

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

March 6, 2017

Mr. Francisco Villar, Engineer II
Development Engineering, BCC

Dear Mr. Villar:

Enclosed is the Resolution Granting Petition to Vacate # 15-05-014 with attachments for recording with Official Records.

Petition to Vacate # 15-05-014 was approved by the Board of County Commissioners at its regular meeting of February 21, 2017. 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
Ann Caswell, Real Estate Management Division, BCC
Kyle Quackenbush, Assistant Manager, Official Records Department

Sincerely,

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

By: Craig A. Stopynka
for Deputy Clerk

ks:cas

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 21 2017

RESOLUTION GRANTING PETITION TO VACATE # 15-05-014

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 30 ft wide unopened and unimproved right-of-way known as Tot Circle, containing approximately 1,077 and 5,321 square feet respectively, for a total of 6,398 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **February 21, 2017**, 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 **two portions of a 30 ft wide unopened and unimproved right-of-way known as Tot Circle, containing approximately 1,077 and 5,321 square feet respectively, for a total of 6,398 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 21ST DAY OF FEBRUARY 2017.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *[Signature]*
County Mayor



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

By: *Craig A. Stopynka*
Deputy Clerk

cas:np

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

SCHEDULE "A"

DESCRIPTION:

Portions of Drive, also known as Tot Circle, Block C, Jessamine Beach, according to the Plat thereof as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida, being more particularly described as follows:

PARCEL 1

Commence at the Northwest corner of Lot 6, Block C, Jessamine Beach, according to the Plat thereof as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida; thence South 00°35'39" East, a distance of 60.00 feet along the Easterly right of way line of an Unnamed Road (also known as Sandalwood Drive), per said plat, to a point on the Northerly right of way line of Drive (also known as Tot Circle), per said plat, and a point of curvature of a curve concave Northerly, having a radius of 35.00 feet and a central angle of 155°13'47"; thence Easterly along said Northerly right of way line and along the arc of said curve a distance of 94.82 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 105.00 feet and a central angle of 99°39'20"; thence continue along said Northerly right of way line, Northeasterly along the arc of said curve a distance of 182.63 feet to the Southeast corner of Lot 3, aforesaid Block C, for a POINT OF BEGINNING; thence continue Southeasterly along said Northerly right of way line and said curve through a central angle of 22°51'37", a distance of 41.89 feet to the Southwest corner of Lot 20, said Block C; thence South 56°41'31" West, a distance of 30.00 feet along a line radial to the center point of Kiddie Pool, said Block C, to the Northerly line of the circumference of said Kiddie Pool, and a point on a non-tangent curve concave Southwesterly, having a radius of 75.00 feet, a central angle of 22°51'37" and a chord bearing of North 44°44'18" West; thence from a tangent bearing of North 33°18'29" West, Northwesterly 29.92 feet along said Northerly line and along the arc of said curve to a line radial to the center point of aforesaid Kiddie Pool; thence North 33°49'53" East, a distance of 30.00 feet along said radial line to the POINT OF BEGINNING.

Containing 1077 square feet, more or less.


(DESCRIPTION CONTINUED ON SHEET 2)

SURVEYOR'S REPORT:

- Bearings shown hereon are based on the East Right of Way of Sandalwood Drive, said bearing being South 00°35'39" East.
- 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 Standards of Practice for Land Surveying Chapter 5J-17 requirements.

REVISED: 12/27/2016 EC
REVISED: 6/30/2016 JWG
REVISED: 6/08/2015 BMD
REVISED: 12/15/2015 EC
REVISED: 6/25/2015 JSL

NOT VALID WITHOUT SHEETS 2 AND 3

DESCRIPTION FOR Kevin Gordon	Date: MAY 18, 2015 BMD		Certification Number LB2108 59450001
	Job Number: 59450	Scale: 1" = 60'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 282-8380 Certification Number LB2108 e-mail: info@southeasternsurveying.com
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. SEE SHEET 3 FOR SKETCH		
	SHEET 1 OF 3		
JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791			

SCHEDULE "A"

DESCRIPTION (CONTINUED FROM SHEET 1):

