

RESOLUTION 25-

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA, TO VACATE A PORTION OF THE PLAT OF CARLTON GROVE; AUTHORIZING THE CHAIR TO EXECUTE ALL DOCUMENTS RELATED TO THE VACATION OF THE PLAT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (Board) is authorized to adopt a resolution vacating plats, either in whole or in part, in subdivisions located in Alachua County pursuant to Section 177.101(3), Fla. Stat., and Chapter 402 of the Alachua County Code; and

WHEREAS, David W. Owen as the owner of a portion of Carlton Grove as recorded in Plat Book B, Page 83 of the public records of Alachua County Florida has applied to the Alachua County Public Works Department to vacate a portion of the plat and streets described as follows:

Parcels of land being more particularly described and shown in **EXHIBIT "A"** as attached hereto and by reference made a part hereof; and

WHEREAS, as required by Section 177.101(3), Fla. Stat., and Section 402.63(a) of the Alachua County Code, David W. Owen owns the fee simple title to portion of the plat to be vacated; and

WHEREAS, the Public Works Department staff, after conducting the investigation required under section 402.63(b) of the Alachua County Code, has determined that the application by David W. Owen meets the minimum statutory requirements for a plat vacation; and

WHEREAS, David W. Owen has satisfied the publication of legal notice requirements of Section 177.101(4), Fla. Stat, and Section 402.65(c)(2) of the Alachua County Code, see **EXHIBIT "B"** attached hereto and by reference made a part hereof; and

WHEREAS, David W. Owen has certified that all state and county taxes (and municipal taxes if applicable) have been paid; and

WHEREAS, the Board, in accordance with Section 177.101(3), Fla. Stat., and Section 402.64(a) of the Alachua County Code, has determined that vacating the portion of plat owned by David W. Owen will not affect the ownership or right of convenient access of persons owning adjacent properties.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA, COUNTY FLORIDA:

Section 1. Findings. The Board finds, determines, and declares that the recitals in the preamble are true and correct, and hereby incorporates them by reference.

Section 2. Approval of the application to vacate the plat. A portion of the plat of Carlton Grove as described is vacated, and the property covered by the plat, in whole, is returned to acreage.

Section 3. Streets and alleys. All streets and alleys within the portion of the plat described in Exhibit "A" are platted public rights-of-way for use by the traveling public and also vacated.

Section 4. Authority of the Chair. The Chair is hereby authorized to execute any documents approved by the County Attorney related to this portion of the plat vacation.

Section 5. Effective Date. This resolution shall take effect when a certified copy of the adopted resolution 25-____, together with a copy of the proof of publication of the Notice of Public Hearing, and a copy of the proof of publication for the adopted Resolution 25-____ has been filed with the Clerk of the Circuit Court and duly recorded in the public records of Alachua County, Florida.

DULY ADOPTED in regular session, this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA

By: _____
Charles Chestnut, IV, Chair

ATTEST:

J. K. "Jess" Irby, Esq., Clerk

APPROVED AS TO FORM:

