

Item #44

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Metz Avenue, East Avenue, Hughey Street, and 10'Alley Way Right-of-Way Vacates

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Dori L. DeBord **CONTACT:** ALAN WILLIS **EXT.** 7332

**Agenda Date** 2/27/07 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

- 1) **ADOPT** and authorize the Chairman to execute, a resolution to:
  - vacate and abandon the unimproved public right-of-way known as Metz Avenue as recorded in Plat Book 7, Page 54 in Section 31, Township 19S, Range 30E.
  - vacate and abandon the unimproved public right-of-way known as Hughey Street as recorded in Plat Book 7, Page 54 and Plat Book 2, Page 69 in Section 31, Township 19S, Range 30E.
  - vacate and abandon the unimproved public right-of-way known as East Avenue as recorded in Plat Book 2, Page 69 in Section 31, Township 19S, Range 30E.
  - vacate and abandon the 10.00 foot alley lying between the northerly extension of East Avenue and the northerly line of Hughey Street as recorded in Plat Book 2, Page 69 in Section 31, Township 19S, Range 30E.
  
- 2) **DENY** the request to:
  - vacate and abandon the unimproved public right-of-way known as Metz Avenue as recorded in Plat Book 7, Page 54 in Section 31, Township 19S, Range 30E.
  - vacate and abandon the unimproved public right-of-way known as Hughey Street as recorded in Plat Book 7, Page 54 and Plat Book 2, Page 69 in Section 31, Township 19S, Range 30E.
  - vacate and abandon the unimproved public right-of-way known as East Avenue as recorded in Plat Book 2, Page 69 in Section 31, Township 19S, Range 30E.
  - vacate and abandon the 10.00 foot alley lying between the northerly extension of East Avenue and the northerly line

Reviewed by:	<u>KFT</u>
Co Atty:	<u>KFT</u>
DFS:	
Other:	<u>AK</u>
DCM:	
CM:	<u>ca</u>
File No.	<u>ph130pdd01</u>

of Hughey Street as recorded in Plat Book 2, Page 69 in Section 31, Township 19S, Range 30E.

3) **CONTINUE** the public hearing until a time and date certain.

District 5 – Carey

(Alan D. Willis – Planner)

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**BACKGROUND:**

Gunter Village, LLC, applicants, are requesting to vacate and abandon pursuant to Sections 336.09 and 336.10, Florida Statutes, the unimproved public rights-of-way known as Metz Avenue consisting of 0.343+/- acres and Hughey Street consisting of 0.415+/- acres located in Section 31, Township 19S, Range 30E and as recorded in Plat Book 7, Book 54, of the Public Records of Seminole County, Florida.

The applicants are also requesting to vacate and abandon the unimproved public right-of-way known as East Avenue consisting of 0.332+/- acres and the 10.00 foot alley consisting of 0.086+/- acres located in Section 31, Township 19S, Range 30E and as recorded in Plat Book 2, Page 69 of the Public Records of Seminole County, Florida.

The subject rights-of-way and alley are not needed for public access and the proposed vacate will not hinder access to any adjacent properties.

The applicants have provided letters from all applicable utility companies stating “no objections” to the request.

**STAFF RECOMMENDATION:**

Staff recommends the Board adopt, and authorize the Chairman to execute, a resolution to vacate and abandon:

- 1) the unimproved public rights-of-way as requested by the applicants
- 2) the 10.00 foot alley as requested by the applicants

District 5 – Carey

Attachments: Location Map

Site Map

Aerial

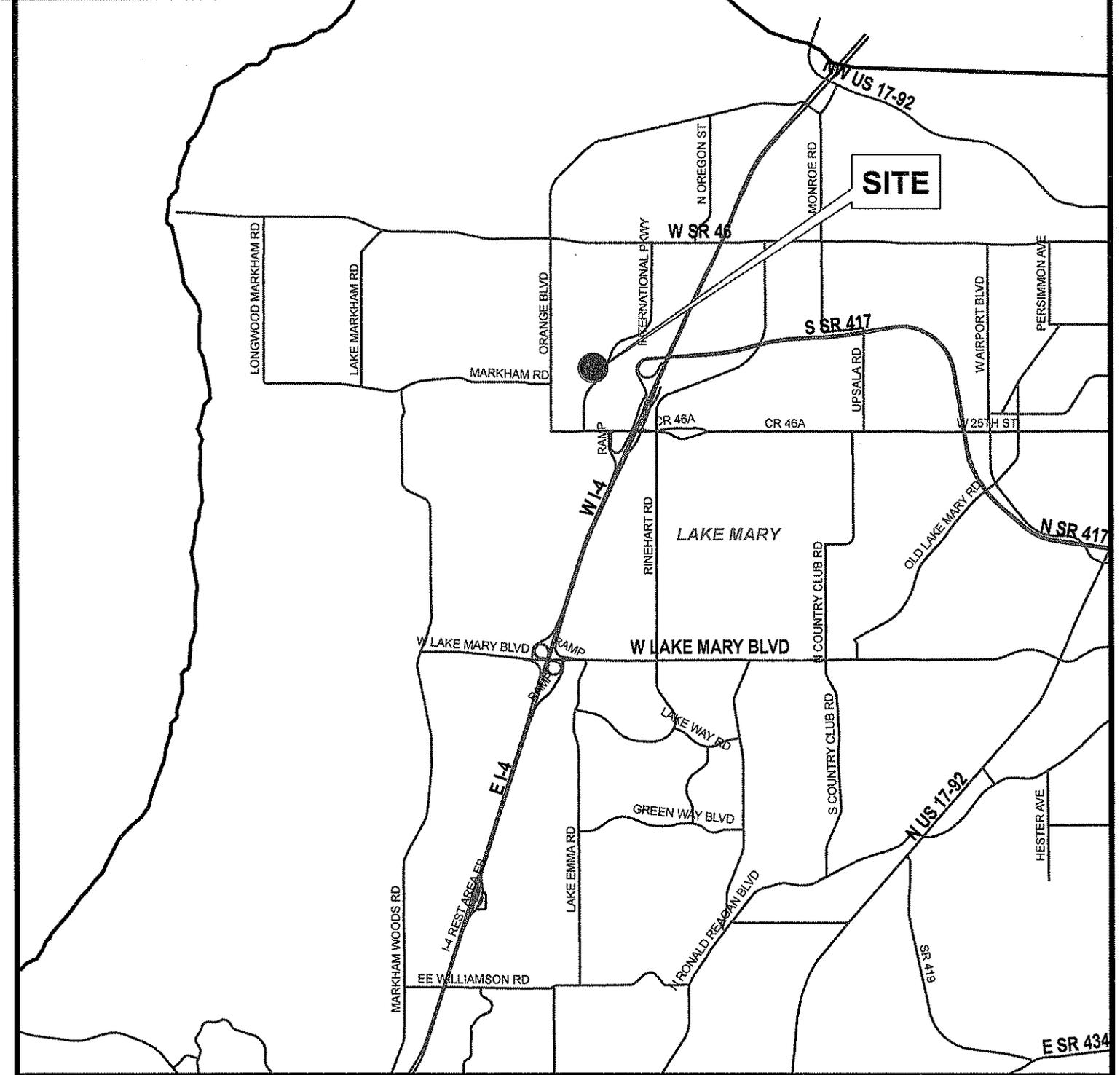
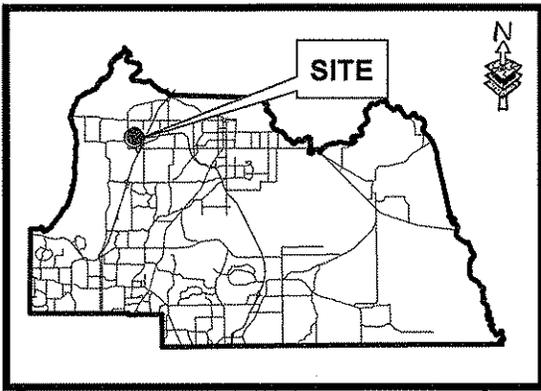
Resolution

