



**Interoffice Memorandum**

**REAL ESTATE MANAGEMENT ITEM 1**

**DATE:** March 11, 2024

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

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

**FROM:** Steve Cochran, Acquisition Agent  
Real Estate Management Division *SC/MTC*

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

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

**ACTION REQUESTED:** Approval of Temporary Construction Easement from Edward S. Meiner and Kimberlea D. Meiner to Orange County, and authorization to disburse funds and record instrument.

**PROJECT:** Bob's Market Canal – Parcel 702  
  
District 5

**PURPOSE:** To provide access to construct and perform maintenance on a canal.

**Interoffice Memorandum**  
**Real Estate Management Division**  
**Agenda Item 1**  
**March 11, 2024**  
**Page 2 of 2**

**ITEM:** Temporary Construction Easement (Instrument 702.1)  
Cost: Donation  
Size: 3,041.22 square feet

**BUDGET:** Account No.: 1002-072-2906-6110

**FUNDS:** \$53.20 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  
MAR 26 2024

THIS IS A DONATION

Instrument: 702.1  
Project: Bob's Market Canal

### TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, we, Edward S. Meiner and Kimberlea D. Meiner, his wife, GRANTORS, 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**

**19-22-32-7880-01-130**

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.

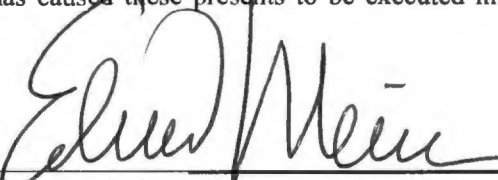
Instrument: 702.1  
Project: Bob's Market Canal

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

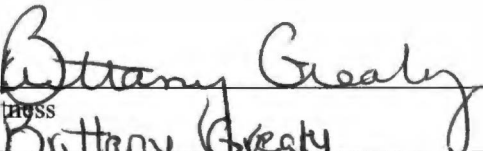
WITNESSES:

  
\_\_\_\_\_  
Witness  
Brittany Barona

Print Name  
Witness Address: (required)  
1516 E. Colonial Drive Suite 301  
Orlando, FL 32803

  
\_\_\_\_\_  
Edward S. Meiner

Address:  
2415 Norfolk Road  
Orlando, Florida 32803-1340

  
\_\_\_\_\_  
Witness  
Brittany Grealy

Print Name:  
Witness Address: (required)  
1516 E. Colonial Dr., Suite 301  
Orlando, FL 32803

(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 11<sup>th</sup> day of DECEMBER, 20 23, by Edward S. Meiner, a married man. The individual  is personally known to me or  has produced \_\_\_\_\_ as identification.

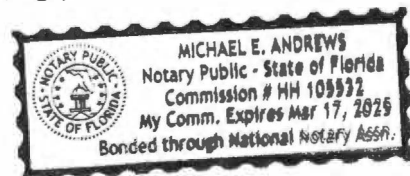
(Notary Stamp)

  
\_\_\_\_\_  
Notary Signature

MICHAEL E. ANDREWS  
\_\_\_\_\_  
Printed Notary Name

Notary Public of:  
My Commission Expires: 3/17/25

{Signatures continued on following page}



Instrument: 702.1  
Project: Bob's Market Canal

WITNESSES:

[Signature]  
Witness  
Brittany Barona

Print Name  
Witness Address: (required)  
1516 E. Colonial Dr Suite 301  
Orlando, FL 32803

[Signature]  
Kimberlea D. Meiner

Address:  
2415 Norfolk Road  
Orlando, Florida 32803-1340

[Signature]  
Witness  
Brittany Grealy

Print Name:  
Witness Address: (required)  
1516 E. Colonial Dr., Suite 301  
Orlando, FL 32803

(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 17<sup>th</sup> day of December, 2023, by Kimberlea D. Meiner, a married woman. The individual  personally known to me or  has produced \_\_\_\_\_ as identification.

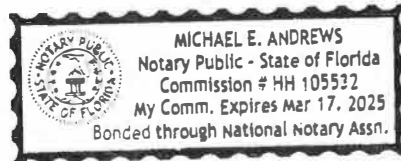
(Notary Stamp)

[Signature]  
Notary Signature

MICHAEL E. ANDREWS  
Printed Notary Name

Notary Public of:  
My Commission Expires: 3/17/25

**This instrument prepared by:**  
\_\_\_\_\_, 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



Instrument: 702.1  
Project: Bob's Market Canal

**JOINDER AND CONSENT TO TEMPORARY CONSTRUCTION EASEMENT**

The undersigned hereby certifies that they are the tenants in that certain unrecorded lease agreement and that the undersigned hereby joins in and consents to the execution and recording of the foregoing Temporary Construction Easement.

**WITNESSES:** [Signature]  
Witness  
Ricky Delgado Garcia  
Print Name  
Witness Address: (required)  
509 S Chickasaw Trail, Orlando.  
FL 32825

[Signature]  
Nelson Perez Quinones  
[Signature]  
Kelly O. Olivio

[Signature]  
Witness  
John Asuaita  
Print Name:  
Witness Address: (required)  
509 S Chickasaw Trail  
Orlando FL 32825

(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 5 day of January, 2024 by Nelson Perez Quinones and Kelly O. Olivio. The individuals  are personally known to me or  have produced Driver's License and Driver's License as identification.

