

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** RAYMOND OAKS CT (107) DRAINAGE & UTILITY VACATE

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Rebecca Hammock **EXT.** 7438

Agenda Date 1/27/04 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

Adopt the Resolution to vacate and abandon a ten (10) foot wide portion of the platted fifteen (15) foot wide drainage and utility easement situated at the rear of Lot 13, Raymond Oaks Subdivision, as recorded in the Public Records of Seminole County, Florida in Plat Book 51, Pages 52 and 53, in Section 11, Township 21, Range 29 and further described as 107 Raymond Oaks Court, Altamonte Springs, Florida – Edwin and Laura Johnson, applicants.

District 4 – Henley (Rebecca Hammock, AICP, Principal Planner)

**BACKGROUND:**

The subject property is located east of I-4, west of Palm Springs Drive and north of SR 436 within the Raymond Oaks Subdivision off of Raymond Avenue. A single family home built in 1998 currently exists on site.

The applicants, Edwin and Laura Johnson are requesting to vacate and abandon a ten (10) foot wide portion of the platted drainage and utility easement located on the east side of their lot and at the rear of their home in order to install a swimming pool and screen enclosure.

Vacation and abandonment of the 10 foot wide portion of the platted drainage and utility easement will not diminish the effectiveness of the subdivision's drainage system. The applicants have provided letters from the appropriate utility companies stating no objections to the request. County staff has field reviewed the request and also has no objections to the proposed vacate.

**STAFF RECOMMENDATION:**

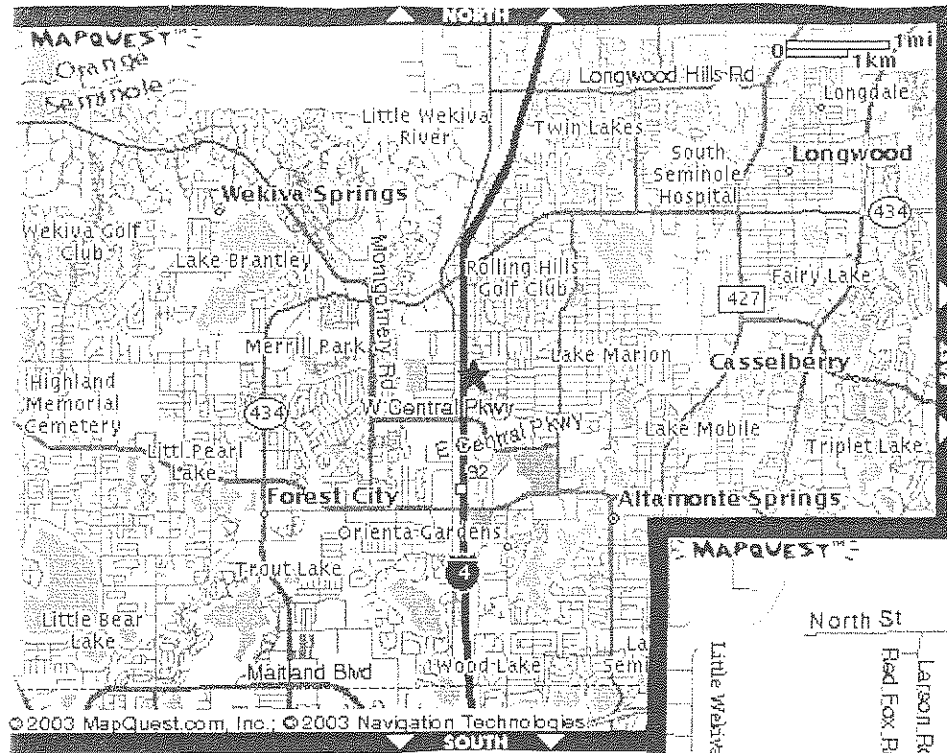
Staff recommends adoption of the resolution to vacate and abandon that portion of the platted drainage and utility easement as requested by the applicant.

