



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: May 30, 2019

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

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

FROM: Erica Guidroz, Acquisition Agent *EG*
Real Estate Management Division

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: Approval of Drainage Easement from Gregory W. Ramsdell and Melinda F. Ramsdell to Orange County and Subordination of Encumbrance to Property Rights to Orange County from Synovus Bank and authorization to disburse funds to pay all recording fees and record instruments

PROJECT: Sloewood Drive Drainage Improvements

District 2

PURPOSE: To provide for access, construction, operation, and maintenance of drainage facilities.

ITEMS: Drainage Easement (Instrument 801.1)
Cost: Donation
Size: 5,478.93 square feet

Subordination of Encumbrance to Property Rights to Orange County (Instrument 801.4)

BUDGET: Account No.: 1004-072-3010-6110

FUNDS: \$80.20 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Roads and Drainage Division

REMARKS: This Drainage Easement is needed for County's Sloewood Drive Drainage Improvement project, to construct an outfall to Lake Ola, which will alleviate flooding problems on the subject property and adjacent lands.

County to pay all recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

_____ Under Ordinance Approval

Date: May 30, 2019
Project: Sloewood Drive Drainage Improvements
Charge to Account # 1004-072-3010-6110

Total Amount: \$80.20
Parcel: 801

Controlling Agency Approval Signature Date

Printed Name:

Fiscal Approval Signature Date

Printed Name

TYPE TRANSACTION (Check appropriate block{s})
_____ Pre-Condemnation _____ Post-Condemnation

X N/A District # 2

_____ Acquisition at Approved Appraisal
_____ Acquisition at Below Approved Appraisal
_____ Acquisition at Above Approved Appraisal
 X Advance Payment Requested

Orange County Comptroller: \$80.20
(All Recording Fees)

DOCUMENTATION ATTACHED (Check appropriate block{s})

_____ Contract/ Agreement
 X Copy of Executed Instruments
_____ Certificate of Value
 X Settlement Analysis

Payable to: Orange County Comptroller (\$80.20)

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Erica Guidroz
Erica Guidroz, Acquisition Agent, Real Estate Management Div.

5-30-19
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

5/30/19
Date

or
Payment Approved _____
Russell Corriveau, Asst. Mgr. Real Estate Management Div.

Date

Certified Jessica Vaughn
Approved by BCC for Deputy Clerk to the Board

JUN 19 2019
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
 JUN 18 2019

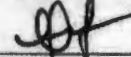
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Under BCC Approval

Under Ordinance Approval

Date: May 30, 2019
Project: Sloewood Drive Drainage Improvements
Charge to Account # 1004-072-3010-6110

Total Amount: \$80.20
Parcel: 801


Controlling Agency Approval Signature Date 5/31/19
Printed Name Maricela Torres


Fiscal Approval Signature Date 5/31/19
Printed Name Belkys Jorge

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condemnation Post-Condemnation N/A District # 2

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
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Recommended by Erica Guidroz Date 5-30-19
Erica Guidroz, Acquisition Agent, Real Estate Management Div.

Payment Approved Paul Sladek Date 5/30/19
Paul Sladek, Manager, Real Estate Management Division

or
Payment Approved _____ Date _____
Russell Corriveau, Asst. Mgr. Real Estate Management Div.

Certified _____ Date _____
Approved by BCC Deputy Clerk to the Board

Examined/Approved _____ Check No. / Date _____
Comptroller/Government Grants

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 18 2019

THIS IS A DONATION

Instrument: 801.1

Project: Sloewood Drive Drainage Improvements

DRAINAGE EASEMENT

THIS INDENTURE, made the 28 day of January, 2019, between Gregory W. Ramsdell and Melinda F. Ramsdell, husband and wife, whose address is 7845 Sloewood Drive, Mount Dora, Florida 32757-7228, GRANTORS and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTORS, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, do hereby give and grant to the GRANTEE and its assigns an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED APPENDIX "A"

Property Appraiser's Parcel Identification Number:

a portion of

17-20-27-3748-00-033

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantors, their heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

