

## **ORDINANCE 3235-22**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, TO VACATE AND ABANDON PORTIONS OF THE NORTHWOOD TERRACE DRIVE PUBLIC RIGHT-OF-WAY DEDICATED BY THE PLAT OF NORTHWOOD TERRACE AS RECORDED IN PLAT BOOKS, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; PROVIDING FOR THE RESERVATION BY THE CITY OF A UTILITY AND DRAINAGE EASEMENT OVER THE ENTIRE AREA BEING VACATED AND ABANDONED; PROVIDING FOR CONFLICTS, CORRECTION OF ERRORS, RECORDING AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission desires to foster the development of the proposed Corrine Drive redevelopment project (the "Project") encompassing the properties at 3303 and 3313 Corrine Drive, and 1813 Northwood Terrace Drive and to improve pedestrian safety via the construction of a new sidewalk along Northwood terrace Drive; and

**WHEREAS**, the fee simple owner(s) of the properties adjacent to this public right-of-way sought to be vacated and abandoned by this Ordinance made application to the City of Winter Park requesting the vacation and abandonment of certain portions of the Northwood Terrace Drive dedicated by the plat of Northwood Terrace, as recorded at Plat Book S, Page 16, Public Records of Orange County, Florida as more specifically described in Exhibit "A" attached hereto; and

**WHEREAS**, this Ordinance meets the criteria established by Chapter 166 and Chapter 177, Florida Statutes and pursuant to and in compliance with law, notice has been given to abutting property owners and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed Ordinance and held advertised public hearings at which the City Commission has provided for public participation in the process in accordance with the requirements of state law; and

**WHEREAS**, the Winter Park City Commission finds that this Ordinance is in the best interest of the public safety, health and welfare.

**NOW, THEREFORE, BE IT ENACTED** as follows:

**Section 1. Right-of-Way Vacation and Abandonment.** The City Commission of the City of Winter Park hereby finds and declares that those

portions of the Northwood Terrace Drive public right-of-way between Northwood Boulevard and Corrine Drive, as more particularly described below are no longer necessary for a public right-of-way and said lands are vacated and abandoned as a public right-of-way subject to the easement reservation set forth in Section 3.

**Section 2. Right-of-Way Vacation and Abandonment.** The City Commission of the City of Winter Park hereby finds and declares that those portions more particularly generally described as the East and West 5 feet of the Northwood Terrace Drive public right-of-way between Northwood Boulevard and Corrine Drive but more particularly described below as attached as Exhibit "A", and as represented in the attached sketch of description within Exhibit "A", are no longer necessary for a public right-of-way and said lands are vacated and abandoned as a public right-of-way, subject to the easement reservation set forth in Section 3.

**Section 3. Easement Reservation.** That the City of Winter Park hereby reserves and retains over, under and through the lands vacated and abandoned in Section 1 and Section 2 of this Ordinance, a utility and drainage easement until such time as existing utilities and drainage improvements are relocated as directed by the City and the street improvements are removed and an acceptable replacement utility and drainage easements are granted to the City. The City of Winter Park City Manager shall have the authority to record a notice of termination of this easement reservation on behalf of the City upon the City becoming satisfied that the conditions for termination of this easement reservation have occurred.

**Section 4. Conflicts.** In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls to the extent of the conflict.

**Section 5. Correction of Errors.** If it is discovered that there is any error or omission in legal description or in depiction of the portion of the rights-of-way vacated and abandoned by this Ordinance, such error may be corrected by subsequent curative document to be executed and approved by the City of Winter Park City Manager.

**Section 6. Recording.** This Ordinance is to be recorded in the public records of Orange County, Florida,

**Section 7. Effective Date.** This Ordinance shall become effective upon its recording in the Public Records of Orange County after its adoption by the City Commission.

**ADOPTED** at a regular meeting of the City Commission of the City of WinterPark, Florida, on the 9<sup>th</sup> day of February, 2022.

