



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: November 21, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: Theresa A. Avery, Sr. Title Examiner *TA/MTC.*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval of Drainage Easement from DNM Property Holdings, LLC and Orange County, and authorization to disburse funds to pay recording fees and record instrument.

PROJECT: Datura Drainage Outfall

District 3

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

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ITEMS: Drainage Easement (Instrument 802.1)
Cost: Donation
Size: 56.25 square feet

BUDGET: Account No.: 1002-72-2908-6110

FUNDS: \$27.70 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: The Drainage Easement was acquired as a Donation.

Orange County to pay all recording fees.

DEC 13 2022

Instrument: 802.1
Project: Datura Drainage Outfall

DRAINAGE EASEMENT

THIS INDENTURE, MADE this 12th day of August A.D., 2022, from DNM Property Holdings, LLC, a Florida limited liability company, whose mailing address is 727 Baron Rd., Orlando, FL 32878, GRANTOR, 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 GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does 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 SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

25-23-29-0000-00-004

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 GRANTOR, its 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.

GRANTEE may at any time increase its use of the easement, change the location of ditches, pipes, or other facilities within the boundaries of the easement, or modify the size of existing ditches, pipes, or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

WITNESSES:

[Signature]
Print Name: Carmile L. Ochoa
[Signature]
Print Name: María Contreras

"OWNER"

DNM Property Holdings, LLC,
a Florida limited liability company
By: [Signature]
Denís Moredo, Manager
Date: 8/12/2022

STATE OF: FL
COUNTY OF: Orange

The foregoing instrument was acknowledged physical presence or online notarization, by Denis Moredo, as Manager of DNM Property Holdings, LLC, a Florida limited liability company, on behalf of the company, who is known by me to be the person described herein and who executed the foregoing, this 12th day of August, 2022. He/she is personally known to me or has produced DL, as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of August, 2022.

(Notary Stamp)

[Signature]
Signature of Notary Public
Print Name: Massiel Gonzalez
Notary Public, State of: Florida
Commission Expires: Feb 9, 2026



Massiel Gonzalez
Comm.: HH 226942
Expires: Feb. 9, 2026
Notary Public - State of Florida

This instrument prepared by and return to:
Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32801

SKETCH OF DESCRIPTION SCHEDULE "A"

Project: Datura Drainage Outfall

Parcel: 802

Purpose: Drainage Easement

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

That portion of land lying within Section 25, Township 23 South, Range 29 East, Orange County, Florida being more particularly described as follows:

BEGIN at the Southwest corner of Lot 10, Block "A" of SWANN LAKE MANOR as recorded in Plat Book X, Page 63 of the Official Records of Orange County, Florida; thence South 89 degrees 48 minutes 50 seconds West a distance of 10.00 feet; thence North 00 degrees 26 minutes 14 seconds East a distance of 5.61 feet to the Southwest corner of a 10.00 foot Drainage Easement as recorded in Official Records Book 2512, Pages 81 - 82, Orange County, Florida; thence North 89 degrees 38 minutes 31 seconds East along the South line of said 10.00 foot Drainage Easement a distance of 10.00 feet to a point lying on the West line of Lot 10, Block "A" of said plat; thence South 00 degrees 26 minutes 14 seconds West along said West line of said Lot 10, Block "A" a distance of 5.64 feet to the POINT OF BEGINNING;

Containing 56.25 Square Feet or 0.001 Acres, More or Less.

