

**OFFICE OF COMPTROLLER**



**ORANGE  
COUNTY  
FLORIDA**

**Phil Diamond, CPA**  
**County Comptroller as**  
Clerk of the Board of County Commissioners  
201 South Rosalind Avenue  
Post Office Box 38  
Orlando, FL 32802  
Telephone: (407) 836-7300  
Fax: (407) 836-5359

June 16, 2020

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 20-01-001 with attachments for recording with Official Records.

Petition to Vacate # 20-01-001 was approved by the Board of County Commissioners at its regular meeting of June 2, 2020. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

Rick Singh, Orange County Property Appraiser, c/o Rocco Campanale, Manager Real Estate Services, Property Appraiser's Office  
Scott Randolph, Orange County Tax Collector  
Paul Sladek, Real Estate Management Division, BCC  
Kyle Quackenbush, Manager, Official Records Department

Sincerely,

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners

By:   
for Deputy Clerk

ks:np

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 02 2020

**RESOLUTION GRANTING PETITION TO VACATE # 20-01-001**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **5 foot wide portion of a 10 foot wide utility easement along the west property line and a portion of a 5 foot wide utility easement located along the south property line of their residential lot located within the Chickasaw Trails Subdivision, containing a total of approximately 753 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **June 2, 2020**, was published in the **Orlando Sentinel**, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

**WHEREAS**, the Board finds that the vacating of the **5 foot wide portion of a 10 foot wide utility easement along the west property line and a portion of a 5 foot wide utility easement located along the south property line of their residential lot located within the Chickasaw Trails Subdivision, containing a total of approximately 753 square feet** will not operate to the detriment of Orange County or the public.

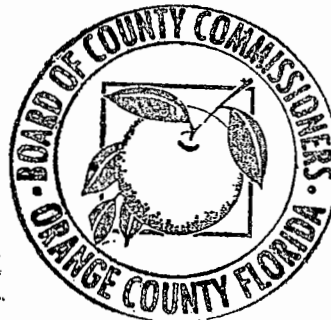
**THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:**

