



Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

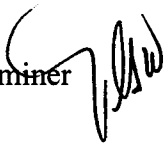
JUL 29 2014 KH/BS

REAL ESTATE MANAGEMENT ITEM 2

DATE: July 3, 2014

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Acting Manager 
Real Estate Management Division

FROM: Virginia G. Williams, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Acting Manager

DIVISION: Real Estate Management
Phone: 836-7082

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

PROJECT: Holden Avenue
(John Young Parkway to Orange Blossom Trail)

District 6

PURPOSE: Acquisition of one fee simple parcel for right-of-way and two temporary
construction easements for road widening improvements.

ITEM: Resolution (Parcels 1012/7012A/7012B)

BUDGET: Account Nos: 1023-072-5109-6110 and 1034-072-3045-6110

APPROVALS: Real Estate Management Division
Public Works Department

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

A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.

JUL 29 2014 KHIS

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

RESOLUTION

WHEREAS, during FY 05/06, the Board approved the project known as Holden Avenue (John Young Parkway to Orange Blossom Trail) to improve the existing roadway, add sidewalks and turn lanes, address the drainage problems, and improve the traffic flow as outlined in the staff report attached as Exhibit "A".

WHEREAS, in connection with the construction, repair and maintenance of the Holden Avenue (John Young Parkway to Orange Blossom Trail) project by Orange County, a charter county and political subdivision of the State of Florida, it is necessary that said County have the required area for road right of way and it is necessary and in the public interest that there be acquired the required fee simple and temporary construction easement interests in certain land for proper construction and maintenance of the above road in the County's Road System and

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

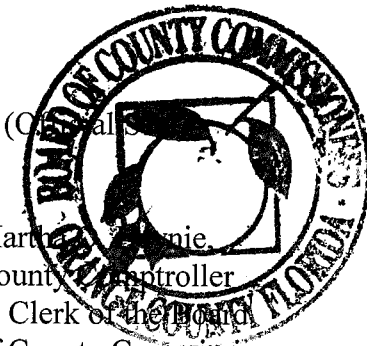
NOW THEREFORE, be it RESOLVED by Orange County, a charter county and political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the required fee simple and temporary construction easement interests in the required land necessary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

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

AND BE IT FURTHER RESOLVED that the temporary construction easements designated as parcel numbers 7012A and 7012B shall commence on the date that Orange County takes title to said temporary construction easement and terminate seven (7) years after that date,

AND BE IT FURTHER RESOLVED that the property description under parcel numbers 1012/7012A/7012B are ratified and confirmed and found necessary for this project to the extent of the estate or interest set forth as a part of the parcel descriptions, the above referenced descriptions being attached hereto as Schedule "A" and Schedule "B", and made a part by reference hereof, that Orange County, the Board of County Commissioners of said County, the Deputy Clerk of said Board of County Commissioners, the attorneys of said Board of County Commissioners and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the required fee simple and temporary construction interests in said land by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said County's expense, such abstract of title search as may be necessary in connection therewith.

ADOPTED THIS _____ DAY OF JUL 29 2014, 2014.



ATTEST: Martina Smith
County Controller
as Clerk of the Board
of County Commissioners

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: [Signature]
Teresa Jacobs
Orange County Mayor

BY: [Signature]
Deputy Clerk

Katie Smith
Printed Name

DATE: 7.29.14

Exhibit "A"

STAFF REPORT
Holden Avenue
From: John Young Parkway
To: Orange Blossom Trail (US 441)
CIP 3045

Updated 6-12-2008

PROJECT HISTORY

1. In August 1999, Orange County began the Roadway Conceptual Analysis (RCA) for the Holden Avenue Project. The Holden Avenue project extends from John Young Parkway to Orange Blossom Trail (US 441). The *Holden Avenue Roadway Conceptual Analysis Report* documents the need for improvement, existing conditions, design criteria, traffic analysis, corridor analysis, alternative alignment analysis, and preliminary design analysis.
2. The First Public Meeting for the Holden Avenue RCA was held on March 5, 2001. This meeting was an Introductory/Alternative Information Public Meeting to inform the community about the roadway project. The meeting included a formal presentation by Orange County followed by an informal question and answer period. Alternative improvements concepts were also presented to the public for their review and comment.
3. The Second Public Meeting for the Holden Avenue RCA was held on June 25, 2001 to discuss the Preliminary Preferred alternative.
4. A Local Planning Agency (LPA) Workshop was held on August 16, 2001. A brief project presentation was given to the LPA Board. Orange County and TEI Engineers & Planners, Inc. presented the results and recommendations of the Holden Avenue RCA to the LPA and solicited comments and ideas.
5. A LPA Public Hearing was held on September 20, 2001. A brief project presentation was given to the LPA Board. The presentation outline was as follows: project location, project need, public involvement, project elements, estimated project costs, project schedule, and action requested. The LPA found that the proposed improvements were consistent with the Orange County Comprehensive Policy Plan.
7. The Board of County Commissioners (BCC) Public Hearing was held on November 27, 2005. County Staff made a brief presentation. The presentation outline was as follows: project location, project need, public involvement, project elements, estimated project costs, project schedule, and action requested. The BCC approved proceeding with the final design, right-of-way acquisition, and construction of the project.

