

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 # 15-12-025 with attachments for recording with Official Records.

Petition to Vacate # 15-12-025 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. Stopyn
fol Deputy Clerk

ks:cas

FEB 21 2017

RESOLUTION GRANTING PETITION TO VACATE # 15-12-025

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of a 60 ft wide unopened and unimproved right-of-way known as Reams Road, containing approximately 0.297 acres** 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 **portion of a 60 ft wide unopened and unimproved right-of-way known as Reams Road, containing approximately 0.297 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 21ST DAY OF FEBRUARY 2017.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: Phil Diamond

County Mayor

ATTEST:

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

By: Craig A. Stopera

for 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



LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION

SEE SHEET 2 OF 2 FOR SKETCH

LEGAL DESCRIPTION

A STRIP OF LAND BEING 60.00 FEET IN WIDTH LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST OF SAID COUNTY; THENCE S00°08'59"W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 38.76 FEET; THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, RUN N89°51'01"W A DISTANCE OF 222.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD AS RECORDED IN PLAT BOOK 3, PAGES 85 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY, AND A POINT ON A LINE 45.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REAMS ROAD AS DESCRIBED IN OFFICIAL RECORDS DOCUMENT #20160091452 OF SAID COUNTY, BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1512.39 FEET, WITH A CHORD BEARING OF N35°32'23"E, AND A CHORD DISTANCE OF 80.36 FEET AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD, RUN NORTHEASTERLY ALONG SAID PARALLEL LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'41" FOR AN ARC DISTANCE OF 80.37 FEET TO THE POINT OF NON-TANGENCY LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID FORMER REAMS ROAD BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 192.90 FEET, WITH A CHORD BEARING OF N52°53'42"E, AND A CHORD DISTANCE OF 154.96 FEET; THENCE RUN NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°21'54" FOR AN ARC DISTANCE OF 159.47 FEET TO THE POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD, RADIALLY FROM SAID CURVE RUN S60°47'26"E A DISTANCE OF 60.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD, THE WEST LINE OF LOT 84, MABEL BRIDGE PHASE 3 - A REPLAT AS RECORDED IN PLAT BOOK 77, PAGES 1 THROUGH 6, INCLUSIVE OF SAID PUBLIC RECORDS, THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 AND A POINT OF NON-TANGENCY OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 252.90 FEET, WITH A CHORD BEARING OF S58°56'59"W, AND A CHORD DISTANCE OF 250.91 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°28'48" FOR AN ARC DISTANCE OF 262.54 FEET TO THE POINT OF TANGENCY; THENCE S88°41'18"W CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.71 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 12,918.349 SQUARE FEET (0.297 ACRES), MORE OR LESS.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

I: \data\20140370\sketches\20140370-row SOD-ROW (1)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING A BEARING OF S00°08'59"W.