The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

**RESOLVED THIS 2ND DAY OF JUNE 2020.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond Burdick*  
County Mayor



ATTEST:  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

By: *Nedra Perry*  
for Deputy Clerk

np

# SKETCH AND DESCRIPTION

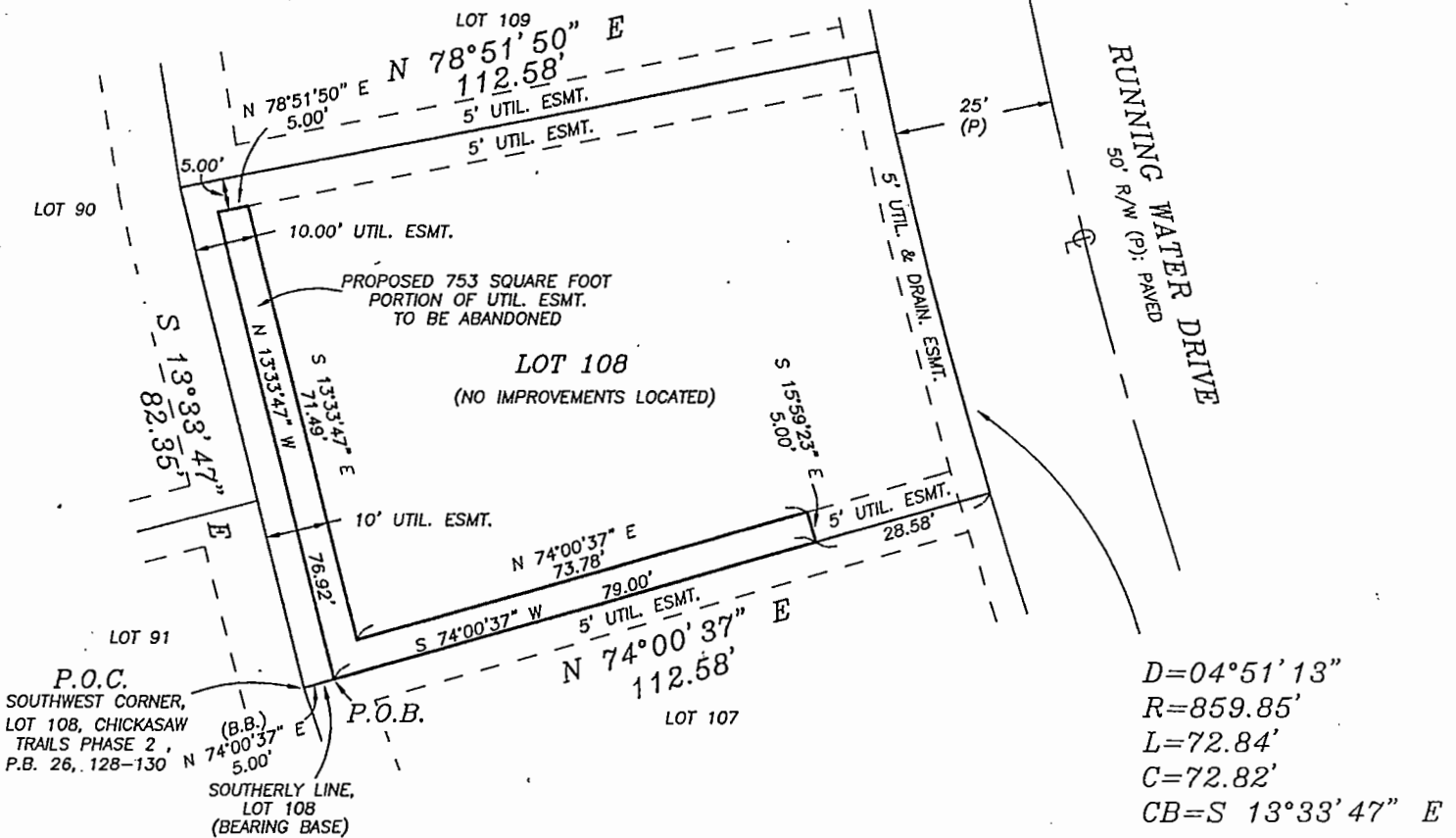
NOT A BOUNDARY SURVEY

## DESCRIPTION AS FOLLOWS:

A portion of a platted utility easement lying within Lot 108, CHICKASAW TRAILS PHASE 2, according to the plat thereof as recorded in Plat Book 26, Pages 128 through 130, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 108; thence N.74°00'37"E., along the Southerly line of said Lot 128, a distance of 5.00 feet to the POINT OF BEGINNING; thence N.13°33'47"W., a distance of 76.92 feet; thence N.78°51'50"E., a distance of 5.00 feet; thence S.13°33'47"E., a distance of 71.49 feet; thence N.74°00'37"E., a distance of 73.78 feet; thence S.15°59'23"E., a distance of 5.00 feet; thence S.74°00'37"W., a distance of 79.00 feet to the POINT OF BEGINNING.

Containing 753 square feet or 0.0173 acres, more or less.



D=04°51'13"  
 R=859.85'  
 L=72.84'  
 C=72.82'  
 CB=S 13°33'47" E

## GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

- LEGEND -
- P = PLAT
  - F = FIELD
  - I.P. = IRON PIPE
  - I.R. = IRON ROD
  - C.M. = CONCRETE MONUMENT
  - SET I.R. = 1/2" I.R. w/ #10 4596
  - REC. = RECOVERED
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - ☉ = CENTERLINE
  - N&D = NAIL & DISK
  - R/W = RIGHT-OF-WAY
  - ESMT. = EASEMENT
  - DRAIN. = DRAINAGE
  - UTIL. = UTILITY
  - CL.F.C. = CHAIN LINK FENCE
  - WD.F.C. = WOOD FENCE
  - C/B = CONCRETE BLOCK
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - DESC. = DESCRIPTION

- LEGEND -
- R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA
  - D = CHORD
  - C.B. = CHORD BEARING
  - P.O.L. = POINT ON LINE
  - TYP. = TYPICAL
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - RAD. = RADIAL
  - N.R. = NON-RADIAL
  - W.P. = WITNESS POINT
  - CALC. = CALCULATED
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - F.F. = FINISHED FLOOR ELEVATION
  - B.S.L. = BUILDING SETBACK LINE
  - B.M. = BENCHMARK
  - B.B. = BEARING BASE
  - CONC. = CONCRETE
  - FIRM = FLOOD INSURANCE RATE MAP
  - I.D. = IDENTIFICATION

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436  
 CERTIFICATE OF AUTHORIZATION - LB 4596

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL, THIS SKETCH IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SKETCH WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SKETCH IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NGVD 1929, UNLESS OTHERWISE NOTED.

