SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Vacate Utility Easement for 116 Foxridge Run

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord **CONTACT:** Cynthia Sweet **EXT:** 7443

MOTION/RECOMMENDATION:
Adopt and authorize the Chairman to execute a Resolution to vacate and abandon a portion of the platted 7 feet wide utility easement situated at the south of Lot 9, Block I, The Woodlands, as recorded in Plat Book 16, Pages 2 and 3, of the Public Records of Seminole County, Florida, and further described as 116 Foxridge Run, Longwood, Florida; in Section 36, Township 20 S, Range 29 E (Lisa J. Randall).

District 4 Carlton D. Henley Cynthia Sweet

BACKGROUND:

The applicant, Lisa J. Randall, is requesting to vacate and abandon a portion of the platted 7 feet wide utility easement situated at the south of the property located at 116 Foxridge Run, Longwood, Florida, and further described as Lot 9, Block I, The Woodlands, as recorded in Plat Book 16, Pages 2 and 3, Public Records of Seminole County, Florida, in Section 36, Township 20 S, Range 29 E.

The applicant is requesting to vacate the described portion of the utility easement to rebuild a screen pool enclosure for an existing swimming pool. The vacation and abandonment of the utility easement is necessary to prevent the proposed pool enclosure from encroaching into the platted utility easement and to prevent a potential “cloud of title”. On May 21, 2007, the Board of Adjustment granted a variance for a side yard setback to allow encroachment into the platted easement for the replacement of a pool enclosure. The applicant has provided letters from the applicable utility companies stating “no objections” to the request.

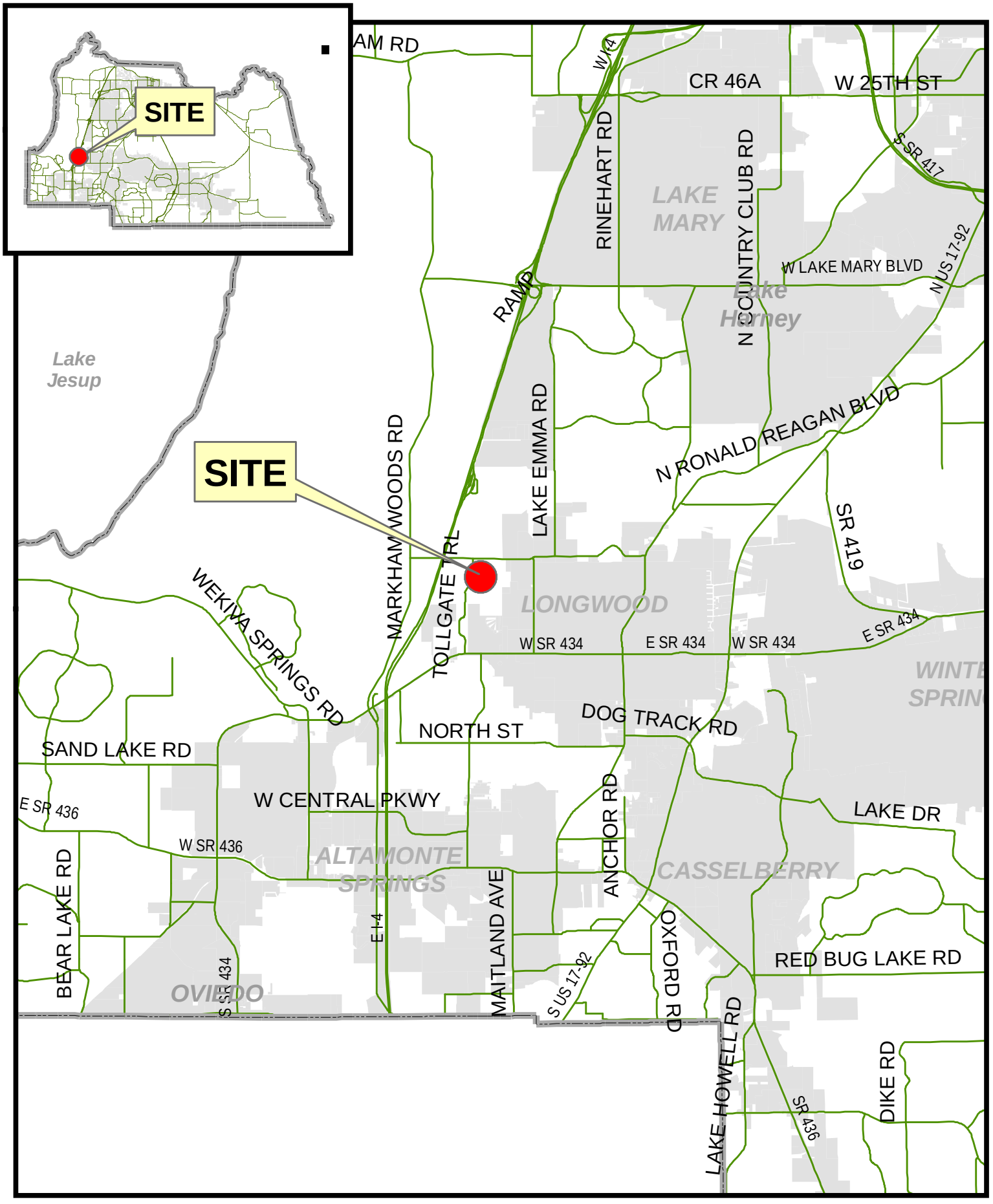
STAFF RECOMMENDATION:
Staff recommends the Board adopt a Resolution to vacate and abandon a portion of the platted 7 feet wide utility easement situated at the south of Lot 9, Block I, The Woodlands, as recorded in Plat Book 16, Pages 2 and 3, of the Public Records of Seminole County, Florida, and further described as 116 Foxridge Run, Longwood, Florida; in Section 36, Township 20 S, Range 29 E (Lisa J. Randall).

