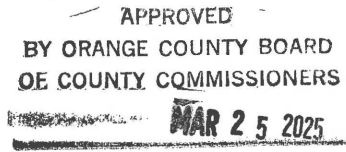


Project: Bob's Market Canal
Parcel: 707



CONTRACT FOR PURCHASE AND SALE

COUNTY OF ORANGE STATE OF FLORIDA

This Contract for Purchase and Sale (the "**Agreement**") is made and entered into by and between Denise San Miguel, Trustee of the 16209 Old Cheney Hwy land trust, ("**Seller**"), and Orange County, Florida a charter county and political subdivision of the State of Florida ("**Buyer**").

RECITALS

- A. Seller owns the following real property in Orange County:

Property Appraiser's Parcel Identification Number
19-22-32-7880-01-180
[Deed Reference: Doc No. 20210201245]
(hereinafter referred to as the "**Property**")

- B. Buyer requires a portion of the Property as further described on Schedule A, incorporated herein by reference (the "**Parcel**"), for its Bob's Market Canal project.
- C. Seller agrees to furnish the Parcel for the Project.

AGREEMENT

In consideration of the promises stated in this Agreement and other good and valuable consideration, Buyer and Seller agree as follows:

1. **Agreement:**

a. Seller agrees to execute a Temporary Construction Easement for a period of seven (7) years on the Property, conveying the Temporary Construction Easement to Buyer free and clear of all liens and encumbrances in substantially the same form as attached in Schedule B, attached hereto and incorporated herein by reference.

b. Buyer agrees to pay the Consideration (as defined below), to Seller for the Parcels.

2. **Consideration:** Subject to such credits, adjustments, and prorations, if any, for which provisions are hereinafter made, Buyer shall pay to Seller a total purchase price for Parcel

Project: Bob's Market Canal
Parcel: 707

707 in the amount of **ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS U.S. Dollars (\$1,750.00)** (the "**Purchase Price**").

3. Effective Date: The effective date of this Agreement (the "**Effective Date**") shall be the later of: (i) the date this Agreement is executed by Seller; **and** (ii) the date this Agreement is approved and executed by the Orange County Board of County Commissioners.

4. Closing Date and Location: The closing of the purchase and sale of the Parcel contemplated herein ("**Closing**") shall be at the offices of the Orange County Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801 on or before **ninety (90) days** from the Effective Date of this Agreement (the "**Closing Date**") (except to the extent that the Closing Date is extended by other provisions of this Agreement).

5. Closing Costs: The following costs are required to complete the transaction contemplated pursuant to this Agreement (the "**Costs**"). The Costs are allocated between the Seller and Buyer as follows:

Cost	Paid by Seller	Paid by Buyer
Recording Fees for the Documents of Conveyance	No	Yes
Documentary Stamps	Yes	No
Appraisal	No	Yes

Seller agrees to pay documentary stamp tax prior to receipt of proceeds, by separate check payable to the Orange County Comptroller.

6. Closing Documents: The following fully executed documents in the form contemplated herein are required to close the transaction contemplated pursuant to this Agreement:

- a.** Temporary Construction Easement

7. Conditions of Closing: All of the conditions listed below are conditions precedent to Closing. Such contingencies shall either be released, waived or cured within the timeframes set forth below.

a. Closing Documents. Closing is contingent upon delivery of Seller to Buyer in recordable form all instruments necessary to convey the Parcel as referenced in this Agreement. Such documents shall be executed and delivered to the Acquisition Agent for Buyer on or before the Closing Date.

8. Miscellaneous Provisions:

a. Notice. All notices or deliveries required under this Agreement shall be hand-delivered or given by regular mail, or overnight courier directed to the addresses set forth below. All notices so given shall be considered effective, if hand-delivered, when received; if delivered

Project: Bob's Market Canal
Parcel: 707

by courier, one business day after timely deposit with the courier service, charges prepaid; or if mailed, three days after deposit, first class postage prepaid, with the United States Postal Service. Either party may change the address to which future notices shall be sent by notice given in accordance with this paragraph.

As to Seller:	<i>with a copy to:</i>
Denise San Miguel, Trustee of the 16209 Old Cheney Hwy land trust	Bruce M. Harris Harris Harris Bauerle Lopez
Physical Address: 16209 Old Cheney Hwy Orlando, Florida 32833	222 S. Pennsylvania Avenue, Suite 100 Winter Park, Florida 32789
Mailing Address: 100 S. Eola Drive, Unit 607 Orlando, Florida 32801	
As to Purchaser:	
Orange County, Florida Real Estate Management Division Attn: Manager 400 E. South St., 5th Floor Orlando, Florida 32801	

b. Florida Statutes. Seller shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.

c. Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

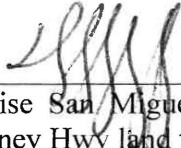
d. Entire Agreement. This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between Seller and Buyer, made with respect to the matters herein contained, and when duly executed constitute the Agreement between Seller and Buyer. No additions, alterations, or variations to the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party unless such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.

Project: Bob's Market Canal
Parcel: 707

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) written below.

Seller acknowledges that this Agreement is **NOT** effective until such time as it is approved and executed by the Orange County Board of County Commissioners. The signature of Buyer's acquisition agent named below does not in and of itself nor in any way bind Buyer.

