



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Legislation Text

---

**File #:** 24-1222, **Version:** 1

---

### Interoffice Memorandum

**DATE:** August 6, 2024

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** Mindy T. Cummings, Manager

**FROM:** Steve Cochran, Acquisition Agent

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

**PHONE:** 407-836-7090

**DIVISION:** Real Estate Management Division

**ACTION REQUESTED:**

Approval of Temporary Construction Easement from Thi Hong Loan Huynh to Orange County, and authorization to disburse funds and record instrument for Bob's Market Canal (Parcel 705). District 5.

**(Real Estate Management Division)**

**PROJECT:** Bob's Market Canal (Parcel 705)

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

**ITEM:**

Temporary Construction Easement (Instrument 705.1)

Size: 1,933.09 square feet

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

**REVENUE:** NA

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

**APPROVALS:**

Real Estate Management Division

Roads and Drainage Division

---

**File #:** 24-1222, **Version:** 1

---

**REMARKS:** The Roads and Drainage Division requested this Temporary Construction Easement to facilitate access to reconstruct, operate, and maintain an existing canal. Grantee to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**AUG 27 2024**

---

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

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

**Property Appraiser's Parcel Identification Number:**  
a portion of: **19-22-32-7880-01-160**

**Instrument:** 705.1  
**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, Thi Hong Loan Huynh, 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"**

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: 705.1  
Project: Bob's Market Canal

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

Signature of **TWO** witnesses and their mailing addresses are required by Florida law, F.S. 695.26

[Signature]  
WITNESS #1  
Signature  
DIEM QUACH  
Print Name

[Signature]  
Thi Hong Loan Huynh,  
a single woman  
Mailing Address: 554 Cedar Forest Circle

Mailing Address: 554 Cedar Forest Circle City: Orlando State: Florida  
City: Orlando, FL State: 32828 Zip Code: 32828  
Zip Code: FL.

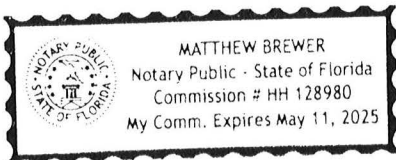
[Signature]  
WITNESS #2  
Signature  
QUYEN S. HUYNH  
Print Name

Mailing Address: 554 Cedar Forest Cir  
City: Orlando State: FL.  
Zip Code: 32828

STATE OF Florida  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 1<sup>st</sup> day of July, 2024, by Thi Hong Loan Huynh, a single woman. The individual  is personally known to me or  has produced Florida ID as identification.

(Notary Stamp)



[Signature]  
Notary Signature  
Matthew BREWER  
Print Notary Name  
Notary Public of: Florida  
My Commission Expires: 5/11/25

**SCHEDULE "A"**

**SKETCH OF DESCRIPTION**

**PROJECT: BOB'S MARKET CANAL**

**PARCEL: 705**

**PURPOSE: TEMPORARY CONSTRUCTION  
EASEMENT**

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

**LEGAL DESCRIPTION:**

A tract of land lying in Lot 16, 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 16 as described in said Plat; Thence run along the Northerly line of said Lot 16, North 30°41'46" East, a distance of 178.14 feet; Thence run North 42°43'25" East, a distance of 13.21 feet to the Northeast corner of said Lot 16; Thence run along the East line of said Lot 16, South 00°01'27" West, a distance of feet 14.75 feet; Thence run South 42°43'25" West, a distance of 1.32 feet; Thence run South 30°41'46" West, a distance of 193.95 feet to a point on the West line of said Lot 16; Thence run along the West line of said Lot 16, North 00°01'27" East, a distance of 19.60 feet to the Point of Beginning.

Containing 1,933.09 Square Feet, MORE or LESS.

**MARK DAYNES,**  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479  
DATE: 01/12/2023


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 16 AS RECORDED IN PLAT BOOK T, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 30°41'46" EAST (ASSUMED).
3. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
4. NOT A BOUNDARY SURVEY.
5. LOT 16, BLOCK A, PARCEL I.D. 19-22-32-7880-01-160.

