

OFFICE OF COMPTROLLER



ORANGE
COUNTY
FLORIDA

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

June 22, 2023

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 23-01-002 with attachments for recording with Official Records.

Petition to Vacate # 23-01-002 was approved by the Board of County Commissioners at its regular meeting of June 6, 2023. 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: *Jennifer Horn-Klinetz*
Deputy Clerk

jlk:np

BCC Mtg. Date: June 6, 2023

RESOLUTION GRANTING PETITION TO VACATE # 23-01-002

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **3.10 foot and a 6.51 foot portion of a 15 foot wide utility easement containing approximately 63.14 square feet, that lies along the easterly boundary of an undeveloped residential lot in the Waterleigh subdivision located in Horizon West** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **June 6, 2023**, 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 **3.10 foot and a 6.51 foot portion of a 15 foot wide utility easement containing approximately 63.14 square feet, that lies along the easterly boundary of an undeveloped residential lot in the Waterleigh subdivision located in Horizon West** 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.

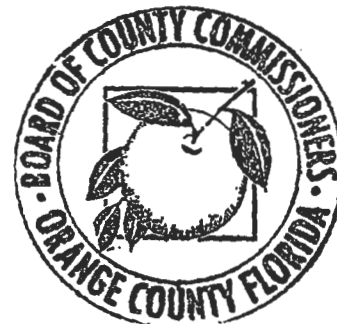
RESOLVED THIS SIXTH DAY OF JUNE 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ronald B. Brown*
for County Mayor

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

By: *Jennifer Ann Kinney*
Deputy Clerk



np/mf

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

OK
MLL
4/19/2023

SKETCH OF DESCRIPTION

PORTIONS OF 15.00' UTILITY EASEMENT SITUATED WITHIN LOT 163
WATERLEIGH PHASE 4A
A PORTION OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION

TWO PARCELS OF LAND BEING TWO PORTIONS OF THAT CERTAIN 15.00 FOOT WIDE UTILITY EASEMENT LOCATED WITHIN LOT 163 OF THE PLAT OF WATERLEIGH PHASE 4A AS RECORDED IN PLAT BOOK 107, PAGES 32 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SITUATED WITHIN SECTION SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTION 1:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 163 OF THE PLAT OF WATERLEIGH PHASE 4A, BEING THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2036.50 FEET, A CENTRAL ANGLE OF 00°56'49", AND A CHORD DISTANCE OF 33.66 FEET WHICH BEARS SOUTH 11°26'31" EAST; THENCE ALONG THE EAST LINE OF SAID LOT 163 RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: ALONG THE ARC OF AFORESAID CURVE A LENGTH OF 33.66 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE RUN SOUTH 11°54'55" EAST A DISTANCE OF 11.02 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE DEPARTING SAID EAST LINE ALONG SAID NON-TANGENT LINE RUN SOUTH 78°05'05" WEST A DISTANCE OF 11.91 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 07°09'24" EAST A DISTANCE OF 37.29 FEET TO A POINT ON THE WESTERLY LIMITS OF AFORESAID 15.00 FOOT WIDE UTILITY EASEMENT, SAID POINT BEING 'REFERENCE POINT "A"'; THENCE ALONG SAID WESTERLY LIMITS RUN NORTH 11°54'55" WEST A DISTANCE OF 37.42 FEET; THENCE DEPARTING SAID WESTERLY LIMITS RUN NORTH 82°50'36" EAST A DISTANCE OF 3.10 FEET RETURNING TO THE POINT OF BEGINNING.

PORTION 2:

COMMENCING AT AFORESAID 'REFERENCE POINT "A"', BEING A POINT ON SAID WESTERLY LIMITS OF THAT 15.00 FOOT WIDE UTILITY EASEMENT; THENCE ALONG SAID WESTERLY LIMITS RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 11°54'55" EAST A DISTANCE OF 13.59 FEET; THENCE RUN SOUTH 78°05'05" WEST A DISTANCE OF 1.13 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LIMITS RUN SOUTH 07°09'24" EAST A DISTANCE OF 1.08 FEET; THENCE RUN SOUTH 82°50'36" WEST A DISTANCE OF 6.44 FEET TO AFORESAID WESTERLY LIMITS; THENCE ALONG SAID WESTERLY LIMITS RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 11°54'55" WEST A DISTANCE OF 0.54 FEET; THENCE RUN NORTH 78°05'05" EAST A DISTANCE OF 6.51 FEET RETURNING TO THE POINT OF BEGINNING.

TOGETHER CONTAINING 63.14 SQUARE FEET, OR 0.001 ACRES, MORE OR LESS.

