

Item # 57

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Colonial Town Park Private Road and Access Easement Vacate

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date <u>07/27/04</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing - 1:30 <input checked="" type="checkbox"/>		Public Hearing - 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Adopt resolution to vacate and abandon two private road easements and an access easement dedicated to Seminole County located within Colonial Town Park as described in Exhibit "A", "B" & "C", Section 36, Township 19S, Range 29E.

District 5 - McLain (Michael Rumer, Planner) *rk*

BACKGROUND:

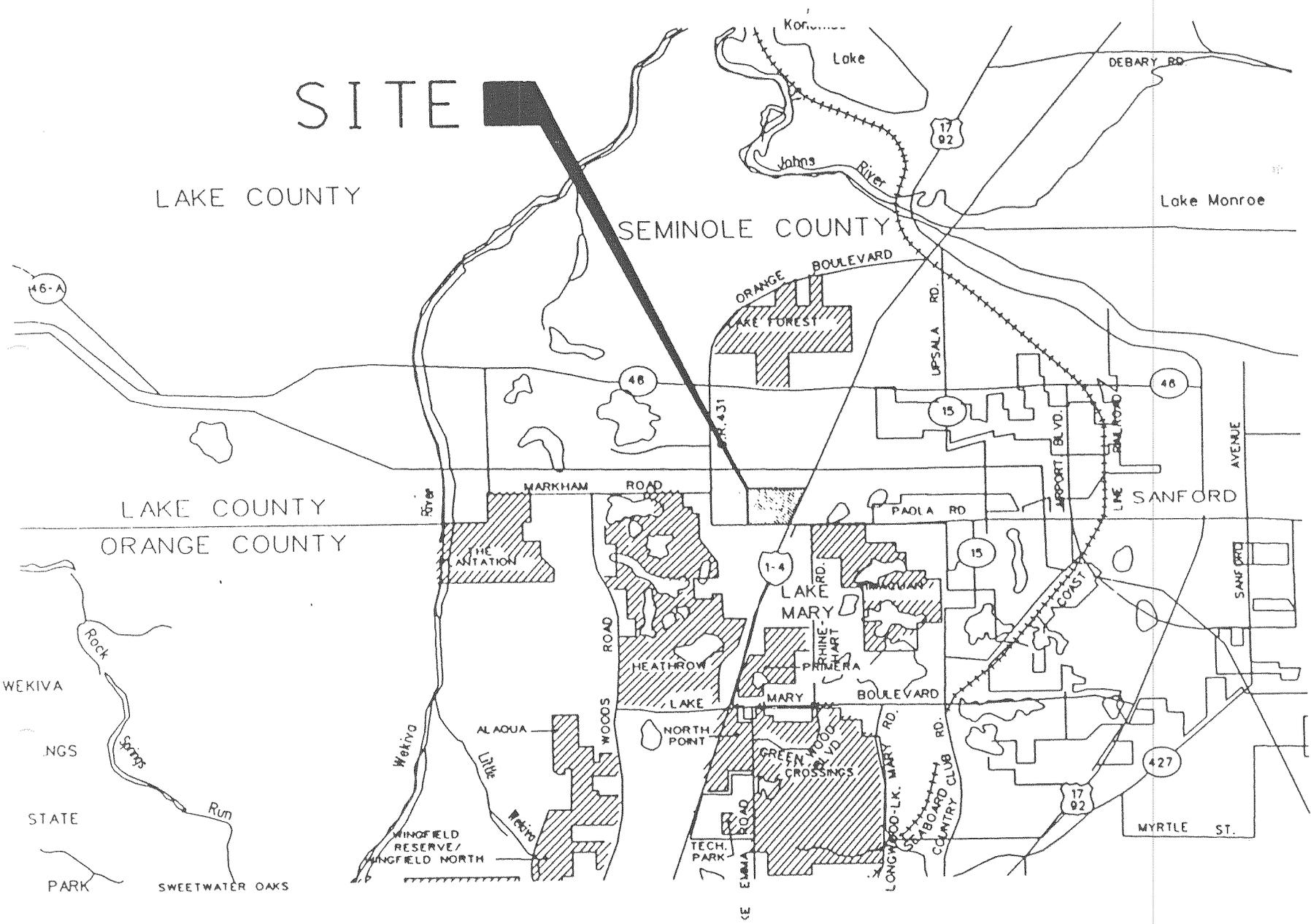
The applicant, Shutts & Bowen, is requesting to vacate a 182.00' long private road easement, a 540' long private road easement and a 792' long access easement that encumber portions of the existing Colonial Town Park Building 100 site. The subject vacates are located north of C.R. 46-A and west of I-4 in Colonial Town Park. The purpose of the request is to clear these three encumbrances to accommodate the approval of the Colonial Town Park Plat.

