

Founded 1910

MEMORANDUM

TO: Central Florida Expressway
Authority Board Members

CLIENT-MATTER NO.: 19125.0082

FROM: David A. Shontz

DATE: August 26, 2015

RE: **State Road 453 Wekiva Parkway, Project 429-206, Amended Parcel Resolution**

Shutts & Bowen LLP, as Right-of-Way counsel, submits the attached Amended Resolution 2015-327 and requests the Board approve the adoption of this Amended Resolution for the acquisition of Parcel 330/730/731 for the construction of State Road 453 Wekiva Parkway Project 429-206.

DESCRIPTION AND BACKGROUND:

This Amended Resolution is being sought in accordance with applicable Florida law governing eminent domain and property acquisition procedures. Additionally, the Amended Resolution is being sought as a step in the process of property acquisition consistent with the requirements of the CFX Property Acquisition and Disposition Procedures Manual.

Acquisition of the following parcels are necessary for the construction of the State Road 453 Wekiva Parkway Project 429-206:

Parcel 330 consists of three (3) parts: Part A, a fee simple acquisition of 1.878 acres, more or less, for right-of-way; Part B, a fee simple acquisition of 3.060 acres, more or less, for right-of-way; and Part C, a fee simple acquisition of 26.003 acres, more or less, for use as limited access right-of-way. The remainder consists of two parcels of 28.123 acres, more or less, and 2.538 acres, more or less.

Parcel 730 is a temporary construction easement containing 12,225 square feet, more or less, for access to demolish a building which is severed by the taking of Part A.

Additionally, Parcel 731A, containing 2,266 square feet, more or less, and Parcel 731B, containing 3,003 square feet, more or less, were added to the acquisition for

access to install drainage pipe(s). The final sketch of legal description was signed and sealed on August 19, 2015, including the additional acquisitions to the property. Resolution 2015-327 requires amendment to include the additional areas of taking. The property is located on the north side of State Road 46 and east of Round Lake Road in Lake County, Florida.

REQUESTED ACTION:

Right-of-Way counsel respectfully requests the Board adopt the attached Amended Resolution 2015-327 to allow acquisition of Parcel 330, Parts A, B and C, Parcel 730, Parcel 731A, and Parcel 731B for the construction of State Road 453 Wekiva Parkway Project 429-206. Amended Resolution 2015-327 supersedes Resolution 2015-327, adopted on May 14, 2015.

ATTACHMENT:

Amended Resolution 2015-327 for Parcel 330/730/731

ORLDOCS 14203967 2

AMENDED RESOLUTION

WHEREAS, the CENTRAL FLORIDA EXPRESSWAY AUTHORITY (the "AUTHORITY") pursuant to Chapter 348, Part III, Florida Statutes, Chapter 369, Part III, Florida Statutes, and Florida Statutes Chapters 73 and 74, is authorized and empowered to acquire, hold, construct, improve, maintain, operate, and own the CENTRAL FLORIDA EXPRESSWAY SYSTEM (the "SYSTEM"), and is further authorized to construct any extensions, additions or improvements to the SYSTEM or appurtenant facilities, including all necessary approaches, roads, bridges and avenues of access, with such changes, modifications or revisions of the project as shall be deemed desirable and proper; and

WHEREAS, the SYSTEM is defined under Section 348.752(5), Florida Statutes, as any and all expressways and appurtenant facilities thereto, including, but not limited to, all approaches, roads, bridges, and avenues of access for the expressway or expressways. Furthermore, Section 348.759(1), Florida Statutes, empowers the AUTHORITY to acquire private or public property and property rights as the AUTHORITY may deem necessary for any purpose, including, but not limited to, areas necessary for management of access and water retention areas. Section 348.754(1)(b), Florida Statutes, also empowers the AUTHORITY to construct any extensions, additions or improvements to the SYSTEM or appurtenant facilities, including all necessary approaches, roads, bridges and avenues of access, with such changes, modifications or revisions of the project as shall be deemed desirable and proper; and

WHEREAS, in furtherance of such authorization, the AUTHORITY has been granted the right to acquire private or public property and property rights, including rights of access, air, view, and light, by gift, devise, purchase, or condemnation by eminent domain proceedings; and

