



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

SEP 15 2015 *JSBS*

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** August 18, 2015

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager *AC*  
Real Estate Management Division

**FROM:** Russell L. Corriveau, Acquisition Agent *RLC*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

**DIVISION:** Real Estate Management  
Phone: 836-7082

**ACTION REQUESTED:** APPROVAL OF DONATION AGREEMENT AND UTILITY EASEMENT BETWEEN JOSHUA C. EICK AND ANNAH LOVELACE EICK AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

**PROJECT:** Park Manor (10590 & 10594 Jonathan Drive)  
District 4

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

**ITEM:** Donation Agreement (Parcel 801)  
Utility Easement (Instrument 801.1)  
Cost: Donation  
Size: 2,100 square feet

**BUDGET:** Account No.: 4420-038-1540-02-6110 (50%) and  
4420-038-1541-02-6110 (50%)

**FUNDS:** \$36.20 Payable to Orange County Comptroller  
(all recording fees)

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** This Utility Easement will allow for water and sewer services to be provided to the residence at 10590 Jonathan Drive.

**A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.**

Project: Park Manor (10590 & 10594 Jonathan Drive)  
Parcel: 801

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DONATION AGREEMENT

SEP 15 2015 *JHS*  
COUNTY OF ORANGE  
STATE OF FLORIDA

THIS AGREEMENT made between Joshua C. Eick and Annah Lovelace Eick, Husband and Wife, hereinafter referred to as OWNER, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, the COUNTY requires the land described on Schedule "A" attached hereto for construction and maintenance of the above referenced project and said OWNER agrees to furnish said land for such purpose.

Property Appraiser's Parcel Identification Number:  
a portion of  
29-21-31-0000-00-010

In consideration of the sum of One (\$1.00) Dollar, each to the other paid, the parties hereto agree as follows:

1. OWNER agrees to execute a Utility Easement on Parcel No. 801, conveying said Easement unto COUNTY free of all liens and encumbrances.
2. This transaction shall be closed and the deed and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
3. OWNER agrees to remove any personalty from said Parcel No. 801 before October 1, 2015. It is mutually agreed that any personalty not removed before this date shall be deemed abandoned and COUNTY, or its contractors, may remove and dispose of said personalty. The property owner will have no further claim or interest in said personalty after this date without a written agreement between the parties.
4. OWNER does ~~does not~~ (circle preference) agree that during the period of construction, COUNTY is permitted to enter upon OWNER'S remainder property a distance of five feet beyond the new right-of-way line established by Parcel No. 801 for the purpose of grading (if necessary) or re-sodding this area in order to harmonize OWNER'S remaining property with the new construction. Grading is to be done on a best effort basis as the equipment will allow, avoiding all improvements except grass turf. COUNTY to replace disturbed grass turf with equal or better sod.

Project: Park Manor (10590 & 10594 Jonathan Drive)

Parcel: 801

5. **Effective Date:** This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division as may be appropriate.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between OWNER and COUNTY. 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 expressly set forth in writing and duly signed.

**The Remainder of This Page Is Blank Intentionally**

Project: Park Manor (10590 & 10594 Jonathan Drive)  
Parcel: 801

The parties hereto have executed this AGREEMENT on the date(s) written below.