Exhibit A - Sketch of description for Metz Avenue to be vacated

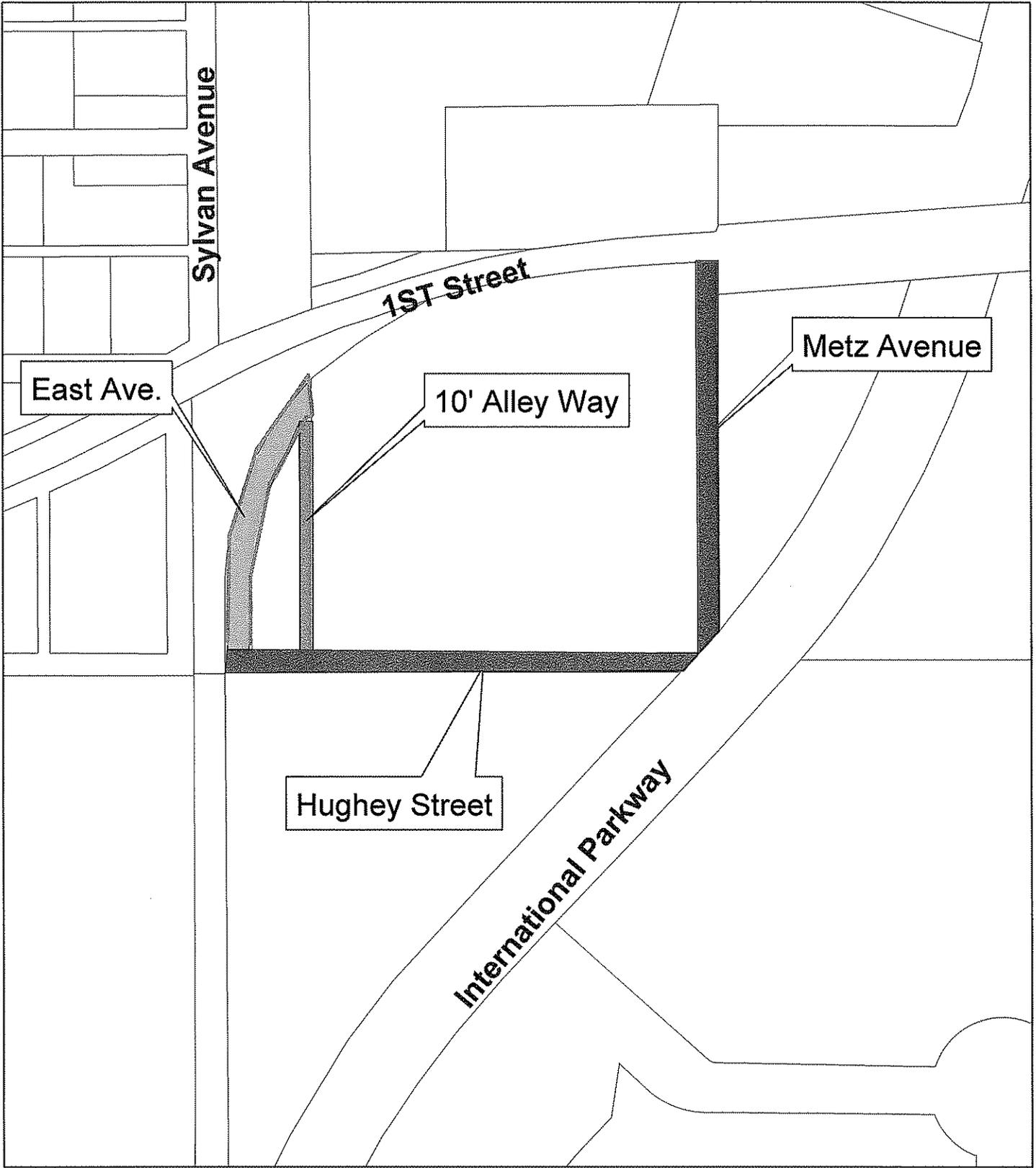
Exhibit B - Sketch of description for Hughey Street to be vacated