District 4-Henley

Attachments: Location Map  
Sketch of Description  
Resolution

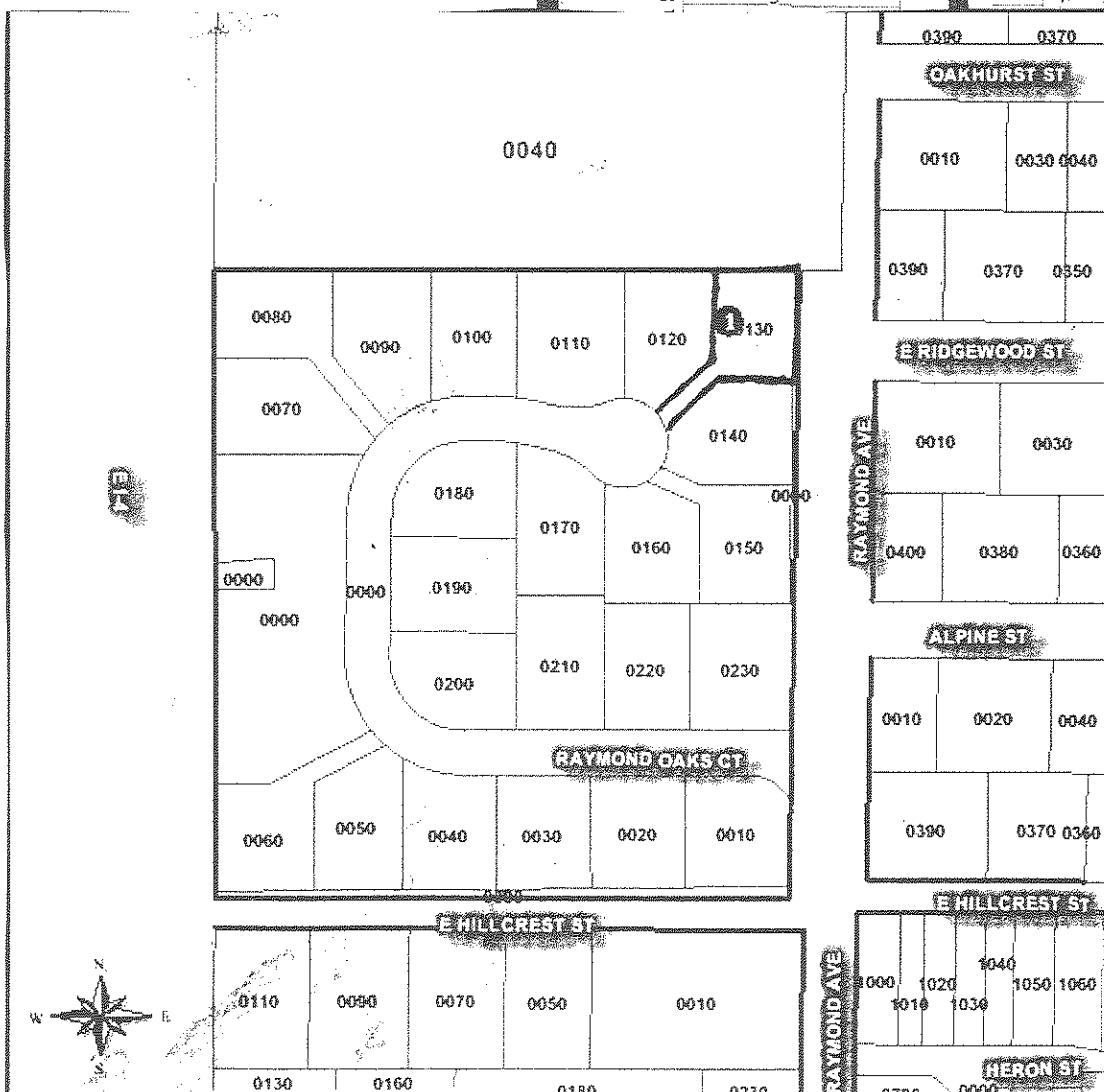
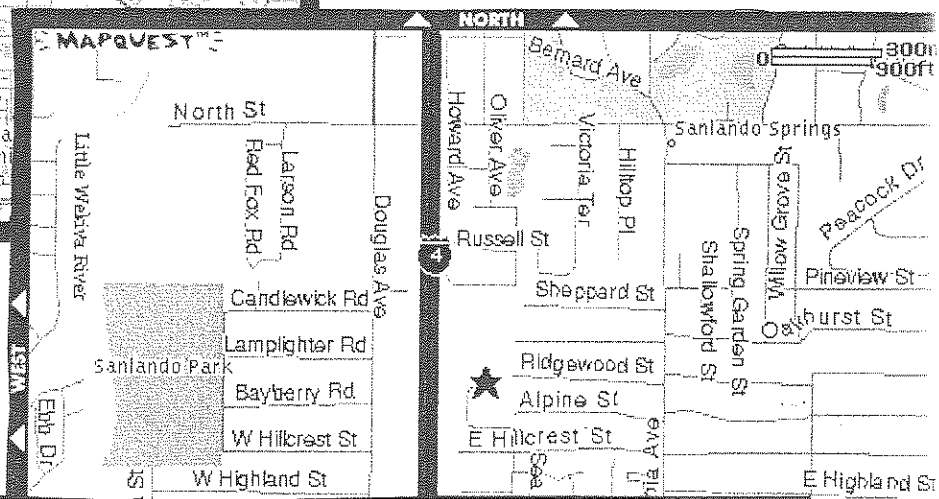
Reviewed by: \_\_\_\_\_  
Co Atty: WJC  
DFS: \_\_\_\_\_  
Other: \_\_\_\_\_  
DCM: SS  
CM: RB

