

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

August 13, 2018

Ms. Julie Alber, Project Coordinator
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 16-09-024 with attachments for recording with Official Records.

Petition to Vacate # 16-09-024 was approved by the Board of County Commissioners at its regular meeting of July 31, 2018. 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 A. Stopyska
for Deputy Clerk

ks:cas

JUL 31 2018

RESOLUTION GRANTING PETITION TO VACATE # 16-09-024

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of an unnamed, opened and improved 80 foot wide right-of-way containing 1.74 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **July 31, 2018**, 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 **portion of an unnamed, opened and improved 80 foot wide right-of-way containing 1.74 acres** 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 31ST DAY OF JULY 2018.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Bill D'Amico*

County Mayor

ATTEST:

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

By: *Craig A. Stopura*

for Deputy Clerk



cas:ll

Attachments: Legal property description
Special Warranty Deed

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

SCHEDULE "A"

Description by this Surveyor :

A portion of the Northeast 1/4 of Section 8, Township 24 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 8, Township 24 South, Range 27 East, Orange County, Florida; thence South 00°12'29" West, a distance of 30.00 feet along the East line of the Northeast 1/4 of said Section 8 to the Southerly right of way line of Seidel Road, per Official Records Book 789, Page 243, Public Records of Orange County, Florida; thence South 89°50'04" West, a distance of 1898.95 feet along said Southerly right of way line; thence departing said Southerly right of way line, South 00°07'02" East, a distance of 956.50 feet to a point on the Northerly line of the lands described in Official Records Book 9327, Page 367, Public Records of Orange County, Florida, thence N 89°52'58" E a distance of 329.59 feet along the Northerly line of said lands to the Point of Beginning, said point being on the Westerly right of way line of Frontage Road per Florida Department of Transportation Right of Way Map, F.P. ID. NO. 403498-3; thence continue N 89°52'58" E a distance of 100.00 feet to a point on the Easterly right of way line of said Frontage Road; thence S 00°13'41" W a distance of 8.23 feet along said Easterly right of way line to the point of curvature of a curve concave Northeasterly and having a radius of 250.00 feet; thence Southeasterly a distance of 394.28 feet along the arc of said curve and along said Easterly right of way line through a central angle of 90°21'43" to the point of tangency of said curve; thence continue along said right of way line the following two (2) courses and distances : N 89°51'58" E a distance of 364.56 feet; thence S 00°08'02" E a distance of 80.00 feet to a point on the Southerly right of way line of said Frontage Road; thence S 89°51'58" W a distance of 481.18 feet along said Southerly right of way line to a point on a non tangent curve concave Northeasterly, having a radius of 350.00 feet, a central angle of 70°53'56" and a chord bearing of N 35° 13'17" W; thence Northwesterly a distance of 433.10 feet along said Westerly right of way line to the point of tangency of said curve; thence N 00°13'41" E a distance of 7.63 feet along said Westerly right of way line to the Point of Beginning.


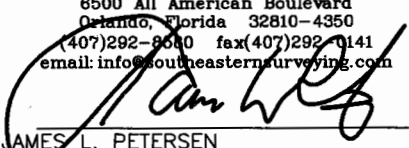
Containing 1.74 acres more or less.

[Signature]
01/03/2017

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the NE 1/4 of Section 08, Township 24 South, Range 27 East, Orange County, Florida being S 00°12'29" W assumed.
2. This "Sketch of Description" was performed without benefit of a Title search. A Title search may reveal additional information affecting the Parcel as shown.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 5J-17.050-.052 requirements.