(Notary Seal) [Signature]  
Notary Public



**RICKY DELGADO GARCIA**  
Notary Public  
State of Florida  
Comm# HH347611  
Expires 1/9/2027

Print Name: Ricky Delgado Garcia  
My Commission Expires: 1/9/2027

**SCHEDULE "A"**

**SKETCH OF DESCRIPTION**

**PROJECT: BOB'S MARKET CANAL**

**PARCEL: 702**

**PURPOSE: TEMPORARY CONSTRUCTION  
EASEMENT**

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

**LEGAL DESCRIPTION:**

A tract of land lying in Lot 13, 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 Northeast corner of Lot 13 of said Plat; Thence run South 00°01'27" West along the East line of said Lot 13, a distance of 10.02 feet; Thence run North 86°08'32" West, a distance of 67.89 feet; Thence run South 64°55'04" West, a distance of 250.33 feet to a point; Thence run North 47°54'30" East, a distance of 34.18 feet to a point on the Northwesterly line of Lot 13 with a Southerly extension of the West line of Lot 7, Block A of said Plat. Thence run North 64°55'04" East along the Northwesterly line of said Lot 13, a distance of 220.22 feet; Thence run South 86°08'32" East a distance of 69.80 feet to the Point of Beginning.

Containing 3,041.22 Square Feet, MORE or LESS.

**DANIEL L. WHITTAKER,**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5848  
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:**

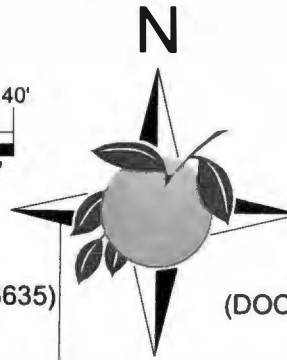
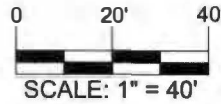
1. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 13 AS RECORDED IN PLAT BOOK T, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 64°55'04" EAST (ASSUMED).
3. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
4. NOT A BOUNDARY SURVEY.
5. LOT 13, BLOCK A, PARCEL I.D. 19-22-32-7880-01-130.

NOT COMPLETE WITHOUT SHEET 2 OF 2

**PREPARED FOR:**  
REAL ESTATE MANAGEMENT

<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 32836-8208 (407) 836-7961	<b>DRAWING SCALE:</b> N/A
<b>DRAWN BY:</b> JFM		<b>TOWNSHIP:</b> 22S		<b>COUNTY PROJECT NUMBER</b> 8926
<b>CHECKED BY:</b> D. WHITTAKER	<b>REVISIONS:</b> 06/19/2023	<b>RANGE:</b> 32E		
<b>APPROVED BY:</b> D. WHITTAKER		<b>SHEET 1 OF 2</b>		

**SKETCH OF DESCRIPTION  
PROJECT: BOB'S MARKET CANAL  
PARCEL: 702**



LOT 6  
BLOCK A  
(DOC #20150046635)

LOT 5  
BLOCK A  
(DOC #20030666547)

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

LOT 7  
BLOCK A  
(DOC #20150046635)

N64° 55' 04"E 220.22'  
10' TCE  
S64° 55' 04"W 250.33'  
**BASIS OF BEARING**

LOT 13,  
BLOCK A  
(INSTRUMENT #20050646346)

**DRAINAGE DITCH**  
(VARIABLE WIDTH)  
S86° 08' 32"E  
69.80'

**POB**  
NE CORNER  
OF LOT 13

N86° 08' 32"W  
67.89'

S00° 01' 27"W  
10.02'

LOT 14,  
BLOCK A

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

**DRAINAGE DITCH**  
(VARIABLE WIDTH)

N47° 54' 30"E  
34.18'

**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

**OLD CHENEY HIGHWAY**  
(66' RIGHT OF WAY)  
(O.R.B. 7338, PG 2235)

NORTH LINE OF RIGHT OF WAY

PREPARED FOR:  
REAL ESTATE MANAGEMENT

DRAWING SCALE:  
1" = 40'  
COUNTY PROJECT  
NUMBER  
8926



PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION

4800 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-6815  
(407) 838-7961

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



MAR 26 2024

REQUEST FOR FUNDS / CHECKS

Under BCC Approval

Under Ordinance Approval

Date: March 7, 2024

Total Amount: \$53.20

Project: Bob's Market Canal

Parcels: 702

Charge to Account # [REDACTED]

*George Shupp* 3/7/24  
Controlling Agency Approval Signature Date  
George Shupp  
Printed Name  
*D. Frederick* 3/8/2024  
Fiscal Approval Signature Date  
Dahlia A. Frederick  
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

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

NAME, ADDRESS, FEIN, ITEM, AND AMOUNT (No Social Security No.)  
  
Orange County Comptroller  
PO Box 38, Orlando, FL 32802  
Recording Fee: \$53 20  
  
Total \$53 20

Payable to: Orange County Comptroller \$53.20

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

Recommended by *Steve Cochran* 3/7/2024  
Steve Cochran, Acquisition Agent, Real Estate Management Div. Date

Payment Approved *Ludiana Vino* 3/7/2024  
Ludiana Vino, Assistant Manager Real Estate Management Div. Date

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

Certified *[Signature]* MAR 26 2024  
Approved by BCC Deputy Clerk to the Board 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