Exhibit C - Sketch of description for East Avenue to be vacated

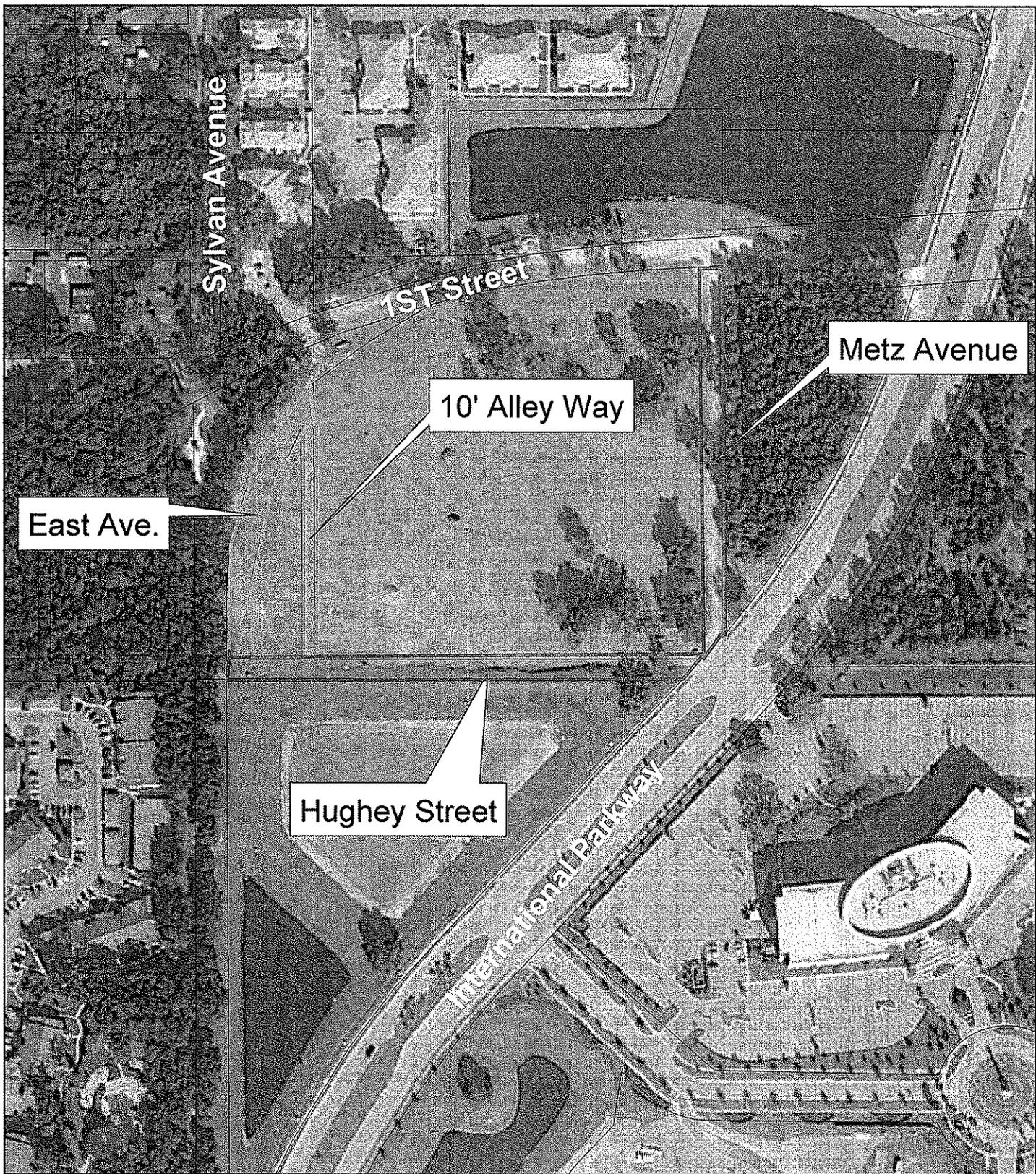
Exhibit D - Sketch of description for 10.00 foot alley to be vacated



Metz Ave., East Ave., Hughey St., and 10' Alley Way  
Rights-of-Way Vacate



Metz Ave., East Ave., Hughey St., and 10' Alley Way  
Rights-of-Way Vacate



Metz Ave., East Ave., Hughey St., and 10' Alley Way  
Rights-of-Way Vacate

RESOLUTION NO.: 2007-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 23rd DAY OF Feburary A.D., 2007.

**RESOLUTION TO VACATE AND ABANDON RIGHTS-OF-WAY AND ALLEY WAY**

.....

Whereas, a Petition was presented on behalf of  
**GUNTER VILLAGE, LLC**

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating and abandoning of the following described right-of-way, to-wit:

**SEE SKETCH AND DESCRIPTION ATTACHED AS EXHIBITS "A", "B", "C", AND "D"**

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described right-of-way is to the best interest of the county and the public.

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of Seminole County, Florida, that the above described Right-of-way be, and the same is hereby abandoned, closed and vacated, and that all right in and to the same on behalf of the County and the public be, and the same is hereby disclaimed.

PASSED AND ADOPTED this 23rd day of Feburary A.D., 2007.

