



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: May 1, 2019

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

FROM: Erica Guidroz, Acquisition Agent *RKB*
Real Estate Management Division *for EG*

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: Approval of Drainage Easement from Ruth Christine Foust, Melinda F. Ramsdell, and Cynthia F. Craft to Orange County and authorization to disburse funds to pay all recording fees and record instrument

PROJECT: Sloewood Drive Drainage Improvements

District 2

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

ITEM: Drainage Easement (Instrument 802.1)
Cost: Donation
Size: 8,762.32 square feet

BUDGET: Account No.: 1004-072-3010-6110

FUNDS: \$53.20 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Roads and Drainage Division

REMARKS: This Drainage Easement is needed for County's Sloewood Drive Drainage Improvements project, to construct an outfall to Lake Ola, which will alleviate flooding problems on the subject property and adjacent lands.

County to pay all recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: April 30, 2019
Project: Sloewood Drive Drainage Improvements
Charge to Account # 1004-072-3010-6330 6110

Total Amount: \$53.20

Parcel: 802

eff 5/1/19
Controlling Agency Approval Signature Date
Maricela Torres, R&D Assistant Manager
Printed Name:

[Signature] 5/1/19
Fiscal Approval Signature Date
Belkys Jorge
Printed Name

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condemnation Post-Condemnation
 Acquisition at Approved Appraisal
 Acquisition at Below Approved Appraisal
 Acquisition at Above Approved Appraisal
 X Advance Payment Requested

X N/A District # 2

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

Orange County Comptroller: \$53.20
(Recording Fees)

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 Erica Guidroz 4-30-19
Erica Guidroz, Acquisition Agent, Real Estate Management Division Date

Payment Approved [Signature] 4/30/19
Paul Sladek, Manager, Real Estate Management Division Date

or
Payment Approved _____
Russell Corriveau, Asst. Mgr. Real Estate Management Div. Date

Certified Jennifer Jan-Kinety MAY 21 2019
Approved by BCC to Deputy Clerk to the Board Date

Examined/Approved _____
Comptroller/Government Grants Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 21 2019

THIS IS A DONATION

Instrument: 802.1

Project: Sloewood Drive Drainage Improvements

DRAINAGE EASEMENT

THIS INDENTURE, made the 28 day of January, 2019, between Ruth Christine Foust, as to a Life Estate Interest, Melinda F. Ramsdell, and Cynthia F. Craft, as to a Remainder Interest, whose address is 7859 Sloewood Dr, Mt Dora, FL 32751 GRANTORS 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 GRANTORS, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, do 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 APPENDIX "A"

Property Appraiser's Parcel Identification Number:

a portion of

17-20-27-4704-02-162

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 GRANTORS, their 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.

Instrument: 802.1
Project: Sloewood Drive Drainage Improvements

IN WITNESS WHEREOF, the said GRANTOR has hereto set her hand the day and year first above written.

Signed, sealed and delivered in the presence of:

Jule B. Riley
Witness

Ruth Christine Foust
Ruth Christine Foust, as to a Life Estate Interest

Jule B. Riley
Printed Name

7859 Sloewood Dr.
Post Office Address

Karen R Leheup Smith
Witness

Mount Dora, FL 32757

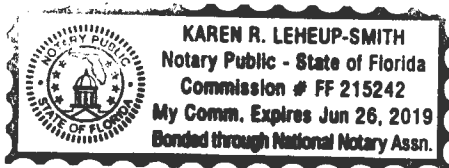
Karen R Leheup-Smith
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 28 day of January, 20 19 by Ruth Christine Foust, as to a Life Estate Interest. She is personally known to me or has produced as identification. Witness my hand and official seal this 28 day of January, 20 19.

(Notary Seal)



Karen R Leheup Smith
Notary Signature
Karen R Leheup Smith
Printed Notary Name

Notary Public in and for the County and State aforesaid
My commission expires:

Instrument: 802.1
Project: Sloewood Drive Drainage Improvements

IN WITNESS WHEREOF, the said GRANTOR has hereto set her hand the day and year first above written.