OWNERS

Joshua C. Eick

Joshua C. Eick

Annah Lovelace Eick

Annah Lovelace Eick

Post Office Address

10590 Jonathan Dr  
Orlando FL 32825

Date: April 14, 2015

ORANGE COUNTY, FLORIDA, COUNTY

BY: Russell L. Corriveau  
Russell L. Corriveau, Its Agent

DATE: August 18, 2015

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

**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL: 801**  
**ESTATE: PERPETUAL EASEMENT**  
**PURPOSE: UTILITY**

**PARCEL 801 DESCRIPTION:**

A parcel of land lying in Section 29, Township 22 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of lot 253, PARK MANOR ESTATES UNIT TEN, recorded in Plat Book 4, Page 60, Public Records of Orange County, Florida; thence North 54° 45' 05" West, 177.30 feet along the rear lines of lots 250 and 251 of said PARK MANOR ESTATES UNIT TEN, to the Easterly line of Lot 249 of said PARK MANOR ESTATES UNIT TEN; thence North 00° 31' 47" East, 56.14 feet (plat 54.14 feet) along the Easterly line of said Lot 249 to the North line of the Northeast 1/4 of Section 29, Township 22 South, Range 31 East, Orange County, Florida; (said point also being the Northeast corner of said Lot 249); thence South 89° 28' 13" East, 147.21 feet along said North line of the Northwest 1/4 of the Northeast 1/4 of said Section 29 for the Point of Beginning; thence continue South 89° 28' 13" East, 140.00 feet along said North line to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 29, said corner lying on the West line of PARK MANOR ESTATES SECTION 4-A (replat) as recorded in Plat Book 3, Page 65, Public Records of Orange County, Florida; thence South 01° 04' 05" West, 15.00 feet along said West line; thence North 89° 28' 13" West, 140.00 feet parallel with and 15.00 feet South of the North line of the Northeast 1/4 of Section 29; thence North 01° 04' 05" East, 15.00 feet to the Point of Beginning.

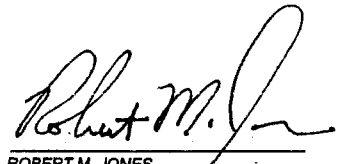
Containing 2100 square feet, 0.048 acres, more or less.

**Surveyor's Notes:**

1. This Sketch of Description is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands were not abstracted for ownership, easements, right-of-way or other title matters by this firm. Instruments of record depicted hereon are as denoted on First American Title Insurance Company Title Search Report, file number 2037-2787472/12.00130, search parcel No. 101, dated July 25, 2012.
3. Bearings shown hereon are relative to the North line of the Northeast 1/4 of Section 29, Township 22 South, Range 31 East, as recorded in Plat Book 4, Page 60 of said Public Records as being S 89° 28' 13" E.
4. The delineation of lands shown hereon is at the client's request.
5. This Sketch of Description is certified to Orange County Utilities Engineering Division.

**LEGEND**

POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 (C) = CALCULATED  
 (D) = DEED  
 (P) = PLAT  
 P.B. = PLAT BOOK  
 TWP. = TOWNSHIP  
 RGE. = RANGE  
 ORB = OFFICIAL RECORDS BOOK  
 PG = PAGE



ROBERT M. JONES  
 Florida Professional Surveyor and Mapper  
 License No. LS 4201

**THIS IS NOT A SURVEY**

PROJECT TITLE: **10590 Jonathan Drive, Park Manor**  
**Sketch of Description**  
**Parcel 801 Easement**

REVISION		DATE	BY	DESCRIPTION
		10/14/2013	PEW	revised parcel sketch and description



