



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: April 19, 2024

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

THROUGH: Mindy T. Cummings, Manager *MTC*

FROM: Steve Cochran, Acquisition Agent *SC/MTC*

CONTACT PERSON: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED: Approval of Temporary Construction Easement from Heather J. Rittenhouse to Orange County, and authorization for the Real Estate Management Division to disburse funds to pay all recording fees and record instrument for Bob's Market Canal. District 5. **(Real Estate Management Division)**

PROJECT: Bob's Market Canal (Parcel 703)

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

Interoffice Memorandum
Real Estate Management Division
Agenda Item I
Date: April 19, 2024
Page 2 of 2

ITEMS: Temporary Construction Easement (Instrument 703.1)
Cost: Donation
Size: 3,001.64 square feet

BUDGET: Account No.: 1002-072-2908-6110

FUNDS: \$36.20 – Payable to Orange County Comptroller (for recording fees)

APPROVALS: Real Estate Management Division
Roads and Drainage Division

REMARKS: The Roads and Drainage Division requested this Easement to facilitate access to reconstruct and maintain an existing canal.

Grantee to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 07 2024

THIS IS A DONATION

Instrument: 703.1
Project: Bob's Market Canal

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to me, I, Heather J. Rittenhouse, a single woman, GRANTOR, do hereby give, grant, bargain, and release to 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, a temporary easement to enter upon the portion of the lands of the owner being described as follows:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

19-22-32-7880-01-140

THIS EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a drainage improvement, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after seven (7) years, whichever occurs first.

Instrument: 703.1
Project: Bob's Market Canal

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in their name.

WITNESSES:

Steve Andrew Cochran
Witness
Steve Andrew Cochran

Print Name
Witness Address: (required)
2880 Old Castle Drive
Winter Park, FL 32792

[Signature]
Witness
Yanira Nazario

Print Name:
Witness Address: (required)
3444 Caratchen Drive
Orce, FL 34761

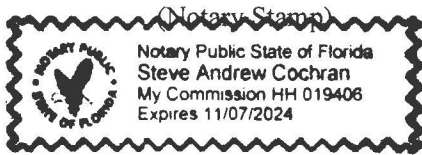
Heather J. Rittenhouse
Heather J. Rittenhouse

Address:
16137 Old Cheney Hwy.
Orlando, Florida 32833-2718

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of February, 2024, by Heather J. Rittenhouse. The individual is personally known to me or has produced FL Driver License as identification.



Steve Andrew Cochran
Notary Signature

Steve Andrew Cochran
Printed Notary Name
Notary Public of: State of Florida
My Commission Expires: 11/7/2024

This instrument prepared by:
E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division of Orange
County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

SCHEDULE "A"

SKETCH OF DESCRIPTION

PROJECT: BOB'S MARKET CANAL

PARCEL: 703

**PURPOSE: TEMPORARY CONSTRUCTION
EASEMENT**

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION:

A tract of land lying in Lot 14, Block A, Seaward Plantation Estates, First Addition, as recorded in Plat Book T, Page 124, of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 14 of said Plat; Thence run along the Northerly line of said Lot 14, South 86°08'32" East a distance of 200.11 feet to the Northeast corner of said Lot 14; Thence run along the East line of said Lot 14, South 00°01'27" West a distance of 15.03 feet; Thence run North 86°08'32" West, a distance of 200.11 feet to a point on the West line of said Lot 14; Thence run along the West line of said Lot 14, North 00°01'27" East, a distance of 15.03 feet to the Point of Beginning.

Containing 3,001.64 Square Feet, MORE or LESS.



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 06/19/2023


I HEREBY AFFIRM THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY 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 THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS NOTES:

1. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 14 AS RECORDED IN PLAT BOOK T, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 86°08'32" EAST (ASSUMED).
3. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
4. NOT A BOUNDARY SURVEY.
5. LOT 14, BLOCK A, PARCEL I.D. 19-22-32-7880-01-140.

