



**Interoffice Memorandum**

Received: November 9, 2020 @ 10:42am

Publish: November 22, 2020

Deadline: November 17, 2020

Date: November 5, 2020

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor  
Agenda Development Office, BCC

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department

THRU: Julie Alber, Assistant Project Manager  
Development Engineering Division, Public Works Department  
Telephone: 407-836-7928  
E-mail address: [julie.alber@ocfl.net](mailto:julie.alber@ocfl.net)

RE: **Request for Public Hearing ADM-PTV-20-08-030 – Mr. Steven Thorp, on behalf of School Board of Orange County, Florida.**

Applicant: Mr. Steven Thorp  
6501 Magic Way. Bldg 200  
Orlando, FL 32809

Location: S05/T24/R27 and S08/T24/R27 Petition to vacate two (2) 30 foot wide portions of an unopened and unimproved right-of-way known as Seidel Road, containing a total of approximately 0.33 acres. Public interest was created by Deed Book 789, Page 5, and Deed Book 789, Page 243 of the public records of Orange County, Florida. The parcel ID numbers are 08-24-27-0000-00-011 and 05-24-27-0000-00-013. One parcel address is 10393 Seidel Road, the other parcel is unaddressed, and both parcels lie in District 1.

Estimated time required for public hearing: Two (2) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

**Request for Public Hearing ADM-PTV # 20-08-030 Mr. Steven Thorp, on behalf  
Of School Board of Orange County, Florida**

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

Hearing by Fla. Statute # or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person: 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.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.

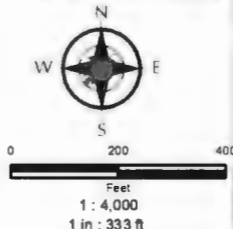


**If you have any questions regarding this map, please call Julie Alber at 407.836.7928.**



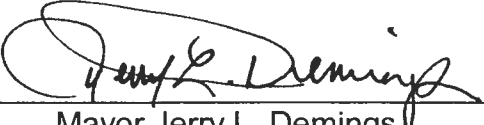
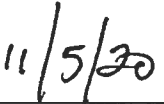
**ADM-PTV # 20-08-030  
Steven Thorp, on behalf of  
School Board of Orange County, Florida**

	Proposed Vacation		Subject Property
--	-------------------	--	------------------



**PUBLIC WORKS DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION  
REQUEST FOR COUNTY MAYOR'S APPROVAL  
November 5, 2020**

Request authorization to schedule a Public Hearing for Administrative Petition to Vacate 20-08-030. This is a request from Steven Thorp, on behalf of the School Board of Orange County, Florida to vacate two (2) 30 foot wide portions of unopened and unimproved right-of-way known as Seidel Road, containing approximately 0.33 acres located in District 1. Staff has no objection to this request.

Requested Action  
Approved by    
\_\_\_\_\_  
Mayor Jerry L. Demings (Date)

**NOTE: FURTHER PROCESSING NECESSARY:**

Please return to Julie Alber via interoffice mail.

**PETITION REQUESTING VACATION OF  
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners  
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

**PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:**

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

**Public interest was created per Deed Book 789, Page 5 and Deed Book 789, Page 243 of the Public Records of Orange County, Florida.**

**ATTACH SKETCH AND DESCRIPTION:** Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement, and showing its location in relation to the surrounding property.

**SEE ATTACHED EXHIBIT 'A'**

**ABUTTING PROPERTY OWNER:** Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

**SEE ATTACHED EXHIBIT 'B'**

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

**SEE ATTACHED EXHIBIT 'C'**

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

[Handwritten Signature]  
Petitioner's Signature  
(Include title if applicable)

Steven Thorp, AICP  
Print Name  
Sr. Administrator, Fac. Manning, OCS

Address: 6501 Magic Way  
Orlando, FL 32809

Phone Number: (407) 317-3700 x2022139

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of October, 2020 who is personally known or who has produced \_\_\_\_\_ as identification.

[Handwritten Signature]  
Signature of Notary  
Vittoni Jenkins  
Print Name



**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**



# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8; THENCE WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, S00°12'29"W, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 243, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°50'04"W, A DISTANCE OF 197.71 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE WITH SAID SOUTH RIGHT-OF-WAY LINE, AND WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, S89°50'04"W, A DISTANCE OF 356.21 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2048.64 FEET, A CENTRAL ANGLE OF 6°26'55" AND A CHORD BEARING AND DISTANCE OF N74°27'23"E, 230.45 FEET) FOR AN ARC DISTANCE OF 230.57 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 5, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N89°56'55"E, A DISTANCE OF 134.39 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S00°11'25"W, A DISTANCE OF 60.85 FEET TO THE POINT OF BEGINNING.



CONTAINING 14,474 SQUARE FEET (0.332 ACRES) OF LAND, MORE OR LESS.

## SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR VACATION OF PUBLIC RIGHT OF WAY.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, WHICH IS ASSUMED TO BEAR S00°12'29"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
6. THE BOUNDARY OF THE RIGHT-OF-WAY PARCEL DEPICTED ON THIS SKETCH WAS PROVIDED BY OTHERS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

02 SEP 2020: REVISED PER CLIENT COMMENTS

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgefls.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH OF DESCRIPTION FOR WHARTON-SMITH, INC.</b></p>	<p>DATE OF DRAWING: 27 AUG 2020</p> <p>MANAGER: JDH      CADD: EAC</p>
	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p style="text-align: right;">DATE: 09/02/2020</p> <p style="text-align: center;">                   JEFFREY D. HORLITZ                  PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610             </p>	<p>PROJECT NUMBER: 299-19030</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 299030ESMT3.DWG</p> <p>SCALE: 1" = 100'      SHEET 1 OF 2</p>

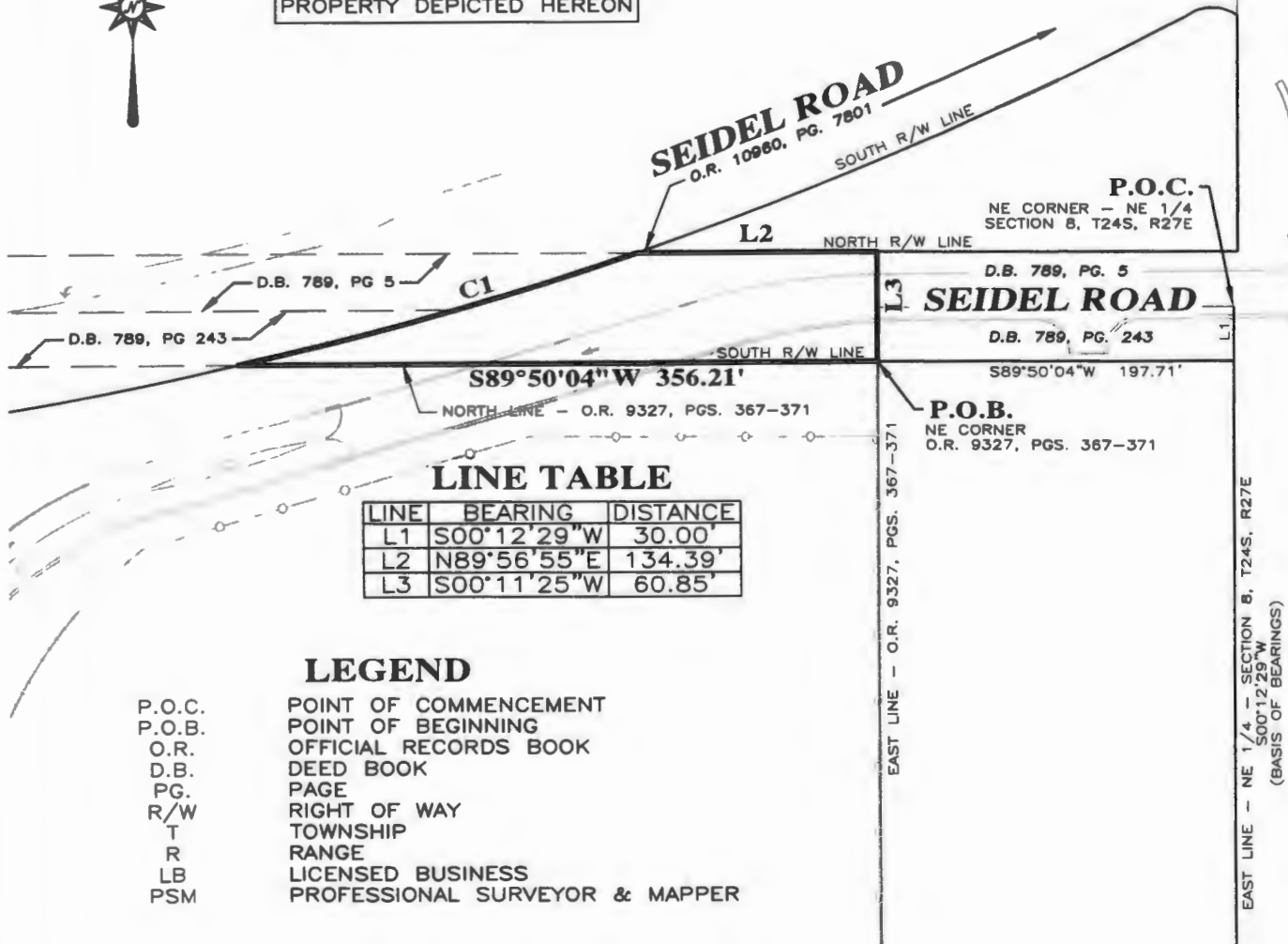
OK Mill 10/21/20

# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

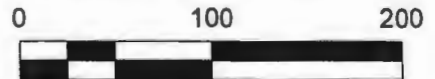


THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



## CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2048.64'	6°26'55"	N74°27'23"E	230.45'	230.57'



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

GRAPHIC SCALE 1"=100'  
02 SEP 2020: REVISED PER CLIENT COMMENTS



8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
WHARTON-SMITH, INC.