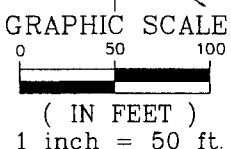
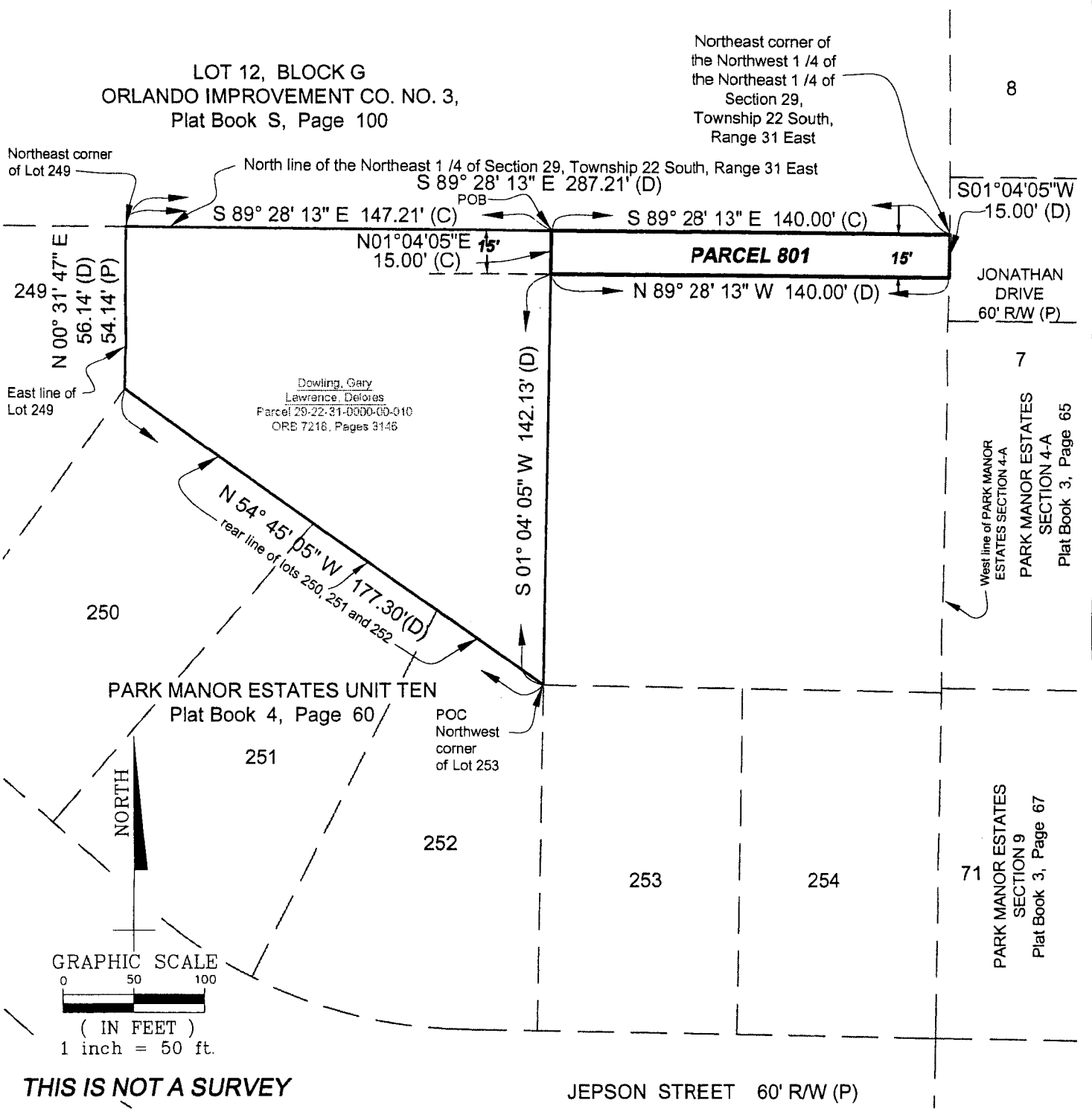
**AMEC Environment & Infrastructure, Inc.**  
 75 East Amelia Street, Suite 200  
 Orlando, Fl 32801 USA  
 Phone: (407) 522-7570  
 Fax: (407) 522-7576

DRAWN BY: P.E.W. CHKD. BY: R.M.J.  
 DATE: 04/27/2013 DATE: 04/29/2013  
 JOB No. SCALE: SHT. 1  
 6374.13.0651 N/A OF 2

Certificate of Authorization Number LB-0007932

DRAWING NAME: 6374130651 OCU 10590 Jonathan St.dwg

**SCHEDULE "A"**  
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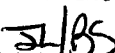


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APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 15 2015 

Instrument: 801.1  
Project: Park Manor (10590 & 10594 Jonathan Dr)

### UTILITY EASEMENT

THIS INDENTURE, Made this 14 day of April A.D., 2015, between Joshua C. Eick and Annah Lovelace Eick, his wife, of the county of ORANGE, and state of FLORIDA, 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 GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a right-of-way and easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

#### SEE ATTACHED SCHEDULE "A"

**Property Appraiser's Parcel Identification Number:**

**a portion of  
29-22-31-0000-00-010**

TO HAVE AND TO HOLD said right-of-way and 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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its 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 right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right-of-way, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.