PROJECT CONSIDERATIONS

Among the important elements in determining the need for the roadway improvements there are existing conditions, safety considerations, project cost, evaluation of alternative alignments, long range planning, environmental considerations, and engineering recommendations.

STAFF REPORT
Holden Avenue
From: John Young Parkway
To: Orange Blossom Trail (US 441)
CIP 3045

Updated 6-12-2008

Existing Conditions

Holden Avenue is an east-west, minor arterial facility extending from Texas Avenue to Orange Blossom Trail, with a traffic signal at Orange Blossom Trail. Residential and commercial land uses are present along the corridor. The posted speed limit is 30 mph.

Typical Sections

The Holden Avenue typical section from Texas Avenue to Rio Grande Avenue is a two-lane roadway (one in each direction) with 12-ft wide travel lanes and roadside swales, no paved shoulders or bicycle lanes.

The Holden Avenue typical section from Rio Grande Avenue to Orange Blossom Trail is a four-lane, undivided roadway with 11-ft wide lanes, and a continuous two-way left turn center lane.

Pedestrian and Bicycle Facilities

There is a sidewalk along the south side of Holden Avenue, extending approximately 700 feet west of the intersection with Orange Blossom Trail.

Pedestrian and bicyclist travel is evident at several locations along the corridor where worn paths exist in the sod areas, to the sides of the road.

Right-of-Way

The right-of-way varies throughout the project. Between John Young Parkway and Texas Avenue, the right-of-way is predominantly 66-ft wide. Between Texas Avenue and Rio Grande Avenue the right-of-way is 66-ft in width. The right-of-way varies between 61-ft and 88-ft., as Holden Avenue approaches Orange Blossom Trail from Rio Grande Avenue. On the east side of OBT, Holden Avenue right-of-way tapers from 92-ft to 63-ft as Holden Avenue approaches the project eastern terminus.

Drainage

The majority of the project corridor lies within the South Florida Water Management District in the Lake Tyler basin of Shingle Creek watershed.

The proposed alignment between John Young Parkway and Texas Avenue lies within the Park Central Wetlands, and drains west to the east side of John Young Parkway, bypassing the John Young Parkway drainage system.

From Texas Avenue up to Rio Grande Avenue, stormwater runoff along Holden Avenue is collected in shallow roadside swales and discharges to Lake Buchanan.

Stormwater runoff from Holden Avenue, between Rio Grande Avenue and Orange Blossom Trail, is collected through a storm sewer system that drains south to Lake Tyler. Lake Tyler discharges south to the Americana Canal and ultimately west to Shingle Creek.

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Holden Avenue
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Updated 6-12-2008

Long Range Planning

The limits of the Holden Avenue RCA are from John Young Parkway to Orange Blossom Trail. A "future conditions" analysis was performed to identify the effects between a build scenario for Holden Avenue as a 4-lane facility and a no-build scenario, in which no improvements are made to the existing facility. The build scenario shows that all intersections and links within the Holden Avenue corridor can be expected to operate at or above a level of service D through the year 2025 (Level of service A is very good, and a Level of Service F is failing). Orange County requires that minor arterials, such as the Holden Avenue, maintain a level of service E or better. If the existing Holden Avenue roadway is not improved, it is expected that traffic volumes will increase and the unimproved facility would not adequately serve the projected traffic demands and the levels of service can be expected to degrade substantially by the 2025 Design Year.