File No. ph130pdd02



# PROPERTY LOCATION

107 Raymond Oaks Court  
Drainage & Utility Vacate



**Seminole County**  
*Property Appraiser Services*

1101 E. First St.  
Sanford FL 32777  
407-665-7506

- Legend**
- Selected Feature
  - County Boundar
  - Streets
  - Hydrology
  - Subdivision Line
  - Parcels
  - Facilities
  - Golf Course
  - Parks

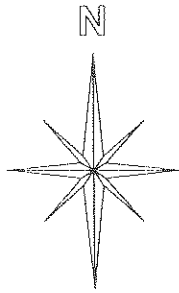


# VACATE AREA

**NOTES.**

- 1 THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
- 2 NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
- 3 THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE \* X \* PER F.I.R.M. COMMUNITY PANEL NO. 120289 0120 E DATED 04-17-95.

Curve	Delta Angle	Radius	Arc
1	25°55'45"	46.00	20.82
2	67°41'02"	46.00	54.34

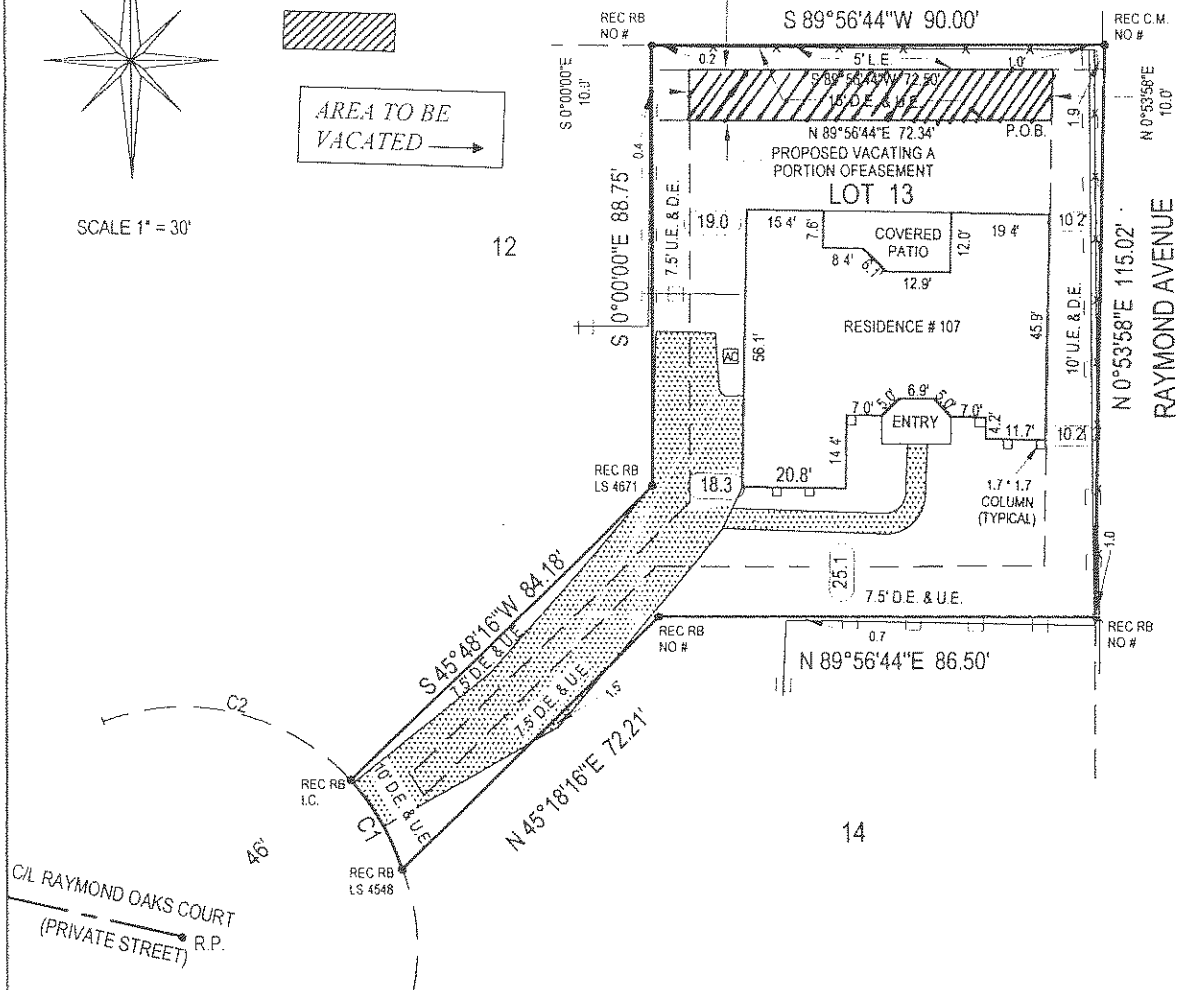


AREA TO BE VACATED →

SCALE 1" = 30'

12

NOT PLATTED



DESCRIPTION: (PROPOSED VACATING A PORTION OF EASEMENT)  
 BEGIN AT THE NE CORNER OF LOT 13, RAYMOND OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE(S) 52 & 53, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE RUN S 0°53'58"W 15.00 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE RUN S 89°56'44"W 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 0°53'58"E 10.00 FEET; THENCE RUN S 89°56'44"W PARALLEL TO THE NORTH LINE OF SAID LOT 13, 72.50 FEET; THENCE S 0°00'00"E 10.00 FEET; THENCE RUN N 89°56'44"E ALONG THE SOUTH LINE OF THE EXISTING 15 FOOT DRAINAGE AND UTILITY EASEMENT, 72.34 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:  
