

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

December 13, 2019

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 19-05-021 with attachments for recording with Official Records.

Petition to Vacate # 19-05-021 was approved by the Board of County Commissioners at its regular meeting of December 3, 2019. 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: 
for Deputy Clerk

ks:np

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 03 2019

RESOLUTION GRANTING PETITION TO VACATE # 19-05-021

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **variable width portion of an unopened and unimproved right-of-way known as Avalon Road (CR 545), containing approximately 26,443 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **December 3, 2019**, 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 **variable width portion of an unopened and unimproved right-of-way known as Avalon Road (CR 545), containing approximately 26,443 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.

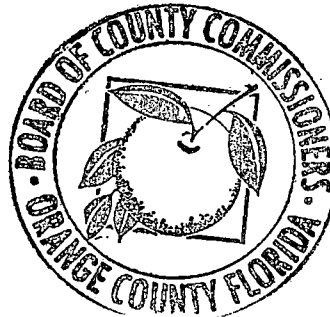
RESOLVED THIS 3RD DAY OF DECEMBER 2019.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Raymond Brooks*
for County Mayor

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

By: *Neelva Fry*
for Deputy Clerk



np/jlk

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

PROJECT NAME: COUNTY ROAD 545 PETITION TO VACATE

OC PROJECT NUMBER: PTV-19-05-021

RIGHT OF WAY VACATION

LEGAL DESCRIPTION

A portion of the lands described within Deed Book 400, Page 317, of the Public Records of Orange County, Florida, being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 8; thence along the North line of the southwest quarter of said Section 8, North 89° 53' 47" East, 1323.07 feet; thence leaving said North line; run South 00° 35' 17" West, 163.14 feet to a point on the southwesterly line of Tract LS-2, WATERLEIGH PHASE 2A, Plat Book 92, Page 6, of the Public Records of Orange County, Florida, being the POINT OF BEGINNING; thence along said southwesterly line, South 47° 23' 43" East, 44.42 feet to a point on the easterly right of way line of said Deed Book 400, Page 317; thence leaving said southwesterly line, run along said easterly right of way line, South 00° 35' 17" West, 284.85 feet to a point on the existing westerly right of way line of County Road 545 (Avalon Road) per the Right of Way Identification Map produced by Donald W, McIntosh Associates, Inc., Project No. 12167.001, Dated 12/22/2014; thence leaving said easterly right of way line, run the following three courses along said westerly right of way line, being a point on a non-tangent curve concave northwesterly, having a radius of 9940.00 feet a central angle of 00° 18' 17" and a chord of 52.88 feet that bears South 03° 34' 22" West; thence along the arc of said curve a distance of 52.88 feet to the point of reverse curvature of a curve to the left, having a radius of 10060.00 feet and a central angle of 04° 12' 41" a chord of 739.26 that bears South 01° 37' 10" West; thence along the arc of said curve a distance of 739.42 feet to the point of tangency; thence South 00° 29' 10" East, 45.45 feet to a point on the southerly line of lands described in the aforementioned Deed Book 400, Page 317; thence leaving said westerly right of way line, run along said southerly line, South 89° 52' 13" West, 17.79 feet to a point on the westerly right of way line of the lands described in the aforementioned Deed Book 400, Page 317; thence leaving said southerly line, run along said westerly right of way line, North 00° 35' 17" East, 1152.19 feet to the POINT OF BEGINNING.

Said parcel contains 26,443 square feet, more or less.

NOTES

- 1. THIS SKETCH OF THE DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89° 53' 47" EAST.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Signature of Eli Donaldson, Professional Surveyor and Mapper, Florida License No. 6984.

10-24-2019 DATE

OK WRM 10/25/19

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



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

Table with 2 columns: DRAWN BY: C.A.P., CHECKED: E.J.D.; PROJECT # 61701.00; DRAWING: R-W VACATION.DWG; DRAWING DATE: 10/23/2019; SHEET 1 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY VACATION

ISSUED FOR:
ORANGE COUNTY

LEGEND

- CM = CONCRETE MONUMENT
- CCR = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- IP = IRON PIPE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.N.T. = POINT OF NON-TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- SEC. = SECTION

CENTER OF SEC 8-24-27
NO CORNER FOUND OR SET

N 89°53'47" E
2646.14'

1323.07'
NORTH LINE OF THE SOUTHWEST QUARTER SECTION 8-24-27

S 00°35'17" W
163.14'

1323.07'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 47° 23' 43" E	44.42'
L2	S 00° 35' 17" W	284.85'
L3	S 00° 29' 10" E	45.45'
L4	S 89° 52' 13" W	17.79'
L5	N 00° 35' 17" E	1152.19'