THIS IS NOT  
A SURVEY

DATE OF DRAWING: 27 AUG 2020  
MANAGER: JDH CADD: EAC  
PROJECT NUMBER: 299-19030  
FIELD BOOK NUMBER:  
LAST FIELD WORK:  
CREW CHIEF(S):  
COMPUTER FILE: 299030ESMT3.DWG  
SCALE: 1" = 100' SHEET 2 OF 2

EXHIBIT "B"

ABUTTING PROPERTY OWNERS



EXHIBIT "C"

UTILITY LETTERS



6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · [www.ocps.net](http://www.ocps.net)

September 30, 2020

VIA EMAIL: [Billy.Hager@centurylink.com](mailto:Billy.Hager@centurylink.com)  
CenturyLink  
Attn: Billy Hager

Petition to Vacate: ADM-PTV-20-08-030

Dear Mr. Hager,

I am in the process of requesting that Orange County vacate a portion of a 60' wide deeded right-of-way, as shown on the enclosed map. The site address is 10393 Seidel Road, Winter Garden FL, 34787 and the deeded right-of-way may be found in Deed Book 789, Page 5 and Deed Book 789, Page 242.

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood. Please review your records, complete the form below and return this letter to me via mail and email. If you have any questions, please contact me at [steven.thorp@ocps.net](mailto:steven.thorp@ocps.net) or 407-317-3700 x2022139.

Sincerely,

A handwritten signature in cursive script that reads 'Steven Thorp'.

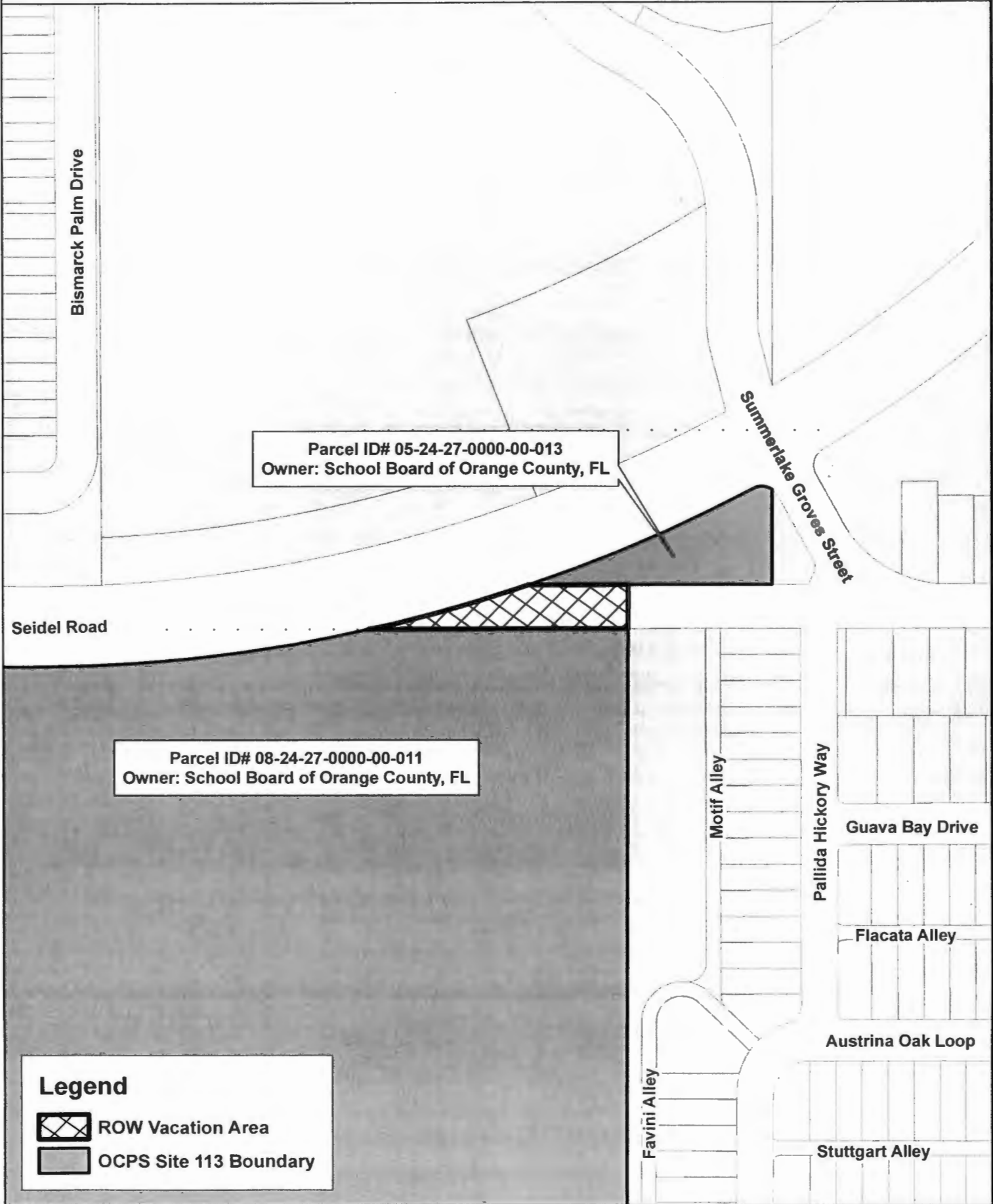
Steven Thorp, AICP  
Senior Administrator, Facilities Planning

- The subject parcel is NOT within our service area.
- The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have no objection to the vacation.
- The subject parcel is within our service area. We object to the vacation.



Additional comments: \_\_\_\_\_

Signature:   
Print Name: Billy Hager  
Title: Local Network Engineer  
Date: 10/20/2020

**OCPS Site #113-H-W-4 - Bus Entry - ROW Vacation  
Case #ADM-PTV-20-08-030**



**Legend**

-  ROW Vacation Area
-  OCPS Site 113 Boundary

# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8; THENCE WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, S00°12'29"W, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 243, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°50'04"W, A DISTANCE OF 197.71 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE WITH SAID SOUTH RIGHT-OF-WAY LINE, AND WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, S89°50'04"W, A DISTANCE OF 356.21 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2048.64 FEET, A CENTRAL ANGLE OF 6°26'55" AND A CHORD BEARING AND DISTANCE OF N74°27'23"E, 230.45 FEET) FOR AN ARC DISTANCE OF 230.57 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 5, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N89°56'55"E, A DISTANCE OF 134.39 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S00°11'25"W, A DISTANCE OF 60.85 FEET TO THE POINT OF BEGINNING.


CONTAINING 14,474 SQUARE FEET (0.332 ACRES) OF LAND, MORE OR LESS.

## SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR VACATION OF PUBLIC RIGHT OF WAY.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, WHICH IS ASSUMED TO BEAR S00°12'29"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
6. THE BOUNDARY OF THE RIGHT-OF-WAY PARCEL DEPICTED ON THIS SKETCH WAS PROVIDED BY OTHERS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

02 SEP 2020: REVISED PER CLIENT COMMENTS

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgepls.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR WHARTON-SMITH, INC.</p>	<p>DATE OF DRAWING: 27 AUG 2020</p>
	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p style="text-align: right;">DATE: 09/02/2020</p> <p>JEFFREY D. HORIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>MANAGER: JDH      CADD: EAC</p> <p>PROJECT NUMBER: 299-19030</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 299030ESMT3.DWG</p> <p>SCALE: 1" = 100'      SHEET 1 OF 2</p>

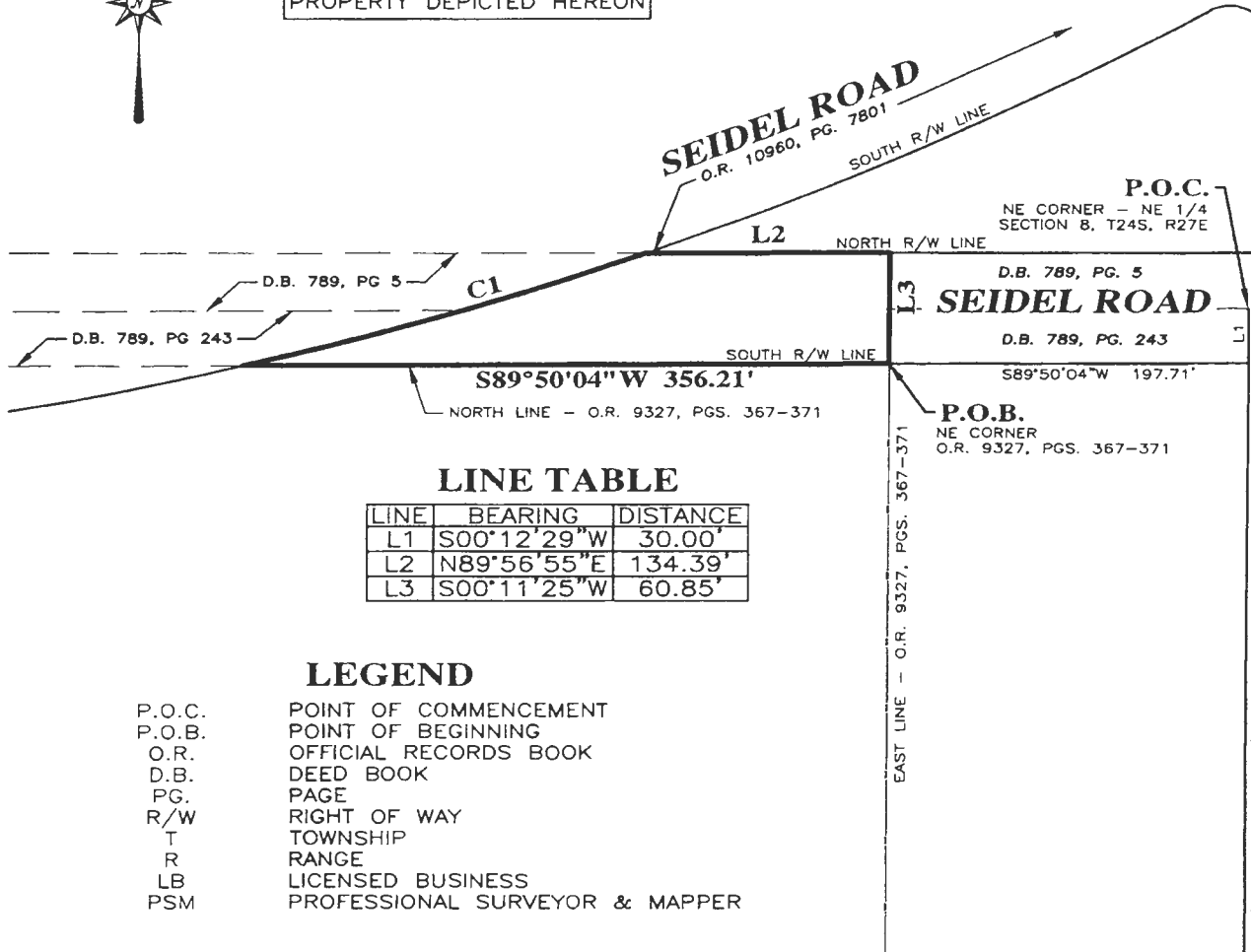


# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA



THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



## LINE TABLE

LINE	BEARING	DISTANCE
L1	$S00^{\circ}12'29''W$	30.00'
L2	$N89^{\circ}56'55''E$	134.39'
L3	$S00^{\circ}11'25''W$	60.85'

## LEGEND

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
O.R. OFFICIAL RECORDS BOOK  
D.B. DEED BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
T TOWNSHIP  
R RANGE  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR & MAPPER

## CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2048.64'	$6^{\circ}26'55''$	$N74^{\circ}27'23''E$	230.45'	230.57'



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

GRAPHIC SCALE 1"=100'  
02 SEP 2020: REVISED PER CLIENT COMMENTS

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
WHARTON-SMITH, INC.

THIS IS NOT  
A SURVEY

DATE OF DRAWING: 27 AUG 2020	
MANAGER: JDH	CADD: EAC
PROJECT NUMBER: 299-19030	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 299030ESMT3.DWG	
SCALE: 1" = 100'	SHEET 2 OF 2

Construction Department  
5767 Al Atona Blvd  
Orlando, FL 32816



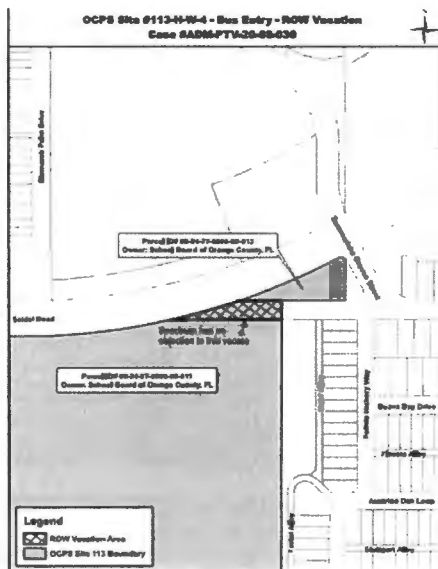
September 23, 2020

Steven Thorp  
Senior Administrator Facilities Planning  
6501 Magic Way Building 200  
Orlando, FL 32809

Re: Request for a Vacate of Right of Way  
Seidel Road

Dear Mr. Thorp:

Spectrum has reviewed your request to vacate of Seidel Rd right of way and no objection to the vacation as shown in this drawing below.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,

Tracey Domostoy  
Construction Supervisor  
Spectrum

Email: Thorp, Steven T. <Steven.Thorp@ocps.net>



# Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

September 2, 2020

VIA EMAIL at [vacate@duke-energy.com](mailto:vacate@duke-energy.com)

Petition to Vacate: ADM-PTV-20-08-030

Dear Duke Energy,

I am in the process of requesting that Orange County vacate a portion of a 60' wide deeded right-of-way, as shown on the enclosed map. The site address is 10393 Seidel Road, Winter Garden FL, 34787 and the deeded right-of-way may be found in Deed Book 789, Page 5 and Deed Book 789, Page 242.

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood. Please review your records, complete the form below and return this letter to me via mail and email. If you have any questions, please contact me at [steven.thorp@ocps.net](mailto:steven.thorp@ocps.net) or 407-317-3700 x2022139.

Sincerely,

Steven Thorp, AICP  
Senior Administrator, Facilities Planning

The subject parcel is NOT within our service area.

The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have no objection to the vacation.