---

Mayor Phillip M. Anderson

ATTEST:

---

City Clerk Rene Cranis

## SKETCH OF DESCRIPTION

### NORTHWOOD TERRACE DRIVE PARTIAL RIGHT-OF-WAY VACATION

A PORTION OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 30 EAST

Exhibit "A"

#### DESCRIPTION

AREA ABOVE RESERVED FOR RECORDING INFORMATION

TWO PARCELS OF LAND SITUATED WITHIN THE RIGHT-OF-WAY OF NORTHWOOD TERRACE DRIVE PER THE PLAT OF NORTHWOOD TERRACE AS RECORDED IN PLAT BOOK 'S', PAGE 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING WITHIN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

##### RIGHT-OF-WAY AREA 1:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE ALONG THE SOUTH LINE OF SAID SECTION 17 RUN SOUTH 89°13'00" EAST A DISTANCE OF 291.52 FEET TO A POINT ON SAID SOUTH LINE; THENCE DEPARTING SAID SOUTH LINE AT A 90° ANGLE FROM THE PREVIOUSLY DESCRIBED BEARING RUN NORTH 00°47'00" EAST A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF ADDITIONAL RIGHT-OF-WAY TAKING PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP BOOK 1, PAGE 149, SECTION 75680-2601, AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHWOOD TERRACE DRIVE PER AFORESAID PLAT OF NORTHWOOD TERRACE BEING THE POINT OF BEGINNING OF RIGHT-OF-WAY TAKING AREA 1 (BEING REFERENCE POINT 'A'); SAID REFERENCE POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 42°35'37", AND A CHORD DISTANCE OF 21.79 FEET WHICH BEARS NORTH 21°17'49" EAST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 22.30 FEET TO A POINT OF TANGENCY WITH A LINE; (2) THENCE ALONG SAID TANGENT LINE RUN NORTH 00°00'00" EAST A DISTANCE OF 201.99 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°13'00", A CHORD DISTANCE OF 42.14 FEET WHICH BEARS NORTH 44°36'30" WEST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 46.71 FEET TO A POINT OF NON-TANGENCY WITH A LINE, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWOOD BOULEVARD PER AFORESAID PLAT OF NORTHWOOD TERRACE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 89°13'00" EAST A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°13'00", AND A CHORD DISTANCE OF 42.14 FEET WHICH BEARS SOUTH 44°36'30" EAST; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 46.71 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE RUN SOUTH 00°00'00" EAST A DISTANCE OF 195.11 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 29°57'05", AND A CHORD DISTANCE OF 15.50 FEET WHICH BEARS SOUTH 14°58'33" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 15.68 FEET TO A POINT OF CONTINUED CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 68.38 FEET, A CENTRAL ANGLE OF 12°38'32", AND A CHORD DISTANCE OF 15.06 FEET WHICH BEARS SOUTH 36°16'21" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 15.09 FEET RETURNING TO AFORESAID REFERENCE POINT 'A' AND THE POINT OF BEGINNING OF RIGHT-OF-WAY AREA 1.

##### RIGHT-OF-WAY AREA 2:

COMMENCE AT SAID REFERENCE POINT 'A'; THENCE ALONG THE EASTERLY PROJECTION OF AFORESAID NORTH LINE OF ADDITIONAL RIGHT-OF-WAY TAKING RUN SOUTH 89°13'00" EAST A DISTANCE OF 75.29 FEET TO THE POINT OF BEGINNING OF RIGHT-OF-WAY TAKING AREA 2 AND A POINT OF NON-TANGENCY WITH

[CONTINUED ON SHEET 2 OF 3]

#### SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 3 PAGES AND IS NOT FULL OR COMPLETE WITHOUT ALL BEING PRESENT.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 30 EAST, WHICH BEARS SOUTH 89°13'00" EAST, PER THE PLAT OF NORTHWOOD TERRACE DRIVE, RECORDED IN PLAT BOOK 'S', PAGE 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 3 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.