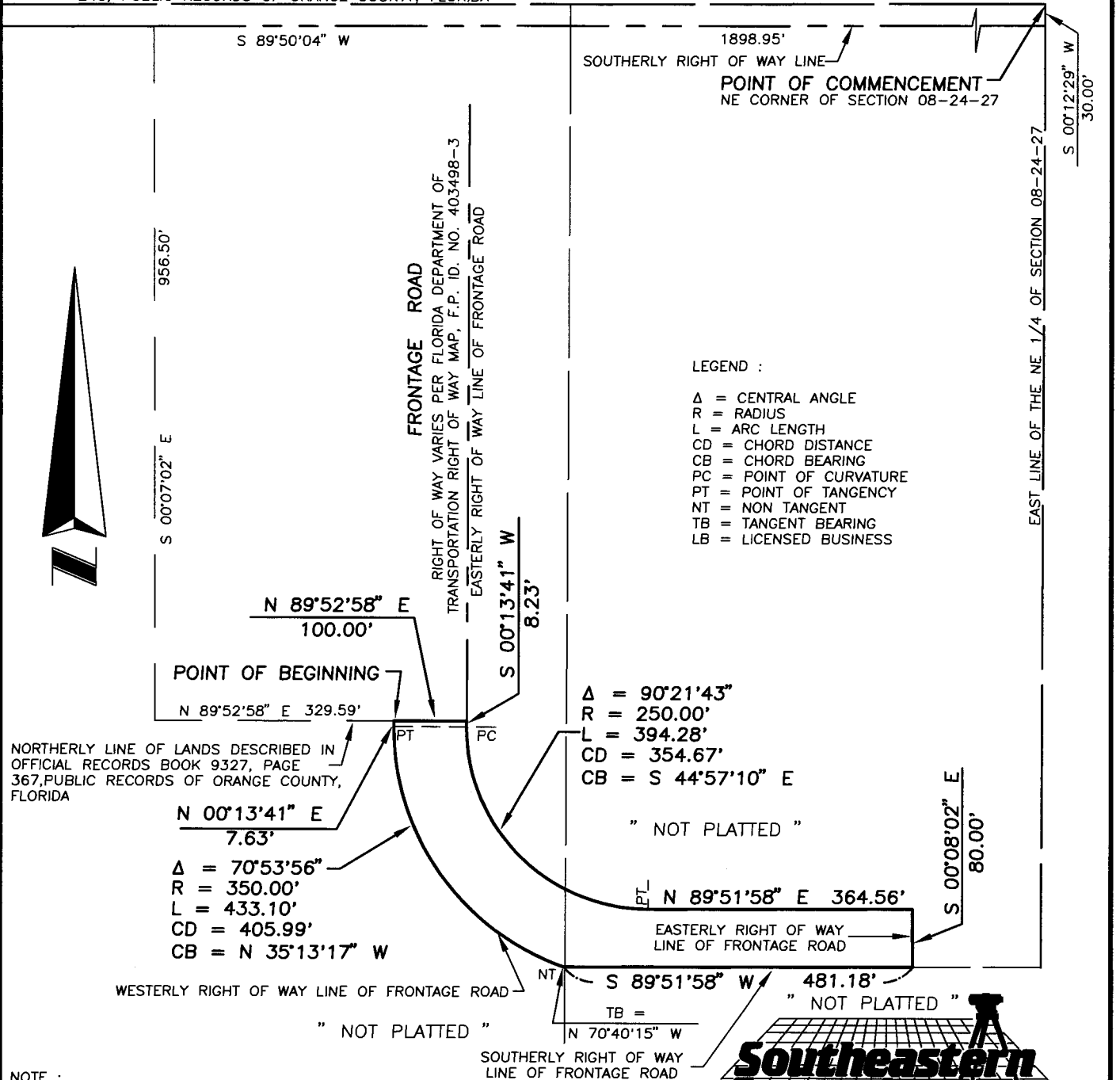
NOT VALID WITHOUT SHEET 2

DESCRIPTION FOR ORANGE COUNTY PUBLIC SCHOOLS	Date: 02/11/2013 KR		CERTIFICATION NUMBER LB2108 55669004	
	Job No.: 55669	Scale: 1"=200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8000 fax (407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR NUMBER 4791	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION

SEIDEL ROAD

RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 789, PAGE 243, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

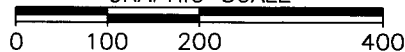


NOTE :

NOT VALID WITHOUT SHEET 1.

