

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

ORDINANCE 3358-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, VACATING AND ABANDONING A PORTION OF AN UNIMPROVED 10 FOOT-WIDE UTILITY EASEMENT DEDICATED BY DOMMERICH HILLS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF ORANGE COUNTY, SAID EASEMENT TO BE VACATED IS SHOWN HEREON AS EXHIBIT "A" ATTACHED HERETO AND DESCRIBED AS BEING THE EAST 6.00 FEET OF THE WEST 10 FEET OF LOT 1, BLOCK B, DOMMERICH HILLS FOURTH ADDITION AND DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE.

WHEREAS, Jennifer L. Leiva and Rego Dominic ("Applicant") are the fee simple owners of address 2501 Tuscaloosa Trail, Winter Park, Florida and

WHEREAS, the Applicant has petitioned the City of Winter Park ("City") for the vacation and abandonment of the 10 feet wide utility easement as set forth herein; and

WHEREAS, the 10.00 feet wide utility easement was dedicated to the public by the DOMMERICH HILLS FOURTH ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 2, Public Records of Orange County, Florida; and

WHEREAS, it has been determined that Applicant have caused the publication of the required notice of intent to vacate pursuant to general law and have paid all outstanding ad valorem taxes for ADDRESS: 2501 Tuscaloosa Trail, Winter Park, Florida;

WHEREAS, it has been determined that the utility service providers servicing the address have no objection to the partial vacation and abandonment as set forth herein;

WHEREAS, the City has the authority to adopt this Ordinance by virtue of its home rule powers and Charter with respect to abandoning and easements no longer needed for public purposes; and

WHEREAS, the City has determined that this utility easement being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park or for any public purpose except for the easement reservation set forth herein.

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 10 feet wide utility easement described in **EXHIBIT "A"** attached hereto ("Vacation Area"). The remaining portion of the utility easement not described in EXHIBIT "A" remains.

Section 2. Any error in the legal description or in depiction of the Vacation Area may be corrected by subsequent curative document(s) prepared, executed, and/or recorded by the City Manager and/or his or her designee, if any such error is determined to exist by the City Manager or City Commission.

Section 3. In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls.

Section 4. After adoption, this Ordinance shall be recorded in the public records of Orange County, Florida.

Section 5. 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 November, 2025.

Sheila DeCiccio, Mayor

ATTEST:

Rene Cranis, City Clerk

Sketch of Description

Easement Vacation

Legal Description:

THE EAST 6.00 FEET OF THE WEST 10.00 FEET OF LOT 1, BLOCK B, DOMMERICH HILLS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO BEING THE EAST 6.00 FEET OF THE 10' UTILITY EASEMENT ON SAID LOT 1, BLOCK B; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK B, DOMMERICH HILLS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK B, NORTH 88°04'18" EAST 4.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 88°04'18" EAST 6.00 FEET; THENCE, PARALLEL TO THE WEST LINE OF SAID LOT 1, BLOCK B, SOUTH 00°57'34" EAST 153.05 FEET TO THE SOUTH LINE OF SAID LOT 1, BLOCK B; THENCE, ALONG SAID SOUTH LINE, SOUTH 90°00'00" WEST 6.00 FEET; THENCE NORTH 00°57'34" WEST 152.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 917.67 SQUARE FEET MORE OR LESS.

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 09/22/25
Drawn By: JW
Approved By: PKI
Field: N/A

Sketch and Description Certified To:

JENNIFER LEIVA AND DOMINIC REGO, ORANGE COUNTY

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

-Notes-

- >Sketch 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.
- >Use of This Sketch 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.

-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
Esmt.	- 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 1/2" 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
-□-	- Wood Fence		

I hereby Certify that this Sketch and Description 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 Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
FLORIDA PROFESSIONAL SURVEYOR
NO. 6637
DATE SIGNED: 09/22/25
LB 7623
Date Signed: 09/22/25
This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-45072

Sketch of Description

Easement Vacation

Parcel ID:
29-21-30-0000-00-036

Lot 6
Howell Forest
(Plat Book 1, Page 85)

Plat Limits

Point of Beginning

L1

L2

North Line of Lot 1, Block B

Plat Limits

Point of Commencement

Northwest Corner
of Lot 1, Block B
Dommerich Hills
Fourth Addition

Lot 7
Howell Forest
(Plat Book 1, Page 85)

East 6.00' of the West
10.00' of Lot 1, Block B

10' Utility Easement

N 00°57'34" W 152.84'

Lot 1, Block B
Dommerich Hills Fourth Addition
(Plat Book 1, Page 2)

Lot 2, Block B
Dommerich Hills Fourth Addition
(Plat Book 1, Page 2)

"BB"
N 00°57'34" W 152.71'
West Line of Lot 1, Block B

Lot 8
Howell Forest
(Plat Book 1, Page 85)

Plat Limits

L3

South Line of Lot 1, Block B

L1
N 88°04'18" E 4.00'

L2
N 88°04'18" E 6.00'

L3
S 90°00'00" W 6.00'

(Right-of-Way Width Varies)

Tuscaloosa Trail

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NOT to Scale.

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is not full and or complete without both sheets.

