

ORDINANCE NO. 2021-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, ABANDONING AND VACATING AN ALLEY, LOCATED IN BLOCK 26 OF THE GENERAL PLAN OF CLEWISTON, FLORIDA, AS REVISED, LOCATED AND LYING ON OR BETWEEN LOTS 23-32, INCLUSIVE, AND LOTS 1-22 INCLUSIVE.

WHEREAS, the City of Clewiston received an application for the abandonment of an alleyway located northwest of and adjacent to lots 23-32, Block 26 as recorded Plat Book 2 Pages 71 through 78 Public Records of Hendry County Florida attached hereto as Exhibit A; and

WHEREAS, it is the desire of the City to abandon the right of way while reserving a public utility easement over the same; and

WHEREAS, the City of Clewiston has the ability to vacate and abandon platted easements and alleyways within the municipal limits that are not a part of the State or County road system pursuant to Florida Statutes Chapter 166; and

WHEREAS, the City Planning and Zoning Board met on October 11th, 2021 and recommended approval of the application to abandon the alleyway while reserving a non-exclusive public utility easement over the same land.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, AS FOLLOWS:

SECTION 1. ABANDONMENT. The City finds and determines that it is in the best interest of the City to abandon and vacate the alley described in Section 2, while reserving a non-exclusive public utility easement more particularly described in Section 3 over the same land.

SECTION 2. LEGAL DESCRIPTION OF ALLEY.

- A. A 20-foot-wide strip of land marked as alley in Block 26 of the general plan of Clewiston, Florida, as revised September 7, 1937, according to the plat thereof recorded in plat book 2, pages 71 through 78, inclusive, of the public records of Hendry County, Florida more particularly described in Exhibit B of this document.

SECTION 3. RESERVATION OF PUBLIC UTILITY EASEMENT. The City of Clewiston hereby reserves an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of the utilities, including but not limited to potable water pipelines, sewer pieplines, reclaimed water pipelines, electric powerlines, telecommunication lines, cable television lines, gas lines and related appurtances over the area

described in Section 2. No buildings, structures, improvements, tress, walls or fences shall be installed within this easement without the prior written approval of the City of Clewiston Utilities Department, its successors and assigns.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and approval consistent with all requirements of general law.

SECTION 5. CONFLICT. If there is ever determined to be a conflict between this ordinance and State law, this ordinance shall be condiered null and void.

PASSED on first reading by the City Commission on October 18, 2021.

PASSED AND ADOPTED on second and final reading by the City Commission on November 15, 2021.

ATTEST:

CITY OF CLEWISTON, FLORIDA



Mary K. Combass, City Clerk



Kristine Petersen, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: 

Gary M. Brandenburg, City Attorney

EXHIBIT “A”

Staff Summary Report

**Request for Alley Abandonment
811 W. Royal Palm Avenue
October 11, 2021**

Background Information

Pursuant to an application by Mr. & Mrs. Robert McCarthy requesting an alley abandonment located at 811 W. Royal Palm Avenue, Clewiston Florida.

References reviewed and applied:

Application from Mr. & Mrs. McCarthy
Boundary Survey
The City Ordinances of Clewiston
Hendry County Property records
Public Notice sent to neighbors

Findings

The City of Clewiston now finds and determines that it is in the City's best Planning and Zoning interests to review the application.

Recommendations

Recommend approval with alley being converted to a Public Utility Easement.

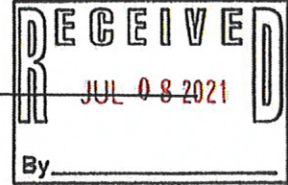
Travis Reese
Community Development Department

City Of Clewiston

121 Central Avenue Clewiston, Florida 33440 • Phone: 863-983-1500 • Fax: 863-983-1430

www.clewiston-fl.gov

hope.wojack@clewiston-fl.gov or adrienne.adams@clewiston-fl.gov



APPLICATION FOR VARIANCE

Application Fee (non-refundable) \$500.00 plus \$150.00 per additional request

Due to the Community Development Department by the 10th of the month

THIS APPLICATION MUST HAVE ALL INFORMATION FIELDS COMPLETED. RETURN IT TO THE COMMUNITY DEVELOPMENT DEPARTMENT AT 121 CENTRAL AVENUE. IT IS IMPORTANT THAT THE APPLICANT OR A REPRESENTATIVE BE PRESENT AT EACH REQUIRED PUBLIC MEETING TO ANSWER ANY BOARD QUESTIONS REGARDING YOUR REQUEST. YOU WILL BE NOTIFIED OF MEETING DATES.

Owner(s) Name: Robert & Whitney McCarthy
Address: 811 West Royal Palm Ave
City, State: Clewiston, FL 33440
Phone Number(s): (863) 228-1177

Legal Description: Lot(s) 23 to 32 Block 26
Subdivision: Clewiston Railroad Tracts Present Zoning: _____

Property Information: Address 811 West Royal Palm Ave Clewiston, FL 33440
Street boundaries: _____

Property boundaries lengths: (in feet)

Front 250 Right side: 130
Rear: 250 Left side: 130

The following information and documentation has to be submitted with this application:

1. Developed property: Provide a Plot (or site) plan which shows existing buildings, (with dimensions), and their distance from adjacent property lines. Indicate the area of your (proposed) new construction – or your reason for applying for a modification to the conforming uses allowed within your property's present zoning classification.
2. Undeveloped property: If the property is vacant, submit a plot plan describing and/or illustrating what sort of changes or alterations (to the current zoning list of allowable uses), that you wish to make on the above described property.
3. Elevation drawings and photo/sketch of proposed construction.