ATTEST:  
  
\_\_\_\_\_  
**MARYANNE MORSE**  
**CLERK OF THE CIRCUIT COURT**  
**SEMINOLE COUNTY, FLORIDA**

**BOARD OF COUNTY COMMISSIONERS**  
**OF SEMINOLE COUNTY, FLORIDA**  
BY: \_\_\_\_\_  
**CARLTON D. HENLEY**  
**CHAIRMAN**

**SKETCH OF DESCRIPTION METZ AVENUE R/W VACATION**

**GENERAL NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARING AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AS BEING N89°33'37"E.
3. SEE SHEET 01 OF 02 FOR LEGAL DESCRIPTION.  
SEE SHEET 02 OF 02 FOR PARCEL SKETCH.

**METZ AVENUE LEGAL DESCRIPTION:**

THAT PORTION OF METZ AVENUE AS DEDICATED IN PLAT BOOK 7, PAGE 54 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

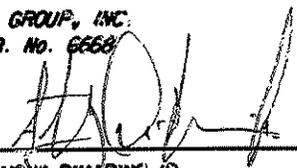
COMMENCE AT THE SOUTHWEST CORNER OF LOT B, THOMAS'S REVISION, AMENDED PLAT, SECOND ADDITION SYLVAN LAKE AS RECORDED IN PLAT BOOK 7, PAGE 54 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N89°33'37"E ALONG THE NORTH RIGHT OF WAY OF HUGHES STREET A DISTANCE OF 633.90 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY RUN N00°21'29"W ALONG THE WEST RIGHT OF WAY OF METZ AVENUE A DISTANCE OF 610.22 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1885.00 FEET AND A CHORD BEARING OF N88°28'14"E; THENCE DEPARTING SAID WEST RIGHT-OF-WAY RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°45'36" A DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SAID LINE ALSO BEING THE EAST RIGHT OF WAY OF METZ AVENUE; THENCE RUN S00°21'29"E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 583.55 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1362.39 FEET AND A CHORD BEARING OF S42°14'50"W; THENCE DEPARTING SAID EAST RIGHT OF WAY RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°33'11" A DISTANCE OF 36.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.343 ACRES, MORE OR LESS.

**LEGEND & ABBREVIATIONS:**

- € CENTERLINE
- △ CENTRAL ANGLE
- CB CHORD BEARING
- L ARC LENGTH
- LB LICENSED SURVEY BUSINESS
- NW NORTHWEST
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- R/W RIGHT-OF-WAY

**THIS IS NOT A BOUNDARY SURVEY**

TBE GROUP, INC.  
L.B. No. 6668

 1/18/07

ANTHONY DIMARINO, JR. DATE  
PROFESSIONAL SURVEYOR & MAPPER NUMBER 5896

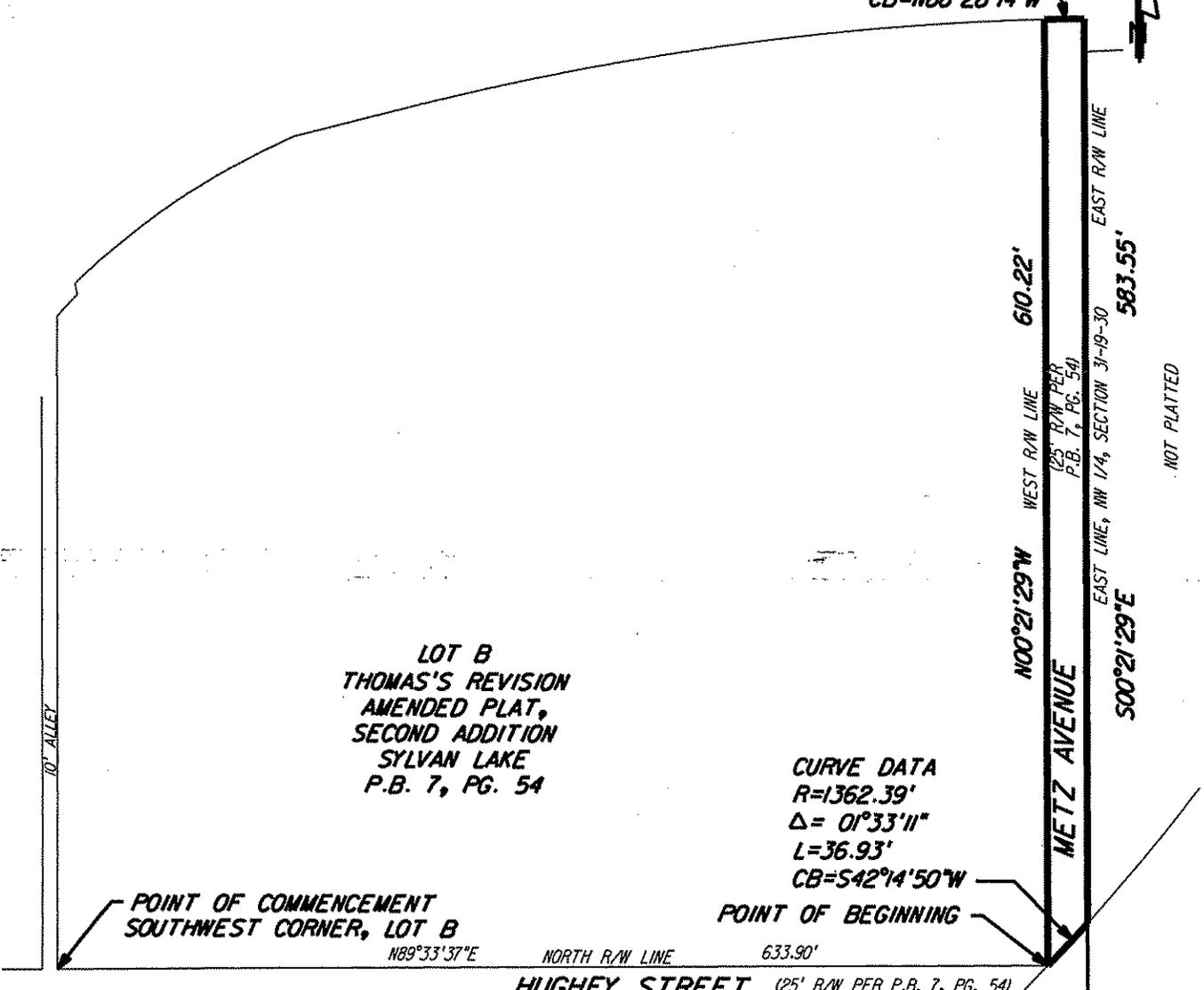
• NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