Signed, sealed and delivered in the presence of:

Julie B. Riley
Witness

Julie B. Riley
Printed Name

Karen R Letheup Smith
Witness

Karen R Letheup Smith
Printed Name

Melinda J. Ramsdell
Melinda F. Ramsdell, as to a Remainder Interest
7845 Sloewood Pr.
Post Office Address

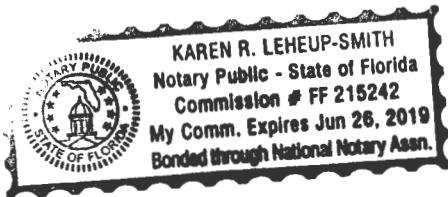
Mount Dora, FL 32757

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 28 day of January, 2019 by Melinda F. Ramsdell, as to a Remainder Interest. She is personally known to me or has produced as identification. Witness my hand and official seal this 28 day of January, 2019.

(Notary Seal)



Karen R Letheup Smith
Notary Signature
Karen R Letheup Smith
Printed Notary Name

Notary Public in and for the County and State aforesaid
My commission expires:

Instrument: 802.1
Project: Sloewood Drive Drainage Improvements

IN WITNESS WHEREOF, the said GRANTOR has hereto set her hand the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Julie B. Riley

Printed Name Julie B. Riley

Witness Karen R. Leheup-Smith

Printed Name Karen R. Leheup-Smith

Cynthia F. Craft
Cynthia F. Craft, as to a Remainder Interest

7859 Sloewood Dr
Post Office Address

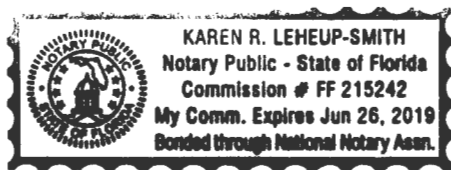
Mount Dora, 32757

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 28 day of January, 2019 by Cynthia F. Craft, as to a Remainder Interest. She is ~~personally known to me~~ or has produced as identification. Witness my hand and official seal this 28 day of January, 2019.

(Notary Seal)



Karen R. Leheup-Smith
Notary Signature
Karen R. Leheup-Smith
Printed Notary Name

Notary Public in and for the County and State aforesaid
My commission expires:


This instrument prepared by:
Elena Hutchinson, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

