

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: STURDIVANT AVE/DRAINAGE EASEMENT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Denny Gibbs EXT. 7359

Agenda Date <u>10/28/03</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 the Resolution to vacate and abandon a 30' wide by 91' long drainage easement located within the vacated platted right-of-way of Sturdivant Avenue on Lot 33, Section 19, Township 21S, Range 30E.

District 4 – Carlton Henley (Denny Gibbs, Planner)

**BACKGROUND:**

The applicant, Fern Inv LLC, is requesting to vacate a 30' wide by 91' long drainage easement. Staff has reviewed the drainage flow in this area and determined that the easement is no longer necessary. The area of the easement vacate contain no other utilities.

**STAFF RECOMMENDATION:**

Staff recommends adoption of the Resolution to vacate and abandon the subject drainage easement.

District 4 – Carlton Henley  
Attachments: Resolution  
                  Sketch of description  
                  Location map

Reviewed by:	<u>                  </u>
Co Atty:	<u>                  </u>
DFS:	<u>                  </u>
Other:	<u>                  </u>
DCM:	<u>                  </u>
CM:	<u>                  </u>
File No.	<u>ph130pdd04</u>

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 28th DAY OF October A.D., 2003.

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

Whereas, a Petition was presented on behalf of  
**FERN INV LLC**

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

That part of Section 19, Township 21S, Range 30E, Seminole County, Florida described as follows:

THAT PART OF VACATED STURDIVANT AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 1132, PAGE 22, LYING EAST OF LOT 33 OF RICHARDSON'S ADDITION TO WOODBRIDGE, PLAT BOOK 1, PAGE 3, AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF PLATTED LAKE MINUS, ALL LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 28 OF SEMINOLE INDUSTRIAL PARK 2ND. ADD., THENCE RUN S89°09'50"W, A DISTANCE OF 40.37 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST; THENCE DEPARTING SAID NORTH LINE, RUN S00°37'23"E, A DISTANCE OF 15.00 FEET; THENCE RUN S89°09'12"W, A DISTANCE OF 6.50 FEET TO A POINT 15.00 FEET EAST OF, WHEN MEASURED PERPENDICULARLY TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 19, FOR A POINT OF BEGINNING; THENCE RUN S00°37'23"E, BEING 15.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 91.91 FEET; THENCE RUN S89°51'43"W, A DISTANCE OF 15.00 FEET TO A POINT ON SAID WEST LINE; THENCE CONTINUE S89°51'43"W, A DISTANCE OF 15.00 FEET; THENCE RUN N00°37'23"W, BEING 15.00 FEET WEST OF AND PARALLEL WITH AFORESAID WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 19, A DISTANCE OF 91.54 FEET; THENCE RUN N89°09'12"E, A DISTANCE OF 15.00 FEET TO POINT ON AFORESAID WEST LINE; THENCE CONTINUE N89°09'12"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2752 SQUARE FEET (0.063 ACRES) MORE OR LESS.

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, has determined that the abandonment of the above described drainage 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 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 28<sup>th</sup> day of October A.D., 2003

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

BY:

\_\_\_\_\_  
MARYANNE MORSE

CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
DARYL G. MCLAIN

CHAIRMAN

**SKETCH OF DESCRIPTION**  
**VACATION OF RIGHT-OF-WAY/DRAINAGE EASEMENT**

**LEGAL DESCRIPTION:** VACATION OF RIGHT-OF-WAY/DRAINAGE EASEMENT

THAT PART OF VACATED STURDIVANT AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 1132, PAGE 22, LYING EAST OF LOT 33 OF RICHARDSON'S ADDITION TO WOODBRIDGE, PLAT BOOK 1, PAGE 3, AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF PLATTED LAKE MINUS, ALL LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 28 OF SEMINOLE INDUSTRIAL PARK 2ND. ADD., THENCE RUN S89°09'50"W, A DISTANCE OF 40.37 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST; THENCE DEPARTING SAID NORTH LINE, RUN S00°37'23"E, A DISTANCE OF 15.00 FEET; THENCE RUN S89°09'12"W, A DISTANCE OF 6.50 FEET TO A POINT 15.00 FEET EAST OF, WHEN MEASURED PERPENDICULARLY TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 19, FOR A POINT OF BEGINNING; THENCE RUN S00°37'23"E, BEING 15.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 91.91 FEET; THENCE RUN S89°51'43"W, A DISTANCE OF 15.00 FEET TO A POINT ON SAID WEST LINE; THENCE CONTINUE S89°51'43"W, A DISTANCE OF 15.00 FEET; THENCE RUN N00°37'23"W, BEING 15.00 FEET WEST OF AND PARALLEL WITH AFORESAID WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 19,, A DISTANCE OF 91.54 FEET; THENCE RUN N89°09'12"E, A DISTANCE OF 15.00 FEET TO POINT ON AFORESAID WEST LINE; THENCE CONTINUE N89°09'12"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2752 SQUARE FEET (0.063 ACRES) MORE OR LESS.