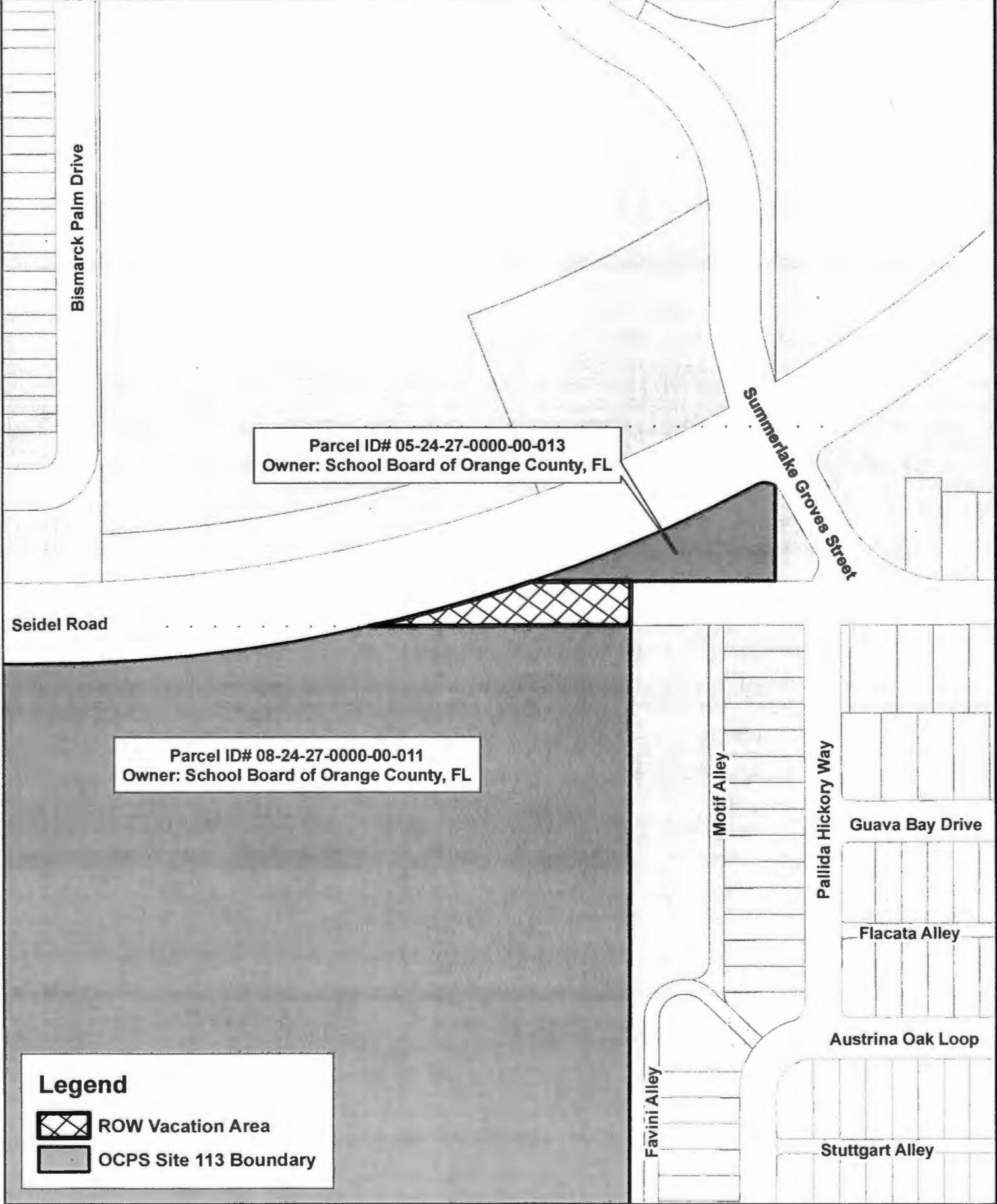
The subject parcel is within our service area. We object to the vacation.

Additional comments: \_\_\_\_\_

Signature: Emily F. Bower  
Print Name: Emily F. Bower  
Title: Research Specialist I  
Date: 09/30/2020

**OCPS Site #113-H-W-4 - Bus Entry - ROW Vacation**



**Case #ADM-PTV-20-08-030**



Parcel ID# 05-24-27-0000-00-013  
Owner: School Board of Orange County, FL

Parcel ID# 08-24-27-0000-00-011  
Owner: School Board of Orange County, FL

**Legend**

-  ROW Vacation Area
-  OCPS Site 113 Boundary

# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8; THENCE WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, S00°12'29"W, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 243, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°50'04"W, A DISTANCE OF 197.71 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE WITH SAID SOUTH RIGHT-OF-WAY LINE, AND WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, S89°50'04"W, A DISTANCE OF 356.21 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2048.64 FEET, A CENTRAL ANGLE OF 6°26'55" AND A CHORD BEARING AND DISTANCE OF N74°27'23"E, 230.45 FEET) FOR AN ARC DISTANCE OF 230.57 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 5, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N89°56'55"E, A DISTANCE OF 134.39 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S00°11'25"W, A DISTANCE OF 60.85 FEET TO THE POINT OF BEGINNING.


CONTAINING 14,474 SQUARE FEET (0.332 ACRES) OF LAND, MORE OR LESS.

## SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR VACATION OF PUBLIC RIGHT OF WAY.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, WHICH IS ASSUMED TO BEAR S00°12'29"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
6. THE BOUNDARY OF THE RIGHT-OF-WAY PARCEL DEPICTED ON THIS SKETCH WAS PROVIDED BY OTHERS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

02 SEP 2020: REVISED PER CLIENT COMMENTS

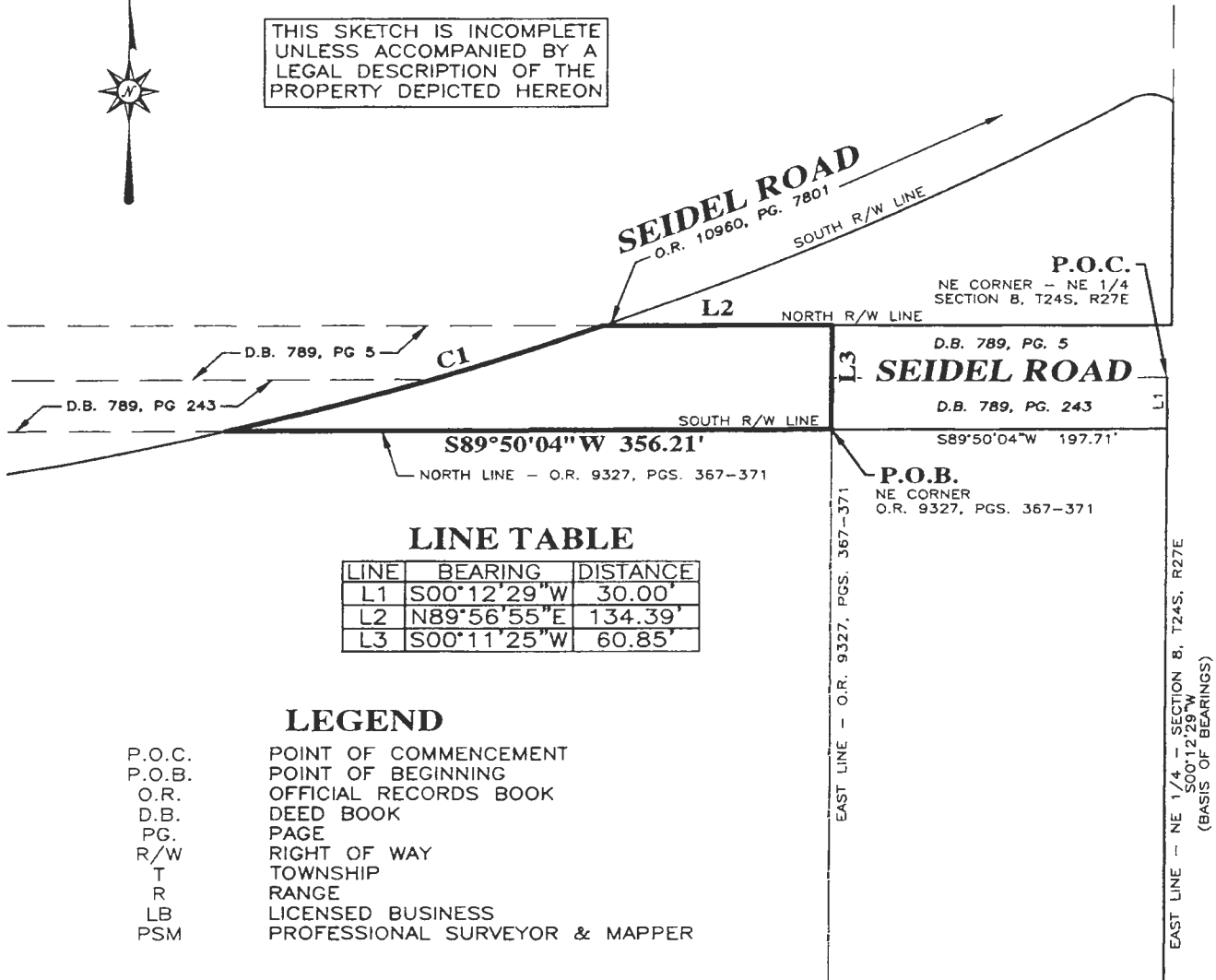
 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR WHARTON-SMITH, INC.</p>	<p>DATE OF DRAWING: 27 AUG 2020</p> <p>MANAGER: JDH      CADD: EAC</p> <p>PROJECT NUMBER: 299-19030</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 299030ESMT3.DWG</p> <p>SCALE: 1" = 100'      SHEET 1 OF 2</p>
	<p style="text-align: center;"><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p style="text-align: right;">DATE: 09/02/2020</p> <p>JEFFREY D. HORUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	

# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA



THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°12'29"W	30.00'
L2	N89°56'55"E	134.39'
L3	S00°11'25"W	60.85'

## LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
D.B.	DEED BOOK
PG.	PAGE
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER

## CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2048.64'	6°26'55"	N74°27'23"E	230.45'	230.57'



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

GRAPHIC SCALE 1"=100'  
02 SEP 2020: REVISED PER CLIENT COMMENTS

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
WHARTON-SMITH, INC.