APPENDIX "A"
LEGAL OF DESCRIPTION

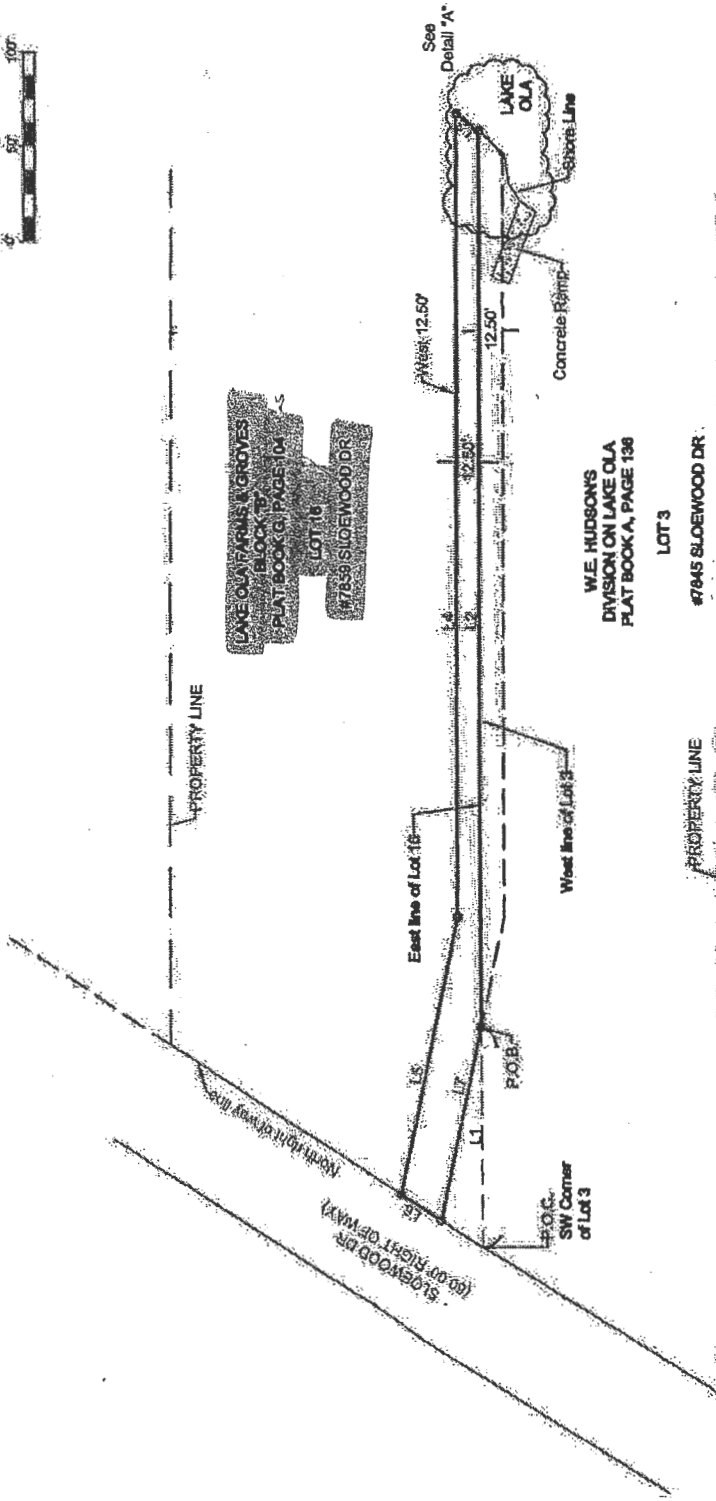
A portion of Lot 16, Block "B" of LAKE OLA FARMS & GROVES as recorded in Plat Book G, Page 104 of the Public Records of Orange County, Florida lying within Section 17, Township 20 South, Range 27 East, Orange County, Florida being particularly described as follows:

Commence at the Southwest corner of Lot 3 of W.E. HUDSON'S DIVISION ON LAKE OLA as recorded in Plat Book A, Page 136 of the Public Records of Orange County, Florida; thence run North 00°15'00" West along the West line of said Lot 3 a distance of 118.33 feet more or less to a point, said point being the Point of Beginning; thence continue North 00°15'00" West along the East line of Lot 16, Block "B" of LAKE OLA FARMS & GROVES as recorded in Plat Book G, Page 104 of the Public Records of Orange County, Florida a distance of 473.32 feet more or less to shore of Lake Ola; thence run Northwesterly and along shore line of said Lake Ola a distance of 15.32 feet more or less to a point lying on a line 12.50 feet West of said East line of Lot 16; thence run South 00°15'00" East along said line 12.50 feet West of said East line of Lot 16 a distance of 424.61 feet more or less to a point lying on a line 12.50 feet West of said East line of said Lot 16; thence run South 12°00'10" West a distance of 151.24 feet more or less to a point lying on the North right of way line of Sloewood Drive; thence run South 58°02'22" East along the North right of way line of Sloewood Drive a distance of 25.99 feet to a point lying on said North right of way line; thence run North 12°00'10" East a distance of 106.52 feet to the Point of Beginning;

Contains 8,762.32 square feet or 0.20 acres, more or less.