ATTACHMENTS:

1. Maps and Aerials
2. Location Map
3. Maps and Aerials
4. Resolution
5. Sketch of Description
6. Property Survey

Additionally Reviewed By:

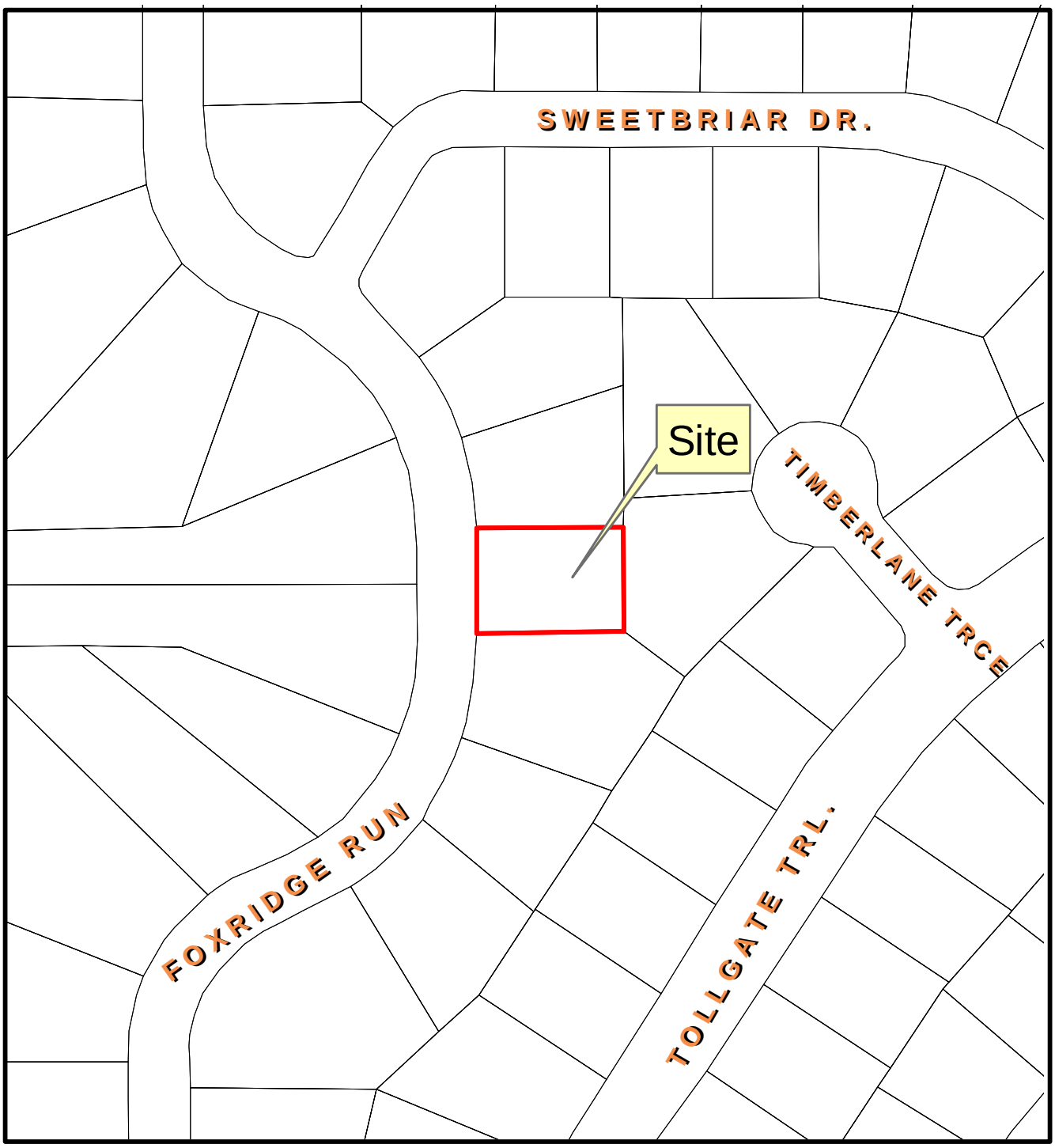
☑ County Attorney Review (Kathleen Furey-Tran)