THIS IS NOT  
A SURVEY

DATE OF DRAWING: 27 AUG 2020	
MANAGER: JDH	CADD: EAC
PROJECT NUMBER: 299-19030	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 299030ESMT3.DWG	
SCALE: 1" = 100'	SHEET 2 OF 2



6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

September 2, 2020

Orange County Utilities  
Attn: Anne Dubus, Project Manager  
9150 Curry Ford Road  
Orlando, FL 32825

Petition to Vacate: ADM-PTV-20-08-030

Dear Ms. Dubus,

I am in the process of requesting that Orange County vacate a portion of a 60' wide deeded right-of-way, as shown on the enclosed map. The site address is 10393 Seidel Road, Winter Garden FL, 34787 and the deeded right-of-way may be found in Deed Book 789, Page 5 and Deed Book 789, Page 242.

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood. Please review your records, complete the form below and return this letter to me via mail and email. If you have any questions, please contact me at [steven.thorp@ocps.net](mailto:steven.thorp@ocps.net) or 407-317-3700 x2022139.

Sincerely,

Steven Thorp, AICP  
Senior Administrator, Facilities Planning

The subject parcel is NOT within our service area.

The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have no objection to the vacation.

The subject parcel is within our service area. We object to the vacation.

Additional comments: \_\_\_\_\_

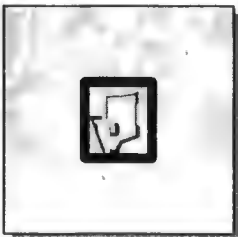
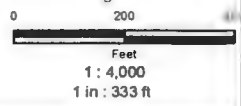
Signature: Anne Dubus  
Print Name: Anne Dubus  
Title: Project Manger  
Date: 09/03/2020







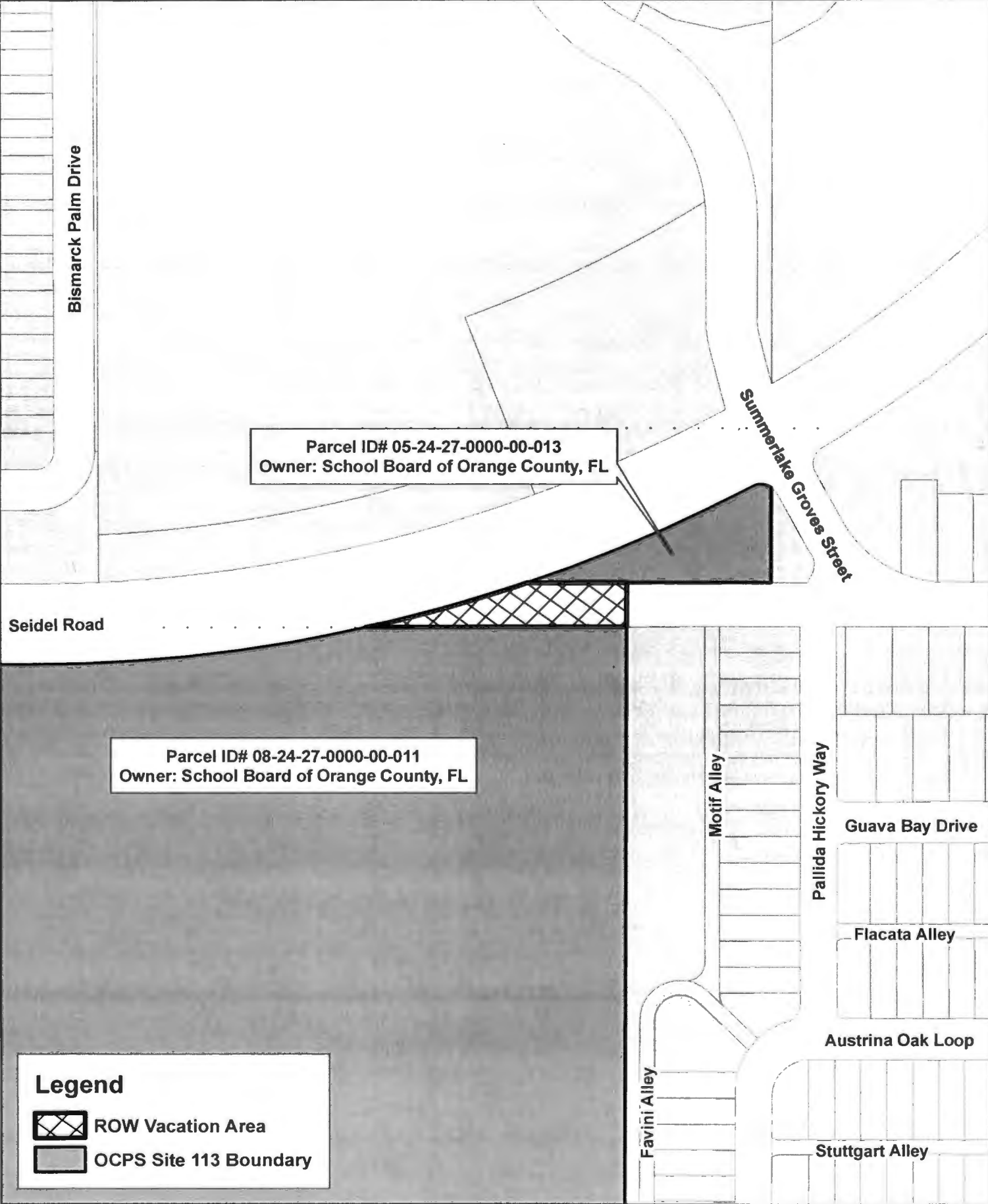
**ADM-PTV # 20-08-030**  
**Steven Thorp, on behalf of**  
**Orange County Public Schools**



Proposed Vacation		Subject Property
-------------------	--	------------------

**OCPS Site #113-H-W-4 - Bus Entry - ROW Vacation**

**Case #ADM-PTV-20-08-030**



## SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8; THENCE WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, S00°12'29"W, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 243, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°50'04"W, A DISTANCE OF 197.71 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE WITH SAID SOUTH RIGHT-OF-WAY LINE, AND WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, S89°50'04"W, A DISTANCE OF 356.21 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2048.64 FEET, A CENTRAL ANGLE OF 6°26'55" AND A CHORD BEARING AND DISTANCE OF N74°27'23"E, 230.45 FEET) FOR AN ARC DISTANCE OF 230.57 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 5, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N89°56'55"E, A DISTANCE OF 134.39 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S00°11'25"W, A DISTANCE OF 60.85 FEET TO THE POINT OF BEGINNING.


CONTAINING 14,474 SQUARE FEET (0.332 ACRES) OF LAND, MORE OR LESS.

### SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR VACATION OF PUBLIC RIGHT OF WAY.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, WHICH IS ASSUMED TO BEAR S00°12'29"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
6. THE BOUNDARY OF THE RIGHT-OF-WAY PARCEL DEPICTED ON THIS SKETCH WAS PROVIDED BY OTHERS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