WHEREAS, the AUTHORITY has determined that it is necessary and in the public interest to make certain additions, extensions and improvements to the SYSTEM, including the State Road 453 Wekiva Parkway Project Number 429-206, and the AUTHORITY has determined that to do so it is necessary and in the public interest that the AUTHORITY obtain certain parcels of land in Lake County, Florida, in fee simple, easement, temporary construction easement, and water retention areas, the legal description with the property interest sought being attached hereto as Schedule "A," and, therefore, be it

RESOLVED that for the above reasons it is reasonably necessary, practical and in the best interest of the public and the AUTHORITY that the fee simple interest, easement, temporary construction easement, water retention areas and such other property interests as may be within the scope of the descriptions in Schedule "A" be acquired in the name of the AUTHORITY by gift, purchase, eminent domain proceedings, or otherwise over and upon those certain parcels or tracts of land, situated, lying and being in Lake County, Florida, heretofore as described in the attached Schedule "A;" and, be it further

RESOLVED that the AUTHORITY, its officers, employees, agents, and attorneys are hereby authorized and directed to proceed to take the necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the fee simple interest, easement, temporary construction easement, water retention areas, and such other

property interests as described in the attached Schedule "A" by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file in the name of the AUTHORITY all eminent domain papers, affidavits and pleadings, and its attorneys are authorized to have prepared such other instruments and documents as may be necessary in connection herewith; and, be it further

RESOLVED that this Amended Resolution supersedes Resolution 2015-327, adopted on May 14, 2015; and be it further

RESOLVED that this Amended Resolution shall take effect immediately upon adoption.

ADOPTED this _____ day of September, 2015.

CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

By: _____
Welton Cadwell
Chairman

(SEAL)

ATTEST:

By: _____
Darleen Mazzillo
Executive Assistant

Approved as to form and legality:

Joseph L. Passiatore
General Counsel

ORLDOCS 14199256 1

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 330
PART A**

**PURPOSE: RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 40.00 feet; thence departing said South line, run North 00°23'00" West, a distance of 60.02 feet to the intersection of the East right of way line of Round Lake Road per Florida Department of Transportation Right of Way Map, Section 11130-2521 and the North right of way line of State Road 46, per FDOT Maintenance Map recorded in Map Book 11, Page 1, Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue North 00°23'00" West along said East right of way line, a distance of 1069.86 feet; thence departing said East right of way line, run North 89°56'06" East, a distance of 10.00 feet; thence run South 00°23'00" East, a distance of 100.00 feet; thence run South 03°04'36" East, a distance of 170.24 feet; thence run South 03°33'43" East, a distance of 180.35 feet; thence run South 01°29'39" East, a distance of 257.93 feet; thence run South 00°23'00" East, a distance of 257.19 feet; thence run South 36°13'11" East, a distance of 18.03 feet; thence run North 89°36'34" East, a distance of 164.50 feet; thence run South 00°23'26" East, a distance of 5.00 feet; thence run North 89°36'34" East, a distance of 400.00 feet; thence run South 00°23'36" East, a distance of 94.91 feet to a point on the aforementioned North right of way line of State Road 46; thence run along said North right of way line for the following three courses; run South 89°36'11" West, a distance of 417.71 feet; thence run North 84°41'10" West, a distance of 100.50 feet; thence run South 89°36'11" West, a distance of 90.36 feet to the POINT OF BEGINNING.

Containing 1.878 acres, more or less.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 330
PART B**