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd **/**/06

116 Foxridge Run Utility Easement Vacate

EXHIBIT A



116 Fox Ridge Run
Utility Easement Vacate

EXHIBIT A

116 Foxridge Run
Utility Easement Vacate

Parcel
Subject Property

January 2006 Color Aerials

EXHIBIT A

RESOLUTION NO.: 2007-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 13TH DAY OF NOVEMBER A.D., 2007.

RESOLUTION TO VACATE AND ABANDON A UTILITY EASEMENT

Whereas, a Petition was presented on behalf of

LISA J. RANDALL

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 ATTACHED *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 13TH day of NOVEMBER A.D., 2007.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

BY:

MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

CARLTON D. HENLEY
CHAIRMAN

EXHIBIT B

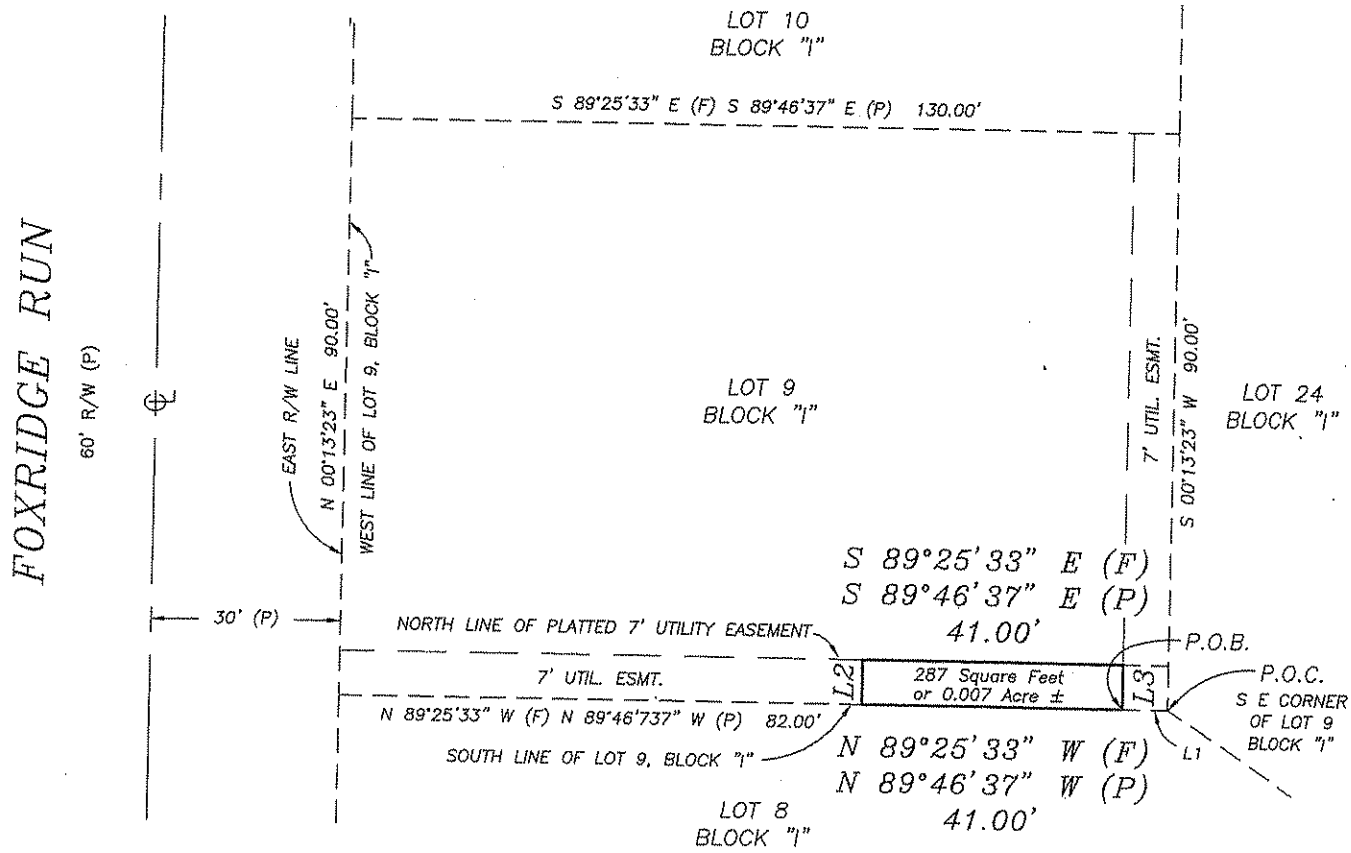
SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