THIS IS NOT A SURVEY

1" = 200'
GRAPHIC SCALE



Drawing No. 55669004
Job No. 55669
Date: 02/11/2013
SHEET 2 OF 2
See Sheet 1 for Description



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Certification Number LB-2108
email: info@southeasternsurveying.com

JUL 31 2018

This instrument prepared by:

SHUTTS & BOWEN LLP
ATTN: DANIEL T. O'KEEFE, ESQ.
300 S. ORANGE AVE.
SUITE 1000
ORLANDO, FL 32801

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

Project: Village F (Seidel Road) RAC

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 28 day of November, A.D. 2016, by THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and laws of the State of Florida, having its principal place of business in the city of Orlando, county of Orange, whose address is 445 West Amelia Street, Orlando, Florida, 32801, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of 08-24-27-0000-00-011

The GRANTOR hereby releases all phosphates, metals, minerals and petroleum reservations, if any, it may have pursuant to Section 270.11, Florida Statutes.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

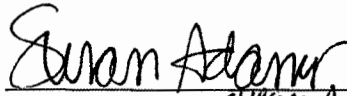
Project: Village F (Seidel Road) RAC

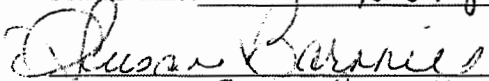
AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

Project: Village F (Seidel Road) RAC


IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

WITNESSES:


Print Name: Susan Adams


Print Name: Susan Karchit

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and the laws of the State of Florida

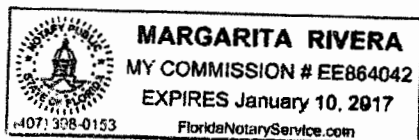
By: 
William E. Sublette
Title: Chairman

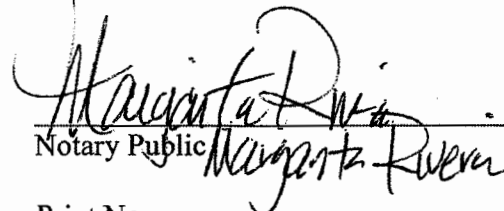
Date: 11-28-16

**STATE OF FLORIDA
COUNTY OF ORANGE**

I HEREBY CERTIFY, that on this day of, before me personally appeared **William E. Sublette**, as **Chairman** of **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, to me known to be, or who has produced _____ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said body.

(NOTARY SEAL)




Notary Public

Print Name:

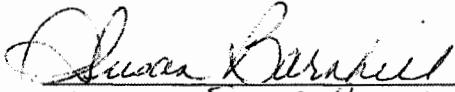
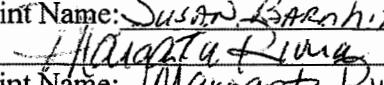
Serial Number:

My Commission Expires:

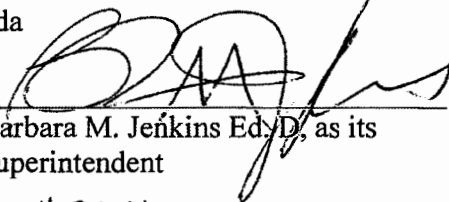
Project: Village F (Seidel Road) RAC

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

WITNESSES:


Print Name: Susan Barnhill

Print Name: Margarita Rivera

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and the laws of the State of Florida

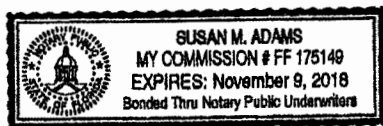
By: 
Barbara M. Jenkins Ed.D., as its Superintendent

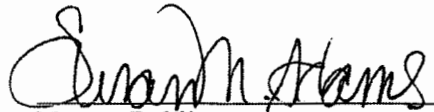
Date: 11-28-16

**STATE OF FLORIDA
COUNTY OF ORANGE**

I HEREBY CERTIFY, that on this day of, before me personally appeared **Barbara M. Jenkins Ed. D.**, as Superintendent of **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, to me known to be, or who has produced _____ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said body.

