



ORDINANCE NO. 2778-09

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA RELATING TO THE ABANDONMENT OF AN ELECTRIC DISTRIBUTION EASEMENT RECORDED IN O. R. BOOK 3187, PAGE 363, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS LYING WITHIN 343 CHEROKEE LANE AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED by the People of the City of Winter Park, Florida as follows:

Section 1. The City Commission of the City of Winter Park hereby vacates and abandons that certain electric Distribution Easement as recorded in Official Records Book 3187, Page 363, Public Records of Orange County, Florida, as lies within 343 Cherokee Lane, more particularly described as follows:

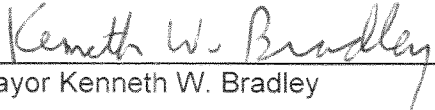
East 80 feet of the South 25 feet of Lot F and East 80 feet of Lot G and West 60 feet of Lot H and West 30 feet of the South 25 feet of Lot E, Susan Dyer's Resubdivision as recorded in Plat Book F, Page 96, Public Records of Orange County, Florida. Lying and being in Section 6, Township 22 South, Range 30 East.

A depiction of the area showing the easement is attached hereto as Exhibit "A".

Section 2. All ordinances or portions of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall take effect immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the 14th day of September, 2009.



Mayor Kenneth W. Bradley

ATTEST:



