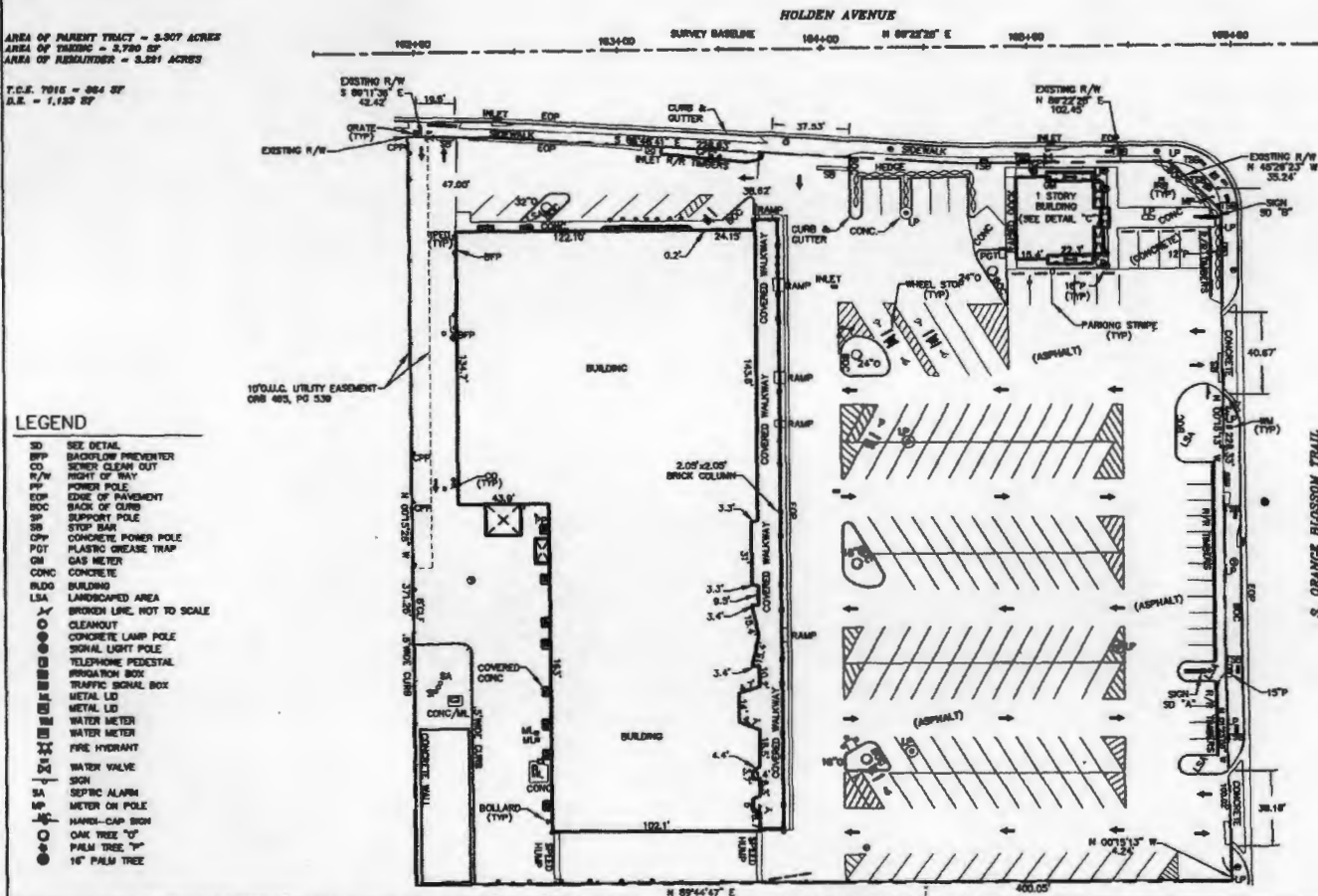
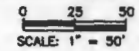
xc: Damian Czapka, P.E., Orange County Public Works
Elaine M. Asad, Esq., Orange County Attorney's Office
Christopher Langton, Orange County Real Estate Division
Ted Hastings, MAI, The Spivey Group, Inc.

Q:\111\Projects\Orange County\Y7-903-DBH\Hobbes Ave\Hobbes gordon waiver letter request\047 1015 south trail plaza_waiver letter_010917.doc

KCG

EXHIBIT D
Page 4 of 13

T.C.E. 7015 - 304 SF
A.E. - 1,133 SF



SEE DETAIL SHEET
1A of 3A

LEGEND

- 300 SEE DETAIL.
BACULOFLEX PREVENTER
STAIRS CLEAR OUT
R/W POWER LOSS
PPF POWER LOSS
PPF POWER LOSS
BDC BACK OF CURBS
BDC BACK OF CURBS
SS STOP SIGN
COP CONCRETE POWER LOSS
PUC PLASTIC GUMMIE TRAP
GS GAS METER
CONC CONCRETE
BLDG BUILDING
L&A LANDSCAPED AREA
BROKEN LINE NOT TO SCALE
CLEANOUT
CONCRETE LAMP POLE
SIGNAL LIGHT POLE
TELEPHONE PEDESTAL
IRIGATION BOX
TRAFFIC SIGNAL BOX
METAL LID
METAL LID
WATER METER
WATER METER
FIRE HYDRANT
WATER VALVE
SIGN
SEPTIC ALARM
METER ON POLE
HAND-CAUT SIGN
ONE TREE "O"
PALM TREE "P"
10' PALM TREE

NOTES:

THIS IS A SKETCH ONLY. THIS IS NOT A
BOUNDARY SURVEY

THE PURPOSE OF THIS SKETCH IS TO AID IN
THE APPRAISAL OF THE SUBJECT PARCEL.

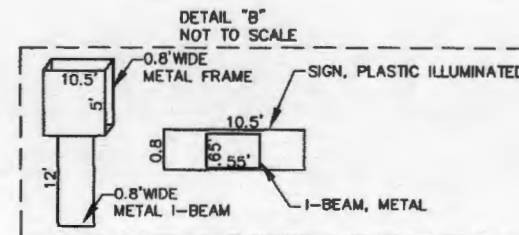
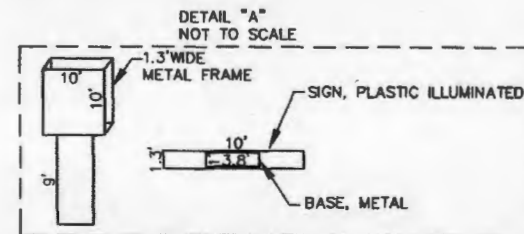
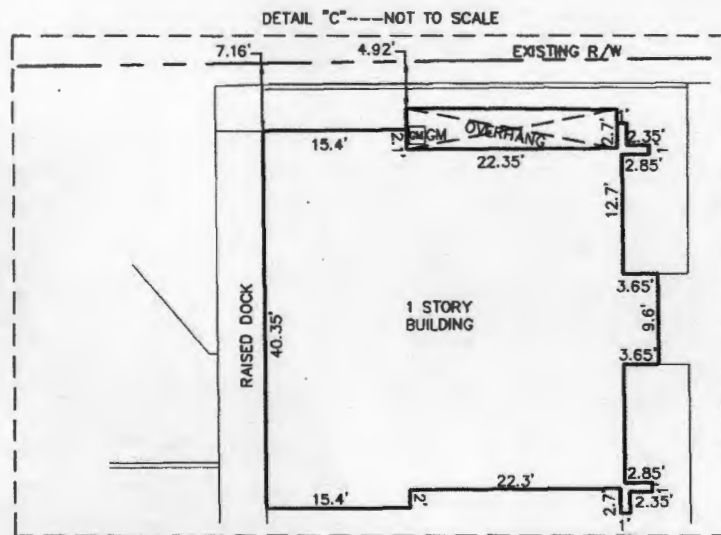
ALL BOUNDARY INFORMATION AND CALCULATIONS
ARE BASED ON A ORANGE COUNTY, FLORIDA,
RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY
PROJECT #CP 3045

KEY	DATE	REMARKS	DRAWN DATE: 4/14/00	FIELD BOOK/PAGE: 147/140	<div><p>CORNERSTONE LAND SURVEYORS, INC.</p><p>OFFICE ADDRESS: 28177 RAINBOW FOREST PKWY. 3-81 TALLAHASSEE, FLORIDA 32309</p><p>PHONE: (904) 968-7339 MOBILE: (904) 930-7115 FAX: (904) 968-0957</p></div>	PROJECT: HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	CLIENT: KELLY COLLINS & GENTRY	
						SHEET TITLE: SKETCH OF SURVEY PARENT TRACT	SHEET NO.: 201001HAVE	SHEET NO.: 1 of 3

HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
PARCEL 1015 - SKETCH OF SURVEYED PARCEL
PARCEL DESCRIPTION: COMMERCIAL

AREA OF PARENT TRACT = 5.207 ACRES
AREA OF YACING = 3.790 AC
AREA OF REMAINDER = 1.417 ACRES

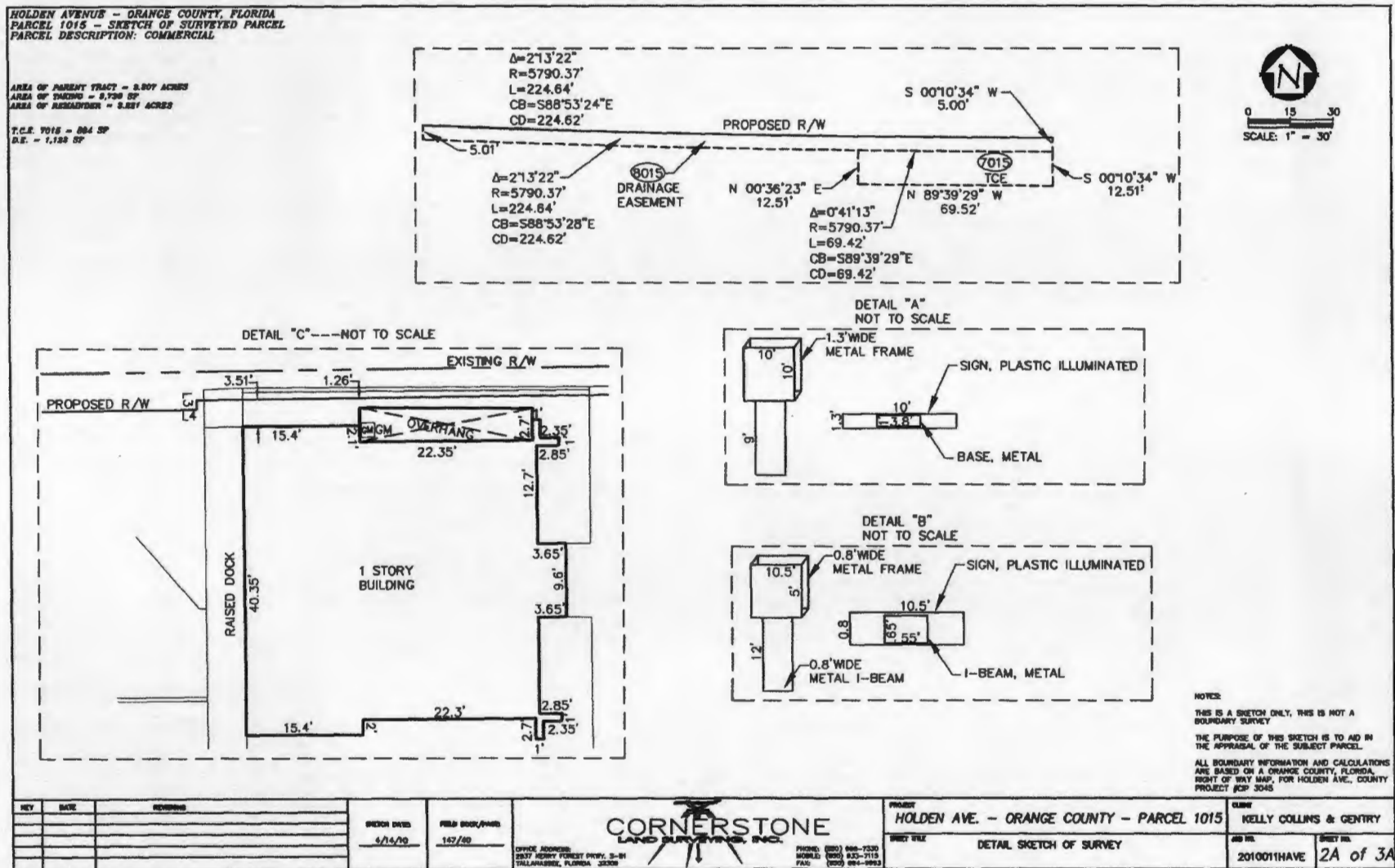
T.C.E. 7015 = 804 SF
S.E. = 1,128 SF

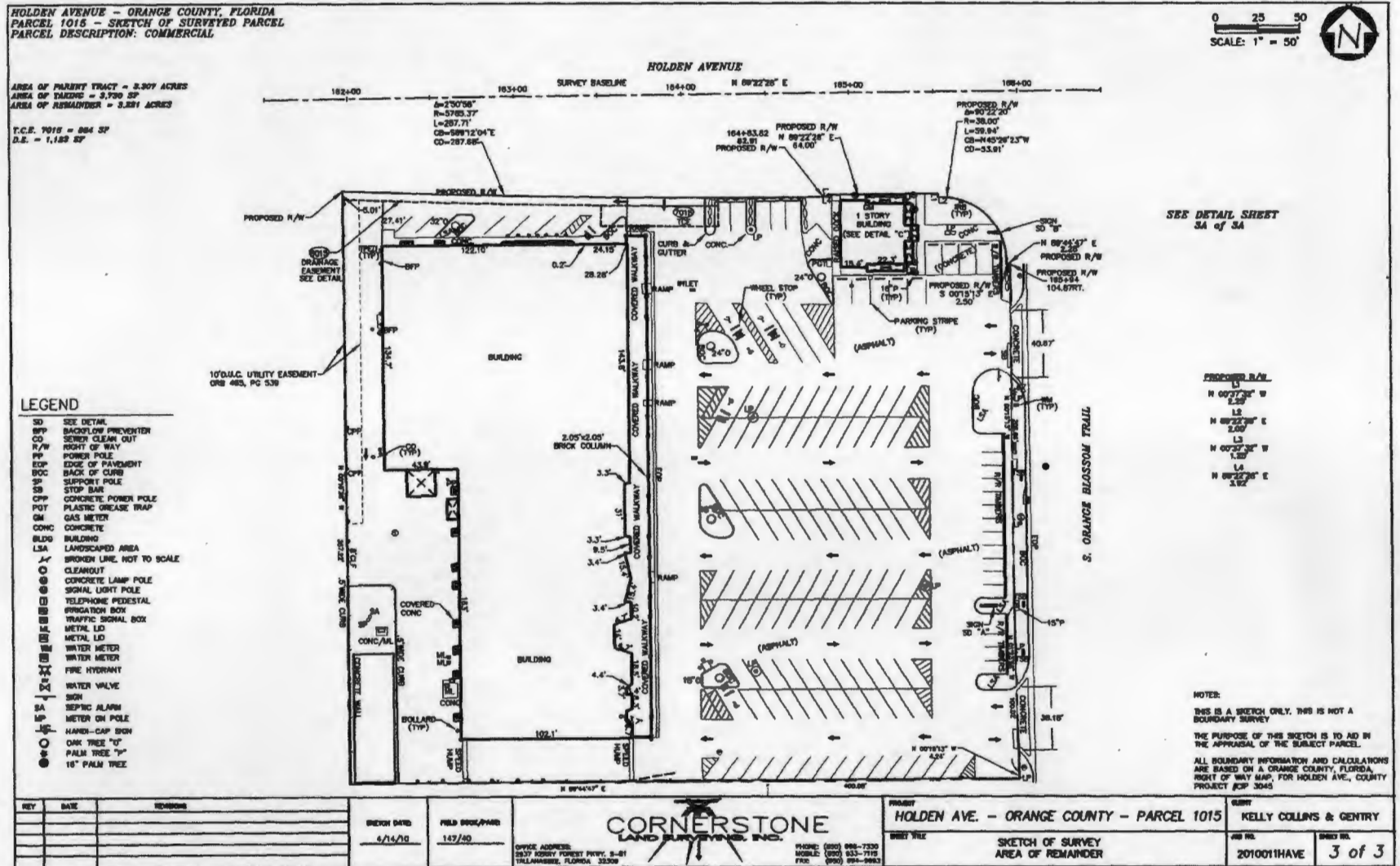


NOTES:
THIS IS A SKETCH ONLY. THIS IS NOT A BOUNDARY SURVEY.
THE PURPOSE OF THIS SKETCH IS TO AID IN THE APPRAISAL OF THE SUBJECT PARCEL.
ALL BOUNDARY INFORMATION AND CALCULATIONS ARE BASED ON A ORANGE COUNTY, FLORIDA, RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY PROJECT (COP) 3045

REV	DATE	REVISIONS	DRAWN DATE	FIELD BOOK/PAGE	<p align="center">CORNERSTONE LAND SURVEYING, INC.</p> <p>OFFICE ADDRESS: 2007 HENRY FOREST PKWY., S-81 TALLAHASSEE, FLORIDA 32309</p> <p>PHONE: (904) 896-7330 FAX: (904) 896-7719 FAX: (904) 896-9993</p>	PROJECT	CLIENT	DATE	SHEET NO.
			5/14/00	147/50		HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	KELLY COLLINS & GENTRY		
						DETAIL SKETCH OF SURVEY			
							2010011HAVE	1A of 3A	

EXHIBIT D
Page 7 of 13

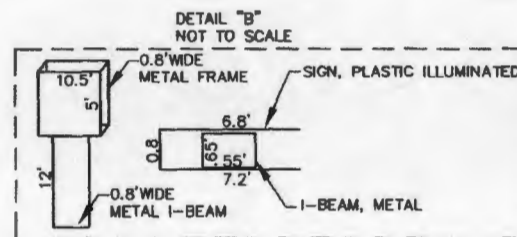
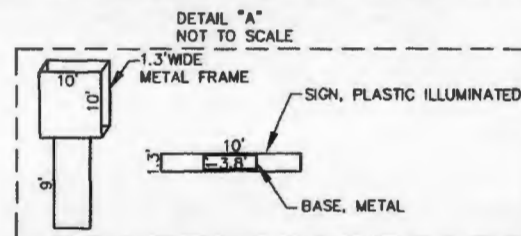
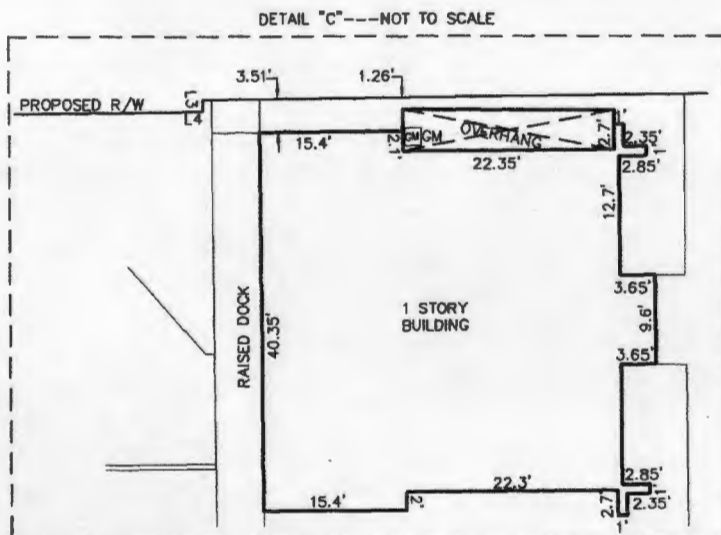
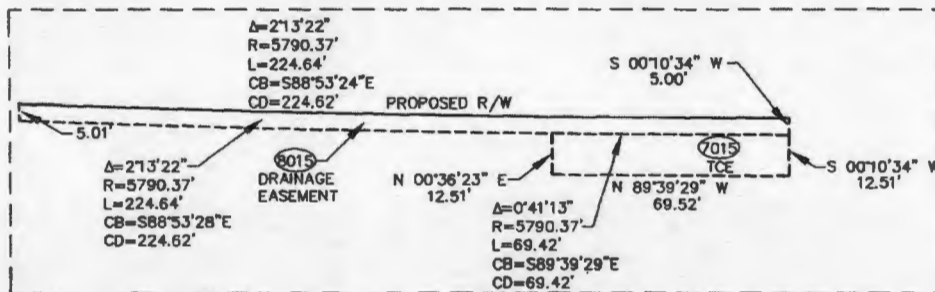




HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
PARCEL 1015 - SKETCH OF SURVEYED PARCEL
PARCEL DESCRIPTION: COMMERCIAL

AREA OF PARENT TRACT - 2.801 ACRES
AREA OF TAKING - 2.790 ACRES
AREA OF REMAINDER - 0.011 ACRES

T.C.E. 7015 = 804 SF
D.S. = 1,155 SF



NOTES:
THIS IS A SKETCH ONLY. THIS IS NOT A BOUNDARY SURVEY.
THE PURPOSE OF THIS SKETCH IS TO AID IN THE APPRAISAL OF THE SUBJECT PARCEL.
ALL BOUNDARY INFORMATION AND CALCULATIONS ARE BASED ON A ORANGE COUNTY, FLORIDA, RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY PROJECT #00 3045.

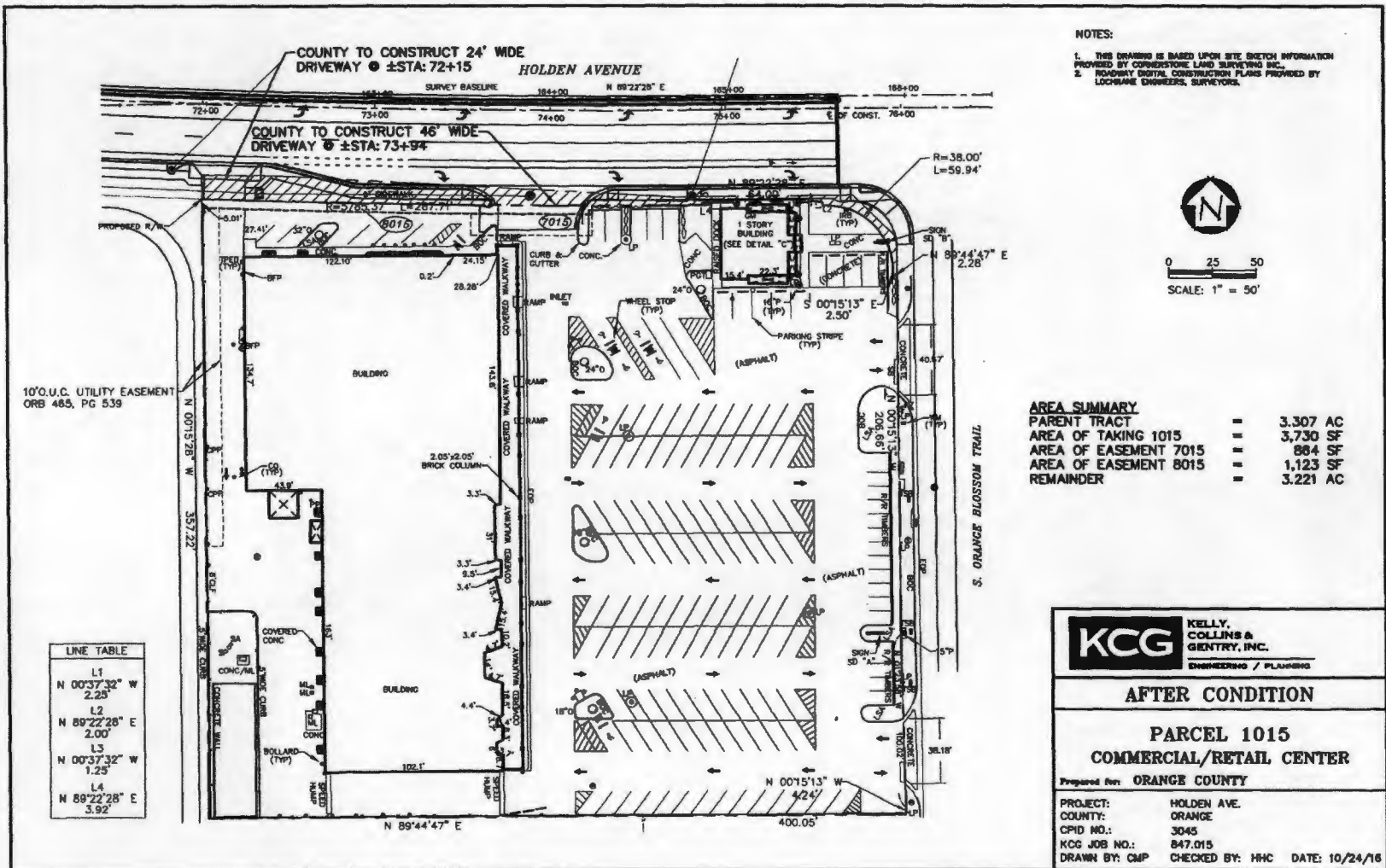
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			4/14/08	147/08	HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	KELLY COLLINS & GENTRY	2010011HAVE	3A of 3A
					DETAIL SKETCH OF SURVEY			