**METZ AVENUE VACATION  
PARCEL DESCRIPTION**

 402 S. NORTH LAKE BLVD. SUITE 1004 ALTAMONTE SPRINGS, FLORIDA 32701		
		PREPARED FOR: GUNTER VILLAGE LLC
DATE: 07/06/06	DRAWN BY: DPV	
REVISED:	JOB No.: 06119-001-00	
SCALE: N/A	SHEET 01 OF 02	

SKETCH OF DESCRIPTION METZ AVENUE R/W VACATION

CURVE DATA  
 R=1885.00'  
 $\Delta = 00^{\circ}45'36''$   
 L=25.01'  
 CB=N88 $^{\circ}$ 28'14"W



LOT B  
 THOMAS'S REVISION  
 AMENDED PLAT,  
 SECOND ADDITION  
 SYLVAN LAKE  
 P.B. 7, PG. 54

CURVE DATA  
 R=1362.39'  
 $\Delta = 01^{\circ}33'11''$   
 L=36.93'  
 CB=S42 $^{\circ}$ 14'50"W

POINT OF COMMENCEMENT  
 SOUTHWEST CORNER, LOT B

POINT OF BEGINNING

N89 $^{\circ}$ 33'37"E

NORTH R/W LINE

633.90'

HUGHEY STREET (25' R/W PER P.B. 7, PG. 54)

S89 $^{\circ}$ 33'37"W  
 (BEARING BASIS)

SOUTH LINE, NW 1/4, SECTION 31-19-30

610.22'

N00 $^{\circ}$ 21'29"W

WEST R/W LINE  
 (25' R/W PER  
 P.B. 7, PG. 54)

METZ AVENUE

EAST R/W LINE

S00 $^{\circ}$ 21'29"E

583.55'

NOT PLATTED

GRANT LINE ROAD  
 (160' R/W)  
 (ALSO KNOWN AS)  
 INTERNATIONAL  
 PARKWAY

METZ AVENUE VACATION  
 PARCEL DESCRIPTION



402 S. NORTH LAKE BLVD.  
 SUITE 1004  
 ALTAMONTE SPRINGS, FLORIDA 32701

PREPARED FOR: GUNTER VILLAGE LLC

DATE: 07/06/06

DRAWN BY: DPV

REVISED:

JOB No.: 06119-001-00

SCALE: 1" = 100'

SHEET 02 OF 02

**SKETCH OF DESCRIPTION HUGHEY STREET R/W VACATION**

**GENERAL NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARING AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AS BEING N89°33'37"E.
3. SEE SHEET 01 OF 02 FOR LEGAL DESCRIPTIONS  
SEE SHEET 02 OF 02 FOR PARCEL SKETCHES.

**HUGHEY STREET LEGAL DESCRIPTION:**

THAT PORTION OF HUGHEY STREET AS DEDICATED IN PLAT BOOK 7, PAGE 54 AND PLAT BOOK 2, PAGE 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT B, THOMAS'S REVISION, AMENDED PLAT, SECOND ADDITION SYLVAN LAKE AS RECORDED IN PLAT BOOK 7, PAGE 54 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF HUGHEY STREET; THENCE RUN N89°33'37"E A DISTANCE OF 633.90 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1362.39 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°27'59" A DISTANCE OF 34.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST; THENCE RUN S89°33'37"W ALONG SAID SOUTH LINE A DISTANCE OF 735.05 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°02'10"E A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF HUGHEY STREET AS DEDICATED IN PLAT BOOK 2, PAGE 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N89°33'37"E ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 125.28 FEET; THENCE RUN N00°17'37"E A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.415 ACRES, MORE OR LESS.

- LEGEND & ABBREVIATIONS:**
- € CENTERLINE
  - △ CENTRAL ANGLE
  - L ARC LENGTH
  - LB LICENSED SURVEY BUSINESS
  - NW NORTHWEST
  - P.B. PLAT BOOK
  - PG. PAGE
  - P.O.C. POINT ON CURVE
  - R RADIUS
  - R/W RIGHT OF WAY

**THIS IS NOT A BOUNDARY SURVEY**

TBE GROUP, INC.  
L.B. No. 6668

  
 \_\_\_\_\_  
 ANTHONY DIMARINO, JR. DATE 1/18/07  
 PROFESSIONAL SURVEYOR & MAPPER NUMBER 5896

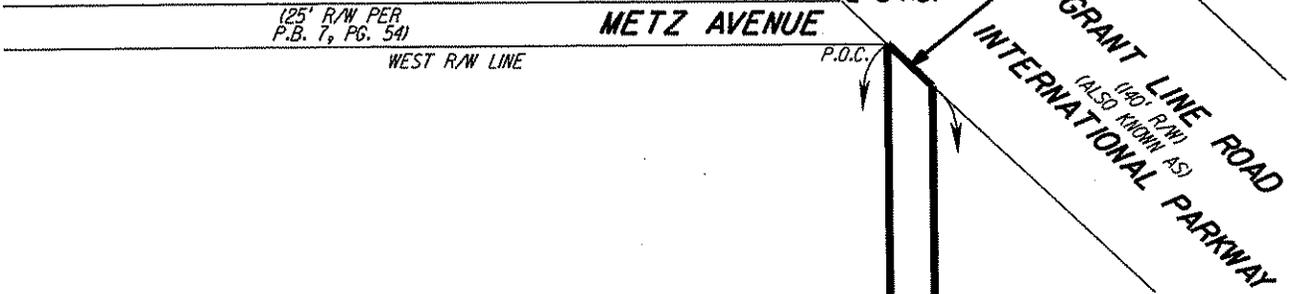
**HUGHEY STREET  
VACATION  
PARCEL DESCRIPTION**