Helpful tips: ✓ Most of the legal information needed can be found on your **mortgage survey**.
✓ A copy of your **mortgage survey** may also be used as a basis for your **Plot plan**

Signature of Owner or Agent Robert M. McCarthy Date 6/21/21

THE APPLICANT BELIEVES THAT THE CITY SHOULD GRANT THIS REQUEST BECAUSE:

My property is currently one of the only ones in R1A with an alley. This request will make my property uniform with the others in the R1A zone. It will also give us an additional 10 feet to construct our pool.

VARIANCE: A variance from the terms of the Zoning Code shall not be granted until the applicant can justify the need for a variance by providing responses to the following criteria:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District.

My property is one of the only houses in R1A with an alley.

2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?

It currently results in an additional 10 feet of set back from what should be the property line.

3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.

The alley was not abandoned and converted to an easement when the property was changed from commercial to residential.

4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures or buildings in the same Zoning District.

No, this will grant me the same use as other property owners in the area.

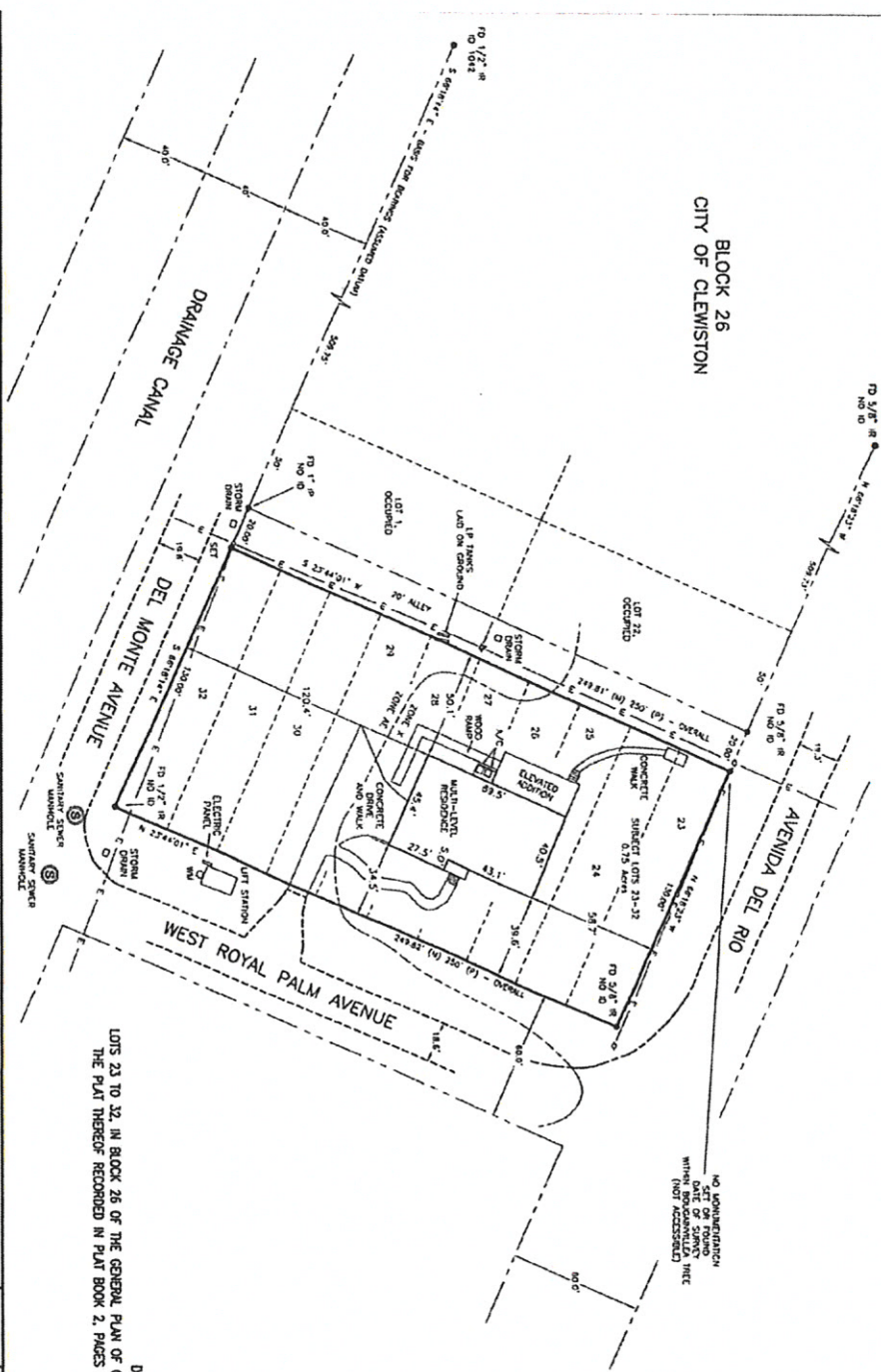
5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

Yes

6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

Granting this variance will make my property uniform with others in the R1A zone.