NOT COMPLETE WITHOUT SHEET 2 OF 2

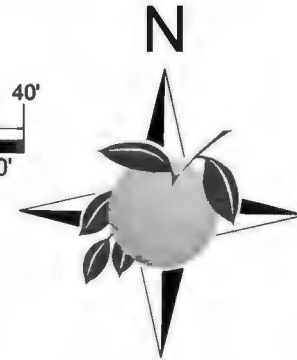
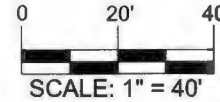
PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 08/08/2022	SECTION: 20	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32838-9205 (407) 836-7861	DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S		COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 06/19/2023	RANGE: 32E		8927
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2		

**SKETCH OF DESCRIPTION
PROJECT: BOB'S MARKET CANAL
PARCEL: 703**

LEGEND:

DOC= Document
O.R.B.= Official Records Book
PI= Point of Intersection
POB= Point of Beginning
P.B.= Plat Book
PG(S)= Page/Pages
TCE= Temporary Construction Easement



SEAWARD PLANTATION ESTATES
FIRST ADDITION
(P.B. T, PG 124)

LOT 6
BLOCK A
(DOC #20150046635)

LOT 5
BLOCK A
(DOC #20030666547)

LOT 4
BLOCK A
(DOC #20030666547)

LOT 3
BLOCK A
(DOC #20190796048)

DRAINAGE DITCH
(VARIABLE WIDTH)

POB
NW CORNER
OF LOT 14
N00° 01' 27"E
15.03'

NORTHERLY LINE OF LOT 14
BASIS OF BEARING
S86° 08' 32"E 200.11'

NE CORNER
OF LOT 14

15' TCE

N86° 08' 32"W 200.11'

S00° 01' 27"W
15.03'

LOT 13,
BLOCK A
(INSTRUMENT #20050646346)

SEAWARD PLANTATION ESTATES
FIRST ADDITION
(P.B. T, PG 124)

LOT 14
BLOCK A
(DOC #20000234674)

WEST LINE OF LOT 14

EAST LINE OF LOT 14

PREPARED FOR:
REAL ESTATE MANAGEMENT

DRAWING SCALE:
1" = 40'
COUNTY PROJECT
NUMBER
8927



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4300 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-0200
(407) 838-7861

NOT COMPLETE WITHOUT SHEET 1 OF 2

SECTION: 20
TOWNSHIP: 22S
RANGE: 32E
SHEET 2 OF 2

DATE: 08/08/2022
REVISIONS: 06/19/2023

FIELD DATE: _____
DRAWN BY: JFM
CHECKED BY: D. WHITTAKER
APPROVED BY: D. WHITTAKER

REQUEST FOR FUNDS / CHECKS

Under BCC Approval

Under Ordinance Approval

Date: March 13, 2024

Total Amount: \$36.20

Project: Bob's Market Canal

Parcels: 703

Charge to Account # [REDACTED]

George Shupp 3/25/24
Controlling Agency Approval Signature Date

George Shupp
Printed Name

Pat Davis 3-25-24
Fiscal Approval Signature Date

Pat Davis
Printed Name

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

N/A District # 5

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

NAME, ADDRESS, FEIN, ITEM, AND AMOUNT. (No Social Security No.)

Orange County Comptroller
PO Box 38, Orlando, FL 32802
Recording Fee: \$36.20

Total \$36.20

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

Payable to: Orange County Comptroller \$36.20

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

Recommended by *Steve Cochran*
Steve Cochran, Acquisition Agent, Real Estate Management Div.

3/13/2024
Date

Payment Approved *Luciana Mino*
Luciana Mino, Assistant Manager, Real Estate Management Div.

3/22/2024
Date

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

Date

Certified *Craig Stopera*
Approved by BCC *for* Deputy Clerk to the Board

05/08/2024
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS: Please Contact Steve Cochran @ 836-7093 if there are any questions.
Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 07 2024