

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

**SUBJECT:** Vacate and abandon a portion of a platted drainage easement - Fire Station #13

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Dori L. DeBord **CONTACT:** Brian M. Walker **EXT.** 7337

<b>Agenda Date</b> <u>01/23/07</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input checked="" type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Adopt and authorize the Chairman to execute a resolution to vacate and abandon a portion of a platted drainage easement on Lot Four (as described in the resolution), Mirror Lake Commercial Site, A Replat, recorded in the Public Records of Seminole County, in Plat book 63, pages 15 through 17 in Section 17, Township 21 S, Range 29 E – Seminole County, Department of Public Safety - applicant

District 3 – Commissioner Van Der Weide (Brian M. Walker – Planner)

**BACKGROUND:**

The applicant, Seminole County Department of Public Safety, is requesting to vacate and abandon a portion of a platted drainage easement as described in the attached Resolution, on Lot Four, Mirror Lake Commercial Site, A Replat, in order to accommodate a new fire station.

On December 12, 2006 the Board unanimously approved the Final Site Plan for Lot 4 of the Mirror Lake Planned Commercial Development (PCD).

Staff has determined that vacating and abandoning a portion of the platted drainage easement would not diminish the effectiveness of the site's drainage system.

**STAFF RECOMMENDATION:**

Staff recommends adoption of a Resolution to vacate and abandon a portion of the platted drainage easement as requested.

District 3 - Commissioner Van Der Weide  
Attachments: Location Map, Site Map, Aerial  
Resolution  
Sketch of description

Reviewed by:	<u>KFT</u>
Co Atty:	<u>KFT</u>
DFS:	
Other:	<u>Tyler BP</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>ph130pdd01</u>

RESOLUTION NO.: 2007-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 23<sup>th</sup> DAY OF January A.D., 2007.

**RESOLUTION TO VACATE AND ABANDON A DRAINAGE EASEMENT**

Whereas, a Petition was presented on behalf of  
**SEMINOLE CO. DEPT. OF PUBLIC**

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating and abandoning of the following described drainage easement to-wit:

COMMENCE AT THE NORTHEAST CORNER OF LOT 4, MIRROR LAKE COMMERCIAL SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 15-17 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN S 00°19'31" E, ALONG THE EAST LINE OF SAID LOT 4, 121.45 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF DRAINAGE EASEMENT B; THENCE DEPARTING SAID EAST LINE, S 89°30'04" W, ALONG SAID EASTERLY EXTENSION, 14.67 FEET TO THE NORTH LINE OF DRAINAGE EASEMENT B AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°30'04" W, ALONG SAID NORTH LINE, 25.32 FEET TO THE WEST LINE OF SAID DRAINAGE EASEMENT B; THENCE DEPARTING SAID NORTH LINE, S 00°19'31" E, ALONG SAID WEST LINE, 140.00 FEET; THENCE DEPARTING SAID WEST LINE, N 09°55'22" E, 142.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES MORE OR LESS

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.

