

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 7, 2022

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate #21-05-026 with attachments for recording with Official Records.

Petition to Vacate #21-05-026 was approved by the Board of County Commissioners at its regular meeting of May 24, 2022. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

Amy Mercado, Orange County Property Appraiser, c/o Rocco Campanale, Manager
Real Estate Services, Property Appraiser's Office
Scott Randolph, Orange County Tax Collector
Mindy T. Cummings, Real Estate Management Division, BCC
Kyle Quackenbush, Manager, Official Records Department

Sincerely,

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

By: 

Deputy Clerk

ks:er

BCC Mtg. Date: May 24, 2022

RESOLUTION GRANTING PETITION TO VACATE # 21-05-026

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to those certain **two portions of a 15 foot wide utility easement located along the north property line of the petitioners residential lot located at 3501 Hill Stream Avenue within the Spring Hollow Subdivision, containing a total of approximately 258 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **May 24, 2022**, was published in the **Orlando Sentinel**, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of those certain **two portions of a 15 foot wide utility easement located along the north property line of the petitioners residential lot located at 3501 Hill Stream Avenue within the Spring Hollow Subdivision, containing a total of approximately 258 square feet** will not operate to the detriment of Orange County or the public.

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

The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

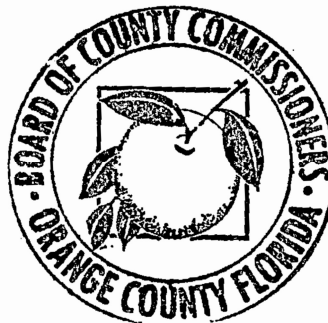
RESOLVED THIS 24TH DAY OF MAY 2022.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: Raymond B. Work
foa County Mayor

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

By: Katey Smith
Deputy Clerk



er/jv

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

SKETCH OF DESCRIPTION

SEE ATTACHMENT "A"

- NOT A SURVEY -

SHEET 1 OF 2

DESCRIPTIONS

DESCRIPTION #1

A TRACT OF LAND BEING A PORTION OF LOT 1, SPRING HOLLOW PHASE I AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 137 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, THENCE RUN N87°56'02"E ALONG THE NORTH LINE OF THE AFORESAID LOT 1 FOR A DISTANCE OF 133.60' THENCE DEPARTING THE AFORESAID NORTH LINE AND RUN S02°03'58"E FOR A DISTANCE OF 10.00' TO THE POINT OF BEGINNING; THENCE RUN N87°56'02"E FOR A DISTANCE OF 40.50'; THENCE RUN S02°12'27"E FOR A DISTANCE OF 5.00' TO A POINT ON THE SOUTH LINE OF THE 15 FOOT WIDE UTILITY EASEMENT AS PER THE PLAT OF SPRING HOLLOW PHASE I; THENCE RUN S87°56'02"W ALONG THE AFORESAID 15 FOOT UTILITY EASEMENT FOR A DISTANCE OF 40.50'; THENCE RUN N02°12'27"W FOR A DISTANCE OF 5.00' TO THE POINT OF BEGINNING.

CONTAINS: 202.5 SQUARE FEET

DESCRIPTION #2

A TRACT OF LAND BEING A PORTION OF LOT 1, SPRING HOLLOW PHASE I AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 137 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

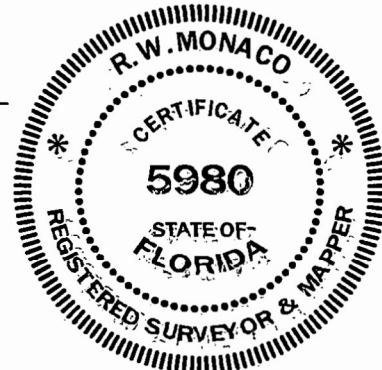
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, THENCE RUN N87°56'02" ALONG THE NORTH LINE OF THE AFORESAID LOT 1 FOR A DISTANCE OF 242.08' THENCE DEPARTING THE AFORESAID NORTH LINE AND RUN S02°03'58"E FOR A DISTANCE OF 13.50' TO THE POINT OF BEGINNING BEING AT THE NORTHWEST CORNER OF THE HORSE STABLE; THENCE RUN N86°37'51"E ALONG THE NORTH LINE OF THE HORSE STABLE FOR A DISTANCE OF 30.10' FEET TO THE NORTHEAST CORNER OF THE HORSE STABLE; THENCE RUN S03°22'09"E ALONG THE EAST LINE OF THE HORSE STABLE FOR A DISTANCE OF 2.19' TO A POINT ON THE SOUTH LINE OF THE 15 FOOT WIDE UTILITY EASEMENT AS PER THE PLAT OF SPRING HOLLOW PHASE I; THENCE RUN S87°56'02"W ALONG THE AFORESAID 15 FOOT UTILITY EASEMENT FOR A DISTANCE OF 30.11' TO A POINT ON THE WEST LINE OF THE HORSE STABLE; THENCE RUN N03°22'09"W ALONG THE WEST LINE OF THE AFORESAID HORSE STABLE FOR A DISTANCE OF 1.50' TO THE POINT OF BEGINNING.