**PURPOSE: RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet to the POINT OF BEGINNING; thence run North 89°36'24" East, a distance of 406.69 feet to a point on a non-tangent curve to the left, concave to the Northeast, having a radius of 139.50 feet and a Central Angle of 40°39'23"; thence run Southeasterly along the Arc of said curve a distance of 98.99 feet (Chord Bearing South 70°57'30" East, Chord Distance = 96.92 feet) to a point of compound curvature of a curve concave to the North having a radius of 2055.98 feet and a Central Angle of 13°40'35"; thence run Easterly along the Arc of said curve a distance of 490.76 feet (Chord Bearing = North 81°52'31" East, Chord Distance = 489.59 feet) to the end of said curve; thence North 55°03'11" East, a distance of 37.72 feet; thence North 72°38'53" East, a distance of 121.85 feet; thence North 29°24'48" East, a distance of 59.47 feet; thence North 73°10'11" East, a distance of 29.32 feet; thence South 01°18'37" East, a distance of 106.16 feet to a point on the Northerly right of way line of State Road 46, per FDOT Maintenance Map recorded in Map Book 11, Page 1, Public Records of Lake County, Florida, and a point on a non-tangent curve, concave to the Northwest, having a Radius of 2831.79 feet and a Central Angle of 06°49'35"; thence run along said Northerly right of way line for the following 8 courses: along the Arc of said curve, a distance of 337.39 feet (Chord Bearing = South 73°54'45" West, Chord Distance = 337.19 feet) to the end of said curve; thence North 12°40'27" West, a distance of 4.00 feet; thence run South 77°37'32" West, a distance of 29.60 feet; thence run South 12°04'28" East, a distance of 4.00 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 2831.79 feet and a Central Angle of 11°40'40"; thence run along the Arc of said curve, a distance of 577.16 feet (Chord Bearing = South 83°45'52" West, Chord Distance = 576.16 feet) to the end of said curve; thence South 89°36'11" West, a distance of 491.16 feet; thence North 00°23'49" West, a distance of 17.00 feet; thence South 89°36'11" West, a distance of 122.29 feet; thence, departing said Northerly right of way line, North 00°23'36" West, a distance of 94.75 feet; thence North 89°36'24" East, a distance of 350.00 feet to the POINT OF BEGINNING.

Containing 3.060 acres, more or less.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 330
PART C**

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet to the POINT OF BEGINNING; thence run North 46°03'12" East, a distance of 225.47 feet; thence run North 20°23'36" West, a distance of 313.03 feet to a point of curvature of a curve, concave to the Southeast, having a Radius of 548.08 feet and a Central Angle of 87°50'45"; thence run Northeasterly along the Arc of said curve, a distance of 840.31 feet (Chord Bearing = North 23°31'47" East, Chord Distance = 760.39 feet) to the end of said curve; thence run North 00°10'44" East, a distance of 19.97 feet to the North line of the South 1/2 of said Southwest 1/4; thence run South 89°49'12" East along said North line, a distance of 423.45 feet; thence departing said North line, run South 00°10'44" West, a distance of 19.96 feet to a point on a non-tangent curve to the right, concave to the Southwest, having a radius of 536.08 feet and a Central Angle of 63°03'02"; thence run Southeasterly along the Arc of said curve, a distance of 589.92 feet (Chord Bearing = South 35°31'15" East, Chord Distance = 560.60 feet) to the point of tangency; thence run South 03°59'44" East, a distance of 375.70 feet to a point of curvature of a curve, concave to the East, having a Radius of 884.93 feet and a Central Angle of 10°48'54"; thence run Southeasterly along the Arc of said curve, a distance of 167.04 feet (Chord Bearing = South 09°24'11" East, Chord Distance = 166.79 feet) to the end of said curve; thence South 29°24'48" West, a distance of 59.47 feet; thence South 72°38'53" West, a distance of 121.85 feet, thence South 55°03'11" West, a distance of 37.72 feet to a point on a non-tangent curve to the right, concave to the Northwest, having a radius of 2055.98 feet and a Central Angle of 13°40'35"; thence run Southwesterly along the Arc of said curve, a distance of 490.76 feet (Chord Bearing = South 81°52'31" West, Chord Distance = 489.59 feet) to a point of compound curvature of a curve concave to the Northeast having a radius of 139.50 feet and a Central Angle of 40°39'23"; thence run Northwesterly along the Arc of said curve, a distance of 98.99 feet (Chord Bearing = North 70°57'30" West, Chord Distance = 96.92 feet) to the end of said curve; thence South 89°36'24" West, a distance of 406.69 feet to the POINT OF BEGINNING.

Containing 26.003 acres, more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 730

**PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
(ESTATE: TEMPORARY EASEMENT)**

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet; thence run South 89°36'24" West, a distance of 143.22 feet to the POINT OF BEGINNING; thence continue South 89°36'24" West, a distance of 130.22 feet; thence North 00°22'03" West, a distance of 94.39 feet; thence South 89°42'21" East, a distance of 130.97 feet; thence South 00°05'29" West, a distance of 92.83 feet to the POINT OF BEGINNING.