STAFF RECOMMENDATION:

Staff recommends adoption of the resolution to vacate and abandon the two private road easements and the access easement as requested by the applicant.

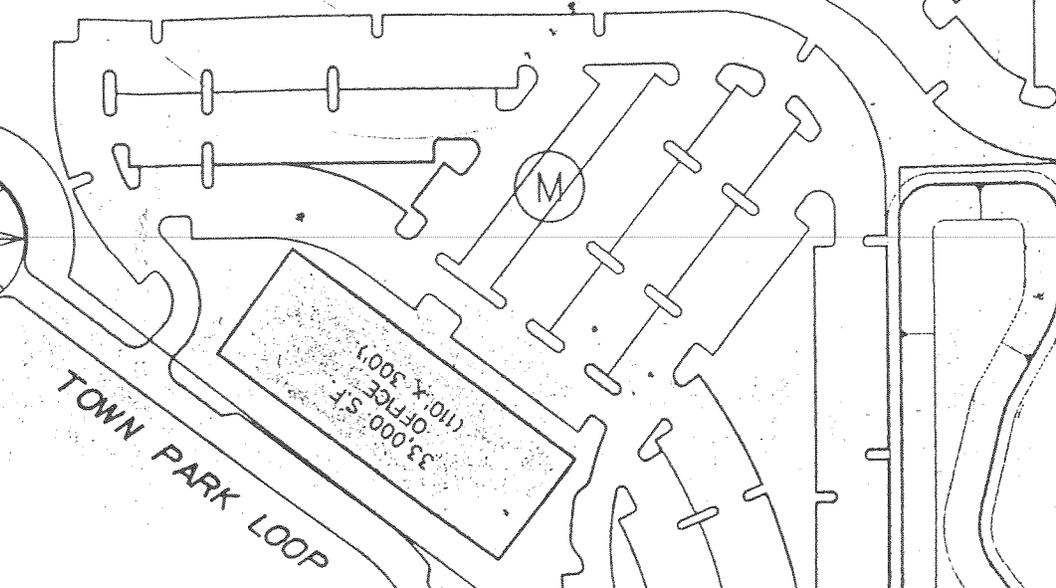
District 5 - McLain
Attachments: Location Map
Reduced Copy of Existing Site
Resolution

Reviewed by:	
Co Atty:	<i>RCC</i>
DFS:	
Other:	
DCM:	<i>45</i>
CM:	<i>1/6</i>
File No.	ph130pdd03



SITE LOCATION

COLONIAL T
PARK DRI



TOWN PARK LOOP

RETENTION
POND 20

PARK DRIVE

ACCESS EASEMENT

TOWN PARK LOOP

SITE "N"
bldg 100' x

SEE EXHIBIT C

8,000 S.F.
RET./REST

SEE EXHIBIT A

PRIVATE RD EASEMENT

SEE EXHIBIT B

INTERSTATE 4 R/W

PARK DRIVE

LAND USE :
OFFICE
COMMERCIAL
HOTEL
MULTI-FAMILY
PARK AND RI
OPEN SPACE

S.R. 46A

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 27th DAY OF July A.D., 2004.

RESOLUTION TO VACATE AND ABANDON PRIVATE ROAD EASEMENTS AND AN ACCESS EASEMENT

.....

Whereas, a Petition was presented on behalf of
SHUTTS & BOWEN

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

SEE EXHIBIT "A", "B" & "C"

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described easements is to 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 easements be, and the same are 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 are hereby disclaimed.

PASSED AND ADOPTED this 27th day of July A.D., 2004.

ATTEST:

MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA
BY:

DARYL G. MCLAIN
CHAIRMAN

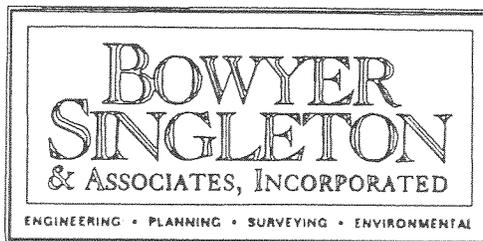
LEGAL DESCRIPTION

A PRIVATE ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 323, PAGES 264-265, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 540 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN WEST 50 FEET, THENCE RUN SOUTH 12 FEET, THENCE RUN EAST 182 FEET, THENCE RUN NORTH 12 FEET, THENCE RUN WEST TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 2 OF 2



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

SEMINOLE COUNTY FLORIDA

PRIVATE ROAD EASEMENT

6/14/04

NHD9SK5.001

PT



SCALE: 1" = 60'