BLOCK 26
CITY OF CLEWISTON



DESCRIPTION:
LOTS 23 TO 32, IN BLOCK 26 OF THE GENERAL PLAN OF CLEWISTON, FLORIDA, AS REVISED SEPTEMBER 7, 1937, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 71-76, INCLUSIVE, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

<p>1. The survey was performed without benefit of The South Florida Surveying and Mapping Act of 1937, as amended, and the provisions of the Florida Surveying and Mapping Act of 1937, as amended, are hereby waived.</p> <p>2. Property of adjacent owners was not observed for right of way, easements, encroachments, or other matters which might affect the survey.</p> <p>3. Only the improvements explicitly depicted hereon were located. Other improvements may exist but were not located for the scope of this survey.</p> <p>4. Easements hereon are based on National Geodetic Vertical Datum of 1929 (G.M.D.) unless otherwise indicated.</p> <p>5. Bearings hereon are based on the bearings per the legal description provided by the client.</p> <p>6. Structure depicted hereon appears to be situated in Flood Zone X, per Flood Insurance Rate Map 1205101A120, dated 7/6/2015.</p>	<p>7. Underground utilities, foundations, and/or other improvements not located by this survey, but shown on a boundary survey of land adjacent thereto, are shown as they appear on the ground.</p> <p>8. This survey is subject to all easements, restrictions, covenants and right of way of record, whether recorded or otherwise.</p> <p>9. This survey is not a certification of title, zoning, setbacks, or location of encumbrances or otherwise, as depicted hereon.</p> <p>10. This survey is not void without the signature and original sealed impression of the surveyor whose name appears hereon.</p>	<p>BOUNDARY SURVEY</p> <p>BOUNDARY LINES (C/L) _____</p> <p>CONTRIBUTIVE LINES (C/L) _____</p> <p>ENCUMBRANCE LINES (E/L) _____</p> <p>EDGE OF PARCELS (E/P) _____</p> <p>OVERHEAD ELECTRIC LINES _____</p> <p>FENCE & ART. IS LOCATED ON THE DEDICATED SIDE OF THE REFERENCE LINE _____</p>	<p>PLAT OF SURVEY</p> <p>Subject survey is certified to the following:</p> <p>1. ROBERT M. MCCARTHY AND WHITNEY K. MCCARTHY 2. FIRST BANK, FIDELITY & BOND NATIONAL ASSURANCE COMPANY 3. EVERGLADES ASSURANCE & TITLE CO. 4. CHICAGO TITLE INSURANCE COMPANY</p> <p>CERTIFIED TO LAST DATE OF FIELD WORK</p> <p>SURVEY VALID FOR NO MORE THAN ONE YEAR FROM LAST DATE IN FIELD</p> <p>SURVEY EXCEEDS MIN. STANDARDS OF PRACTICE FOR CLOSURE REQUIREMENTS(S)</p> <p>DATE: 3-27-17</p> <p>GARY BEN HULL, Sr., for HULL LAND SURVEYING, INC. FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5198 © 2017 HULL LAND SURVEYING, INC.</p>
<p>HULL LAND SURVEYING, INC. 1095 REDWING COURT LABELLE, FLORIDA 33935 (863) 675-8875 EMAIL: hull@hullsurvey.com LICENSED BUSINESS NO. 7054</p> <p>PGC = POINT OF COMMENCEMENT R = RIGHT OF RECORDING SET = SET 1/2" IN D 104 CON = CONCRETE FOUNDATION IP = IRON PIPE RIP = IRON ROD WATER METER (W/M) WELL ST = SEPTIC TANK CUR = CUR ANCHOR CORR = CORRUGATED METAL PIPE ROUND CONCRETE PIPE</p> <p>POW = POWER POLE (PP) TELEPHONE SERVICE FACILITY (TSF) CABLE TV (CABLE) (CATV) WATER METER (W/M) WELL ST = SEPTIC TANK CUR = CUR ANCHOR CORR = CORRUGATED METAL PIPE ROUND CONCRETE PIPE</p> <p>NO ENCUMBRANCE SET ON FOUND WITH RECORDED TITLE (NOT ACCESSIBLE)</p> <p>NO ENCUMBRANCE SET ON FOUND WITH RECORDED TITLE (NOT ACCESSIBLE)</p> <p>NO ENCUMBRANCE SET ON FOUND WITH RECORDED TITLE (NOT ACCESSIBLE)</p>			



City of Clewiston
 121 Central Avenue
 Clewiston, FL 33440

Phone: 863-983-1500 863-983-1484
 Fax: 863-983-1430

Paid Receipt Summary

Page 1 of 1

DATE	9/29/2021
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ACCOUNT :
Robert McCarthy 811 W Royal Palm Ave Clewiston FL 33440 Phone: 863 228 1177

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
9/30/2021		21000712	001-0034-341200	Zoning/Variance/Development	Paid	(-) 500.00

Date	InvoiceNum	Status	Payment	Amount
9/30/2021	21000712	Original Due		500.00
9/30/2021	21000712	Paid	Check 568	(-) 500.00