Containing 12,225 square feet, more or less.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 731A

**PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
(ESTATE: TEMPORARY EASEMENT)**

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet to the POINT OF BEGINNING; thence South 89°36'24" West, a distance of 143.22 feet; thence North 00°05'29" East, a distance of 15.00 feet; thence North 89°36'24" East, a distance of 158.87 feet; thence South 46°03'12" West, a distance of 21.77 feet to the POINT OF BEGINNING,

Containing 2,266 square feet, more or less.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 731B

**PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
(ESTATE: TEMPORARY EASEMENT)**

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet; thence South 89°36'24" West, a distance of 273.44 feet to the POINT OF BEGINNING; thence continue South 89°36'24" West, a distance 76.56 feet; thence North 00°23'36" West, a distance of 0.16 feet; thence South 89°36'34" West, a distance of 200.00 feet; thence North 83°57'42" East, a distance of 150.73 feet; thence North 89°36'24" East, a distance of 126.56 feet; thence South 00°22'03" East, a distance of 15.00 feet to the POINT OF BEGINNING

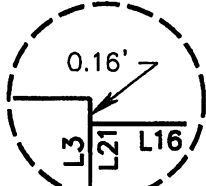
Containing 3,003 square feet, more or less.

PARCEL: 330/730/731

SECTION 26

TOWNSHIP 19 SOUTH RANGE 27 EAST

DETAIL "A"



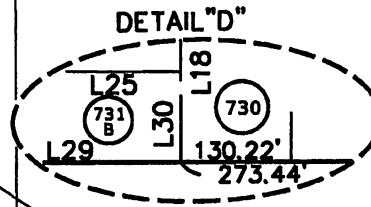
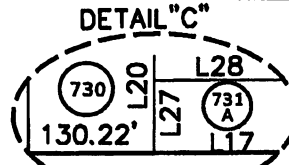
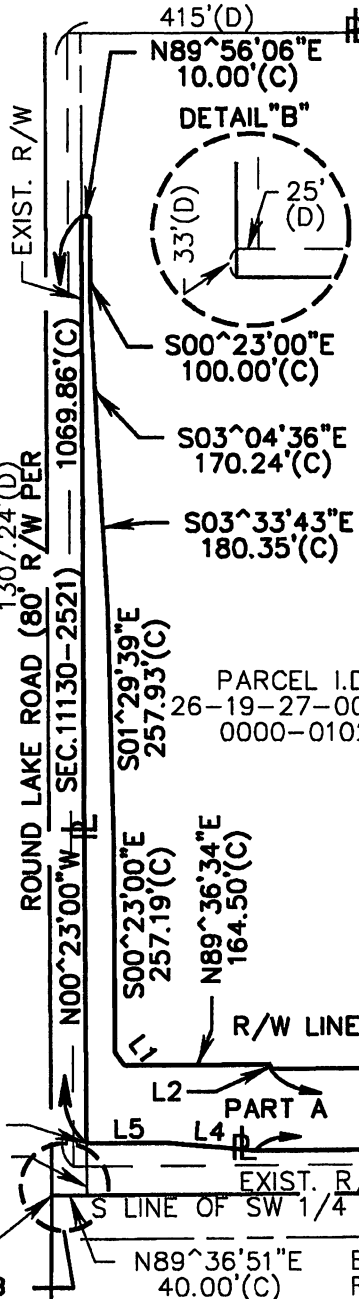
- L1 = S36°13'11"E 18.03'(C)
- L2 = S00°23'26"E 5.00'(C)
- L3 = S00°23'36"E 94.91'(C)
- L4 = N84°41'10"W 100.50'(C)
- L5 = S89°36'11"W 90.36'(C)
- L14 = N00°23'49"W 17.00'(C)
- L15 = S89°36'11"W 122.29'(C)
- L16 = N89°36'24"E 350.00'(C)
- L17 = S89°36'24"W 143.22'(C)
- L18 = N00°22'03"W 94.39'(C)
- L19 = S89°42'21"E 130.97'(C)
- L20 = S00°05'29"W 92.83'(C)
- L21 = N00°23'36"W 94.75'(C)
- L22 = S89°36'34"W 200.00'(C)
- L23 = N89°36'34"E 400.00'(C)
- L24 = N83°57'42"E 150.73'(C)
- L25 = N89°36'24"E 126.56'(C)
- L26 = S46°03'12"W 21.77'(C)
- L27 = N00°05'29"E 15.00'(C)
- L28 = N89°36'24"E 158.87'(C)
- L29 = S89°36'24"W 76.56'(C)
- L30 = S00°22'03"E 15.00'(C)