Instrument: 801.1  
Project: Park Manor (10590 & 10594 Jonathan Dr)

IN WITNESS WHEREOF, the GRANTORS have caused these presents to be duly executed the day and year above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness  
Kristine Ravelo  
Printed Name

[Signature]  
Joshua C. Eick  
10590 Jonathan Dr  
Address  
Orlando FL 32825

[Signature]  
Witness  
WELSON BRADOR  
Printed Name

[Signature]  
Annah Lovelace Eick  
10590 Jonathan Dr  
Address  
Orlando FL 32825

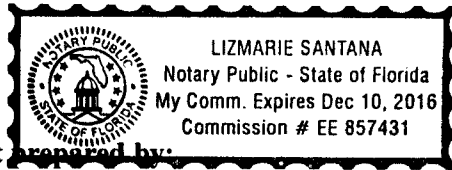
(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Joshua C. Eick and Annah Lovelace Eick, his wife, well known to me to be, or who have each produced FLDL and FLDL as identification, and did (did not) take an oath, the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal this 14 day of April, 2015.

(Notary Seal)



[Signature]  
Notary Signature  
LizMarie Santana  
Printed Notary Name

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

Notary Public in and for the  
county and state aforesaid

My commission expires: Dec 10, 2016

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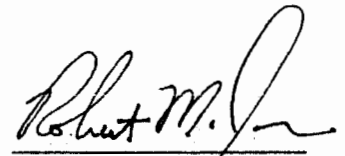
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PROJECT TITLE:

**10590 Jonathan Drive, Park Manor**  
**Sketch of Description**  
**Parcel 801 Easement**

DATE		BY	REVISION	DESCRIPTION
10/14/2013		PEW	3	revised parcel sketch and description



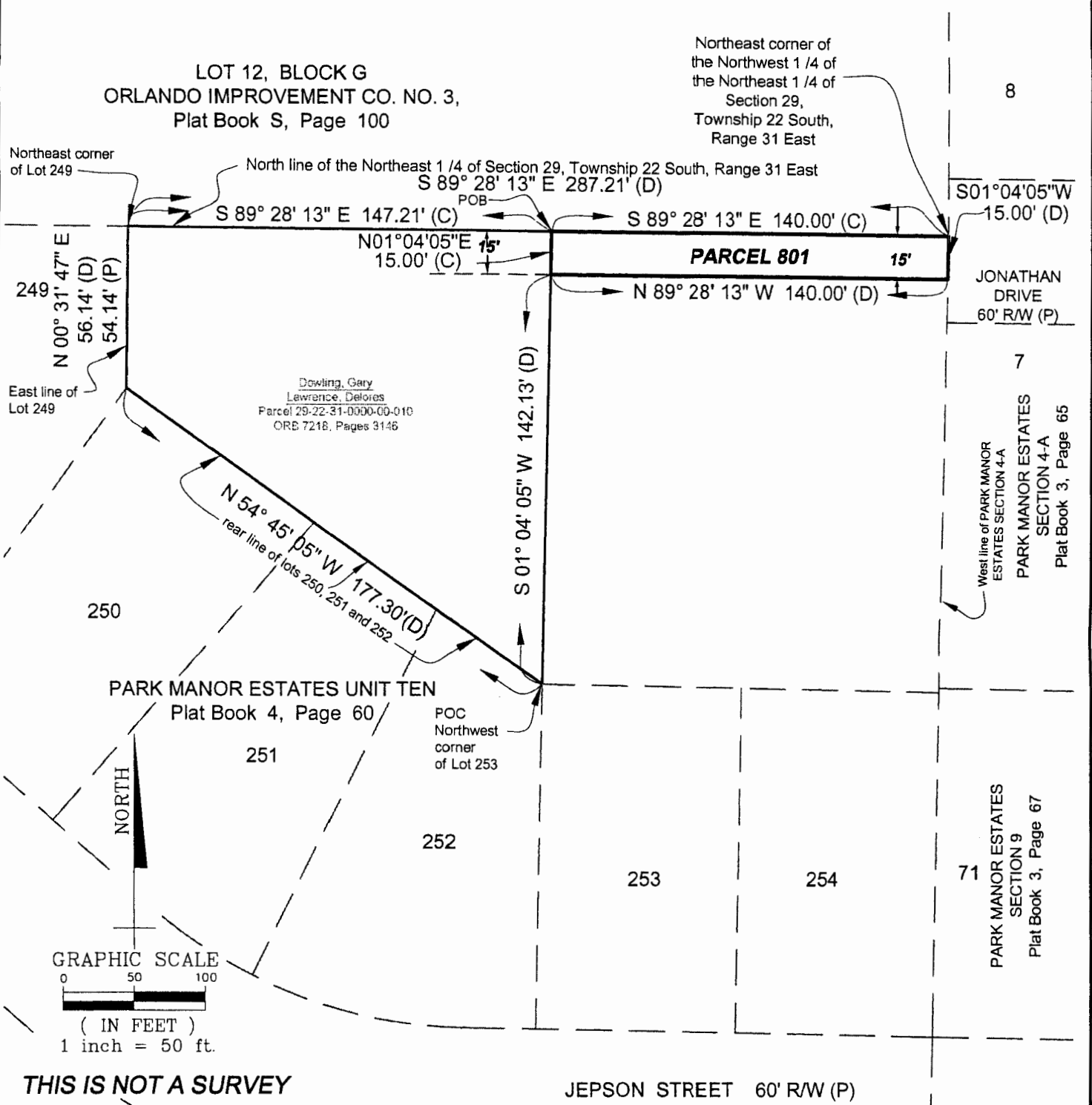
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DRAWING NAME: 6374130651 OCU 10590 Jonathan St.dwg