SELLER



Denise San Miguel, Trustee of the 16209 Old
Cheney Hwy land trust

Date: Jan 23, 2025

Presented to Seller on behalf of Orange County by:



Steve Cochran, Acquisition Agent
Orange County Real Estate Management Division

Date: 7/10/2024

Project: Bob's Market Canal
Parcel: 707

BUYER

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners



B. L. Demings
for Jerry L. Demings,
Orange County Mayor
Date: 25 March 2025

**ATTEST: Phil Diamond, CPA, County Comptroller,
as Clerk of the Board of County Commissioners**

BY:

Jennifer Lara-Keimetz
for Deputy Clerk

Jennifer Lara-Keimetz
Printed Name

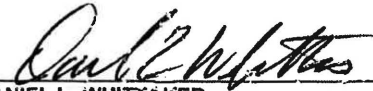
SCHEDULE "A"**SKETCH OF DESCRIPTION****PROJECT: BOB'S MARKET CANAL****PARCEL: 707****PURPOSE: TEMPORARY CONSTRUCTION
EASEMENT****LEGAL DESCRIPTION:**

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 32839-8206 (407) 836-7861		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 32839-9206 (407) 836-7861	DRAWING SCALE: 1"=40'
DRAWN BY: JFM		TOWNSHIP: 22S		COUNTY PROJECT NUMBER 8932
CHECKED BY: D. WHITTAKER	REVISIONS: 06/19/2023	RANGE: 32E		
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2		

SCHEDULE B
Form of Temporary Construction Easement

**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.

Instrument: 707.1
Project: Bob's Market Canal

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

Print Name

Mailing Address: _____

City: _____ State: _____

Zip Code: _____

WITNESS #2

Signature

Print Name

Mailing Address: _____

City: _____ State: _____

Zip Code: _____

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, 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)

FORM NOT FOR EXECUTION

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

Mailing Address: _____

City: _____ State: _____

Zip Code: _____

Notary Signature

Print Notary Name

Notary Public of: _____

My Commission Expires: _____

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 25 2025

**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

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a portion of: 19-22-32-7880-01-180

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Instrument: 707.1
Project: Bob's Market Canal

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

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

Mailing Address: 100 S Eola Dr 607
Orlando FL 32801

City: Orlando State: FL
Zip Code: 32801

WITNESS #2

[Signature]
Signature

Amya Forbes
Print Name

Mailing Address: 7438 Beadon Hill

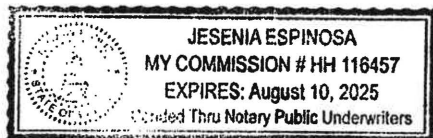
City: Orlando State: FL

Zip Code: 32818

STATE OF Florida
COUNTY OF 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]
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:

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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:

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4. NOT A BOUNDARY SURVEY.
5. LOT 18, BLOCK A, PARCEL I.D. 19-22-32-7880-01-180.

NOT COMPLETE WITHOUT SHEET 2 OF 2

PREPARED FOR:

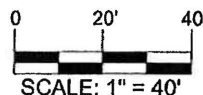
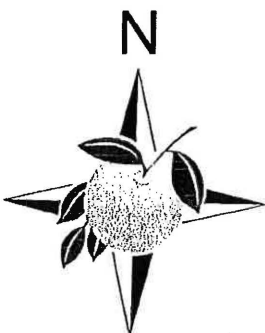
REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 08/08/2022	SECTION: 20	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8206 (407) 836-7951		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: _____
DRAWN BY: JFM
CHECKED BY: D. WHITTAKER
APPROVED BY: D. WHITTAKER

DATE:
08/08/2022
REVISIONS:
06/19/2023

SECTION: 20
TOWNSHIP: 22S
RANGE: 32E
SHEET 2 OF 2

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7881



DRAWING SCALE:
1"=40'
COUNTY PROJECT
NUMBER
8932

REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Bob's Market Canal

Date: February 7, 2025

Parcel #: 707

District #: 5

Approval: BCC

Type of Transaction: N/A

Acquisition at Above Approved Appraisal

Total Amount: \$ 1,785.50

PAYABLE TO:

Charge to Account: 1002-72-2908-6110

Trust Account of Harris Harris Bauerle, P. A.

222 South Pennsylvania Avenue

Suite 100

Winter Park, Florida 32789

FEIN No.: 38-3690256

Purchase Price: \$1,750.00

PW - Roads & Drainage Division

Controlling Agency's Approval Signature:

George Shupp Project Manager
Print Name and Title

Orange County Comptroller

PO Box 38, Orlando, Florida 32802

Recording Fee: \$35.50

George Shupp 2/12/25
Signature (must be wet ink) Date

Total: \$1,785.50

Controlling Agency's Fiscal Approval Signature:

Pat Davis Financial Administrator
Print Name and Title

SPECIAL INSTRUCTIONS

Pat Davis 2-14-25
Signature (must be wet ink) Date

Hold check for REM to pick-up. DO NOT MAIL.

Form Prepared by: Steve Cochran

407-836- 7093 Steve. Cochran @ocfl.net

REAL ESTATE MANAGEMENT APPROVAL

BCC APPROVAL

Mindy T. Cummings 3/4/25
Mindy T. Cummings, Manager Date

Pat Davis 3/4/25
for Deputy Clerk of the Board Signature Date

ORDINANCE Stamp

Stamp area for Ordinance.

BCC Stamp

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 25 2025

Real Estate Management Division Use Only
Routing Checklist Approval Dates

Agency _____ REM Mgmt. _____ BCC _____ Finance _____