

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: DEER RUN UNIT 23B LOT 84 UTILITY VACATE

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys CONTACT: Alan Willis EXT. 7332

Agenda Date 06/27/06 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

Adopt, and authorize the Chairman to execute, a resolution to vacate and abandon a portion of a platted utility easement on Lot 84, Deer Run Unit 23B, as recorded in Public Records of Seminole County, Florida, in Plat Book 28, Page 74 in Section 14, Township 21 South, Range 30 East and further described as 102 Chatsworth Court – Tony D. and Joyce A. Shultz, applicant.

District 1 – Dallari

(Alan Willis, Planner)

**BACKGROUND:**

The applicant, Tony D. and Joyce A. Shultz, is requesting to vacate and abandon a two (2) foot portion of the seven and one half (7.5) foot platted utility easement at the rear of the lot to allow construction of a new screen room.

The applicant has submitted letters from all applicable utility providers stating “no objection” to the proposed vacate.

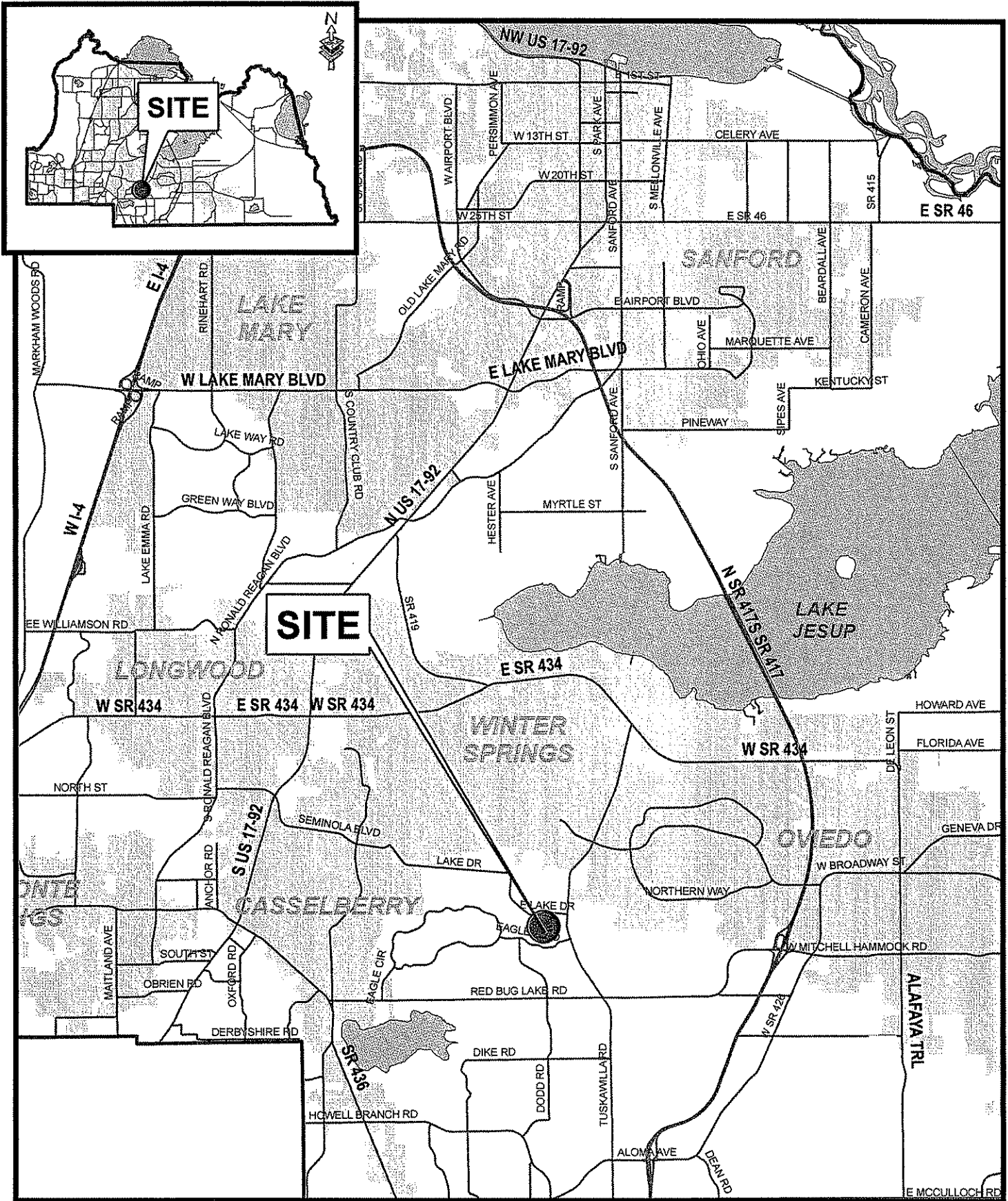
**STAFF RECOMMENDATION:**

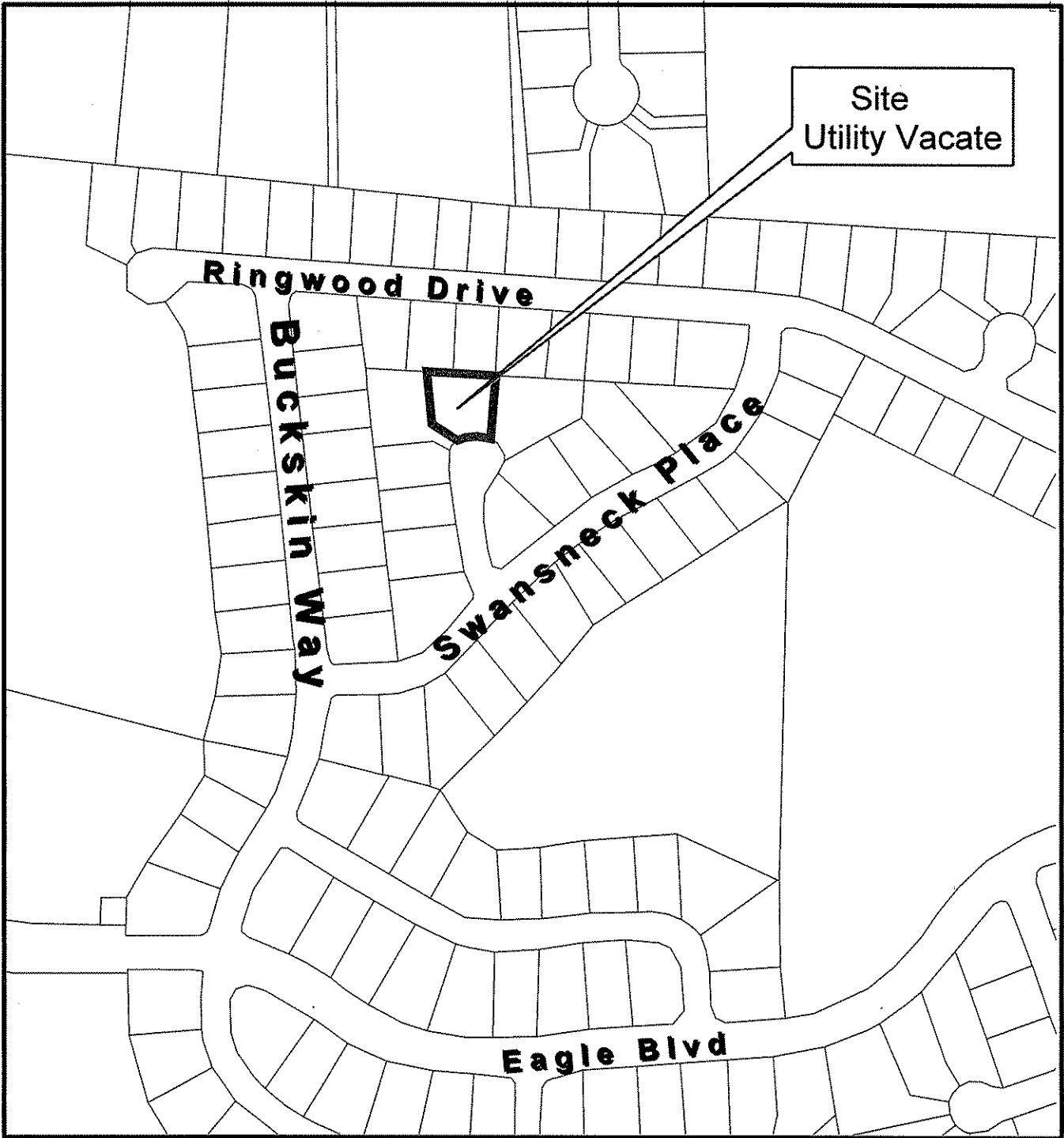
Staff recommends adoption of a Resolution to vacate and abandon a portion of the platted utility easement as requested.

