

Item # 29

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: AMBER LAKES TOWNHOMES UTILITY EASEMENT VACATE

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *(DM)* CONTACT: Denny Gibbs *(DG)* EXT. 7359

Agenda Date <u>9/27/05</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>
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MOTION/RECOMMENDATION:

Adopt and authorize the Chairman to execute a resolution to vacate and abandon the utility easement located in Section 4, Township 20 S, Range 30 E, as described in Lot 4, Sunshadow Commercial Center, according to the plat thereof, as recorded in Plat Book 55, Page 29, of the Public Records of Seminole County, Florida.

District 2 – Commissioner Morris (Denny Gibbs, Senior Planner) *(RT)*

BACKGROUND:

The applicant, Suncor Properties, Inc., is requesting to vacate a utility easement on the north side of the Amber Lakes Townhome project. This easement is no longer necessary and this project proposes to develop with the easement area. The applicant provided letters of no objection from the appropriate utility providers.

STAFF RECOMMENDATION:

Staff recommends adoption and execution of the resolution to vacate and abandon the subject utility easement

District 2 – Commissioner Morris
Attachments: Location Map
Resolution
Sketch of description

Reviewed by: _____ Co Atty: <u>KR</u> DFS: _____ Other: _____ DCM: <u>RT</u> CM: <u>RT</u> File No. <u>cpdd04</u>

RESOLUTION NO.: 2005-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 September A.D., 2005.

RESOLUTION TO VACATE AND ABANDON A UTILITY EASEMENT

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Whereas, a Petition was presented on behalf of
SUNCOR PROPERTIES, INC.

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

EXHIBIT A

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 September A.D., 2005.

ATTEST:

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

MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

BY:

CARLTON D. HENLEY
CHAIRMAN

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 20 SOUTH, RANGE 30 EAST, ALSO BEING A PORTION OF LOT 4 SUNSHADOW COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 55, PAGES 29 THROUGH 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 4 SUNSHADOW COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 55, PAGES 29 THROUGH 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 434. THENCE RUN SOUTH 00°12'27" WEST ALONG THE EAST LOT LINE OF LOT 4 FOR A DISTANCE OF 421.30 FEET, THENCE DEPARTING SAID LOT LINE RUN NORTH 89°47'33" WEST ALONG THE CENTERLINE OF A 15.00 FOOT UTILITY EASEMENT RECORDED IN PLAT BOOK 55, PAGES 29 THROUGH 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A DISTANCE OF 87.20 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°47'33" WEST FOR A DISTANCE OF 8.28 FEET TO THE POINT OF TERMINATION. SAID EASEMENT LYING 7.50 FEET ON EACH SIDE OF SAID DESCRIBED CENTERLINE.

DESCRIBED PARCEL CONTAINS ±124 SQUARE FEET AND LESS THEN 0.01 ACRES.

Abbreviation Legend :

*SYMBOLS SHOWN HEREON NOT TO SCALE

P.C. - POINT OF CURVATURE	Pg. - PAGE	TYP. - TYPICAL	(A) - ACTUAL
P.R.C. - POINT OF REVERSE CURVATURE	N.R. - NON-RADIAL	U.E. - UTILITY EASEMENT	(N.R.) - NON-RADIAL
P.C.C. - POINT OF COMPOUND CURVATURE	RAD. - RADIAL	D.E. - DRAINAGE EASEMENT	CONC. - CONCRETE
P.T. - POINT OF TANGENCY	R. - RADIUS	D/U - DRAINAGE AND UTILITY EASEMENT	C.L.F. - CHAIN LINK FENCE
P.I. - POINT OF INTERSECTION	L. - ARC LENGTH	F.F. - FINISHED FLOOR	W.F. - WOOD FENCE
P.C.P. - PERMANENT CONTROL POINT	Δ - DELTA	BSL - BUILDING SETBACK LINE	C & G - CURB & GUTTER
P.O.L. - POINT ON LINE	R.P. - RADIUS POINT	C.B.S. - CONCRETE BLOCK STRUCTURE	CATV - CABLE TELEVISION RISER
P.R.M. - PERMANENT REFERENCE MONUMENT	R/W - RIGHT-OF-WAY	(P) - PLAT	T - TELEPHONE RISER
C.B. - CHORD BEARING	CL - CENTER LINE	(M) - MEASURED	TRANS - TRANSFORMER PAD
C.M. - CONCRETE MONUMENT	EL. - ELEVATION	(C) - CALCULATED	L.P. - LIGHT POLE
P.B. - PLAT BOOK	A/C - AIR CONDITIONER	(E) - ENGINEERING PLAN	P.P. - POWER POLE
			NG - NATURAL GROUND
			SQ. FT. - SQUARE FEET
			W.M. - WATER METER
			F.H. - FIRE HYDRANT
			N & D - NAIL AND DISC
			B.M. - BENCH MARK
			P.V.M.T. - PAVEMENT
			F.B. - FIELD BOOK
			M.H. - MANHOLE
			FND - FOUND
			REC - RECOVERED
			S/W - SIDEWALK