Total Paid	500.00
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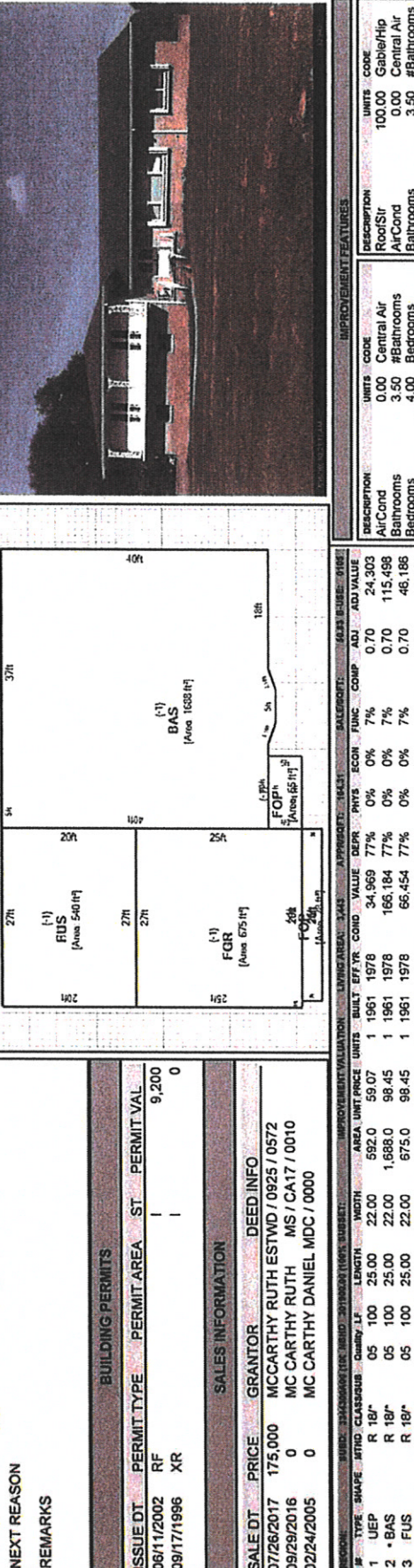
Sec. 98-158. - Variances.

- (a) No variance will be considered, where the action or requirement in question clearly is derived from the actions or requirements of federal, state or regional agencies as part of their permitting processes.
- (b) When the city commission finds that compliance with any of the requirements of this article would result in undue hardship for any reason, a variance from any one or more of such requirements may be granted by the city commission, provided it is the minimum necessary to alleviate such undue hardship for the person and to the extent such variance can be granted without impairing the intent and purpose of this article.
- (c) A petition for variance shall be in writing and contain the following:
 - (1) The petitioner's name and address.
 - (2) The specific provision from which the petitioner is requesting a variance.
 - (3) A detailed statement of the facts which the petitioner believes demonstrates that the request qualifies for variance under subsection (d) of this section.
 - (4) A description of the variance described.
 - (5) The period of time for which the variance is sought, including the reasons and facts in support thereof.
 - (6) The damage or harm resulting or which may result to the petitioner from compliance with the provision.
 - (7) The steps which the petitioner is taking to meet the provisions from which the variance is sought and when compliance could be achieved.
 - (8) Other relevant information the petitioner believes supports the petition for variance.
- (d) No petition for variance shall be approved unless the petitioner affirmatively demonstrates that one or more of the following circumstances exist:
 - (1) The variance is essential to protect health or safety.
 - (2) Compliance with the provision from which a variance is sought will require measures which, because of their extent or cost, cannot be accomplished.
 - (3) Compliance with the provision from which a variance is sought will result in substantial economic, social or health burden on the petitioner, compared to other properties within the wellfield protection zone.
 - (4) Alternative measures which achieve the same objective as these provisions are available and satisfy the intent and purpose of this article.

(Code 1999, § 98-166; Ord. No. 94-01, pt. 1(21-50), 12-19-1994)

PROPERTY 32942 R RES 10/25/2015 OWNER ID: MCCARTHY ROBERT M TAX AREA: 15 IMPROVEMENT VALUE 290,289
 Legal Description 811 W ROYAL PALM AVE 210231 811 W ROYAL PALM AVE LAND MARKET + 66,850
 CLEWISTON BLK 26 LOTS 23 TO 32 CLEWISTON, FL 33440 *32942* TOTAL MARKET VALUE = 359,139
 AG VALUE = 0
 APPR VAL METHOD: Cost PRODUCTIVITY LOSS = 0
 SOH %: 100.00 ASSESSED VALUE = 309,775
 NSOH 54 %: 0.00 EXEMPTION VALUE = 50,000
 NSOH 55 %: 0.00 TAXABLE VALUE = 259,775

DBA: 3 34 43 01 010 0026-009.0 Map ID: 7-10
 SITU 811 W ROYAL PALM AVE CLEWISTON, FL 33440



UTILITIES	LAST APPR.	LP
TOPOGRAPHY	2020	
ROAD ACCESS	07/15/2019	
ZONING	CL-R1A	
PRIMARY USE	0100	
NEXT REASON		1
REMARKS		

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
06/11/2002	RF			9,200
09/17/1996	XR			0

SALE DT	PRICE	GRANTOR	DEED INFO
07/26/2017	175,000	MCCARTHY RUTH ESTWD / 0925 / 0572	
09/29/2016	0	MC CARTHY RUTH MS / CA17 / 0010	
02/24/2005	0	MC CARTHY DANIEL MDC / 0000	