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 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 163 OF THE PLAT OF WATERLEIGH PHASE 4A, WHICH BEARS SOUTH 11°54'55" EAST, PER PLAT BOOK 107, PAGES 32 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

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

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

PORTIONS OF 15.00' UTILITY EASEMENT SITUATED
WITHIN LOT 163
WATERLEIGH PHASE 4A
A PORTION OF
SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA



**AMERICAN SURVEYING
& MAPPING, INC.**

**NDDS NATIONAL DUE
DILIGENCE SERVICES**
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751
407-426-7979
americansurveyingandmapping.com

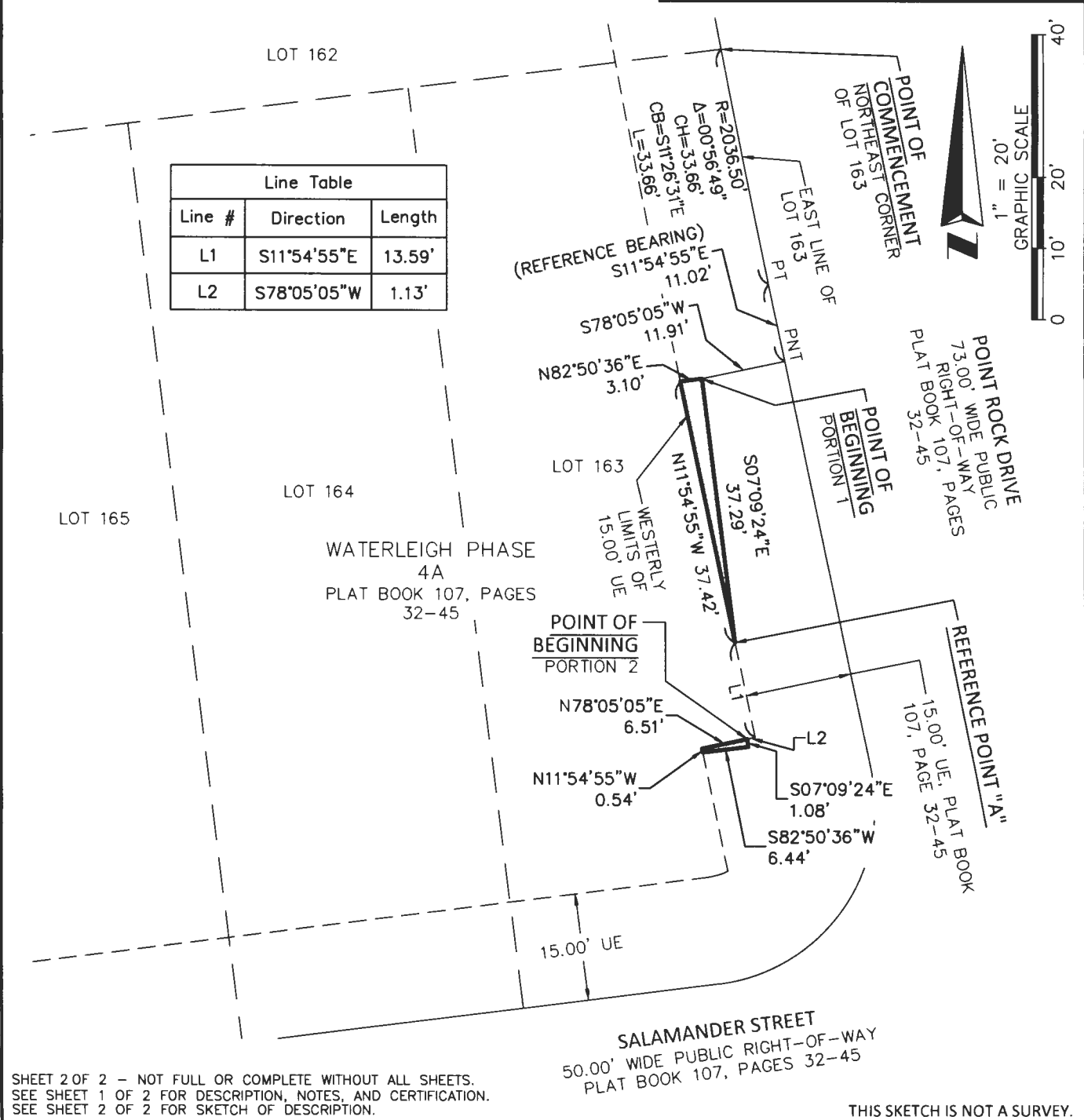
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA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

E. Glenn Turner
E. GLENN TURNER, PSM #5643

DATE: 4/13/23

JOB NO.: 181139	DATE	REVISIONS	TECH
SCALE: 1" = 20'			
FIELD DATE: N/A			
FIELD BY: N/A			
DRAWN BY: CF			
APPROVED BY: EGT	4/13/23	COMMENTS	TT
DRAWING FILE #	03/28/23	COUNTY COMMENTS	CF
181139 WATERLEIGH PHASE 4A LOT 163 UE VACATE 500 03-28-23.DWG	01/31/23	REV. LIMITS OF DESC.	CF