 402 S. NORTH LAKE BLVD. SUITE 1004 ALTAMONTE SPRINGS, FLORIDA 32701	
PREPARED FOR: GUNTER VILLAGE LLC	
DATE: 07/06/06	DRAWN BY: DPV
REVISED:	JOB No.: 06119-001-00
SCALE: N/A	SHEET 01 OF 02

\* NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

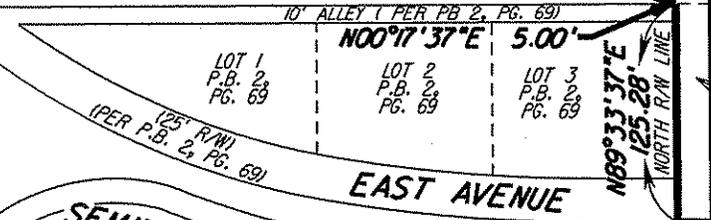
SKETCH OF DESCRIPTION HUGHEY STREET R/W VACATION

CURVE DATA  
 R=1362.39'  
 Δ= 01°27'59"  
 L=34.87'



LOT B  
 THOMAS'S REVISION  
 AMENDED PLAT,  
 SECOND ADDITION  
 SYLVAN LAKE  
 P.B. 7, PG. 54

POINT OF BEGINNING  
 SOUTHWEST CORNER, LOT B



HUGHEY STREET  
 VACATION  
 PARCEL DESCRIPTION

 402 S. NORTH LAKE BLVD. SUITE 1004 ALTAMONTE SPRINGS, FLORIDA 32701	
PREPARED FOR: GUNTER VILLAGE LLC	
DATE: 07/06/06	DRAWN BY: DPV
REVISED:	JOB No.: 06119-001-00
SCALE: 1" = 100'	SHEET 02 OF 02

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION,  
 CERTIFICATION, LEGEND AND GENERAL NOTES.  
 THIS SKETCH NOT COMPLETE WITHOUT SHEET 1 OF 2.

**SKETCH OF DESCRIPTION EAST AVENUE R/W VACATION**

**GENERAL NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARING AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AS BEING N89°33'37"E.
3. SEE SHEET 01 OF 02 FOR LEGAL DESCRIPTIONS  
SEE SHEET 02 OF 02 FOR PARCEL SKETCHES.

**EAST AVENUE LEGAL DESCRIPTION:**

THAT PORTION OF EAST AVENUE AS DEDICATED IN PLAT BOOK 2, PAGE 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT B, THOMAS'S REVISION, AMENDED PLAT, SECOND ADDITION SYLVAN LAKE AS RECORDED IN PLAT BOOK 7, PAGE 54 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S00°17'37"E A DISTANCE OF 5.00 FEET TO THE NORTH RIGHT OFWAY OF HUGHEY STREET; THENCE RUN S89°33'37"W ALONG THE NORTH RIGHT OF WAY OF HUGHEY STREET A DISTANCE OF 100.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°33'37"W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY RUN N00°02'10"E A DISTANCE OF 48.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 930.37 FEET; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°03'41" A DISTANCE OF 147.14 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 453.34 FEET AND A CHORD BEARING OF S25°36'26"W; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°01'11" A DISTANCE OF 261.26 FEET; THENCE RUN S00°17'37" E A DISTANCE OF 38.03 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 428.34 FEET AND A CHORD BEARING OF S35°53'51"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°15'56" A DISTANCE OF 16.94 FEET TO A POINT ON THE WEST LINE OF A 10 FEET WIDE ALLEY AS DEDICATED IN PLAT BOOK 2, PAGE 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°01'17" A DISTANCE OF 202.01 FEET AND A CHORD BEARING OF S22°36'29"W TO A POINT OF COMPOUND CURVATURE, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 905.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°03'41" A DISTANCE OF 143.19 FEET TO A POINT OF TANGENCY; THENCE RUN S00°02'10"W A DISTANCE OF 47.82 FEET TO THE POINT OF BEGINNING. CONTAINING 0.334 ACRES, MORE OR LESS.

**LEGEND & ABBREVIATIONS:**

- ⊕ CENTERLINE
- △ CENTRAL ANGLE
- CB CHORD BEARING
- L ARC LENGTH
- LB LICENSED SURVEY BUSINESS
- NW NORTHWEST
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- PG. PAGE
- P.T. POINT OF TANGENCY
- R RADIUS
- R/W RIGHT OF WAY