#	TYPE	SHAPE	MUID	CLASS	SUB	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PRIV	SCOR	FUNC	COMP	ADJ	ADJ VALUE	SALESPORT: 16431		6433 BURE: 9181	
																				APPROX	DATE	APPROX	DATE
1	UEP					05	100	25.00	1991	1978	0	34,969	77%	0%	0%	7%	0%	0.70	24,303	0.00	0%	0%	
2	*BAS					05	100	25.00	1991	1978	0	166,184	77%	0%	0%	7%	0%	0.70	115,498	0.00	0%	0%	
3	FUS					05	100	25.00	1991	1978	0	66,454	77%	0%	0%	7%	0%	0.70	48,188	0.00	0%	0%	
4	FGR					05	100	25.00	1991	1978	0	36,551	77%	0%	0%	7%	0%	0.70	25,403	0.00	0%	0%	
5	FOP					05	100	25.00	1991	1978	0	2,304	77%	0%	0%	7%	0%	0.70	1,601	0.00	0%	0%	
6	PAVC					05	100	25.00	1991	1976	0	1,925	42%	0%	0%	0%	0%	0.42	809	0.00	0%	0%	
7	PAVC					05	100	83.00	1991	1976	0	3,486	42%	0%	0%	0%	0%	0.42	1,464	0.00	0%	0%	
8	BAS					05	100	0.00	1991	1978	0	53,163	77%	0%	0%	7%	0%	0.70	36,948	0.00	0%	0%	

GENERAL		EXEMPTIONS	
HEX	HEX-A	HEX	HEX-A
Exemption of Homesteads Reporting requirement on tax roll accord		Additional 25,000 Homestead Exemption	

IMPROVEMENT FEATURES		PRODUCTIVITY VALUATION	
DESCRIPTION	UNITS	DESCRIPTION	UNITS
Roof/Sir	100.00	Central Air	0.00
AirCond	0.00	#Bathrooms	3.50
Bathrooms	3.50	Bedrooms	4.00
Bedrooms	4.00	Cement Brck	100.00
Ex	80.00	Carpet	20.00
FloorCov	20.00	Sheet Vinyl	0.00
FloorCov	80.00	Electric - Force	0.00
Heat Index	0.00	Electric	80.00
Heat Index	0.00	Forced Air Duct	100.00
HeatFuel	100.00	Plaster Furred	80.00
HeatType	80.00	Plaster Panel	20.00
IntWall	100.00	Asph/Comp. Sl	100.00
IntWall	80.00		
RoofCovr	20.00		

AG	ACRES	AG USE	AG TABLE	AG UNIT PRG	AG VALUE
0	0			0.00	0

PROPERTY APPRAISAL INFORMATION 2020
PROPERTY 32942 **R RES** **10/25/2015** **OWNER ID: 210231** **MCCARTHY ROBERT M**
Legal Description **811 W ROYAL PALM AVE**
CLEWISTON BLK 26 LOTS 23 TO 32 **CLEWISTON, FL 33440**
TAX AREA: 15
32942
ACRES: 0.7500
APPR VAL METHOD: Cost
SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00
DBA:
3 34 43 01 010 0026-009.0 **Map ID: 7-10**
SITUS 811 W ROYAL PALM AVE CLEWISTON, FL 33440

IMPROVEMENT VALUE	290,289
LAND MARKET	68,850
TOTAL MARKET VALUE	359,139
AG VALUE	0
PRODUCTIVITY LOSS	0
ASSESSED VALUE	309,775
EXEMPTION VALUE	50,000
TAXABLE VALUE	259,775