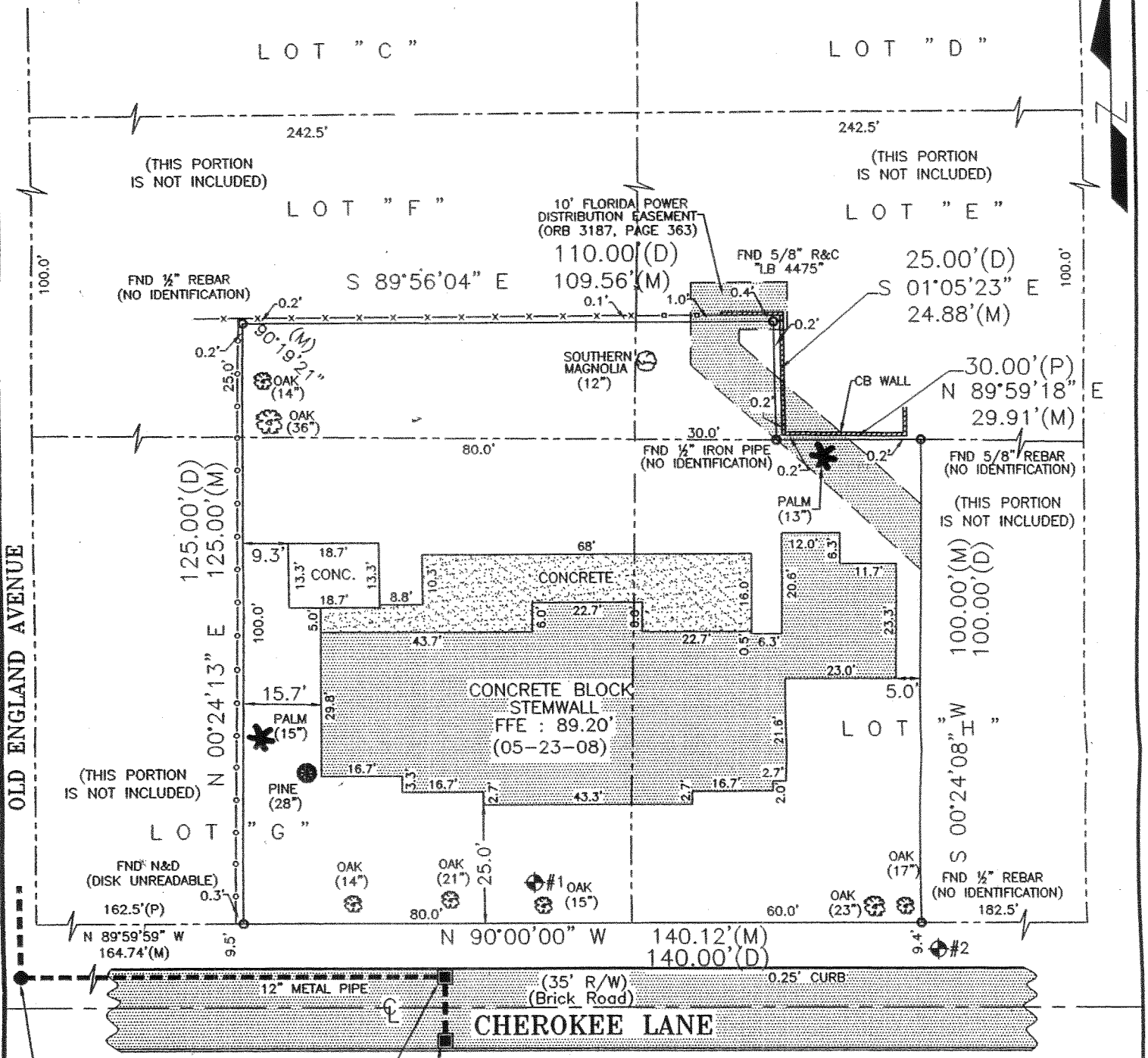
City Clerk Cynthia S. Bonham

EXHIBIT "A"

Boundary & Topographic Survey

Legal Description:

THE EAST 80 FEET OF LOT G AND THE WEST 60 FEET OF LOT H AND THE EAST 80 FEET OF THE SOUTH 1/4 OF LOT F AND THE WEST 30 FEET OF THE SOUTH 25 FEET OF LOT E, PLAT OF SUSAN DYER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



OLD ENGLAND AVENUE

STORM MANHOLE
TOP ELEV.=88.69'
E. INVERT=83.54'

DROP INLET
TOP ELEV.=86.61'
S. INVERT=85.00'
W. INVERT=84.74'
(12" METAL)

DROP INLET
TOP ELEV.=86.49'
N. INVERT=84.99'
(12" METAL)

-Site Benchmark Information-

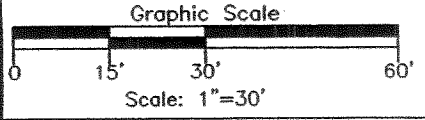
#1
Set Nail in South side of 15" Oak Tree.
Elevation: 88.72'

#2
Set square cut on top of curb, 9.4' south of the Southeast corner of Subject Property.
Elevation: 86.97'

-Benchmark Information-

FEMA Datum Elevation: 86.40'
60 Penny Nail in North side of Power Pole on the north edge of Alberta Drive approximately 75' west of the centerline of Fletcher (Designation Number: RM 255-12)

*Added Tree Locations Date: 12-19-07
*Foundation Survey Date: 05-23-08



-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	Pi	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Easmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 5/8" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
W	- Wood Fence		

Boundary Survey Prepared For: John T. Lehr & Katie Lehr

Boundary Survey Certified To: SunTrust Bank
Phil Kean Designs
John T. Lehr & Katie Lehr

Field Date: 11-15-07*
Drawn By: SP
Approved By: EHH
Field: P.K.I., J.T.

<> This Property is NOT in a Flood Prone Area, Zone "X". Based on the F.I.R.M. (Flood Insurance Rate Map) Community Number 12095C Panel Number 0255 E. Dated 12-06-00.
<> Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying, Inc. and the Signing Surveyor assume NO Liability for the Accuracy of this Determination.

Ireland & Associates Surveying, Inc.
4859 Cains Wren Trail
Sanford, Florida 32771
Office-407.678.3366
Fax-407.320.8165

-Notes-

- >Survey is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Boundary & Topographic Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information Furnished to Me as Noted and Conforms to the Minimum Technical Standards for Land Surveying in the State of Florida in accordance with Chapter 61G17-6 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 05-27-08

This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-81
CADD File: \\Scott's\Ireland\Associates\PLAN\OF\SUSAN DYER'S SUB-1581\Foundation