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
4. THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF DESCRIPTION ONLY AND WAS PREPARED FROM FIELD INFORMATION BY OTHERS AS FURNISHED TO SURVEYOR BY CLIENT.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LOT LINE OF LOT 4, AS RECORDED IN PLAT BOOK 55, PAGES 29 THROUGH 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Surveyor's Certification:

I hereby certify that the attached "Sketch of Description" of the hereon-described site is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 15, 2005. I further certify that this "Sketch of Description" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Ralph A. Nieto

 Ralph A. Nieto, P.S.M.
 Professional Surveyor and Mapper
 Florida Registration No. 6025

PROJECT NUMBER: S11603
 CADD DWG. FILE: S11603_EASEMENT(RN).DWG

SHEET 1 OF 2
 NOT VALID WITHOUT SHEET 2

Engineers
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Landscape Architects
Surveyors
Construction Management

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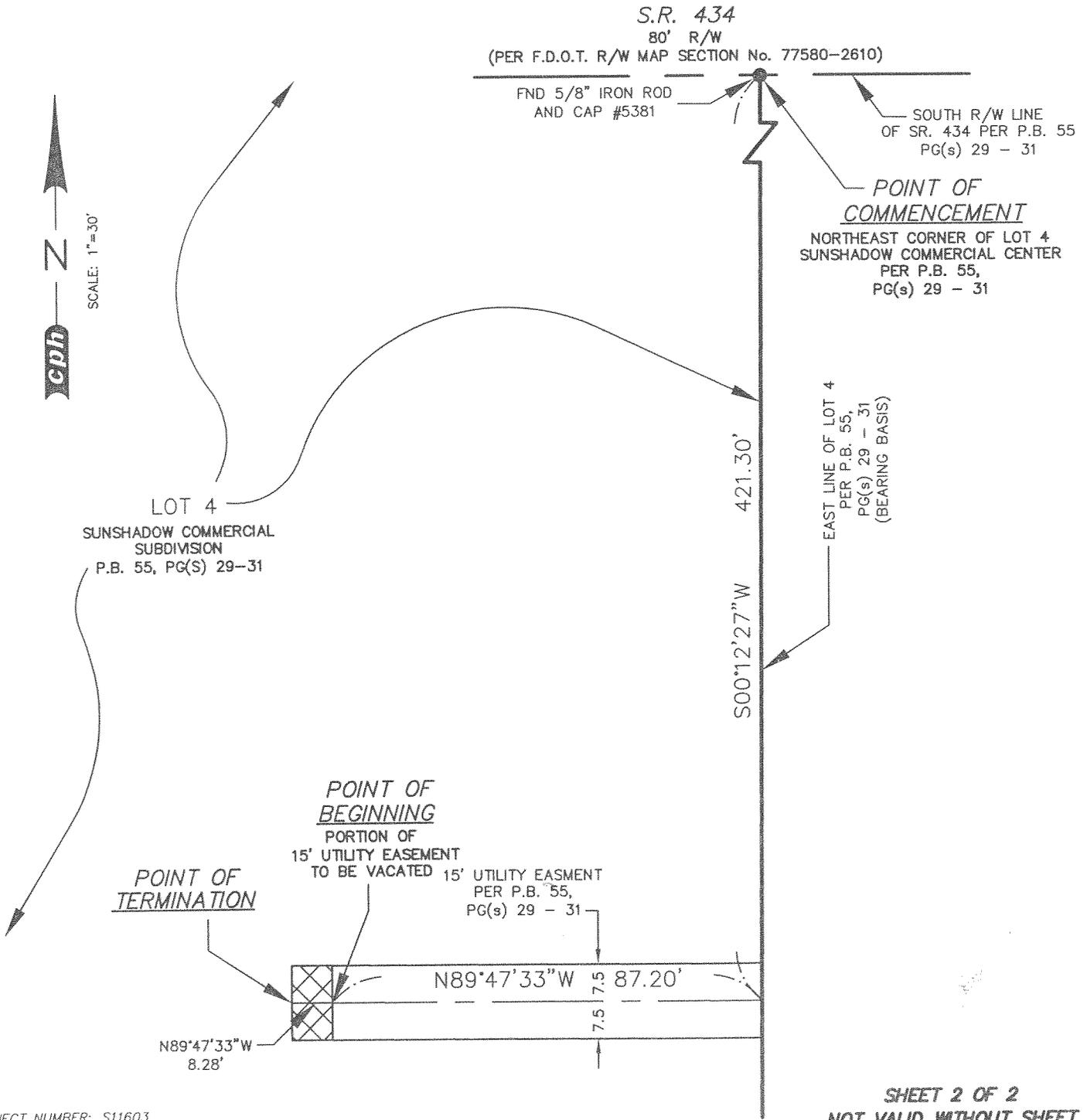
REVISION	BY	DATE
SKETCH OF DESCRIPTION	JTF	06/15/05