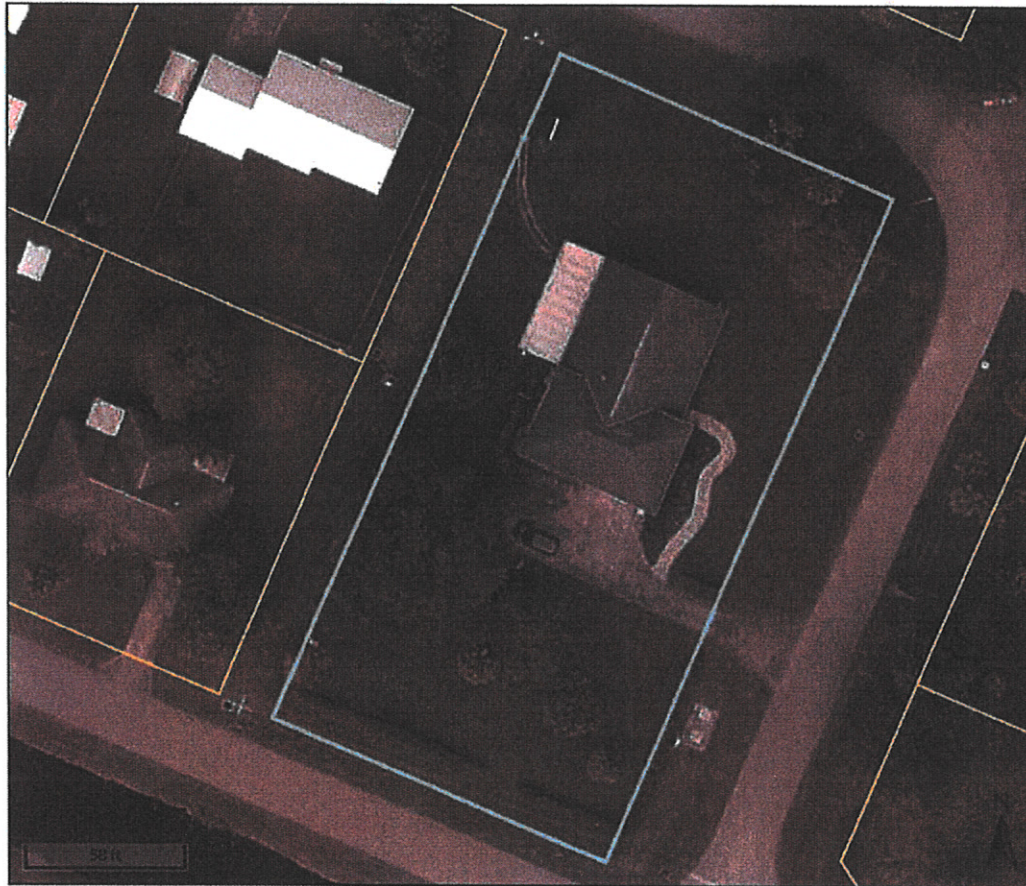
EXEMPTIONS	
PICTURE	

GENERAL	
UTILITIES	LAST APPR.
TOPOGRAPHY	LAST APPR. YR
ROAD ACCESS	LAST INSP. DATE
ZONING	NEXT INSP. DATE
PRIMARY USE	# OF IMPRV
NEXT REASON	
REMARKS	
BUILDING PERMITS	
SALES INFORMATION	

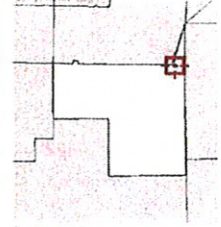
SKETCH INFORMATION	
IMPROVEMENT FEATURES	
PRODUCTIVITY VALUATION	



Dena R. Pittman, CFA
Hendry County Property Appraiser



Overview



Legend

- City Limits
- Banyan Village
- Christopher Lane
- Double J Acres
- Everhigh Acres
- Felda
- LaDeca Acres
- Midway Acres
- Montura Ranch Estates
- Pioneer Plantation
- Pt LaBelle Units 1-
- Seven K Estates
- Wheeler Road
- Parcels
- County Outlines
- <all other values>
- Hendry

Parcel ID 3 34 43 01 010 0026-009.0
 Sec/Twp/Rng 01-43-34
 Property Address 811 W ROYAL PALM AVE
 CLEWISTON

Prop ID 32942
 Class 0100 - SINGLE FAMILY
 Acreage 0.75

Owner Address MCCARTHY ROBERT M
 811 W ROYAL PALM AVE
 CLEWISTON, FL 33440

District 4
 Brief Tax Description CLEWISTON BLK 26 LOTS 23 TO 32
 (Note: Not to be used on legal documents)

Date created: 10/4/2021
 Last Data Uploaded: 10/1/2021 10:00:06 PM

Developed by Schneider
 GEOSPATIAL

CITY OF CLEWISTON
121 CENTRAL AVENUE
CLEWISTON, FLORIDA 33440

TELEPHONE
863-983-1500

FACSIMILE
863-983-1430

September 29, 2021

To all Property Owners:

You are receiving this notification because a neighboring parcel that is within 200 feet of your property has requested an alley abandonment.

A regular meeting of the Planning and Zoning Board is scheduled for **Monday October 11th, 2021, at 5:30 p.m.**, in the Commission Room located in City Hall at 115 West Ventura Avenue, Clewiston, Florida. The Board will consider the application for abandonment of the alley at 811 W. Royal Palm Avenue. The location of this property is Block 26, Lots 23-32 of the Official Zoning Map of Clewiston.

The City Commission public hearing will be held on **Monday October 18th, 2021, at 5:00 p.m.** in the Commission Room at City Hall.

All persons interested may appear and be heard concerning the granting or denying of the request. Enclosed is a copy of the Public Notice with a map showing the exact location of the proposed zoning change.

If you have any questions, please call the Community Development Department at 863-983-1500.

Sincerely,

Hope Wojack
Planning Assistant
Community Development
121 Central Ave.
Clewiston, FL 33440
863-983-1500 ext. 401

PUBLIC NOTICE

Notice is hereby given that the Planning and Zoning Board of the City of Clewiston, Florida, will hold a meeting on **Monday October 11, 2021 at 5:30pm**, in the City Hall Commission Chambers, 115 West Ventura Avenue, Clewiston, Florida. Included in the agenda will be the following request:

- 1) A request for a variance at 811 W. Royal Palm Avenue to abandon the alley located at Block 26, Lots 23-32, Official Zoning Map of Clewiston.

The City Commission will hold a **PUBLIC HEARING** to consider the recommendation of the Planning & Zoning Board and take final action on the request on **Monday October 18, 2021 at 5:00pm** in the City Hall Commission Chambers.

All citizens and interested parties are encouraged to attend the Planning and Zoning Board meeting and the City Commission public hearing. City Hall is wheelchair accessible and accessible parking spaces are available. Accommodation requests or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's office at (863) 983-1484, extension 227, or FAX (863) 983-4055 for information or assistance.

