

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

August 14, 2017

Ms. Julie Alber, Senior Engineering Technician
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 17-03-014 with attachments for recording with Official Records.

Petition to Vacate # 17-03-014 was approved by the Board of County Commissioners at its regular meeting of August 1, 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, Manager, Official Records Department

Sincerely,

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

By: *Jessica Vaupel*
for Deputy Clerk

ks:jk

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 01 2017

RESOLUTION GRANTING PETITION TO VACATE # 17-03-014

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **60 foot wide right-of-way, containing approximately 1.497 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on August 1, 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 **60 foot wide right-of-way, containing approximately 1.497 acres** will not operate to the detriment of Orange County or the public subject to the dedication of two utility easements prior to recordation of the vacation.

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 1ST DAY OF AUGUST 2017.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: Art Delonada
County Mayor

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

By: Jessica Vangel
for Deputy Clerk



jk

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

LEGAL DESCRIPTION:

A portion of Vista Oaks Court, as recorded in Plat Book 9 Page 17 of the Public Records of Orange County, Florida and lying in Section 8, Township 24 South, Range 28 East Orange County, Florida. Being more particularly described as follows:

Begin at the Northeast corner of Lot 2, Vista Oaks as recorded in Plat Book 9 Page 17 of the Public Records of Orange County, Florida, said point being on the Westerly right-of-way line of Vista Oaks Court; thence run along the Westerly, Northerly and Easterly right-of-way line the following courses and distances; said Point of Beginning also being the beginning of a curve concave to the Southeast, having a chord bearing of North 45°09'57" East, chord distance of 205.88 feet and a radius of 145.58 feet; thence run Northeasterly along said curve through a central angle of 90°00'00" for an arc distance of 228.68 feet to a point of tangency; thence run South 89°50'03" East for a distance of 79.90 feet to a point of curvature of a curve concave to the Northwest, having a chord bearing of North 45°09'44" East, chord distance of 121.05 feet and a radius of 85.59 feet; thence run Northeasterly along said curve through a central angle of 90°00'25" for an arc distance of 134.46 feet to a point of tangency; thence run North 00°09'32" East for a distance of 155.32 feet to a point of curvature of a curve concave to the Southwest, having a chord bearing of North 29°50'28" West, chord distance of 30.00 feet and a radius of 30.00 feet; thence run Northwesterly along said curve through a central angle of 60°00'00" for an arc distance of 31.42 feet to a point of reverse curvature of a curve concave to the Southeast, having a chord bearing of North 60°09'32" East, chord distance of 86.60 feet and a radius of 50.00 feet; thence run Northeasterly along said curve through a central angle of 240°00'00" for an arc distance of 209.44 feet to a point of tangency; thence run South 00°09'32" West for a distance of 224.60 feet to a point of curvature of a curve concave to the Northwest, having a chord bearing of South 45°09'44" West, chord distance of 205.91 and a radius of 145.59 feet; thence run Southwesterly along said curve through a central angle of 90°00'25" for an arc distance of 228.71 feet to a point of tangency; thence run North 89°50'03" West for a distance of 79.90 feet to a point of curvature of a curve concave to the Southeast, having a chord bearing of South 45°09'57" West, chord distance of 121.03 feet and a radius of 85.58 feet; thence run Southwesterly along said curve through a central angle of 90°00'00" for an arc distance of 134.43 feet to a point of tangency; thence run South 00°09'57" West for a distance of 304.03 feet to a point of curvature of a curve concave to the Northeast, having a chord

CONTINUED ON SHEET 2 OF 4

[Signature] 3/27/2017

SHEET 1 OF 4
SEE SHEET 3 FOR SKETCH



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF VISTA OAKS COURT AS BEING N 00°09'57" E PER PLAT BOOK 9, PAGE 17

JOB NO. 20160549

DATE: 03/07/2017

SCALE: 1" = 150 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: JLR

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:


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

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1 OF 4

bearing of South 21°14'50" East, chord distance of 18.25 feet and a radius of 25.00 feet; thence run Southeasterly along said curve through a central angle of 42°49'33" for an arc distance of 18.69 feet to a point of reverse curvature of a curve concave to the Southwesterly, having a chord bearing of South 39°41'20" East, chord distance of 5.18 feet and a radius of 50.00 feet; thence run Southeasterly along said curve through a central angle of 5°56'33" for an arc distance of 5.19 feet to a point on the Easterly extension of the South line aforesaid Lot 2; thence departing said curve run North 89°50'03" West along said Easterly extension for a distance of 94.99 feet to a point on aforesaid Westerly right-of-way line and a point of cusp of a curve concave to the Northwest, having a chord bearing of North 45°10'16" East, chord distance of 35.35 feet and a radius of 25.00 feet; thence departing said Easterly extension of the South line aforesaid Lot 2, run Northwesterly along said curve and said Westerly right-of-way line through a central angle of 89°59'22" for an arc distance of 39.27 feet to a point of tangency; thence run North 00°09'57" East along said Westerly right-of-way line for a distance of 300.00 feet to aforesaid Point of Beginning.