P.O.B. PART A

P.O.C. N00°23'00"W 60.02'(C)

SW COR. SW 1/4 SEC. 26

FND. NLD "FDOT LB 7917" SEE DETAIL "B"



REMAINDER LT. = ~28.123 ACRES
PARCEL I.D. 26-19-27-0003-0000-1301

SUMTER ELECTRIC COOPERATIVE, INC.
BLANKET EASEMENT PER OR 313, PG 585

P.O.B. PARTS B & C (SEE SHEET 6)

P.O.B. PARCEL 731A
P.O.B. PARCEL 731B

SEE DETAIL "D"

SEE DETAIL "C"

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"

PARCEL I.D. 26-19-27-0003-0000-0200

PROPOSED L.A. R/W LINE
SEE SHEET 6
SEE DETAIL "C"

SEE DETAIL "C"

SEE DETAIL "D"

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"


SEE DETAIL "A"

RIGHT OF WAY
PARCEL SKETCH

STATE ROAD 453
(WEKIVA PARKWAY)

CENTRAL FLORIDA
EXPRESSWAY
AUTHORITY

SECTION 429-206 (2C)

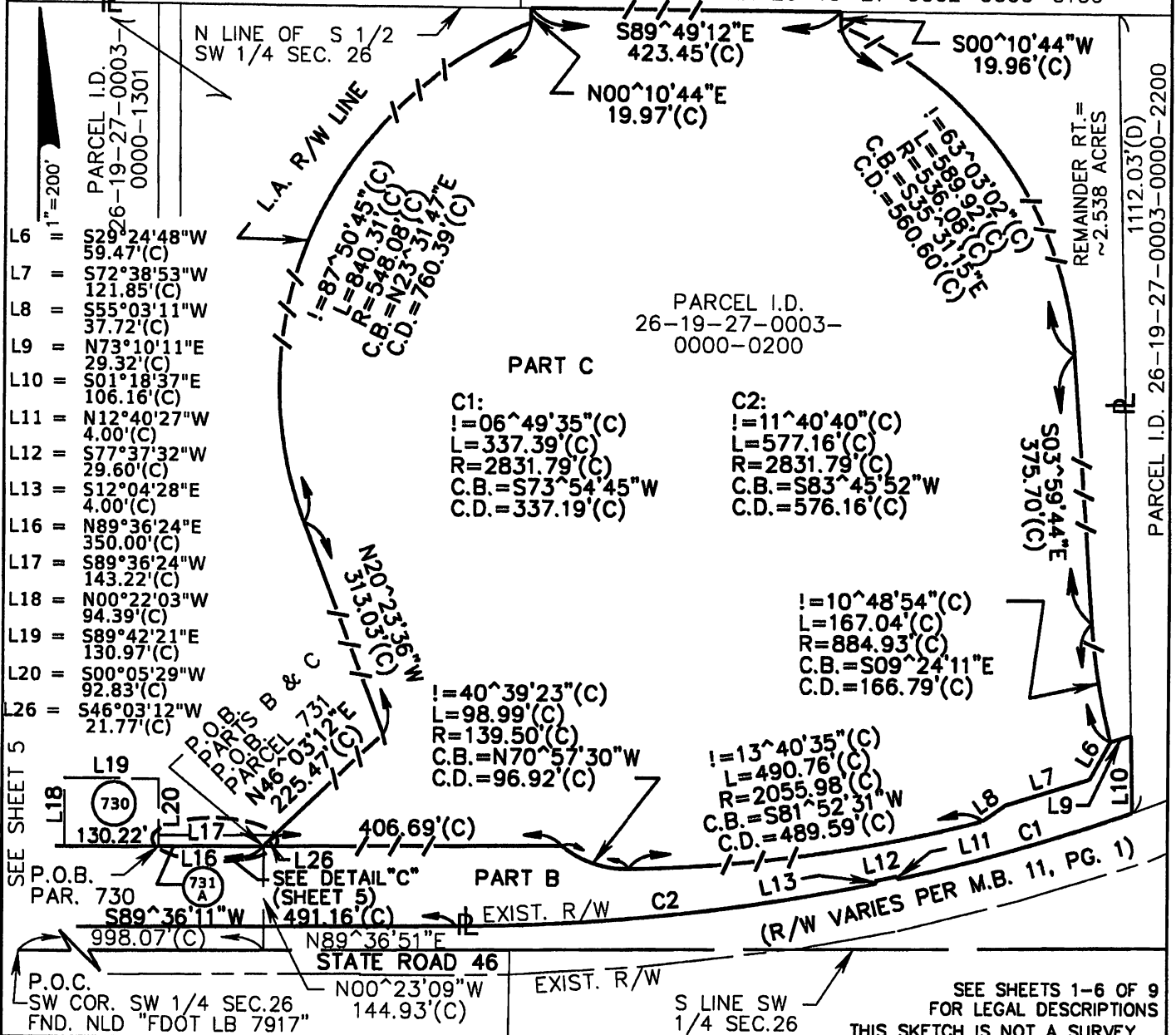
REVISE DESCRIPTIONS 330B & 731B	ALQ	08/15	DRMP PROJECT NO. 12-0150.000	SHEET 7 OF 9	DATE: 06/17/14	SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648
ADDED PARCEL 731A&B	CDW	05/15	ADD REMAINDER	CWW	11/14	
ADDED PARCEL 730	CWW	12/14	NEW R/W REQ.	CWW	11/14	
REVISED PART A	CWW	12/14	PER COMMENTS	CWW	9/14	
REVISION	BY	DATE	REVISION	BY	DATE	DRAWN: JSG