Safety Considerations

The widening of Holden Avenue is intended to improve both traffic and pedestrian safety. The following are some of the improvements associated with the Holden Avenue project: raised medians, five-foot wide sidewalks, four-foot wide bicycle lanes on both sides of Holden Avenue, and roadway lighting. A traffic signal will be provided at the intersection of Holden Avenue with Texas Avenue. Also, there is a proposed signal modification at the intersection of John Young Parkway and Millenia Boulevard where Holden Avenue is proposed to tie-in at the western terminus. . The raised, landscaped median will also provide adequate separation for the two directions of traffic, and the landscape will provide beautification to the corridor. The installation of sidewalks and bicycle lanes will provide designated areas for pedestrians and bicyclists.

Environmental Considerations

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

The land use within the project limits is predominantly low-medium density residential and commercial. There are no cultural features or community facilities directly on the project corridor. The residential land use consists of several large developments: Park Central, Alhambra Club Condominium, Alhambra Club Apartments, Buchanan Bay Townhomes, Chowder Bay Apartments, Palm West Apartments and Lake Tyler Condominium. The Orlando Utilities Commission (OUC) sub station 4 is located in the southeast quadrant of the intersection of Texas Avenue and Holden Avenue. The commercial land use within the project limits is located along Orange Blossom Trail at the project terminus.

The remaining undeveloped land is located on the north side of the proposed Holden Avenue between John Young Parkway and Texas Avenue.

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Updated 6-12-2008

Holden Avenue

From: John Young Parkway

To: Orange Blossom Trail (US 441)

CIP 3045

A survey of threatened and endangered species was performed, and found that none were within the project area. There were no recorded historical or archaeological sites within the surveyed area.

Wetlands were identified through the use of the United States Fish and Wildlife Service (USFWS) National Wetland Inventory maps, United States Department of Agriculture National Resource Conservation Service and aerial photography. A few different types of wetland systems are found within the project area. They include lakes, forested wetland, and herbaceous wetlands. Along the existing Holden Avenue, there are wetland areas both north and south of the roadway in conjunction with Lake Buchanan. North of Holden Avenue lays the lake itself, with a forested wetland component adjacent to the road. South of the lake lies a historically connected forested wetland area, which maintains a hydrologic connection with Lake Buchanan via a cross drain under Holden Avenue. The proposed extension of Holden Avenue between Texas Avenue and John Young Parkway will result in potential wetland impacts. The recommended alternative and associated stormwater management facilities will impact approximately 10.514 acres of wetlands. Mitigation for impacts will be determined during permitting with the South Florida Water Management District and the US Army Corps of Engineers.

The Contamination Screening Evaluation Report (CSER) identified a high risk of soil and groundwater contamination near the proposed stormwater retention pond No. 3 approximately at the eastern terminus of the project. The proposed pond site is located adjacent to a gasoline station with documented soil and groundwater contamination impacts. Further investigation of this site was performed and documented on the Report of Preliminary Contamination Assessment (PCA) Holden Avenue- Pond 3. Although several soil samples indicated detectable chemical constituents, none were detected above current FDEP clean-up target levels. Based on the results of the soil and groundwater sampling, it appears that the site has not been impacted by the adjacent gasoline station at this time. Special considerations should be evaluated to prevent migration of the adjacent plume during construction (if dewatering is required) or due to final pond parameters.

Stormwater treatment ponds will be used to treat and attenuate the collected water before discharge into receiving waters.

Evaluation of Alternative Alignments

For the purpose of this analysis, the Holden Avenue corridor was subdivided into three segments based on a variety of key engineering and environmental characteristics common to each segment. These segments are the following: Segment 1 from John Young Parkway to Texas Avenue, Segment 2 from Texas Avenue to Rio Grande Avenue and Segment 3 from Rio Grande Avenue to Orange Blossom Trail. A number of alternative roadway alignments were developed and analyzed within each segment. These alternative alignments were based on left, right and center orientations with respect to existing pavement and right-of-way location. Based upon the

STAFF REPORT

Updated 6-12-2008

Holden Avenue

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CIP 3045

results of the engineering and environmental analyses, and input received from the public and local governments, a preferred alignment was recommended for each of the three segments, as a result of incurring the lowest construction cost, least residential and business impacts, and least wetland and floodplain impacts.

Engineering Recommendations

Segment 1

From John Young Parkway to Texas Avenue, the recommended alignment transitions slightly north to minimize wetland impacts to a conservation area, and to maintain the southern right-of-way line along the developed property. This segment will consist of a 113.5-ft typical section, 12-ft wide lanes (two in each direction), and a 15.5-ft wide median. This typical section transitions as it crosses Texas Avenue into a 93.5-ft typical section in Segment 2.