02 SEP 2020: REVISED PER CLIENT COMMENTS

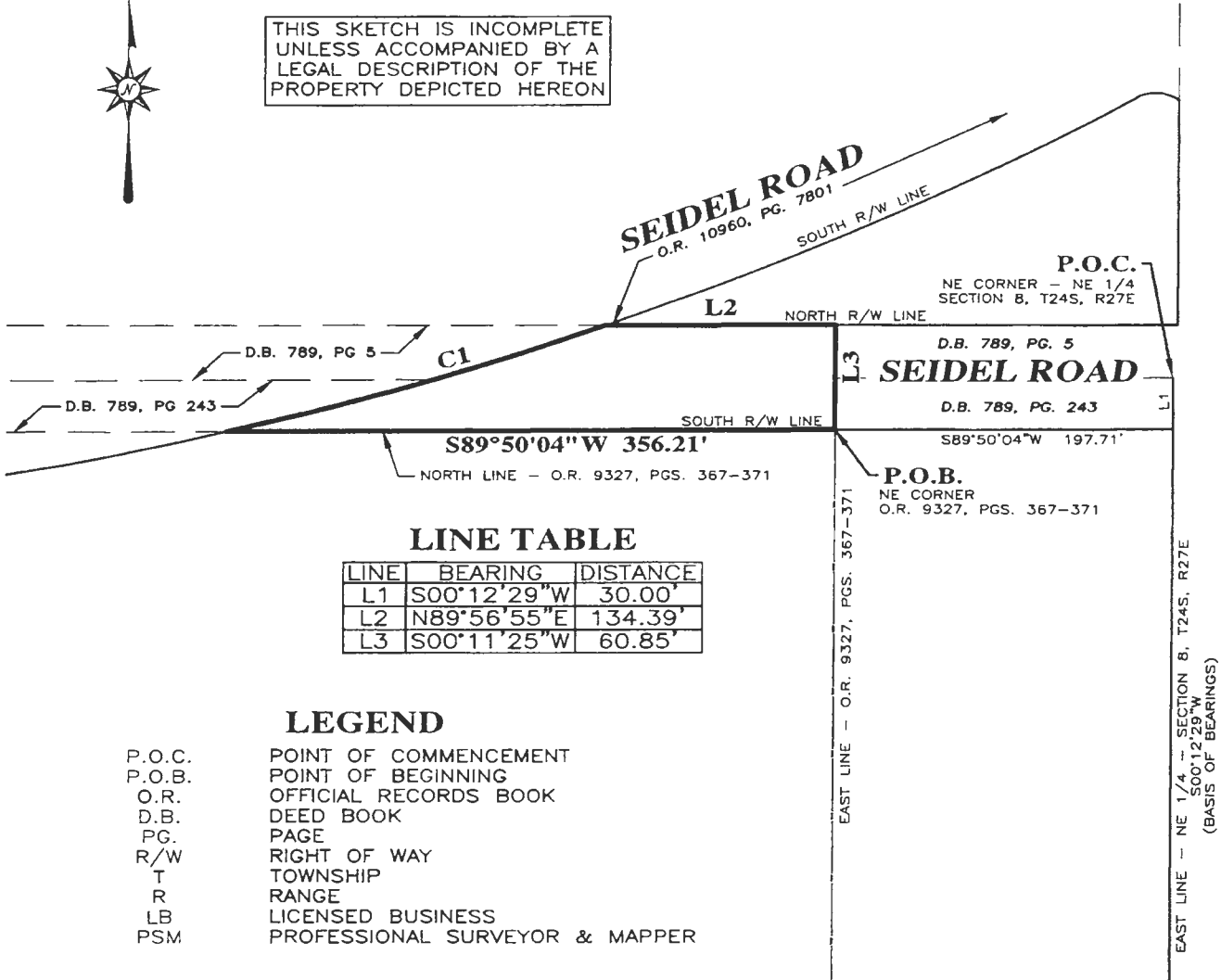
 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR WHARTON-SMITH, INC.</p>	<p>DATE OF DRAWING: 27 AUG 2020</p>
	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p style="text-align: right;">Date: 09/02/2020</p> <p>JEFFREY D. HORLUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>MANAGER: JDH      CADD: EAC</p> <p>PROJECT NUMBER: 299-19030</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 299030ESMT3.DWG</p> <p>SCALE: 1" = 100'      SHEET 1 OF 2</p>

# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA



THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



### LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°12'29"W	30.00'
L2	N89°56'55"E	134.39'
L3	S00°11'25"W	60.85'

### LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- T TOWNSHIP
- R RANGE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER

### CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2048.64'	6°26'55"	N74°27'23"E	230.45'	230.57'



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

GRAPHIC SCALE 1"=100'  
02 SEP 2020: REVISED PER CLIENT COMMENTS

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
WHARTON-SMITH, INC.

THIS IS NOT  
A SURVEY

DATE OF DRAWING: 27 AUG 2020	
MANAGER: JDH	CADD: EAC
PROJECT NUMBER: 299-19030	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 299030ESMT3.DWG	
SCALE: 1" = 100'	SHEET 2 OF 2



# Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

September 2, 2020

TECO / Peoples Gas System, Inc.  
Attn: Shawn Winsor  
600 W. Robinson Street  
Orlando, FL 32802

Petition to Vacate: ADM-PTV-20-08-030

Dear Mr. Winsor,

I am in the process of requesting that Orange County vacate a portion of a 60' wide deeded right-of-way, as shown on the enclosed map. The site address is 10393 Seidel Road, Winter Garden FL, 34787 and the deeded right-of-way may be found in Deed Book 789, Page 5 and Deed Book 789, Page 242.

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood. Please review your records, complete the form below and return this letter to me via mail and email. If you have any questions, please contact me at [steven.thorp@ocps.net](mailto:steven.thorp@ocps.net) or 407-317-3700 x2022139.

Sincerely,

Steven Thorp, AICP  
Senior Administrator, Facilities Planning

The subject parcel is NOT within our service area.

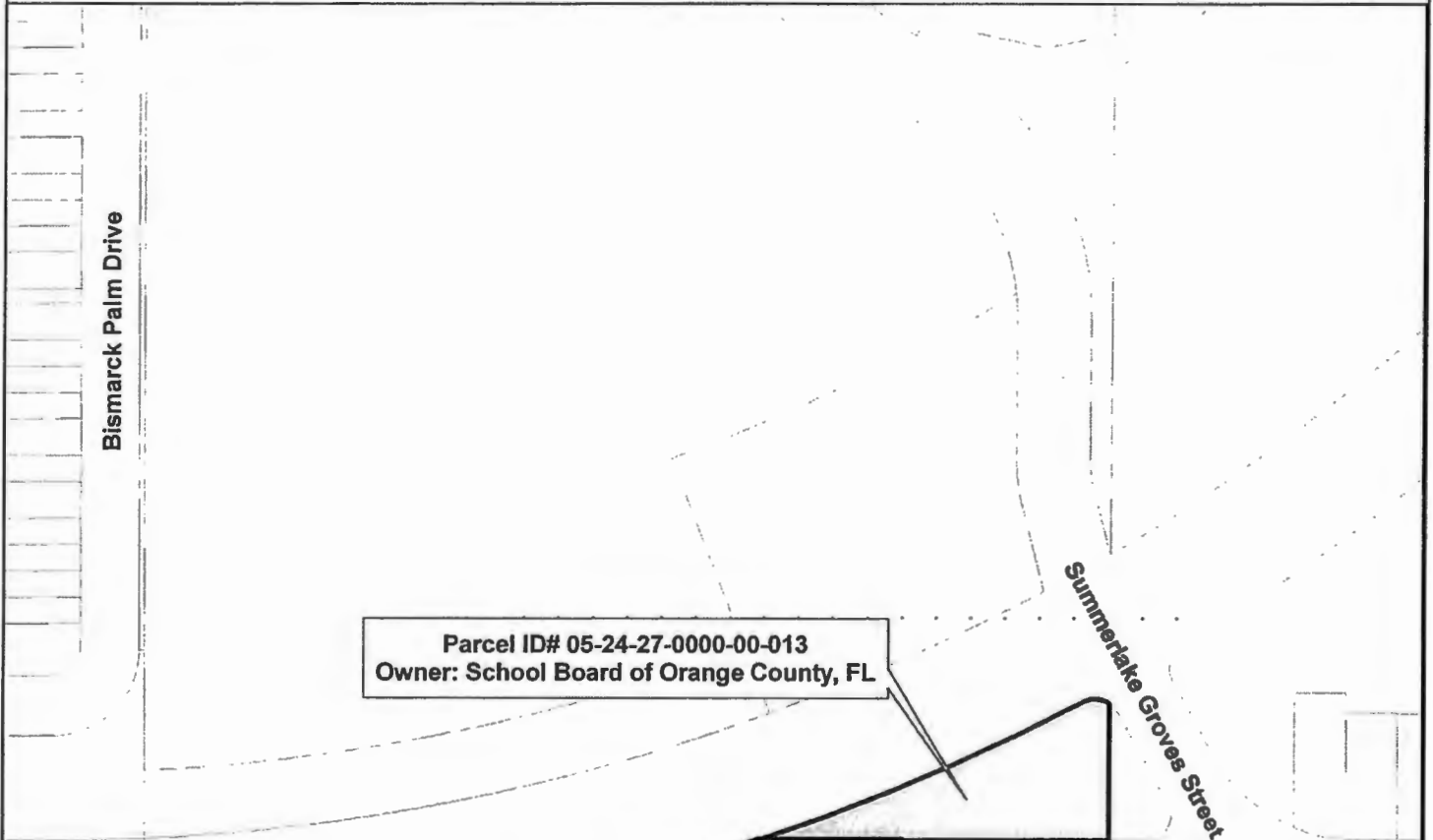
The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have no objection to the vacation.

The subject parcel is within our service area. We object to the vacation.