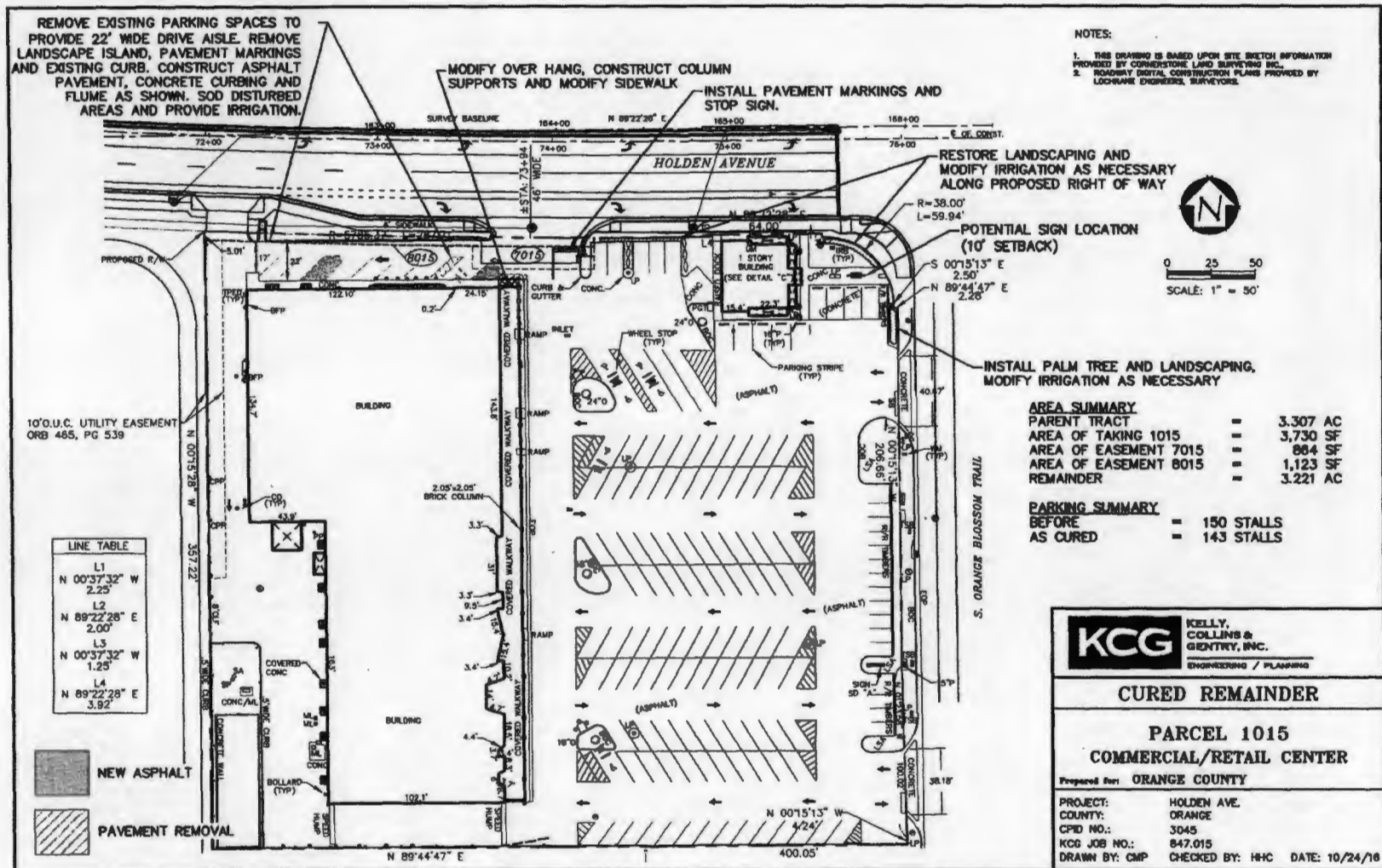
OFFICE ADDRESS:
2837 GENTRY FOREST PARK, S-81
TALLAHASSEE, FLORIDA 32309

CORNERSTONE
LAND SURVEYS, INC.

PHONE: (904) 886-3370
FAX: (904) 886-9990

Q:\117\Proposed\Orange County\7-500-008\Holden Avenue\AutoCAD\DWG\1015.dwg







View: From Holden Avenue looking southeast



View: From S. Orange Blossom Trail looking west

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2014-CA-10828-O
DIVISION: 39

ORANGE COUNTY, FLORIDA,
a political subdivision of the
State of Florida,

Petitioner,

v.

PARCELS: 1015/7015/8015

ORLANDO SOUTH TRAIL PLAZA, LLC, a
Florida limited liability company; **CITIZENS
BANK OF FLORIDA**, a Florida banking
corporation; **CHINA HOT EXPRESS LLC**, a
Florida limited liability company; **EL TIJUANA
SPORT BAR LLC**, a Florida limited liability
company; **SOUTHWEST MEGA MEATS
SUPERMARKET, INC.**, a Florida corporation;
ACE CASH EXPRESS, INC., a Texas corporation;
NICOLE LEBLANC, doing business as Jean Nicole
Unisex Beauty Salon; **KONIG INVESTMENT
GROUP, LLC**, a Florida limited liability company
doing business as Great Rooms Sales and Lease
Purchase; **CITY OF ORLANDO**, a municipal
corporation; **ORLANDO UTILITIES
COMMISSION**, a statutory commission; and
**SCOTT RANDOLPH, ORANGE COUNTY
COLLECTOR**; and **NYR PROPERTIES, LLC**,

Respondents.

_____ /

STIPULATED FINAL JUDGMENT

THIS CAUSE having come upon joint motion for the entry of a Stipulated Final Judgment made by, **ORANGE COUNTY, FLORIDA**, a political subdivision of the State of Florida ("ORANGE COUNTY"), and Respondent, **NYR PROPERTIES, LLC** ("NYR PROPERTIES"), and

it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid by ORANGE COUNTY is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED:

1. This Court has jurisdiction over the subject matter and parties to this cause.
2. Proper notice was first given to all Respondents and all persons having or claiming any equity, lien, title or other interest in or to the subject real property, which is described in Exhibit A attached hereto and incorporated herein by reference ("Parcels 1015/7015/8015").
3. The pleadings in this cause are sufficient, and ORANGE COUNTY is properly exercising its delegated authority.
4. Parcels 1015/7015/8015 were acquired for a public purpose and the taking of those parcels were reasonably necessary to serve the public purpose for which the property is being acquired.
5. The estimates of value filed in this cause by ORANGE COUNTY were made in good faith, and based upon valid appraisals.
6. As full compensation for the taking of Parcels 1015/7015/8015, including land, improvements, severance damages, and cures, but excluding attorney's fees and costs and expert's fees and costs, Respondent, NYR PROPERTIES, is entitled to recover from ORANGE COUNTY the sum of **SIX HUNDRED SIXTY-FOUR THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$664,200.00)**.
7. ORANGE COUNTY is entitled to a credit for the funds previously deposited for Parcels 1015/7015/8015 in the amount of **THREE HUNDRED THIRTY-SEVEN THOUSAND FOUR HUNDRED DOLLARS AND NO/100 (\$337,400.00)** against the above sum of \$664,200.00, resulting in a remaining amount due of **THREE HUNDRED TWENTY-SIX THOUSAND EIGHT**

HUNDRED AND NO/100 DOLLARS (\$326,800.00) to be paid as directed in paragraph 8 below.

Respondent, NYR PROPERTIES acknowledges it has withdrawn the amount deposited of \$337,400.00, pursuant to the Order of Taking.

8. Within thirty (30) days from the entry of this Stipulated Final Judgment, Petitioner, ORANGE COUNTY shall pay, to the Trust Account of Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, as attorneys for the Respondent, NYR PROPERTIES, the sum of **THREE HUNDRED TWENTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$326,800.00)**, that amount being the difference between the full payment required by this Stipulated Final Judgment and the amount deposited pursuant to the Order of Taking.

9. Within thirty (30) days from the entry of this Stipulated Final Judgment, Petitioner, ORANGE COUNTY shall pay to the Trust Account of Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, as attorneys for the Respondent, NYR PROPERTIES, LLC, the sum of **ONE HUNDRED FOURTEEN THOUSAND EIGHT HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$114,825.00)** as full payment for all attorneys' fees for all services in this case. Respondent, NYR PROPERTIES, and its counsel, as a condition of this settlement, have waived any claim for computation of attorney's fees for non-monetary benefits arising out of ORANGE COUNTY's acquisition of Parcels 1015/7015/8015 or any provision in the Order of Taking or this Final Judgment.

10. Within thirty (30) days from the entry of this Stipulated Final Judgment, Petitioner, ORANGE COUNTY shall pay, to the Trust Account of Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, as attorneys for the Respondent, NYR PROPERTIES, the sum of **THIRTY-SIX THOUSAND EIGHT HUNDRED FORTY-FIVE AND**

77/100 DOLLARS (\$36,845.00) as reasonable experts fees and costs and attorney costs.

11. Within thirty (30) days from entry of this Stipulated Final Judgment, Petitioner, ORANGE COUNTY, shall pay to the Trust Account of Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue, Suite 3, Jacksonville, FL 32217, as attorneys for the Respondent, NYR PROPERTIES, those sums set forth in paragraphs 8, 9 and 10 above, which represents full compensation for Parcels 1015/7015/8015, attorney fees and costs, and expert fees and costs as set forth above.

12. The project shall be constructed by ORANGE COUNTY in accordance with the construction plan sheets relating to Parcels 1015/7015/8015, attached hereto as **Exhibit B**, and incorporated herein by reference ("Construction Plans").

13. A copy of the right-of-way maps relating to Parcels 1015/7015/8015, are attached hereto as **Exhibit C** and incorporated herein by reference ("Right-of-Way Maps").

14. ORANGE COUNTY has approved waivers of increased non-conforming conditions applicable to the subject property in accord with Orange County Code of Ordinances Section 30-637 of Article XIII, Eminent Domain Waivers, Exceptions and Variances, as set forth in the January 11, 2017 letter from Kelly, Collins & Gentry, Inc., with attachments, and approved by Carol Knox, Orange County Zoning Manager on January 13, 2017, attached hereto as **Exhibit D**.

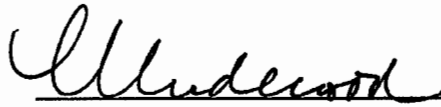
15. This Court orders that title to the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made is approved, ratified and confirmed.

16. This Court retains jurisdiction to enforce the terms and conditions contained herein of this Stipulated Final Judgment.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 20
day of March, 2017.


CHRISTI L. UNDERWOOD
Circuit Judge

Copies to:

Elaine Asad Esq., Orange County Attorney's Office, P.O. Box 1393, Orlando, FL 32806-1393
Andrew Prince Brigham, Esq., Brigham Property Rights Law Firm, PLLC, 2963 Dupont Avenue,
Suite 3, Jacksonville, FL 32217.

Conformed and Mailed

MAR 21 2017

LISA MOHAMED

SCHEDULE "A"

PARCEL No.: 1015
ESTATE: FEE SIMPLE
PURPOSE: ROAD RIGHT OF WAY

DESCRIPTION:

That part of:

"From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, run South 415.95 feet; thence West 49.27 feet to the point of beginning on the Westerly right of way line of South Orange Blossom Trail. Thence run West at right angles to said Orange Blossom Trail right of way 400 feet; thence North parallel to said Orange Blossom Trail right of way 413.5 feet to the North line of said Northwest 1/4 of the Northeast 1/4; thence East 400 feet along said North line of the Northwest 1/4 of the Northeast 1/4 to the West right of way line of South Orange Blossom Trail; thence South along said right of way line to the point of beginning. Subject to an easement to the County of Orange over the North 30 feet thereof for Holden Avenue.

Less:

Commence at the Northwest Corner of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida; thence run N89°22'36"E, along the North line of the Northeast 1/4 of said Section 15, a distance of 497.61 feet; thence S00°37'24"E, a distance of 30.0 feet to the existing South right-of-way line of Holden Avenue for a POINT OF BEGINNING, said point being on the East line of the West 165 feet of the East 3/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence N89°22'36"E along said South right-of-way line, a distance of 782.48 feet to the existing West right-of-way line of State Road 500; thence S00°15'05"E along said West right-of-way line, a distance of 381.34 feet; thence departing said right-of-way line; run N01°23'50"W, a distance of 100.02 feet; thence N00°15'05"W along a line being 2 feet Westerly of and parallel with said West right-of-way line, a distance of 228.33 feet; thence N45°26'15"W, a distance of 35.24 feet, thence S89°22'36"W along a line being 58 feet Southerly of and parallel with the North line of the Northeast 1/4 of said Section 15, a distance of 102.45 feet; thence N86°48'33"W, a distance of 228.63 feet; thence N89°11'28"W, a distance of 274.87 feet; thence N88°21'42"W, a distance of 150.07 feet to the POINT OF BEGINNING."

(Said property being the same lands as described in Official Records Book 430, Page 351 less the lands described in Official Records Book 4612, Page 4827 of the Public Records of Orange County, Florida.)

described as follows:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.
 L.B. No. 2856

JOHN J. CAMPBELL, JR.
 P.S.M. No. 5522

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

8/21/14

LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:	HOLDEN AVENUE		
DRAWN BY: C. LEFTAKIS	DATE: 7/13/04	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 7/13/04	LEI JOB No.:	0207610
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 11/10/05	SHEET	1 OF 4

AUG 29 2014

SCHEDULE "A"**PARCEL No.: 1015****ESTATE: FEE SIMPLE****PURPOSE: ROAD RIGHT OF WAY****DESCRIPTION: (CONTINUED FROM SHEET 1)**

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run North 89°22'28" East along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1278.28 feet to a point on the Northerly projection of the West right of way line of South Orange Blossom Trail (State Road 500/United States Highway 441) as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°15'13" East along said Northerly projection a distance of 83.00 feet to a point on the South right of way line of Holden Avenue as shown on said right of way map, for a Point of Beginning; thence continue South 00°15'13" East along said West right of way line of South Orange Blossom Trail a distance of 21.67 feet; thence departing said West right of way line of South Orange Blossom Trail run South 89°44'47" West a distance of 2.28 feet; thence North 00°15'13" West a distance of 2.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 38.00 feet and a chord bearing of North 45°26'23" West; thence run Northwesterly along the arc of said curve through a central angle of 90°22'20" a distance of 59.94 feet to the point of tangency; thence run South 89°22'28" West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 2.00 feet; thence North 00°37'32" West a distance of 2.25 feet; thence South 89°22'28" West parallel with said Centerline of Survey a distance of 64.00 feet; thence South 00°37'32" East a distance of 1.25 feet; thence South 89°22'28" West parallel with said Centerline of Survey a distance of 3.92 to the point of curvature of a curve concave Northerly having a radius of 5785.37 feet and a chord bearing of North 89°12'04" West; thence run Westerly along the arc of said curve through a central angle 02°50'58" a distance of 287.71 feet to a point on the West line of that certain parcel of land described in Official Records Book 3253, Page 1240 of the Public Records of Orange County, Florida; thence departing said curve run North 00°15'28" West along said East line a distance of 14.03 feet to the aforesaid South right of way line of Holden Avenue; thence run South 89°11'36" East along said South right of way line of Holden Avenue a distance of 42.42 feet; thence run South 86°48'41" East continuing along said South right of way line of Holden Avenue a distance of 228.63 feet; thence run North 89°22'28" East continuing along said South right of way line of Holden Avenue a distance of 102.45 feet to a point on the aforesaid Westerly right of way line of South Orange Blossom Trail; thence departing said South right of way line of Holden Avenue run South 45°26'23" East along said Westerly right of way line of South Orange Blossom Trail a distance of 35.24 feet to the Point of Beginning.

Containing 3,730 square feet, more or less.

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 7/13/04	REVISED: 8/19/14	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 7/13/04	LEI JOB No.: 02076.10	SHEET 2 OF 4

SKETCH OF DESCRIPTION

PARCEL No.: 1015

THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 3,730 SQUARE FEET, MORE OR LESS.
4. SEE SHEETS 1 THROUGH 2 FOR LEGAL DESCRIPTION;
SEE SHEET 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 7 OF 13 FOR THIS PARCEL.

LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TB	TANGENT BEARING
		TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 7/13/04	REVISED: 11/10/05	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 7/13/04	LEI JOB No.: 02076.10	SHEET 4 OF 4

SCHEDULE "B"

HOLDEN AVENUE PARCEL 1015

FEE SIMPLE

Parcel 1015: the interest being acquired is fee simple.

8/24/2009

SCHEDULE "A"

PARCEL No.: 8015
ESTATE: PERPETUAL EASEMENT
PURPOSE: DRAINAGE

DESCRIPTION:

That part of:

From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, run South 415.95 feet; thence West 49.27 feet to the point of beginning on the Westerly right of way line of South Orange Blossom Trail. Thence run West at right angles to said Orange Blossom Trail right of way 400 feet; thence North parallel to said Orange Blossom Trail right of way 413.5 feet to the North line of said Northwest 1/4 of the Northeast 1/4; thence East 400 feet along said North line of the Northwest 1/4 of the Northeast 1/4 to the West right of way line of South Orange Blossom Trail; thence South along said right of way line to the point of beginning. Subject to an easement to the County of Orange over the North 30 feet thereof for Holden Avenue.

Less:

Commence at the Northwest Corner of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida; thence run N89°22'36"E, along the North line of the Northeast 1/4 of said Section 15, a distance of 497.61 feet; thence S00°37'24"E, a distance of 30.0 feet to the existing South right-of-way line of Holden Avenue for a POINT OF BEGINNING, said point being on the East line of the West 165 feet of the East 3/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence N89°22'36"E along said South right-of-way line, a distance of 782.48 feet to the existing West right-of-way line of State Road 500; thence S00°15'05"E along said West right-of-way line, a distance of 381.34 feet; thence departing said right-of-way line; run N01°23'50"W, a distance of 100.02 feet; thence N00°15'05"W along a line being 2 feet Westerly of and parallel with said West right-of-way line, a distance of 228.33 feet; thence N45°26'15"W, a distance of 35.24 feet, thence S89°22'36"W along a line being 58 feet Southerly of and parallel with the North line of the Northeast 1/4 of said Section 15, a distance of 102.45 feet; thence N86°48'33"W, a distance of 228.63 feet; thence N89°11'28"W, a distance of 274.87 feet; thence N88°21'42"W, a distance of 150.07 feet to the POINT OF BEGINNING."

(Said property being the same lands as described in Official Records Book 430, Page 351 less the lands described in Official Records Book 4612, Page 4827 of the Public Records of Orange County, Florida.)

described as follows:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.
L.B. No. 2856

JOHN J. CAMPBELL, JR.
P.S.M. No. 5522

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



8/21/14

LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	8/7/07	SHEET 1 OF 4

AUG 29 2014

SCHEDULE "A"**PARCEL No.: 8015****ESTATE: PERPETUAL EASEMENT****PURPOSE: DRAINAGE****DESCRIPTION: (CONTINUED FROM SHEET 1)**

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run North 89°22'28" East along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1278.28 feet to a point on the Northerly projection of the West right of way line of South Orange Blossom Trail (State Road 500/United States Highway 441) as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°15'13" East along said Northerly projection a distance of 83.00 feet to a point on the South right of way line of Holden Avenue as shown on said right of way map; thence run North 45°26'23" West along said South right of way line a distance of 35.24 feet; thence South 89°22'28" West continuing along said South right of way line a distance of 102.45 feet; thence North 86°48'41" West continuing along said South right of way line a distance of 228.63 feet; thence North 89°11'36" West continuing along said South right of way line a distance of 42.42 feet to a point on the East line of that certain parcel of land described in Official Records Book 3253, page 1240 of the Public Records of Orange County, Florida, and shown on said Right of Way Map; thence departing said South right of way line run South 00°15'28" East along said East line a distance of 14.03 feet for a Point of Beginning, said point being a point on a curve concave Northerly having a radius of 5785.37 feet and a chord bearing of South 88°53'20" East; thence departing said East line from a tangent bearing of South 87°46'34" East run Easterly along the arc of said curve through a central angle of 02°13'30" a distance of 224.67 feet; thence departing said curve run South 00°10'34" West a distance of 5.00 feet to the beginning of a non-tangent curve concentric with the aforesaid curve having a radius of 5790.37 feet and a chord bearing of North 88°53'24" West; thence from a tangent bearing of South 89°59'55" West run Westerly along the arc of said curve through a central angle of 02°13'22" a distance of 224.64 feet to a point on the East line of the aforesaid parcel of land; thence departing said curve run North 00°15'28" West along said East line a distance of 5.01 feet to the Point of Beginning.

Containing 1,123 square feet, more or less.

HOLDEN AVENUE ORANGE COUNTY PROJECT No. CIP 3045	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 8/19/14	SCALE: N/A
	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LET JOB No.: 02076.10	SHEET 2 OF 4

SKETCH OF DESCRIPTION**PARCEL No.: 8015****THIS IS NOT A BOUNDARY SURVEY****GENERAL NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,123 SQUARE FEET, MORE OR LESS.
4. SEE SHEETS 1 THROUGH 2 FOR LEGAL DESCRIPTION;
SEE SHEET 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 7 OF 13 FOR THIS PARCEL.

LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TB	TANGENT BEARING
		TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 8/7/07	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 4 OF 4

SCHEDULE "B"

HOLDEN AVENUE PARCEL 8015

DRAINAGE EASEMENT

Parcel 8015 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

Parcel 8015 is also being acquired as a permanent non-exclusive slope and fill 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 GRANTEE 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 underground pipe and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the underground pipe and appurtenant facilities.

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, open space, setback area, or any activity that will not adversely affect the structural integrity of the drainage facilities.

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

8/27/2009

SCHEDULE "A"

PARCEL No.: 7015

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

DESCRIPTION:

That part of:

From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, run South 415.95 feet; thence West 49.27 feet to the point of beginning on the Westerly right of way line of South Orange Blossom Trail. Thence run West at right angles to said Orange Blossom Trail right of way 400 feet; thence North parallel to said Orange Blossom Trail right of way 413.5 feet to the North line of said Northwest 1/4 of the Northeast 1/4; thence East 400 feet along said North line of the Northwest 1/4 of the Northeast 1/4 to the West right of way line of South Orange Blossom Trail; thence South along said right of way line to the point of beginning. Subject to an easement to the County of Orange over the North 30 feet thereof for Holden Avenue.

Less:

Commence at the Northwest Corner of the Northeast 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida; thence run N89°22'36"E, along the North line of the Northeast 1/4 of said Section 15, a distance of 497.61 feet; thence S00°37'24"E, a distance of 30.0 feet to the existing South right-of-way line of Holden Avenue for a POINT OF BEGINNING, said point being on the East line of the West 165 feet of the East 3/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence N89°22'36"E along said South right-of-way line, a distance of 782.48 feet to the existing West right-of-way line of State Road 500; thence S00°15'05"E along said West right-of-way line, a distance of 381.34 feet; thence departing said right-of-way line; run N01°23'50"W, a distance of 100.02 feet; thence N00°15'05"W along a line being 2 feet Westerly of and parallel with said West right-of-way line, a distance of 228.33 feet; thence N45°26'15"W, a distance of 35.24 feet, thence S89°22'36"W along a line being 58 feet Southerly of and parallel with the North line of the Northeast 1/4 of said Section 15, a distance of 102.45 feet; thence N86°48'33"W, a distance of 228.63 feet; thence N89°11'28"W, a distance of 274.87 feet; thence N88°21'42"W, a distance of 150.07 feet to the POINT OF BEGINNING."

(Said property being the same lands as described in Official Records Book 430, Page 351 less the lands described in Official Records Book 4612, Page 4827 of the Public Records of Orange County, Florida.)

described as follows:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.
L.B. No. 2856

JOHN J. CAMPBELL, JR.
P.S.M. No. 5522

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

8/21/14

LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.		REVISED:	1/28/09
		SCALE:	N/A
		LEI JOB No.:	02076.10
		SHEET	1 OF 4

AUG 29 2014

SCHEDULE "A"**PARCEL No.: 7015****ESTATE: TEMPORARY EASEMENT****PURPOSE: TEMPORARY CONSTRUCTION****DESCRIPTION: (CONTINUED FROM SHEET 1)**

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run North 89°22'28" East along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1278.28 feet to a point on the Northerly projection of the West right of way line of South Orange Blossom Trail (State Road 500/United States Highway 441) as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°15'13" East along said Northerly projection a distance of 83.00 feet to a point on the South right of way line of Holden Avenue as shown on said right of way map; thence run North 45°26'23" West along said South right of way line a distance of 35.24 feet; thence South 89°22'28" West continuing along said South right of way line a distance of 102.45 feet; thence North 86°48'41" West continuing along said South right of way line a distance of 228.63 feet; thence North 89°11'36" West continuing along said South right of way line a distance of 42.42 feet to a point on the East line of that certain parcel of land described in Official Records Book 3253, page 1240 of the Public Records of Orange County, Florida, and shown on said Right of Way Map; thence departing said South right of way line run South 00°15'28" East along said East line a distance of 14.03 feet to a point on a curve concave Northerly having a radius of 5785.37 feet and a chord bearing of South 88°53'20" East; thence departing said West line from a tangent bearing of South 87°46'34" East run Easterly along the arc of said curve through a central angle of 02°13'30" a distance of 224.67 feet; thence departing said curve run South 00°10'34" West a distance of 5.00 feet for a Point of Beginning; thence continue South 00°10'34" West a distance of 12.51 feet; thence North 89°39'29" West a distance of 69.52 feet; thence North 00°36'23" East a distance of 12.51 feet to a point on a curve concentric with the aforesaid curve having a radius of 5790.37 feet and a chord bearing of South 89°39'29" East; thence from a tangent bearing of South 89°18'52" East run Easterly along the arc of said curve through a central angle of 00°41'13" a distance of 69.42 feet to the Point of Beginning.