JOB NO. 20140370

DATE: 5-25-16

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: SEJ

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

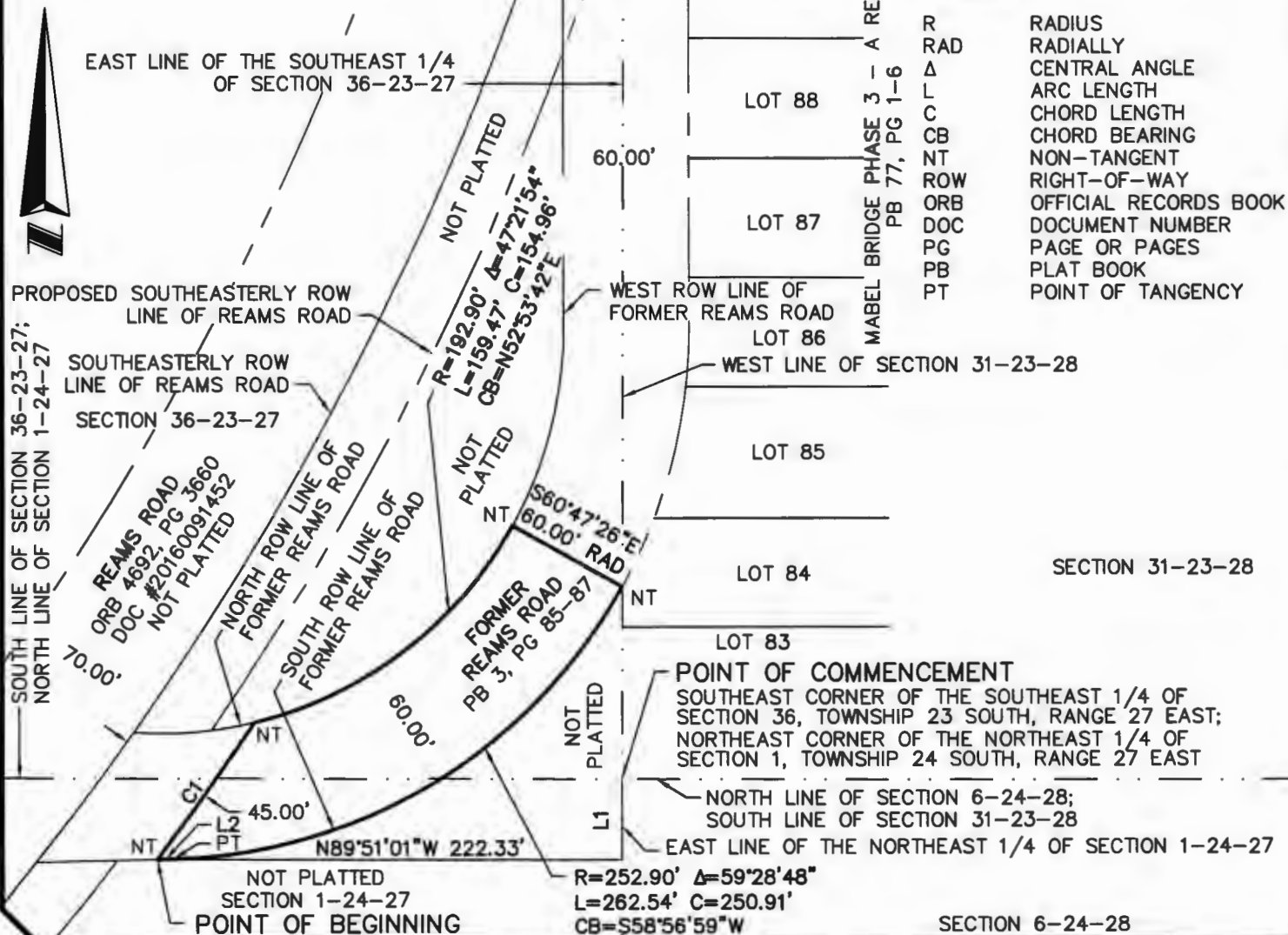
SHEET 2 OF 2 SKETCH
SEE SHEET 1 OF 2 FOR DESCRIPTION

CURVE TABLE

CURVE	R	A	L	CB	C
C1	1512.39'	03°02'41"	80.37'	N35°32'23"E	80.36'

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°08'59"W	38.76'
L2	S88°41'18"W	7.71'



LEGEND

R	RADIUS
RAD	RADIALLY
Δ	CENTRAL ANGLE
L	ARC LENGTH
C	CHORD LENGTH
CB	CHORD BEARING
NT	NON-TANGENT
ROW	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
DOC	DOCUMENT NUMBER
PG	PAGE OR PAGES
PB	PLAT BOOK
PT	POINT OF TANGENCY

SURVEYOR'S NOTES:

I:\data\20140370\sketches\20140370-row SOD-ROW (2)

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.
THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING A BEARING OF S00°08'59"W.

JOB NO. 20140370
DATE: 5-25-16
SCALE: 1" = 40'
FIELD BY: N/A

CALCULATED BY: DH
DRAWN BY: DH
CHECKED BY: SEJ



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

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 # 15-12-025** was published in said newspaper in the issues of Jan 29, 2017.

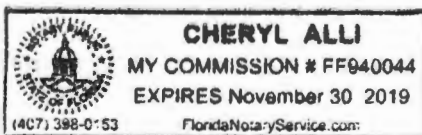
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County,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

Bb 12
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 ().

Cheryl Alli
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

ORANGE COUNTY NOTICE OF PUBLIC HEARING PETITION TO VACATE # 15-12-025

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: Anli Sant
Consideration: Resolution granting Petition to Vacate # 15-12-025, vacating a portion of a 60 ft wide unopened and unimproved right-of-way known as Reams Road, containing approximately 0.297 acres.
Location: District 1; One parcel address is 9001 Taborfield Avenue. The other parcel is unaddressed; S36/T23/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 of 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 DE DESARROLLOS 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

ORG4735091

1/29/2017

Orlando Business Journal

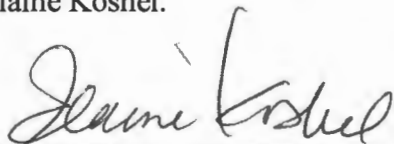
Published Weekly
Orlando, Orange County, Florida

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

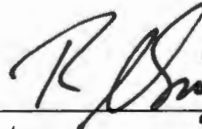
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 15-12-025, 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 FL / DL

NOTICE OF ADOPTION

PETITION TO VACATE # 15-12-025
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 60 ft wide unopened and unimproved right-of-way known as Reams Road, containing approximately 0.297 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 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 that certain portion of a

60 ft wide unopened and unimproved right-of-way known as Reams Road, containing approximately 0.297 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: That 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