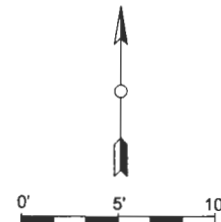
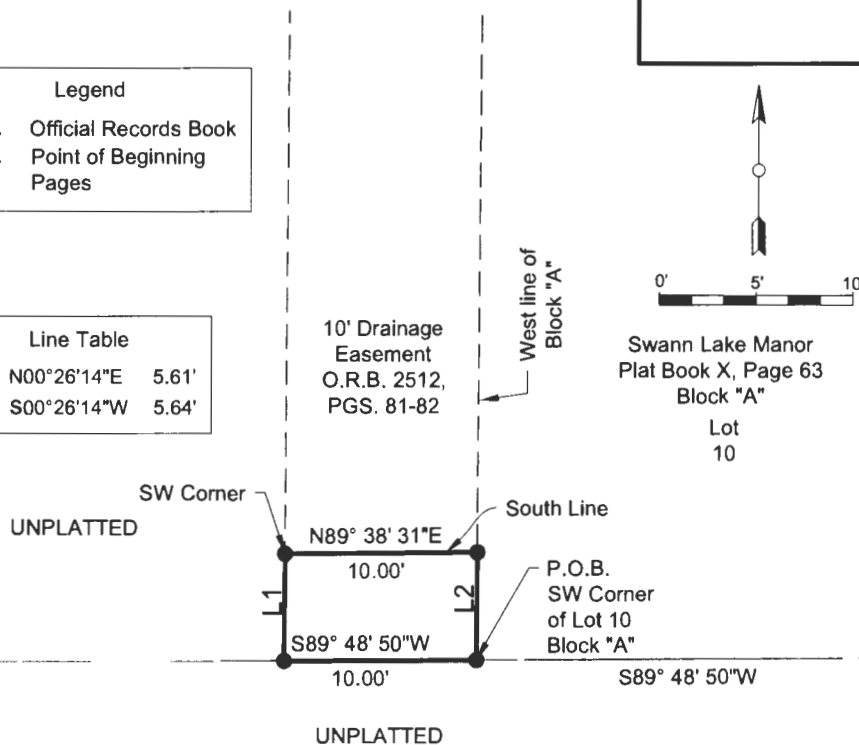


Mark A. Daynes,
REGISTERED LAND SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479
DATE: 06/08/2022

I HEREBY AFFIRM THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SKETCH HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


Legend		
O.R.B.	Official Records Book	
P.O.B.	Point of Beginning	
PGS.	Pages	

Line Table		
L1	N00°26'14"E	5.61'
L2	S00°26'14"W	5.64'



- NOTES:**
1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 10, BLOCK "A" OF SWANN LAKE MANOR AS RECORDED IN PLAT BOOK X, PAGE 63 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA AS BEARING S89°48'50"W (ASSUMED).
 2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
 3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/08/2022	SECTION: 25	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32838-8205 (407) 838-8672	DRAWING SCALE: 1" = 10'
DRAWN BY: J.F.M.	REVISIONS:	TOWNSHIP: 23S		COUNTY PROJECT NUMBER
CHECKED BY: M.DAYNES		RANGE: 29E		8622
APPROVED BY: M.DAYNES		SHEET 1 OF 1		

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: September 14, 2022,

Total Amount: \$27.70

Project: Datura Drainage Outfall

Parcel: 802

Charge to Account # 1002-72-2908-6110

George Shupp 10/3/22
Controlling Agency Approval Signature Date

George Shupp
Printed Name

[Signature] 10-3-22
Fiscal Approval Signature Date

PH DAVIS
Printed Name

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

N/A District # 3

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested
- Donation

Orange County Comptroller
Recording Fees: \$27.70

Total \$27.70

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Contract/ Agreement
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller \$27.70

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

Recommended by [Signature]
Anmber Ayub, Program Manager, Real Estate Management Div.

9/14/2022
Date

Payment Approved [Signature]
Luciana Mino, Assistant Manager, Real Estate Management Div.

9/15/2022
Date

or
Payment Approved _____
Mindy T. Cummings, Manager, Real Estate Management Div.

Date

Certified [Signature]
Approved by BCC [Signature] Deputy Clerk to the Board

12-13-2022
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS: The Easement is being acquired as a donation; this request is only for funds required to record the instrument after approval by the BCC. Please Contact the Agent, Theresa A. Avery at 836-7084 if there are any questions.

Anticipated Closing Date: N/A

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 13 2022