Containing 864 square feet, more or less.

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 8/19/14	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 2 OF 4

SKETCH OF DESCRIPTION**PARCEL No.: 7015****THIS IS NOT A BOUNDARY SURVEY****GENERAL NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 864 SQUARE FEET, MORE OR LESS.
4. SEE SHEETS 1 THROUGH 2 FOR LEGAL DESCRIPTION;
SEE SHEET 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 7 OF 13 FOR THIS PARCEL.

LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TB	TANGENT BEARING
		TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 1/28/09	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 4 OF 4

SCHEDULE "B"

HOLDEN AVENUE PARCEL 7015

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7015 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.

The GRANTEE at all times during construction will ensure the integrity of the parking space within the proposed easement area.

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.

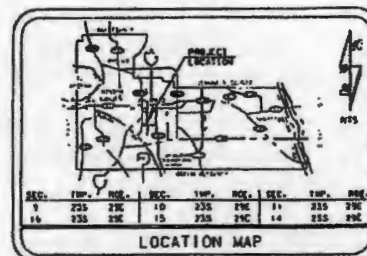
8/27/2009



**JOHN YOUNG PARKWAY TO
ORANGE BLOSSOM TRAIL (US 441)**

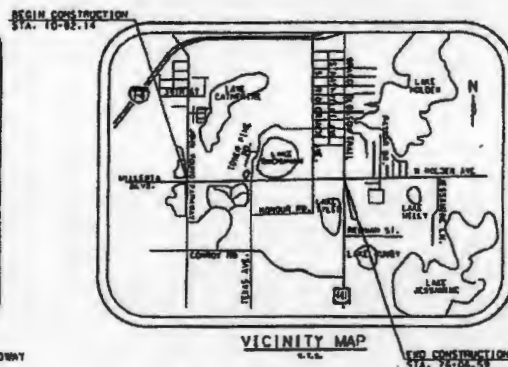
DISTRICT NO. 6
ORANGE COUNTY, FLORIDA

PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION TO ACCURATELY ADDRESS CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. NEEDS, CONDITIONS AND SURROUNDINGS MAY HAVE CHANGED SINCE THE PROJECT DESIGN. THE COUNTY'S REPRESENTATIVE WILL ADDRESS CHANGES AND NEEDS WITH THE PROPERTY OWNER OR THEIR REPRESENTATIVE. CONTRACTOR WILL WORK WITH THE COUNTY'S REPRESENTATIVE IN ADDRESSING AND MEETING NEEDS AND CONDITIONS THAT MAY HAVE CHANGED SINCE PLANS DEVELOPMENT.



INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PROJECT DETAILS
4-5	SUMMARY OF PAY ITEMS
6-10	DRAINAGE MAPS
11	EXISTING DRAINAGE STRUCTURES
12-16	TYPICAL SECTIONS
17	SUMMARY OF QUANTITIES
18-24	SUMMARY OF DRAINAGE STRUCTURES
25-27	PROJECT LAYOUT
28-30	BASE LINE SURVEY CONTROL
31-35	PLAN AND PROFILE SHEETS
36-60	DEIVENWAY PROFILES
61-62	GRAVITY WALL PROFILES
63-68	IN INCREASING DETAIL
69-70	TURNOFF DETAILS
71-71B	DRAINAGE STRUCTURES
110-123	POND DETAILS
124-131	DRAINAGE DETAILS
132	ROADWAY SILL SURVEY
133-151	BORING AND PROBE RESULTS
152-252	ROADWAY CROSS SECTIONS
253-260	POND CROSS SECTIONS
261-267	CIRCUMFERED P.O.D. ON PREVENTION PLAN
268-268	EROSION CONTROL PLAN
81-81	BOX CULVERT PLANS
W1-W14	WALL PLANS
L1-L12	LANDSCAPE PLANS
10	MAINTENANCE OF TRAFFIC PLANS
51-513	SIGNING AND PAVEMENT MARKING PLANS
71-72	SIGNALIZATION PLANS
U1-U119	UTILITY ADJUSTMENT PLANS

UTILITIES ENCOUNTERED	
BOFFINGTON ORANGE COUNTY UTILITIES	(407) 836-1212
BOHNS ORANGE UTILITIES COMMISSION	(407) 326-9551
BRADLEY 641 PEOPLES 641	(407) 470-2670
BRYAN 73 BELL 5400 4123 1744	(407) 373-1004 (407) 578-6000
BRYAN 73 61175, 6117 2 & 5 "BAYVIEW" ORANGE UTILITIES COMMISSION	(407) 949-4440
LAKE 7 BRIGHT HOUSE NETWORKS	(407) 532-8500



SOURCE OF BENCH MARK DATUM

L-981-619 FWD 4"x4" CHOW WITH 3.5" BRASS FOOT
SURVEY BIDE STATION TS.059 IN BUSH 30 FT. N. NORTH OF
MIDDLE OF 12. AND NORTH OF C.A. P.L. OF JUNE FOUR
PARKWAY AND BELLEVUE RD. NO.
ELEV. 98.950

S-519-382 REC "B" CUT AT SW CORNER OF SW CORNER OF
SILVERDALE ON WEST SIDE OF HESPERIA DRIVE AND WILSON
AVENUE
ELEV. 106.620

LEGEND:

- | | | | | | |
|---------------------------|-------|------------------------------|-------|-------|-------|
| SECTION LINE | ===== | HEDGE | ===== | ===== | ===== |
| CITY LINE | ===== | TREES | ===== | ===== | ===== |
| BASE ON SURVEY LINE | ===== | EDGE OF WOODED AREA | ===== | ===== | ===== |
| RIGHT OF WAY | ===== | CONCRETE | ===== | ===== | ===== |
| LIMITED ACCESS LINE | ===== | STATE OF SUPERELEVATION | ===== | ===== | ===== |
| FENCE LINE | ===== | POWER POLE | ===== | ===== | ===== |
| BOX CULVERT | ===== | OVERHEAD POWER CABLE | ===== | ===== | ===== |
| BRIDGE | ===== | TELEPHONE POLE | ===== | ===== | ===== |
| SEWER SINKER INLET | ===== | OVERHEAD TELEPHONE POLE | ===== | ===== | ===== |
| MANHOLE | ===== | QUAY WIRE AND ANCHOR PIN | ===== | ===== | ===== |
| SURVEY REFERENCE POINT | ===== | BURIED POWER CABLE | ===== | ===== | ===== |
| BENCH MARK | ===== | ELECTRIC MISC | ===== | ===== | ===== |
| POINT OF INTERSECTION | ===== | BURIED TELEPHONE CABLE | ===== | ===== | ===== |
| NORTH POINT | ===== | TELEPHONE GOCT | ===== | ===== | ===== |
| BASE LINE | ===== | LIGHT POLE | ===== | ===== | ===== |
| PROPERTY LINE | ===== | GAS MAIN | ===== | ===== | ===== |
| DELTA ANGLE | ===== | WATER MAIN | ===== | ===== | ===== |
| APPROXIMATE | ===== | SEWAGE SINKER | ===== | ===== | ===== |
| ROUND | ===== | MANHOLE | ===== | ===== | ===== |
| CURB | ===== | VALVE | ===== | ===== | ===== |
| CURB AND GUTTER | ===== | FIRE HYDRANT | ===== | ===== | ===== |
| CHANGING EDGE OF PAVEMENT | ===== | UNDERGROUND CABLE TELEVISION | ===== | ===== | ===== |

FLORIDA DEPARTMENT OF TRANSPORTATION, ROADWAY
AND TRAFFIC DESIGN STANDARDS - JANUARY 2004

NOTE. THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

TYPE OF CONSTRUCTION, FOUR LANE URBAN DIVIDED
PROJECT LENGTH: 6,524.45 FT. (1.236 MI).

NOTE: LENGTH MEASURED ALONG CENTER LINE OF CONSTRUCTION

FINAL PLANS MAY 22, 2009

BOARD OF COUNTY COMMISSIONERS

TERESA JACOBS	COUNTY MAJOR
S. SCOTT BOYD	DISTRICT 1
FREDERICK C. BRUMMER	DISTRICT 2
PETE CLARKE	DISTRICT 3
JENNIFER THOMPSON	DISTRICT 4
TED EDWARDS	DISTRICT 5
TIFFANY MOORE RUSSELL	DISTRICT 6
MARK V. MASSARO, P.E.	DIRECTOR OF PUBLIC WORKS

CERTIFICATION TO PLANS

I HEREBY CERTIFY THAT THE DESIGN FOR THIS PROJECT AND THE ATTACHED CONSTRUCTION PLANS COMPLY WITH THE REQUIREMENTS OF SECTION 336.05 OF THE FLORIDA STATUTES AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE STANDARDS CONTAINED IN THE EDITION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" IN EFFECT ON THIS DATE AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 336.04(5) OF THE FLORIDA STATUTES.

DATE, _____ ENGINEER, THOMAS G. LOCHRANE REG. NO. 20111

LOCHRANE
ENGINEERS • SURVEYORS

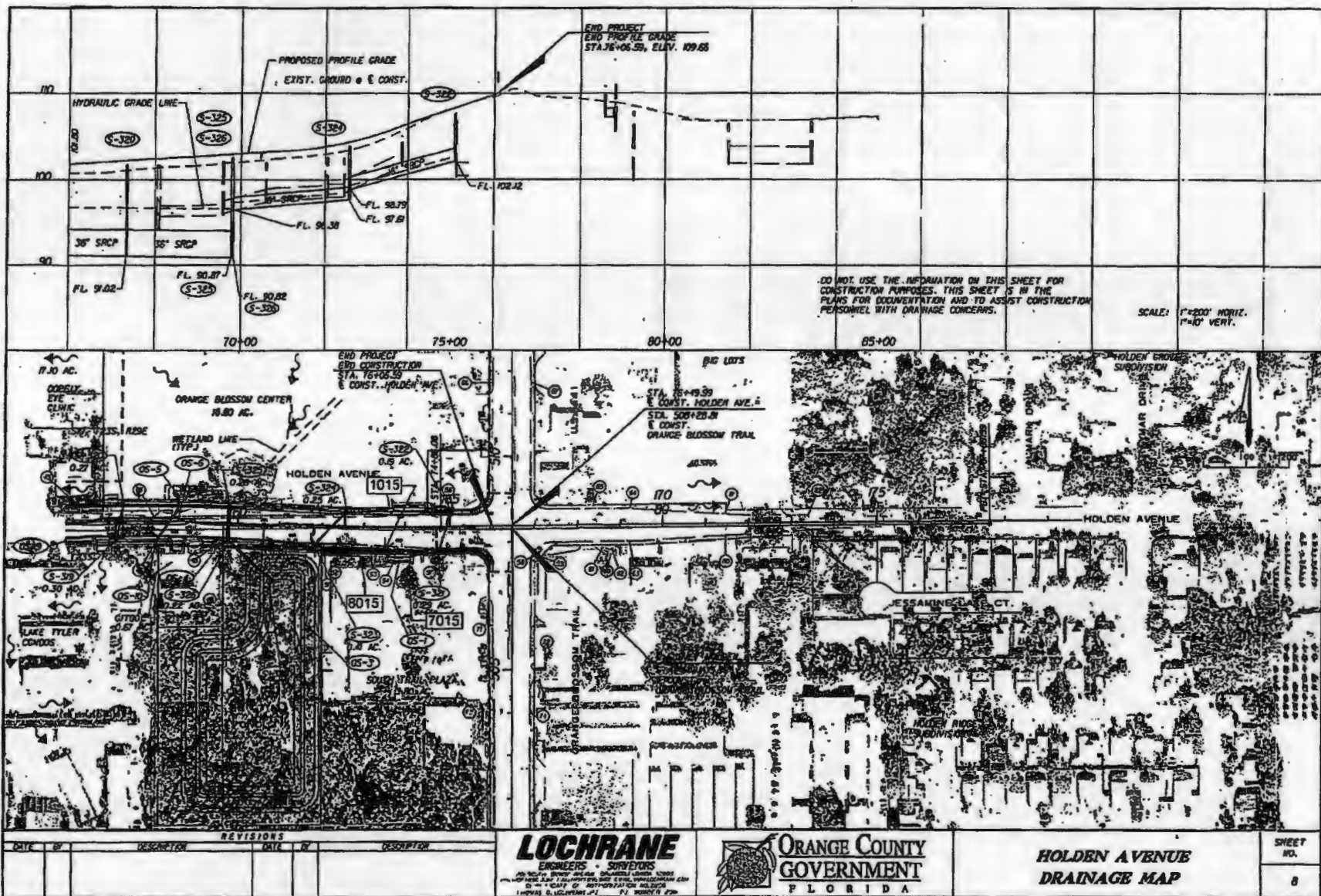
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REVISIONS: NAME OF MAIL PLANT	4/20/73	LA
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UNITED STATES MAIL		

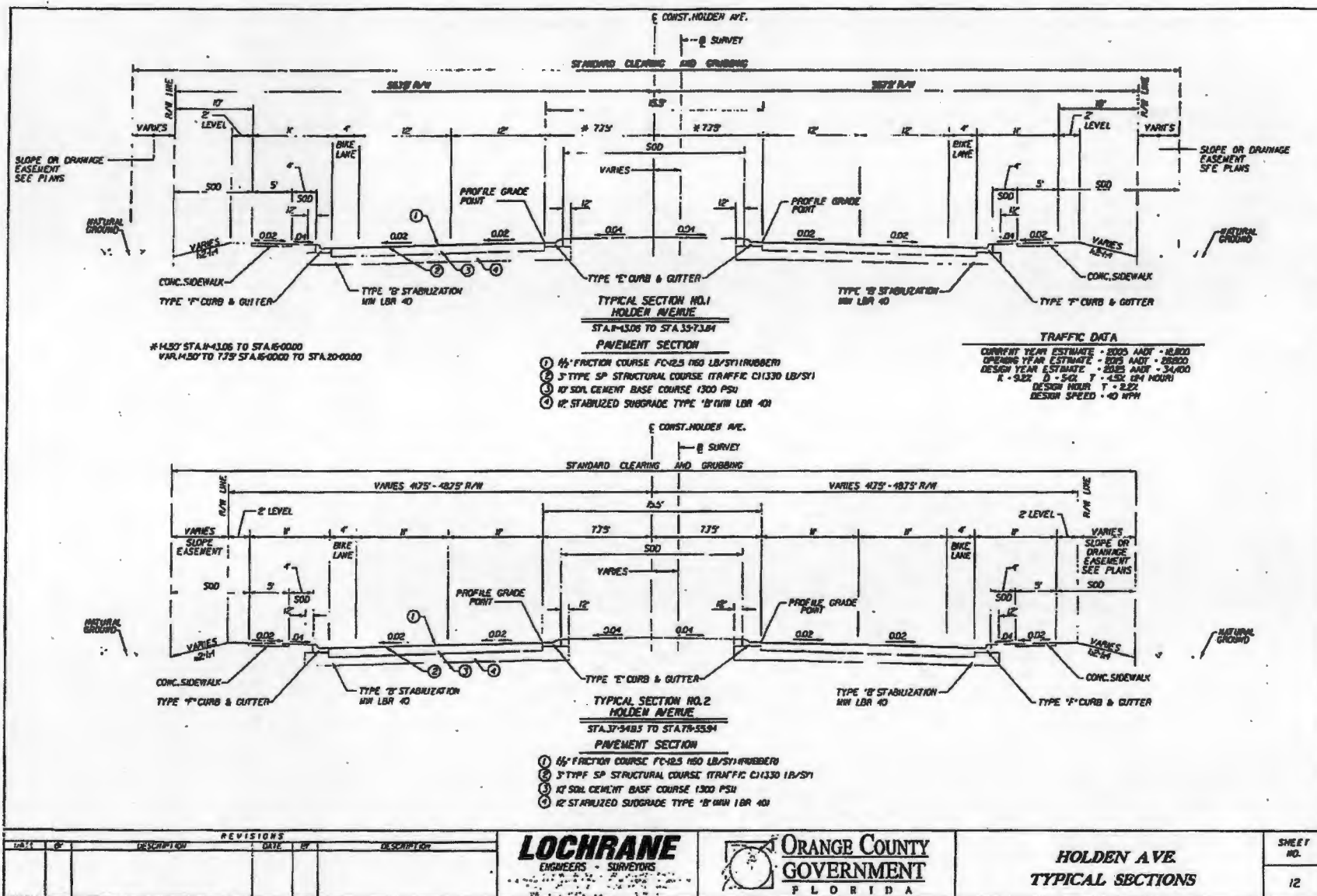
Mr. J. Edgar Hoover	Room 3000	Washington, D.C.
Mr. J. Edgar Hoover	Room 3000	Washington, D.C.
Mr. J. Edgar Hoover	Room 3000	Washington, D.C.
Mr. J. Edgar Hoover	Room 3000	Washington, D.C.

