

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: M.M. SMITH'S DRAINAGE DITCH VACATE

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Michael Rumer ^{MR} EXT. 7337

Agenda Date 01/13/04 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Adopt the Resolution to vacate and abandon a 50 foot wide platted drainage easement dedicated to Seminole County providing that the property owner dedicate a new drainage easement to be recorded with the recording of the resolution. – Allan Keen (Applicant)

The drainage easement is located on the north side of Vihlen Road within the Sanford City limits in Section 34, Township 19, Range 30.

District 5 – McLain (Michael Rumer– Planner). ^{RH}

BACKGROUND:

Allan Keen, is requesting to vacate and abandon a 50 foot wide drainage easement consisting of 1.1 acres more or less. The proposed vacate encompasses property within Kay's Landing, which is currently in the subdivision permitting process with the City of Sanford. The easement provides access and maintenance for an existing drainage ditch maintained by Seminole County. The Seminole County Public Works Department has reviewed the proposed maintenance easement vacate and recommends approval subject to the following conditions:

- 1) Dedicate a new drainage easement over a new drainage ditch approved by Seminole County Public Works.

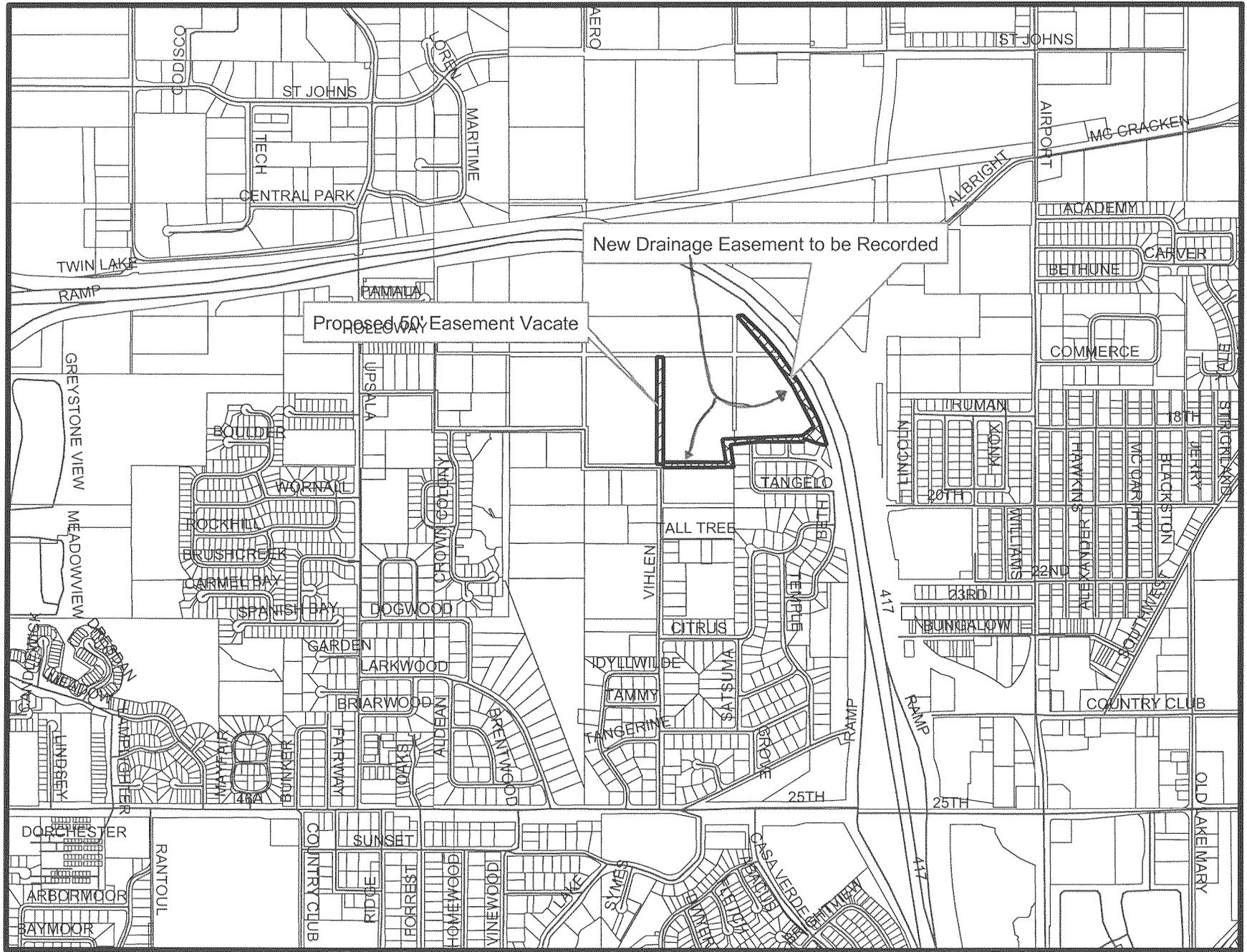
STAFF RECOMMENDATION:

Staff recommends adoption of the Resolution to vacate and abandon the 50 foot wide drainage easement with the condition of the new easement being recorded.

District 5 - McLain

- Attachments: Location Map
- Resolution
- Exhibit B
- Exhibit B1

Reviewed by: _____
Co Atty: KEL
DFS: _____
Other: AK
DCM: SS
CM: MB
File No. #ph130pdd02



LOCATION MAP

RESOLUTION NO.: 2004-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 13th DAY OF JANUARY A.D., 2004.

RESOLUTION TO VACATE AND ABANDON A DRAINAGE EASEMENT

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Whereas, a Petition was presented on behalf of Allen Keen

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating and abandoning of the drainage easement described in attached Exhibit "A" subject to the recording of a new drainage easement as described in Exhibit "B" concurrently with the recording of this resolution.

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, has determined that the abandonment of the above described drainage easement is in the best interest of the County and the public.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the above described drainage easement be, and the same is hereby abandoned, closed and vacated, and that all right in and to the same on behalf of the County and the public is hereby disclaimed, subject to and conditioned upon the execution of a replacement easement as described in Exhibit "B".

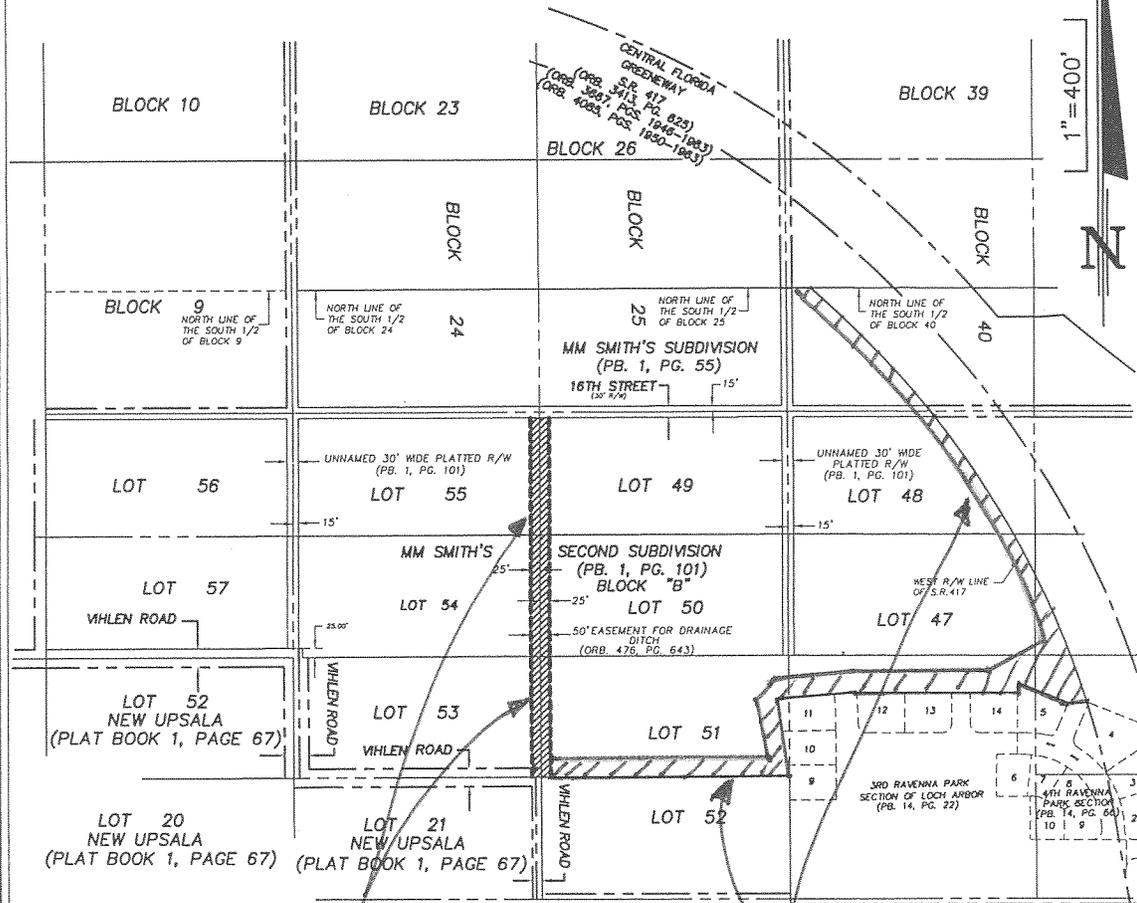
PASSED AND ADOPTED this 13th day of January A.D., 2004