District 1 – Dallari

- Attachments: Location Map  
Site Map  
Aerial  
Resolution  
Sketch of description

Reviewed by:	<u>KFT</u>
Co Atty:	
DFS:	
Other:	<u>[Signature]</u>
DCM:	
CM:	<u>[Signature]</u>
File No.	<u>cpdd03</u>







Deer Run Unit 23B Lot 84  
Utility Vacate





Deer Run Unit 23B Lot 84  
Utility Vacate

-  Parcel
-  Subject Property



January 2004 Color Aerials

RESOLUTION NO.: 2006-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 June A.D., 2006.

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

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Whereas, a Petition was presented on behalf of

**TONY D & JOYCE A SHULTZ**

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

THE SOUTHERN 2 FT OF THE NORTHERN 7.5 FT REAR UTILITY EASEMENT, LESS THE 5 FT UTILITY EASEMENTS ON BOTH THE WESTERN AND EASTERN BOUNDARIES OF THE PARCEL OF LAND LOCATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND KNOWN AS: LOT NUMBER 84 IN DEER RUN UNIT 23B AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN PLAT BOOK 28 PAGES 73-74 OF SEMINOLE COUNTY RECORDS.

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described utility easement is to the best interest of the County and the public in that the area in question is not needed for utility purposes and not necessary for public need.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the above described 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 be, and the same is hereby disclaimed.

PASSED AND ADOPTED this 27th day of June A.D., 2006.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

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MARYANNE MORSE  
CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

BY: 

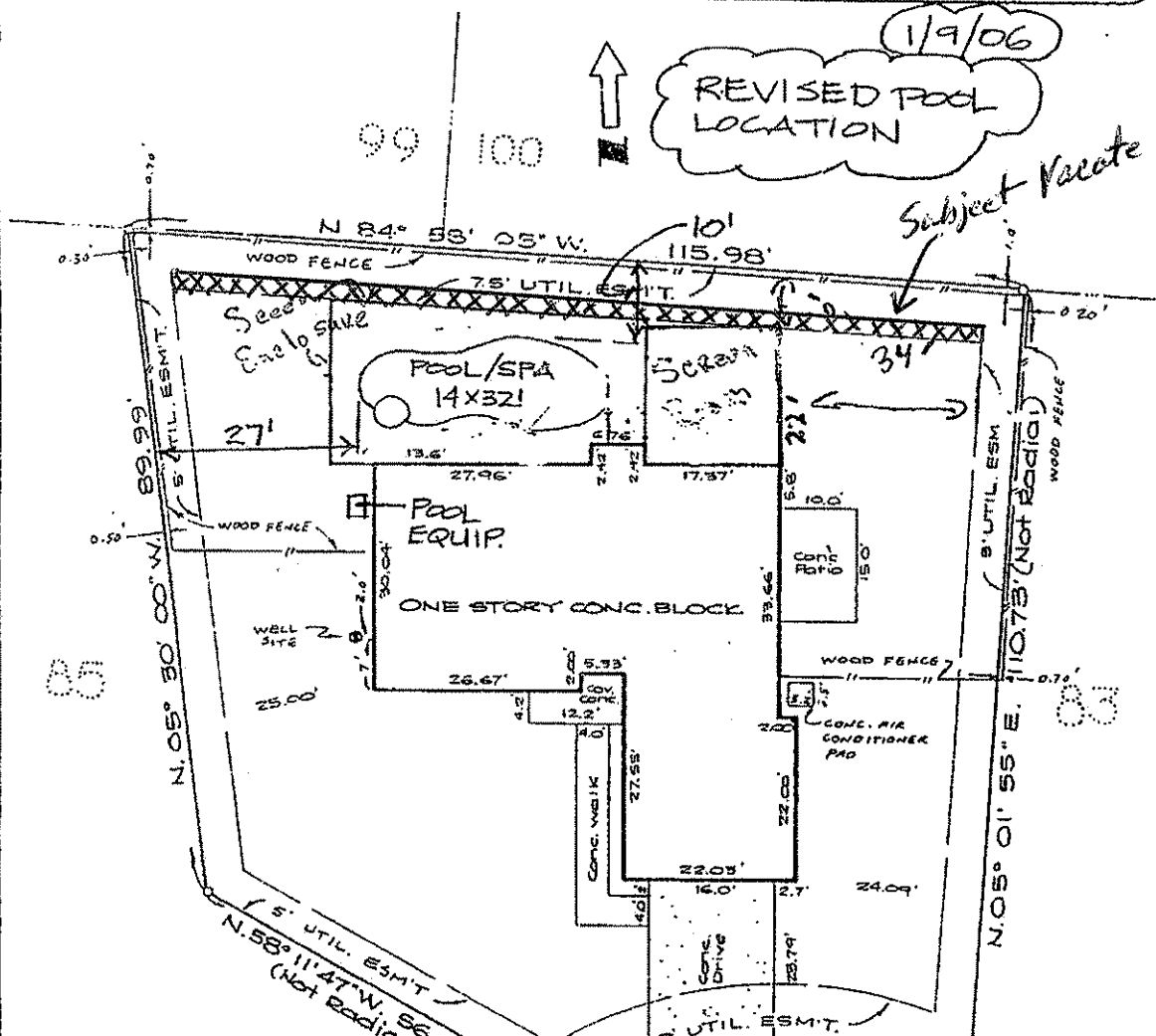
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CARLTON D. HENLEY  
CHAIRMAN