All persons interested may appear and be heard. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

I, the undersigned authority, do hereby certify the above Notice of Meeting of the Planning and Zoning Board of the City of Clewiston is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice at the front and rear entrances of City Hall, a place convenient and readily accessible to the general public at all times.

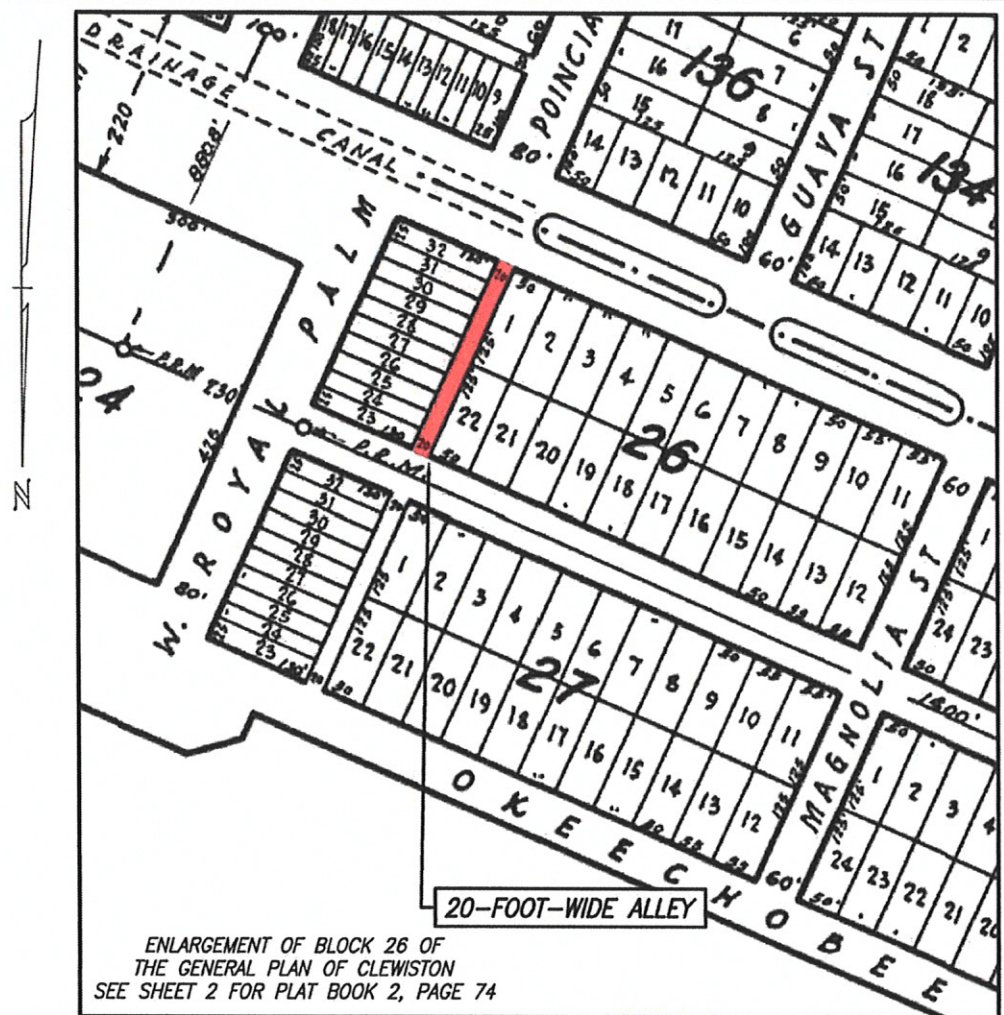
CITY OF CLEWISTON,
FLORIDA

Travis Reese
Community Development Director



EXHIBIT “B”

\\js001\proj-loba\20200000\20203262-000 - City of Clewiston (NEW Master_WO's)\20203262-004_WO\2020-04_MiscEng_TechReview\Royal Avenue Alleyway\Drawing\203262-004_VACATE_ALLEY.dwg (Desc) AP Oct 14, 2021 - 9:49am



ENLARGEMENT OF BLOCK 26 OF THE GENERAL PLAN OF CLEWISTON SEE SHEET 2 FOR PLAT BOOK 2, PAGE 74

DESCRIPTION

A 20-FOOT-WIDE STRIP OF LAND SECTION 10 TOWNSHIP 43 SOUTH, RANGE 34 EAST CITY OF CLEWISTON HENDRY COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 43 SOUTH, RANGE 34 EAST, CITY OF CLEWISTON, HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 20-FOOT-WIDE STRIP OF LAND MARKED AS ALLEY IN BLOCK 26 OF THE GENERAL PLAN OF CLEWISTON, FLORIDA, AS REVISED SEPTEMBER 7, 1937, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 71 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

SAID PARCEL CONTAINS 0.11 ACRES, MORE OR LESS, BASED ON GEOMETRY SHOWN ON THE PLAT OF THE GENERAL PLAN OF CLEWISTON.

NOT A SURVEY

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.