SEE SHEETS 1-6 OF 9
FOR LEGAL DESCRIPTIONS
THIS SKETCH IS NOT A SURVEY

PARCEL: 330/730/731
SECTION 26
TOWNSHIP 19 SOUTH RANGE 27 EAST

PARCEL I.D. 26-19-27-0003-0000-1300

PARCEL I.D. 26-19-27-0002-0000-0106



REVISION	BY	DATE	REVISION	BY	DATE	DRAWN: JSG
REVISE DESCRIPTIONS 330B & 731B	ALQ	08/15	DRMP PROJECT NO. 12-0150.000	SHEET 8 OF 9	DATE: 06/17/14	
ADDED PARCEL A&B	CDW	05/15	ADD REMAINDER	CWW	11/14	SCALE: 1" = 200
ADDED PARCEL 730	CWW	12/14	NEW R/W REQ.	CWW	11/14	CHECKED: ALQ
REVISED PART A	CWW	12/14	PER COMMENTS	CWW	9/14	

PARCEL: 330/730/731

NOTES:



1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING NORTH 89°36'52" EAST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. THE RIGHT-OF-WAY SHOWN FOR STATE ROAD 46 IS BASED ON A MAINTENANCE MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN ROAD PLAT BOOK 11, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. THE RIGHT-OF-WAY SHOWN FOR ROUND LAKE ROAD IS BASED ON A RIGHT-OF-WAY MAP FOR STATE ROAD 46, SECTION 11130-2521, DATED NOVEMBER 22, 1993, PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
5. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 4699355, DATED FEBRUARY 23, 2014.

LEGEND:

A.C.L.R.R. = ATLANTIC COAST LINE RAILROAD
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
COR. = CORNER
CM = CONCRETE MONUMENT
(D) = DEED DATA
EXIST. = EXISTING
FND. = FOUND
I.D. = IDENTIFICATION
IP = IRON PIPE
L = ARC LENGTH
L.A. = LIMITED ACCESS
L.B. = LICENSED BUSINESS

M.B. = MAP BOOK
OR = OFFICIAL RECORDS BOOK
PAR. = PARCEL
P.L. = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
No. = NUMBER
PG = PAGE
R = RADIUS
REQ. = REQUIRED
R/W = RIGHT-OF-WAY
SEC. = SECTION
Δ = CENTRAL ANGLE

SEE SHEETS 1-6 OF 9
FOR LEGAL DESCRIPTIONS
SEE SHEETS 7-8 OF 9
FOR SKETCH OF DESCRIPTIONS

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 428-208 (2C)	
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000		SHEET 9 OF 9		DATE: 06/17/14	
		ADD REMAINDER		CWW	11/14	SCALE: 1" = 200'	
		NEW R/W REQ.		CWW	11/14	CHECKED: ALQ	
		PER COMMENTS		CWW	9/14	DRAWN: JSG	
		REVISION		BY	DATE		
						SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 841 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 898-0594 L.B. No. 2648	