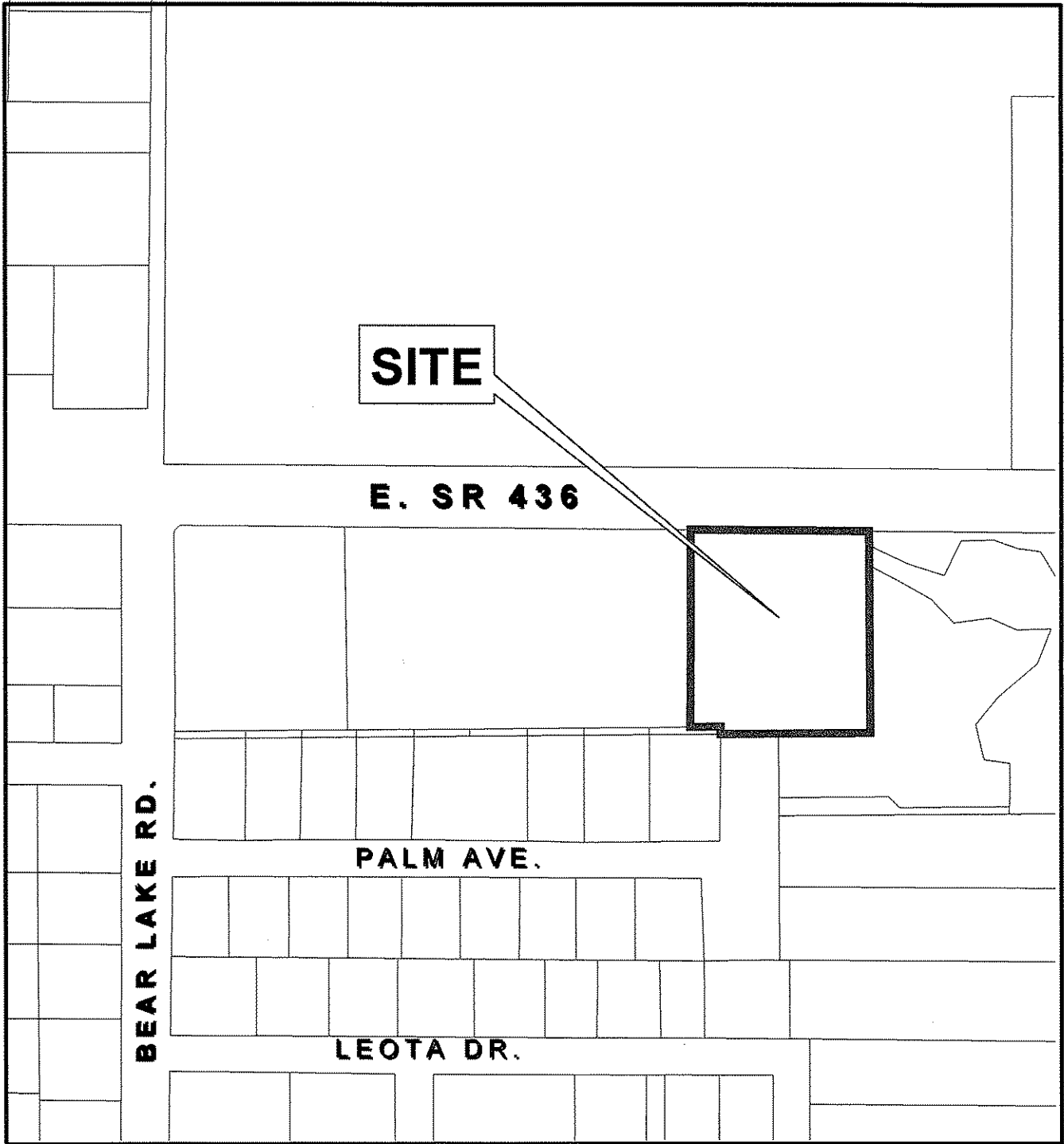
PASSED AND ADOPTED this 23<sup>rd</sup> day of January A.D., 2007

ATTEST:

**BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA**

MARYANNE MORSE  
CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

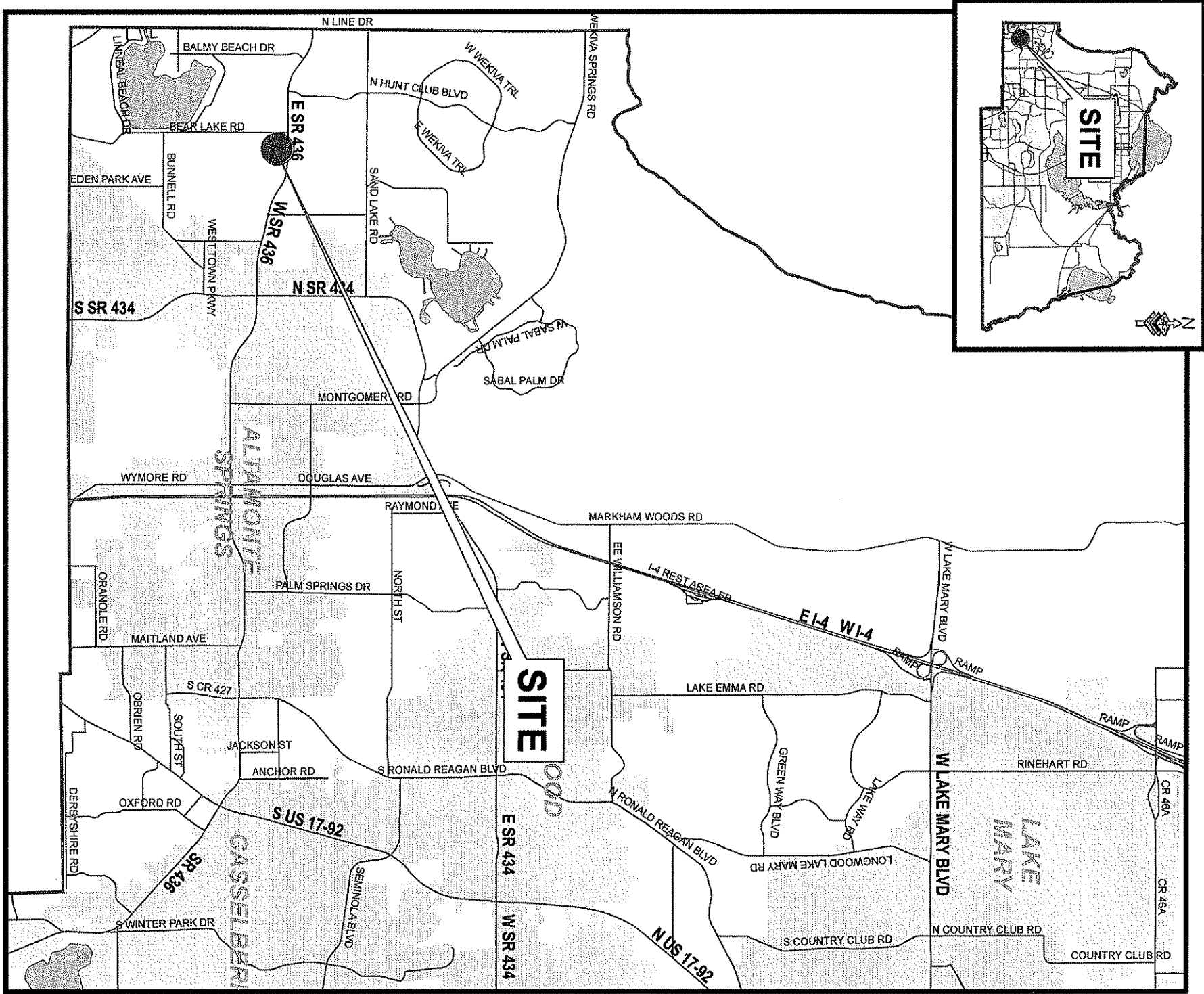
BY: CARLTON D. HENLEY  
CHAIRMAN



3860 E. SR 436  
Drainage Easement Vacate  
(Fire Station 13)





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3860 E. SR 436  
Drainage Easement Vacate  
(Fire Station 13)

-  Parcel
-  Subject Property



January 2006 Color Aerials

THIS SKETCH CONSISTS OF TWO SHEETS &  
IS ONLY VALID IN ITS ENTIRETY

SEE SHEET 2 FOR GRAPHICAL DEPICTION

**SHEET 1 OF 2**

RESERVED FOR RECORDING INFORMATION

**Legal Description:**

COMMENCE AT THE NORTHEAST CORNER OF LOT 4, MIRROR LAKE COMMERCIAL SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 15-17 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN S 00°19'31" E, ALONG THE EAST LINE OF SAID LOT 4, 121.45 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF DRAINAGE EASEMENT B; THENCE DEPARTING SAID EAST LINE, S 89°30'04" W, ALONG SAID EASTERLY EXTENSION, 14.67 FEET TO THE NORTH LINE OF DRAINAGE EASEMENT B AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°30'04" W, ALONG SAID NORTH LINE, 25.32 FEET TO THE WEST LINE OF SAID DRAINAGE EASEMENT B; THENCE DEPARTING SAID NORTH LINE, S 00°19'31" E, ALONG SAID WEST LINE, 140.00 FEET; THENCE DEPARTING SAID WEST LINE, N 09°55'22" E, 142.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES MORE OR LESS

LINE TABLE		
LINE	BEARING	LENGTH
L4	S 89°30'04" W	14.67
L5	S 89°30'04" W	25.32
L6	S 00°19'31" E	140.00
L7	N 09°55'22" E	142.35
L8	S 00°19'31" E	121.45

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	11459.16	0°04'15"	14.18	14.18	S 89°59'17" W

**THIS IS NOT A SURVEY**

**SURVEYOR'S REPORT:**

- 1) This is not a Survey.
- 2) Bearings are based on: the North line of Lot 4 being N 89°57'09" E, per replat.
- 3) Vertical Datum is based on: N/A
- 4) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
- 5) No underground installations, foundation footings, or improvements have been located.
- 6) There may be additional restrictions that are not recorded on this sketch that may be found in the public records of this county.
- 7) There may be evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the sketch.
- 8) This Sketch was prepared for the identities named hereon and is "nontransferable".
- 9) No improvements have been located as a part of this sketch.

**CERTIFICATION:**

I hereby certify that the sketch represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with CH.61G17-6, Florida Administrative Code.

