



Plat Vacation

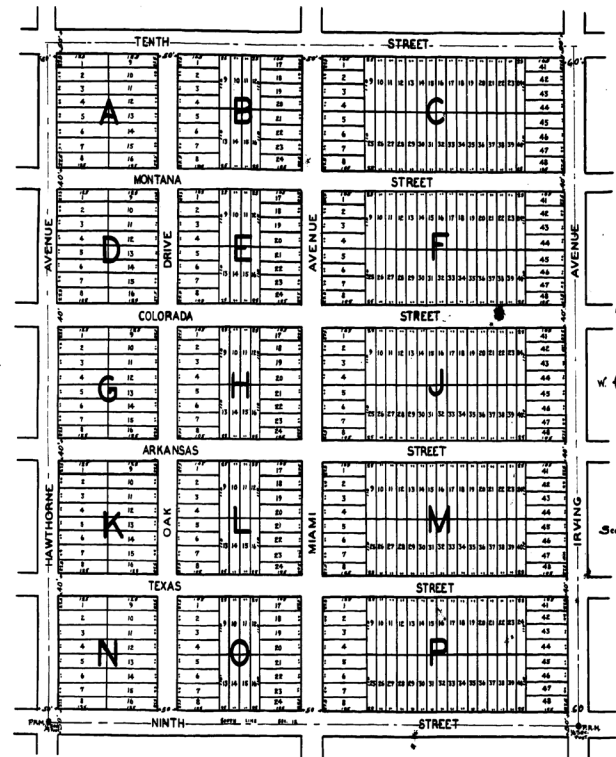
Portion of Orange Summit of Hawthorne Heights

July 9, 2024

Aachua County Public Works

Ramon D. Gavarrete, P.E.

Plat Book "B", Page 15



ORANGE SUMMIT

PLOT 31 OF
 HAWTHORNE HEIGHTS
 BEING THE S.W. 1/4 OF S.E. 1/4 SECTION 12 T.10 S. R.22E

We do hereby certify that we are owners in fee simple of the above described land and do hereby dedicate to the use of the public forever the streets, alleys, and parks as shown on this plat.

Ben W. Hill Witness
Wm. Taylor Davis Witness
 Knowles Realty Co.
Robert S. Knowles Pres.
Robert S. Knowles Secretary



STATE OF FLORIDA
 COUNTY OF ALACHUA

I hereby certify that on this day personally appeared before me Benjamin H. Knowles, and Robert S. Knowles, president and secretary, respectively, of Knowles Realty Company, a corporation under the laws of New York, with its principal office in Deland, Florida, to me well known and known to be the president and secretary, respectively, of said corporation, and acknowledged that they executed the above instrument as the free act and deed of said corporation, that the seal affixed to said instrument was done by authority of its board of directors.

WITNESS my hand and official seal this 27th day of October, 1928.

(Material Seal)
Oreo F. Mason
 Notary Public
 My commission expires 20th 8 1929



This is to certify that this is a correct representation of the above described land and subdivisions thereof, and that permanent monuments have been set as required by law and as shown on this plat.

AAL & Co.
Charles A. Anderson
 Licensed Surveyor
 I hereby approve and accept this plat for the Board of County Commissioners.

Chas. A. Anderson
 Licensed Surveyor

History

- The plat of Orange Summit of Hawthorne Heights was recorded on October 28, 1925, Plat Book B, Page 15 of the Public Records of Alachua County, Florida with the streets dedicated to the public use forever.
- The dedication was formally accepted by the Board on October 24, 2017 by Resolution 17-124
- On August 15, 2023, the property owner filed an application to vacate a portion of the plat and Rights-of-Way within the plat of Orange Summit of Hawthorne Heights as recorded in Plat Book B Page 15 of the Public Records of Alachua County, Florida
- The applicants are seeking to vacate pursuant to Florida Statute 177.101 and the Alachua County Code of Ordinances Section 402.63-64.

Section 177.101 (3), Fla. Stat.,

The governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Section 402.64(a) of Alachua County Code,

- **Action by Board of County Commissioners Approval of Vacation of Plat**

If the Board determines at a Public Hearing that vacating the plat will not affect the ownership or right of convenient access of persons owning other parts of the subdivision or adjacent properties, it may adopt the appropriate resolution vacating all or a portion of the plat.



Alachua County,
Florida

Recommended Motion

Move to adopt the Resolution to vacate a portion of the plat as requested in the application for Orange Summit of Hawthorne Heights.