Contains 1.497 acres more or less

 3/27/2017

SHEET 2 OF 4
SEE SHEET 3 FOR SKETCH



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20160549

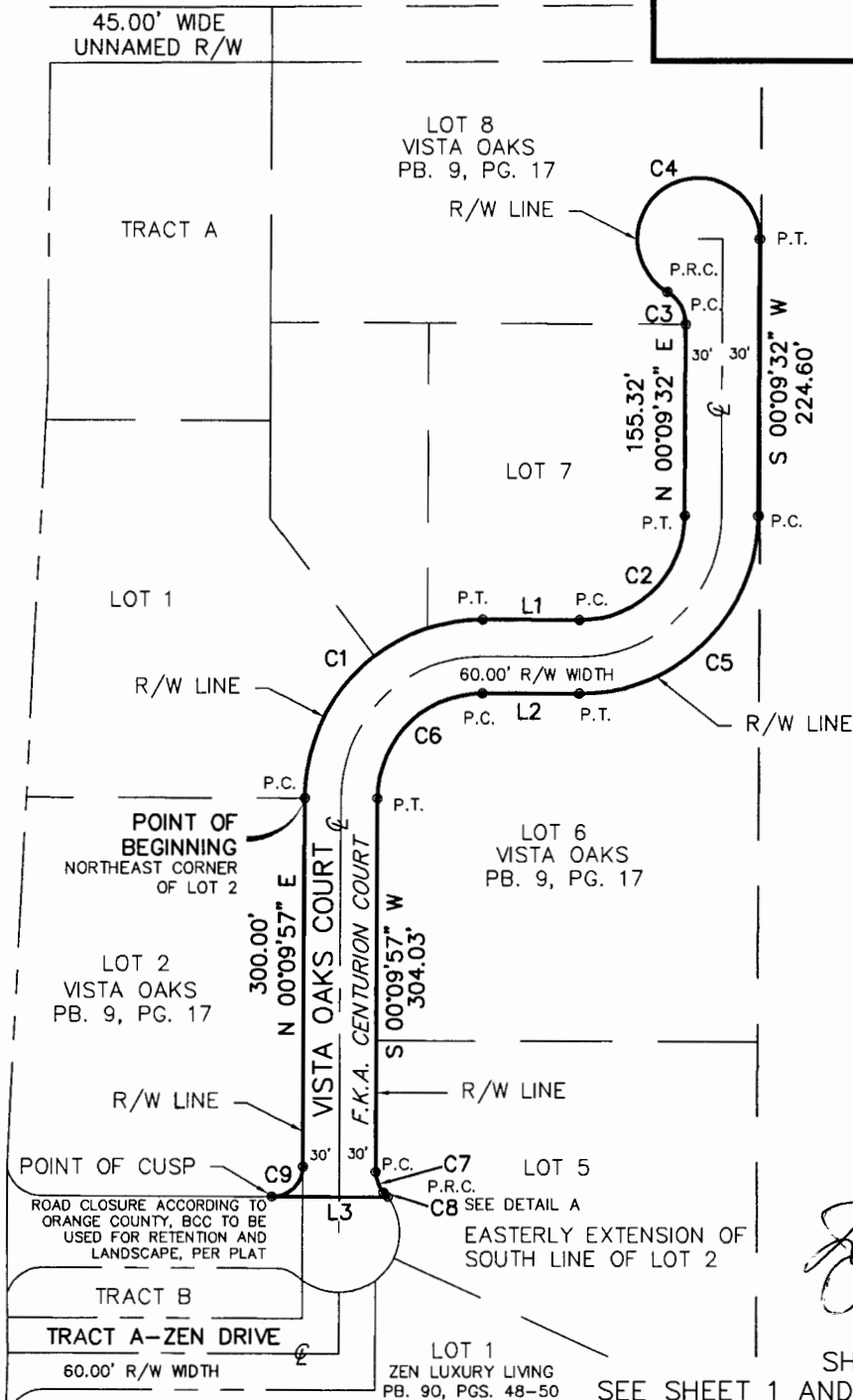
DATE: 03/07/2017

SCALE: 1" = 150 FEET

DRAWN BY: JLR

SKETCH OF DESCRIPTION

WINTER GARDEN VINELAND ROAD
COUNTY ROAD #535
R/W WIDTH VARIES



NOT PLATTED

DETAIL A
NOT TO SCALE

3/27/2017

SHEET 3 OF 4
SEE SHEET 1 AND 2 FOR DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

PGS. = PAGES
PB. = PLAT BOOK
P.C. = POINT OF CURVATURE
⊙ = CHANGE IN DIRECTION
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
R/W = RIGHT-OF-WAY
CL = CENTER LINE

JOB NO. 20160549

DATE: 03/07/2017

SCALE: 1" = 150 FEET

DRAWN BY: JLR

LINE AND CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.90'	S 89°50'03" E
L2	79.90'	N 89°50'03" W
L3	94.99'	N 89°50'03" W

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	145.58'	N 45°09'57" E	205.88'	90°00'00"	228.68'
C2	85.59'	N 45°09'44" E	121.05'	90°00'25"	134.46'
C3	30.00'	N 29°50'28" W	30.00'	60°00'00"	31.42'
C4	50.00'	N 60°09'32" E	86.60'	240°00'00"	209.44'
C5	145.59'	S 45°09'44" W	205.91'	90°00'25"	228.71'
C6	85.58'	S 45°09'57" W	121.03'	90°00'00"	134.43'
C7	25.00'	S 21°14'50" E	18.25'	42°49'33"	18.69'
C8	50.00'	S 39°41'20" E	5.18'	5°56'33"	5.19'
C9	25.00'	N 45°10'16" E	35.35'	89°59'22"	39.27'

[Signature] 3/27/2017

SHEET 4 OF 4
SEE SHEET 1 AND 2 FOR DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

JOB NO. 20160549

DATE: 03/07/2017

SCALE: 1" = 150 FEET

DRAWN BY: JLR

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Brandon DeLoach, 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 11150-Public Hearing Notice, August 1, 2017, at 2 p.m., was published in said newspaper in the issues of Jul 15, 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.

Bu 11
Signature of Affiant

Brandon DeLoach
Printed Name of Affiant

Sworn to and subscribed before me on this 17 day of July, 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 # 17-03-014