Instrument: 801.1
Project: Sloewood Drive Drainage Improvements

IN WITNESS WHEREOF, the said Grantor has hereto set his hand the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Julie B Riley

Gregory W Ramsdell
Gregory W. Ramsdell

Julie B Riley
Printed Name

7845 Sloewood Drive
Mount Dora, Florida 32757-7228

Witness Karen R Leheup Smith

Karen R Leheup Smith
Printed Name

(Signature of TWO Witnesses required by Florida Law)

Witness Julie B Riley

Melinda F. Ramsdell
Melinda F. Ramsdell

Julie B Riley
Printed Name

7845 Sloewood Drive
Mount Dora, Florida 32757-7228

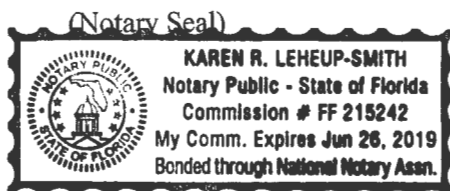
Witness Karen R Leheup Smith

Karen R Leheup Smith
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 28 day of January, 2019 by Gregory W. Ramsdell and Melinda F. Ramsdell. They are personally known to me or have produced _____ as identification. Witness my hand and official seal this 28 day of January, 2019.



Karen R Leheup Smith
Notary Signature

Karen R Leheup Smith
Printed Notary Name

Notary Public in and for the County and State aforesaid
My commission expires:

Instrument: 801.1

Project: Sloewood Drive Drainage Improvements

This instrument prepared by:

Elena Hutchinson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida


Desktop/Sloewood Drive Folder/Drainage Easement-7845 Sloewood Drive/ekh/ Revised 1.2.19

APPENDIX "A"
LEGAL OF DESCRIPTION

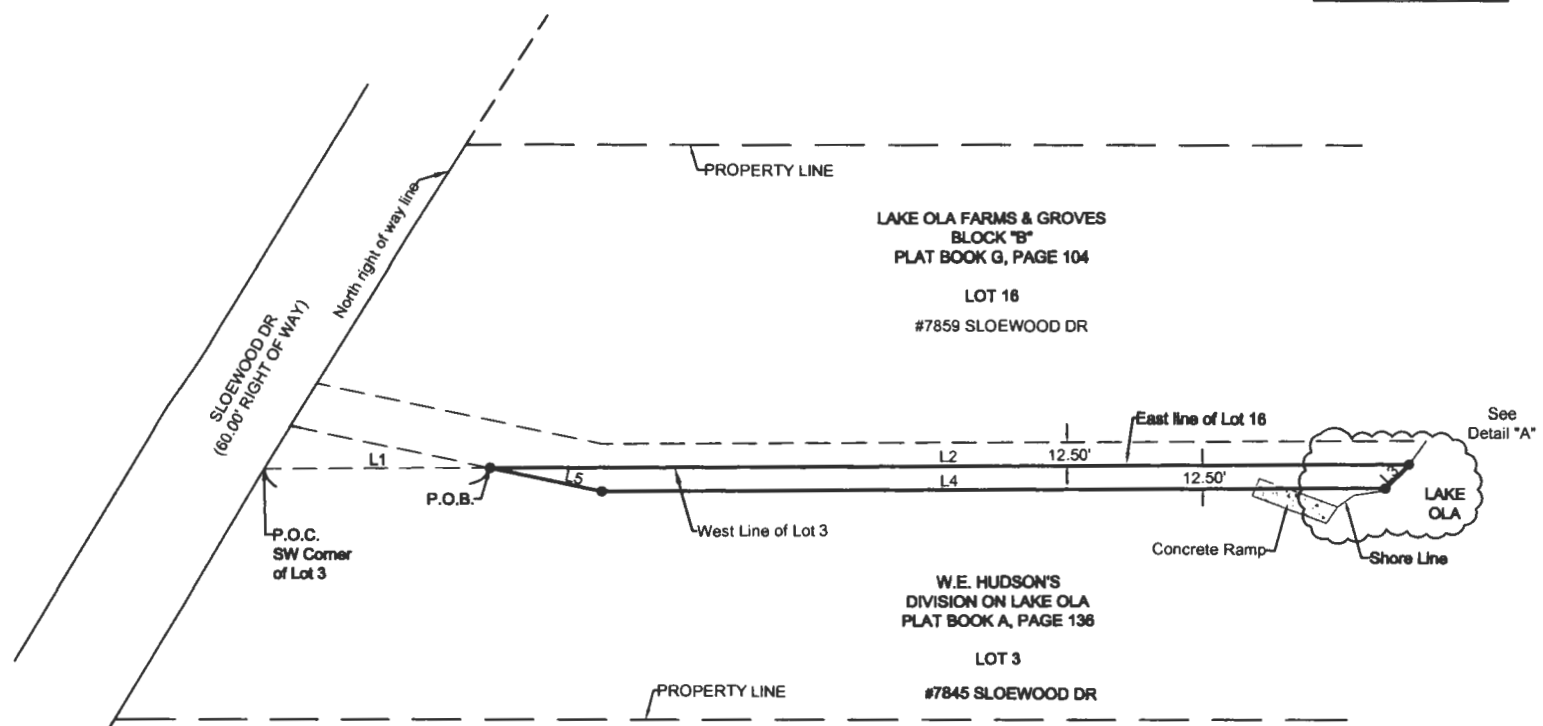
A portion of Lot 3 of W.E. HUDSON'S DIVISION ON LAKE OLA as recorded in Plat Book A, Page 136 of the Public Records of Orange County, Florida lying within Section 17, Township 20 South, Range 27 East, Orange County, Florida being particularly described as follows:

