

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

May 16, 2022

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:


Enclosed is the Resolution Granting Petition to Vacate # 20-09-029 with attachments for recording with Official Records.

Petition to Vacate # 20-09-029 was approved by the Board of County Commissioners at its regular meeting of April 26, 2022. 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:

Amy Mercado, Orange County Property Appraiser, c/o Rocco Campanale, Manager  
Real Estate Services, Property Appraiser's Office  
Scott Randolph, Orange County Tax Collector  
Mindy T. Cummings, 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:   
Deputy Clerk

ks:er

BCC Mtg. Date: April 26, 2022

**RESOLUTION GRANTING PETITION TO VACATE # 20-09-029**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **20 foot wide potable water utility easement** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **April 26, 2022**, 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 **20 foot wide potable water utility easement** will not operate to the detriment of Orange County or the public.

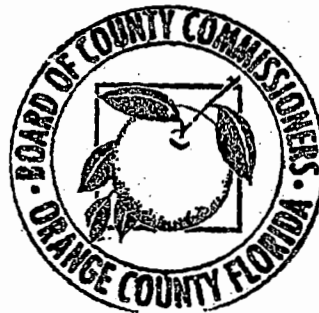
**THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

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 26TH DAY OF APRIL 2022.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bivins*  
for County Mayor



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

By: *Katie Fried*  
Deputy Clerk

er/ll

Attachments: Legal property description  
Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing  
Proof of publication of the *Orlando Business Journal* regarding the BCC notice of adoption

## UTILITY EASEMENT, NO. 1

Part of Lots 100, 101, 124 and 125, all in Section 8, Township 24 South, Range 28 East,

AND

Part of Lots 4, 5, 6, 27, 28, 33, 34, 35, 36, 37, 63 and 64, all in Section 17, Township 24 South, Range 28 East,

AND

Part of Lots 49, 50 and 51, all in Section 16, Township 24 South, Range 28 East,

All of the above being part of the Munger Land Company Subdivision, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

Commence at the Southwest corner of said Lot 124; thence N. 00° 03' 50" E., along the West line thereof, 366.39 feet; thence S. 89° 54' 10" E., 310.01 feet for the POINT OF BEGINNING of a 20 feet wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; said point being a point of curvature of a curve, concave Southwesterly, having a radius of 355.00 feet and a central angle of 23° 00' 00"; thence from a tangent bearing of N. 22° 00' 00" W., run 142.51 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 260.00 feet and a central angle of 50° 00' 00"; thence run 226.89 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 140.00 feet and a central angle of 58° 30' 00"; thence run 142.94 feet along the arc of said curve to a point labeled 'Point A'; thence continue 267.56 feet along the arc of said curve, thru a central angle of 109° 30' 00" to a point of compound curvature of a curve, having a radius of 219.80 feet and a central angle of 59° 14' 27"; thence run 227.26 feet along the arc of said curve to the point of tangency thereof; thence S. 52° 14' 27" W., 20.00 feet; thence S. 03° 00' 00" W., 69.07 feet to a point of curvature of a curve, concave Westerly, having a radius of 395.00 feet and a central angle of 27° 12' 34"; thence from a tangent bearing of S. 27° 12' 34" E., run 187.58 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 670.00 feet and a central angle of 40° 00' 00"; thence run 467.75 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 949.22 feet and a central angle of 16° 00' 00"; thence run 265.07 feet along the arc of said curve to the point of tangency thereof; thence S. 24° 00' 00" W., 49.02 feet to a point to be labeled 'Point B'; thence continue S. 24° 00' 00" W., 20.00 feet to a point of curvature of a curve, concave Easterly, having a radius of 655.00 feet and a central angle of 25° 00' 00"; thence run 285.80 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 449.00 feet and a central angle of 22° 00' 00"; thence run 172.41 feet along the arc of said curve to the point of tangency thereof; thence S. 23° 00' 00" E., 313.55 feet to a point of curvature of a curve, concave Northeasterly, having a radius of 2434.34 feet and a central angle of 07° 30' 00"; thence run 318.65 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 350.00 feet and a central angle of 66° 30' 00"; thence run 406.23 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 206.67 feet and a central angle of 40° 33' 13"; thence run 146.28 feet along the arc of said curve to the end thereof; thence S. 42° 00' 00" E., 50.97 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 215.47 feet and a central angle of 25° 00' 00"; thence run 94.02 feet along the arc of said curve to the point of tangency thereof; thence S. 17° 00' 00" E., 56.73 feet to a point to be labeled 'Point C'; thence continue S. 17° 00' 00" E., 96.73 feet to a point of curvature of a curve, concave Northeasterly, having a radius of 163.25 feet and a central angle of 84° 00' 00"; thence run 239.34 feet along the arc of said curve to the point of tangency thereof; thence N. 79° 00' 00" E., 167.20 feet to a point of curvature of a curve, concave South, having a radius of 360.92 feet and a central angle of 28° 00' 00"; thence run 176.38 feet along the arc of said curve to the point of tangency thereof; thence S. 73° 00' 00" E., 76.00 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 320.81 feet and a central angle of 28° 00' 00"; thence run 156.78 feet along the arc of said curve to the point of tangency thereof; thence S. 45° 00' 00" E., 100.00 feet to the END of this 20 feet wide Utility Easement and the BEGINNING of a 25 feet wide Utility Easement lying 12.5 feet right and 12.5 feet left of the following described centerline; thence continue S. 45° 00' 00" E., 212.49 feet; thence S. 17° 00' 00" E., 88.83 feet; thence S. 64° 00' 00" E., 225.00 feet; thence S. 60° 00' 00" E., 290.00 feet; thence S. 00° 04' 17" E., 7.00 feet to a point on the North right of way line of Vineland-Winter Garden Road (State Road 535) and to the POINT OF TERMINATION of this centerline description.