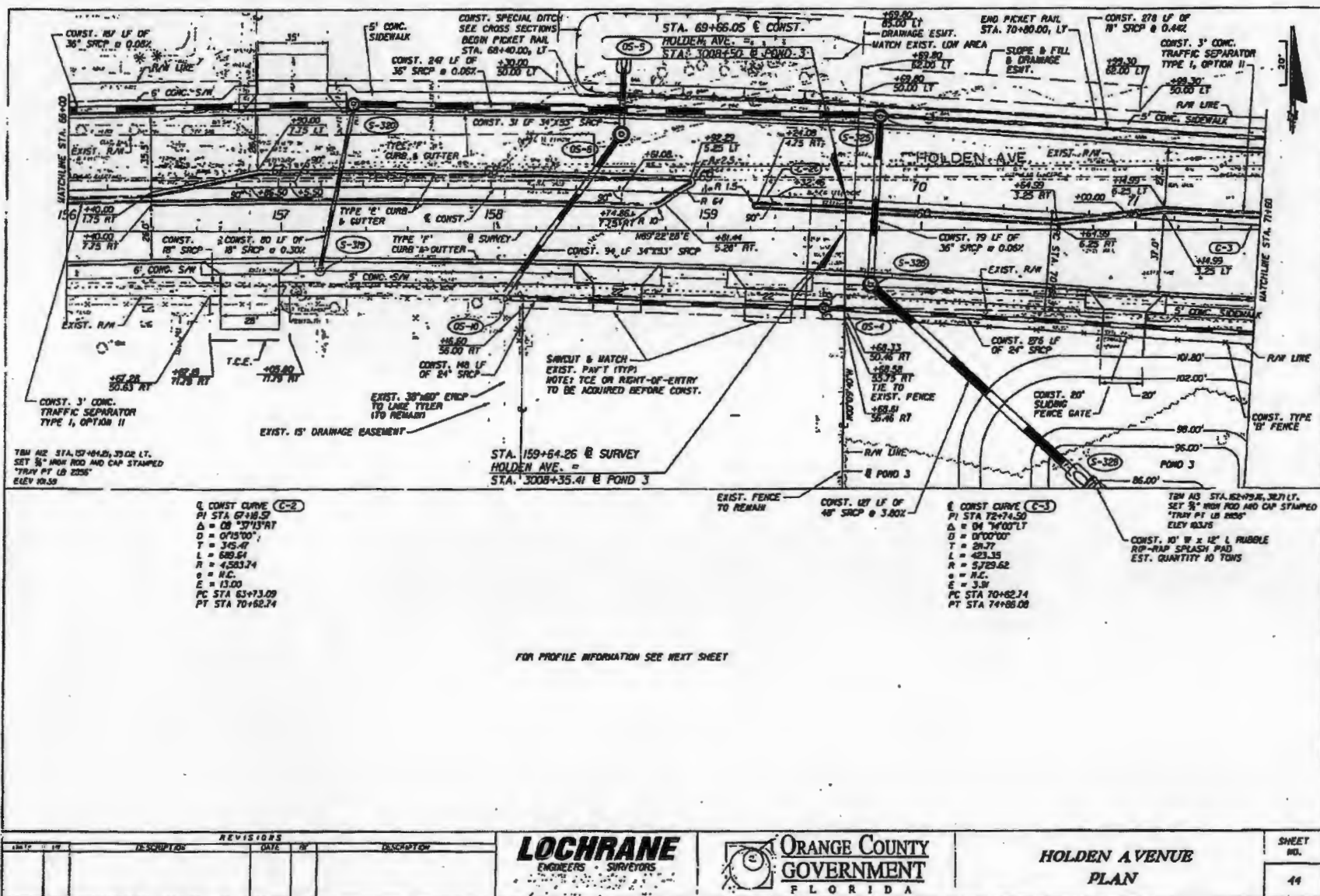
SHEET 1
OF 266

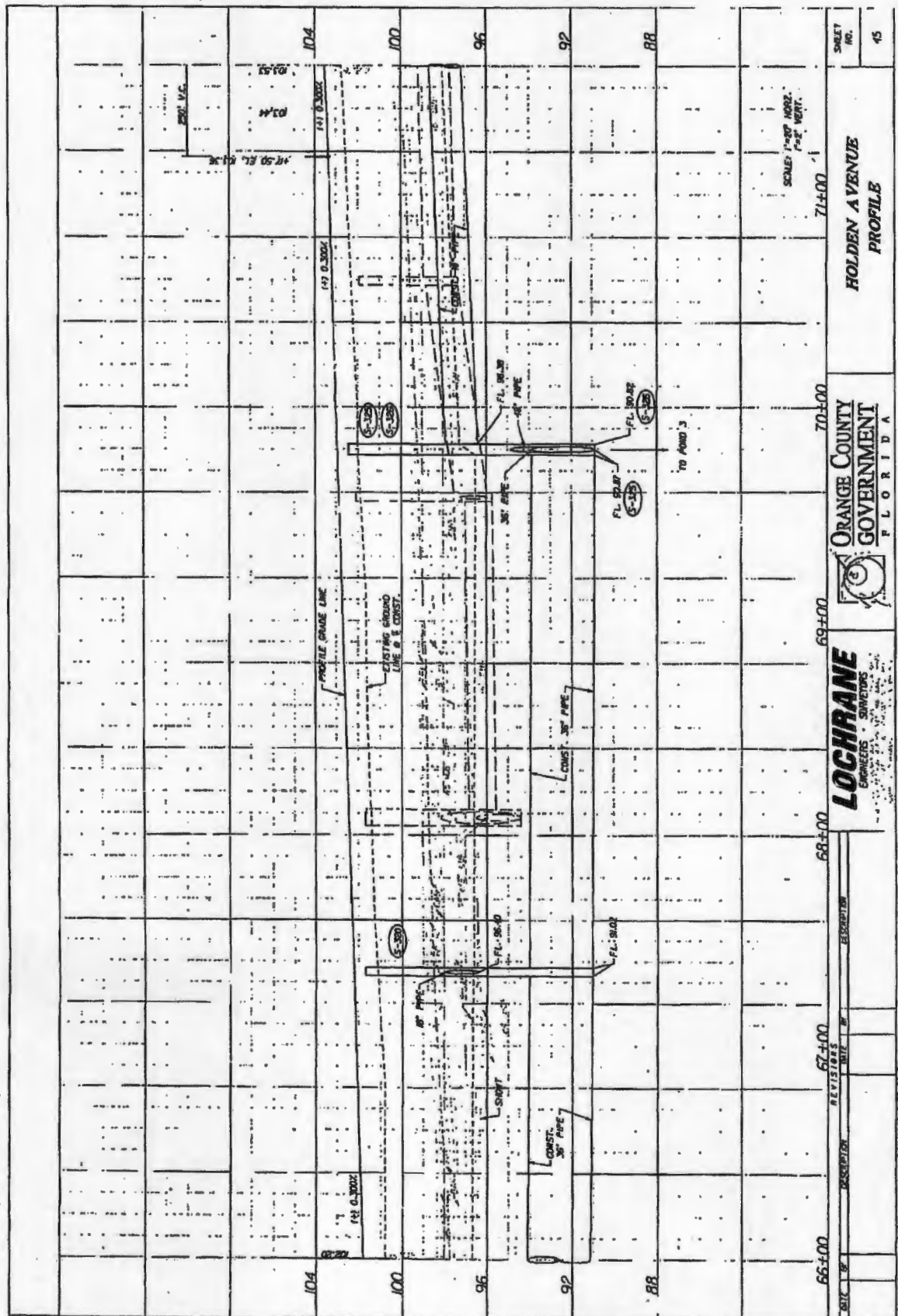
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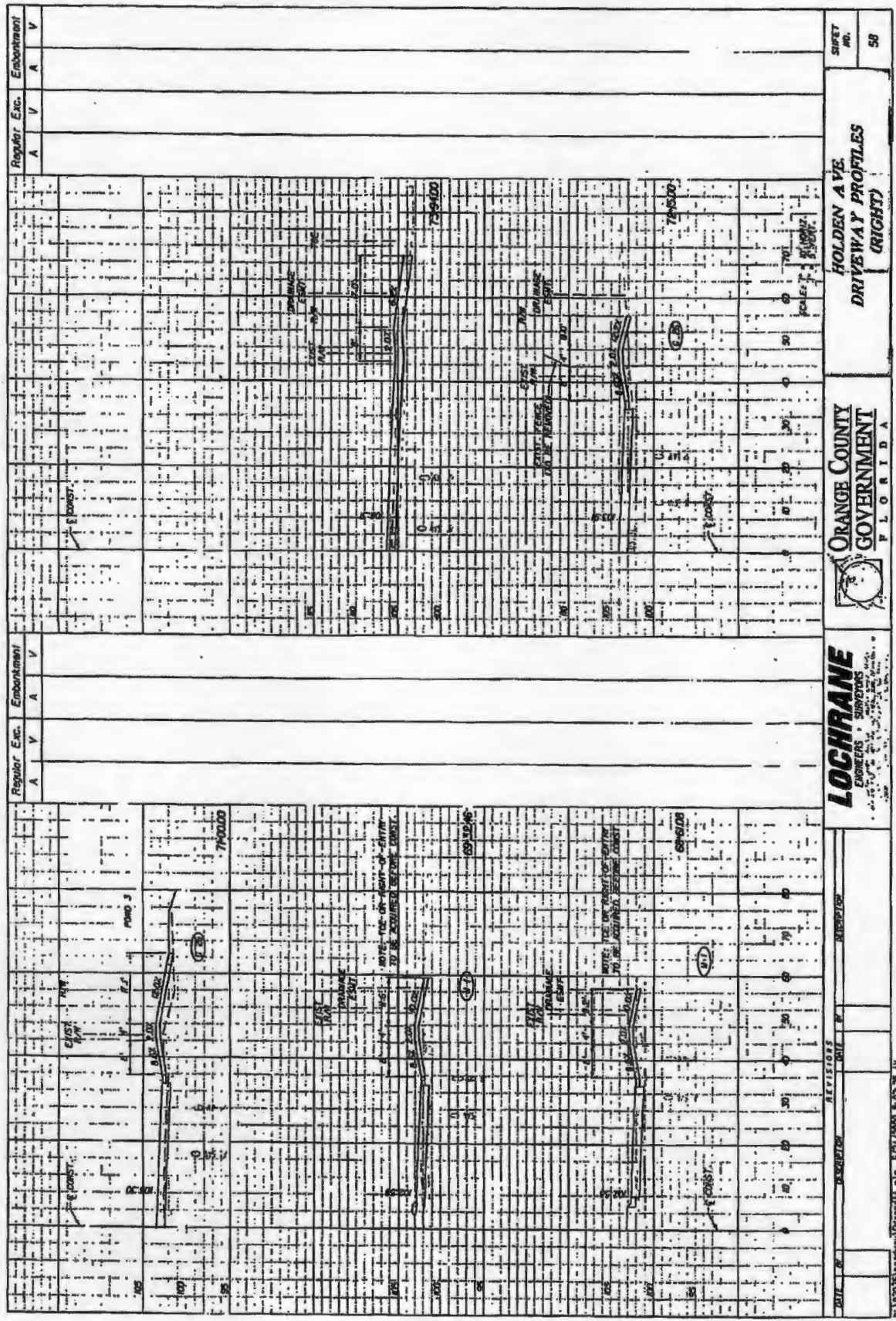
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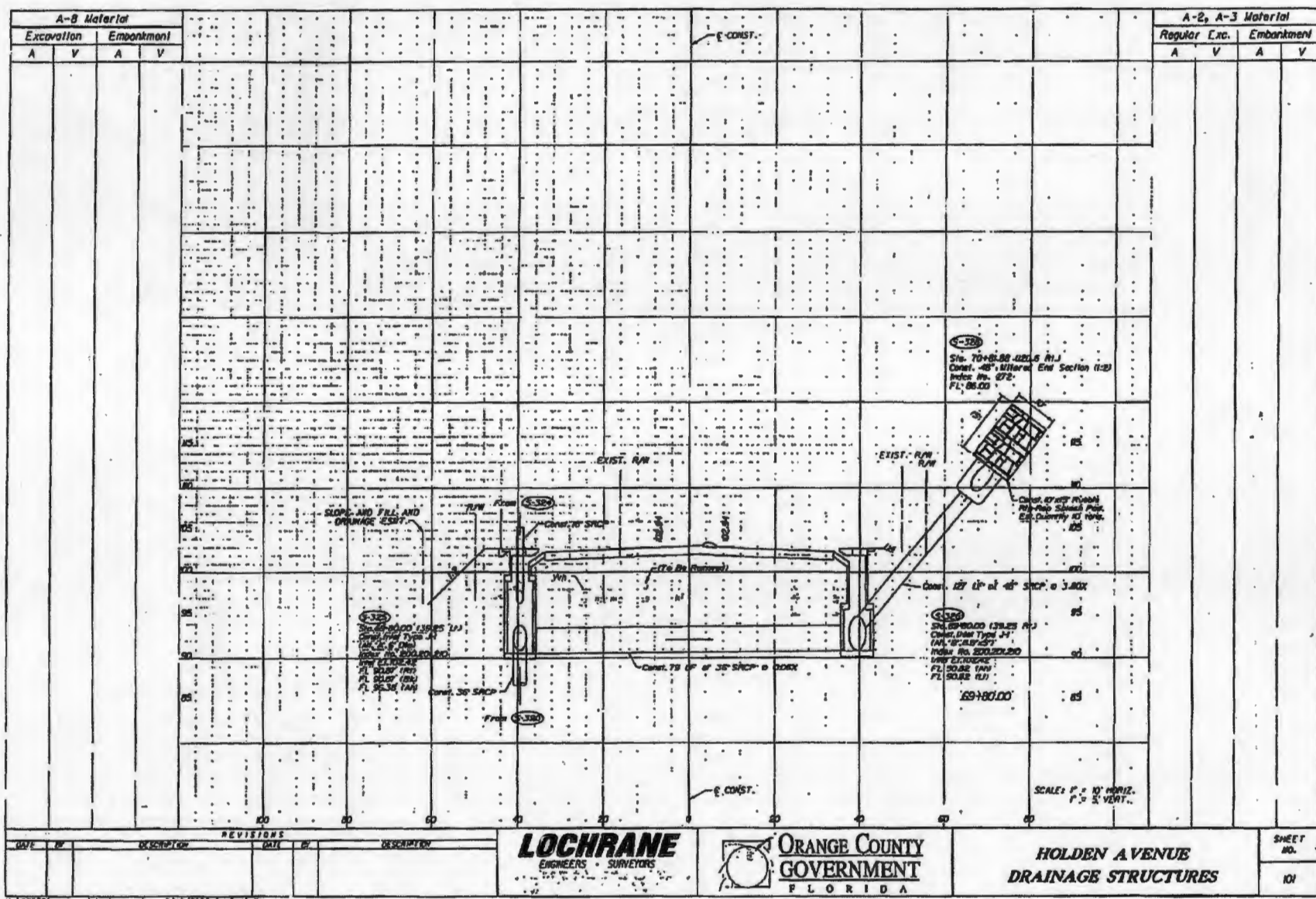


