



Orange County Government

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

Legislation Text

File #: 25-455, **Version:** 1

Interoffice Memorandum

DATE: March 5, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Jeffrey Reyes, Senior Acquisition Agent

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Temporary Construction Easement from Florida Conference Association of Seventh-day Adventist to Orange County, and authorization to perform all actions necessary to record the instrument for Texas Avenue Parcel 1056/7056. District 6. **(Real Estate Management Division)**

PROJECT: Texas Avenue Parcel 1056/7056

PURPOSE: To provide for access, construction, operation, and widening of an existing roadway.

ITEM:

Temporary Construction Easement
(Instrument 7056.1)

BUDGET: N/A

REVENUE: None

FUNDS: N/A

APPROVALS:

Real Estate Management Division
County Attorney's Office
Public Works Department

REMARKS: On December 17, 2024, the Board approved and executed the Purchase Agreement for Texas Avenue Parcel 1056/7056. This action is for the approval of the Temporary Construction Easement (Instrument 7056.1) and authorization to record.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAR 25 2025

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

Richard Hainkel, 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 22-23-29-7268-33-000

Instrument: 7056.1
Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

This document has been executed and delivered under threat of condemnation. Therefore, this document is not subject to documentary stamp tax. See Fla. Admin. Code R. 12B-4.014(13).

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, we, Florida Conference Association of Seventh-day Adventists, a Florida not-for-profit corporation, whose address is 351 South State Road 434, Altamonte Springs, Florida 32714, 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 non-exclusive easement with full authority to enter upon the following lands as described in **Schedule "A"** ("**Easement Area**") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

AFTER THE construction on the Parcel is completed, the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

THIS EASEMENT shall expire upon the completion of the construction on the project adjacent to the Easement Area or after seven (7) years, whichever occurs first.

{signature on following page}

Instrument: 7056.1
Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

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

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

WITNESS #1

[Signature]
Signature

Frank mem-Hen.
Print Name

Mailing Address: 351 S. SR 434

City: Altamonte Springs State: FL

Zip Code: 32714

WITNESS #2

[Signature]
Signature

VILMA D. GUERRERO
Print Name

Mailing Address: 351 S. SR 434

City: Altamonte Springs State: FL

Zip Code: 32714

STATE OF FLORIDA
COUNTY OF Seminole

Florida Conference Association of Seventh-day Adventists, a Florida not-for-profit corporation

By: [Signature]
Signature

Ryan Amos
Print Name
Vice President
Title

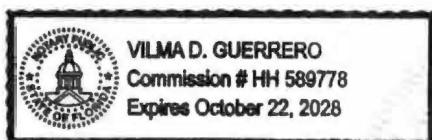
and

By: [Signature]
Signature

Andrew Elliott
Print Name
Assistant Secretary
Title

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 6th day of February, 2028, by Ryan Amos, as Vice President and Andrew Elliott, as Assistant Secretary, of Florida Conference Association of Seventh-day Adventists, a Florida not-for-profit corporation on behalf of the not-for-profit corporation. The individuals ☒ are personally known to me or ☐ have produced _____ as identification.

(Notary Stamp)



[Signature]
Notary Signature

Vilma D. Guerrero
Print Notary Name

Notary Public of: Florida State

My Commission Expires: October 22, 2028

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7056

A PORTION OF THE NORTH HALF OF LOT 33, PLAN OF BLOCK "ONE" PROSPER COLONY, SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED SOUTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 109, AND AS RECORDED IN OFFICIAL RECORDS BOOK 450, PAGE 614, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER, RUN NORTH 00°07'40" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 50.00 FEET, TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 934.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 33 OF SAID PLAN OF BLOCK "ONE" PROSPER COLONY, AS RECORDED IN OFFICIAL RECORDS BOOK 5087, PAGE 2125, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN NORTH 89°18'28" EAST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 33, A DISTANCE OF 20.04 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF NORTH 02°24'56" EAST, AND CHORD DISTANCE OF 157.16 FEET; THENCE, DEPARTING SAID SOUTH LINE OF THE NORTH HALF OF LOT 33 FROM A TANGENT BEARING OF NORTH 03°00'05" EAST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'18", A DISTANCE OF 157.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON SAID CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF NORTH 01°43'17" EAST, AND A CHORD DISTANCE OF 29.00 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'58", A DISTANCE OF 29.00 FEET; THENCE, DEPARTING SAID CURVE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 88°16'43" EAST, A DISTANCE OF 17.41 FEET; THENCE, SOUTH 01°43'28" WEST, A DISTANCE OF 29.00 FEET; THENCE, NORTH 88°16'43" WEST, A DISTANCE OF 17.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 505 SQUARE FEET
OR 0.012 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William E. Byrd 1/24/11
WILLIAM E. BYRD DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