EAST
12.00'
(DEED)

12' PRIVATE ROAD EASEMENT
(OR 273 PG.335)
(QUIT CLAIM OR 3344, PG 1548)

NORTH 540' (DEED)

SOUTH 540' (DEED)

LEGEND

- OR - OFFICIAL RECORDS
- PG. - PAGE
- SRD - STATE ROAD DEPARTMENT
- R/W - RIGHT-OF-WAY
- COR. - CORNER
- SEC. - SECTION
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- - CHANGE IN DIRECTION

COUNTY ROAD No. 46A
(PAOLA ROAD)

R/W line per SRD R/W Map
Section 77160-2436
Sheet 12

SW 1/4, SE 1/4
12.00'
(DEED)

SE COR., SW 1/4,
SE 1/4, SEC. 31-19-30

POINT OF BEGINNING

BEARING STRUCTURE BASED ON OFFICIAL RECORDS BOOK 273, PAGE 335 AS
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31-19-30 BEING WEST.

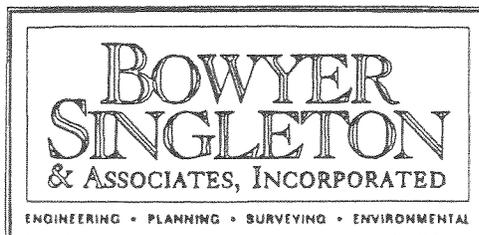
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS SKETCH OF
DESCRIPTION IS IN ACCORDANCE WITH THE
"MINIMUM TECHNICAL STANDARDS" AS REQUIRED
BY CHAPTER 61G17-6 F.A.C.

SANDRA V. BAILEY P.L.S.
LICENSE NUMBER 4972

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

CERTIFICATE OF AUTHORIZATION NO. LB 1221



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SEMINOLE FLORIDA
COUNTY

PRIVATE ROAD
EASEMENT

6/14/04

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JUN 15 2004

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LEGAL DESCRIPTION

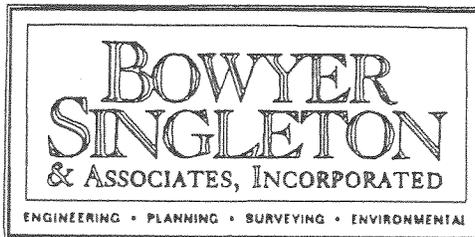
A PRIVATE ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 273, PAGES 335-336, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN WEST 12 FEET, THENCE RUN NORTH 540 FEET, THENCE RUN EAST 12 FEET, THENCE RUN SOUTH TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 2 OF 2

JUN 15 2004



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SEMINOLE COUNTY FLORIDA

PRIVATE ROAD EASEMENT

6/14/04

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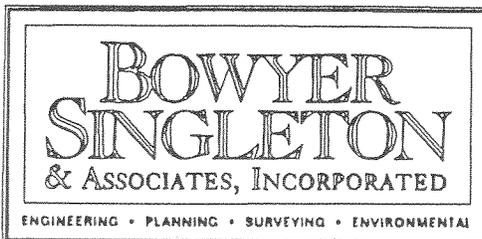
LEGAL DESCRIPTION

AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3296, PAGES 1559-1560, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, RUN SOUTH 89°49'35" EAST ALONG THE BASELINE OF SURVEY OF COUNTY ROAD 46-A, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160-2436, FOR A DISTANCE OF 2967.99 FEET; THENCE NORTH 00°10'25" EAST 25.00 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 46-A; THENCE CONTINUE NORTH 00°10'25" EAST ALONG SAID RIGHT OF WAY LINE 25.00 FEET; THENCE SOUTH 89°49'35" EAST ALONG SAID RIGHT OF WAY LINE 34.28 FEET TO THE WEST LINE OF THE EAST 660.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°09'31" WEST ALONG SAID WEST LINE 489.64 FEET TO THE NORTH LINE OF THE SOUTH 540.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31 AND THE POINT OF BEGINNING; THENCE SOUTH 89°49'53" EAST ALONG SAID NORTH LINE 792.01 FEET TO THE EAST LINE OF THE WEST 132.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°09'31" WEST ALONG SAID EAST LINE 60.00 FEET; THENCE NORTH 89°49'53" WEST 792.01 FEET TO THE WEST LINE OF THE EAST 660.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°09'31" EAST ALONG SAID WEST LINE 60.00 FEET TO THE POINT OF BEGINNING.

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SHEET 2 OF 2



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SEMINOLE COUNTY FLORIDA

ACCESS EASEMENT

6/14/04

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