**THIS IS NOT A BOUNDARY SURVEY**

TBE GROUP, INC.  
LB.No.6666

*[Signature]* 1/18/07  
ANTHONY DIMARINO, JR. DATE  
PROFESSIONAL SURVEYOR & MAPPER NUMBER 5896

\* NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

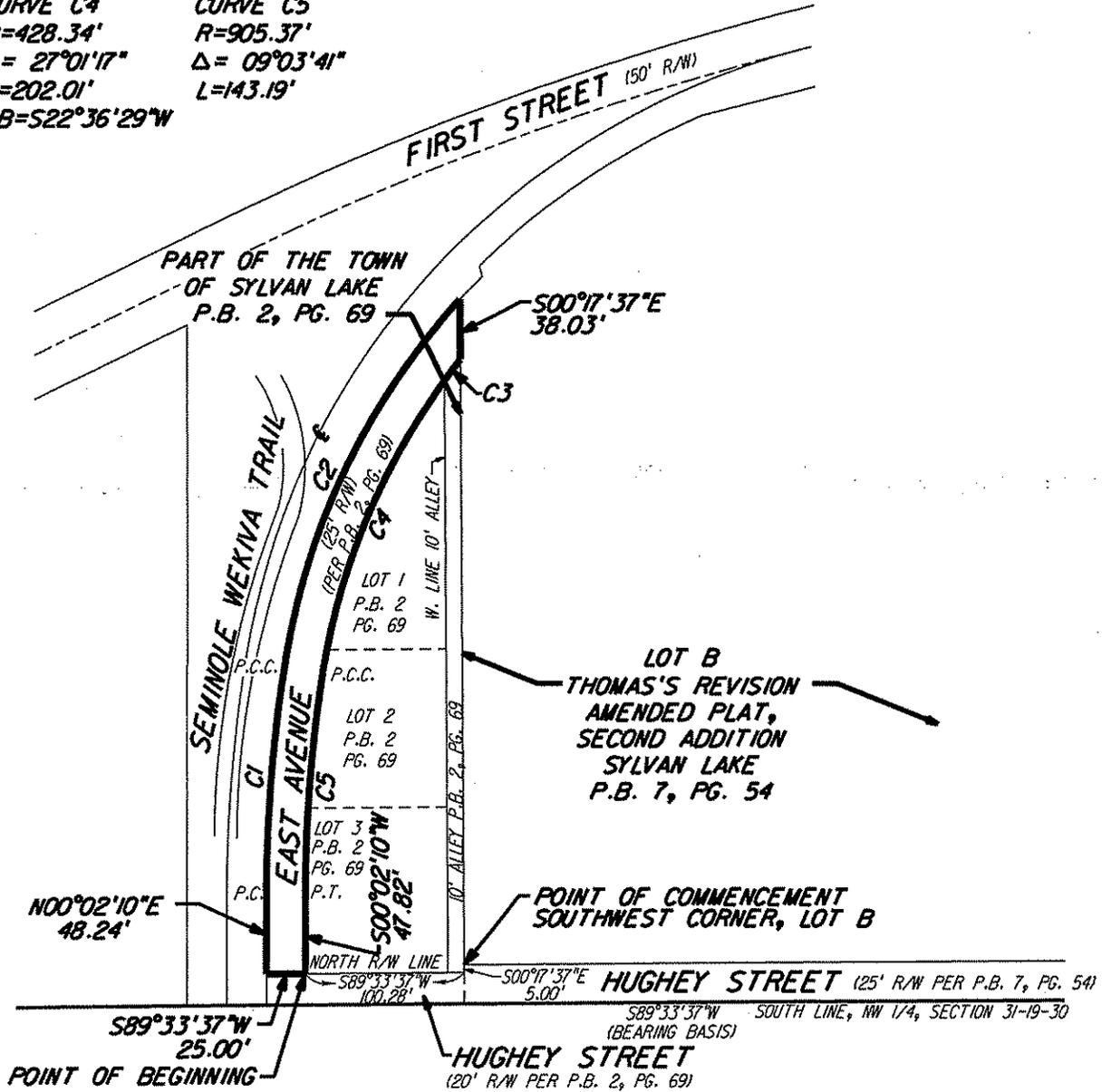
**EAST AVE.VACATION  
PARCEL DESCRIPTION**

 402 S. NORTH LAKE BLVD. SUITE 1004 ALTAMONTE SPRINGS, FLORIDA 32701		
		PREPARED FOR: GUNTER VILLAGE LLC
DATE: 07/05/06	DRAWN BY: DPV	
REVISED: 09/29/06	JOB No.: 06119-001-00	
SCALE: N/A	SHEET 01 OF 02	

**SKETCH OF DESCRIPTION EAST AVENUE R/W VACATION**

<b>CURVE C1</b>	<b>CURVE C2</b>	<b>CURVE C3</b>
R=930.37'	R=453.34'	R=428.34'
$\Delta = 09^{\circ}03'41''$	$\Delta = 33^{\circ}01'11''$	$\Delta = 02^{\circ}15'56''$
L=147.14'	L=261.26'	L=16.94'
	CB=S25°36'26"W	CB=S35°53'51"W

<b>CURVE C4</b>	<b>CURVE C5</b>
R=428.34'	R=905.37'
$\Delta = 27^{\circ}01'17''$	$\Delta = 09^{\circ}03'41''$
L=202.01'	L=143.19'
CB=S22°36'29"W	



**EAST AVE. VACATION  
PARCEL DESCRIPTION**

	402 S. NORTH LAKE BLVD. SUITE 1004 ALTAMONTE SPRINGS, FLORIDA 32701	
	PREPARED FOR: GUNTER VILLAGE LLC	
DATE: 07/05/06	DRAWN BY: DPV	
REVISED: 09/29/06	JOB No.: 06119-001-00	
SCALE: 1" = 100'	SHEET 02 OF 02	

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION,  
 CERTIFICATION, LEGEND AND GENERAL NOTES.  
 THIS SKETCH NOT COMPLETE WITHOUT SHEET 1 OF 2.

**SKETCH OF DESCRIPTION 10' ALLEY VACATION**

**GENERAL NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARING AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AS BEING N89°33'37"E.
3. SEE SHEET 01 OF 02 FOR LEGAL DESCRIPTIONS  
SEE SHEET 02 OF 02 FOR PARCEL SKETCH.

**10' ALLEY LEGAL DESCRIPTION:**

THAT PORTION OF A 10 FEET WIDE ALLEY AS DEDICATED IN PLAT BOOK 2, PAGE 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT B, THOMAS'S REVISION, AMENDED PLAT, SECOND ADDITION SYLVAN LAKE AS RECORDED IN PLAT BOOK 7, PAGE 54 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S00°17'37"E A DISTANCE OF 5.00 FEET TO THE NORTH RIGHT OF WAY OF HUGHEY STREET; THENCE RUN S89°33'37"W ALONG THE NORTH RIGHT OF WAY OF HUGHEY STREET A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, RUN N00°17'37"W A DISTANCE OF 374.48 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 428.34 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°15'56" A DISTANCE OF 16.94 FEET; THENCE RUN S00°17'37"E A DISTANCE OF 383.12 FEET TO THE POINT OF BEGINNING. CONTAINING 3,813.96 SQUARE FEET (0.088 ACRES), MORE OR LESS.