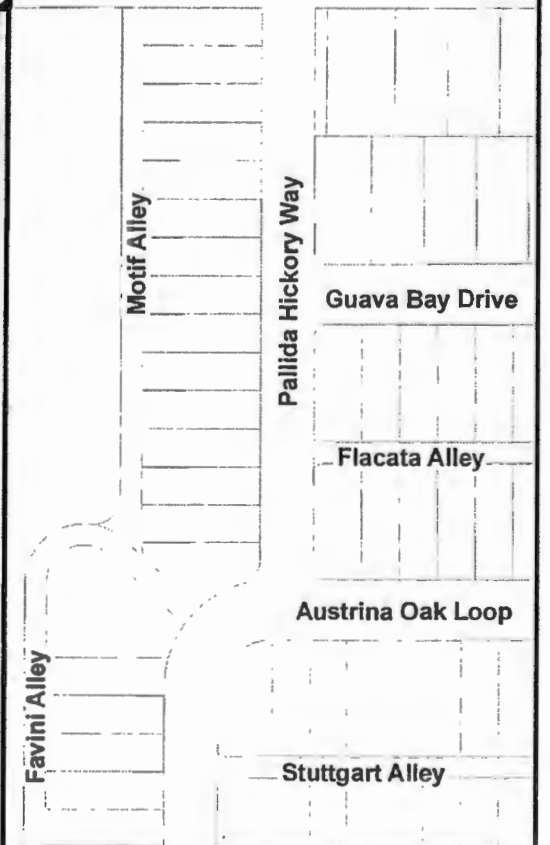
Additional comments: \_\_\_\_\_

Signature: Shawn Winsor  
Print Name: Shawn Winsor  
Title: Gas Design Project Manager  
Date: 9-23-2020



**OCPS Site #113-H-W-4 - Bus Entry - ROW Vacation  
Case #ADM-PTV-20-08-030**



**Parcel ID# 08-24-27-0000-00-011  
Owner: School Board of Orange County, FL**



**Legend**

-  ROW Vacation Area
-  OCPS Site 113 Boundary

# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8; THENCE WITH THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, S00°12'29"W, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 243, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°50'04"W, A DISTANCE OF 197.71 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE WITH SAID SOUTH RIGHT-OF-WAY LINE, AND WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGES 367-371, S89°50'04"W, A DISTANCE OF 356.21 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2048.64 FEET, A CENTRAL ANGLE OF 6°26'55" AND A CHORD BEARING AND DISTANCE OF N74°27'23"E, 230.45 FEET) FOR AN ARC DISTANCE OF 230.57 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS RECORDED IN DEED BOOK 789, PAGE 5, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N89°56'55"E, A DISTANCE OF 134.39 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S00°11'25"W, A DISTANCE OF 60.85 FEET TO THE POINT OF BEGINNING.


CONTAINING 14,474 SQUARE FEET (0.332 ACRES) OF LAND, MORE OR LESS.

## SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR VACATION OF PUBLIC RIGHT OF WAY.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, WHICH IS ASSUMED TO BEAR S00°12'29"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
6. THE BOUNDARY OF THE RIGHT-OF-WAY PARCEL DEPICTED ON THIS SKETCH WAS PROVIDED BY OTHERS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

02 SEP 2020: REVISED PER CLIENT COMMENTS

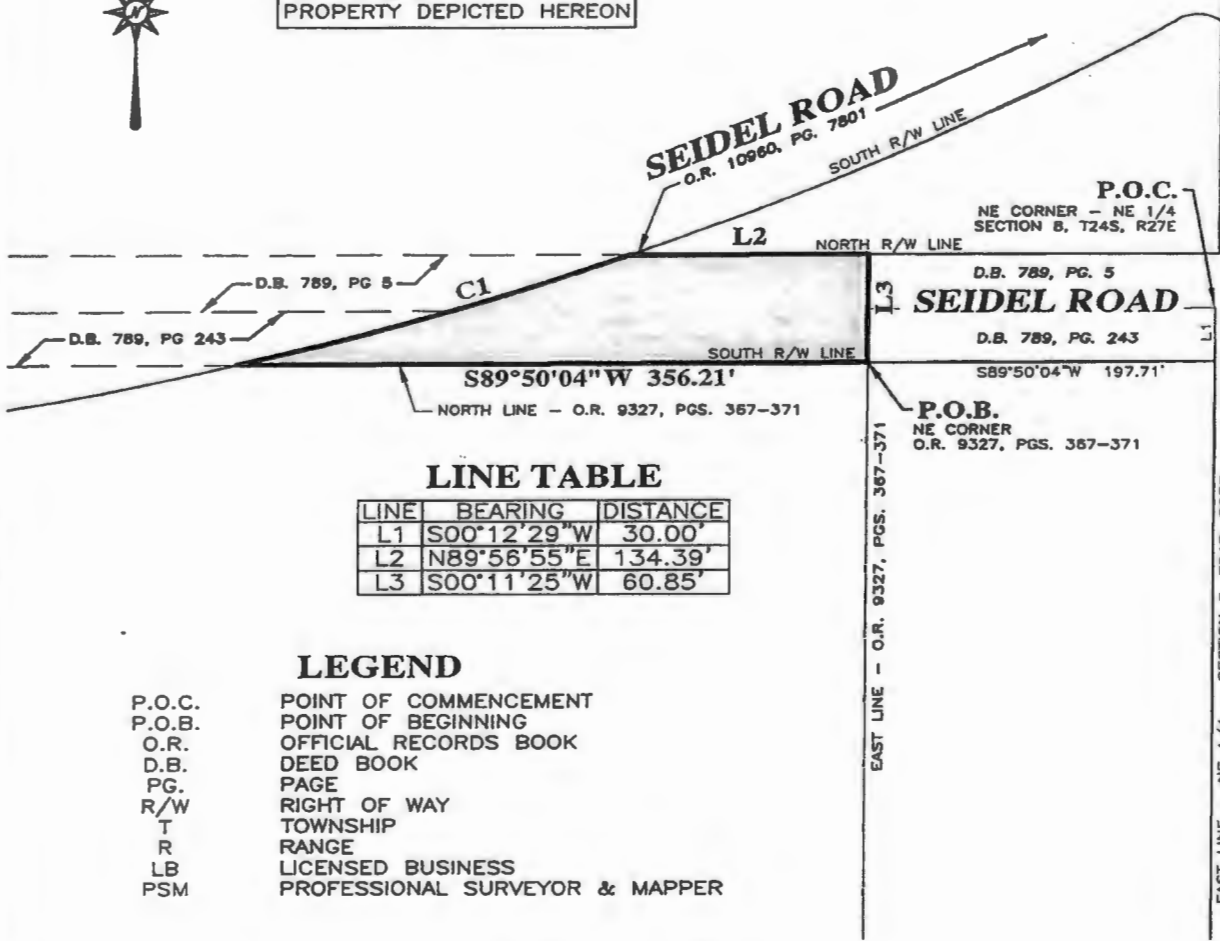
 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR WHARTON-SMITH, INC.</p>	<p>DATE OF DRAWING: 27 AUG 2020</p>
	<p>SURVEYOR'S CERTIFICATION</p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p style="text-align: right;">DATE: 09/02/2020</p> <p>JEFFREY D. HORIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>MANAGER: JDH      CADD: EAC</p>
		<p>PROJECT NUMBER: 299-19030</p>
		<p>FIELD BOOK NUMBER:</p>
		<p>LAST FIELD WORK:</p>
		<p>CREW CHIEF(S):</p>
		<p>COMPUTER FILE: 299030ESMT3.DWG</p>
		<p>SCALE: 1" = 100'      SHEET 1 OF 2</p>

# SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA



THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



### LINE TABLE

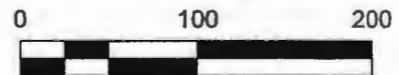
LINE	BEARING	DISTANCE
L1	S00°12'29\"W	30.00'
L2	N89°56'55\"E	134.39'
L3	S00°11'25\"W	60.85'

### LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- T TOWNSHIP
- R RANGE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER

### CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2048.64'	6°26'55\"	N74°27'23\"E	230.45'	230.57'



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

GRAPHIC SCALE 1"=100'  
02 SEP 2020: REVISED PER CLIENT COMMENTS

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
WHARTON-SMITH, INC.

THIS IS NOT  
A SURVEY

DATE OF DRAWING: 27 AUG 2020	
MANAGER: JDH	CADD: EAC
PROJECT NUMBER: 299-19030	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 299030ESMT3.DWG	
SCALE: 1" = 100'	SHEET 2 OF 2



**STAFF COMMENTS**



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION  
DIANA M. ALMODOVAR, P.E., *Manager*  
4200 South John Young Parkway - Orlando, Florida 32839-9205  
407-836-7974 - Fax 407-836-8003  
e-mail diana.almodovar@ocfl.net

October 21, 2020

Dear Steven Thorp

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

**Engineering ROW Review**

Engineering ROW has no Objections to ADM-PTV-20-08-030.

Please contact Walter H. Eggerton, Jr., PSM at (407) 836-7951 with any questions.

**EPD Review**

Please contact Jason Root at (407) 836-1518 with any questions.

**Real Estate Management Review**

Please contact Jeffrey Sponenburg at with any questions.

**Roads & Drainage Review**

Roads & Drainage has no objection to this vacation.

Please contact George Shupp at with any questions.

**Transportation Planning Review**

Please contact Tammi Chami at (407) 836-5943 with any questions.

Parcel Report for  
08-24-27-0000-00-011



Created: 8/27/2020

This map is for reference only and is not a survey.

