

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: OAKLAND HILLS LOT 39 UTILITY VACATE

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Michael Rumer EXT. 7337

Agenda Date <u>09/28/04</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"/>	

MOTION/RECOMMENDATION:

Adopt the Resolution to vacate and abandon and authorize the Chairman to execute the resolution to vacate and abandon a two (2) foot portion of a seven (7) foot platted utility easement located on lot 39, Oakland Hills , recorded in the Public Records of Seminole County, Florida in Plat Book 13, Page 64 in Section 21, Township 21, Range 29 and further described as 700 Hillview Drive. – Jose Gutierrez, Applicant.

District 3 – Van Der Weide (Michael Rumer, Planner) *MR*

BACKGROUND:

The applicant, Jose Gutierrez, is requesting to vacate a two (2) foot by twenty-two (22) foot portion of a seven (7) foot wide platted utility easement on the north side of Lot 39, Oakland Hills, in order to eliminate the encroachment of an existing shed into the easement. The shed was permitted by the County and built in 1999. The applicant has provided letters from the appropriate utility companies stating no objection to the request.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution to vacate and abandon the two (2) foot portion of the subject utility easement.

District 3 – Van Der Weide
Attachments: Location Map
Resolution
Sketch of description

Reviewed by:	<u><i>DM</i></u>
Co Atty:	<u><i>DM</i></u>
DFS:	<u> </u>
Other:	<u><i>DM</i></u>
DCM:	<u><i>DM</i></u>
CM:	<u><i>KB</i></u>
File No.	<u>cpdd05</u>

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 28th DAY OF September A.D., 2004.

RESOLUTION TO VACATE AND ABANDON A UTILITY EASEMENT

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Whereas, a Petition was presented on behalf of Jose Gutierrez

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

SEE 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 28th day of September A.D., 2004.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

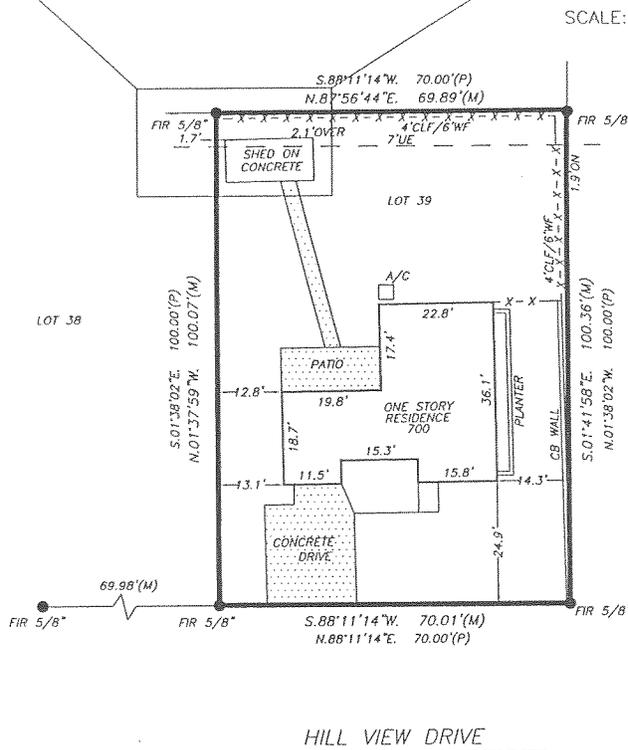
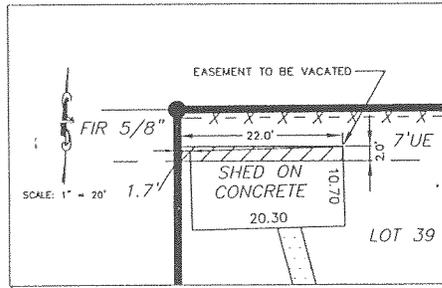
BY: _____
DARYL G. MCLAIN
CHAIRMAN

SWERDLOFF & LONG SURVEYING, INC.

EXHIBIT A

Sketch of Description

Portion of easement to be vacated:
The south 2.0 feet of the north 7.0 feet of the west 22.0 feet of Lot 39, OAKLAND HILLS, according to the plat thereof, as recorded in Plat Book 13, Page(s) 64, of the Public Records of Seminole County, FL.



Property Address:
700 Hillview Drive
Altamonte Springs, FL 32714

Survey number: SL 32213

LEGEND

Wood Fence	CATV Cable Riser	M.H. Manhole
Wire Fence	W.M. Water Meter	N.T.S. Not to Scale
Found Nail	Tel. Telephone Facilities	O.R. Official Records
Property Corner	Covered Area	O.R.B. Official Records Book
Record	B.R. Bearing Reference	P.C.P. Permanent Control Point
Field Measured	CH Chord	P.R.M. Permanent Reference Monument
Clear	RAD Radial	PG. Page
Encroachment	N.R. Non Radial	P.V.M.T. Pavement
Centerline	A/C Air Conditioner	PB Plat Book
Concrete	B.M. Bench Mark	P.O.B. Point of Beginning
Property Line	C. Calculated	P.O.C. Point of Commencement
Concrete Monument	Block Wall	P.O.L. Point of Line
Found Iron Rod	Central Angle/Delta	P.C. Point of Curvature
Found Iron Pipe	D.B. Deed Book	P.R.C. Point of Reverse Curvature
Right Of Way	D. Description or Deed	P.T. Point of Tangency
Nail & Disk	D.H. Drill Hole	R. Radius(Radial)
Drainage Easement	D/W Drive way	R.O.E. Roof Overhang Easement
Utility Easement	ESMT Easement	S.I.R. Set Iron Rod & Cap
Found	EL Elevation	S/W Sidewalk
Plat	FF Finished Floor	T.O.P. Top of Bank
Asphalt	F.C.M. Found Concrete Monument	T.Y.P. Typical
Overhead Utilities	F.P.K. Found Parker-Kalon Nail	W.C. Witness Corner
Power Pole	L. Length	10.05 Existing Elevation
Transformer	L.A.E. Limited Access Easement	E.O.W. Edge of Water

GENERAL NOTES

- Legal description provided by others
- The lands shown herein were not abstracted for easements or other recorded encumbrances not shown on the plat.
- Underground portions of footings, foundations or other improvements were not located
- Wall ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted
- Elevations if shown are based upon N.G.M. 1929 unless otherwise noted.
- Adjoining lots are within the same block, unless otherwise noted.
- This is an AS-BUILT SURVEY unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Flood zone determinations are provided as a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
- L.B. 7132

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Ralph Swerdloff Registered Land Surveyor No. 3411

Swerdloff & Long Surveying, Inc.
3525 W. Lake Mary Boulevard, Suite 301, Lake Mary, FL 32746
Voice (407) 688 7631 Fax (407) 688 7691