Segment 2

From Texas Avenue to Rio Grande Avenue, the alignment transitions from a north alignment to a south alignment and then back to a north alignment as it approaches Rio Grande Avenue, with a variable width section between 93.5-ft and 83.5-ft, as the road progresses along the corridor, to avoid impacts to the OUC substation and minimize impact to the existing developments and to Lake Buchanan. This section will have 11-ft wide lanes (two in each direction) and a median width of 15.5-ft.

Segment 3

From Rio Grande to Orange Blossom Trail from a north alignment the corridor makes a transition to a center alignment. This segment consists of a 93.5-ft typical section, with 11-ft wide lanes (two in each direction) and a median width of 15.5-ft.

The recommended typical sections for all three Segments will consist of the following:

- 83.5-ft – 113.5-ft wide proposed right-of-way
- Four lanes (two in each direction)
- Raised landscaped median
- 4-ft wide on-road bicycle lanes (one, each direction)
- 5-ft wide sidewalks (one, each direction)
- Curb and gutter
- Underground stormwater drainage system with retention ponds
- Landscaping
- Roadway Lighting

Project Costs

The total Right-of-Way cost for the project is approximately \$7,255,000

The Engineering Design cost for the project is \$ 1,220,739

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The estimated construction cost for the project is approximately \$ 15,600,000

Therefore, the total project cost is approximately \$ 24,075,739

Conclusion

In accordance with the Holden Avenue Roadway Conceptual Analysis, the Holden Avenue project from John Young Parkway to Orange Blossom Trail (US 441) should be designed and constructed as a four lane urban, divided facility. This project is needed to increase the traffic operation capacity of the existing two-lane roadway, in order to accommodate the increased transportation demands resulting from current and future growth in the area. In addition, the project will provide a continuous multi-lane minor arterial route, allowing a more direct link for motorists traveling east and west within central Orange County.

SCHEDULE "A"

PARCEL No.: 1012
ESTATE: FEE SIMPLE
PURPOSE: ROAD RIGHT OF WAY

DESCRIPTION:

That part of:

"Parcel One:

The West one-half of the West one-half of the Northwest one-quarter of the Northeast one-quarter of Section 15, Township 23 South, Range 29 East, LESS AND EXCEPT the following described property:

Begin at the Southwest corner of 10 acre tract, run North 590 feet, run thence East 280 feet, run thence South 100 feet; run thence East 50 feet; and run thence South 490 feet; thence West to the point of beginning.

And Also

Parcel Two:

The West 165 feet of the East three-quarters of the Northwest one-quarter of the Northeast one-quarter of Section 15, Township 23 South, Range 29 East Orange County, Florida. "

(Said property being the same lands as described in Condominium Book 15, Page 16 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northwest corner of the Northeast 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 Northeast 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the East right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'15" East along said Northerly projection a distance of 45.00 feet to a point on the Southerly right of way line of said Holden Avenue for a Point of Beginning; thence run North 44°36'08" East along said Southerly right of way line of Holden Avenue a distance of 21.30 feet; thence run North 89°22'28" East continuing along said Southerly right of way line of Holden Avenue a distance of 165.51 feet to the beginning of a non-tangent curve concave Southerly having a radius of 4536.99 feet and a chord bearing of South 86°00'11" West; thence departing said Southerly right of way line of Holden Avenue from a tangent bearing of South 86°54'02" West, run Westerly along the arc of said curve through a central angle of 01°47'42" a distance of 142.15 feet to the end of said curve; thence departing said curve run South 42°00'04" West a distance of 47.93 feet; thence run South 00°10'12" East parallel with the aforesaid East right of way line of Rio Grande Avenue a distance of 212.73 feet; thence run South 04°02'09" West a distance of 88.62 feet to a point on said East right of way line of Rio Grande Avenue; thence run North 00° 10' 12" West along said East right of way line of Rio Grande Avenue a distance of 329.69 feet to the Point of Beginning.

Containing 3,217 square feet, more or less.