SKETCH OF DESCRIPTION
 PORTIONS OF 15.00' UTILITY EASEMENT SITUATED WITHIN LOT 163
 WATERLEIGH PHASE 4A
 A PORTION OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST



Line Table		
Line #	Direction	Length
L1	S11°54'55"E	13.59'
L2	S78°05'05"W	1.13'

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

SALAMANDER STREET
 50.00' WIDE PUBLIC RIGHT-OF-WAY
 PLAT BOOK 107, PAGES 32-45

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

- R = RADIUS
- Δ = CENTRAL ANGLE (DELTA)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- PNT = POINT OF NON-TANGENCY
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PT = POINT OF TANGENCY
- UE = UTILITY EASEMENT

ASM AMERICAN SURVEYING & MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
 A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

3191 Maguire Blvd, Suite 200, Orlando, FL 32803 americanurveyingandmapping.com 407-426-7979

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 # 13-12-025 Petition to Vacate # 23-01-002 Petition to Vacate #
23-03-012

Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on May 14, 2023.

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



Rose Williams

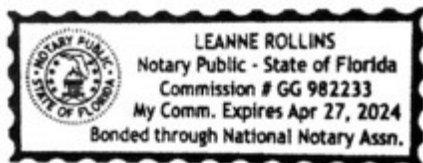
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 15 day of May, 2023,
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 # 13-12-025
PETITION TO VACATE # 23-01-002
PETITION TO VACATE # 23-03-012**

The Orange County Board of County Commissioners will conduct public hearings on **June 6, 2023, 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: Carl Irwin, on behalf of Iafate Rockwood, LLC., Advantage Engineering, Inc.

Consideration: Resolution granting Petition to Vacate # 13-12-025, vacating a portion of a 40 foot wide unopened, unimproved and unnamed right-of-way, containing approximately 0.55 acres.

Location: District 4; One parcel address is 500 W Landstreet Road and the other parcel is unaddressed; S02/T24/R29; Orange County, Florida (legal property description on file)

AND

Applicant: Adam Smith, on behalf of D.R. Horton Inc.

Consideration: Resolution granting Petition to Vacate # 23-01-002, vacating a 3.10 foot and a 6.51 foot portion of a 15 foot wide utility easement containing approximately 63.14 square feet, that lies along the easterly boundary of an undeveloped residential lot in the Waterleigh subdivision located in Horizon West.

Location: District 1; The parcel address is located at 13605 Salamander Street; S07/T24/R27; Orange County, Florida (legal property description on file)

AND

Applicant: Brock Fanning, on behalf of Toll FL Limited Partnership

Consideration: Resolution granting Petition to Vacate # 23-03-012, vacating 3 portions of a 20-footwide emergency access easement and a variable width portion of an emergency access easement.

Location: District 1; The parcel addresses are 10468 Royal Cypress Way, 10588 Royal Cypress Way, 10546 Royal Cypress Way; S08/T24/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 THESE NOTICES, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION WILLIAM WORLEY, 407-836-7925, Email: William.worley@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 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 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

ORG7430784

5/14/2023

7430784

Orlando Business Journal

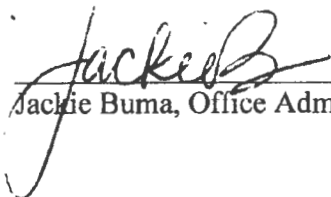
Published Weekly
Orlando, Orange County, Florida

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

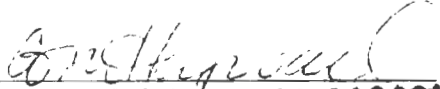
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate #23-01-002 was published in said newspaper in the issue of June 16, 2023.

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 16th day of June, 2023 by Jackie Buma who is personally known to me.



Jackie Buma, Office Admin & Sales Support



Anne-Marie R. Hayward, Notary
ANNE-MARIE R. HAYWARD
Notary Public, State Of Florida
Commission No. HH 328538
My Commission Expires: 11/2/2026

NOTICE OF ADOPTION
PETITION TO VACATE #
23-01-002

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 3.10 foot and a 6.51 foot portion of a 15 foot wide utility easement containing approximately 63.14 square feet, that lies along the easterly boundary of an undeveloped residential lot in the Waterleigh subdivision located in Horizon West in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners).

WHEREAS, notice of a public hearing before the Board of County Commissioners on June 6, 2023, 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 3.10 foot and a 6.51 foot portion of a 15 foot wide utility easement containing approximately 63.14 square feet, that lies along the easterly boundary of an undeveloped residential lot in the Waterleigh subdivision located in Horizon West 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 SIXTH DAY OF JUNE 2023.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
June 16, 2023