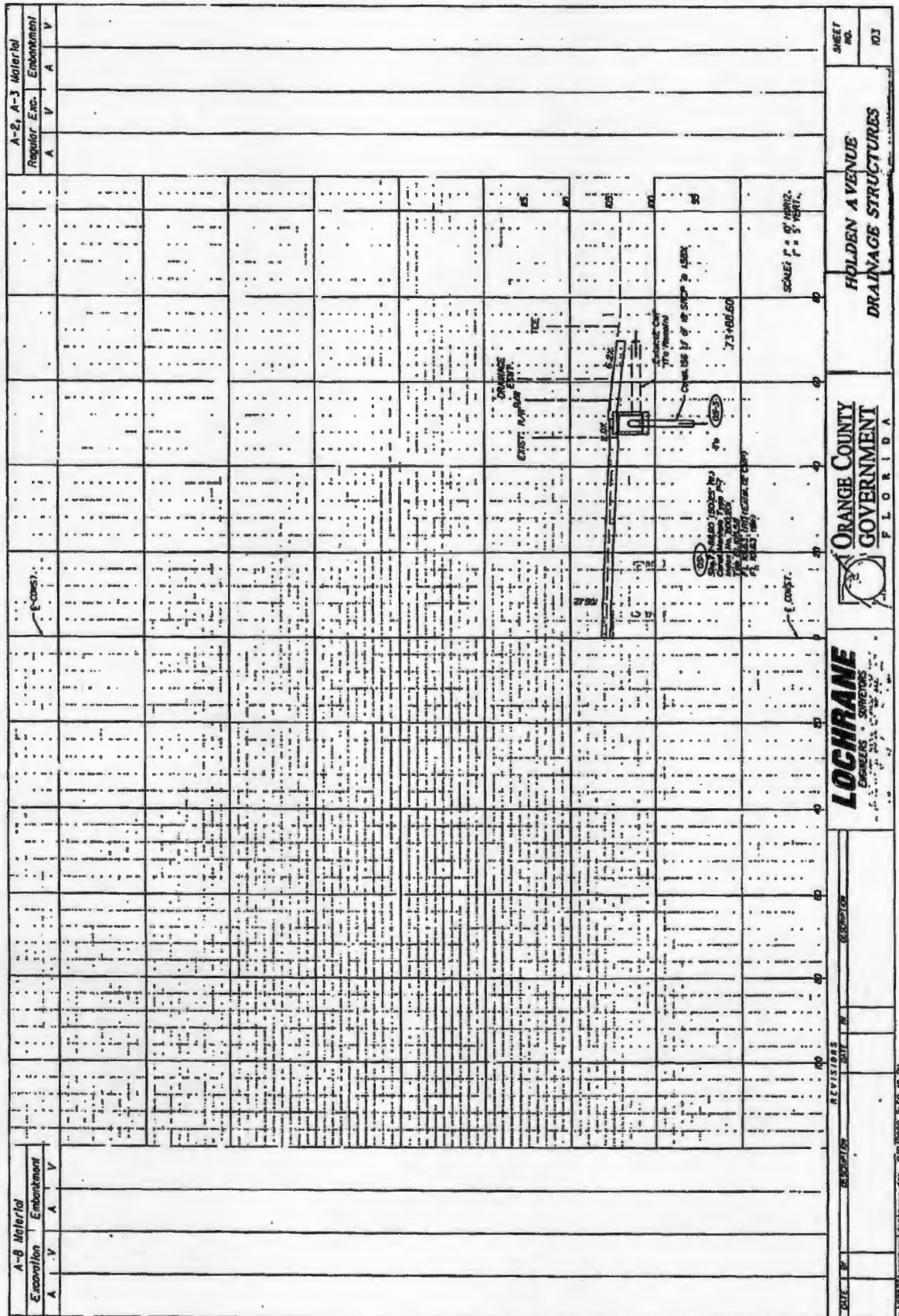




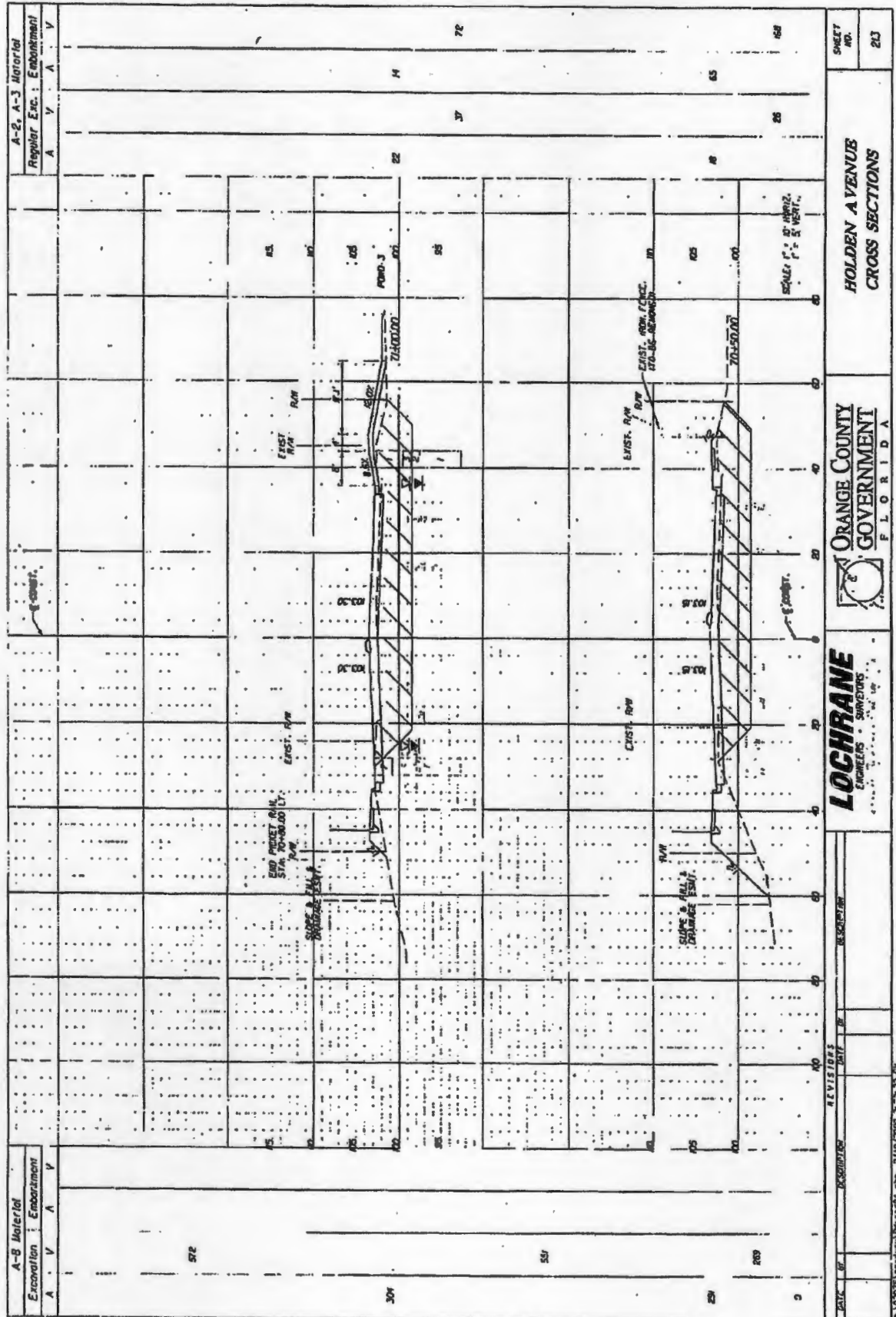


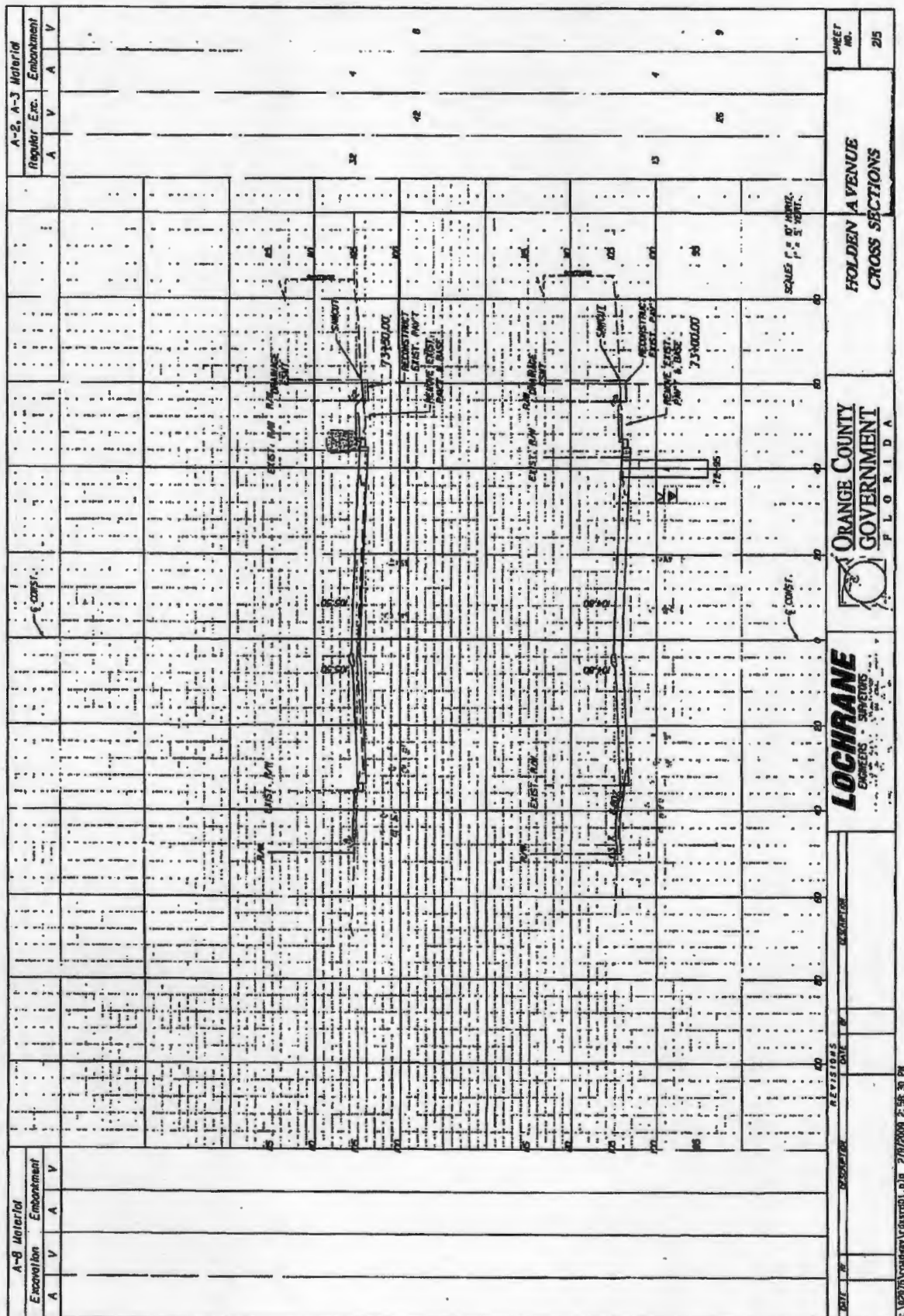


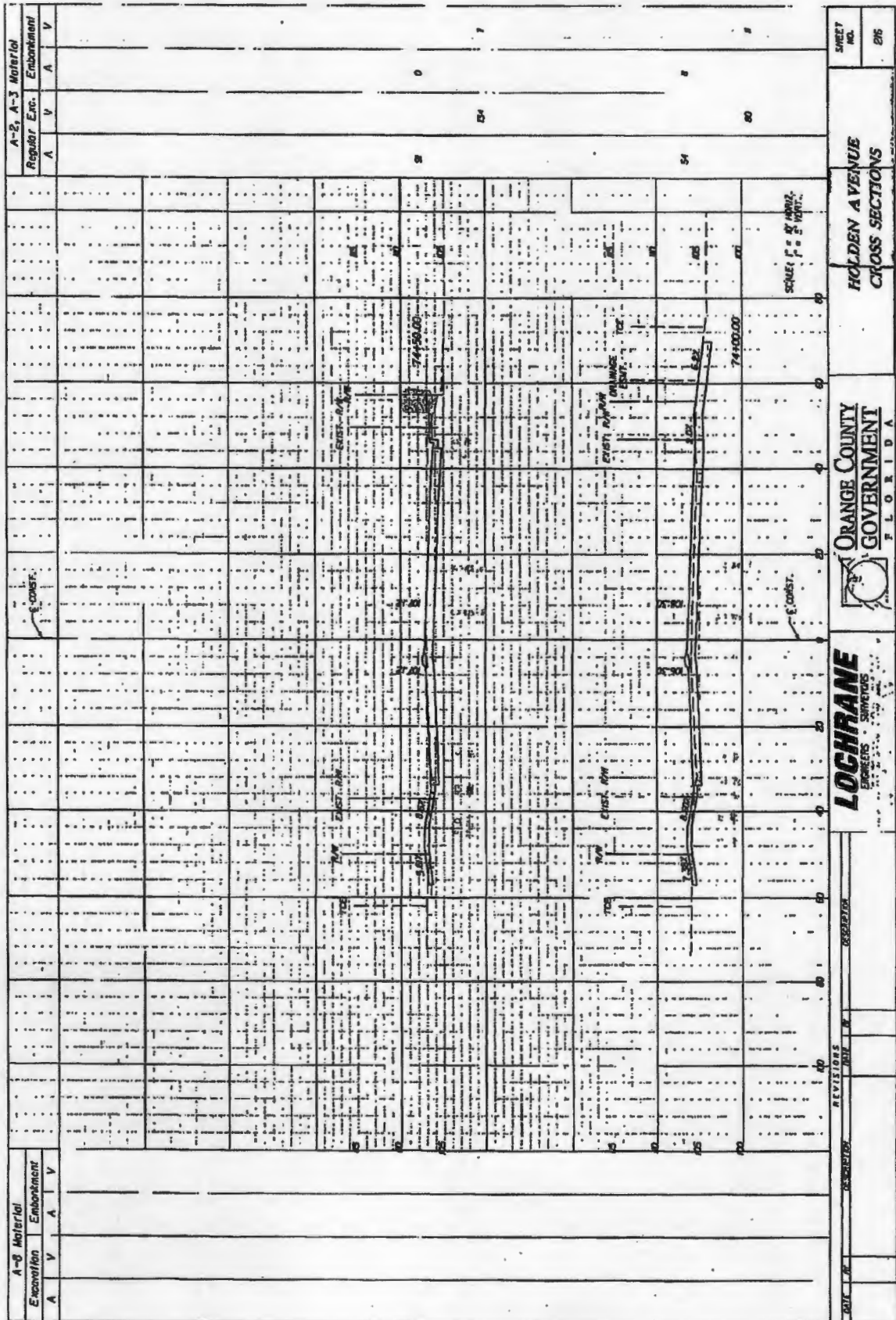


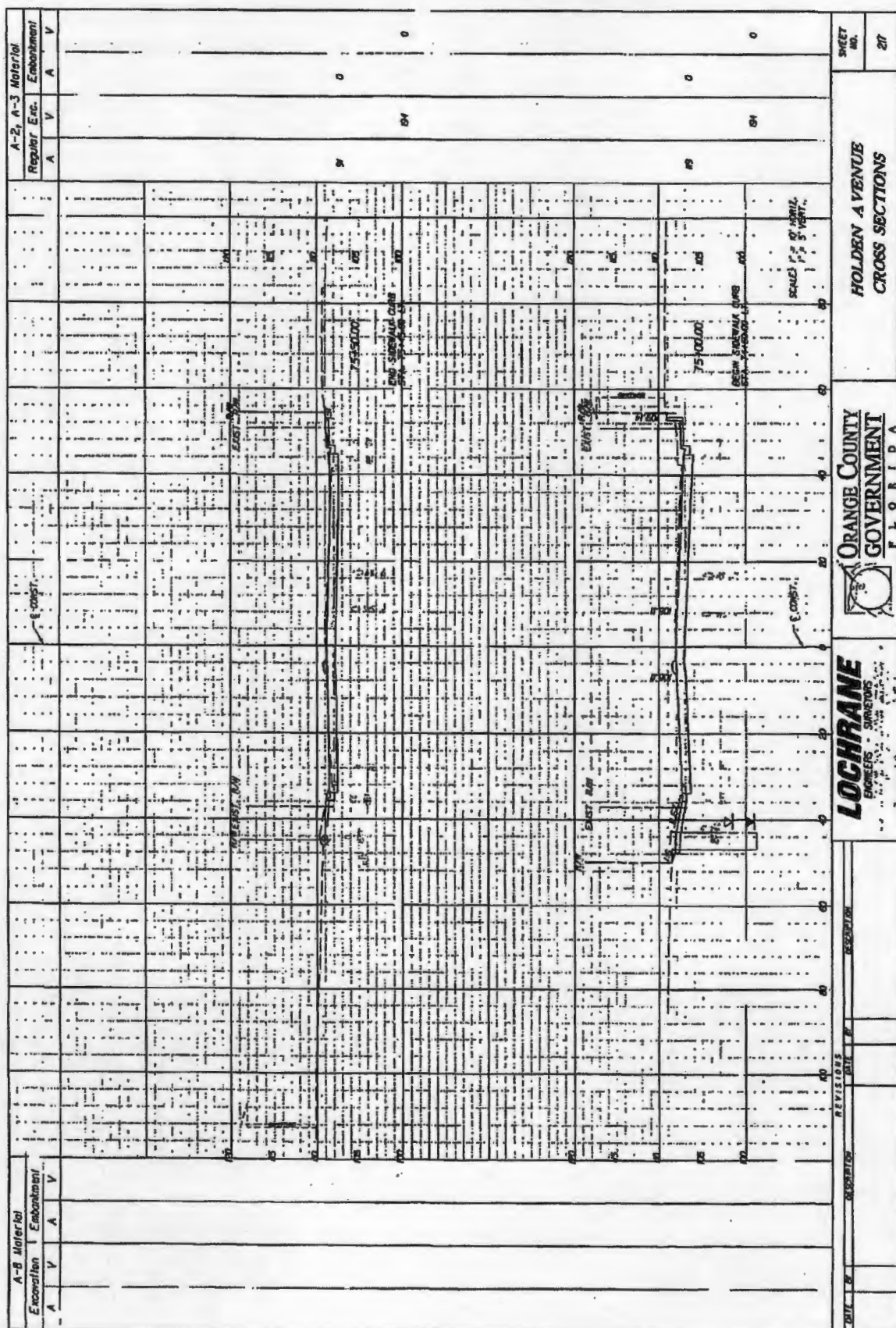


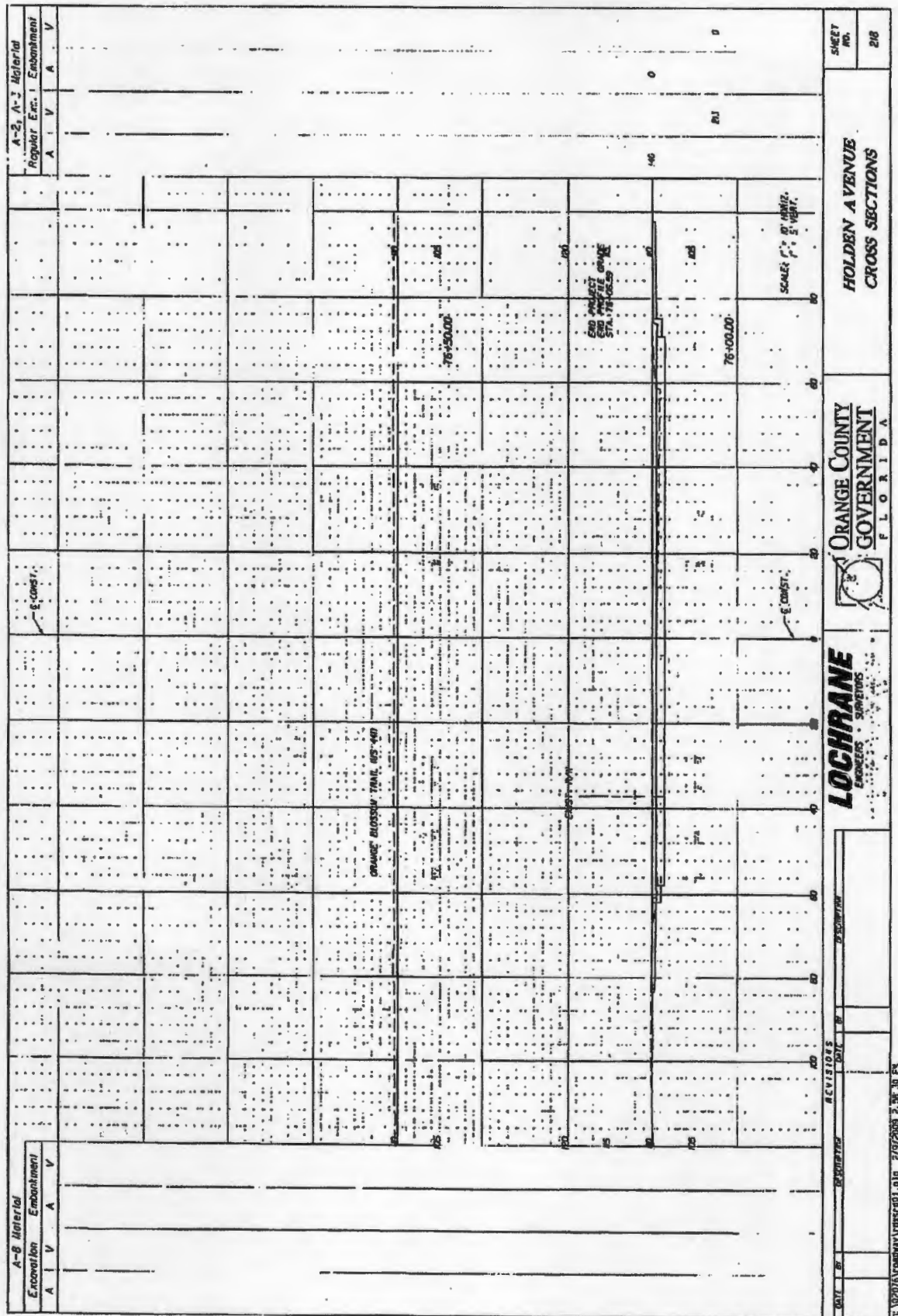
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HOLDEN AVENUE DRAINAGE STRUCTURES	
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LOCHRANE ENGINEERS & ARCHITECTS	
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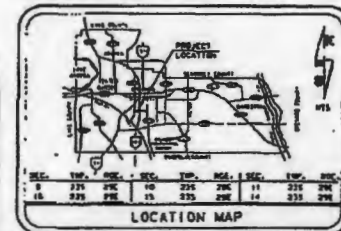




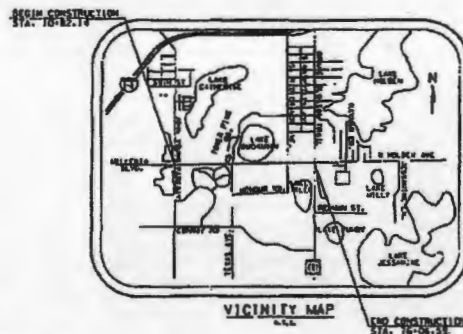


SIGNING AND PAVEMENT MARKING PLANS FOR HOLDEN AVENUE (PHASE I) JOHN YOUNG PARKWAY TO ORANGE BLOSSOM TRAIL (US 441) DISTRICT NO. 6 ORANGE COUNTY, FLORIDA

PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION TO ADEQUATELY REPRESENT CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. NEEDS, CONDITIONS AND OWNERSHIP MAY HAVE CHANGED SINCE THE PROJECT BECAME THE COUNTY'S REPRESENTATIVE WILL ADDRESS CHANGES AND NEEDS WITH THE PROPERTY OWNER OR THEIR REPRESENTATIVE. CONTRACTOR WILL WORK WITH THE COUNTY'S REPRESENTATIVE IN ADDRESSING AND MEETING NEEDS AND CONDITIONS THAT MAY HAVE CHANGED SINCE PLANS PREPARATION.



INDEX OF SHEETS	
SHEET	DESCRIPTION
S-1	PLAN SHEET
S-2-S-4	QUANTITIES
S-5	CERTAL NOTES
S-6-S-7	SIGNING AND PAVEMENT MARKING PLAN
S-8	CONSTRUCTION WORKSHEET



FLORIDA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS JANUARY 2008

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

**FINAL PLANS
MARCH 25, 2009**

BOARD OF COUNTY COMMISSIONERS

RICHARD T. CROTTY	MAYOR
S. SCOTT BOYD	DISTRICT 1
FRED BRUMMER	DISTRICT 2
MILDRED FERNANDEZ	DISTRICT 3
LINDA STEWART	DISTRICT 4
BILL SEGAL	DISTRICT 5
TIFFANY MOORE RUSSELL	DISTRICT 6
MARK V. MASSARD, P.E.	DIRECTOR OF PUBLIC WORKS

CERTIFICATION TO PLANS

I HEREBY CERTIFY THAT THE DESIGN FOR THIS PROJECT AND THE ATTACHED SIGNING AND PAVEMENT MARKING PLANS COMPLY WITH THE REQUIREMENTS OF SECTION 335.045 OF THE FLORIDA STATUTES AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE STANDARDS CONTAINED IN THE EDITION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" IN EFFECT ON THIS DATE AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 334.045(1) OF THE FLORIDA STATUTES.

DATE: 03/25/2009 ENGINEER: DANTE A. GABRIEL, P.E. REG. NO. 31271

PREPARED BY:
GMB Engineers & Planners, Inc.
2802 E. Livingston Street
Orlando, FL 32803
Phone: 407-259-5424 Fax: 407-928-5425
Certificate of Authorization No. 005

REVISIONS	DATE	BY

DESIGNED BY: CMC DATE: 01-09
CHECKED BY: BMB DATE: 01-09
DRAWN BY: CMC DATE: 01-09
APPROVED BY: BMB DATE: 01-09
PROJECT NO: 07-005-01

SHEET S-1

HOLDEN AVENUE PHASE I CIP #3045

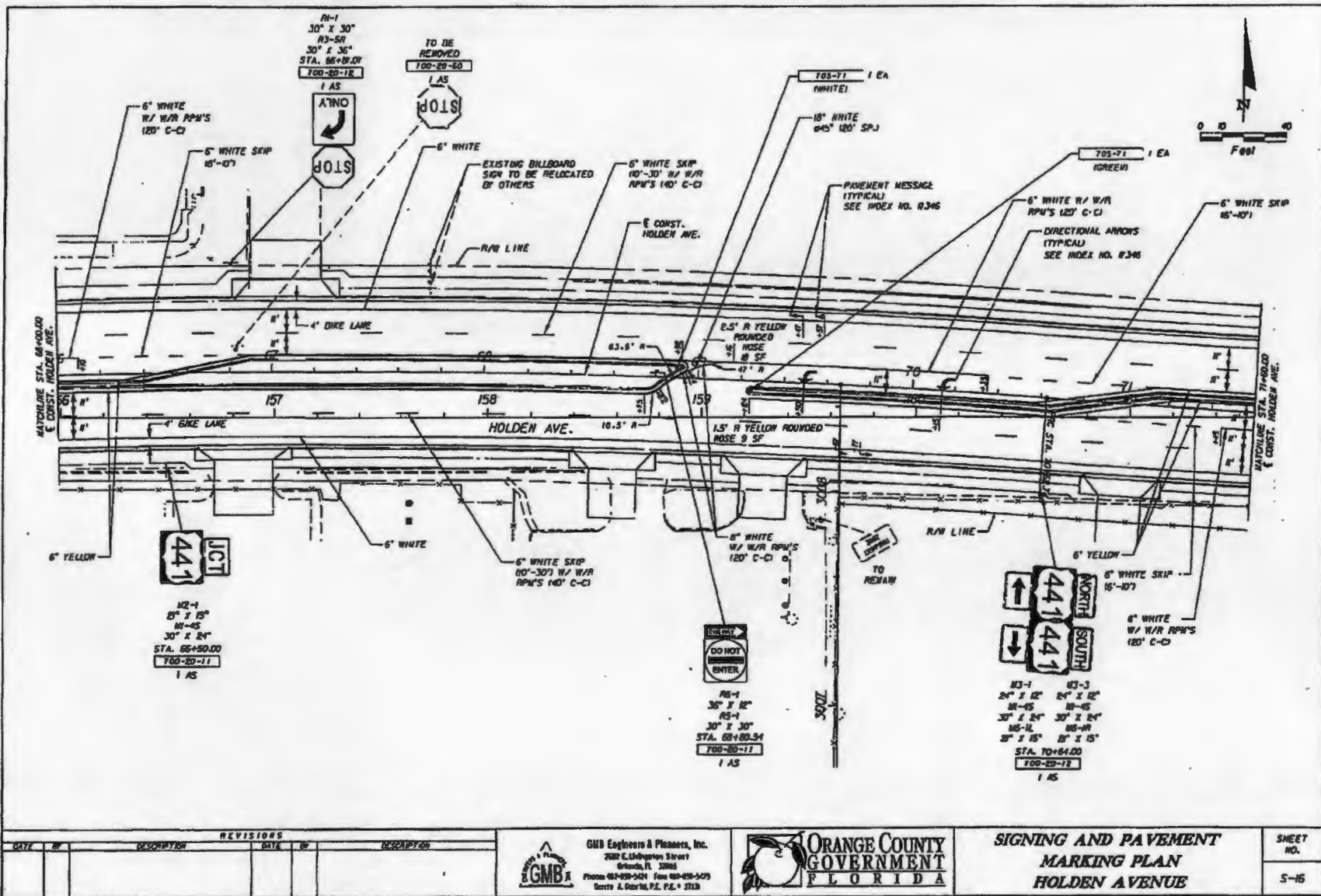
- | REVISIONS | | | | | |
|-----------|----|-------------|------|----|-------------|
| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION |
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SVB Engineers & Planners, Inc.
7082 E. Livingston Street
Orlando, FL 32803
Phone: 407-898-5421 Fax: 407-898-5425
Circle 6, Catalog P.E. P.L. • 3177



SHEET
NO.
5-5



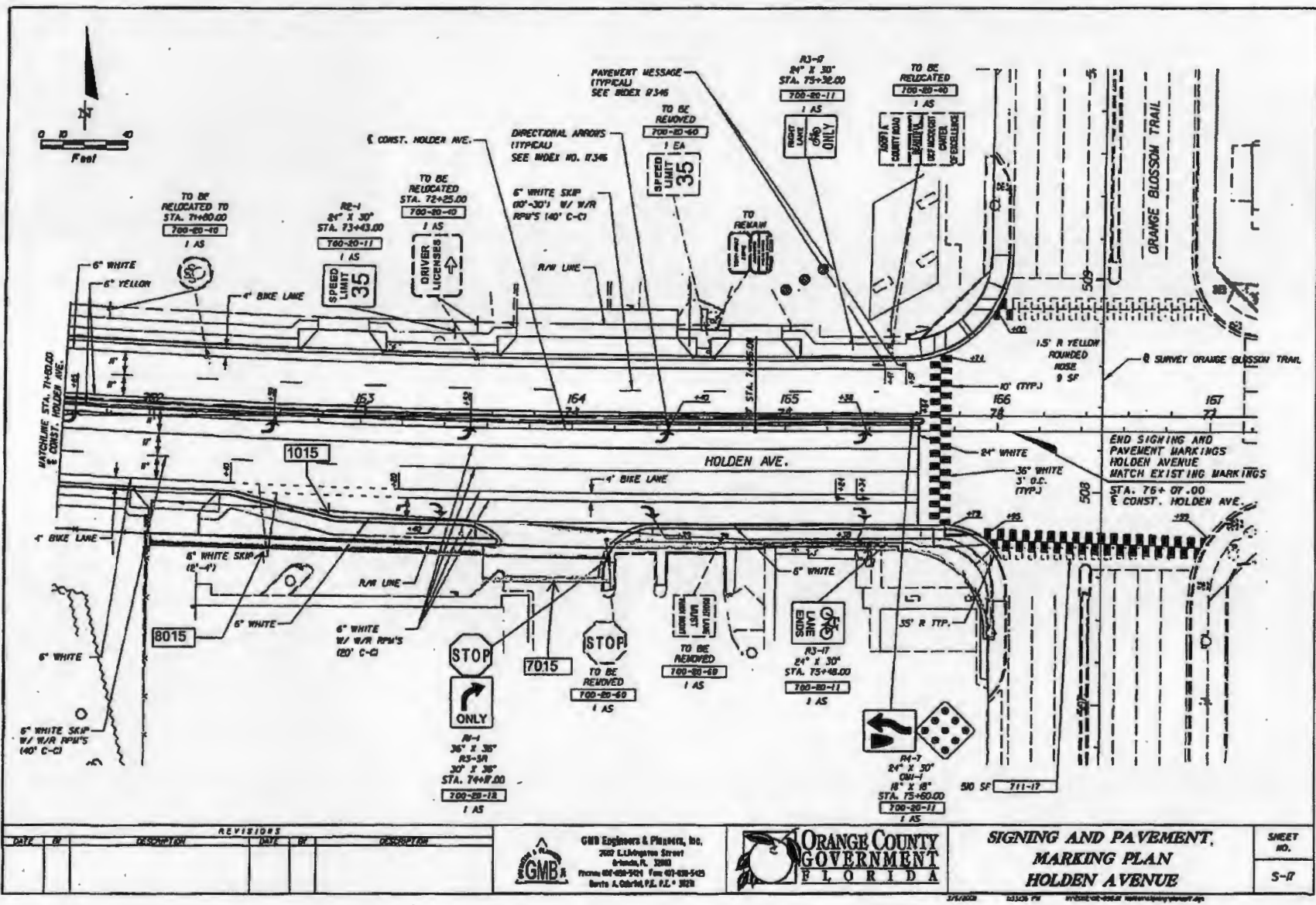


EXHIBIT B
Page 24 of 28



SIGNAL PLANS

HOLDEN AVENUE (PHASE I)

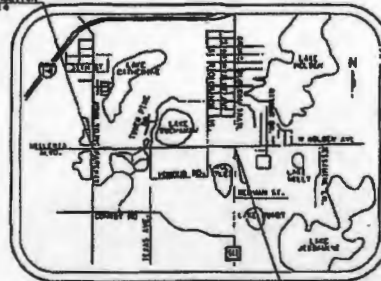
JOHN YOUNG PARKWAY TO ORANGE BLOSSOM TRAIL (US 441)

DISTRICT NO. 6

ORANGE COUNTY, FLORIDA

PLANS HERE PREPARED ACCORDING TO AVAILABLE INFORMATION TO RESEMBLE EXISTING CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. NEED, CHANGES AND DIMENSIONS MAY HAVE CHANGED SINCE THE PROJECT DESIGN. THE COUNTY'S REPRESENTATIVE WILL REVIEW CHANGES AND AGREE WITH THE PROPERTY OWNER OR THEIR REPRESENTATIVE. CONTRACTOR WILL WORK WITH THE COUNTY'S REPRESENTATIVE IN ADDRESSING ANY ACTING WITHIN AND CONDITIONS THAT MAY HAVE CHANGED SINCE PLAN PREPARATION.

BEIN CONSTRUCTION
SYN. 10-12-11



VICINITY MAP

GND CONSTRUCTION
SYN. 16-06-30

FLORIDA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS JANUARY 2003

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

FINAL PLANS
MARCH 25, 2009

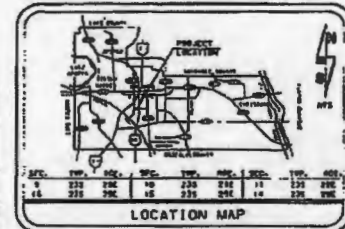
BOARD OF COUNTY COMMISSIONERS

RICHARD T. CROTTY	MAYOR
S. SCOTT BOYD	DISTRICT 1
FRED BRUMMER	DISTRICT 2
MILDRED FERNANDEZ	DISTRICT 3
LINDA STEWART	DISTRICT 4
BILL SEGAL	DISTRICT 5
TIFFANY MOORE RUSSELL	DISTRICT 6
MARK V. MASSARO, P.E.	DIRECTOR OF PUBLIC WORKS

CERTIFICATION TO PLANS

I HEREBY CERTIFY THAT THE DESIGN FOR THIS PROJECT AND THE ATTACHED SIGNING AND PAINTMENT MARKING PLANS COMPLY WITH THE REQUIREMENTS OF SECTION 336.045 OF THE FLORIDA STATUTES AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE STANDARDS CONTAINED IN THE EDITION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" IN EFFECT ON THIS DATE AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 336.045(1) OF THE FLORIDA STATUTES.

DATE: 03/25/2009 ENGINEER: DANIE A. DANIEL, P.E. REG. NO. 37271



INDEX OF SHEETS	
SHEET	DESCRIPTION
T-1	KEY SHEET
1-1	1-1 FABRICATION OF QUANTITIES
1-2	1-2 GENERAL NOTES
1-3	1-3 SIGNAL PLANS
1-4	1-4 TRAFFIC SIGNALS
1-5	1-5 TRAFFIC SIGNALS
1-6	1-6 TRAFFIC SIGNALS
1-7	1-7 TRAFFIC SIGNALS
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1-41	1-41 TRAFFIC SIGNALS
1-42	1-42 TRAFFIC SIGNALS
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1-44	1-44 TRAFFIC SIGNALS
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1-47	1-47 TRAFFIC SIGNALS
1-48	1-48 TRAFFIC SIGNALS
1-49	1-49 TRAFFIC SIGNALS
1-50	1-50 TRAFFIC SIGNALS

PREPARED BY:
GMB Engineers & Planners, Inc.
2002 E. Livingston Street
Orlando, FL 32803
Phone: 407-930-5424 Fax: 407-930-5425
Certificate of Authorization No. 005