Alachua County Attorney's Office

Legal Description

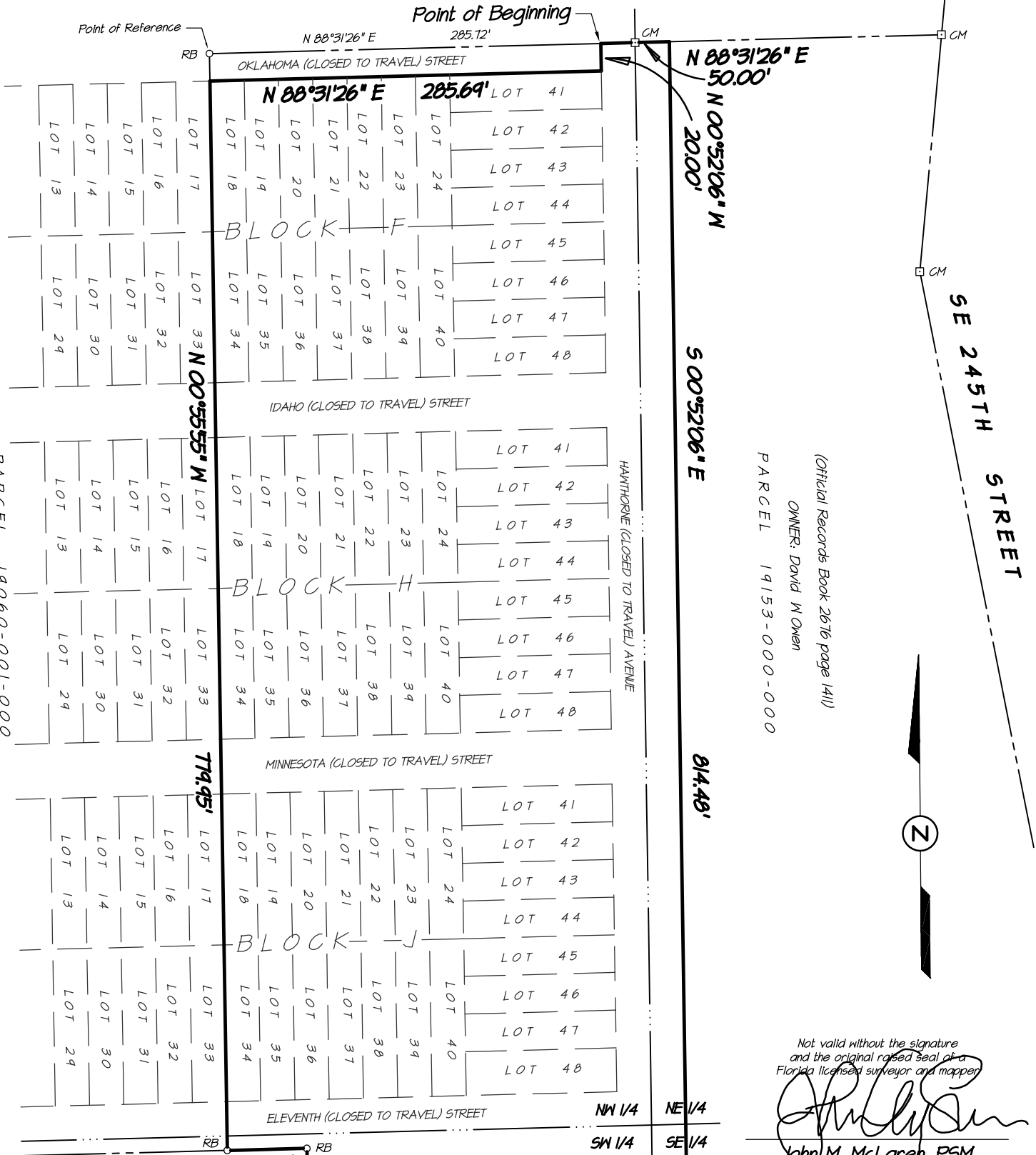
PART OF CARLTON GROVE (TO BE VACATED)

All that part of CARLTON GROVE, according to map recorded in Plat Book B, page 83 of the public records of Alachua County, Florida, situated in Section 12, Township 10 South, Range 22 East, said County, said part of CARLTON GROVE being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of lands described in Official Records Book 2676, page 1411 of said public records; thence on the North line thereof, run the following two courses: (1) North 88 degrees 31 minutes 26 seconds East, 285.72 feet to the Point of Beginning; (2) continue North 88 degrees 31 minutes 26 seconds East, 50.00 feet; thence South 00 degrees 52 minutes 06 seconds East, 814.48 feet; thence South 88 degrees 31 minutes 52 seconds West, 276.68 feet; thence North 01 degrees 08 minutes 54 seconds West, 14.47 feet; thence South 88 degrees 31 minutes 52 seconds West, 58.08 feet; thence North 00 degrees 55 minutes 55 seconds West, 779.95 feet; thence North 88 degrees 31 minutes 26 seconds East, 285.69 feet; thence North 00 degrees 52 minutes 06 seconds West, 20.00 feet to the Point of Beginning.