 EDWIN JOHNSON AND LAURA JOHNSON

DESCRIPTION: LOT 13, RAYMOND OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE(S) 52 & 53, OF THE PUBLIC RECORDS

ADDED LENDER: 09-03-03  
 ADD PROPOSED VACATION

RESOLUTION NO.: 2003-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 27th DAY OF January A.D., 2004.

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

Whereas, a Petition was presented on behalf of

**EDWIN AND LAURA JOHNSON**

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

BEGIN AT THE NE CORNER OF LOT 13, RAYMOND OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE(S) 52 & 53, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE RUN S 0°53'58"W 15.00 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE RUN S 89°56'44"W 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 0°53'58"E 10.00 FEET; THENCE RUN S 89°56'44"W PARALLELL TO THE NORTH LINE OF SAID LOT 13, 72.50 FEET; THENCE S 0°00'00"E 10.00 FEET; THENCE RUN N 89°56'44"E ALONG THE SOUTH LINE OF THE EXISTING 15 FOOT DRAINAGE AND UTILITY EASEMENT, 72.34 FEET TO THE POINT OF BEGINNING. - SEE ATTACHED EXHIBIT "A"

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, has determined that the abandonment of the above described drainage and utility 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 and utility 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 27th day of January A.D., 2004

ATTEST:

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

BY:

MARYANNE MORSE  
CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

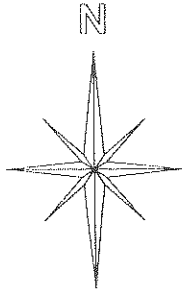
DARYL G. MCLAIN  
CHAIRMAN

# EXHIBIT "A"

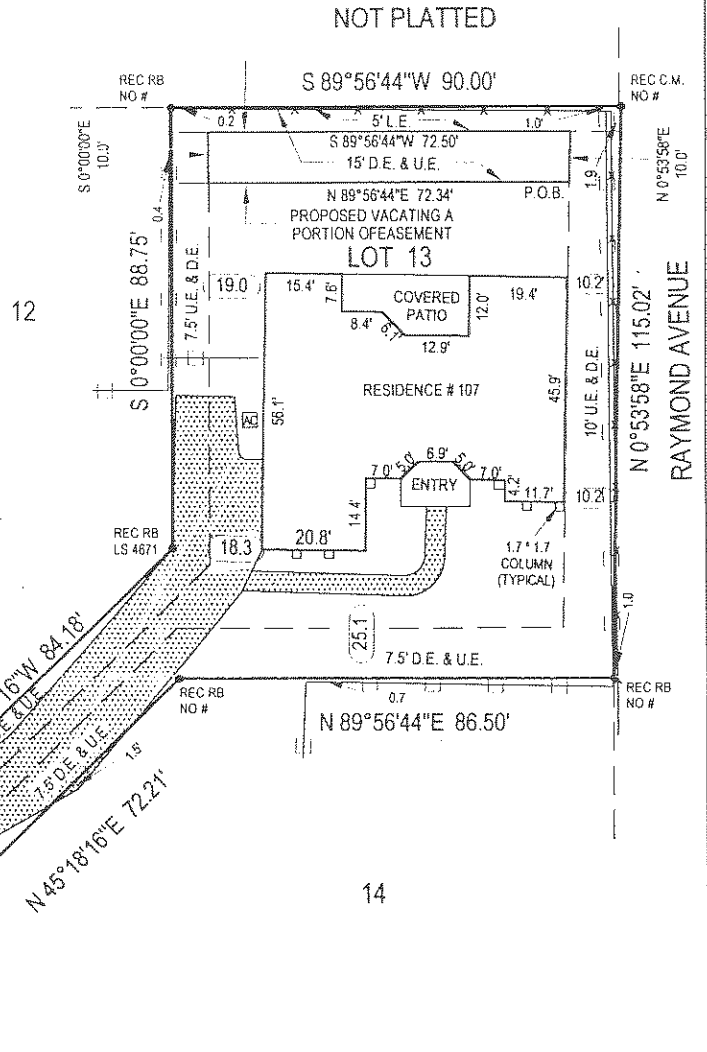
**NOTES:**

- 1 THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
- 2 NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
- 3 THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
- 4 DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5 BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
- 6 PROPERTY HEREON LOCATED IN ZONE \* X \* PER F.I.R.M. COMMUNITY PANEL NO. 120289 0120 E DATED 04-17-95.

Curve	Delta Angle	Radius	Arc
1	25°55'45"	46.00	20.82
2	67°41'02"	46.00	54.34



SCALE 1" = 30'



**DESCRIPTION: (PROPOSED VACATING A PORTION OF EASEMENT)**  
 BEGIN AT THE NE CORNER OF LOT 13, RAYMOND OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE(S) 52 & 53, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE RUN S 0°53'58"W 15.00 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE RUN S 89°56'44"W 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 0°53'58"E 10.00 FEET; THENCE RUN S 89°56'44"W PARALLEL TO THE NORTH LINE OF SAID LOT 13, 72.50 FEET; THENCE S 0°00'00"E 10.00 FEET; THENCE RUN N 89°56'44"E ALONG THE SOUTH LINE OF THE EXISTING 15 FOOT DRAINAGE AND UTILITY EASEMENT, 72.34 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:  
 EDWIN JOHNSON AND LAURA JOHNSON

**DESCRIPTION: LOT 13, RAYMOND OAKS, ACCORDING TO THE PLAT THEREOF,**  
 AS RECORDED IN PLAT BOOK 51, PAGE(S) 52 & 53, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

ADDED LENDER: 09-03-03  
 ADD PROPOSED VACATION OF EASEMENT: 12-04-03

LEGEND	CONCRETE	Boundary	LAND	Not valid without the signature and the original raised seal of a Florida licensed
--------	----------	----------	------	--