ATTEST: BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

BY: DARYL G. MCLAIN
CHAIRMAN

SKETCH OF DESCRIPTION



"To Be vacated"

"PROPOSED NEW DITCH"

"Sketch & Description see exhibit 'B' & 'B1'"

EASEMENT FOR DRAINAGE DITCH

The West 25 feet of Lots 49, 50 and 51, Block B, and the East 25 feet of Lots 53, 54 and 55, Block B, M. M. SMITH'S SECOND SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 101 of the Public Records of Seminole County, Florida, derived from document recorded in Official Records Book 476, Page 643 of the Public Records of Seminole County, Florida.

SURVEYOR NOTES:
- THIS NOT A SURVEY.

EXHIBIT A

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Rocky Corson
Rocky Corson
Florida Registered Surveyor and Mapper
Certificate No. 4285

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR: <h3 style="text-align: center;">KEEWIN REAL PROPERTY</h3>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DATE</td> <td style="width: 20%;">BY</td> <td style="width: 60%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	DESCRIPTION			
DATE	BY	DESCRIPTION					
KAY'S LANDING--EASEMENT FOR DRAINAGE DITCH							

	DONALD W. McINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB68	FIELD BOOK _____ PG _____ SURVEY _____ FOUNDATION _____ FINAL _____
DRAWN BY: <u>JSL</u> DATE: <u>11-27-02</u>	CHECKED BY: <u>RLC</u> DATE: <u>11-27-02</u>	JOB NO. <u>20108.0445</u> SCALE <u>1"=400'</u> SHEET <u>1</u> OF <u>1</u>

SKETCH OF DESCRIPTION

EXHIBIT 'B'

LEGEND:

- L1 LINE NUMBER (SEE LINE TABLE)
- D.E. DRAINAGE EASEMENT
- (D.B.) DEED BOOK
- PB PLAT BOOK
- PG PAGE
- C1 CURVE NUMBER (SEE CURVE TABLE)
- Δ= CENTRAL ANGLE
- R= RADIUS
- L= ARC LENGTH
- CB= CHORD BEARING
- O.R.B. OFFICIAL RECORDS BOOK
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- NR NON-RADIAL