**SKETCH OF LEGAL DESCRIPTION**

For:  
**JAMES L. VAN WORMER  
STARMER RANALDI INC.**

Date: 9/15/05	Revised: N/A	Drawn by: AR
Job No.: 04149-4	Scale: 1" = 60'	Field by: N/A
		Checked by: PRB

**LEGEND**

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING

"Unless Noted Otherwise"

*PRB*  
**P.R.(Rick) Burns**  
Professional Surveyor & Mapper  
Florida Registration No. 4702

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



**LAND TECH**  
SURVEYING & MAPPING CORP.  
350 S. Central Ave., Oviedo, FL 32765  
P.O. Box 621892, Oviedo, FL 32762  
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Fax (407) 365-1838  
Licensed Business No. 5777

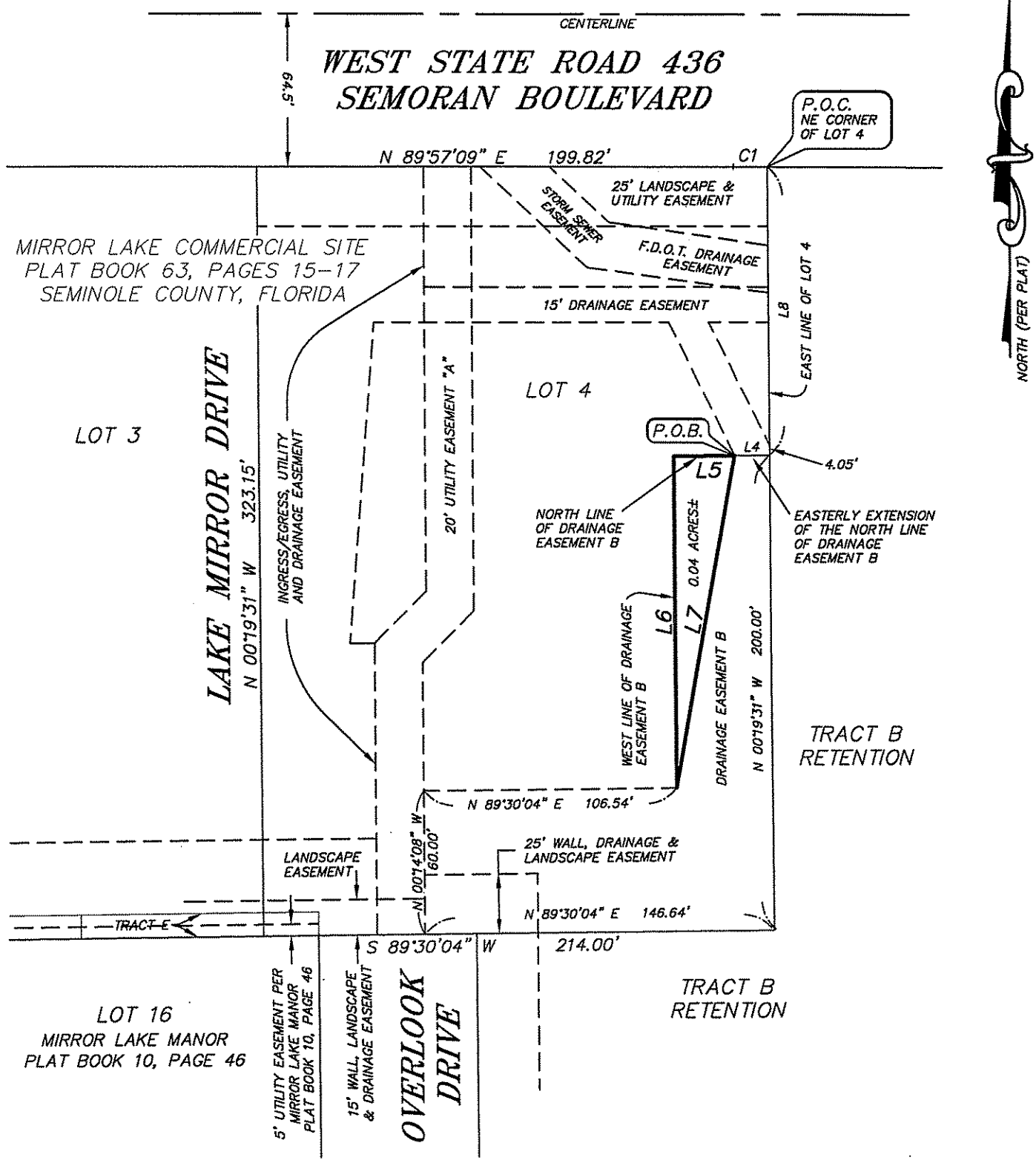
LOT 4, PB 63, PGS 15-17

THIS SKETCH CONSISTS OF TWO SHEETS &  
IS ONLY VALID IN ITS ENTIRETY

SEE SHEET 1 FOR LEGAL DESCRIPTION

**SHEET 2 OF 2**

RESERVED FOR RECORDING INFORMATION



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Revised: **N/A**  
Job No.: **04149-4**  
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Drawn by: **AB**  
Field by: **N/A**  
Checked by: **POB**

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LOT 4, PB 63, PGS 15-17

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