BOUNDARY DESCRIPTION MAP

PART OF CARLTON GROVE (TO BE VACATED)
 ACCORDING TO MAP RECORDED IN PLAT BOOK B, PAGE 83
 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA
 (PART OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA)
 DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF



PARCEL 19060-001-000
 OWNER: Eugene Kingman & Terry Myers

(Official Records Book 2676 page 1411)
 OWNER: David W Owen
 PARCEL 19153-000-000



Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

John M. McLaren
John M. McLaren, PSM

PROFESSIONAL SURVEYOR & MAPPER
 Florida License LS 5949

PARCEL 19150-003-004
 OWNER: William Weisgerber

SCALE: 1" = 100'
 CERTIFIED TO: David Owen
 MARCH 28, 2025

JMM Surveying & Mapping, LLC
 21550 NE 151ST PLACE SALT SPRINGS FL 32134
 P (352) 685-6162 ~ (904) 759-3510
 Email: jimmsurveymap@gmail.com

Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

PREPARED BY LEGAL NOTICE COORDINATOR:

Before the undersigned authority personally appeared Ethan Long, who on oath says that he is the OMB Data Analyst Coordinator of Alachua County, Florida; that the attached copy of advertisement: **Public Hearing - Proposed Vacation of a Portion of the Plat of Carlton Grove** for August 26th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on **8/5/25**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature Ethan Long

Date August 13th, 2025

Business Impact Estimate published with the advertisement and attached.

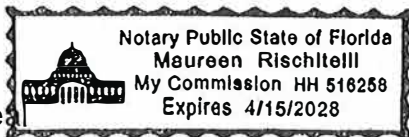
THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 13th day of August 2025, by Ethan Long who is personally known to me X or who has produced ___ as identification.

Maureen Rischitelli

Signature of Notary Public

Notary Public Seal



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Public Hearing - Proposed Vacation of a Portion of the Plat of Carlton Grove

Tue Aug 26th 11:30am

[Public-Works](#) | [Public-Hearings](#)

Jack Durrance, Room 209, 12 SE 1st St, Gainesville, FL 32601, USA | [map](#) | [directions](#)

Published August 5th, 2025

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Alachua County, Florida, will consider the adoption of a Resolution to vacate, abandon, discontinue and close a portion of the plat and streets in Carlton Grove as recorded in Plat Book B, Page 83 of the Public Records of Alachua County, Florida at a public hearing to be held in Room 209 of the Alachua County Administration Building, 12 Southeast 1st Street, Gainesville, Florida, on the **26th** day of August, **2025** at **11:30 A.M.**, or as soon thereafter as the matter may be heard; said portion of the plat being described as follows.

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A map showing the description boundary and proposed street vacation can be reviewed in the County Manager's office located on the second floor of the above County Administration Building.

All persons are advised that, if they decide to appeal any decision made at this public hearing, they will need a record of the proceeding and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested persons are invited to attend and be heard. Anyone with a disability who needs an accommodation, please call 904 462-0055 or TDD users please call 711.

Charles Chestnut, IV, Chair Board of County Commissioners

If Required Business Impact Attached

 Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email legalnotices@alachuacounty.us and put "Subscribe" in the subject line.

Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

PREPARED BY LEGAL NOTICE COORDINATOR:

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Signature Ethan Long

Date August 13th, 2025

Business Impact Estimate published with the advertisement and attached.

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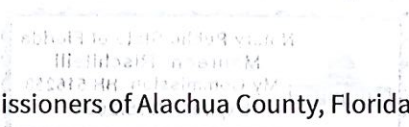
Jack Durrance, Room 209, 12 SE 1st St, Gainesville, FL 32601, USA [map](#) [directions](#)

Published August 12th, 2025

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