DESCRIPTION: BEING a part of Lot 9, Block "I", THE WOODLANDS, according to the Plat thereof as recorded in Plat Book 16, Pages 2 and 3, Public Records of Seminole County, Florida, and being more particularly described as follows: COMMENCING at the Southeast corner of said Lot 9; thence run along the South line of said Lot 9, N 89°25'33" W, 7.00 feet to the POINT OF BEGINNING; thence continue along the South line of said Lot 9, N 89°25'33" W, 41.00 feet; thence run parallel with the West line of said Lot 9, which is the East right-of-way line of Foxridge Run as shown on said Plat, N 00°13'23" E, 7.00 feet to the North line of a 7' utility easement as shown on said Plat; thence run along the North line of said 7' utility easement parallel with the South line of said Lot 9, S 89°25'23" E, 41.00 feet; thence run parallel with said West line of Lot 9 and said East right-of-way line of Foxridge Run, S 00°13'23" W, 7.00 feet to the POINT OF BEGINNING. Contining in all 287 square feet or 0.007 acre, more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00	N 89°25'33" W
L2	7.00	N 00°13'23" E
L3	7.00	S 00°13'23" W

EXHIBIT "A"



GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436
CERTIFICATE OF AUTHORIZATION - LB 4596

LEGEND -

P	= PLAT
F	= FIELD
I.P.	= IRON PIPE
I.R.	= IRON ROD
C.M.	= CONCRETE MONUMENT
SET I.R.	= 1/2" I.R. w/#LB 4596
REC.	= RECOVERED
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
℄	= CENTERLINE
N&D	= NAIL & DISK
R/W	= RIGHT-OF-WAY
ESMT.	= EASEMENT
DRAIN.	= DRAINAGE
UTIL.	= UTILITY
CL.FC.	= CHAIN LINK FENCE
WD.FC.	= WOOD FENCE
C/B	= CONCRETE BLOCK
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
DESC.	= DESCRIPTION

LEGEND -

R	= RADIUS
L	= ARC LENGTH
D	= DELTA
C	= CHORD
C.B.	= CHORD BEARING
P.O.L.	= POINT ON LINE
TYP.	= TYPICAL
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
RAD.	= RADIAL
N.R.	= NON-RADIAL
W.P.	= WITNESS POINT
CALC.	= CALCULATED
P.R.M.	= PERMANENT REFERENCE MONUMENT
F.F.	= FINISHED FLOOR ELEVATION
B.S.L.	= BUILDING SETBACK LINE
B.M.	= BENCHMARK
B.B.	= BASE BEARING
CONC.	= CONCRETE
FIRM	= FLOOD INSURANCE RATE MAP
I.D.	= IDENTIFICATION

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SKETCH IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SKETCH WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SKETCH IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NGVD 1929, UNLESS OTHERWISE NOTED.