Digitally signed by Alfredo Perez Date: 2021.10.14 11:43:38 -04'00'

DIGITALLY SIGNED BY: ALFREDO PEREZ (FOR THE FIRM L.B. 642) PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS7262 ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

* NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.*



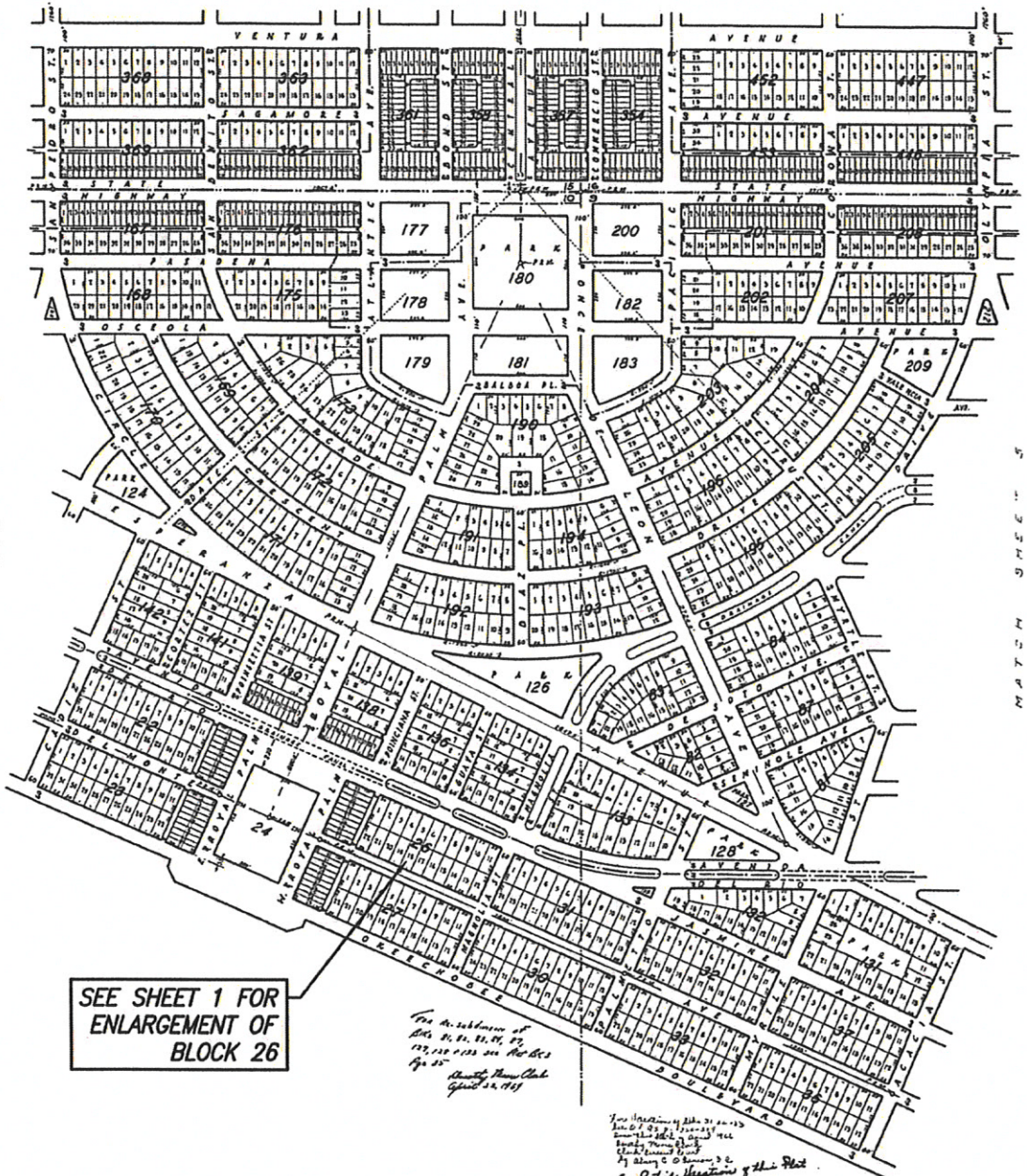
JOHNSON ENGINEERING, INC.
201 BERNER ROAD #3
CLEWISTON, FLORIDA 33440
PHONE: (863) 805-0707
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION SECTION 10, TOWNSHIP 43 SOUTH, RANGE 34 EAST, HENDRY COUNTY, FLORIDA				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/14/2021	20203262-004	10-43-34	N/A	1 of 2

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

\\lab01\proj-iba\20200000\20203262-000 - City of Clewiston (NEW Master_WO's)\20203262-004_WO\2020-04_MiscEng_TechReview\Royal Avenue Alleyway\Drawing\203262-004_VACATE_ALLEY.dwg (Sketch) AP Oct 14, 2021 - 9:50am

MATCH SHEET 3



GENERAL PLAN
OF
CLEWISTON, FLORIDA
AS REVISED SEPTEMBER 7, 1937

SCALE
1" = 100'

SHEET NO. 4
OF EIGHT SHEETS

* NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.*

GENERAL PLAN OF CLEWISTON
PLAT BOOK 2, PAGE 74



JOHNSON ENGINEERING, INC.
201 BERNER ROAD #3
CLEWISTON, FLORIDA 33440
PHONE: (863) 805-0707
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
SECTION 10, TOWNSHIP 43 SOUTH, RANGE 34 EAST,
HENDRY COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/14/2021	20203262-004	10-43-34	N/A	2 of 2

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