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

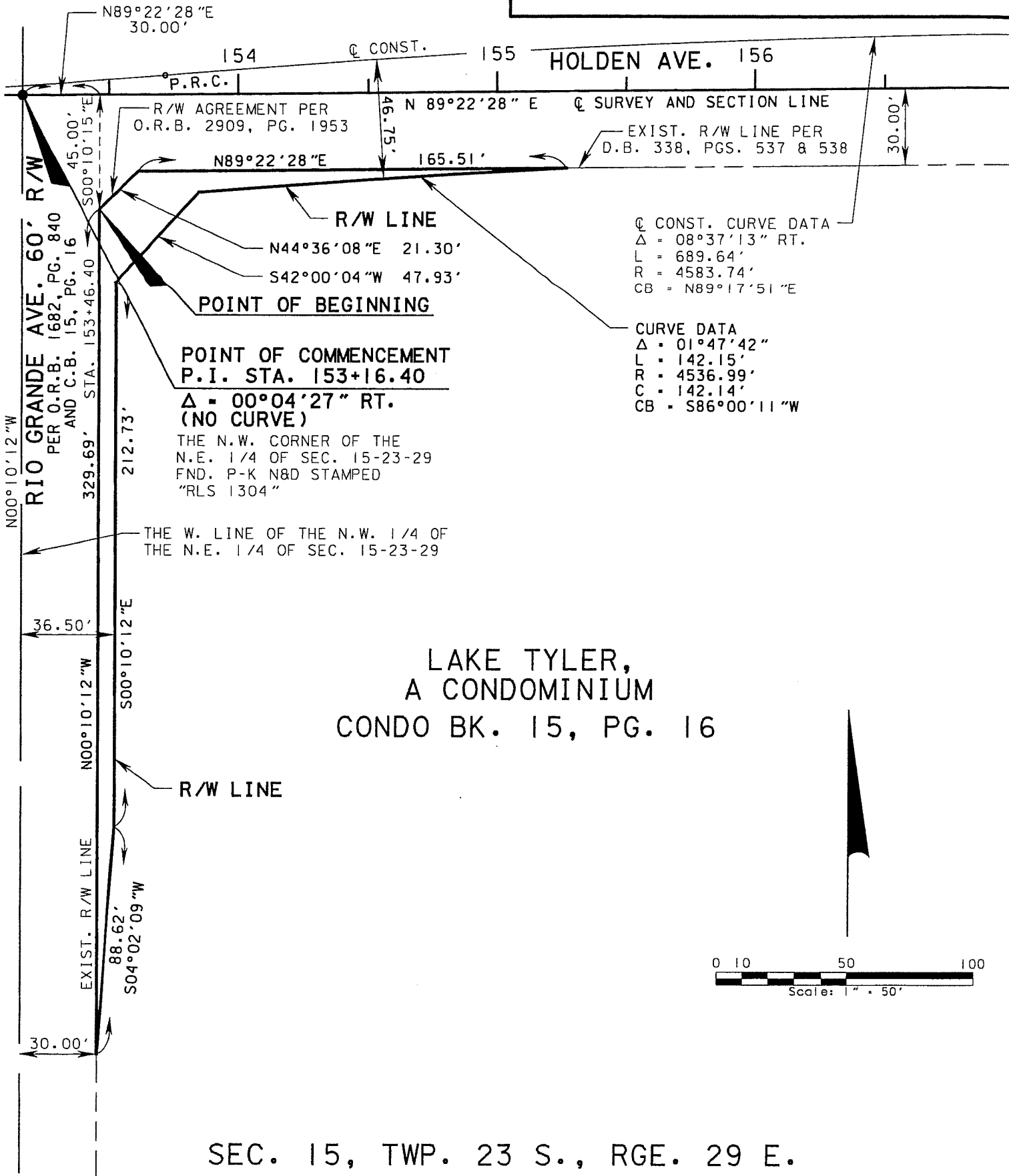
201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:	HOLDEN AVENUE		
DRAWN BY: C. LEFTAKIS	DATE: 7/13/04	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 7/13/04	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 11/10/05	SHEET	1 OF 3

SKETCH OF DESCRIPTION

PARCEL No.: 1012

THIS IS NOT A BOUNDARY SURVEY



SEC. 15, TWP. 23 S., RGE. 29 E.

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SKETCH OF DESCRIPTION

PARCEL No.: 1012

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 3,217 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 6 OF 13 FOR THIS PARCEL.

LEGEND:

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

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

DATE: 7/13/04

REVISED: 11/10/05

SCALE: N/A

CHECKED BY: J. CAMPBELL

DATE: 7/13/04

LEI JOB No.: 02076.10

SHEET 3 OF 3

SCHEDULE "B"

HOLDEN AVENUE PARCEL 1012

FEE SIMPLE

Parcel 1012: the interest being acquired is fee simple.