REVISIONS	DATE	BY

DESIGNED BY: CHC DATE: 03/25/09
CHECKED BY: CHC DATE: 03/25/09
APPROVED BY: CHC DATE: 03/25/09
PROJECT NO. 03-000-01

SHEET T-1

HOLDEN AVENUE PHASE I
CIP #3045

<p>1) THE SIGNALIZATION PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S DESIGN STANDARDS, DATED 2008. GOVERNING SPECIFICATIONS ARE THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, DATED 2007 AND SUPPLEMENTS THEREIN IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.</p> <p>2) THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OR THE PROGRESS OF ANY WORK SPECIFIED IN THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND PRIOR TO ANY FURTHER WORK ACTIVITY.</p> <p>3) WHENEVER SIGNAL WORK IS BEING PERFORMED AT AN INTERSECTION UNINSTALL CONDUIT IN THE STREET, REMOVING EXISTING SIGNAL EQUIPMENT, INSTALLING NEW, SIGNAL EQUIPMENT, INSTALLING LOOPS AND RINGS, AND TURNING ON NEW SIGNALS, WHEN A LANE IS CLOSED A TRAFFIC CONTROL OFFICER SHALL DIRECT TRAFFIC. THE COST OF THE TRAFFIC CONTROL OFFICER SHALL BE INCIDENTAL TO THE WORK AND WILL NOT BE PAID SEPARATELY.</p> <p>4) DURING NON-WORKING HOURS, NO EQUIPMENT, VEHICLES OR MATERIAL SHALL BE PARKED, OR STORED WITHIN 30 FEET OF THE ROADWAY CARRYING TRAFFIC. IF THE ABOVE IS NOT POSSIBLE, A STORAGE AREA WITH PROPER DELINEATION AND ADVANCED WARNING SHALL BE USED WITH THE APPROVAL OF THE ENGINEER.</p> <p>5) THE CONTRACTOR SHALL NOTIFY ORANGE COUNTY AND POST TWO (2) BUSINESS DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.</p> <p>6) THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF POLE SETTING OPERATIONS WHERE A CONFLICT WITH OVERHEAD ELECTRICAL CONDUCTORS IS EXPECTED AND IN ALL CASES WHERE JUMP POLES ARE TO BE USED.</p> <p>7) THE CONTRACTOR SHALL CONTACT ORANGE COUNTY FOR LANE CLOSURE RESTRICTIONS ALONG HOLDEN AVENUE. LANE CLOSURE RESTRICTIONS FOR THIS SECTION OF US 17/59/940 AT HOLDEN AVENUE ARE: 7:00 AM TO 1:00 PM NORTHBOUND, AND 7:00 AM TO 6:00 PM SOUTHBOUND.</p> <p>8) AT THE TIME OF FINAL PROJECT INSPECTION THE CONTRACTOR SHALL FURNISH TO THE INSPECTOR THREE COMPLETE SETS OF AS-BUILT PLANS. ONE SET SHALL BE LEFT IN THE CABINET FOR THE LOCAL MAINTENANCE AGENCY, ORANGE COUNTY.</p> <p>9) THE CONTRACTOR IS REQUIRED TO INSPECT THE INSTALLATION OF THE TRAFFIC SIGNALS IN ACCORDANCE WITH FOOT SPECIFICATION 805-5.0. THE CONTRACTOR SHALL COORDINATE THE FINAL ACCEPTANCE INSPECTION IN ACCORDANCE WITH FOOT SPECIFICATION 80-2.2 WITH THE ENGINEER AT LEAST TEN DAYS IN ADVANCE. ORANGE COUNTY AND RAN BURLIN AT 1380 940-5300 SHOULD ALSO BE CONTACTED TEN DAYS BEFORE THE INSPECTION IS TO BE PERFORMED SO THEY MAY BE PRESENT.</p> <p>10) THE CONTRACTOR SHALL NOTIFY ORANGE COUNTY TRAFFIC OPERATIONS 1407-836-7800 AT LEAST 24 HOURS IN ADVANCE OF INSTALLING GROUND RODS, UNDERGROUND CONDUIT, MUST ARI FOUNDATIONS OR SETTING POLES SO THAT THESE OPERATIONS MAY BE OBSERVED.</p> <p>11) IT SHOULD BE NOTED THAT NO TEST BORINGS WERE MADE WHERE CONDUIT RUNS ARE TO BE INSTALLED BY JACKING OR TRENCHING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE JOB SITE CONDITIONS BEFORE SUBMITTING BID PROPOSALS IN ACCORDANCE WITH SECTION 2-4 OF THE FOOT SPECIFICATIONS.</p> <p>12) THE CONTRACTOR SHALL HANG ONE THE FIRST 4" AT EACH POLE LOCATION AND THE FIRST 2" AT EACH PEDESTAL LOCATION TO VERIFY NO UTILITY CONFLICTS.</p> <p>13) AS DIRECTED BY THE PROJECT ENGINEER, THE CONTRACTOR SHALL ADJUST CONDUIT VERTICALLY TO AVOID ANY POSSIBLE CONFLICTS WITH UNDERGROUND UTILITIES.</p> <p>14) ALL CONDUITS TO BE INSTALLED UNDER PAVEMENT OR SIDEWALK SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE COURSE.</p> <p>15) THE LOCAL PERMIT MANAGER MUST BE INFORMED TWO BUSINESS DAYS BEFORE ANY DIRECTIONAL BORES.</p> <p>16) ALL CONDUIT SHALL BE SCHEDULE 40, 2 INCH DIA. MINIMUM UNLESS OTHERWISE SPECIFIED IN PLANS; EXCEPT ELECTRICAL POWER SERVICE DUCT.</p> <p>17) THE CONTRACTOR SHALL INSTALL A CONDUIT STUB WITH CAP A MINIMUM OF 12 INCHES OUTSIDE THE POLE FOOTING COMPLETE WITH SWEEP UP INTO THE POLE, IN EACH CONDUIT ENTRANCE IN THE POLE. THE FOOTING, TOP OF SIDEWALK, SIDE OF POLE, ETC. SHALL BE MARKED WITH AN APPROPRIATE ETCHED "X" IN ORDER THAT IT MAY BE EASILY LOCATED FOR FUTURE USE.</p> <p>18) ALL ENDS OF CONDUITS IN PULL BOXES AND CABINETS SHALL BE SEALED WITH ELECTRICAL PUTTY AFTER WIRING IS COMPLETE.</p> <p>19) TWO SPARE CABINET CONDUITS SHALL BE STUBBED AND CAPPED IN THE REARST PULL BOX.</p> <p>20) PULL BOXES SHALL BE PLACED BEHIND CURB AND BUTTER. IF THERE IS NO CURB AND BUTTER, THEN PULL BOXES SHALL BE PLACED AT LEAST 40 FEET.</p> <p>21) PULL BOXES AND COVERS SHALL BE FOOT APPROVED OF NON-METALLIC CONSTRUCTION WITH RECESSED COVER LOGO "TRAFFIC SIGNAL" OR "FIBER OPTIC" AS APPROPRIATE.</p> <p>22) ALL COMMUNICATION CABLE SHALL BE INSTALLED IN SEPARATE PULL BOXES.</p>	<p>23) ALL CABLE SHALL BE PULLED IN THE CONDUIT WITH A CABLE GRIP DESIGNED TO PROVIDE A FIRM HOLD ON THE EXTERIOR COVERING OF THE CABLE. A WINCH WITH A SLIP CLUTCH SHALL BE USED TO ENSURE THAT THE ALLOWABLE TENSION UNIT IS NOT EXCEEDED. AN APPROVED LUBRICANT SHALL BE USED TO FACILITATE THE PULLING OF THE CABLE.</p> <p>24) CABLE GRIP SHALL BE OF SUFFICIENT SIZE TO NOT COMPROMISE THE PROTECTION ON THE SIGNAL CABLE.</p> <p>25) THE CONTRACTOR SHALL VERIFY COLOR CODES FOR BOTH SIGNAL AND INTERCONNECT CABLE WITH ORANGE COUNTY BEFORE ORDERING. WIRING DIAGRAMS SHALL BE IN ACCORDANCE WITH ORANGE COUNTY SPECIFICATIONS.</p> <p>26) ALL FIELD WIRING SHALL BE NEATLY BUNDLED AND CLEARLY IDENTIFIED WITH PERMANENT LEGIBLE, WEATHERPROOF TAGS THAT ARE SECURELY ATTACHED TO EACH CABLE. THE TAGGING SYSTEM PROPOSED SHALL BE SUBMITTED FOR APPROVAL WITH THE OTHER EQUIPMENT SUBMITTALS REQUIRED FOR THIS PROJECT.</p> <p>27) FIBER OPTIC CABLE SHALL BE MINIMUM 24 SINGLE MODE / 12 MULTI MODE, LOOSE TUBE, DRY BLOCK, DIELECTRIC HYBRID PL CABLE AND WILL INCLUDE A 14 GAUGE, SINGLE CONDUCTOR WIRE PULLED IN THE SAME CONDUIT AS THE FIBER OPTIC CABLE FOR LOCATING. THE CONTRACTOR SHALL REFER TO THE TECHNICAL SPECIAL PROVISIONS FOR SIGNALS - FIBER OPTIC CABLE.</p> <p>28) THREE SPARE WIRES ARE REQUIRED PER SIGNAL CABLE. SPARES SHALL BE BOUND AND GROUNDING IN CABINET.</p> <p>29) GROUND MOUNTED CONTROLLER CABINETS SHALL BE TYPE 5 MINIMUM, UNLESS OTHERWISE SPECIFIED IN THE PLANS.</p> <p>30) THE MOUNTING OR ATTACHMENT OF THE ELECTRICAL SERVICE TO THE TRAFFIC SIGNAL CABINET SHALL BE PROHIBITED.</p> <p>31) THE CONTROLLER BASE AND SERVICE PAD SHALL BE A BONDING CONCRETE POUR 4 INCHES MAXIMUM ABOVE FINISHED GRADE.</p> <p>32) THE CABINET DOOR SHALL OPEN AWAY FROM THE INTERSECTION UNLESS SPECIFIED OTHERWISE.</p> <p>33) THE CONTROLLER ASSEMBLY SHALL BE TS-2 TYPE 1 OR TYPE 2 AND SHALL HAVE ALL HARDWARE NECESSARY TO COMMUNICATE WITH ORANGE COUNTY'S SIGNAL SYSTEM. THE ADDITIONAL EQUIPMENT AND ACCESSORIES FOR THE FIBER OPTIC INTERCONNECT CABLE SHALL BE PROVIDED AND INSTALLED AS PART OF THE CONTROLLER ASSEMBLY.</p> <p>34) PRE-EMPTION SYSTEM SHALL BE COMPATIBLE WITH ORANGE COUNTY'S EXISTING SYSTEM.</p> <p>35) DELAY TIMES SHALL BE SET TO 5 SECONDS.</p> <p>36) DURING TRAFFIC SIGNAL FLASHING OPERATION THE RED ARROW INDICATION OF ALL 3-SECTION LEFT TURN HEADS SHALL FLASH. UNLESS SPECIFIED OTHERWISE, FLASHING OPERATION SHALL BE ADDED FOR MOVEMENTS 2 & 6 AND RED FOR MOVEMENTS 4 & 8.</p> <p>37) ALL SIGNAL DISPLAYS SHALL BE LED.</p> <p>38) NO POLYCARBONATE HOUSING OR MOUNTING HARDWARE WILL BE PERMITTED FOR VEHICULAR OR PEDESTRIAN SIGNAL HEAD ASSEMBLIES. ALL SIGNAL HEADS SHALL BE CAST ALUMINUM. TUNNEL VISORS SHALL BE USED ON ALL SIGNAL SECTIONS. PAYMENT FOR TUNNEL VISORS SHALL BE INCLUDED IN THE PRICE OF THE SIGNAL HEADS.</p> <p>39) ALL SIGNAL ASSEMBLIES SHALL HAVE A VERTICAL CLEARANCE OF 7.5 FEET MINIMUM AND 19 FEET MAXIMUM FROM THE BOTTOM OF THE ASSEMBLY TO THE ROAD.</p> <p>40) EXISTING SIGNALIZATION SHALL REMAIN IN PLACE TO THE EXTENT POSSIBLE AND SHALL BE USED FOR THE MAINTENANCE OF TRAFFIC AS REQUIRED. THE MAINTENANCE OF EXISTING SIGNALS, WITHIN REMOVED, SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>41) THE USE OF "JONES" PLUGS FOR SIGNAL INSTALLATIONS SHALL BE PROHIBITED.</p> <p>42) CIRCULAR DRIP LOOPS (MINIMUM ONE CIRCLE) ARE TO BE PROVIDED AT ALL AERIAL DISCONNECT HANGER, INTERCONNECT JUNCTION BOX, ELECTRICAL SIGN AND POLE JUNCTIONS.</p> <p>43) ALL PEDESTRIAN SIGNALS SHALL BE 8" LED, COUNTERDOWN TYPE.</p> <p>44) PEDESTRIAN SIGNS NEEDED ARE: FTP-688-06.</p> <p>45) CONTRACTOR IS TO ENSURE THAT A 4' X 4' FLAT LANDING AREA 1522-9 IS ADJACENT TO ALL PED BUTTONS FOR PEDESTRIAN ACCESS.</p> <p>46) THREE (3) SPARE CONDUCTORS ARE TO BE RUN TO THE FURTHEST PEDESTRIAN SIGNAL HEAD.</p> <p>47) ANY EXISTING LOOPS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST. TEMPORARY DETECTION WILL BE REQUIRED WHEREVER REPAIRS CANNOT BE MADE WITHIN 24 HOURS.</p> <p>48) THE CONTRACTOR SHALL NOTIFY ORANGE COUNTY TRAFFIC OPERATIONS 1407-836-7800 AT LEAST 24 HOURS IN ADVANCE OF LOOP CUTTING SO THAT COUNTY PERSONNEL MAY CHALK THE LOOPS AND OBSERVE THEIR INSTALLATION.</p> <p>49) ALL NEW LOOP DETECTORS ARE TO BE INSTALLED IN THE CABINET PRIOR TO CUTTING THE EXISTING LOOPS.</p>	<p>50) ANY NEW OR EXISTING STRIPING CUT BECAUSE OF LOOP PLACEMENT SHALL BE RE-STRIPED PRIOR TO ACCEPTANCE.</p> <p>51) ALL TYPE F LOOPS SHALL BE 6 FEET WIDE BY 40 FEET LONG AND EXTEND 5 FEET BEYOND THE STOP BAR UNLESS OTHERWISE NOTED IN THE PLANS.</p> <p>52) ALL DETECTOR LOOPS OR SYSTEM SENSORS SHALL BE CUT OUT TO THE ASPHALTIC CONCRETE STRUCTURAL COURSE WHEREVER POSSIBLE. ALL LOOP LEAD-IN CABLES SHALL BE PLACED IN CONDUIT. LOOP LEAD-IN CABLE SHALL NOT EXIT THE ROADWAY WITHIN THE CORNER RADII AT AN INTERSECTION.</p> <p>53) EACH LOOP SHALL BE TREATED AS AN INDIVIDUAL LOOP WITH SEPARATE LEAD-INS FROM SPLICE POINT TO CABINET TERMINAL.</p> <p>54) SHIELDED WIRING SHALL BE USED FOR ALL LOOP LEAD-IN CABLE FROM THE LOOP SPLICE POINT TO THE CABINET TERMINAL.</p> <p>55) THE CONTRACTOR SHALL USE BELOW TYPE 9430 ROADWAY LOOP WIRE, OR EQUIVALENT TYPE 2MM HIGH DENSITY CROSSLINKED POLYETHYLENE INSULATED WIRE RATED 300 VOLTS.</p> <p>56) SECTION 680-3.2 OF THE FOOT SPECIFICATIONS IS MODIFIED TO REQUIRE THAT ALL SHIELDS FOR LOOP INSTALLATION SHALL BE CLEANED OF DUST, DIRT AND OTHER DEBRIS WITH A VACUUM CLEANER PRIOR TO THE INSTALLATION OF LOOP WIRE OR LEAD-IN CABLE. ALL SHIELDS SHALL BE SEALED WITH AN APPROVED FLEXIBLE EPOXY.</p> <p>57) SECTION 680-3.3 OF THE FOOT SPECIFICATIONS IS MODIFIED TO PROHIBIT THE USE OF TYPE III STEEP ASPHALT OR CONCRETE BASE CEMENT TO SEAL TRAFFIC DETECTOR LOOPS.</p> <p>58) SECTION 680-6.2 OF THE FOOT SPECIFICATIONS IS MODIFIED TO REQUIRE THE INSULATION RESISTANCE OF EACH LOOP TO MEASURE GREATER THAN 100 MEGOHMS WHEN USING A 500-VOLT DC INSULATION METER.</p> <p>59) IF A CONTINUOUS RUN OF SIGNAL CABLE IS NOT POSSIBLE FROM THE CABINET TO THE SIGNAL HEAD, THEN A TERMINAL BLOCK SHALL BE USED.</p> <p>60) SIX FEET OF ADDITIONAL CABLE SLACK SHALL BE WOUND INSIDE THE UPRIGHT AND SUPPORTED BY THE CABLE CLAMP SUCH THAT THE TERMINAL BLOCK CAN BE REMOVED FROM THE UPRIGHT TO ALLOW FOR TROUBLESHOOTING.</p> <p>61) THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A CERTIFIED DRILLED SHAFT CYP LEVEL 1 CONSTRUCTION ENGINEERING AND INSPECTION (CEI) FIRM, AND A CONCRETE TESTING LABORATORY FOR THE PURPOSE OF INSPECTING ALL DRILLED SHAFT INSTALLATIONS PER FOOT STANDARDS. THE FIRM SHALL THEN SUBMIT A SIGNED AND SEALED REPORT VERIFIED BY THE P.E. IS RESPONSIBLE CHANGE OF THE DRILLED SHAFT INSPECTOR TO THE DEPARTMENT FOR APPROVAL. FAILURE TO OBTAIN THESE SERVICES PRIOR TO THE CONSTRUCTION OF THE DRILLED SHAFT(S) SHALL RESULT IN THE REJECTION OF THE DRILLED SHAFT(S).</p> <p>62) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING APPROVED SHOP DRAWINGS SHOWING THE BOLT PATTERN AND AIR ORIENTATION PRIOR TO THE PRE-DRILL SHAFT MEETING.</p> <p>63) PUSH BUTTONS SHALL BE CONSTRUCTED WITH MECHANICAL CONTACTS. MICROSWITCHES SHALL NOT BE USED.</p> <p>64) THE CONTRACTOR SHALL INSTALL AND TEST IN PLACE THE INTERNALLY ILLUMINATED STREET NAME SIGNS. THE SIGNS ARE TO BE BURNED IN FOR 60 DAYS BEFORE FINAL ACCEPTANCE. THE SIGNS SHALL HAVE SEPARATE CIRCUIT BREAKERS.</p> <p>65) UNLESS OTHERWISE NOTED, ALL REMOVED EQUIPMENT EXCEPT CONCRETE POLES SHALL BE DELIVERED TO THE MAINTENANCE AGENCY. THE MAINTENANCE AGENCY IS: ORANGE COUNTY TRAFFIC OPERATIONS 4000 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-5005 (407) 836-7800</p> <p>66) THE FINISH COATING OF TRAFFIC SIGNAL MAST ARMS/POLES SHALL BE A TRIGLYCIDOL GOSIACRYLATE OR URETHANE POLYESTER POWDER EQUIVALENT IN COLOR TO VALKONT TRODY BLACK 6334. THE COATING SHALL BE ELECTRO-STATICALLY APPLIED AND CURED BY HEATING.</p> <p>67) ALL INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE DOUBLE FACED UNLESS STATED OTHERWISE IN THE PLANS, AND SHALL BE ILLUMINATED WITH WHITE LEDS.</p> <p>68) THE SUPPORT ARM AND BRACKET FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE DESIGNED TO SUPPORT A SIGN WEIGHING 15 POUNDS.</p> <p>69) THE CONTRACTOR SHALL NOTIFY ORANGE COUNTY TRAFFIC ENGINEERING AT 407-836-7800 THAT A SIGNAL IS READY FOR INITIAL INSPECTION. TRAFFIC ENGINEERING WILL COMPLETE INITIAL INSPECTION WITHIN 1 DAYS OF NOTIFICATION AND ALLOW THE SIGNAL TO BE TURNED ON FLASHING MODE IF DETERMINED TO BE READY FOR FULL OPERATION. TRAFFIC ENGINEERING WILL ALLOW THE SIGNAL TO BE TURNED ON TO FULL OPERATION WHEN AUTHORIZED BY THE ENGINEER.</p> <p>70) CONTRACTOR SHALL CONTACT JULIA BLACKWELDER, POST AT 1380 740-3454 TO SCHEDULE INITIAL/POST-CONSTRUCTION INSPECTION ON CABLE SIGNS, CANTILEVER SIGNS, TRUSS SIGNS, HIGH MAST LIGHT POLES, ITS, DMS'S AND/OR MAST ARMS, ONE MONTH PRIOR TO COMPLETION OF JOB.</p>
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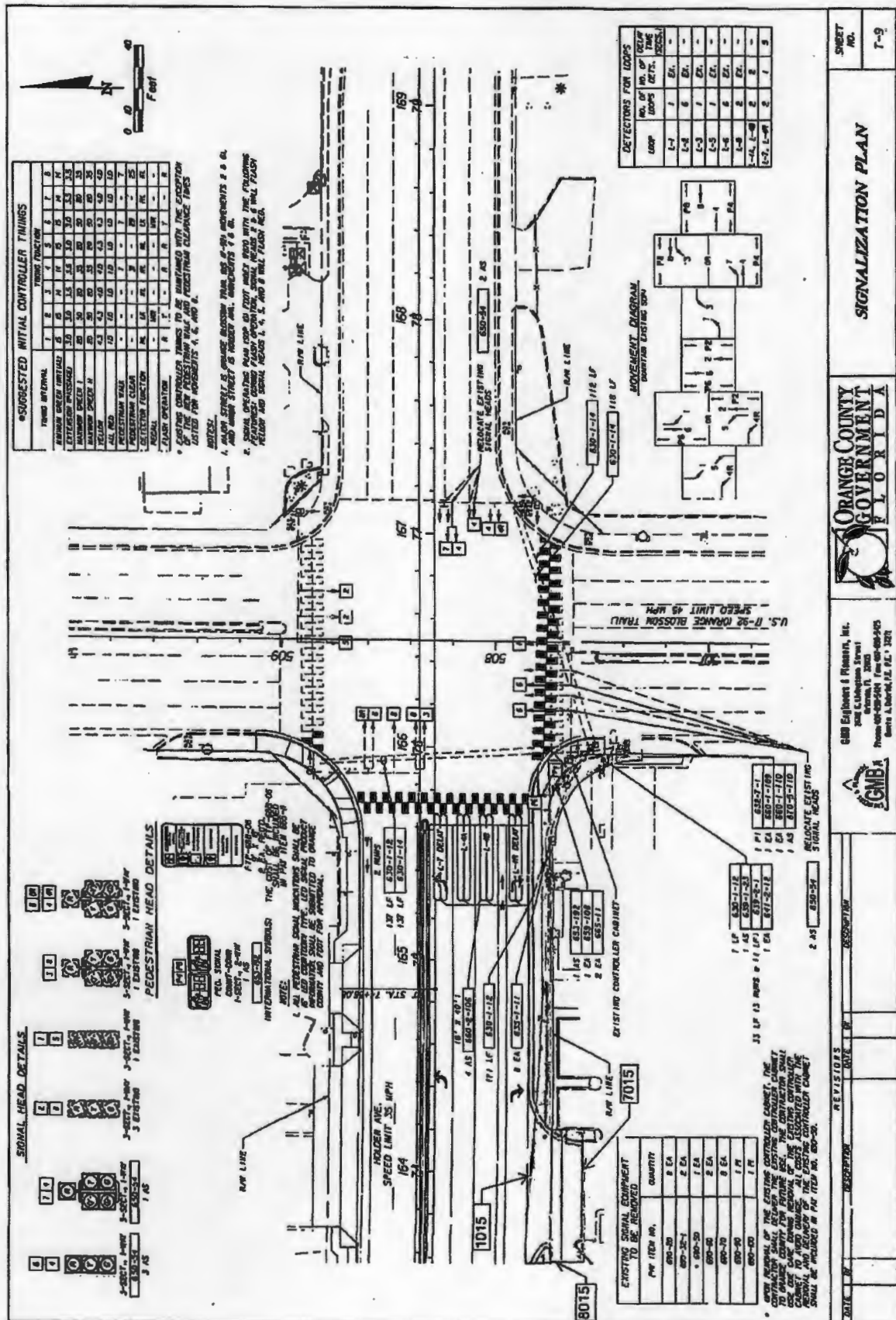
GMB Engineers & Planners, Inc.
2002 E. Livingston Street
Orlando, FL 32803
Phone: 407-836-7800 Fax: 407-836-1425
Burlin & GMB, P.L.L.C. * VEE

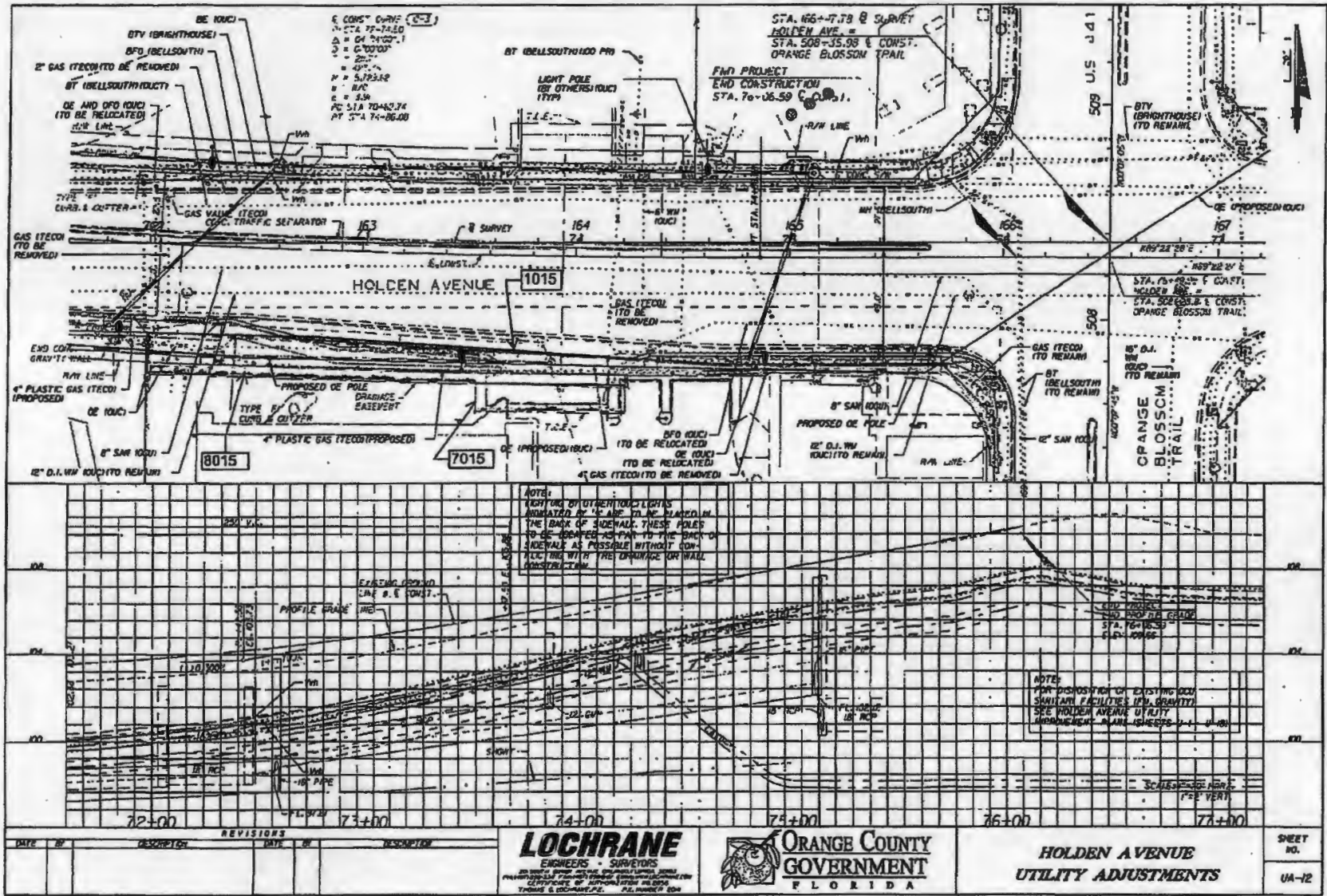


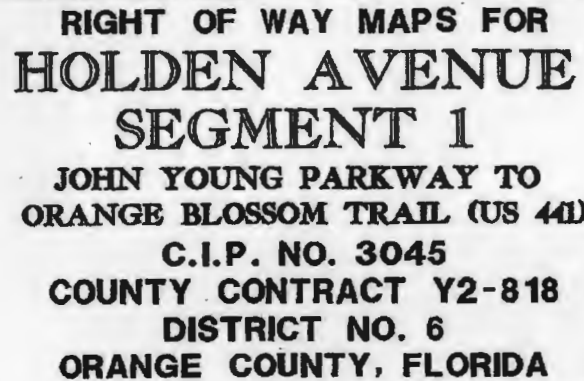
ORANGE COUNTY
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FLORIDA