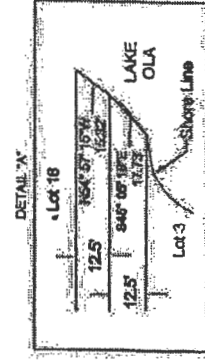
PREPARED FOR: Orange County Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 11/12/18	SECTION: 17	 SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8273	TOWNSHIP: 20		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: Sloewood Drainage	RANGE: 27		8273
REVISION DATE:		SHEET 1 OF 2		

APPENDIX "A" SKETCH OF DESCRIPTION



LAKE OLA FARMERS GROVES
PLAT BOOK G, PAGE 10
LOT 16
#7539 SLOEWOOD DR

W.E. HUDSONS
DIVISION ON LAKE OLA
PLAT BOOK A, PAGE 136
LOT 3
#7845 SLOEWOOD DR



LEGEND

P.O.B. Point of Beginning
P.O.C. Point of Commencement

● Denotes change in direction, no point set

LINE TABLE	
Bearing	Distance
L1	N00°15'00" W 118.33'
L2	N00°15'00" W 473.32'
L3	N64°57'15" W 15.32'
L4	S00°15'00" E 424.61'
L5	S12°00'10" W 151.24'
L6	S58°02'22" E 25.98'
L7	N12°00'00" E 106.52'

FLORIDA COUNTY ENGINEERING DIVISION
REGISTERED ENGINEERS IN THE STATE OF FLORIDA
THIS SURVEY AND LEGAL DESCRIPTION HAS BEEN PREPARED IN ACCORDANCE WITH THE
STATUTES AND REGULATIONS OF THE STATE OF FLORIDA,
AND IS SUBJECT TO THE JURISDICTION OF THE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
AND ARCHITECTS. THE ENGINEER'S SEAL IS FOR
REPRODUCTION OF THIS DRAWING ONLY.

[Signature]
DATE: 11/2/18
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 570

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY INSTRUMENT
WORK HAS BEEN PERFORMED IN ACCORDANCE
WITH 5L17, FLORIDA ADMINISTRATIVE
CODE FOR PREPARATION OF THIS DRAWING.

- NOTES:**
- BEARINGS ARE BASED ON THE EAST LINE OF LOT 3 AS BEING N00°15'00" W (ASSUMED).
 - THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
 - THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
 - NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
 - PURPOSE OF THIS SKETCH IS A DRAINAGE EASEMENT.

DRAWN BY: Alvarez	DATE: 11/12/18	SECTION: 17
CHECKED BY: Daynes	JOB No: 8273	TOWNSHIP: 20
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 27
REVISION DATE:	Sloewood Drainage	SHEET 2 OF 2

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 830-7940



PREPARED FOR: Roads & Drainage
DRAWING SCALE: 1"=100'
PROJECT NUMBER 8273

Project: Sloewood Drive Drainage Improvements
Parcel No: 802
Name of Owner: Ruth Christine Foust, Melinda F. Ramsdell and Cynthia F. Craft

SETTLEMENT ANALYSIS

EXPLANATION OF RECOMMENDED SETTLEMENT

(Memorandum to File pursuant to Section 4 of Ordinance 92-29)

***This is a Donation**

Parcel 802: The subject tract is located at Lake Ola Farms & Groves G/104 Lot 16, Blk B, Public Records of Orange County, Florida. The easement area of 8,762.32 S.F. is required for a Drainage Easement. Orange County Roads and Drainage will restore site improvements to the same or better condition of a like kind basis. The easement area is necessary for drainage improvements from the subject property and adjacent properties to construct an outfall to Lake Ola. The owner has agreed to this donation and I approve of this donation for the Drainage Easement.

Recommended by: Erica Guidroz Date: 4-24-19
Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K Babcock Date: 4-24-19
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: Paul Sladek Date: 4/30/19
Paul Sladek, Manager, Real Estate Mgmt. Division

or
Approved by: _____ Date: _____
Russell Corriveau, Asst. Manager, Real Estate Mgmt. Division