**LEGEND & ABBREVIATIONS:**

- € CENTERLINE
- △ CENTRAL ANGLE
- L ARC LENGTH
- LB LICENSED SURVEY BUSINESS
- NW NORTHWEST
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- R/W RIGHT OF WAY

**THIS IS NOT A BOUNDARY SURVEY**

**10' ALLEY VACATION  
PARCEL DESCRIPTION**

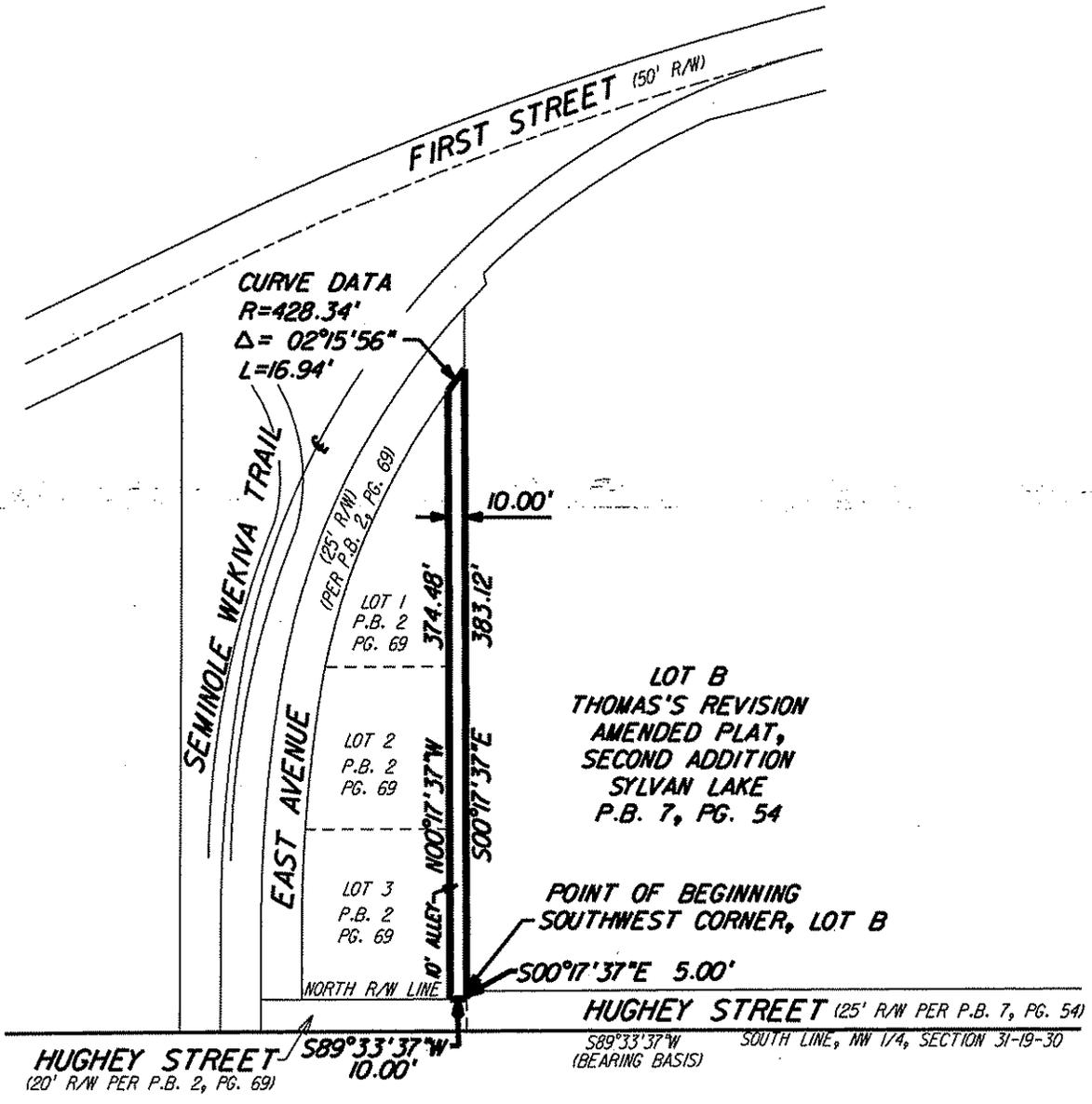
TBE GROUP, INC.  
LB.No.6668

  
 \_\_\_\_\_  
 ANTHONY DIMARINO, JR. DATE 1/18/07  
 PROFESSIONAL SURVEYOR & MAPPER NUMBER 5896

 402 S. NORTH LAKE BLVD. SUITE 1004 ALTAMONTE SPRINGS, FLORIDA 32701		
		PREPARED FOR: GUNTER VILLAGE LLC
DATE: 07/05/06	DRAWN BY: DPV	
REVISED: 09/29/06	JOB No.: 06119-001-00	
SCALE: N/A	SHEET 01 OF 02	

\* NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

SKETCH OF DESCRIPTION 10' ALLEY VACATION



10' ALLEY VACATION  
PARCEL DESCRIPTION



042 S. NORTH LAKE BLVD.  
SUITE 1004  
ALTAMONTE SPRINGS, FLORIDA 32701

PREPARED FOR: GUNTER VILLAGE LLC

DATE: 07/10/06	DRAWN BY: DPV
REVISED: 09/29/06	JOB No.: 06119-001-00
SCALE: 1" = 100'	SHEET 02 OF 02

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION,  
CERTIFICATION, LEGEND AND GENERAL NOTES.  
THIS SKETCH NOT COMPLETE WITHOUT SHEET 1 OF 2.