GENERAL NOTES

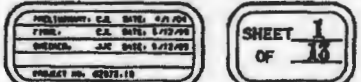
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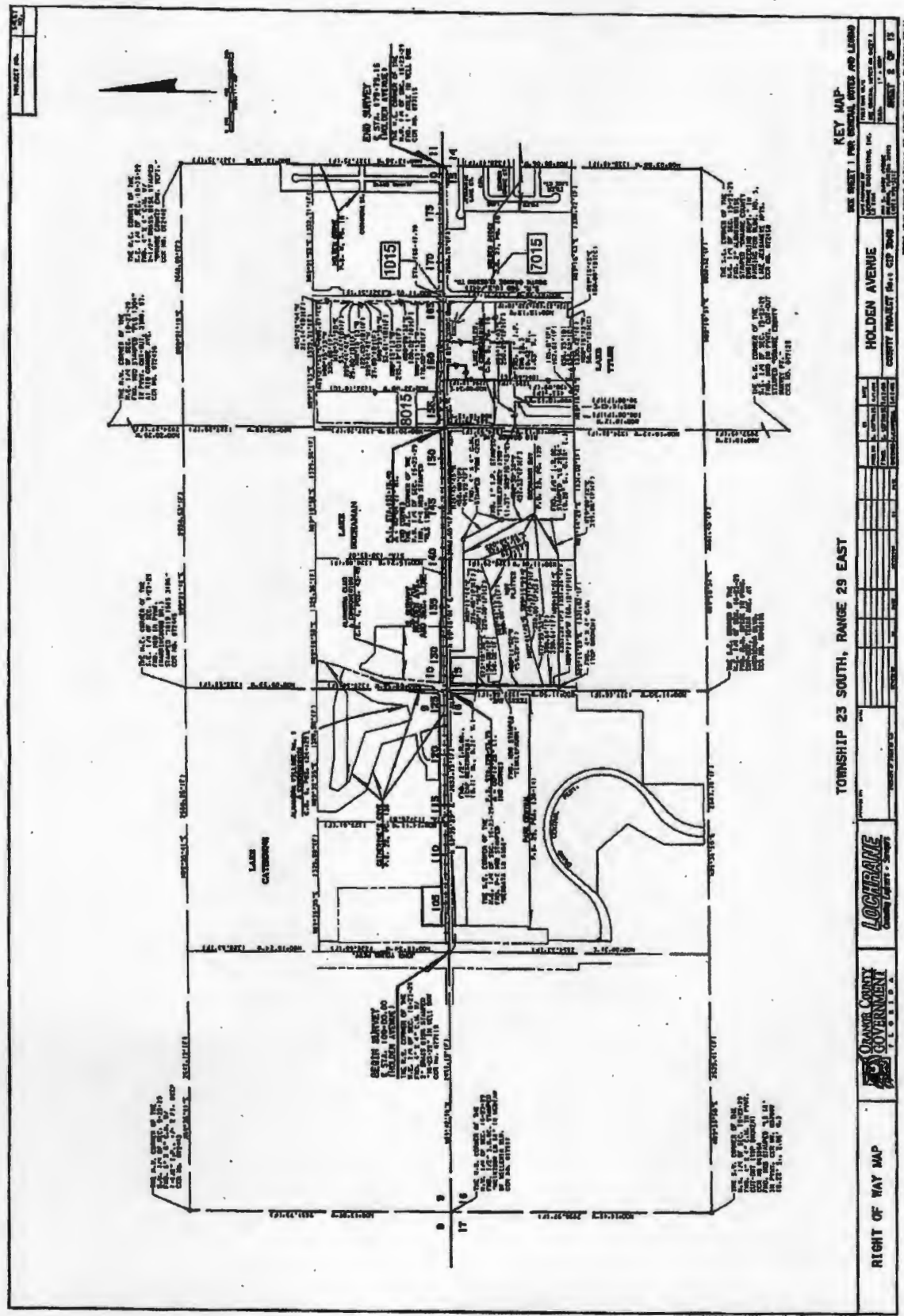


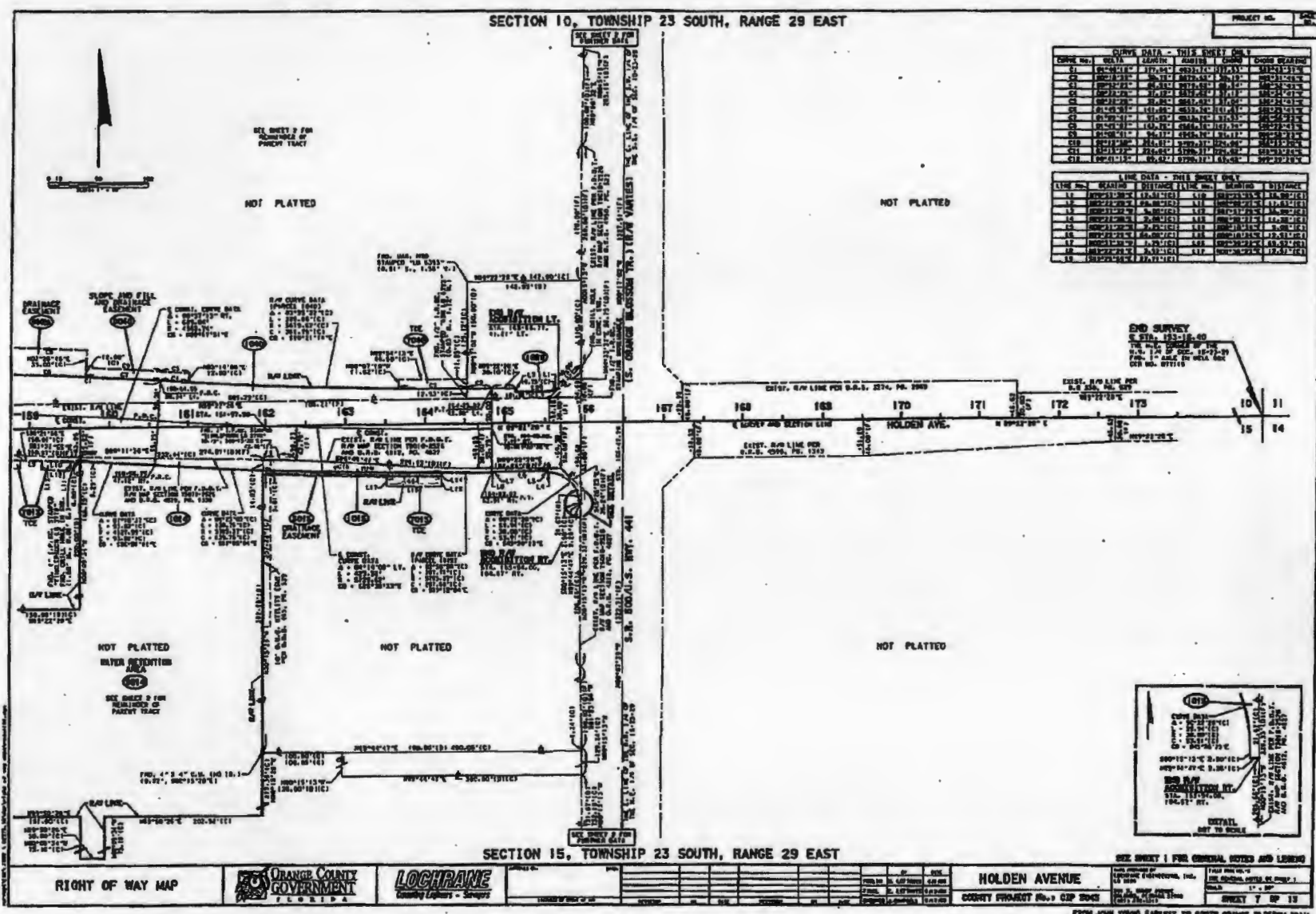
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RICHARD T. CROTTY	COUNTY MAYOR
S. SCOTT BOYD	DISTRICT 1
FREDERICK BRUMMER	DISTRICT 2
MILDRED FERNANDEZ	DISTRICT 3
LINDA STEWART	DISTRICT 4
BILL SEGAL	DISTRICT 5
TIFFANY MOORE	DISTRICT 6
MARK V. MASSARO, P.E.	DIRECTOR OF PUBLIC WORKS



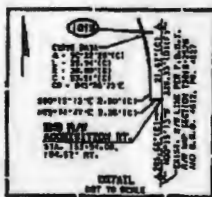
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CURVE DATA - THIS SHEET ONLY					
CURVE NO.	BEARING	CHORD	ARC LENGTH	AREA	CHORD BEARING
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C2	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C3	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C4	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C5	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C6	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C7	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C8	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C9	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C10	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C11	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W
C12	N 89° 15' 00" E	170.00	170.00	170.00	S 89° 15' 00" W

LINE DATA - THIS SHEET ONLY					
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	N 89° 15' 00" E	170.00	L10	N 89° 15' 00" E	170.00
L2	N 89° 15' 00" E	170.00	L11	N 89° 15' 00" E	170.00
L3	N 89° 15' 00" E	170.00	L12	N 89° 15' 00" E	170.00
L4	N 89° 15' 00" E	170.00	L13	N 89° 15' 00" E	170.00
L5	N 89° 15' 00" E	170.00	L14	N 89° 15' 00" E	170.00
L6	N 89° 15' 00" E	170.00	L15	N 89° 15' 00" E	170.00
L7	N 89° 15' 00" E	170.00	L16	N 89° 15' 00" E	170.00
L8	N 89° 15' 00" E	170.00	L17	N 89° 15' 00" E	170.00
L9	N 89° 15' 00" E	170.00	L18	N 89° 15' 00" E	170.00



OWNERSHIPS									
TABLE OF OWNERSHIPS									
PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINERS	COMMENTS	RECORDING DATA	REVISION BLOCK		
1000 -	N/A	NOT USED	N/A	LEFT	RIGHT				
1001									
1002	3	ORANGE COUNTY B.C.C.	6,462 s.f.	N/A	N/A				
1003	3	SENE P. BEAUMER	13,124 s.f.	N/A	2,449 sq.	O.R.B. 3750, PG. 5056			
1004			7,408 s.f.						
1005			290 s.f.						
1006									
1007	3, 4, 10	LIFTEY BELMONT III, LLC	5,462 s.f.	D	15,381 sq.	O.R.B. 3750, PG. 223			
1008									
1009	4, 5, 10	LIFTEY BELMONT II, LLC	1,046 s.f.	N/A	23,034 sq.	O.R.B. 3750, PG. 217			
1010									
1011	2, 4, 5, 8	BIGHAM BAY, LTD.	2,847 s.f.	N/A	23,450 sq.	O.R.B. 3310, PG. 540			
1012			1,441 s.f.						
1013			1,879 s.f.						
1014			528 s.f.						
1015									
1016									
1017	2, 5, 8	MORTGAGE INVESTORS III, LLC	5,184 s.f.	N/A	31,837 sq.	O.R.B. 3750, PG. 1894			
1018									
1019	4, 5, 9	CITY OF ORLANDO AND ORLANDO UTILITIES COMMISSION	7,047 s.f.	N/A	1,702 sq.	O.R.B. 412, PG. 687			
1020			112 s.f.						
1021			154 s.f.						
1022									
1023	9	LOUIS J. COLEMAN, TRUSTEE	1,000 s.f.	N/A	13,008 s.f.	O.R.B. 3750, PG. 2680			
1024									
1025	8	LOUIS J. COLEMAN, TRUSTEE AND OWEN R. LOWERY II	4,720 s.f.	N/A	3,184 sq.	O.R.B. 4184, PG. 3453 AND O.R.B. 10074, PG. 6889			
1026			4,649 s.f.						
1027			4,474 s.f.						
1028									
1029	5, 6	CHORON APARTMENTS I.P.	0,564 sq.	N/A	14,178 sq.	O.R.B. 3750, PG. 4444			
1030			0,448 sq.						
1031			1,721 s.f.						
1032			821 s.f.						
1033			803 s.f.						
1034			1,468 s.f.						
1035			3,510 s.f.						
1036			700 s.f.						
1037	2, 5	LAKE TYLER CONDO ASSOCIATION	3,217 s.f.	N/A	8,874 sq.				
1038			2,408 sq.						
1039			1,259 s.f.						
1040			738 s.f.						
1041			1,212 s.f.						
1042			0,000 sq.						
1043	6, 7	ABAY HOLDINGS, LLC	0,000 sq.	N/A	0,000 sq.	O.R.B. 3887, PG. 3379			
1044			700 s.f.						
1045									
1046	2, 6, 7	ORANGE BLOSSOM TRAIL ORLANDO, LLC	2,781 s.f.	N/A	12,879 sq.	O.R.B. 3449, PG. 3374			
1047			5,056 sq.						
1048									
1049	7	ORLANDO SOUTH TRAIL PLAZA, LLC	2,135 s.f.	N/A	3,321 sq.	O.R.B. 3750, PG. 2750			
1050			844 s.f.						
1051			1,124 s.f.						
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**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

January 11, 2017

Orange County Government
Community, Environmental and Development Services Department
201 Rosalind Avenue
Orlando, Florida 32801

Attn: Carol Knox, Zoning Manager

Re: Holden Avenue Widening
Orange County Project No.: 3045
Parcel No.: 1015 / 8015 / 7015

NYR Properties, LLC (South Trail Plaza)
15-23-29-0000-00-011 (commercial strip center) &
15-23-29-0000-00-059 (outparcel restaurant)

Dear Ms. Knox:

Kelly, Collins & Gentry, Inc. (KCG) is assisting Orange County with right of way acquisitions for the above referenced property. Enclosed please find various exhibits and photos of the property located at 4700 & 4714 South Orange Blossom Trail (southwest corner of SOBT and Holden Avenue) in unincorporated Orange County.

The subject property is a ±3.3 acre improved multi-tenant shopping center known as South Trail Plaza with a free standing restaurant use at the near corner of the intersection. The Orange County right of way acquisition consists of three parts:

- Parcel 1015: a variable width fee simple strip along the Holden Avenue frontage totaling 3,730 sf in size,
- Parcel 8015: a 5 ft wide permanent easement at the northwest portion of the property totaling 1,123 sf in size, and;
- Parcel 7015: a temporary construction easement located at the easterly driveway connection to Holden Avenue totaling 864 sf in size.

Affected site improvements include:

- Parcel 1015: Two driveway connections to Holden Avenue, asphalt / pavement areas, drainage inlet, curbing, pavement markings, palm trees and various landscaping, portions of concrete walkways, and the restaurant pole sign in the northeast corner of the property.

Ms. Carol Knox
January 11, 2017
Page 2

- Parcel 8015: Asphalt area, pavement markings, a portion of one parking space, curbing, bollard, a portion of the perimeter fencing, and landscaping.
- Parcel 7015: Concrete curbing, landscaping, asphalt area and partial encroachment into two parking spaces.

The site was first developed in the 1950's and predates the current county land development regulations. In accordance with Section 38-46, it is the intent of the county to permit nonconformities to continue until they are removed or damaged to the extent of seventy-five (75) percent or more of the assessed value.

In the before condition prior to the taking, the property was nonconforming to landscaping, parking, building setbacks and signage as described below:

- **Landscaping:** In accordance with Chapter 24, where a vehicular use area lies adjacent to a public roadway the site shall provide a 7 ft wide landscaped strip with 1 tree per 40 lf and continuous 30 inch hedge row. The subject property is improved with minor landscaping improvements along portions of the Holden Avenue frontage consisting of palm trees, hedges and ground cover, generally nonconforming to minimum code standards.

The fee simple acquisition (Parcel 1015) will further reduce the nonconforming buffer width to ± 1.5 ft wide in areas impacted much of the existing landscape material.

- **Parking:** The current retail shopping center includes approximately 36,282 sf of leasable retail / commercial space requiring 200 spaces. The outparcel restaurant use requires approximately 10 additional spaces (210 total spaces required). As improved, the outparcel restaurant is striped with 9 spaces and the center with 141 spaces (150 total spaces).

The roadway construction will impact the north portion of the site rendering seven parking spaces along the north side of the building functionally obsolete. As a result, overall parking in the after condition is reduced from 150 spaces to 143 spaces, a percentage loss of 4.7%.

KCG

Ms. Carol Knox
January 11, 2017
Page 3

- **Building Setbacks:** The restaurant building in the northeast corner of the site was built in 1968 and is setback ± 4.92 ft from Holden Avenue. Per Section 38-855 of the Orange County Land Development Code the required setback from Holden Avenue is 25 ft.

As a result of the right of way acquisition (Parcel 1015), the outparcel building setback is reduced from ± 4.92 ft to ± 1.26 ft, increasing the setback nonconformity.

- **Signage:** The property is improved with two permanent business signs. The permanent pole sign for the Plaza is located along South Orange Blossom Trail outside the limits of the acquisition. The restaurant pole sign is located in the northeast corner of the property. In the before condition, the restaurant sign is otherwise conforming with the exception of a 2.5 ft setback from the property line.

The restaurant sign is located within the area of acquisition; however, there is sufficient area within the remainder property to reestablish the sign at the minimum required 10 ft setback, in compliance with code.

Orange County / KCG Cured Remainder Plan

On behalf of the Orange County Public Works Department, KCG has prepared a Cured Remainder Plan (attached) to address site improvements impacted by the acquisitions to the greatest extent possible, and in a manner that does not adversely affect the health, safety or welfare of the general public.

In the northwest portion of the site, the cure plan proposes to restore site circulation by providing a 22 ft wide drive aisle. Additional cure activities include modification of the covered walkway at the northeast corner of the plaza, and minor drainage improvements. In the northeast portion of the site, cure activities include a new business sign for the restaurant in compliance with code, new palm trees, landscaping and irrigation repairs as necessary.

The cured remainder plan endeavors to comply with applicable codes and ordinance to the extent possible (e.g. new business signage). However, where the inherent hardship created by the governmental taking places limitations upon redevelopment alternatives, relief from code is proposed.

KCG

Ms. Carol Knox
January 11, 2017
Page 4

Action to be Taken:

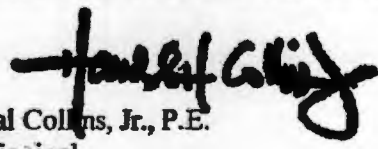
Pursuant to Section 30-637 of Article XIII, Eminent Domain Waivers, Exceptions and Variances, we are requesting a waiver from the Zoning Manager for relief from the nonconforming conditions previously identified and reflected on the attached Cured Remainder Plan dated 10/24/16.

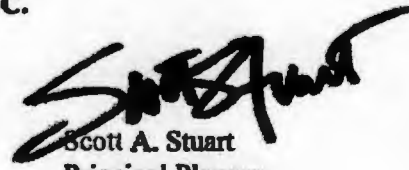
Your signature below shall constitute approval of this request. Please provide any comments or conditions as necessary.

Thank you for your assistance with this matter.

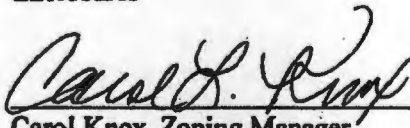
Respectfully Submitted,

KELLY, COLLINS & GENTRY, INC.


Hal Collins, Jr., P.E.
Principal


Scott A. Stuart
Principal Planner

Enclosures


Carol Knox, Zoning Manager

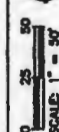
1-13-17
Date

Comments: _____

xc: Damian Czapka, P.E., Orange County Public Works
Elaine M. Asad, Esq., Orange County Attorney's Office
Christopher Langton, Orange County Real Estate Division
Ted Hastings, MAI, The Spivey Group, Inc.

Q:\1\Projects\Orange County Y7-903-08\Holden Ave\which gordon waiver letter request\847 1015_south trail plaza_waiver letter_010917.doc

KCG



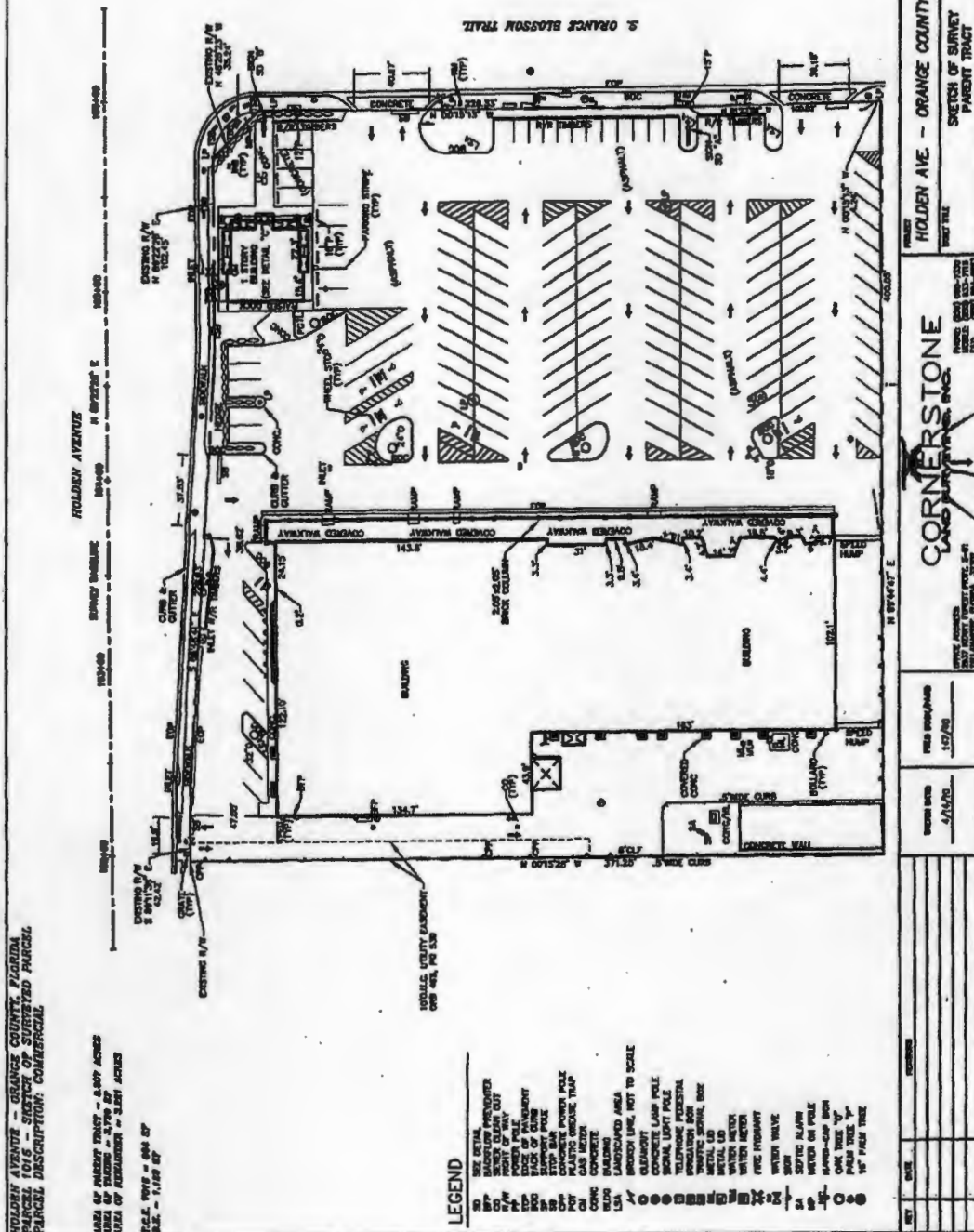
SEE DETAIL SHEET
1A OF 3A

NOTES

THIS IS A SKETCH ONLY, THIS IS NOT A
BOUNDARY SURVEY

THE PURPOSE OF THIS SKETCH IS TO AID IN
THE APPRAISAL OF THE SUBJECT PARCEL.