The Orange County Board of County Commissioners will conduct a public hearing on August 1, 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: Dennis Abbate, on behalf of Perrihouse Development, LLC.

Consideration: Resolution granting Petition to Vacate # 17-03-014, vacating a portion of a 60 ft right-of-way known as Vista Oaks Court, containing approximately 1.497 acres.

Location: District 1. The parcel addresses are 10304 Vista Oaks Court, 10330 Vista Oaks Court, 10324 Vista Oaks Court, 10336 Vista Oaks Court, 10405 Vista Oaks Court, 10450 Vista Oaks Court, and 10417 Vista Oaks Court, Orlando, Florida 32836; 508/T24/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, REFERENTE A ESTA VISTA PÚBLICA CON RESPECTO A UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU ÁREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISION DE INGENIERIA Y 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 407-836-8881 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 407-836-8111.

OS5077332

7/15/2017

Orlando Business Journal

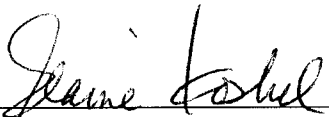
Published Weekly
Orlando, Orange County, Florida

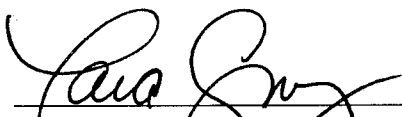
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD


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 # 17-03-014, was published in said newspaper in the issue of August 11, 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 11th day of August, 2017 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Tara Gomez, Notary


TARA GOMEZ
MY COMMISSION # GG 080412
EXPIRES: March 7, 2021
Bonded Thru Budget Notary Services

NOTICE OF ADOPTION

PETITION TO VACATE #17-03-014
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 60 foot wide right-of-way, containing approximately 1.497 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 August 1, 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 60 foot wide right-of-way, containing approximately 1.497 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 1ST DAY OF AUGUST 2017.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
August 11, 2017