**PREPARED FOR:**  
REAL ESTATE MANAGEMENT

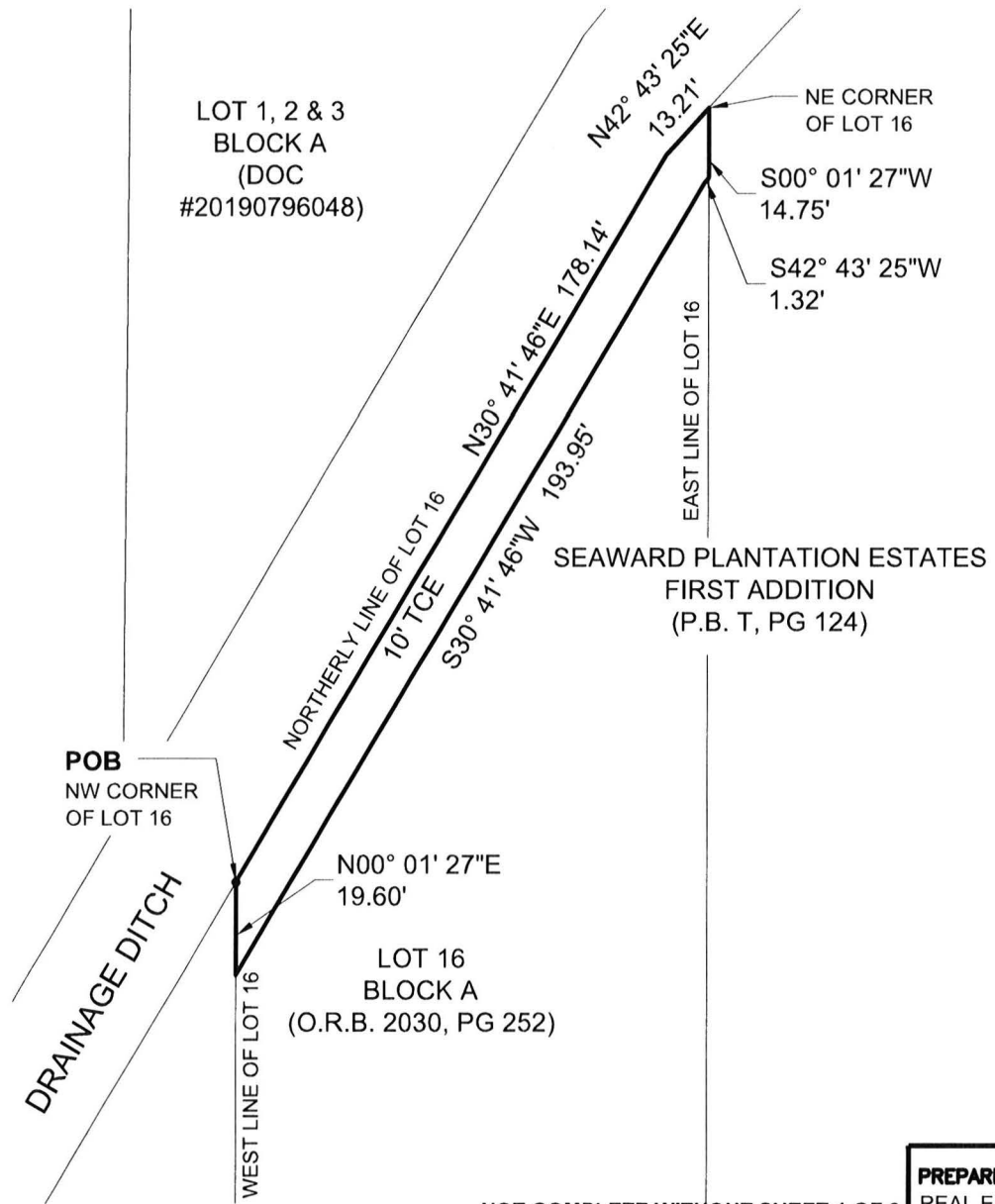
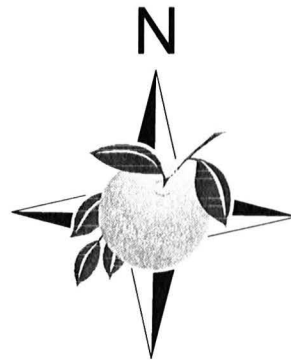
NOT COMPLETE WITHOUT SHEET 2 OF 2

<b>FIELD DATE:</b> -----	<b>DATE:</b> 08/08/2022	<b>SECTION:</b> 20	<b>PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION</b>  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-0205 (407) 836-7951	<b>DRAWING SCALE:</b> N/A
<b>DRAWN BY:</b> JFM		<b>TOWNSHIP:</b> 22S		<b>COUNTY PROJECT NUMBER</b>
<b>CHECKED BY:</b> M.DAYNES	<b>REVISIONS:</b>	<b>RANGE:</b> 32E		8930
<b>APPROVED BY:</b> M.DAYNES		<b>SHEET</b> 1 <b>OF</b> 2		

*R.A.H. 1/19/2023*


**SKETCH OF DESCRIPTION**  
**PROJECT: BOB'S MARKET CANAL**  
**PARCEL: 705**

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



**PREPARED FOR:**  
 REAL ESTATE MANAGEMENT

NOT COMPLETE WITHOUT SHEET 1 OF 2

<b>FIELD DATE:</b> _____	<b>DATE:</b> 08/08/2022	<b>SECTION:</b> 20	<b>PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION</b>  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8206 (407) 836-7951	<b>DRAWING SCALE:</b> 1"=40'
<b>DRAWN BY:</b> JFM	<b>REVISIONS:</b>	<b>TOWNSHIP:</b> 22S		<b>COUNTY PROJECT NUMBER</b> 8933
<b>CHECKED BY:</b> M.DAYNES		<b>RANGE:</b> 32E		
<b>APPROVED BY:</b> M.DAYNES		<b>SHEET 2 OF 2</b>		

R.A.H. 1/19/2023

REQUEST FOR FUNDS / CHECKS

Under BCC Approval

Under Ordinance Approval

Date: July 8, 2024

Total Amount: \$36.20

Project: Bob's Market Canal

Parcel: 705

Charge to Account # 1002-072-2908-6110

George Shupp 7/8/24  
Controlling Agency Approval Signature Date  
George Shupp  
Printed Name:

Pat Davis 7-19-24  
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.

7/8/2024  
Date

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

7/8/2024  
Date

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

\_\_\_\_\_  
Date

Certified Mary M. Faires  
Approved by BCC for Deputy Clerk to the Board

AUG 27 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  
AUG 27 2024