SCHEDULE "A"

PARCEL No.: 7012A
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

DESCRIPTION:

That part of:

"Parcel One:

The West one-half of the West one-half of the Northwest one-quarter of the Northeast one-quarter of Section 15, Township 23 South, Range 29 East, LESS AND EXCEPT the following described property:

Begin at the Southwest corner of 10 acre tract, run North 590 feet, run thence East 280 feet, run thence South 100 feet; run thence East 50 feet; and run thence South 490 feet; thence West to the point of beginning.

And Also

Parcel Two:

The West 165 feet of the East three-quarters of the Northwest one-quarter of the Northeast one-quarter of Section 15, Township 23 South, Range 29 East Orange County, Florida."

(Said property being the same lands as described in Condominium Book 15, Page 16 of the Public Records of Orange County, Florida.)

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Containing 1,069 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

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L.B. No. 2856

JOHN J. CAMPBELL, JR.
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LOCHRANE

Consulting Engineers • Surveyors

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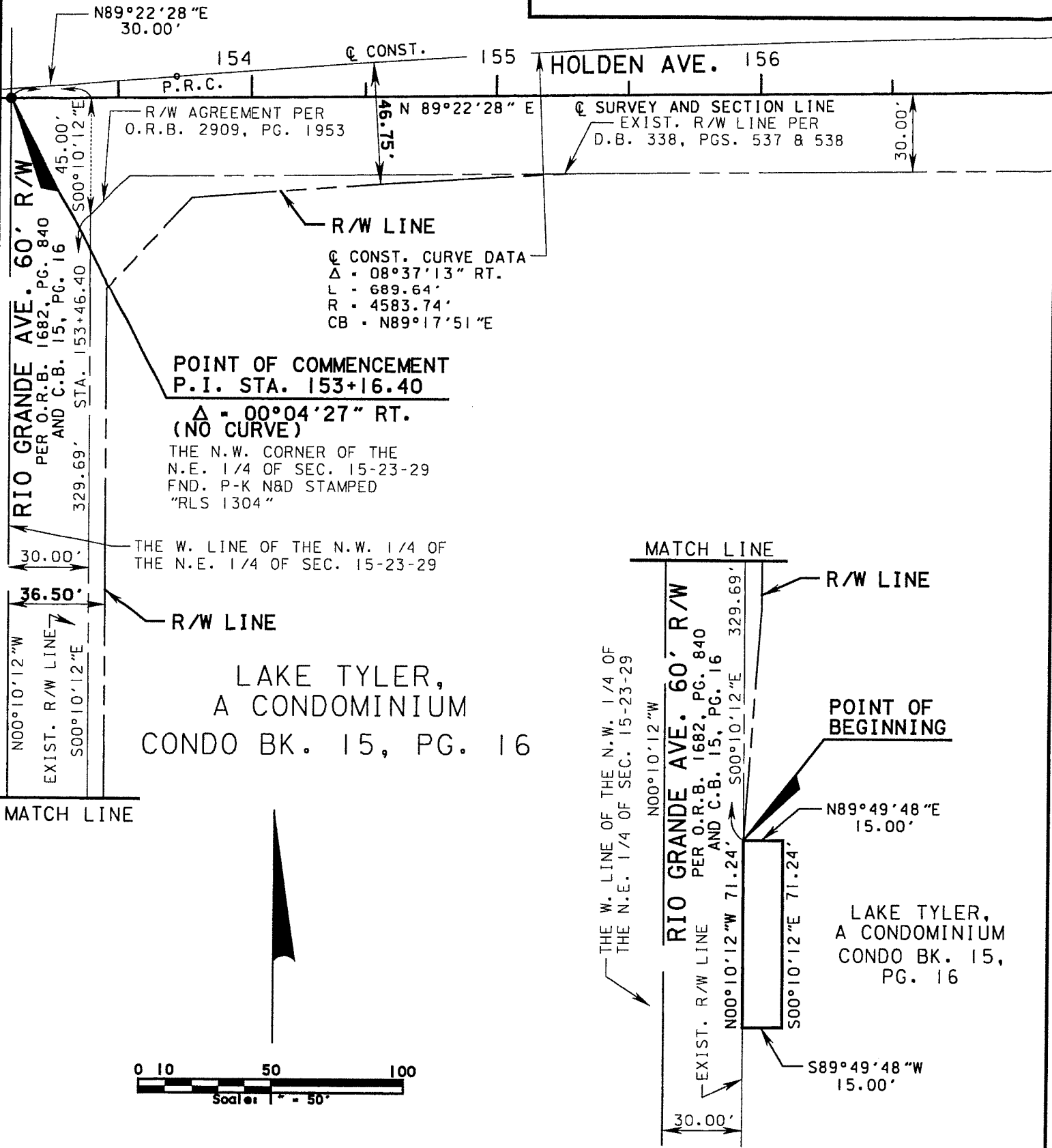
PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
SCALE:	N/A	CHECKED BY:	J. CAMPBELL
DATE:	8/7/07	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	SHEET	1 OF 3