WATERLEIGH PHASE 2A
TRACT LS-2
PLAT BOOK 92, PAGE 6
SOUTHWESTERLY LINE TRACT LS-2

POINT OF BEGINNING

DR HORTON LAND BETWEEN
DEED BOOK 400, PAGE 317
AND EXISTING RIGHT OF WAY

EASTERLY RIGHT OF WAY LINE
DEED BOOK 400, PAGE 317

OWNER: D R HORTON INC
PARCEL ID: 07-24-27-0000-00-003

PORTION OF DEED BOOK 400, PAGE 317 TO BE VACATED BY
ORANGE COUNTY

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING	LENGTH
C1	9940.00'	00° 18' 17"	52.88'	S 03° 34' 22" W	52.88'
C2	10060.00'	04° 12' 41"	739.26'	S 01° 37' 10" W	739.42'

POINT OF COMMENCEMENT
W 1/4 CORNER OF SEC 8-24-27
6"x6"CM W/ 1" IP NO ID
CCR# 99011

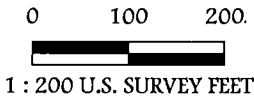
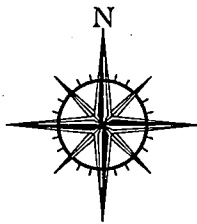
N 00°44'54" E
2631.97'

NW CORNER OF SEC 17-24-27
FOUND 7"x7"CM NO ID
CCR# 99010

RIGHT OF WAY DEDICATED PER
DOCUMENT # 20180740572
S 00°25'38" W
2629.38'

N 1/4 CORNER OF SEC 17-24-27
FOUND 4"x4"CM STAMPED "B&H LB6895"
CCR# 78154

COUNTY ROAD 545
(AVALON ROAD)
RIGHT OF WAY IDENTIFICATION MAP
PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014



1 : 200 U.S. SURVEY FEET

SOUTHERLY LINE OF LANDS
DESCRIBED IN OFFICIAL RECORDS
BOOK 7974, PAGE 305

EXISTING WESTERLY R/W LINE

EASTERLY R/W LINE
DEED BOOK 400, PAGE 317

WESTERLY RIGHT OF WAY LINE
DEED BOOK 400, PAGE 317

7.0' PIPELINE EASEMENT

SOUTHERLY LINE
DEED BOOK 400, PAGE 317

S 89°50'40" W
2660.92'

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

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



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61701.00	
DRAWING: R-W VACATION.DWG	
DRAWING DATE: 10/23/2019	
SCALE: 1" = 200'	SHEET 2 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY VACATION
ISSUED FOR:
ORANGE COUNTY

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Aracelis Crespo / Marella Green, 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 **Certify Lines: Petition to Vacate # 19-05-021** was published in said newspaper in the issues of Nov 10, 2019.

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.

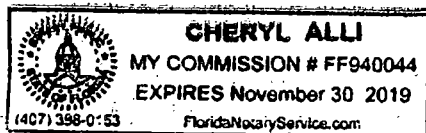

Signature of Affiant

Aracelis Crespo / Marella Green

Name of Affiant

Sworn to and subscribed before me on this 11 day of November, 2019,
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 # 19-05-021

The Orange County Board of County Commissioners will conduct a public hearing on December 3, 2019, 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: Christopher Wrenn, on behalf of D.R. Horton, Inc.
Consideration: Resolution granting Petition to Vacate # 19-05-021, vacating a variable width portion of an unopened and unimproved right-of-way known as Avalon Road (CR 545), containing approximately 26,443 square feet.
Location: District 1; property located at 10000 Avalon Road, 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-82, 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 DIVISION 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 407-836-5531 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

ORG6502900 11/10/2019

Orlando Business Journal

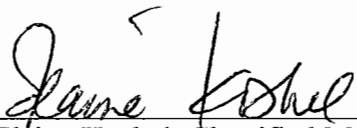
Published Weekly
Orlando, Orange County, Florida

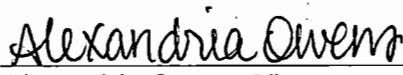
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

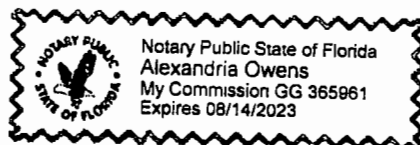
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 19-05-021 was published in said newspaper in the issue of December 13, 2019.

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 13th day of December, 2019 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Alexandria Owens, Notary



NOTICE OF ADOPTION
PETITION TO VACATE # 19-05-021
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain variable width portion of an unopened and unimproved right-of-way known as Avalon Road (CR 545), containing approximately 26,443 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 December 3, 2019, 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 variable width portion of an unopened and unimproved right-of-way known as Avalon Road (CR 545), containing approximately 26,443 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 3RD DAY OF DECEMBER 2019.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida.
December 13, 2019