SEE SHEET 1 AND 2 OF 3 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

## SKETCH OF DESCRIPTION

### NORTHWOOD TERRACE DRIVE PARTIAL RIGHT-OF-WAY VACATION A PORTION OF

SECTION 17, TOWNSHIP 22 SOUTH, RANGE 30 EAST

ORANGE COUNTY, FLORIDA

JOB NO.: 191032	DATE	REVISIONS	TECH
SCALE: 1"= 50'	1/4/22	REV. BOUNDARY	CF
FIELD DATE: N/A	.	.	.
FIELD BY: N/A	.	.	.
DRAWN BY: CF	.	.	.
APPROVED BY: EGT	.	.	.
DRAWING FILE #	.	.	.
NORTHWOOD TERRACE RIGHT-OF-WAY VACATE 01-03-22.DWG	.	.	.

# ASM

**AMERICAN SURVEYING  
& MAPPING, INC.**

**NDDS NATIONAL DUE  
DILIGENCE SERVICES**  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

3191 Maguire Blvd, Suite 200, Orlando, FL 32803

407-426-7979

americansurveyingandmapping.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

DATE:

## SKETCH OF DESCRIPTION

NORTHWOOD TERRACE DRIVE

PARTIAL RIGHT-OF-WAY VACATION

A PORTION OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 30 EAST

*Exhibit "A"*

### DESCRIPTION (CONTINUED)

A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.19 FEET, A CENTRAL ANGLE OF 10°54'54", AND A CHORD DISTANCE OF 14.30 FEET WHICH BEARS NORTH 35°34'10" WEST; THENCE DEPARTING SAID NORTH LINE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 14.32 FEET TO A POINT OF CONTINUED CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 30°06'43", AND A CHORD DISTANCE OF 15.59 FEET WHICH BEARS NORTH 15°03'22" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 15.77 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE RUN NORTH 00°00'00" EAST A DISTANCE OF 195.07 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°47'00", AND A CHORD DISTANCE OF 42.72 FEET WHICH BEARS NORTH 45°23'30" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 47.53 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE RUN SOUTH 89°13'00" EAST A DISTANCE OF 5.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AFORESAID NORTHWOOD TERRACE DRIVE AND A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°47'00", AND A CHORD DISTANCE OF 42.72 FEET WHICH BEARS SOUTH 45°23'30" WEST; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 47.53 FEET TO A POINT OF TANGENCY WITH A LINE; (2) THENCE ALONG SAID TANGENT LINE RUN SOUTH 00°00'00" EAST A DISTANCE OF 201.99 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 41°01'37", AND A CHORD DISTANCE OF 21.03 FEET WHICH BEARS SOUTH 20°30'49" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 21.48 FEET RETURNING TO THE POINT OF BEGINNING OF RIGHT-OF-WAY AREA 2.

CONTAINING 2,386 SQUARE FEET OR 0.055 ACRES, MORE OR LESS.

SHEET 2 OF 3 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 AND 2 OF 3 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

### LEGEND AND ABBREVIATIONS

LB	= LICENSED BUSINESS
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PCC	= POINT OF CONTINUED CURVATURE
PG	= PAGE(S)
PNT	= POINT OF NON-TANGENCY
PT	= POINT OF TANGENCY
PSM	= PROFESSIONAL SURVEYOR AND MAPPER

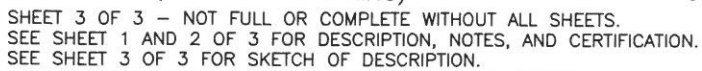
**ASM** AMERICAN  
SURVEYING  
& MAPPING, INC.

**NDDS** NATIONAL DUE DILIGENCE SERVICES  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

3191 Maguire Blvd, Suite 200, Orlando, FL 32803 americansurveyingandmapping.com 407-425-7979

Exhibit "A"

A PORTION OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 30 EAST



THIS SKETCH IS NOT A SURVEY.

LB	= LICENSED BUSINESS
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PCC	= POINT OF CONTINUED CURVATURE
PG	= PAGE(S)
PNT	= POINT OF NON-TANGENCY
PT	= POINT OF TANGENCY
PSM	= PROFESSIONAL SURVEYOR AND MAPPER

**NDDS NATIONAL DUE DILIGENCE SERVICES**  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

3191 Maguire Blvd, Suite 200, Orlando, FL 32803 americansurveyingandmapping.com 407-426-7979