PLAT OF BOUNDARY SURVEY for: TONY D. AND JOYCE A. SHULTZ

DESCRIPTION: LOT 84, DEER RUN - UNIT 23" B"

RECORDED IN PLAT BOOK 28 PAGE(S) 73 & 74 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



1/9/06  
 REVISED POOL LOCATION  
 Subject Vacate

A PARCEL OF LAND LOCATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND KNOWN AS:  
 BEING LOT NUMBER 84 IN DEER RUN UNIT 23B AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN PLAT BOOK 28 PAGES 73-74 OF SEMINOLE COUNTY RECORDS.  
 Permanent Parcel Number: 14-21-30-501-0000-0840  
 TONY D. SHULTZ AND JOYCE A. SHULTZ, HIS WIFE  
 102 CHATSWORTH COURT, WINTER SPRINGS FL 32708

CERTIFIED TO:  
 Tony D. & Joyce A. Shultz  
 Dellwood Corporation  
 BDR Title Corp.  
 Fidelity National Title Insurance Co.  
 of Pennsylvania

- ABBREVIATIONS:
- P.C. POINT OF CURVATURE
  - P.L. POINT OF INTERSECTION
  - P.P.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - C.S. CURVED SURFACE
  - C.S. CURVED SURFACE
  - A. DELTA
  - C. CENTERLINE
  - CONC. CONCRETE
  - DRUM. DRAINAGE
  - UTIL. UTILITY
  - EMT. EASEMENT
  - MEAS. MEASURED
  - COV. COVERED

- NOTES:
- 1- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 84, BEING N. 84° 58' 05" W.
  - 2- D INDICATES SET IRON PIPE WITH CAP NO. 2005.
  - 3- O INDICATES RECOVERED IRON PIPE, SET CAP NO. 2005.
  - 4- M INDICATES RECOVERED 4"x4" CONC. MON WITH NUMBER.
  - 5- □ INDICATES SET 4"x4" CONC. MON. WITH NO. 2005.
  - 6- X INDICATES SET CROSS IN
  - 7- ● INDICATES RECOVERED REIN. BAR W/ NO.

ADDRESS : 102  
 CHATSWORTH COURT

FLOOD CERTIFICATION  
 Based on the Federal Emergency Management Agency Flood insurance rate map, the property site shown herein DOES NOT LIE within the 100 year flood hazard area.  
 Lies in Zone "C"  
 Community Panel No. 120 291 0005 C  
 Effective Date: 7-2-80

RECERTIFIED: 9-30-93

**CAVONE, INC.**  
 300 SOUTH COUNTY ROAD 427  
 LONGWOOD, FLORIDA 32760

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ACCORDING TO THE BEST OF MY SKILL AND KNOWLEDGE AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THIS SURVEY IS SUBJECT TO THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402 OF THE FLORIDA STATUTES.

NOT VALID UNLESS

FINAL FOUNDATION STAKED

9-17-84  
 9-17-84  
 6-6-84

SCALE 1"=20'  
 JOB NO.

*Arnold F. C...*