Containing 2.742 acres more or less.

EXHIBIT "A"

Revised April 23, 1984  
March 1, 1984  
JOB NO. 80507.106

Page 1 of 5

OK  
1/25

UTILITY EASEMENT NO. 2

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 24 South, Range 28 East,  
AND

Part of Lots 78, 79, 82 and 83 of the Munger Land Co. Subdivision of said Section 16, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

Commence at the intersection of the West line of said Lot 78 with the South right of way line of Vineland-Winter Garden Road (State Road 535); thence N. 89° 55' 13" E., along said South right of way line 19.79 feet for the POINT OF BEGINNING of a 20 feet wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline: thence S. 00° 04' 17" E., 88.00 feet to a point of curvature of a curve, concave Northeast-erly, having a radius of 80.00 feet and a central angle of 48° 45' 07"; thence run 68.07 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 182.30 feet and a central angle of 53° 20' 43"; thence run 169.73 feet along the arc of said curve to the point of tangency thereof; thence S. 04° 30' 49" W., 110.54 feet to a point of curvature of a curve, concave Westerly, having a radius of 739.48 feet and a central angle of 28° 00' 00"; thence from a tangent bearing of S. 00° 04' 47" E., run 361.78 feet along the arc of said curve to the point of tangency thereof; thence S. 27° 55' 13" W., 560.00 feet to the END of this 20 foot Utility Easement and the BEGINNING of a 25 feet wide Utility Easement lying 12.5 feet right and 12.5 feet left of the following described centerline; thence continue S. 27° 55' 13" W., 90.00 feet; thence S. 08° 00' 00" W., 76.70 feet; thence S. 46° 00' 00" E., 323.46 feet to a point lying 12.5 feet North of an existing Wastewater Treatment Facility Site; thence N. 89° 51' 41" E., parallel with said North line 108.81 feet ; thence S. 47° 37' 41" E., 14.92 feet to a point on the North line thereof and to the POINT OF TERMINATION of this centerline description.

Containing 0.907 acres more or less.

Prepared by:

Daryl Ganung & Associates  
151 Wymore Road, Suite 520  
Altamonte Springs, FL 32714

EXHIBIT "A"

Page 2 of 5

UTILITY EASEMENT NO. 3

Part of Lots 5, 6, 27 and 28 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot Utility Easement lying 10 feet right and 10 feet left of the following described centerline: BEGIN at the point labeled 'Point B' in the previously described Utility Easement No. 1; thence N. 66° 00' 00" W., 75.00 feet to a point of curvature of a curve, concave South, having a radius of 230.00 feet and a central angle of 45° 00' 00"; thence run 180.64 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 174.25 feet and a central angle of 115° 00' 00"; thence run 349.74 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 230.00 feet and a central angle of 45° 00' 00"; thence run 180.64 feet along the arc of said curve to the point of tangency thereof; thence N. 89° 00' 00" E., 75.45 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.395 acres more or less.

NOT  
BEING  
VACATED.

UTILITY EASEMENT NO. 4

Part of Lots 33, 34 and 35 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot Utility Easement lying 10 feet right and 10 feet left of the following described centerline: BEGIN at the point labeled 'Point C' in the previously described Utility Easement No. 1; thence N. 73° 00' 00" E., 60.11 feet to a point of curvature of a curve, concave South, having a radius of 461.57 feet and a central angle of 37° 30' 00"; thence run 302.10 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 176.16 feet and a central angle of 69° 30' 00"; thence run 213.68 feet along the arc of said curve to the point of tangency thereof; thence S. 00° 00' 00" E., 10.56 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.269 acres more or less.

Prepared by:

Daryl Ganung & Associates  
151 Wymore Road, Suite 520  
Altamonte Springs, FL 32714

February 27, 1984  
JOB No. 80507.106

UTILITY EASEMENT NO. 5

Part of Lots 91, 101 and 102, Munger Land Company Subdivision of Section 8, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; BEGIN at the point labeled 'Point A' in the previously described Utility Easement No. 1; thence N. 26° 30' 00" W., 640.00 feet; thence S. 89° 40' 43" W., 220.00 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.395 acres more or less.

