

After Recording Return To:
City of Winter Park, City Clerk's Office
401 Park Avenue South
Winter Park, Florida 32789

ORDINANCE NO. 3105-18

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING AND ABANDONING A PORTION OF THE LOREN AVENUE RIGHT-OF-WAY FROM ELVIN AVENUE TO THE CITY LIMIT LINE, DEDICATED BY HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park has authority to adopt this Ordinance by virtue of its home rule powers and Charter with respect to abandoning and vacating rights of way no longer needed for public purposes, and the City Commission has made such a determination; and

WHEREAS, the adjacent property owner has requested the right-of-way vacation and abandonment set forth herein and the City has determined that portion of Loren Avenue right-of-way being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park.

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, Florida hereby vacates and abandons that certain portion of the Loren Avenue right-of-way legally described in that certain legal description and sketch of description attached hereto as **Exhibit "A"**.

Section 2. In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls.

Section 3. After adoption, this Ordinance shall be recorded in the public records of Orange County, Florida.

Section 4. 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 12th day of March, 2018.



Mayor Steven Leary

ATTEST:



City Clerk Cynthia S. Bonharr

**SKETCH OF DESCRIPTION
(THIS IS NOT A SURVEY)**

DESCRIPTION: (PARCEL A)

A PORTION OF LOREN AVENUE AND ELVIN AVENUE, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE N89°59'35"E ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 1, A DISTANCE OF 255.49 FEET; THENCE S00°03'34"W, A DISTANCE OF 123.83 FEET TO THE POINT OF BEGINNING; THENCE S89°56'26"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOREN AVENUE ALSO BEING THE WEST LINE OF BLOCK P, HOME ACRES; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S00°03'34"W, A DISTANCE OF 285.28 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°58'13", AND A CHORD BEARING AND DISTANCE OF S44°55'33"E 21.21 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 23.55 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ELVIN AVENUE, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY S00°02'30"W A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ELVIN AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°54'39"W, A DISTANCE OF 65.01 FEET; THENCE N00°03'34"E, ALONG THE WEST RIGHT-OF-WAY LINE OF LOREN AVENUE A DISTANCE OF 350.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING APPROXIMATELY 0.42 ACRES (18,311 SQUARE FEET) MORE OR LESS.

SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 01, Township 22 S., Range 29 E., Orange County, Florida.
2. This is not a survey.
3. Bearings shown hereon are assumed relative to the North line of the NW 1/4 of the NE 1/4 of Section 1, Township 22 South, Range 29 East; said bearing being N88°59'35"E (assumed).

SHEET 1 OF 2

HLSM, LLC

Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers

Licensed Business No. 7276
794 Big Tree Drive, Suite 10B
Longwood, Florida 32750
P. (407) 647-7348
F. (407) 982-7166

Survey@HLSM.US

Job No: 1-004
Date: 1/19/18
Drawn By: JJR

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

William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625

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POINT OF COMMENCEMENT

NW CORNER OF NW 1/4 OF
NE 1/4 OF SEC-01-22-29

N 88°59'35" E 255.40'

MONROE AVENUE
(RIGHT-OF-WAY VARIES) NORTH LINE OF
NW 1/4 OF NE 1/4 OF SECTION-01-22-29

SKETCH OF DESCRIPTION
(THIS IS NOT A SURVEY)

C1
L=23.55'
R=15.00'
DEL=89°58'13"
CB=S44°55'33"E
CD=21.21'

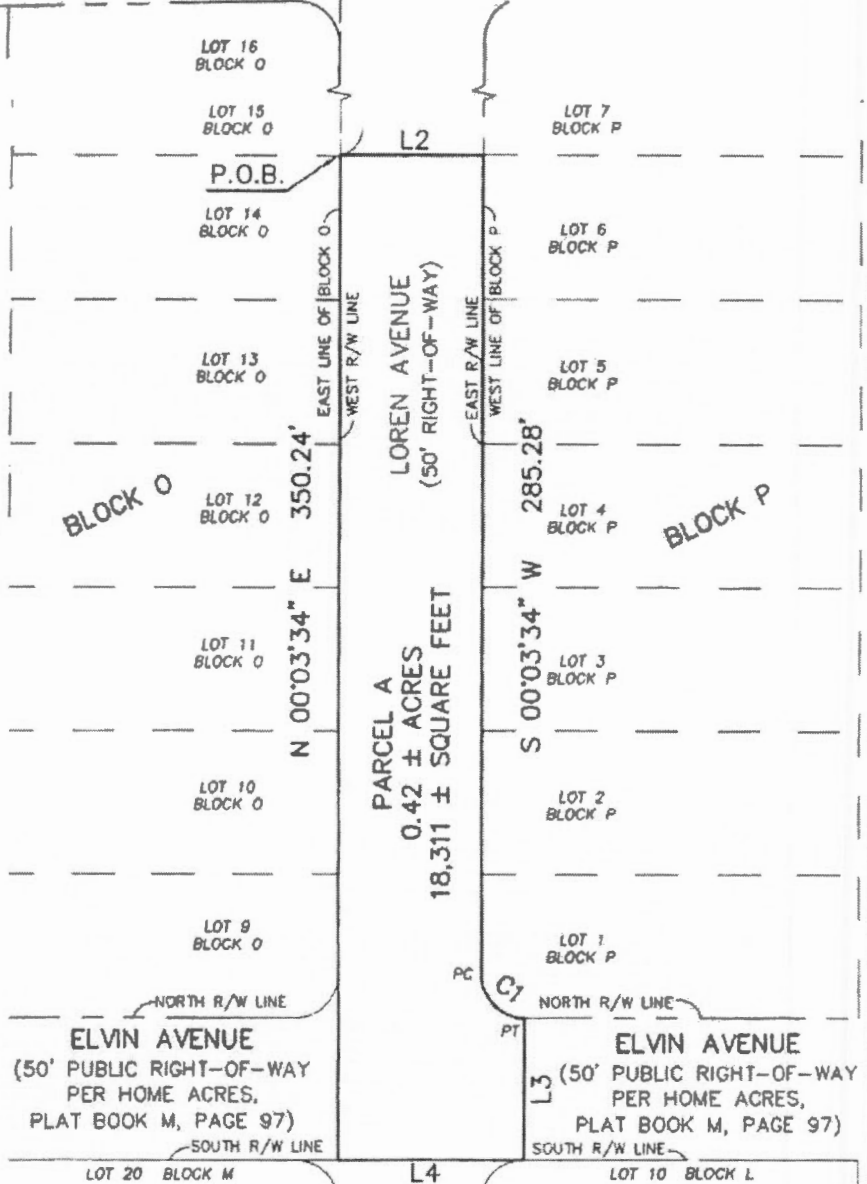
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'34"W	123.83'
L2	S89°56'26"E	50.00'
L3	S00°02'30"W	50.00'
L4	N89°54'39"W	65.01'

LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT-OF-WAY
- L LENGTH
- R RADIUS
- DEL DELTA
- CB CHORD BEARING
- CD CHORD DISTANCE



\\SERVER\Projects\Revaudoge - Overall\dwg\Loren Ave Blks O-P PARCEL A.dwg



SHEET 2 OF 2

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Job No: 1-004
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Drawn By: JJR
Scale: 1"=60'

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SEE SHEET 1 OF 2
FOR SIGNATURE & SEAL