Commence at the Southwest corner of Lot 3 of W.E. HUDSON'S DIVISION ON LAKE OLA as recorded in Plat Book A, Page 136 of the Public Records of Orange County, Florida; thence run North 00°15'00" West along the West line of said Lot 3 a distance of 118.33 feet more or less to a point lying on the West side of a 12.50 feet Easement, said point being the Point of Beginning; thence continue North 00°15'00" West along said West line of Lot 3 a distance of 473.32 feet more or less to shore of Lake Ola; thence run Southeasterly and along shore line of said Lake Ola a distance of 17.73 feet more or less to a point lying on a line 12.50 feet East of said West line of Lot 3 of said plat; thence run South 00°15'00" East a distance of 403.19 feet more or less to a point; thence run South 12°00'10" West a distance of 58.90 feet more or less to a point, said point being on the West line of Lot 3 of said plat, said point being the Point of Beginning;

Contains 5,478.93 square feet or 0.13 acres, more or less.

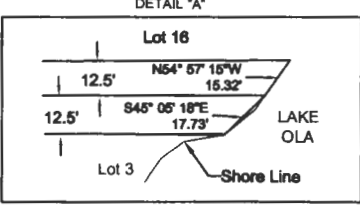
PREPARED FOR: Orange County Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION			
DRAWN BY: Alvarez	DATE: 11/12/18	SECTION: 17		DRAWING SCALE: NTS	
CHECKED BY: Daynes	JOB No: 8273	TOWNSHIP: 20		SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: Sloewood Drainage	RANGE: 27			8273
REVISION DATE:		SHEET 1 OF 2			

**APPENDIX "A"
SKETCH OF DESCRIPTION**



LINE TABLE		
	Bearing	Distance
L1	N00°15'00" W	118.33'
L2	N00°15'00" W	473.32'
L3	S45°05'18" E	17.73'
L4	S00°15'00" E	403.19'
L5	S12°00'10" W	58.90'

LEGEND	
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
●	Denotes change in direction, no point set



DRAWN BY: Alvarez
 CHECKED BY: Daynes
 APPROVED BY: Daynes
 REVISION DATE:

DATE: 11/12/18
 JOB No: 8273
 DRAWING FILE: Sloewood Drainage

SECTION: 17
 TOWNSHIP: 20
 RANGE: 27
 SHEET 2 OF 2

PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY SECTION

4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-9205
 (407) 836-7940

ORANGE COUNTY
 GOVERNMENT
 FLORIDA

PREPARED FOR:
 Roads & Drainage

DRAWING SCALE:
 1"=100'

PROJECT NUMBER
 8273

- NOTES:**
- BEARINGS ARE BASED ON THE EAST LINE OF LOT 3 AS BEING N00°15'00"W (ASSUMED).
 - THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
 - THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
 - NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
 - PURPOSE OF THIS SKETCH IS A DRAINAGE EASEMENT.