CONTAINS: 55.5 SQUARE FEET

THIS DESCRIPTION AND THE ACCOMPANYING SKETCH OR SKETCHES HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTERS 177 AND 472, FLORIDA STATUTES. AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Robert W Monaco

Robert W. Monaco, P.S.M 5980



REMCHUK SURVEYING, INC.
P.O. Box 608625
Orlando, Florida 32860
(407) 325-0323
LICENSED BUSINESS No. 8310
ORDER # R21-0084

*OK
MM
2/2/12*

SKETCH OF DESCRIPTION ATTACHMENT "A"

- NOT A SURVEY -

POINT OF COMMENCEMENT

SHEET 2 OF 2

TRACT JJ
ROCK SPRINGS RIDGE PHASE 1
(P.B. 39, PG. 59)

NORTHWEST CORNER OF LOT 1, SPRING
HOLLOW PHASE I (P.B. 18, PG. 137)

NORTH LINE OF LOT 1

N87°56'02"E 242.08'
N87°56'02"E 133.60'

L4
BLOCK GARAGE

L7
L8
L9
WOOD HORSE STABLE

POINT OF
BEGINNING #1

POINT OF
BEGINNING #2

HILL STREAM AVENUE

1
SPRING HOLLOW PHASE I
(P.B. 18, PG. 137)

75' FLORIDA GAS TRANSMISSION COMPANY EASEMENT
(O.R.B. 1719, PG. 252)

SCALE: 1"=60'

15' UTILITY EASEMENT (PER PLAT)

SPRING HOLLOW
BOULEVARD

(RIGHT OF WAY WIDTH VARIES)

SURVEYOR NOTES

1. BEARINGS ARE BASED ON NORTH PROPERTY LINE OF LOT 1, SPRING HOLLOW PHASE 1, AS RECORDED IN PLAT BOOK 18, PAGE 137 AS BEING NORTH 87°56'02" EAST.
2. SEE SHEET 1 FOR LEGAL DESCRIPTIONS.
3. UNDERLYING IMPROVEMENTS SHOWN ARE BASED ON INFORMATION PROVIDED TO THIS FIRM AND HAVE NOT BEEN FIELD VERIFIED FOR THIS TASK.

P.B. - PLAT BOOK
O.R.B. - OFFICIAL RECORD BOOK
PG. - PAGE
PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
R - RADIUS
Δ - DELTA / CENTRAL ANGLE
L - ARC LENGTH
CHB - CHORD BEARING
CH - CHORD
TAN. BRG. - TANGENT BEARING
P.R.C. - POINT OF REVERSE CURVATURE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°03'58" E	10.00'
L2	N 87°56'02" E	40.50'
L3	S 02°12'27" E	5.00'
L4	S 87°56'02" W	40.50'
L5	N 02°12'27" W	5.00'
L6	S 02°03'58" E	13.50'
L7	N 86°37'51" E	30.10'
L8	S 03°22'09" E	2.19'
L9	S 87°56'02" W	30.11'
L10	N 03°22'09" W	1.50'

REMCHUK SURVEYING, INC.
P.O. Box 608625
Orlando, Florida 32860
(407) 325-0323
LICENSED BUSINESS No. 8310
ORDER # R21-0084

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 Line: Petition to
Vacate #21-05-026
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Mar 13, 2022.

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



Rose Williams

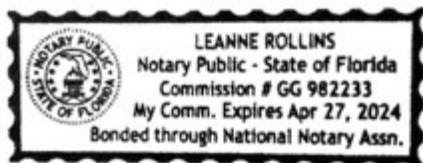
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 14 day of March, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 21-05-026**

The Orange County Board of County Commissioners will conduct a public hearing on **April 5, 2022, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

Applicant: Frank C. Befera and Christy N. Cutliff

Consideration: Resolution granting Petition to Vacate # 21-05-026, vacating two portions of a 15 foot wide utility easement located along the north property line of the petitioners residential lot located at 3501 Hill Stream Avenue within the Spring Hollow Subdivision, containing a total of approximately 258 square feet.

Location: District 2; property located at 3501 Hill Stream Avenue; S21/T20/R28; 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 PUBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERIA Y DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO, 407-836-7921.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities 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

7165667

Orlando Business Journal

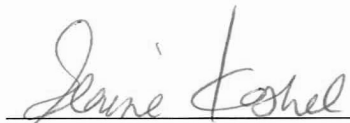
Published Weekly
Orlando, Orange County, Florida

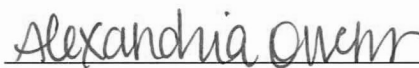
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

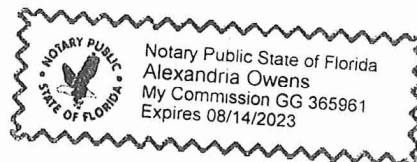
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 21-05-026, was published in said newspaper in the issue of June 3, 2022.

Affiant further says that the said Orlando Business Journal is a newspaper published in Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida, and that the said newspaper has heretofore been continuously published in said Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida each week and has been entered as second-class mail matter at the post office in Orlando, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 3rd day of June, 2022 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Alexandria Owens, Notary



NOTICE OF ADOPTION
PETITION TO VACATE # 21-05-026
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain two portions of a 15 foot wide utility easement located along the north property line of the petitioners residential lot located at 3501 Hill Stream Avenue within the Spring Hollow Subdivision, containing a total of approximately 258 square feet in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners).
WHEREAS, notice of a public hearing before the Board of County Commissioners on May 24, 2022, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and
WHEREAS, the Board finds that the vacating of those certain two portions of a 15 foot wide utility easement located along the north property line of the petitioners residential lot located at 3501 Hill Stream Avenue within the Spring Hollow Subdivision, containing a total of approximately 258 square feet will not operate to the detriment of Orange County or the public.
THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.
RESOLVED THIS 24TH DAY OF MAY 2022.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
June 3, 2022