**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL: 801**  
**ESTATE: PERPETUAL EASEMENT**  
**PURPOSE: UTILITY**



<b>PROJECT TITLE:</b>		<b>10590 Jonathan Drive, Park Manor</b>		<b>REVISION</b>	
		<b>Sketch of Description</b>		DATE	BY
		<b>Parcel 801 Easement</b>		10/14/2013	PEW
				DESCRIPTION	
				revised parcel sketch and description	
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 Certificate of Authorization Number LB-0007932

Project: Park Manor (10590 and 10594 Jonathan Drive)  
Limits: n/a  
Parcel: 801

n/a\_ Pre-Condemnation  
n/a\_ Post-Condemnation

**SETTLEMENT ANALYSIS**

This is a Donation


**County's Appraised Value**

Land: 2,100 S.F.

\$-0-

**EXPLANATION OF RECOMMENDED SETTLEMENT**

Parcel is for a 2,100 square foot Utility Easement to provide water and sewer at 10590 Jonathan Drive. The easement is being donated by the homeowners. The only cost associated with this donation is for the recording fees. I recommend and request approval of this donation.

Recommended by  Date 8/14/15  
Russell L. Corriveau, Acquisition Agent, Real Estate Management Division

Approved by  Date 8-17-15  
Robert K. Babcock, Acquisition/Appraisal Supervisor, Real Estate Mgmt.

Approved by  Date 8-17-15  
Ann Caswell, Manager, Real Estate Management Division

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: August 10, 2015

Project: Park Manor (10590 & 10594 Jonathan Drive)

Parcel: 801

Total Amount: \$36.20

Charge to Account # 4420-038-1540-02-6110 (50%) & 4420-038-1541-02-6110 (50%)

Next page  
Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})  
 Pre-Condemnation  Post-Condemnation  Not Applicable District # 2

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Name, address, SSN

Orange County Comptroller  
(all recording fees)

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Agreement
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to Orange County Comptroller \$36.20 (all recording fees)

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

Recommended by *Russell L. Corriveau*  
Russell L. Corriveau, Acquisition Agent II

8/14/15  
Date

Payment Approved *Robert K Babcock*  
Robert K. Babcock, Acquisition/Appraisal Supervisor

8-17-15  
Date

Payment Approved *Ann Caswell*  
Ann Caswell, Manager, Real Estate Management Division

8-24-15  
Date

Certified *Marlene Poy*  
Approved by BCC Deputy Clerk to the Board

SEP 15 2015  
Date

Examined/Approved \_\_\_\_\_  
Comptroller/Government Grants

\_\_\_\_\_ CHECK No. / Date

REMARKS: The parcel will close as soon as the check is received. Please Contact the Acquisition Agent @ 6-7074 if there are any questions.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 15 2015 *SLBS*

