



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

September 14, 2020

Julie Alber
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 20-05-017 with attachments for recording with Official Records.

Petition to Vacate # 20-05-017 was approved by the Board of County Commissioners at its regular meeting of September 1, 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: Craig Stopysa
for Deputy Clerk

ks:cas

BCC Mtg. Date: September 1, 2020

RESOLUTION GRANTING PETITION TO VACATE # 20-05-017

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **15 foot wide utility easement located along the north property line of the petitioner's residential lot located within the Lake Down Cove Subdivision, containing 4,316 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **September 1, 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 **15 foot wide utility easement located along the north property line of the petitioner's residential lot located within the Lake Down Cove Subdivision, containing 4,316 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 1ST DAY OF SEPTEMBER 2020.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bivona*
for County Mayor

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

By: *Phil Diamond*
Deputy Clerk



cas
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

SKETCH OF DESCRIPTION

15' EASEMENT VACATION

LOT 6, LAKE DOWN COVE

A PORTION OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 28 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PORTION OF LOT 6, LAKE DOWN COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 20 THROUGH 21, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 6, LAKE DOWN COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 20 THROUGH 21, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°49'40" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 287.75 FEET TO THE NORTH EAST CORNER OF SAID LOT 6; THENCE SOUTH 00°10'20" WEST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 15.00 FEET; THENCE, DEPARTING SAID EAST LINE, RUN NORTH 89°49'40" WEST, A DISTANCE OF 287.75 FEET TO THE WEST LINE OF AFORESAID LOT 6; THENCE NORTH 00°09'40" EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 15.00 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 4,316 SQUARE FEET OR 0.099 ACRES, MORE OR LESS.

OK MLL 7/17/2020

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF LOT 6, LAKE DOWN COVE, WHICH BEARS S89°49'40"E, PER PLAT.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

15' EASEMENT VACATION

LAKE DOWN COVE

A PORTION OF

SECTION 4, TOWNSHIP 23 SOUTH, RANGE 28 EAST

ORANGE COUNTY, FLORIDA



**AMERICAN
SURVEYING
& MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER P.S.M. #5642

DATE: 7/17/2020

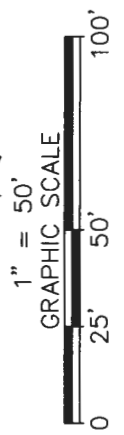
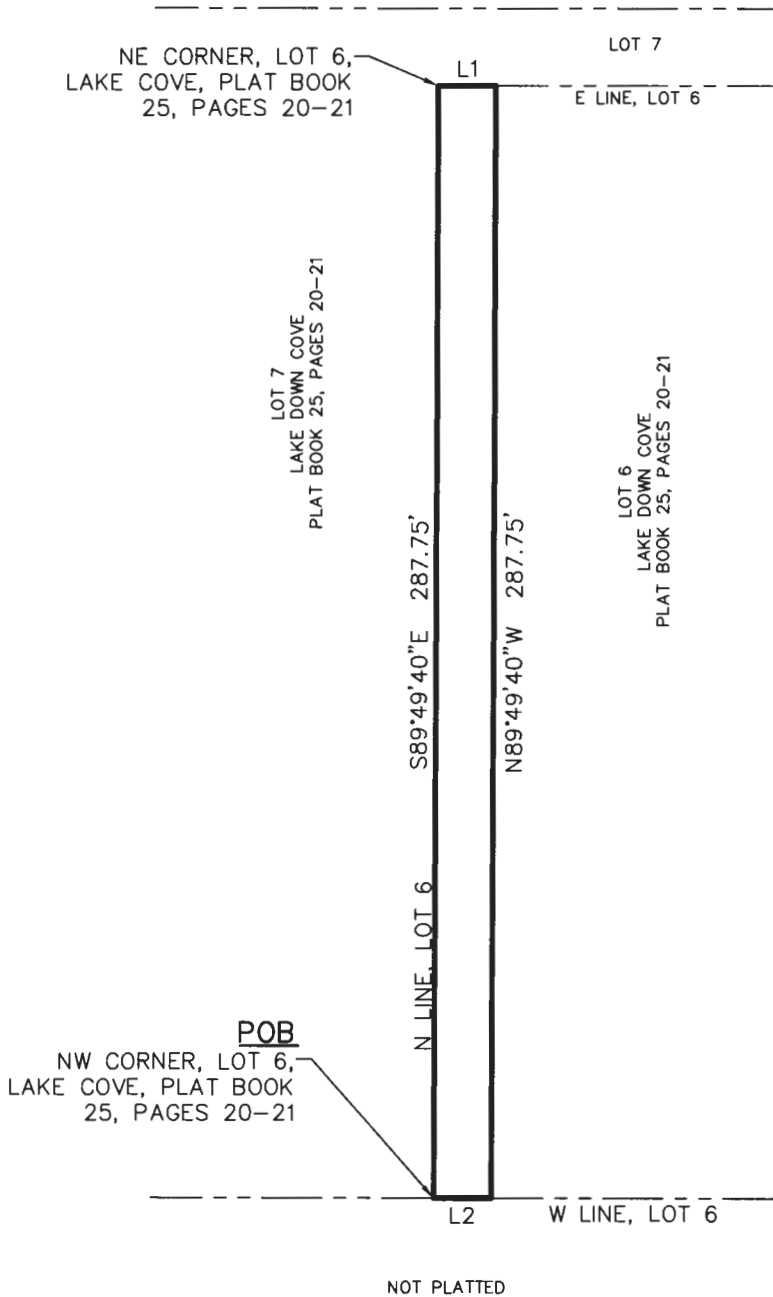
JOB NO.:	DATE	REVISIONS	TECH
200710			
SCALE: 1" = 50'			
DRAWN BY: JLS			
APPROVED BY:			
DRAWING FILE #			
200710 - 2524			
HEMPEL COVE			
CT.SOD.DWG			