CERTIFIED BY:

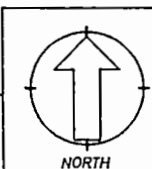
*[Signature]*  
 R.L.S. # 4714

JAMES W. SCOTT, R.L.S. # 4801

TOM X. GRUSENMEYER, R.L.S. # 4714

DATE	ORDER #
SKETCH & DESCRIPTION 04-08-2020	20-2354

SCALE:  
 1" = 30'



SKETCH AND DESCRIPTION FOR/CERTIFIED TO: IRV  
 KLASCHUS

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

State Of Illinois  
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Certify Lines: Petition to Vacate # 20-01-001 was published in said newspaper in the issues of May 10, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

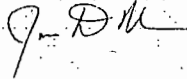


Jeremy Gates

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 13 day of May, 2020,  
by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**Sold To:**

Clerk County Commission-Orange Attn: Katie Smith - CU00123736  
PO Box 38  
ORLANDO, FL, 32802-0038

**Bill To:**

Clerk County Commission-Orange Attn: Katie Smith - CU00123736  
PO Box 38  
ORLANDO, FL, 32802-0038

6668033

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on June 2, 2020, at 2 p.m., or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

Applicant: Irvin R. Klaschus and Nan L. Klaschus

Consideration: Resolution granting Petition to Vacate # 20-01-001, vacating a 5 foot wide portion of a 10 foot wide utility easement along the west property line and a portion of a 5 foot wide utility easement located along the south property line of their residential lot located within the Chickasaw Trails Subdivision, containing a total of approximately 753 square feet

Location: District 4, property located at 3726 Running Deer Drive; S12/T23/R30; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property descriptions by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida.

This petition to vacate is complete and has been reviewed and investigated by appropriate County staff. The County Mayor, acting on behalf of the Board of County Commissioners pursuant to Resolution No. 91-M-62, has considered this petition and finds it acceptable for consideration at a public hearing

**IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, JULIE ALBER, 407-836-7928, Email: Julie.alber@ocfl.net**

**PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PUBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERIA Y DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO, 407-836-7921.**

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller  
As Clerk of the Board of  
County Commissioners  
Orange County, Florida

# **Orlando Sentinel**

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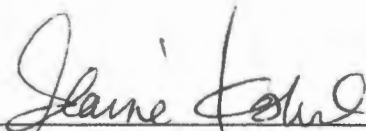
Orlando Business Journal  
Published Weekly  
Orlando, Orange County, Florida

STATE OF FLORIDA  
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,  
VOLUSIA & BREVARD

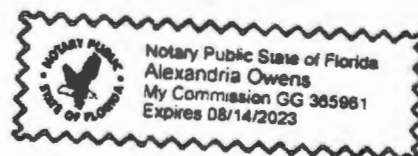
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate 20-01-001, was published in said newspaper in the issue of June 12, 2020.

Affiant further says that the said Orlando Business Journal is a newspaper published in Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida, and that the said newspaper has heretofore been continuously published in said Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida each week and has been entered as second-class mail matter at the post office in Orlando, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 12th day of June, 2020 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Classified Manager

  
Alexandria Owens, Notary



NOTICE OF ADOPTION  
PETITION TO VACATE # 20-01-001  
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 5 foot wide portion of a 10 foot wide utility easement along the west property line and a portion of a 5 foot wide utility easement located along the south property line of their residential lot located within the Chickasaw Trails Subdivision, containing a total of approximately 753 square feet in Orange County, Florida (the legal property description is on file in the office of the Comptroller/Clerk of the Board of County Commissioners).

WHEREAS, notice of a public hearing before the Board of County Commissioners on June 2, 2020, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of that certain 5 foot wide portion of a 10 foot wide utility easement along the west property line and a portion of a 5 foot wide utility easement located along the south property line of their residential lot located within the Chickasaw Trails Subdivision, containing a total of approximately 753 square feet will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS 2ND DAY OF

JUNE 2020.

Phil Diamond, County Comptroller  
As Clerk of the Board of County  
Commissioners  
Orange County, Florida  
June 12, 2020