Prepared by:

Daryl Ganung & Associates  
151 Wymore Road, Suite 520  
Altamonte Springs, FL 32714

UTILITY EASEMENT NO. 6

Part of Lots 2, 3, 4 and 5 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; Commence at the point labeled 'Point B' in the previously described Utility Easement No. 1; thence N. 24° 00' 00" E., 49.02 feet to a point of curvature of a curve, concave Southeasterly, having a radius of 949.22 feet and a central angle of 16° 00' 00"; thence run 265.07 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 670.00 feet and a central angle of 06° 00' 00"; thence run 70.16 feet along the arc of said curve to the POINT OF BEGINNING of this centerline description; thence N. 90° 00' 00" E., 320.00 feet; thence N. 87° 00' 00" E., 90.00 feet to a point labeled 'Point D'; thence continue N. 87° 00' 00" E., 60.00 feet; thence S. 69° 00' 00" E., 115.00 feet; thence N. 43° 00' 00" E., 70.00 feet; thence N. 88° 00' 00" E., 86.00 feet to a point of curvature of a curve, concave Northwesterly, having a radius of 90.00 feet and a central angle of 32° 00' 00"; thence run 50.27 feet along the arc of said curve to the point of tangency thereof; thence N. 56° 00' 00" E., 69.00 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 540.00 feet and a central angle of 17° 00' 00"; thence from a tangent bearing of S. 02° 23' 59" E., run 18.85 feet along the arc of said curve to a point labeled 'Point E'; thence continue 141.37 feet along the arc of said curve to the end thereof; thence N. 64° 00' 00" E., 40.00 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.490 acres more or less.

UTILITY EASEMENT NO. 7

Part of Lot 3 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; BEGIN at the point labeled 'Point D' of the previously described Utility Easement No. 6; thence N. 03° 00' 00" E., 50.00 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.023 acres more or less.

UTILITY EASEMENT NO. 8

Part of Lot 2 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; BEGIN at the point labeled 'Point E' in the previously described Utility Easement No. 6; thence N. 29° 36' 01" E., (radially) 50.00 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.023 acres more or less.

**RECORDED & RECORD VERIFIED**

*Thomas H. Lockman*

County Comptroller, Orange Co., Fla.

Prepared by:  
Daryl Ganung & Associates  
151 Wymore Road, Suite 520  
Altamonte Springs, Florida 32714

March 1, 1994  
JOB NO. 80507.106

EXHIBIT A

Page 5 of 5

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

**Sold To:**

Clerk County Commission-Orange - CU00123736  
201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**Bill To:**

Clerk County Commission-Orange - CU00123736  
201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published 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 # 20-09-029 Petition to Vacate # 21-09-050  
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Apr 03, 2022.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

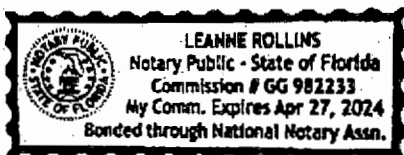
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 4 day of April, 2022,  
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



**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 20-09-029  
PETITION TO VACATE # 21-09-050**

The Orange County Board of County Commissioners will conduct a public hearing on **April 26, 2022, 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:** David Evans, on behalf of Grand Cypress Orlando, LLC  
**Consideration:** Resolution granting Petition to Vacate # 20-09-029, vacating a 20 foot wide potable water utility easement.  
**Location:** District 1; The parcel addresses are 1 Grand Cypress Boulevard and 1 N Jacaranda Street; Section 08, Township 24, Range 28; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Lourdes Cosme  
**Consideration:** Resolution granting Petition to Vacate # 21-09-050, vacating two 5 foot wide utility easements along the side property lines and a 10 foot wide utility easement along the rear property line of her residential lot located at 1212 Shelter Rock Road within The Hamptons Subdivision in west Orange County.  
**Location:** District 1; The parcel address is 1212 Shelter Rock Road; Section 34, Township 22, Range 28; 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 THESE NOTICES, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, JULIE ALBER, 407-836-7928, Email: Julie.alber@ocfl.net**

**PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA 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

# Orlando Sentinel

MEDIA GROUP

**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

ORG7180847

4/3/2022

7180847

Orlando Business Journal

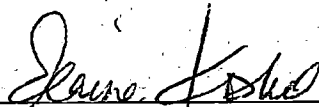
Published Weekly  
Orlando, Orange County, Florida

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

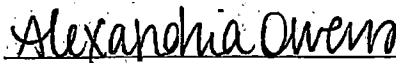
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 20-09-029, was published in said newspaper in the issue of May 6, 2022.

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.

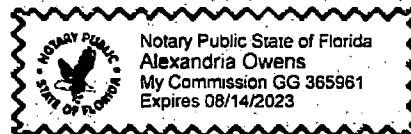
Sworn to and subscribed before me this 6th day of May, 2022 by Elaine Koshel who is personally known to me.



Elaine Koshel, Classified Manager



Alexandria Owens, Notary



NOTICE OF ADOPTION  
PETITION TO VACATE # 20-09-029  
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 20 foot wide potable water utility easement 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 April 26, 2022, 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 20 foot wide potable water utility easement 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 26TH DAY OF APRIL 2022.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
May 6, 2022