

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 05 2016

RESOLUTION GRANTING PETITION TO VACATE # 15-08-020

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of an opened and improved variable width right-of-way known as Seidel Road containing approximately 0.979 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **April 5, 2016**, 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 an opened and improved variable width right-of-way known as Seidel Road containing approximately 0.979 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.

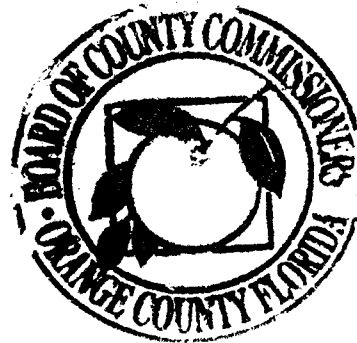
RESOLVED THIS 5TH DAY OF APRIL 2016.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Bill Lakeland*
County Mayor
in

ATTEST:
Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

By: *Katli Smith*
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

THIS IS NOT A SURVEY

A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF SEIDEL ROAD SEGMENT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 144 THROUGH 148 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 4 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°45'44" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, FOR A DISTANCE OF 1136.16 FEET; THENCE RUN SOUTH 57°33'32" EAST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 465.61 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SEIDEL ROAD SEGMENT 2 AND THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 637.15 FEET, A CENTRAL ANGLE OF 01°04'22", AN ARC LENGTH OF 11.93 FEET, A CHORD LENGTH OF 11.93 FEET AND A CHORD BEARING OF NORTH 00°02'03" EAST TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 791.05 FEET, A CENTRAL ANGLE OF 03°15'01", AN ARC LENGTH OF 44.87 FEET, A CHORD LENGTH OF 44.87 FEET AND A CHORD BEARING OF NORTH 04°02'31" EAST TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 321.34 FEET, A CENTRAL ANGLE OF 33°26'08", AN ARC LENGTH OF 187.52 FEET, A CHORD LENGTH OF 184.87 FEET AND A CHORD BEARING OF NORTH 21°11'53" EAST; THENCE RUN NORTH 40°27'20" EAST, NON-TANGENT WITH SAID CURVE, FOR A DISTANCE OF 40.98 FEET; THENCE RUN NORTH 43°33'19" EAST, FOR A DISTANCE OF 289.41 FEET; THENCE RUN NORTH 43°29'46" EAST, FOR A DISTANCE OF 80.08 FEET; THENCE RUN NORTH 44°15'26" EAST, FOR A DISTANCE OF 216.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF REALIGNED SEIDEL ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10773, PAGE 217 OF SAID PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2143.00 FEET, A CENTRAL ANGLE OF 00°15'37", AN ARC LENGTH OF 9.73 FEET, A CHORD LENGTH OF 9.73 FEET AND A CHORD BEARING OF SOUTH 32°34'16" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 32°26'28" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 284.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID SEIDEL ROAD SEGMENT 2; THENCE RUN ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 43°33'18" WEST, FOR A DISTANCE OF 97.44 FEET; THENCE RUN SOUTH 43°30'32" WEST, FOR A DISTANCE OF 187.68 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 411.54 FEET, A CENTRAL ANGLE OF 12°02'11", AN ARC LENGTH OF 86.45 FEET, A CHORD LENGTH OF 86.30 FEET AND A CHORD BEARING OF SOUTH 38°35'08" WEST TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 198.85 FEET, A CENTRAL ANGLE OF 25°14'12", AN ARC LENGTH OF 87.58 FEET, A CHORD LENGTH OF 86.88 FEET, A CHORD BEARING OF SOUTH 19°56'57" WEST TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 577.15 FEET, A CENTRAL ANGLE OF 09°05'23", AN ARC LENGTH OF 91.56 FEET, A CHORD LENGTH OF 91.47 FEET AND A CHORD BEARING OF SOUTH 02°47'09" WEST TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF REALIGNED SEIDEL ROAD; THENCE RUN SOUTH 32°26'28" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NON-TANGENT WITH SAID CURVE, FOR A DISTANCE OF 22.08 FEET; THENCE RUN NORTH 57°33'32" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 57.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 42,627 SQUARE FEET OR 0.979 ACRES MORE OR LESS.

SHEET 1 OF 2

SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION

Drawing name: L:\Data\20150349\sketches\sk1 Seidel Road Vacate.dwg DESCRIPTION



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

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING NORTH 89°45'44" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20150349
DATE: 8-13-15
SCALE: 1"=150'
FIELD BY: N/A

CALCULATED BY: SEJ
DRAWN BY: MR
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS #6723 BY:


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

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Ingrid Quiles, 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 # 15-08-020** was published in said newspaper in the issues of Mar 13, 2016.

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, 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.

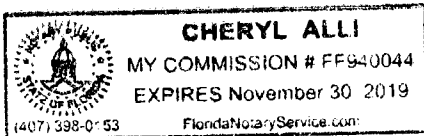
Ingrid Quiles
Printed Name of Affiant

[Signature]
Signature of Affiant

Sworn to and subscribed before me on this 14 day of **March, 2016** by above said affiant, who is personally known to me (X) or who has produced identification ().

Cheryl Alli
Signature of Notary Public (Typed, Printed or Stamped)

Ad No. 4023432



ORANGE COUNTY NOTICE OF PUBLIC HEARING PETITION TO VACATE # 15-08-020

The Orange County Board of County Commissioners will conduct a public hearing on **April 5, 2016, 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: Douglas J. Wagner, on behalf of Compass Rose Corporation and Evan Rabinowitz, on behalf of Rockharbor Residential II, LLC

Consideration: Resolution granting Petition to Vacate # 15-08-020, vacating a portion of an opened and improved variable width right-of-way known as Seidel Road containing approximately 0.979 acres

Location: District 1; The parcels are unaddressed, S04/T24/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 DIVISION DE INGENIERIA 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.

Martha O. Haynie, County Comptroller
As Clerk of the Board of
County Commissioners
Orange County, Florida

Orlando Business Journal

Published Weekly
Orlando, Orange County, Florida

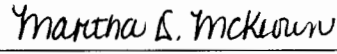
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

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 PTV 15-08-020, was published in said newspaper in the issue of April 15, 2016.

Affiant further says that the said Orlando Business Journal is a newspaper published at Orlando in said 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 15th day of April, 2016 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Marti McKeown, Notary

 **MARTHA D. MCKEOWN**
MY COMMISSION # FF 004507
EXPIRES: August 3, 2017
Bonded Thru Budget Notary Services

NOTICE OF ADOPTION
PETITION TO VACATE #15-08-020
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of an opened and improved variable width right-of-way known as Seidel Road containing approximately 0.979 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 April 5, 2016, 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 an opened and improved variable width right-of-way known as Seidel Road containing approximately 0.979 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 5TH DAY OF APRIL 2016.
Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
April 15, 2016