TOGETHER WITH

PARCEL 2

Commence at the Northwest corner of Lot 6, Block C, Jessamine Beach, according to the Plat thereof as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida; thence South 00°35'39" East, a distance of 177.31 feet along the Easterly right of way line of an Unnamed Road (also known as Sandalwood Drive), per said plat, to a point on the Southerly right of way line of Drive (also known as Tot Circle), per said plat, and a point on a non-tangent curve concave Southeasterly, having a radius of 35.00 feet, a central angle of 90°35'39" and a chord bearing of North 44°42'10" East; thence from a tangent bearing of North 00°35'39" West, Northeasterly 55.34 feet along said Southerly right of way line and along the arc of said curve to a line parallel with and 80.15 feet North of the South line of Lot 7, aforesaid Block C, for a POINT OF BEGINNING; thence departing said Southerly right of way line, North 89°24'21" East, a distance of 55.59 feet along said parallel line to a point on the Southerly line of the circumference of Kiddie Pool, said Block C, and a non-tangent curve concave Northerly, having a radius of 75.00 feet, a central angle of 107°34'29" and a chord bearing of South 72°46'11" East; thence from a tangent bearing of South 18°58'57" East, Easterly 140.82 feet along said Southerly line and the arc of said curve to a line radial to the center point of said Kiddie Pool; thence South 36°33'26" East, a distance of 30.00 feet along said radial line to the Northeast corner of Lot 17, said Block C, and a point on a non-tangent curve concave Northerly being concentric with and 30.00 feet Southeasterly of said Southerly line, said curve having a radius of 105.00 feet, a central angle of 101°11'34" and a chord bearing of North 75°57'39" West; thence from a tangent bearing of South 53°23'52" West, Westerly 185.45 feet along the aforesaid Southerly right of way line of Drive and along the arc of said curve to a point of reverse curvature of a curve concave Southwesterly, having a radius of 35.00 feet and a central angle of 64°38'08"; thence continue along said Southerly right of way line, Northwesterly along the arc of said curve a distance of 39.48 feet to the POINT OF BEGINNING.

Containing 5321 square feet, more or less.

Totaling 6398 square feet, more or less.

THIS IS NOT A SURVEY

REVISED: 12/27/2016 EC
REVISED: 6/30/2016 JWG
REVISED: 12/15/2015 EC
REVISED: 6/25/2015 JSL
REVISED: 6/08/2015 BMD

Drawing Number 59450001

Job No. 59450

Date: 05/18/2015

SHEET 2 OF 3

See Sheet 1 for Description

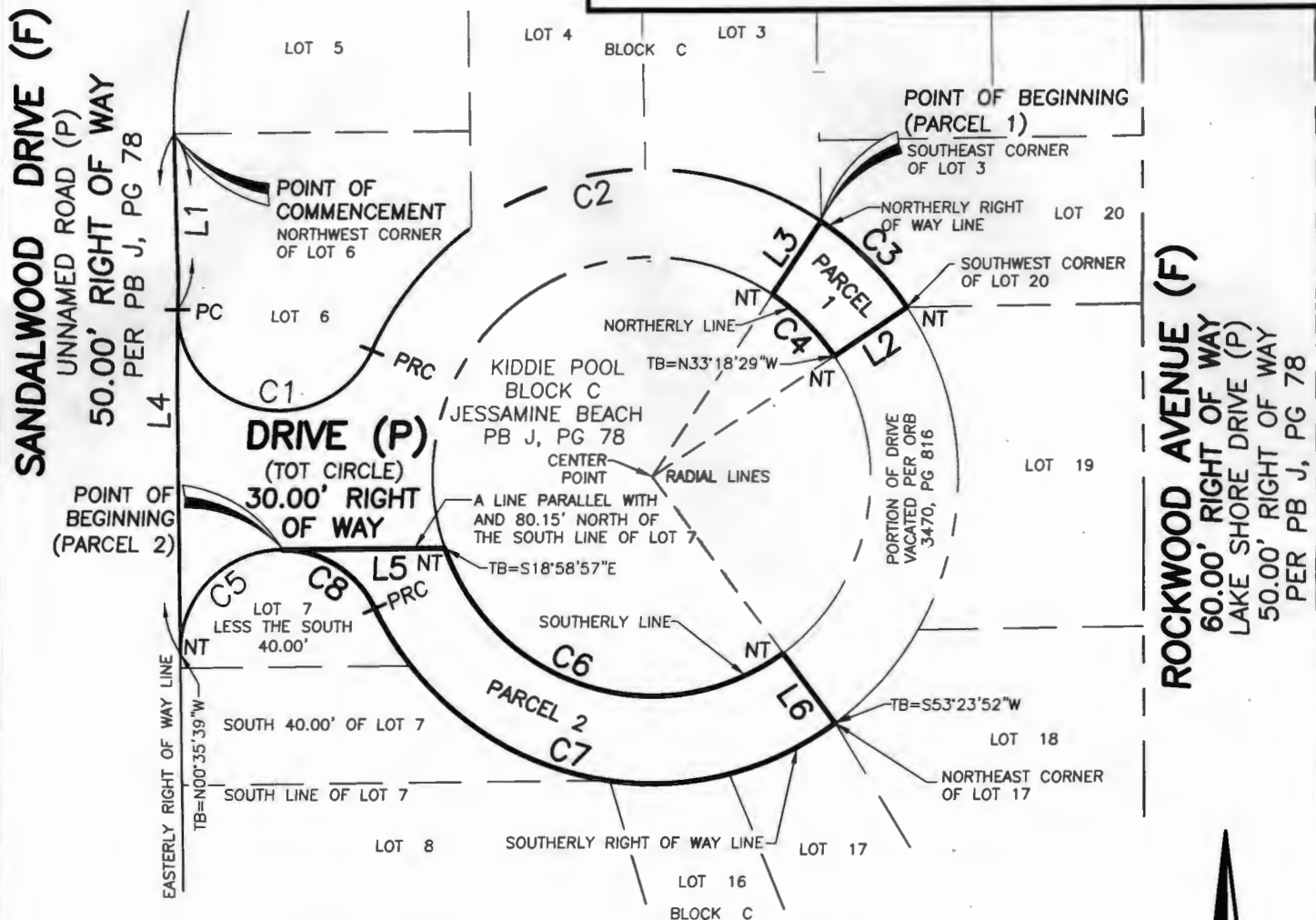
NOT VALID WITHOUT SHEETS 1 AND 3



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB2108
e-mail: info@southeasternsurveying.com