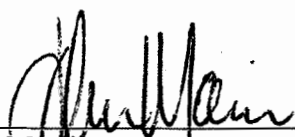
(NOTARY SEAL)




Notary Public,


Print Name: Susan M. Adams
Serial Number:
My Commission Expires:

Reviewed and approved by Orange County
Public School's Chief Facilities Officer


John T. Morris
Chief Facilities Officer

Dated: 11/15, 2016

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.


Laura L. Kelly, Staff Attorney III

Dated: November 16, 2016

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

OWNER: SCHOOL BOARD OF
ORANGE COUNTY

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGE 372 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 8; THENCE RUN SOUTH 89°49'29" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 554.23 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°10'18" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGE 372 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°10'18" EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 19.99 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE RUN SOUTH 89°49'42" WEST FOR A DISTANCE OF 99.49 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2133.00 FEET, A CHORD BEARING OF SOUTH 85°00'47" WEST AND A CHORD LENGTH OF 357.84 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°37'25" FOR AN ARC DISTANCE OF 358.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°49'29" WEST FOR A DISTANCE OF 249.69 FEET TO A POINT ON AFORESAID NORTHERLY LINE; THENCE RUN NORTH 84°48'30" EAST FOR A DISTANCE OF 343.48 FEET; THENCE RUN NORTH 89°49'42" EAST FOR A DISTANCE OF 264.11 FEET TO AFORESAID POINT OF BEGINNING.

CONTAINS 0.22 ACRES MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 8-24-27 BEING AN ASSUMED BEARING OF S89°49'29"W.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.
4. THE DELINEATION OF THE LANDS SHOWN HEREON IS AS THE CLIENT'S INSTRUCTIONS.
5. RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. 20130051

DATE: 05-14-13

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: SEJ

CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. ROCKMAN, P.S.M. #5633

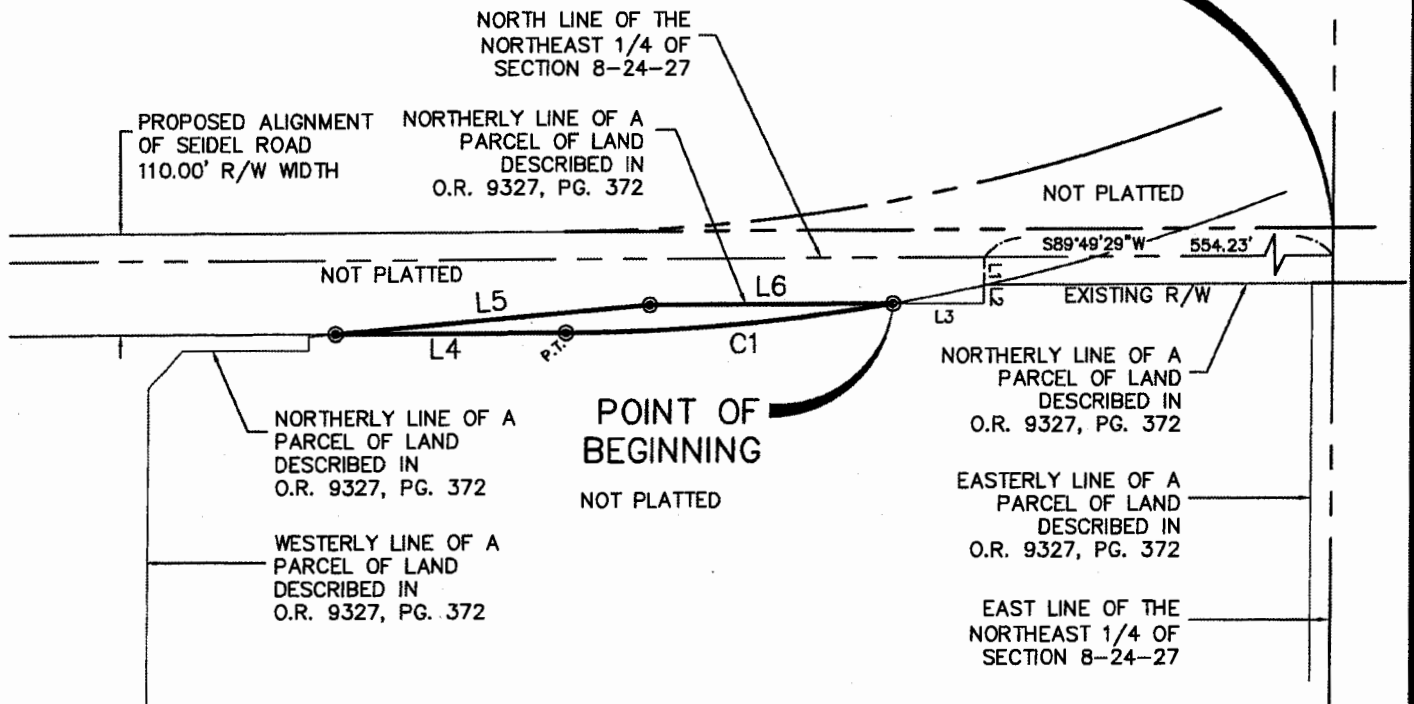
SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