Certificate of Authorization No. 7143

EXHIBIT A

SKETCH OF DESCRIPTION

SKETCH:



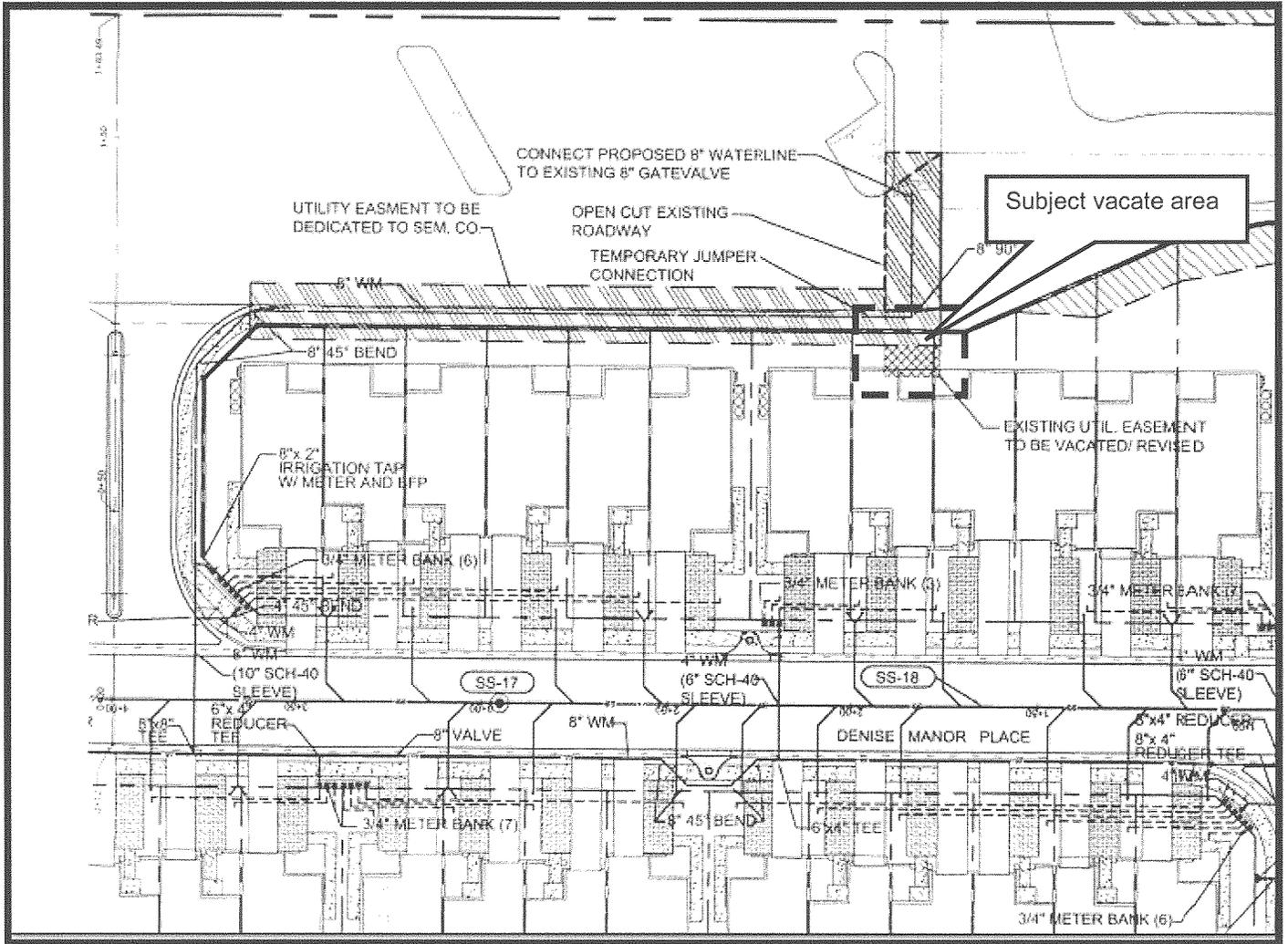
**SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1**

PROJECT NUMBER: S11603
CADD DWG. FILE: S11603_EASEMENT(RN).DWG

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Site plan with vacate area depicted