**SURVEYORS REPORT:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY OF SECOND STREET AS SHOWN ON THE PLAT OF RICHARDSON'S ADDITION TO WOODBRIDGE, AS RECORDED IN PLAT BOOK 16, PAGE 79, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEARING BEING S89°50'25"W.
2. BASED ON A BOUNDARY SURVEY DONE BY LOCHRANE ENGINEERING, INC.; SURVEY DATE: APRIL 2001.

**LEGEND:**

CLF CHAIN LINK FENCE  
 WF WOOD FENCE  
 O/H OVERHANG  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 REC. RECOVERED  
 P.B. PLAT BOOK  
 PG. PAGE  
 C.M. CONCRETE MONUMENT  
 I.R.&C. IRON ROD & CAP  
 OHU OVERHEAD UTILITIES  
 SEC. SECTION  
 TWP. TOWNSHIP  
 RGE. RANGE  
 P/L PROPERTY LINE

—○— SET IRON ROD & CAP  
 MARKED \*PLS 5062\*  
 —●— RECOVERED IRON ROD & CAP  
 MARKED AS SHOWN  
 —■— RECOVERED CONCRETE MONUMENT  
 AS SHOWN

THIS IS NOT A  
 BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
 L.B. No. 2856

GARY R. ROCHE, F.S.M. No. 6306



9/19/03  
 DATE

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

**LOCHRANE**

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PREPARED FOR:

DATE:	09/15/2003	DRAWN BY:	P.C.H.
REVISED:		JOB No.:	01026.12
SCALE:	N/A	SHEET	1 OF 2

# SKETCH OF DESCRIPTION

## VACATION OF RIGHT-OF-WAY/DRAINAGE EASEMENT

SEMINOLE INDUSTRIAL PARK 2ND. ADD.  
P.B. 16, PG 79



LOT 22  
P.B. 16, PG. 79

LOT 28  
P.B. 16, PG. 79

NON-EXCLUSIVE INGRESS  
AND EGRESS EASEMENT PER  
O.R.B. 1601, PAGE 1409 & 1410

R/W EASEMENT FOR  
DRAINAGE PURPOSES  
O.R.B. 1132, PG. 22

POINT OF  
COMMENCEMENT

N89°09'12"E  
15.00'

S89°09'50"W  
40.37'

S. LINE OF LOT 28  
N. LINE S.E. 1/4, S.W. 1/4 SECTION 19

N89°09'12"E  
86.50'

W. 21.5' OF N. 15' OF  
N.E. 1/4, S.E. 1/4,  
S.W. 1/4, SEC. 19

N89°09'12"E  
15.00'

S00°37'23"E  
15.00'

PARCEL NUMBER  
19-21-30-300-0600-0000

POINT OF BEGINNING

N00°37'23"W  
90.92'

N00°37'23"W  
91.54'

VACATED  
EASEMENT

S00°37'23"E  
91.91'

NOT-PLATTED

PARCEL NUMBER  
19-21-30-300-0590-0000

S89°51'43"W  
15.00'

S89°51'43"W  
15.00'