SKETCH OF DESCRIPTION

15' EASEMENT VACATION
LOT 6, LAKE DOWN COVE

A PORTION OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 28 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°10'20"W	15.00'
L2	N00°09'40"E	15.00'

SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

LEGEND AND ABBREVIATIONS

LB	LICENSED BUSINESS	(R)	RECORDED DATUM
POB	POINT OF BEGINNING		SQ.FT. SQUARE FEET
PSM	PROFESSIONAL SURVEYOR AND MAPPER		



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Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

Clerk County Commission-Orange - CU00123736
201 S Rosalind Ave
Orlando, FL, 32801-3527

Bill To:

Clerk County Commission-Orange - CU00123736
201 S Rosalind Ave
Orlando, FL, 32801-3527

**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 # 19-08-025 Petition to Vacate # 20-05-017 was published in said newspaper in the issues of Aug 09, 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.

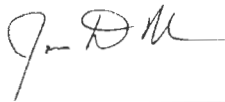


Jeremy Gates

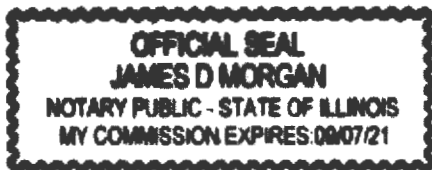
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 13 day of August, 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

Orlando Sentinel

ORANGE COUNTY NOTICE OF PUBLIC HEARING PETITIONS TO VACATE # 19-08-025 AND 20-05-017

The Orange County Board of County Commissioners will conduct public hearings on September 1, 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: Shirley M. Johnson
Consideration: Resolution granting Petition to Vacate #19-08-025, vacating a portion of a variable width utility easement located in the southeast quadrant of the petitioner's residential lot within the Sylvan Pond Subdivision in east Orange County, containing 151 square feet.
Location: District 4; property located at 709 Pond Pine Court; S21/T22/R31; Orange County, Florida (legal property description on file)

AND

Applicant: Lynwood Carter
Consideration: Resolution granting Petition to Vacate #20-05-017, vacating a 15 foot wide utility easement located along the north property line of the petitioner's residential lot located within the Lake Down Cove Subdivision, containing 4,316 square feet.
Location: District 1; property located at 2524 Hempel Cove Court; S04/T22/R28; 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 PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NÚMERO 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

Orlando Sentinel

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

ORG6735201

8/9/2020

6735201

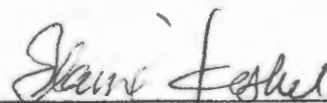
Orlando Business Journal
Published Weekly
Orlando, Orange County, Florida


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

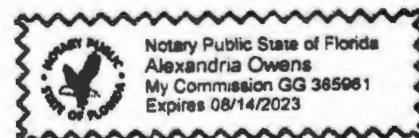
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 20-05-017, was published in said newspaper in the issue of September 11, 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 11th day of September, 2020 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Alexandria Owens, Notary



NOTICE OF ADOPTION
PETITION TO VACATE # 20-05-017
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 15 foot wide utility easement located along the north property line of the petitioner's residential lot located within the Lake Down Cove Subdivision, containing 4,316 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 September 1, 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 15 foot wide utility easement located along the north property line of the petitioner's residential lot located within the Lake Down Cove Subdivision, containing 4,316 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 11TH DAY OF SEPTEMBER 2020.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
September 11, 2020