rvps7012A.dgn

SKETCH OF DESCRIPTION

PARCEL No.: 7012A

THIS IS NOT A BOUNDARY SURVEY



LAKE TYLER,
A CONDOMINIUM
CONDO BK. 15, PG. 16

POINT OF BEGINNING

LAKE TYLER,
A CONDOMINIUM
CONDO BK. 15,
PG. 16

SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE ORANGE COUNTY PROJECT No. CIP 3045	DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	REVISED:	SCALE: 1" = 50'
	CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.: 02076.10	SHEET 2 OF 3

TWS07012A.dgn

SKETCH OF DESCRIPTION

PARCEL No.: 7012A

THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

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3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,069 SQUARE FEET, MORE OR LESS.
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SEE SHEET 2 FOR PARCEL SKETCH.
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LEGEND:

Ⓞ	CENTERLINE	P.B.	PLAT BOOK
Δ	DELTA (CENTRAL ANGLE)	PC	POINT OF CURVATURE
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CONDO BK.	CONDOMINIUM BOOK	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
D.B.	DEED BOOK	(R)	RADIAL
EXIST.	EXISTING	RGE.	RANGE
FND.	FOUND	RT.	RIGHT
ID.	IDENTIFICATION	R/W	RIGHT OF WAY
L	LENGTH	SEC.	SECTION
LB	LICENSED BUSINESS	STA.	STATION
LT.	LEFT	T	TANGENT
O.R.B.	OFFICIAL RECORDS BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

DATE: 8/7/07

REVISED:

SCALE: N/A

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

LEI JOB No.: 02076.10

SHEET 3 OF 3

SCHEDULE "B"

HOLDEN AVENUE PARCEL 7012A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7012A 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 existing palm trees 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.

SCHEDULE "A"

PARCEL No.: 7012B
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

DESCRIPTION:

That part of:

"Parcel One:

The West one-half of the West one-half of the Northwest one-quarter of the Northeast one-quarter of Section 15, Township 23 South, Range 29 East, LESS AND EXCEPT the following described property:

Begin at the Southwest corner of 10 acre tract, run North 590 feet, run thence East 280 feet, run thence South 100 feet; run thence East 50 feet; and run thence South 490 feet; thence West to the point of beginning.

And Also

Parcel Two:

The West 165 feet of the East three-quarters of the Northwest one-quarter of the Northeast one-quarter of Section 15, Township 23 South, Range 29 East Orange County, Florida."

(Said property being the same lands as described in Condominium Book 15, Page 16 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northwest corner of the Northeast 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 Northeast 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the East right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 45.00 feet to a point on the Southerly right of way line of said Holden Avenue; thence run North 44°36'08" East and continue along said Southerly right of way line a distance of 21.30 feet; thence run North 89°22'28" East and continue along said Southerly right of way line a distance of 343.25 feet for a Point of Beginning; thence departing said Southerly right of way line run South 00°37'32" East a distance of 20.85 feet; thence run South 88°54'12" West a distance of 38.00 feet; thence run North 00°37'32" West a distance of 21.16 feet to a point on the Southerly right of way line of Holden Avenue; thence run North 89°22'28" East along said Southerly right of way line a distance of 38.00 feet to the Point of Beginning.

Containing 798 square feet, more or less.