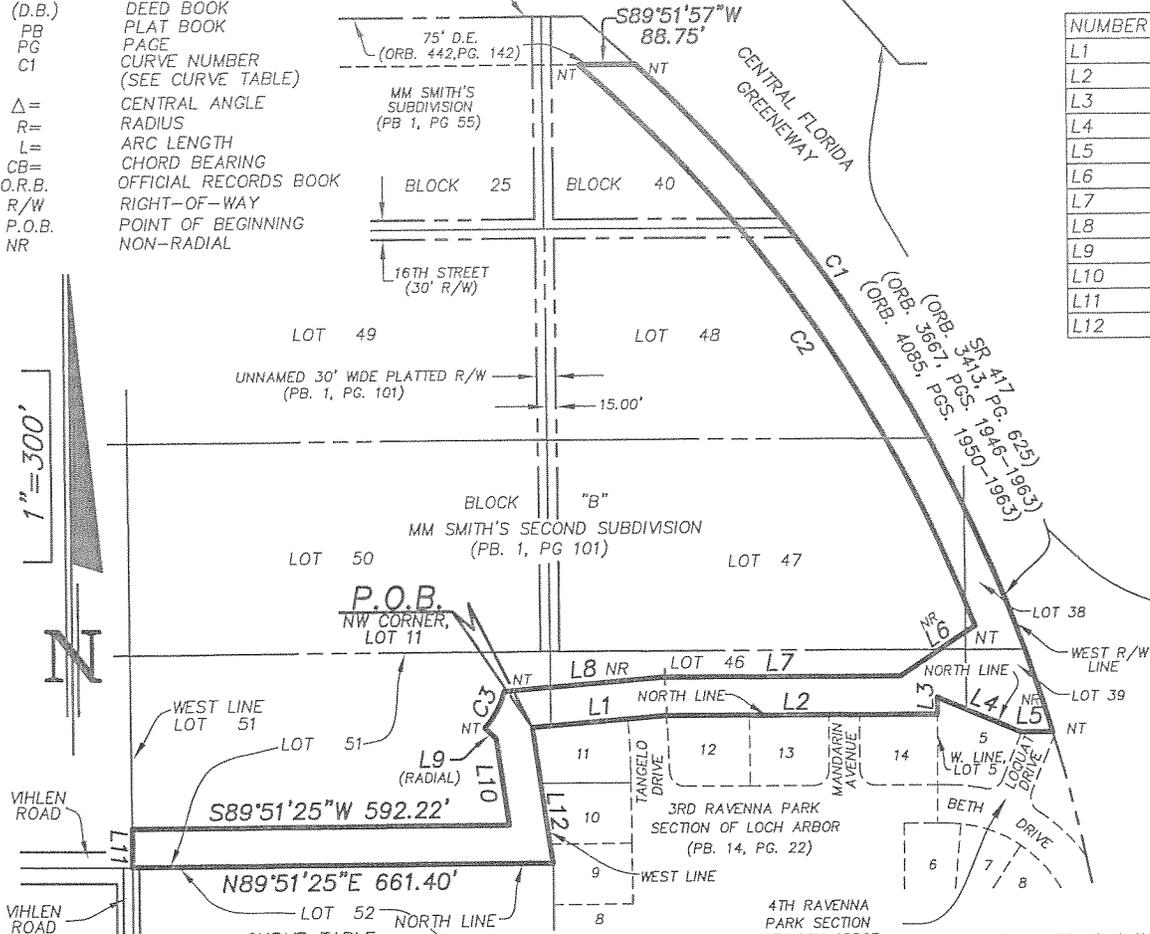
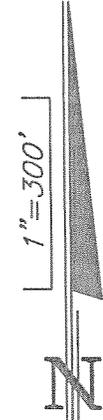
N. LINE, S 1/2 OF BLOCKS 25 AND 40 AND WEST R/W LINE

75' D.E. (ORB. 442.PG. 142)
MM SMITH'S SUBDIVISION (PB 1, PG 55)

S89°51'57"W 88.75'

CENTRAL FLORIDA GREENWAY

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N85°24'56"E	212.37'
L2	S89°47'18"E	429.02'
L3	N00°10'27"E	27.02'
L4	S67°32'35"E	145.30'
L5	N89°40'26"E	49.96'
L6	S57°19'46"W	144.56'
L7	N89°47'18"W	372.01'
L8	S85°24'56"W	254.63'
L9	S45°44'56"E	25.00'
L10	S08°17'25"E	136.44'
L11	S00°10'06"E	60.00'
L12	NO8°17'25"W	214.32'



CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	2396.47	29°52'01"	1249.23	1235.13	N31°52'35"W
C2	2336.47	26°40'08"	1087.53	1077.74	S35°03'32"E
C3	125.00	29°59'13"	65.42	64.68	S29°15'28"W

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

[Signature]
Rocky Carson
Florida Registered Surveyor and Mapper
Certificate No. 4285

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE SOUTH LINE OF LOT 52, BLOCK B, MM SMITH'S SECOND SUBDIVISION (PLAT BOOK 1, PAGE 101), SEMINOLE COUNTY, FLORIDA, BEING N89°51'25"E AN ASSUMED MERIDIAN. (SEC. 34-19-30 SEM. CO., FL.)