OCA Web Map		Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
	Florida Turnpike	Public Roads	Brick Road	Lot Line	Governmental Institutions/Misc	Waste Land	Lakes and Rivers
	Interstate 4	Castle Roads	Rail Road	Residential	Commercial/Industrial	County Boundary	Building
	Toll Road	Road Under Construction	Proposed SunRail	Agriculture	Vacant Land	Parks	Hospital
					Agricultural Curtilage		

# Property Record - 08-24-27- 0000-00-011

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary as of 08/26/2020

### Property Name

10393 Seidel Rd

### Names

School Board Of Orange County  
Florida

### Municipality

ORG - Un-Incorporated

### Property Use

8600 - County (Other Bldg)

### Mailing Address

445 W Amelia St  
Orlando, FL 32801-1129

### Physical Address

10393 Seidel Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone



## Property Features

### Property Description

THE N 1290 FT LYING S OF SEIDEL RD & E OF SR 429 IN SEC 08-24-27 DESC AS COMM NW COR OF SAID SEC 8 TH S00-12-32W 30 FT S89-50-06W 197.71 FT FOR POB TH RUN S00-10-39W 1713.14 FT S69-41-22W 659.82 FT S29-03-21W 302.51 S06-16-40E 91.16 FT S86-54-39W 142.45 FT S88-59-32W 166.97 FT N87-14-23W 291.28 FT N20-37-46W 836.45 FT N00-19-03E 219.78 FT S89-51-53W 83.88 FT N20-37-46W 96.16 FT TO A PT OF CURVATURE OF A CURVE TO RT W/ RAD 3721.72 FT & CENT ANG 03-53-37 252.91 FT N89-51-53E 483.74 FT S00-13-38W 7.61 FT TO A PT OF CURVATURE OF A CURVE TO LEFT W/ RAD 350 FT & CENT ANG 70-54-00 433.10 FT N89-51-53E 1.39 FT TO THE NW COR NW1/4 OF NW1/4 OF SE1/4 NE1/4 OF SAID SEC 8 S00-19-04W 331.75 FT N89-52-34E 331.95 FT N00-17-26E 331.82 FT N89-51-53E 148.16 FT N00-08-07W 80 FT S89-51-53W 364.74 FT TO A PT OF CURVATURE OF A CURVE TO THE RT W/ RAD 250 FT & CENT ANG 90-21-43 394.28 FT N00-13-38E 857.09 FT N42-31-14E 55.10 FT N89-50-06E 138.86 FT N00-09-54W 14.93 FT N84-48-54E 372.02 FT N89-50-06E 363.30 FT N00-09-54W 20 FT N89-50-06E 365.22 FT TO POB PER 9327/0367 SEE--7106/2802 ALONG W/PORION OF VAC R/W PER DOC 20180483214 (LESS PT TAKEN FOR R/W PER DOC 20180483214 DESC AS

COMM AT NE CORNER OF NE 1/4 OF SEC 8-24-27 TH S89-49-29W 554.23 FT TH S00-10-18E 30 FT TO POB TH S 00-10-18E 19.99 FT TH S89-49-42W 99.49 FT TO POB ALSO BEING PT ON NON-TANG CURVE CONCAVE NWLY W/RAD 233.00 FT CHORD BRG S85-00-47W 357.84 FT TH RUN SWLY ALONG SAID CURVE THROUGH DELTA 09-37-25 FOR ARC DISTANCE OF 358.27 FT TO POINT OF TANGENCY TH S89-49-29W 249.69 FT TH RUN N84-48-30E 343.48 FT TH N89-49-42E 264.11 FT TO POB) & COMM AT NE COR OF NE1/4 OF SEC 08-24-27 TH S89-49-9W 431.61 FT TO POINT ON NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 2133 FT A CHORD BRG OF S75-46-45W 126.3 FT TH ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 3-23-35 FOR AN ARC DISTANCE OF 126.31 FT TO POB TH S0-10-31E 19.35 FT TH S89-49-29W 99.68 FT TO POINT ON NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 2133 FT A CHORD BRG OF N78-50-23E 101.54 FT TH ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 2-43-40 AN ARC DISTANCE OF 101.55 FT TO POB

## Total Land Area

2,865,318 sqft (+/-) | 65.78 acres (+/-) GIS Calculated

## Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
8600 - County (Other Bldg)	P-D	61.4 ACRE(S)	\$77,401.80	\$4,752,471	\$0.00	\$4,752,471	
8069 - Cnty Submerged	P-D	1.73 ACRE(S)	\$10.00	\$17	\$0.00	\$17	
8600 - County (Other Bldg)	P-D	2.65 ACRE(S)	\$100.00	\$265	\$0.00	\$265	

## Buildings

## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

## Services for Location

---

### Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

### Elected Officials

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings

8/26/2020

10393 Seidel Rd

Orange County Property  
Appraiser

Rick Singh

Parcel Report for  
05-24-27-0000-00-013



Created: 8/27/2020

This map is for reference only and is not a survey.

OCPA Web Map		Major Roads	Proposed Road	Residential	Commercial/Industrial/Vacant Land/Agricultural/Curtilage	Parks	6	Lot Number
	Florida Turnpike		Brick Road				06060	Parcel Number
	Interstate 4		Block Line				3106	Parcel Address
	Toll Road		Lot Line			Block Number	111.9	Parcel Dimension

# Property Record - 05-24-27-0000-00-013

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary as of 08/26/2020

---

**Property Name**

Seidel Rd

**Names**

School Board Of Orange County  
Florida

**Municipality**

ORG - Un-Incorporated

**Property Use**

9900 - Non-Ag Acreage

**Mailing Address**

445 W Amelia St  
Orlando, FL 32801-1129

**Physical Address**

Seidel Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone



## Property Features

---

### Property Description

COMM AT THE SE CORNER OF THE SE 1/4 SEC 05-24-27 TH N00-05-36E 30 FT TO THE POB THE CONT N00-05-36E 129.83 FT TO A POC CONCAVE SLY HAVING A RADIUS 25 FT DELTA 61-39-10 CHORD BRG N86-51-58W AN ARC LENGTH 26.9 FT TO A PRC OF A CURVE CONCAVE NWLY HAVING A RADIUS 2133 FT DELTA 09-01-10 CHORD BRG S66-47-35W AN ARC LENGTH 336.4 FT TH N89-49-29E 333.66 FT TO THE POB SEE 10960/7801

### Total Land Area

22,147 sqft (+/-)

| 0.51 acres (+/-)

GIS Calculated

### Land



Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9900 - Non-Ag Acreage	P-D	0.51 ACRE(S)	\$97,075.44	\$49,508	\$0.00	\$49,508

## Buildings

## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

## Services for Location

---

### Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

### Elected Officials

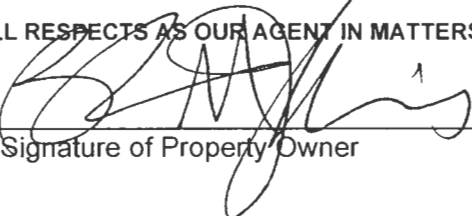
State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

# AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



I/WE, (PRINT PROPERTY OWNER NAME) Barbara M. Jenkins, Ed.D., Superintendent of the School Board of Orange County, Florida, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Site #113-H-W-4, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Steven Thorp, AICP, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, ROW Abandonment, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

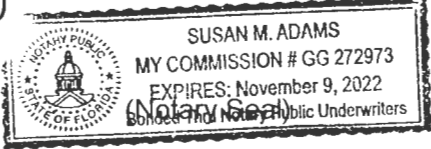
Date: August 31, 2020  Signature of Property Owner Barbara M. Jenkins, Ed.D., Superintendent of the School Board of Orange County, Florida Print Name Property Owner

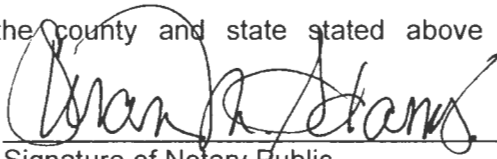
Date: \_\_\_\_\_ Signature of Property Owner \_\_\_\_\_ Print Name Property Owner

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that on August 31, 2020 before me, Susan Adams, an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Barbara Jenkins to me known to be the person described in this instrument or to have produced \_\_\_\_\_, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31<sup>st</sup> day of August, in the year 2020.



 Signature of Notary Public  
Notary Public for the State of Florida

My Commission Expires: \_\_\_\_\_

<b>Legal Description(s) or Parcel Identification Number(s) are required:</b>
PARCEL ID #: 04-24-27-0000-00-046, 05-24-27-0000-00-013, 08-24-27-0000-00-011, 08-24-27-0000-00-013
<b>LEGAL DESCRIPTION:</b>