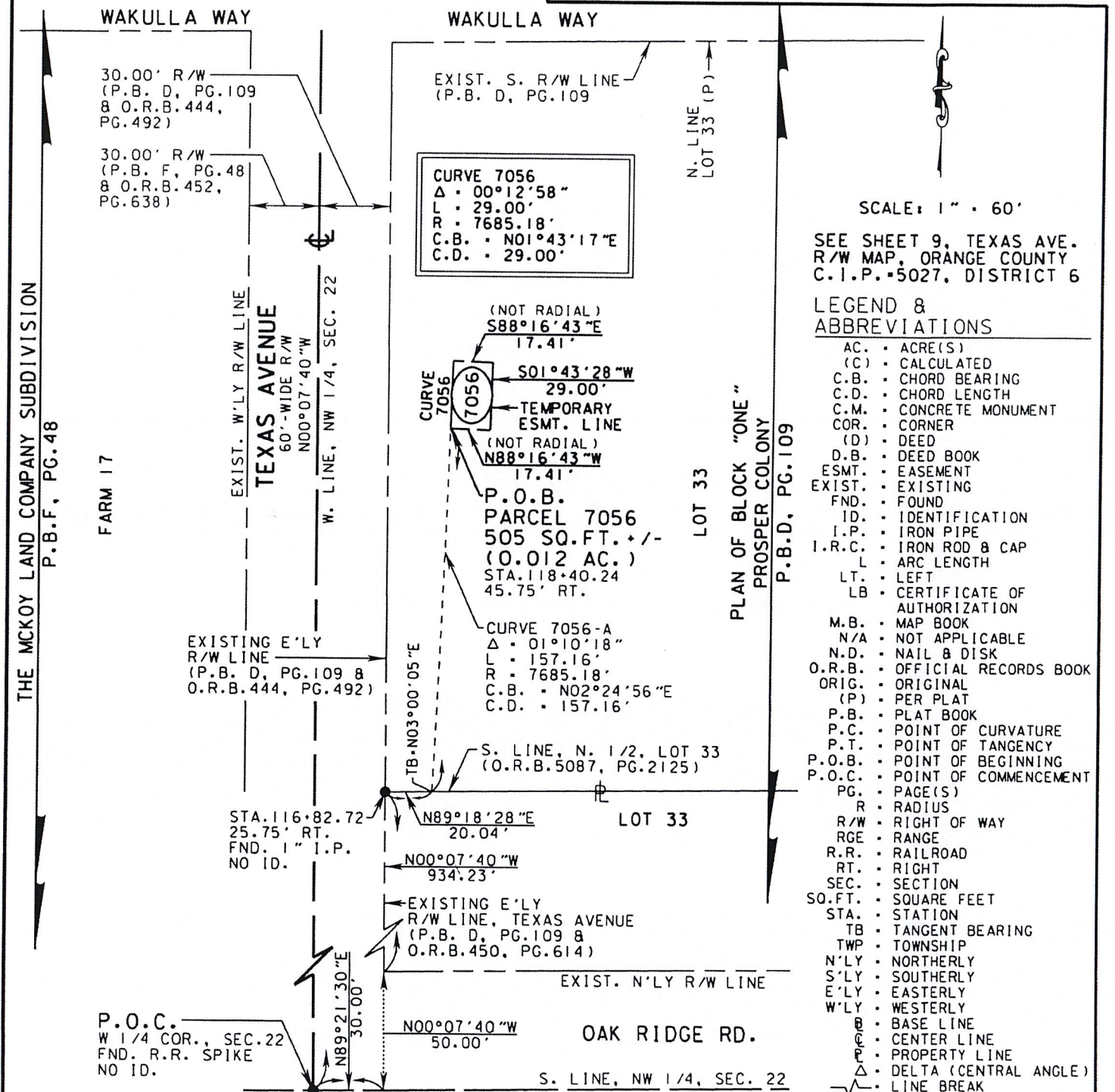
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. • 5027

RAH 11/17/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7056



SCALE: 1" = 60'

SEE SHEET 9, TEXAS AVE.
R/W MAP, ORANGE COUNTY
C.I.P. 5027, DISTRICT 6

LEGEND & ABBREVIATIONS

- AC. • ACRE(S)
- (C) • CALCULATED
- C.B. • CHORD BEARING
- C.D. • CHORD LENGTH
- C.M. • CONCRETE MONUMENT
- COR. • CORNER
- (D) • DEED
- D.B. • DEED BOOK
- ESMT. • EASEMENT
- EXIST. • EXISTING
- FND. • FOUND
- ID. • IDENTIFICATION
- I.P. • IRON PIPE
- I.R.C. • IRON ROD & CAP
- L. • ARC LENGTH
- LT. • LEFT
- LB. • CERTIFICATE OF AUTHORIZATION
- M.B. • MAP BOOK
- N/A • NOT APPLICABLE
- N.D. • NAIL & DISK
- O.R.B. • OFFICIAL RECORDS BOOK
- ORIG. • ORIGINAL
- (P) • PER PLAT
- P.B. • PLAT BOOK
- P.C. • POINT OF CURVATURE
- P.T. • POINT OF TANGENCY
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- PG. • PAGE(S)
- R. • RADIUS
- R/W. • RIGHT OF WAY
- RGE. • RANGE
- R.R. • RAILROAD
- RT. • RIGHT
- SEC. • SECTION
- SO.FT. • SQUARE FEET
- STA. • STATION
- TB. • TANGENT BEARING
- TWP. • TOWNSHIP
- N'LY. • NORTHERLY
- S'LY. • SOUTHERLY
- E'LY. • EASTERLY
- W'LY. • WESTERLY
- B. • BASE LINE
- C. • CENTER LINE
- P. • PROPERTY LINE
- Δ. • DELTA (CENTRAL ANGLE)
- LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. = 5027