

**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: **19-22-32-7880-01-180**

Instrument: 707.1
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, Denise San Miguel, a single woman, individually and as Trustee of the 16209 Old Cheney Hwy land trust, with full power and authority to convey, 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.

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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

WITNESS #1

[Signature]
Signature

Grg Reynolds
Print Name

Mailing Address: 322 E Central Blvd 903

City: Orlando State: FL

Zip Code: 32801

WITNESS #2

[Signature]
Signature

Amya Forbes
Print Name

Mailing Address: 7438 Beacon Hill

City: Orlando State: FL

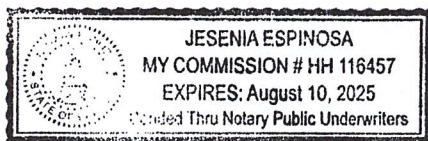
Zip Code: 32818

STATE OF
COUNTY OF

Florida
Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of January, 2025, by Denise San Miguel, a single woman, individually and as Trustee of the 16209 Old Cheney Hwy land trust. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



[Signature]
Denise San Miguel, a single woman, individually and as Trustee of the 16209 Old Cheney Hwy land trust

Mailing Address: 1005 Eola Dr 607
Orlando FL 32801

City: Orlando State: FL

Zip Code: 32801

[Signature]
Notary Signature

Jesenia Espinosa
Print Notary Name

Notary Public of: Florida

My Commission Expires: August 10, 2025

SCHEDULE "A"

SKETCH OF DESCRIPTION

PROJECT: BOB'S MARKET CANAL

PARCEL: 707

PURPOSE: TEMPORARY CONSTRUCTION
EASEMENT

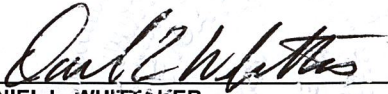
LEGAL DESCRIPTION:

A tract of land lying in Lot 18, 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 18 of said Plat; Thence run along the Northerly line of said Lot 18, North 72°33'25" East a distance of 104.66 feet to the Northeast corner of said Lot 18; Thence run along the East line of said Lot 18, South 00°01'27" West a distance of 10.48 feet; Thence run South 72°33'25" West a distance of 104.66 feet to the West line of said Lot 18; Thence run along the West line of said Lot 18, North 00°01'27" East a distance of 10.48 feet to the Point of Beginning.

Containing 1,046.57 Square Feet, MORE or LESS.

SPACE ABOVE RESERVED FOR RECORDING INFORMATION


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 18 AS RECORDED IN PLAT BOOK T, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 72°33'25" EAST (ASSUMED).
3. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
4. NOT A BOUNDARY SURVEY.
5. LOT 18, BLOCK A, PARCEL I.D. 19-22-32-7880-01-180.

PREPARED FOR:

REAL ESTATE MANAGEMENT

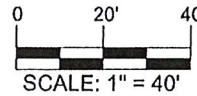
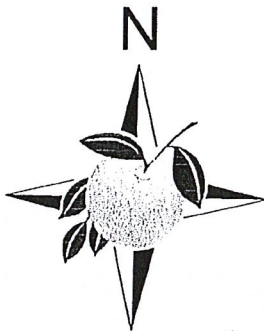
NOT COMPLETE WITHOUT SHEET 2 OF 2

FIELD DATE: -----	DATE: 08/08/2022	SECTION: 20	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-9205 (407) 836-7851		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 06/19/2023	RANGE: 32E			8932
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

SKETCH OF DESCRIPTION
PROJECT: BOB'S MARKET CANAL
PARCEL: 707

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



EAST COLONIAL DRIVE
(200' RIGHT-OF-WAY)
(STATE ROAD 50)
(O.R.B. 301, PAGE 54 AND O.R.B. 314, PAGE 67)
(SECTION 75060, F.P. ID. 433607-1)

SOUTH RIGHT OF WAY LINE

LOT 1
BLOCK A
(DOC #20190796048)

NE CORNER
OF LOT 18

DRAINAGE DITCH
(VARIABLE WIDTH)
BASIS OF BEARING
N72° 33' 25"E 104.66'

NORTHERLY LINE
OF LOT 18

POB
NW CORNER
OF LOT 18

10' TCE
S72° 33' 25"W 104.66'

S00° 01' 27"W
10.48'

LOT 19
BLOCK A
(O.R.B. 7991, PGS 4872-4874)

N00° 01' 27"E
10.48'

LOT 18
BLOCK A
(DOC #20210201245)

LOT 17
BLOCK A
(DOC #20190657531)

WEST LINE OF LOT 18


EAST LINE OF LOT 18

NOT PLATTED

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

NOT COMPLETE WITHOUT SHEET 1 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 32839-9205 (407) 836-7851		DRAWING SCALE: 1" = 40'
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 06/19/2023	RANGE: 32E			8932
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2			