ALL BOUNDARY INFORMATION AND CALCULATIONS
ARE BASED ON A GRANGE COUNTY, IOWA,
RIGHT OF WAY MAP FOR HOLDEN AVE. COUNTY
PROJECT E97 3045



CORNERSTONE

<p> 10-1-15 HOLDEN AVE - ORANGE COUNTY - PARCEL 1015 </p>	<p> 10-1-15 NELLY COLLINS & GENTRY </p>
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FILE NO.	2010011HAVE	SHEET NO.	1 of 3
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0014/1001 67M

Other Notes

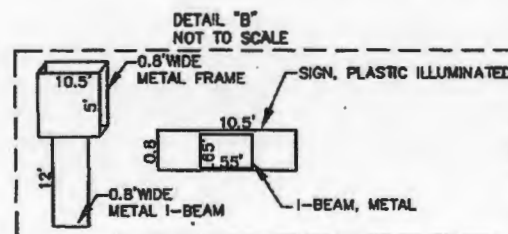
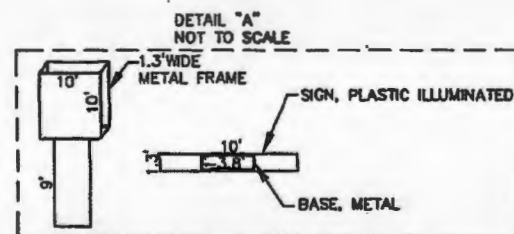
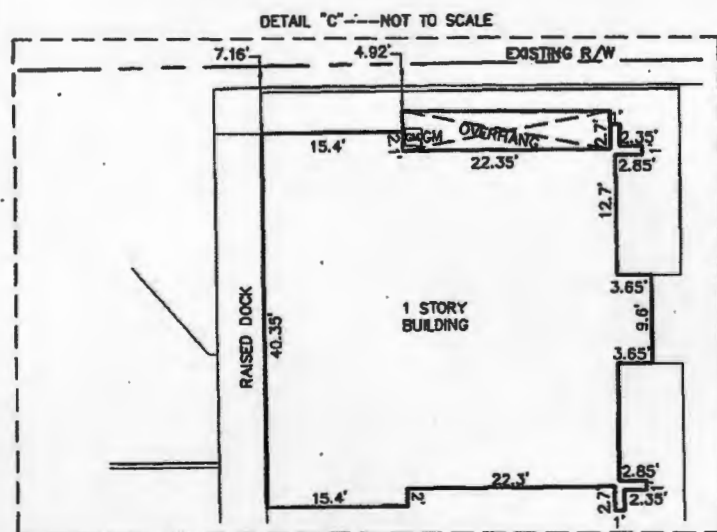
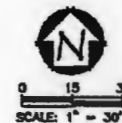
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EXHIBIT D
Page 5 of 13

**HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
PARCEL 1015 - SKETCH OF SURVEYED PARCEL
PARCEL DESCRIPTION: COMMERCIAL**

AREA OF PARKING TRACT = 8.907 ACRES
AREA OF TAKING = 3,736 SF
AREA OF REMAINDER = 3.251 ACRES

P.C.E. 7018 - 804 SF
A.E. - 1,213 SF



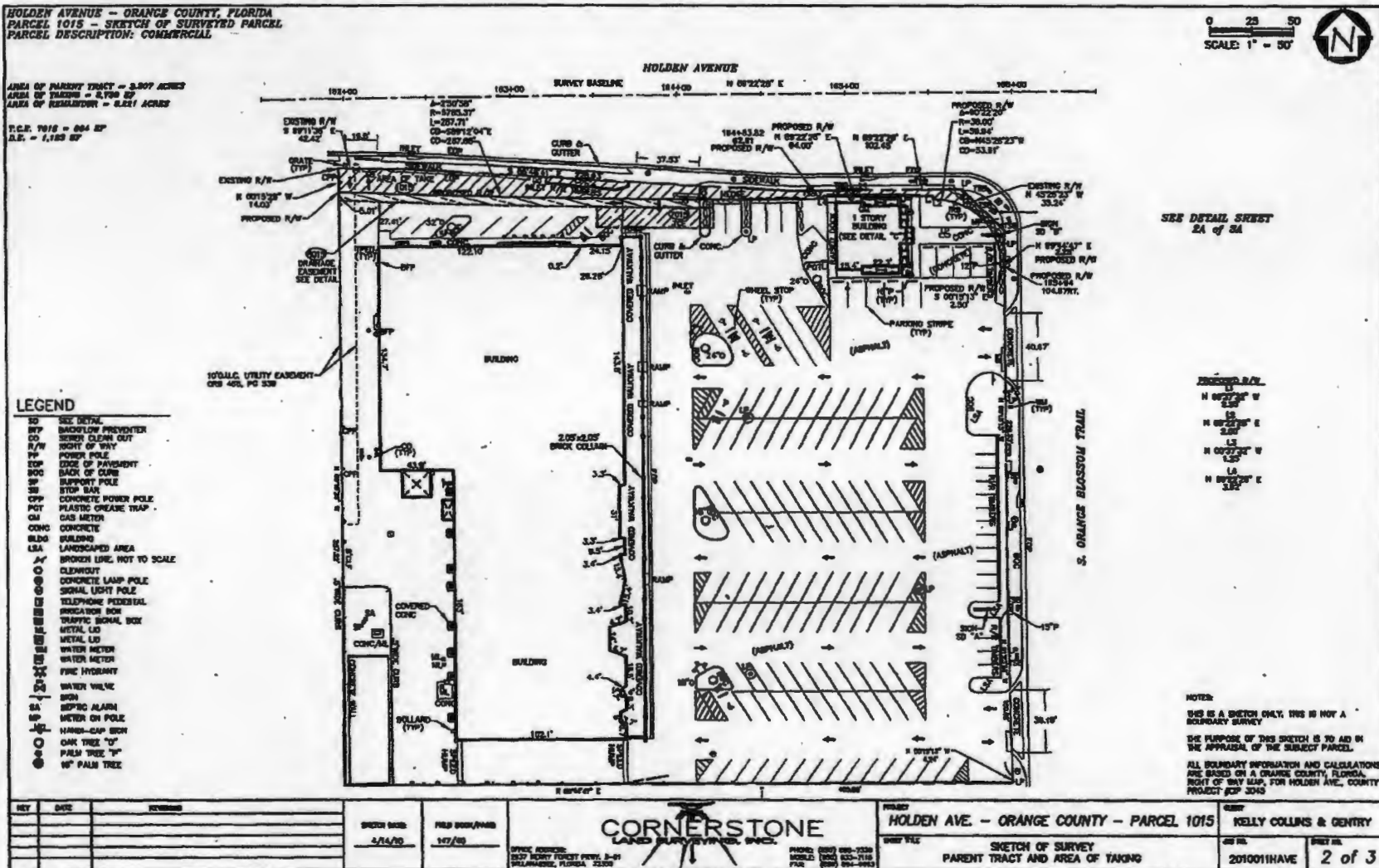
NOTES

THIS IS A SKETCH ONLY, THIS IS NOT A
BOUNDARY SURVEY

THE PURPOSE OF THIS SKETCH IS TO AID IN
THE APPRAISAL OF THE SUBJECT PARCEL.

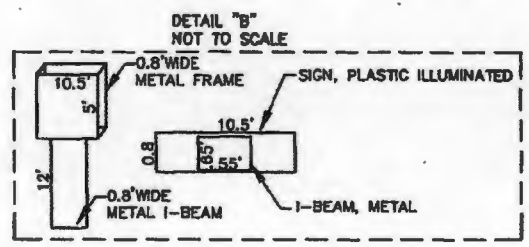
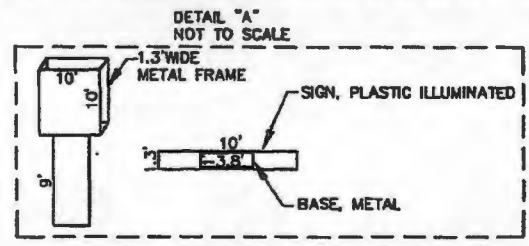
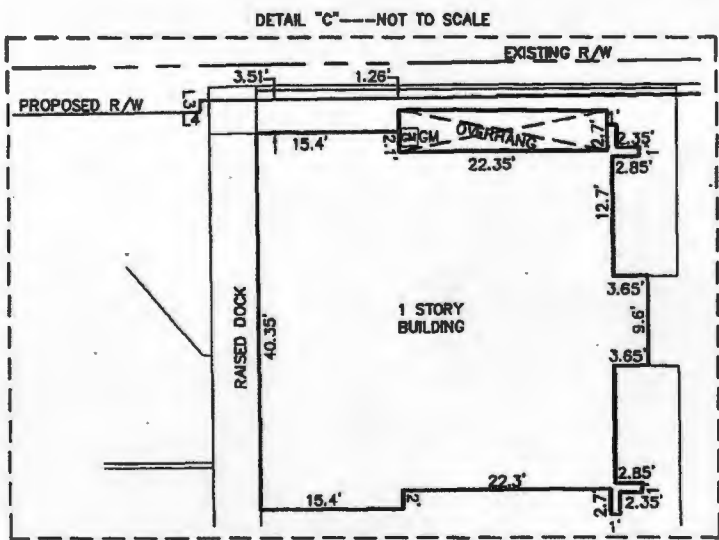
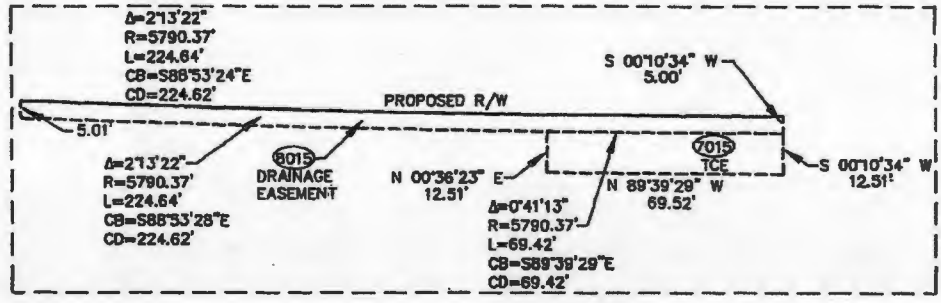
ALL BOUNDARY INFORMATION AND CALCULATIONS
ARE BASED ON A ORANGE COUNTY, FLORIDA,
RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY
PROJECT RDP 3040

REF	DATE	DESCRIPTION	SECTION	FIELD BOOK/PAGE	 <p>CORNERSTONE LAND SURVEYORS INC.</p> <p>OFFICE ADDRESS: 16102 KENNY FOREST PKY, B-21 MILLERDALE, FLORIDA 32008</p> <p>PHONE: (904) 968-2239 FAX: (904) 968-1116 TOLL FREE: (800) 694-6163</p>	PROJECT HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	OWNER KELLY COLLINS & GENTRY
				SECTION DATE 4/14/02	SHEET TITLE DETAIL SKETCH OF SURVEY	SHEET NO. 201001HAVE	SHEET OF 1A of 3A



HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
 PARCEL 1015 - SKETCH OF SURVEYED PARCEL
 PARCEL DESCRIPTION: COMMERCIAL

AREA OF PARENT TRACT = 8.807 ACRES
 AREA OF EASEMENT = 8.788 ACRES
 AREA OF REMAINDER = 0.019 ACRES
 T.C.E. THIS = 884 SF
 A.E. = 1,188 SF



NOTES:
 THIS IS A SKETCH ONLY. THIS IS NOT A
 BOUNDARY SURVEY.
 THE PURPOSE OF THIS SKETCH IS TO AID IN
 THE APPROVAL OF THE SUBJECT PARCEL.
 ALL BOUNDARY INFORMATION AND CALCULATIONS
 ARE BASED ON A GRANGE COUNTY, FLORIDA
 RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY
 PROJECT 80P 3046

REV	DATE	DESCRIPTION	SKETCH DATE	FIELD BOOK/NO	CORNERSTONE LAND SURVEYING, INC.	PROJECT HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	CLIENT KELLY COLLINS & GENTRY
			4/16/10	142/40	OFFICE ADDRESS: 8257 HENRY FOREST DRIVE, S-41 PALM HARBOR, FLORIDA 34683	PROJECT FILE DETAIL SKETCH OF SURVEY	JOB NO. 2010011NAVE
					PHONE: (888) 888-7239 MOBILE: (941) 933-7115 FAX: (941) 933-7115		SHEET NO. 2A of 3A



SEE DETAIL SHEET
34 OF 34

2. $\frac{d^2x}{dt^2} = -\frac{g}{L}x$ \Rightarrow $x(t) = A \cos(\omega t) + B \sin(\omega t)$
 3. $\frac{d^2x}{dt^2} = -\frac{g}{L}x$ \Rightarrow $x(t) = A \cos(\omega t) + B \sin(\omega t)$
 4. $\frac{d^2x}{dt^2} = -\frac{g}{L}x$ \Rightarrow $x(t) = A \cos(\omega t) + B \sin(\omega t)$
 5. $\frac{d^2x}{dt^2} = -\frac{g}{L}x$ \Rightarrow $x(t) = A \cos(\omega t) + B \sin(\omega t)$

NOTES:

THIS IS A SKETCH ONLY. THIS IS NOT A
SECURITY SURVEY

THE PURPOSE OF THIS SKETCH IS TO AID IN
THE APPRAISAL OF THE SUBJECT PARCEL.

ALL SECURITY INFORMATION AND CALCULATIONS
ARE BASED ON A CORNER COUNTY, FLORIDA
PROPERTY MAP, FOR POLICE AVE., COUNTY
PROJECT #P 3245

**HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
PARCEL 1016 - SKETCH OF SURVEYED PARCEL
PARCEL DESCRIPTION: COMMERCIAL**

AREA OF ADJACENT TRACT = 3.207 ACRES
AREA OF TRACTING = 3.750 SF
AREA OF REMAINING = 3.151 ACRES
P.C.E. 7012 = 604 SF
D.E. = 5,143 SF

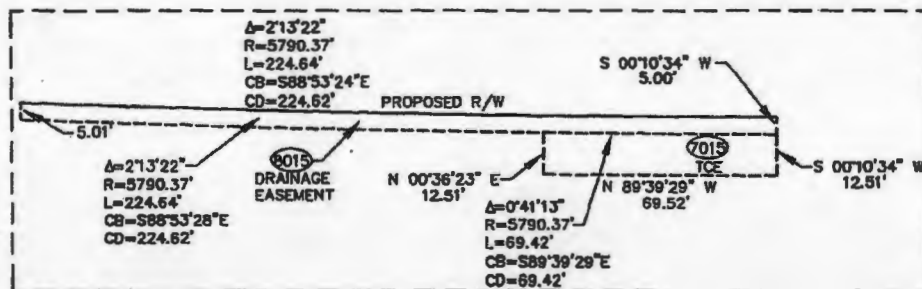
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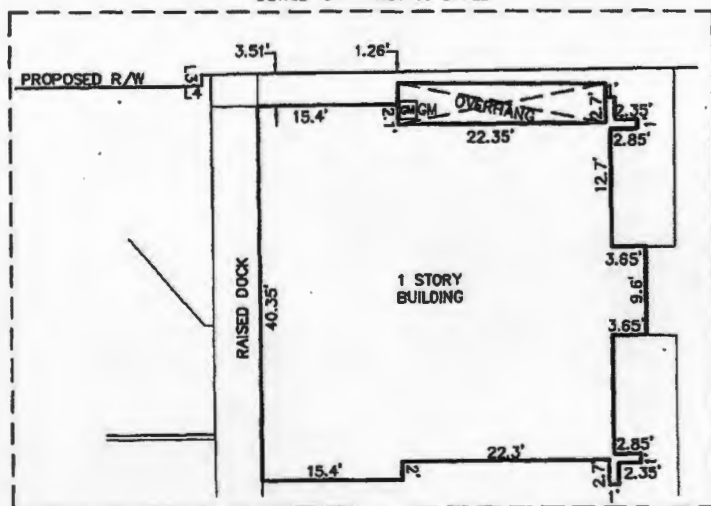
HOLDEN AVENUE - ORANGE COUNTY, FLORIDA
 PARCEL 1015 - SKETCH OF SURVEYED PARCEL
 PARCEL DESCRIPTION: COMMERCIAL

AREA OF PARENT TRACT - 0.807 ACRES
 AREA OF TAKING - 0.726 ACRES
 AREA OF REMAINDER - 0.081 ACRES

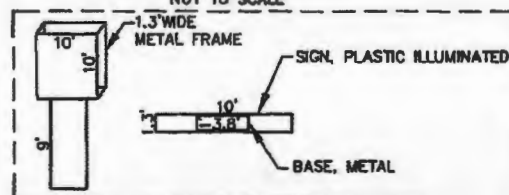
T.C.E. 1015 - 004 37'
 D.E. = 1,182 SF



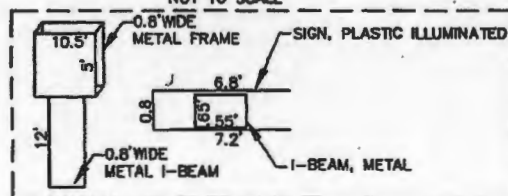
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DETAIL "A" NOT TO SCALE



DETAIL "B" NOT TO SCALE



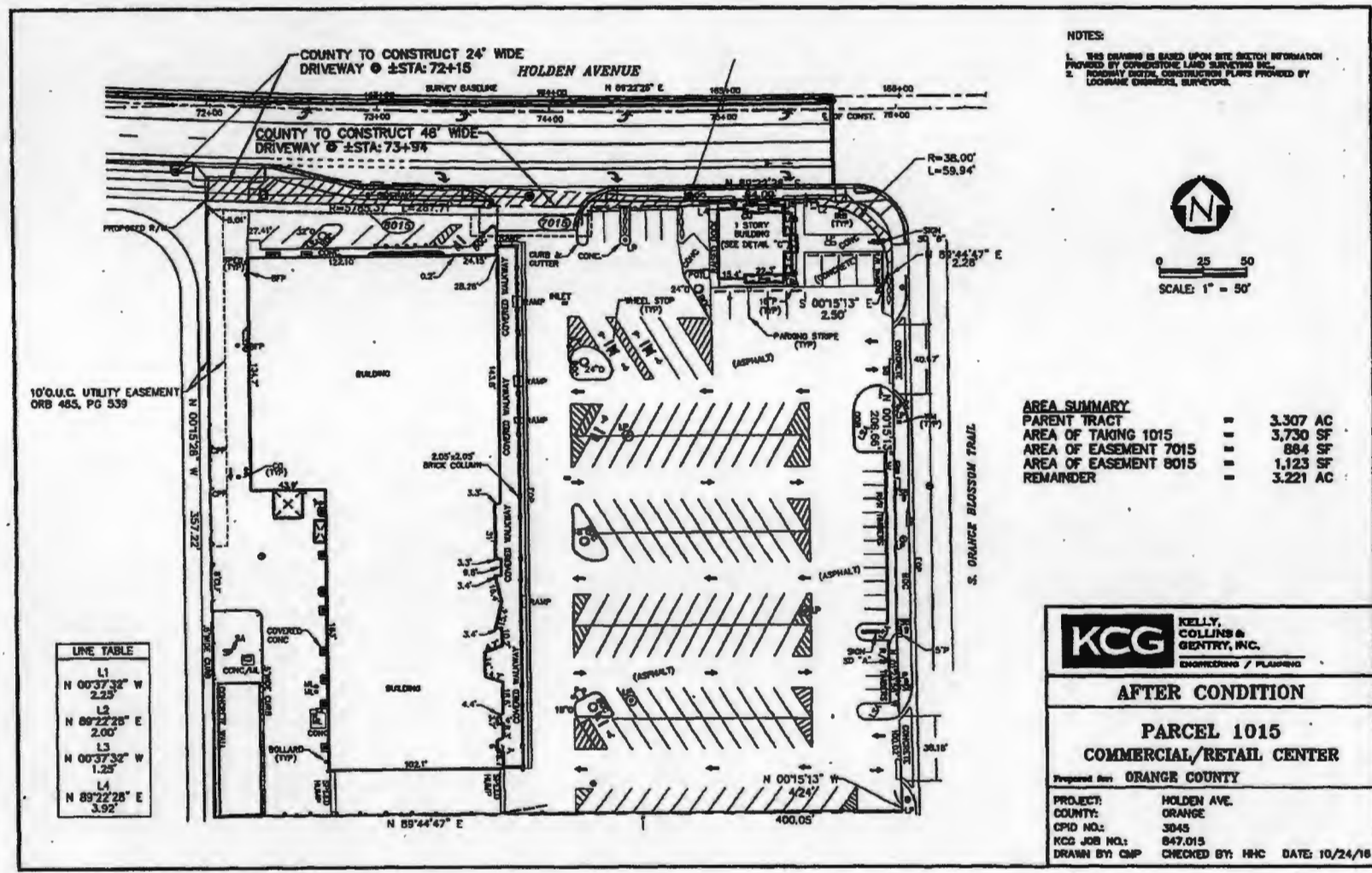
NOTES:
 THIS IS A SKETCH ONLY. THIS IS NOT A BOUNDARY SURVEY.
 THE PURPOSE OF THIS SKETCH IS TO AID IN THE APPRAISAL OF THE SUBJECT PARCEL.
 ALL BOUNDARY INFORMATION AND CALCULATIONS ARE BASED ON A ORANGE COUNTY, FLORIDA, RIGHT OF WAY MAP, FOR HOLDEN AVE., COUNTY PROJECT 2010011HAYE.

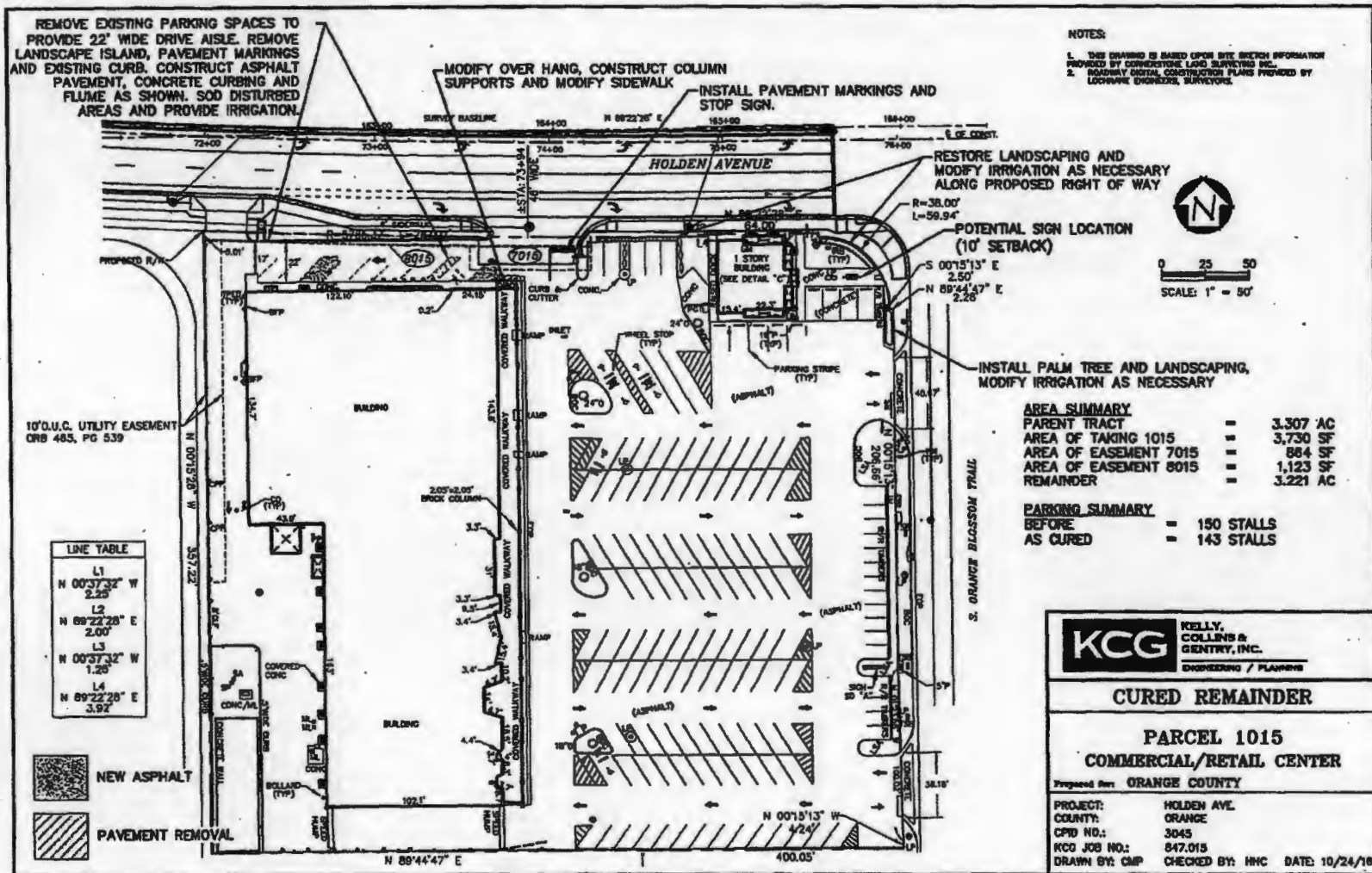
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			4/15/10	1/17/10	HOLDEN AVE. - ORANGE COUNTY - PARCEL 1015	KELLY COLLINS & GENTRY		
					DETAIL SKETCH OF SURVEY		2010011HAYE	3A of 3A

CORNERSTONE
 LAND SURVEYING, INC.

STATE ADDRESS:
 1001 SOUTH FOREST DRIVE, SUITE 100
 TAMPA, FLORIDA 33606

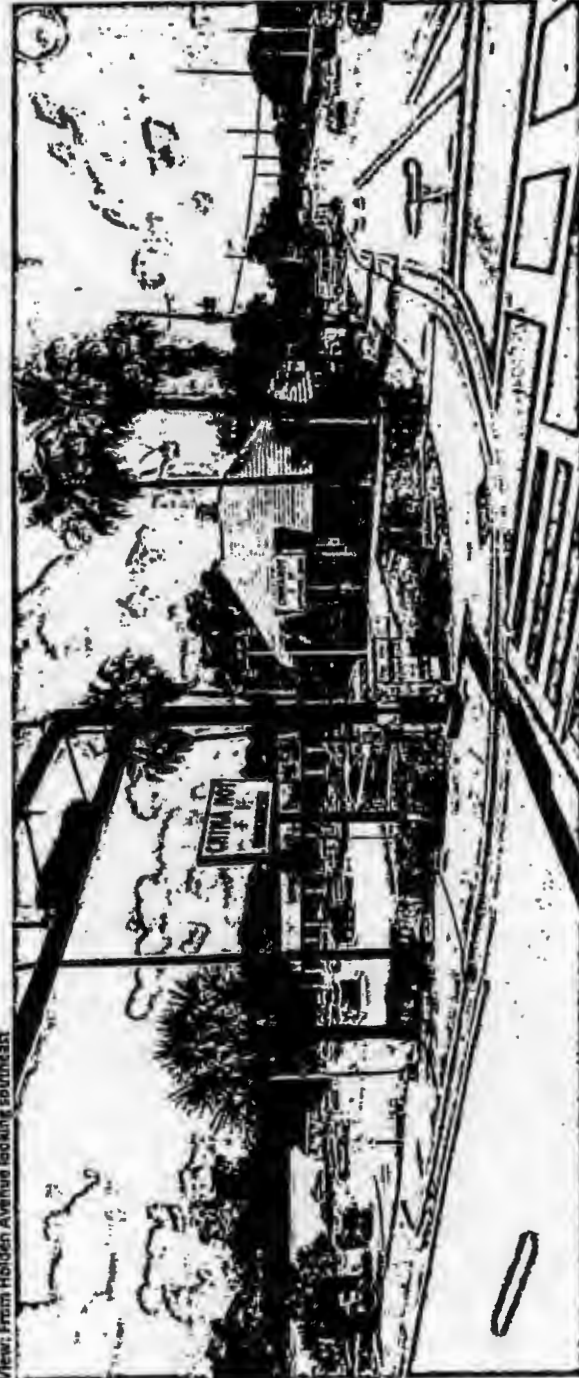
PHONE: (813) 988-1111
 FAX: (813) 988-1111
 CELL: (813) 988-1111







View: From Holden Avenue looking southeast



View: From S. Orange Blossom Trail looking west