



**Interoffice Memorandum**

**REAL ESTATE MANAGEMENT ITEM 2**

**DATE:** March 11, 2023

**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 Hiep Quang Pham and Ha Le Pham to Orange County, and authorization to disburse funds and record instrument.

**PROJECT:** Bob's Market Canal – Parcel 709  
  
District 5

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

**ITEMS:** Temporary Construction Easement (Instrument 709.1)  
Cost: Donation  
Size: 7,503.35 square feet

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

**FUNDS:** \$44.70 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, operate, 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: 709.1  
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, Hiep Quang Pham and Ha Le Pham, husband and wife, 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**

**19-22-32-7880-01-010**

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: 709.1  
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

Hiep Quang Pham  
Hiep Quang Pham

Address  
4100 Pelee Street  
Orlando, Florida 32817-3111

Yanica Nazario  
Witness  
Yanica Nazario

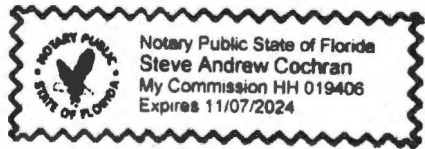
Print Name:  
Witness Address: (required)  
3444 Coretchen Drive  
Orlando, FL 32761

(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 8<sup>th</sup> day of February, 2024, by Hiep Quang Pham, a married man. The individual  is personally known to me or  has produced FL Driver License as identification.

(Notary Stamp)



Steve Andrew Cochran  
Notary Signature

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

{Signatures continued on following page}

Instrument: 709.1  
Project: Bob's Market Canal

**WITNESSES:**

Steve Andrew Cochran  
Witness

Steve Andrew Cochran  
Print Name

Witness Address: (required)

2880 Old Castle Drive

Winter Park, FL 32792

[Signature]  
Witness

Janira Nazano  
Print Name:

Witness Address: (required)

3444 Ceretchen Drive

Orlando, FL 32761

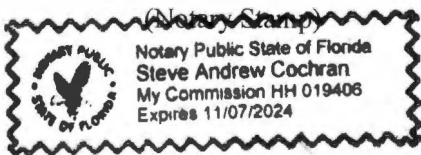
[Signature]  
Ha Le Pham

Address  
4100 Pelee Street  
Orlando, Florida 32817-3111

(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 8<sup>th</sup> day of February, 2024, by Ha Le Pham, a married woman. 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: 709**

**PURPOSE: TEMPORARY CONSTRUCTION  
EASEMENT**

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

**LEGAL DESCRIPTION:**

A tract of land lying in Lots 1, 2 and 3, 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 Southwest corner of Lot 3 of said Plat; Thence run along the West line of said Lot 3, North 00°44'14" East a distance of 10.02 feet; Thence run South 85°58'33" East a distance of 129.61 feet; Thence run North 30°36'59" East a distance of 321.05 feet; Thence run North 40°16'27" East a distance of 89.47 feet; Thence run North 74°58'26" East a distance of 202.44 feet to a point on the South Right of Way line of East Colonial Drive (Also Known as State Road 50); Thence run South 73°22'33" East along said South Right of Way line, a distance of 19.06 feet to the Southeast corner Lot 1 as recorded in said Plat; Thence run along the South line of said Lot 1, South 74°58'26" West a distance of 215.54 feet; Thence run South 40°16'27" West a distance of 86.35 feet; Thence run South 30°35'27" West a distance of 325.55 feet; Thence run along the South line of Lots 2 and 3 of said Plat, North 85°58'33" West a distance of 135.21 feet to the Point of Beginning.

Containing 7,503.35 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:**

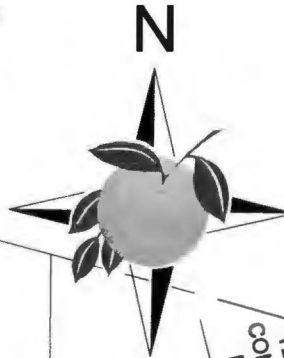
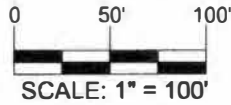
1. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 3 AS RECORDED IN PLAT BOOK T, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 85°58'33" EAST (ASSUMED).
3. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
4. NOT A BOUNDARY SURVEY.
5. LOTS 1, 2 AND 3. BLOCK A, PARCEL I.D. 19-22-32-7880-01-010.