OWNER: SCHOOL BOARD OF
ORANGE COUNTY

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	S00°10'18"E
L2	19.99'	S00°10'18"E
L3	99.49'	S89°49'42"W
L4	249.69'	S89°49'29"W
L5	343.48'	N84°48'30"E
L6	264.11'	N89°49'42"E

POINT OF
COMMENCEMENT
NORTHEAST CORNER OF
THE NORTHEAST 1/4 OF
SECTION 8-24-27



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2133.00'	358.27'	357.84'	S85°00'47"W	09°37'25"

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND:

P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE
O.R. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE

JOB NO. 20130051

DATE: 05-14-13

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: SEJ

CHECKED BY: EGT

Drawing name: L:\Data\20130051\Sketches SEGMENT 2\apf legals\Road Parcel 14WDP&RS.dwg Layout1

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Sherie Samuel/Paul Koch, 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: Petition to Vacate # 16-09-024** was published in said newspaper in the issues of Jul 08, 2018.

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.

S. Samuel

Signature of Affiant

SHERIE SAMUEL

Printed Name of Affiant

Sworn to and subscribed before me on this 9 day of July, 2018,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Tina L Robinson

Signature of Notary Public



TINA L ROBINSON
Commission # GG 227908
Expires June 29, 2022
Bonded Thru Budget Notary Services

Name of Notary, Typed, Printed, or Stamped

ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 16-09-024

The Orange County Board of County Commissioners will conduct a public hearing on July 31, 2018, 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: Julie Salvo, on behalf of Orange County Public Schools
Consideration: Resolution granting Petition to Vacate # 16-09-024, vacating a portion of an unnamed, opened and improved 80 foot wide right-of-way containing 1.74 acres.
Location: District 1; The parcels are unaddressed; S08/T24/R27; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description 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 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

ORG5695066

7/9/2018

Orlando Business Journal

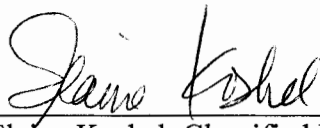
Published Weekly
Orlando, Orange County, Florida

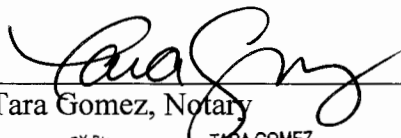

STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

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 # 16-09-024, was published in said newspaper in the issue of August 10, 2018.

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 10th day of August, 2018 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Tara Gomez, Notary

TARA GOMEZ
MY COMMISSION # GG 080412
EXPIRES: March 7, 2021
Bonded Thru Budget Notary Services

NOTICE OF ADOPTION
PETITION TO VACATE # 16-09-024
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of an unnamed, opened and improved 80 foot wide right-of-way containing 1.74 acres 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 July 31, 2018, 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 portion of an unnamed, opened and improved 80 foot wide right-of-way containing 1.74 acres 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 31ST DAY OF JULY 2018.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
August 10, 2018