SKETCH AND DESCRIPTION
 THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES (S17) UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

11/12/18
 DATE:
 Mark A. Daynes
 REGISTERED LAND SURVEYOR
 AND MAPPER
 STATE OF FLORIDA LICENSE NO. 5479

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 18 2019

Instrument: 801.4
Project: Sloewood Drive Drainage Improvements

SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a drainage project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrance held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrance to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance as it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED APPENDIX "A"

Encumbrance:

FROM: Synovus Bank
Mortgage filed January 8, 2019
Recorded as Document Number 20190030341
Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for drainage purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for drainage purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had

Instrument: 801.4
Project: Sloewood Drive Drainage Improvements

never been made.

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 17 day of May, A.D. 2019.

Signed, sealed, and delivered
in the presence of:

Jennifer Soto
Witness

Jennifer Soto
Printed Name

Cynthia Campbell
Witness

Cynthia Campbell
Printed Name

Synovus Bank

BY: Angela Garcia

Angela Garcia
Printed Name

SVP
Title

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17th of May, 2019,
by Angela Garcia as SVP of Synovus Bank, on behalf of the bank.
He/She is personally known to me or has produced _____ as identification.

(Notary Seal)



Jennifer Soto
Notary Signature

Jennifer Soto
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:


This instrument prepared by:
Elena Hutchinson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

APPENDIX "A"
LEGAL OF DESCRIPTION

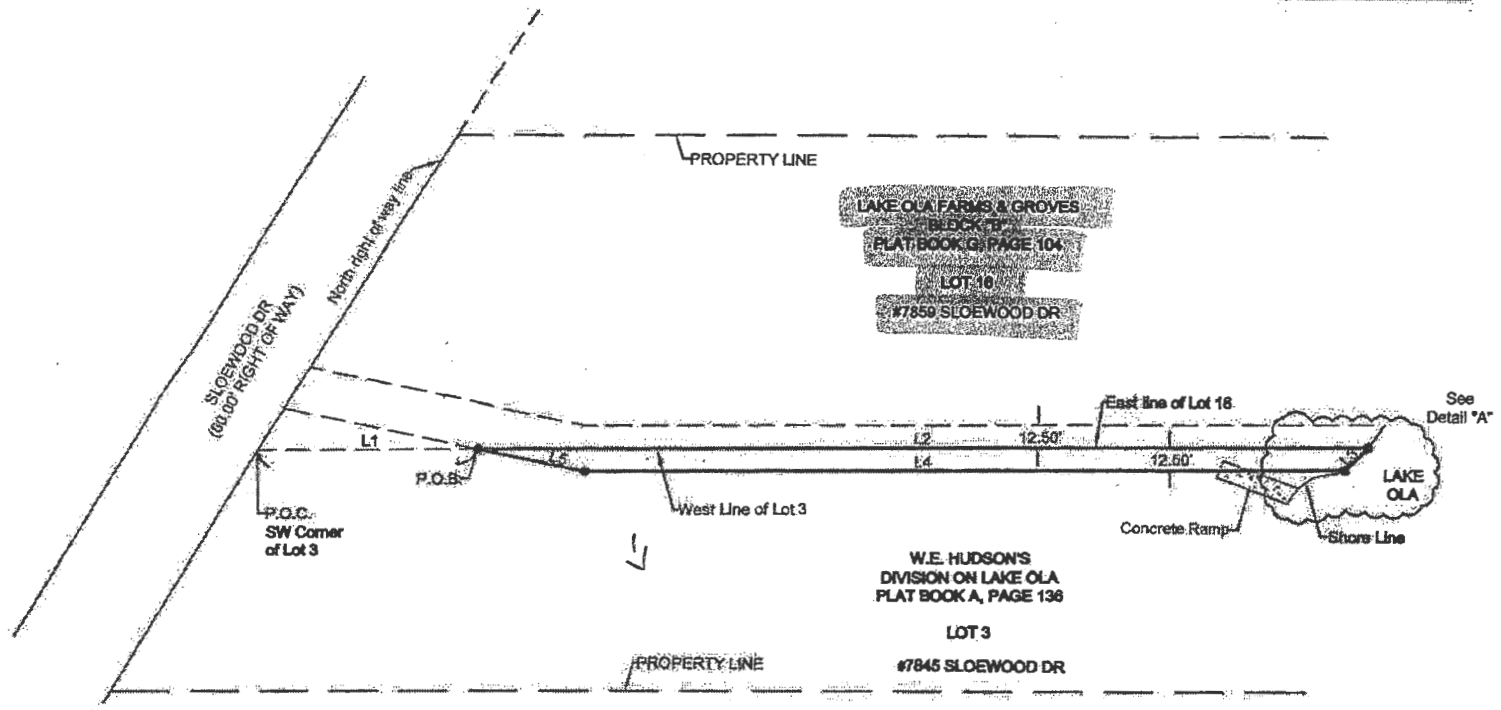
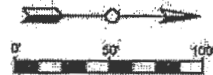
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PREPARED FOR: Orange County Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
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CHECKED BY: Daynes	JOB No: 8273	TOWNSHIP: 20		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: Sloewood Drainage	RANGE: 27		8273
REVISION DATE:		SHEET 1 OF 2		

