

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

VACATING AND ABANDONING A PORTION OF WEST CHAPMAN ROAD, A PUBLIC RIGHT-OF-WAY, AS FURTHER DESCRIBED HEREIN AND ; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 336.09 and 336.10, Florida Statutes, authorize and empower the Board of County Commissioners (the “Board”) to vacate alleys and right-of-ways; and

WHEREAS, Louis 1884 Investments, Inc., formally known as LG Development Corporation (“Petitioner”), petitioned the Board to close, vacate and abandon the property described in Exhibit A (“ROW”):

WHEREAS, the Petitioner is the  apparent owner of record of parcels adjacent to the ROW to be vacated, and the vacation of the ROW will not affect the right of convenient access of persons or cause any parcels to be landlocked; and

WHEREAS, notice was published in accordance with the requirements of Section 336.10, Florida Statutes; and

WHEREAS, the Board has determined that the abandonment of the ROW is in the best interest of the County and the public; and

WHEREAS, all applicable utility companies have provided letters stating “no objection” to the request to vacate,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida that:

Section 1. Findings. The above recitals are true and are incorporated as legislative

findings. Upon request of Petitioner, the Board finds, determines and declares that the ROW described in Exhibit A is hereby closed, vacated and abandoned and that all rights in and to the same on behalf of the County and the public are hereby disclaimed.

Section 2. This Resolution shall become effective upon adoption by the Board of County Commissioners.

ADOPTED this 24th day of March, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
ANDRIA HERR, Chairman

Attachment:
Exhibit A – Legal Description



Authority: Sections 336.09 and 336.10, Florida Statutes and Section 35.184(a) Seminole County Land Development Code

NJB/kly
2/27/26
T:\Users\Legal Secretary CSB\Planning & Development\Resolutions\2026\ROW Vacate - Chapman Road Feb27(26) NB Rev 3.2.26.docx

EXHIBIT A
SKETCH AND DESCRIPTION

*SKETCH OF DESCRIPTION
RIGHT-OF-WAY VACATION*

LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 20, AND NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID 29 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°44'17" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID 29, A DISTANCE OF 15.00 FEET; TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CHAPMAN ROAD; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'46" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 24.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'46" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1102.34 FEET TO A POINT LYING ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 97770-2300; SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 5554.58 FEET, A CENTRAL ANGLE OF 00°20'40", AN ARC LENGTH OF 33.39 FEET, A CHORD LENGTH OF 33.39 FEET AND A CHORD BEARING OF NORTH 25°11'36" EAST TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID WEST CHAPMAN ROAD; THENCE RUN NORTH 89°08'46" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1087.68 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF TATRA STREET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°51'14" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 0.754 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CHAPMAN ROAD, BEING SOUTH 89°08'46" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.



Digitally signed
by David A
White
Date:
2026.01.29
16:51:02 -05'00'

REVISIONS:
REVISED SKETCH OF DESCRIPTION 6-30-2025 (JLM)
REVISED SKETCH OF DESCRIPTION 1-29-2026 (JLM)

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION L.B. #966
DATE OF SIGNATURE: 1-29-2026

SHEET 1 OF 2

PEC | **SURVEYING AND MAPPING**
CERTIFICATE OF AUTHORIZATION NUMBER LB 966

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SECTIONS 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: JULY 30, 2024

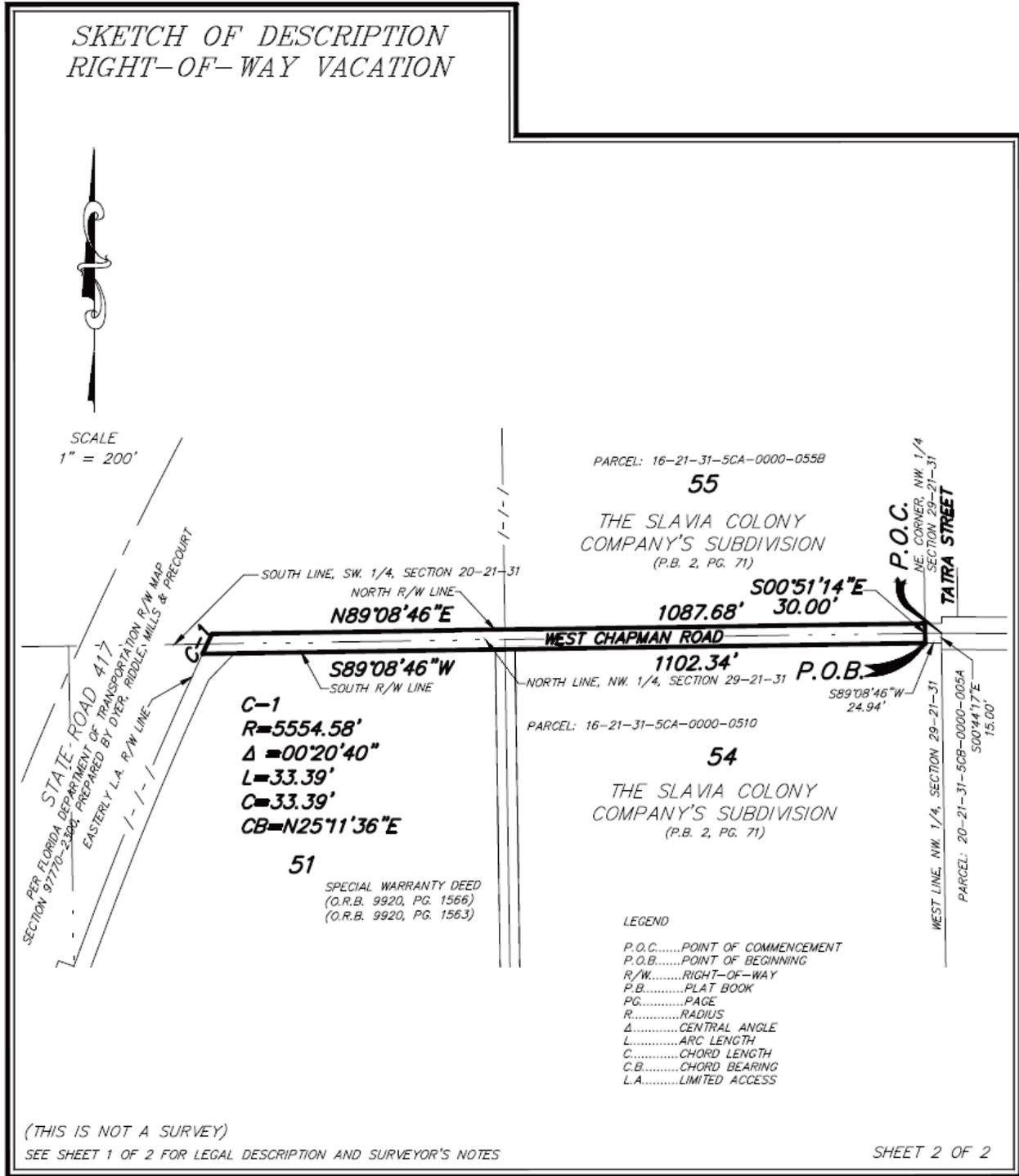
PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 23-074

C:\23-074 Echelon Constructors Arlo Metals Construction Services\23-074 CHAPMAN LEGAL.dwg Jan 29, 2026 3:20pm

EXHIBIT A
SKETCH AND DESCRIPTION



PEC | **SURVEYING AND MAPPING**
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