PREPARED FOR:

KEEWIN REAL PROPERTY.

DRAINAGE EASEMENT - SHOEMAKER/HANES

DATE	BY	DESCRIPTION



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

FIELD BOOK	PG
SURVEY	
FOUNDATION	
FINAL	

DRAWN BY: LOCKLIN	CHECKED BY: RLC	JOB NO. 20108.0175	SCALE 1"=300'	SHEET 1 OF 2
DATE: 06-26-03	DATE: 06-26-03			

SKETCH OF DESCRIPTION

EXHIBIT 'B1'

DESCRIPTION:

That part of Section 34, Township 19 East, Range 30 South, Seminole County, Florida, described as follows:

BEGIN at the Northwest corner of Lot 11, 3rd RAVENNA PARK SECTION OF LOCH ARBOR, as recorded in Plat Book 14, Page 22, of the Public Records of Seminole County, Florida; thence run the following two (2) courses along the Northerly boundary of said 3rd RAVENNA PARK SECTION OF LOCH ARBOR: N85°24'56"E for a distance of 212.37 feet; thence run S89°47'18"E for a distance of 429.02 feet to the West line of Lot 5, 4th RAVENNA PARK SECTION OF LOCH ARBOR, as recorded in Plat Book 14, Page 66, of said Public Records; thence run the following three (3) courses along the Westerly and Northerly boundary of said 4th RAVENNA PARK SECTION OF LOCH ARBOR: N00°10'27"E for a distance of 27.02 feet; thence run S67°32'35"E for a distance of 145.30 feet; thence run N89°40'26"E for a distance of 49.96 feet to the West right-of-way line of State Road 417, as described in Official Records Book 3413, Page 625, Official Records Book 3667, Page 1946, and Official Records Book 4085, Page 1950, of said Public Records, and to a point on a non-tangent curve concave Southwesterly having a radius of 2396.47 feet and a chord bearing of N31°52'35"W; thence run Northwesterly along the arc of said curve and said West right-of-way line through a central angle of 29°52'01" for a distance of 1249.23 feet to the South line of a Drainage easement as described in Official Records Book 442, Page 142 of said Public Records, thence run S89°51'57"W along said South line for a distance of 88.75 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2336.47 feet and a chord bearing of S35°03'32"E; thence run Southeasterly along the arc of said curve through a central angle of 26°40'08" for a distance of 1087.53 feet to a non-tangent line; thence run S57°19'46"W for a distance of 144.56 feet; thence run N89°47'18"W for a distance of 372.01 feet; thence run S85°24'56"W for a distance of 254.63 feet to a point on a non-tangent curve concave Northwesterly having a radius of 125.00 feet and a chord bearing of S29°15'28"W; thence run Southwesterly along the arc of said curve through a central angle of 29°59'13" for a distance of 65.42 feet to a radial line; thence run S45°44'56"E along said radial line for a distance of 25.00 feet; thence run S08°17'25"E for a distance of 136.44 feet; thence run S89°51'25"W for a distance of 592.22 feet to the West line of Lot 51, Block "B", MM SMITH'S SECOND SUBDIVISION, as recorded in Plat Book 1, Page 101, of said Public Records; thence run S00°10'06"E along said West line for a distance of 60.00 feet to the North line of Lot 52, Block "B", of said MM SMITH'S SECOND SUBDIVISION; thence run N89°51'25"E along said North line for a distance of 661.40 feet to the West line of the aforesaid 3rd RAVENNA PARK SECTION OF LOCH ARBOR; thence run N08°17'25"W along said West line for a distance of 214.32 feet to the POINT OF BEGINNING.

Containing 4.079 acres more or less and being subject to any restrictions, rights-of-way and easements of record.

PREPARED FOR:

KEEWIN REAL PROPERTY.

DRAINAGE EASEMENT - SHOEMAKER/HANES

DATE	BY	DESCRIPTION



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 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>LOCKLIN</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>20108.0175</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>06-26-03</u>	DATE: <u>06-26-03</u>			OF <u>2</u>

FIELD BOOK	PG
SURVEY	
FOUNDATION	
FINAL	