APPENDIX "A"
SKETCH OF DESCRIPTION

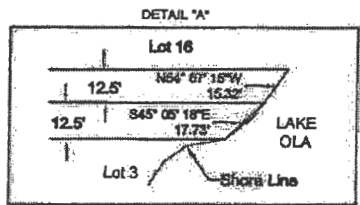


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LEGEND

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- Denotes change in direction, no point set



NOTES:

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Mark A. Daynes
DATE: 11/12/18
REGISTERED LAND SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

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CHECKED BY: Daynes	JOB No.: 8273	TOWNSHIP: 20	
APPROVED BY: Daynes	DRAWING FILE: Sloewood Drainage	RANGE: 27	
REVISION DATE:		SHEET 2 OF 2	
DRAWING SCALE: 1" = 100'		PROJECT NUMBER: 8273	PREPARED FOR: Roads & Drainage

Project: Sloewood Drive Drainage Improvements
Parcel No: 801
Name of Owner: Gregory W. Ramsdell and Melinda F. Ramsdell

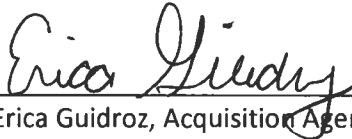
SETTLEMENT ANALYSIS

EXPLANATION OF RECOMMENDED SETTLEMENT

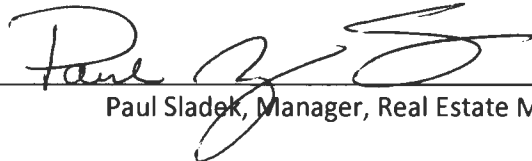
(Memorandum to File pursuant to Section 4 of Ordinance 92-29)

***This is a Donation**

Parcel 801: The subject tract is W E Hudsons Sub A/136 WLY 154.8 FT of Lot 3 measured along N side of N County Road, Public Records of Orange County, Florida. The easement area of 5,478.93 S.F. is required for a Drainage Easement. Orange County Roads and Drainage will restore site improvements to the same or better condition of a like kind basis. The easement area is necessary for drainage improvements from the subject property and adjacent properties to construct an outfall to Lake Ola. The owner has agreed to this donation and I approve of this donation for the Drainage Easement.

Recommended by:  Date: 4-24-19
Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

Recommended by:  Date: 4-24-19
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by:  Date: 5/30/19
Paul Sladek, Manager, Real Estate Mgmt. Division

or
Approved by: _____ Date: _____
Russell Corriveau, Asst. Manager, Real Estate Mgmt. Division