SCALE: 1" = 30

NORTH

CERTIFIED BY:

JAMES W. SCOTT, R.L.S # 4801 TOM X. GRUSENMEYER, R.L.S. # 4714
JOSEPH E. WILLIAMSON, R.L.S. # 6573 R.L.S. # 6573

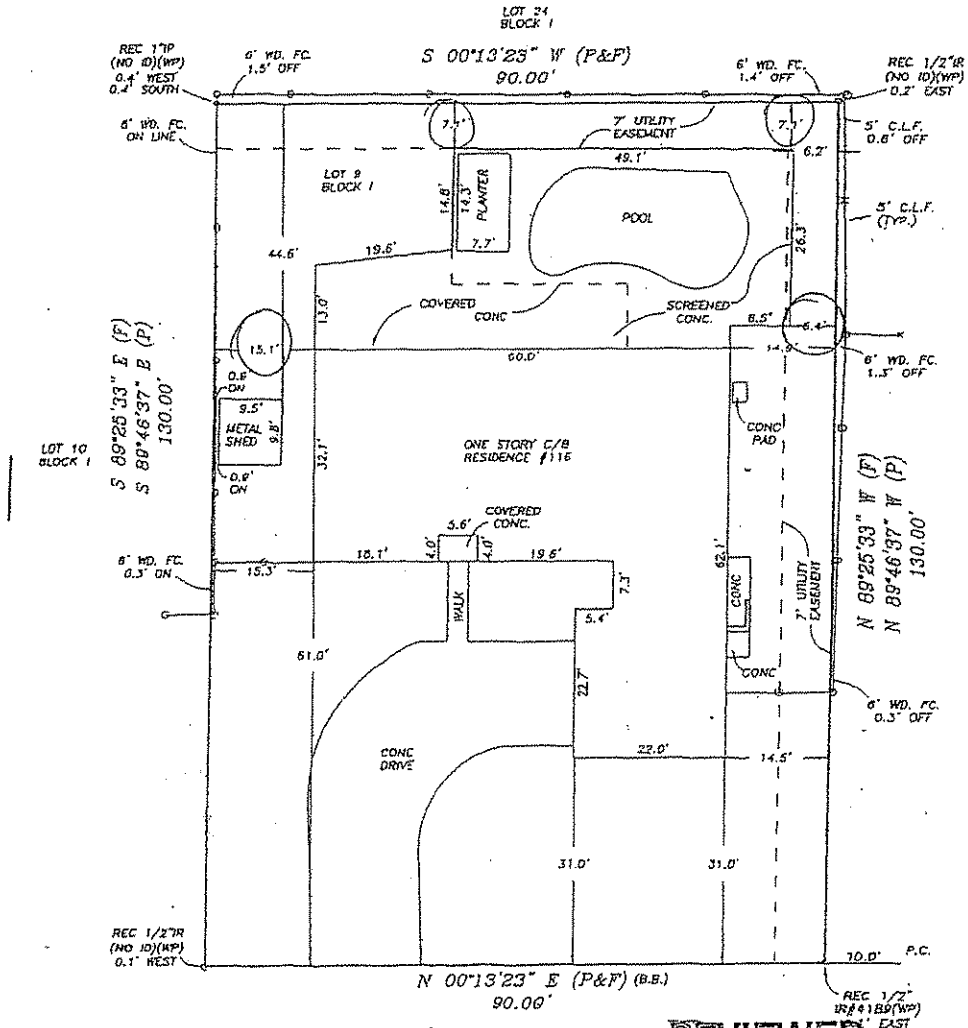
SKETCH AND DESCRIPTION FOR/CERTIFIED TO: LISA RANDALL

DATE	ORDER #
09/21/07	4918-07

EXHIBIT C

DESCRIPTION AS FURNISHED: Lot 9, Block I, THE WOODLANDS, as recorded in Plat Book 16, Pages 2 and 3 of the Public Records of Seminole County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: James S. Cook and Kathy L. Cook;
The Title Group of Central Florida, Inc.;
American Pioneer Title Insurance Company;
Home Source Financial;



FOXRIDGE RUN
(60' R/W)

REVIEWED
MAR 15 2007
SEMINOLE COUNTY
PLANS EXAMINER

GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

NOTES:
1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT SECTION 472-027 FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. DIMENSIONS, THE BASIS FOR BEARING DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4396.

NORTH

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM" ZONE "X", PANEL # 130268 0120E

CERTIFIED BY:
TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S. # [illegible]
VERNON H. BERRY JR., R.L.S. # [illegible]

SCALE 1" = 20' DRAWN BY:
DATE BOUNDARY 07-07-04
ORDER No. 6313-04

EXHIBIT D