NOT COMPLETE WITHOUT SHEET 2 OF 2

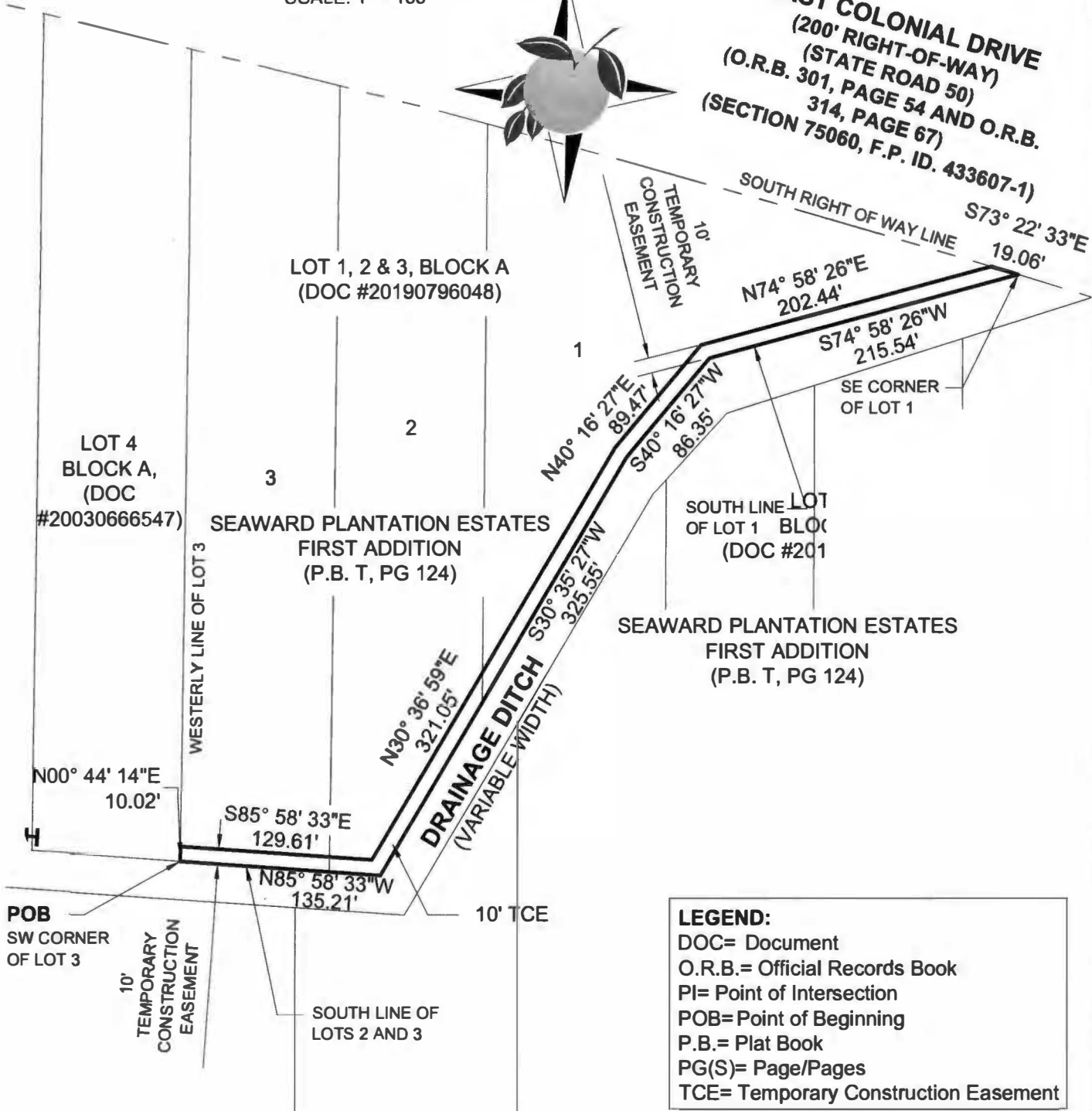
**PREPARED FOR:**  
REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 08/08/2022	SECTION: 20	<b>PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION</b>  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-6206 (407) 838-7851	DRAWING SCALE: N/A
DRAWN BY: JFM	REVISIONS:	TOWNSHIP: 22S		COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	06/19/2023	RANGE: 32E		8929
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2		

**SKETCH OF DESCRIPTION  
PROJECT: BOB'S MARKET CANAL  
PARCEL: 709**



**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)**



**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

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 4300 SOUTH JUNGLE VALLEY PARKWAY ORLANDO, FLORIDA 32839-6208 (407) 836-7861	ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1"=100'
DRAWN BY: JFM	REVISIONS: 06/19/2023	TOWNSHIP: 22S			COUNTY PROJECT NUMBER 8929
CHECKED BY: D. WHITTAKER		RANGE: 32E			
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2			

**REQUEST FOR FUNDS / CHECKS**

Under BCC Approval

Under Ordinance Approval

Date: March 7, 2024  
Project: Bob's Market Canal  
Charge to Account # 1002-072-2906-6110

Total Amount: \$44.70

Parcels: 709

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

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

Orange County Comptroller  
PO Box 38, Orlando, FL 32802  
Recording Fee: \$44.70

Total \$44.70

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 \$44.70

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**IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)**  
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Recommended by Steve Cochran  
Steve Cochran, Acquisition Agent, Real Estate Management Div.

3/7/2024  
Date

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

3/7/2024  
Date

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

MAR 26 2024  
Date

Certified [Signature]  
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved [Signature]  
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