SKETCH OF DESCRIPTION

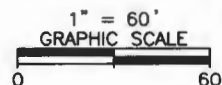


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	94.82'	35.00'	155°13'47"	S78°12'33"E	68.37'
C2	182.63'	105.00'	99°39'20"	N74°00'13"E	160.46'
C3	41.89'	105.00'	22°51'37"	S44°44'18"E	41.62'
C4	29.92'	75.00'	22°51'37"	N44°44'18"W	29.73'
C5	55.34'	35.00'	90°35'39"	N44°42'10"E	49.75'
C6	140.82'	75.00'	107°34'29"	S72°46'11"E	121.02'
C7	185.45'	105.00'	101°11'34"	N75°57'39"W	162.27'
C8	39.48'	35.00'	64°38'08"	N57°40'56"W	37.42'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S00°35'39"E	60.00'
L2	S56°41'31"W	30.00'
L3	N33°49'53"E	30.00'
L4	S00°35'39"E	177.31'
L5	N89°24'21"E	55.59'
L6	S36°33'26"E	30.00'



THIS IS NOT A SURVEY

REVISED: 12/27/2016 EC
 REVISED: 6/30/2016 JWG
 REVISED: 12/15/2015 EC
 REVISED: 6/25/2015 JSL
 REVISED: 6/08/2015 BMD
 Drawing Number 59450001
 Job No. 59450
 Date: 05/18/2015
 SHEET 3 OF 3
 See Sheets 1 & 2 for Description

LEGEND

PC = POINT OF CURVATURE
 PRC = POINT OF REVERSE CURVATURE
 NT = NON-TANGENT
 TB = TANGENT BEARING
 ORB = OFFICIAL RECORD BOOK
 PB = PLAT BOOK
 PG = PAGE
 (F) = FIELD
 (P) = PLAT



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350

(407) 292-6580 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

NOT VALID WITHOUT SHEETS 1 AND 2

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared

Brandon DeLoach / Maria Torres, 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 **Petition to Vacate # 15-05-014** was published in said newspaper in the issues of Jan 29, 2017.

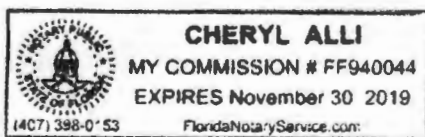
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, 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]
Signature of Affiant

Brandon DeLoach
Printed Name of Affiant

Sworn to and subscribed before me on this 30 day of January, 2017,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

[Signature]
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

ORANGE COUNTY NOTICE OF PUBLIC HEARING PETITION TO VACATE # 15-05-014

The Orange County Board of County Commissioners will conduct a public hearing on February 21, 2017, 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: Kevin Gordon, on behalf of Sonia Ahrens
Consideration: Resolution granting Petition to Vacate # 15-05-014, vacating two portions of a 30 ft wide unopened and unimproved right-of-way known as Tot Circle, containing approximately 1,077 and 5,321 square feet respectively, for a total of 6,398 square feet.
Location: District 3; The parcel address is 5528 Rockwood Avenue; S1/4 T23/R29; 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, FRANCISCO VILLAR, 407-836-7921, Email: francisco.villar@ocfl.net

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA 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

ORG4732475

1/29/2017

Orlando Business Journal

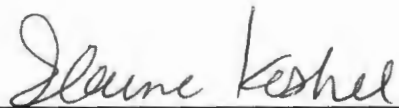
Published Weekly
Orlando, Orange County, Florida

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

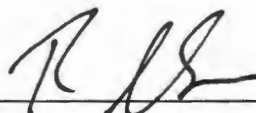
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 15-05-014, was published in said newspaper in the issue of March 3, 2017.

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 March, 2017 by
Elaine Koshel.



Elaine Koshel, Classified Manager



Notary
(NOTARY SEAL)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced PL/DL



NOTICE OF ADOPTION
PETITION TO VACATE # 15-05-014
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 30 ft wide unopened and unimproved right-of-way known as Tot Circle, containing approximately 1,077 and 5,321 square feet respectively, for a total of 6,398 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 February 21, 2017, 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 30 ft wide unopened and unimproved right-of-way known as Tot Circle, containing approximately 1,077 and 5,321 square feet respectively, for a total of 6,398 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 21ST DAY OF FEBRUARY 2017.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
March 3, 2017