S89°51'43"W

EASTERLY PROJECTION, S. LINE OF LOT 33

R/W EASEMENT FOR  
DRAINAGE PURPOSES  
O.R.B. 1132, PG. 22

STURDIVANT  
AVENUE  
VACATED PER  
O.R.B. 1132 PG. 22

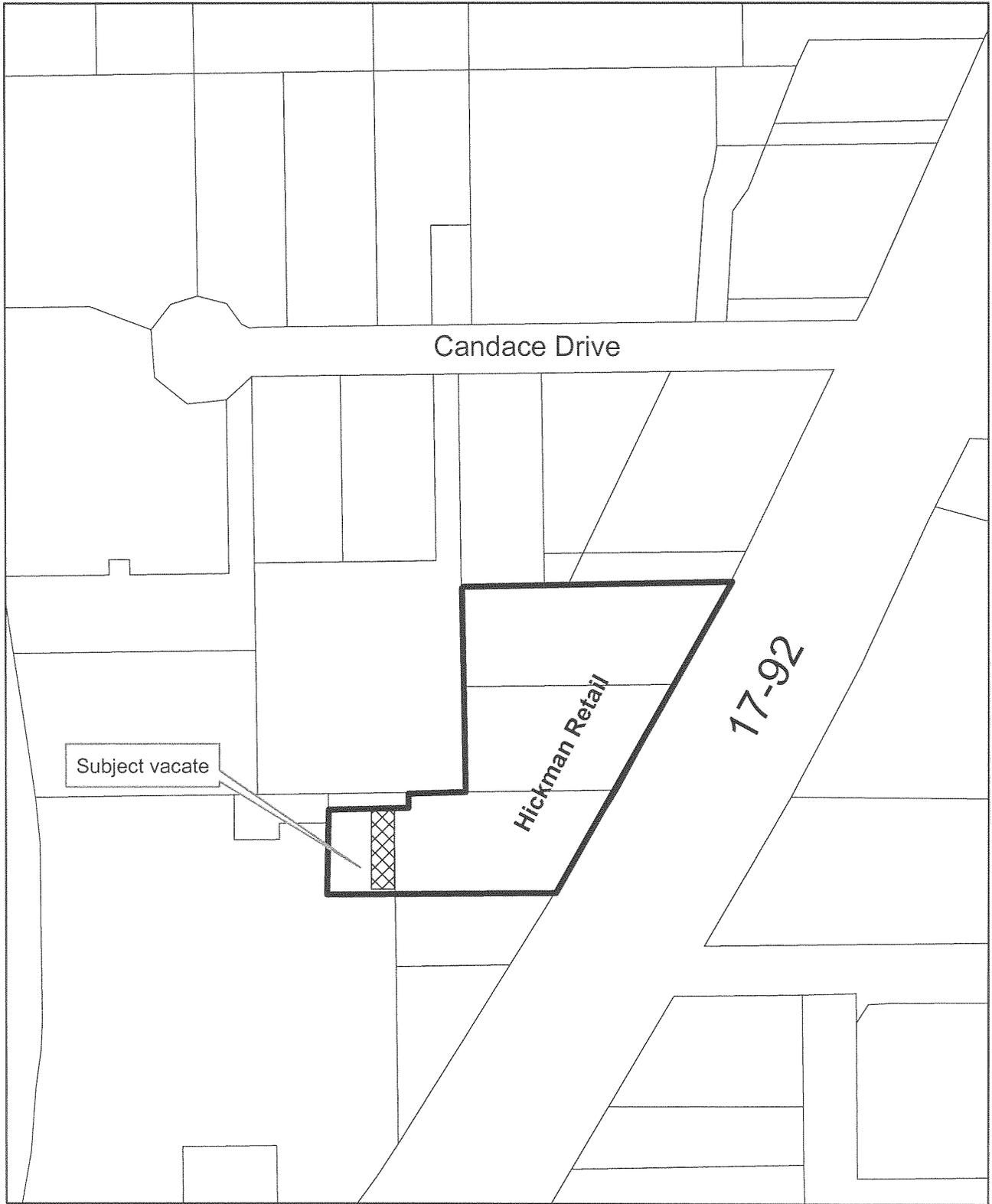
E. LINE,  
PB 1, PG 3  
W. LINE, EAST 1/2,  
S.E. 1/4, S.W. 1/4, SEC. 19.

PLATTED LAKE MINUS

DISCLAIMED BY D.N.R., PER MINUTES OF  
MEETING OF THE BOARD OF TRUSTEES  
OF THE INTERNAL IMPROVEMENT FUND,  
DATED NOV. 22, 1977. O.R.B. 1359, PG. 1609

U.S. HIGHWAY 17-92  
(180'-FT. R/W)  
PER F.D.O.T. R/W MAP  
SECTION No. 7701-203

DATE:	09/15/2003	DRAWN BY:	P.C.H.
REVISED:		JOB No.:	01026.12
SCALE:	1" = 40'	SHEET	2 OF 2



## LOCATION MAP

Sturdivant Ave Drainage Easement Vacate  
Hickman Retail