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

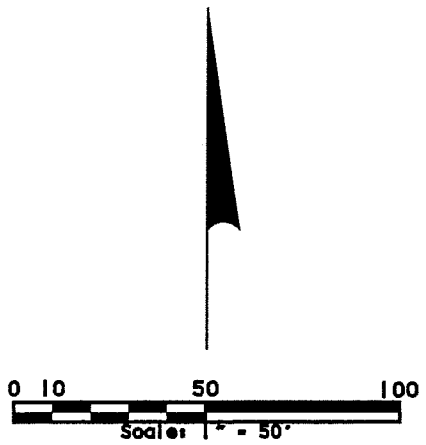
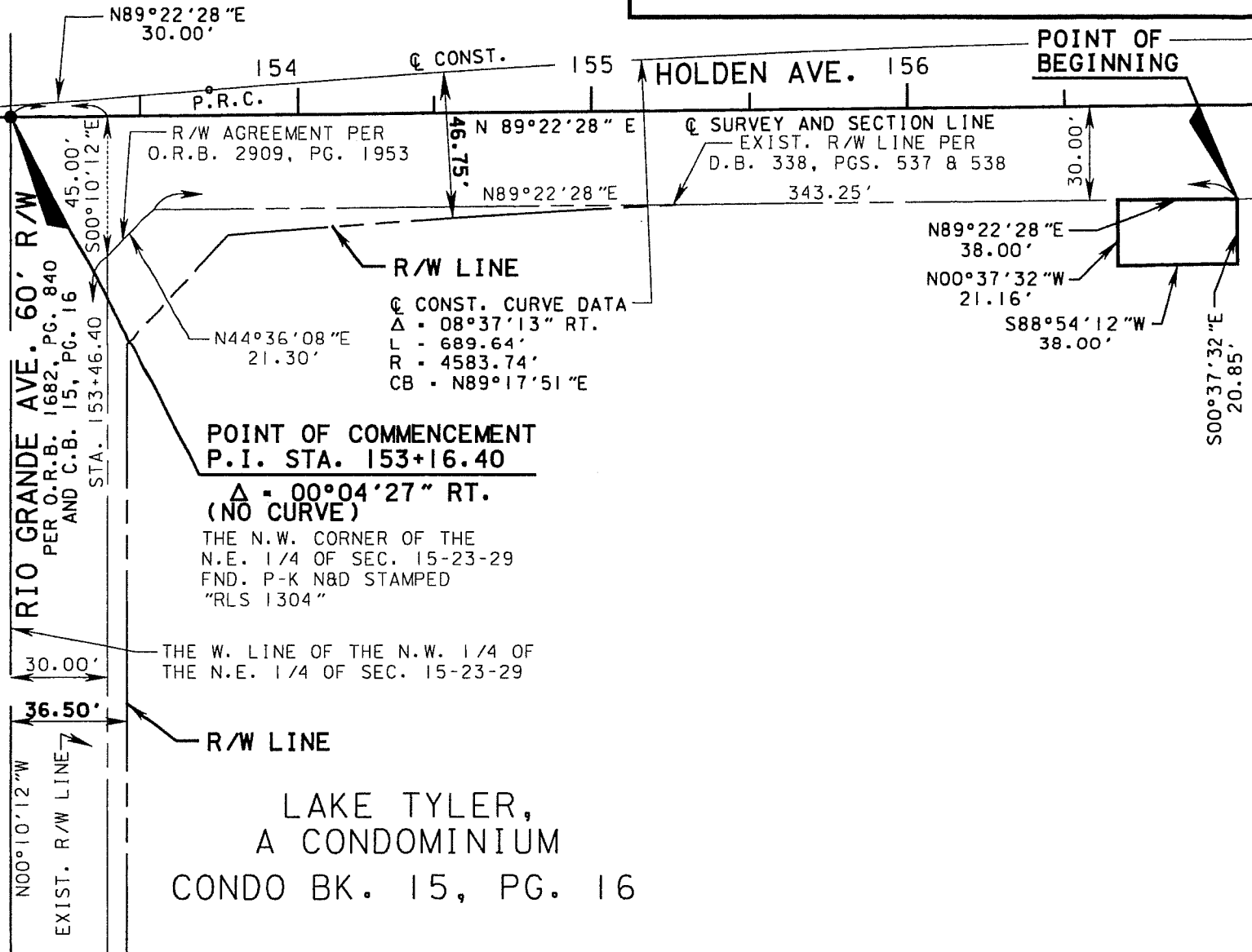
PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	SHEET	1 OF 3

7/25/07 10:28 AM

SKETCH OF DESCRIPTION

PARCEL No.: 7012B

THIS IS NOT A BOUNDARY SURVEY



SEC. 15, TWP. 23 S., RGE. 29 E.

rwp07012B.dgn

HOLDEN AVENUE ORANGE COUNTY PROJECT No. CIP 3045	DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	REVISED:	SCALE: 1" = 50'
	CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.: 02076.10	SHEET 2 OF 3

SKETCH OF DESCRIPTION

PARCEL No.: 7012B

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 798 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 6 OF 13 FOR THIS PARCEL.

LEGEND:

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

SCHEDULE "B"

HOLDEN AVENUE PARCEL 7012B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7012B is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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