

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** Park Grove Court (3375) Drainage Easement Vacate**DEPARTMENT:** Planning and Development      **DIVISION:** Development Review**AUTHORIZED BY:** Dori DeBord**CONTACT:** Alan Willis**EXT:** 7332**MOTION/RECOMMENDATION:**

1. ADOPT and authorize the Chairman to execute the Resolution to vacate and abandon a portion of a drainage easement as recorded on Lot 68, Alaqua Lakes Phase II, in Plat Book 53, Pages 71-74 of the public records of Seminole County, Florida in Section 14, Township 20 S, and Range 29 E and further described as 3375 Park Grove Court – Michael and Cynthia Jackman, applicant.

2. DENY the request to vacate and abandon a portion of a drainage easement as recorded on Lot 68, Alaqua Lakes Phase II, in Plat Book 53, Pages 71-74 of the public records of Seminole County, Florida in Section 14, Township 20 S, and Range 29 E and further described as 3375 Park Grove Court – Michael and Cynthia Jackman, applicant.

3. Continue the public hearing until a time and date certain.

District 5 Brenda Carey

Alan Willis

**BACKGROUND:**

Michael and Cynthia Jackman, the applicant, is requesting to vacate and abandon the Westerly 3.00 feet of the platted 15 feet Drainage Easement that runs along the back portion of their property. The entire easement is fifteen feet deep and sixty nine feet long. The proposed vacate is needed in order to accommodate an in ground pool and spa. Staff has reviewed the request and agrees that the vacated portion will not have any negative effects on the area.

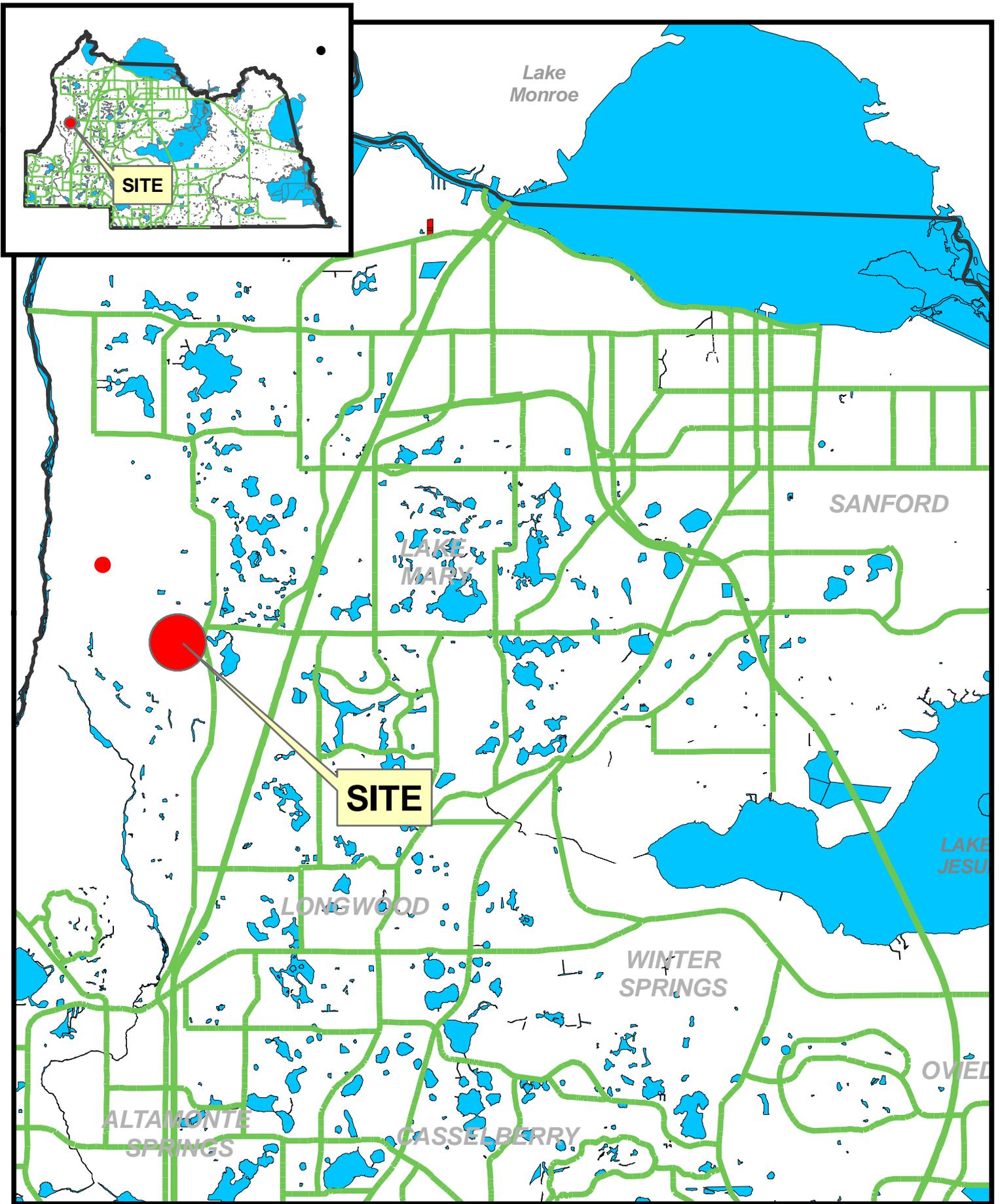
**STAFF RECOMMENDATION:**

Staff recommends that the Board adopt and authorize the Chairman to execute a resolution to vacate and abandon a portion of a drainage easement recorded on Lot 68, Alaqua Lakes Phase II, in Plat Book 53, Pages 71-74 of the public records of Seminole County, Florida.

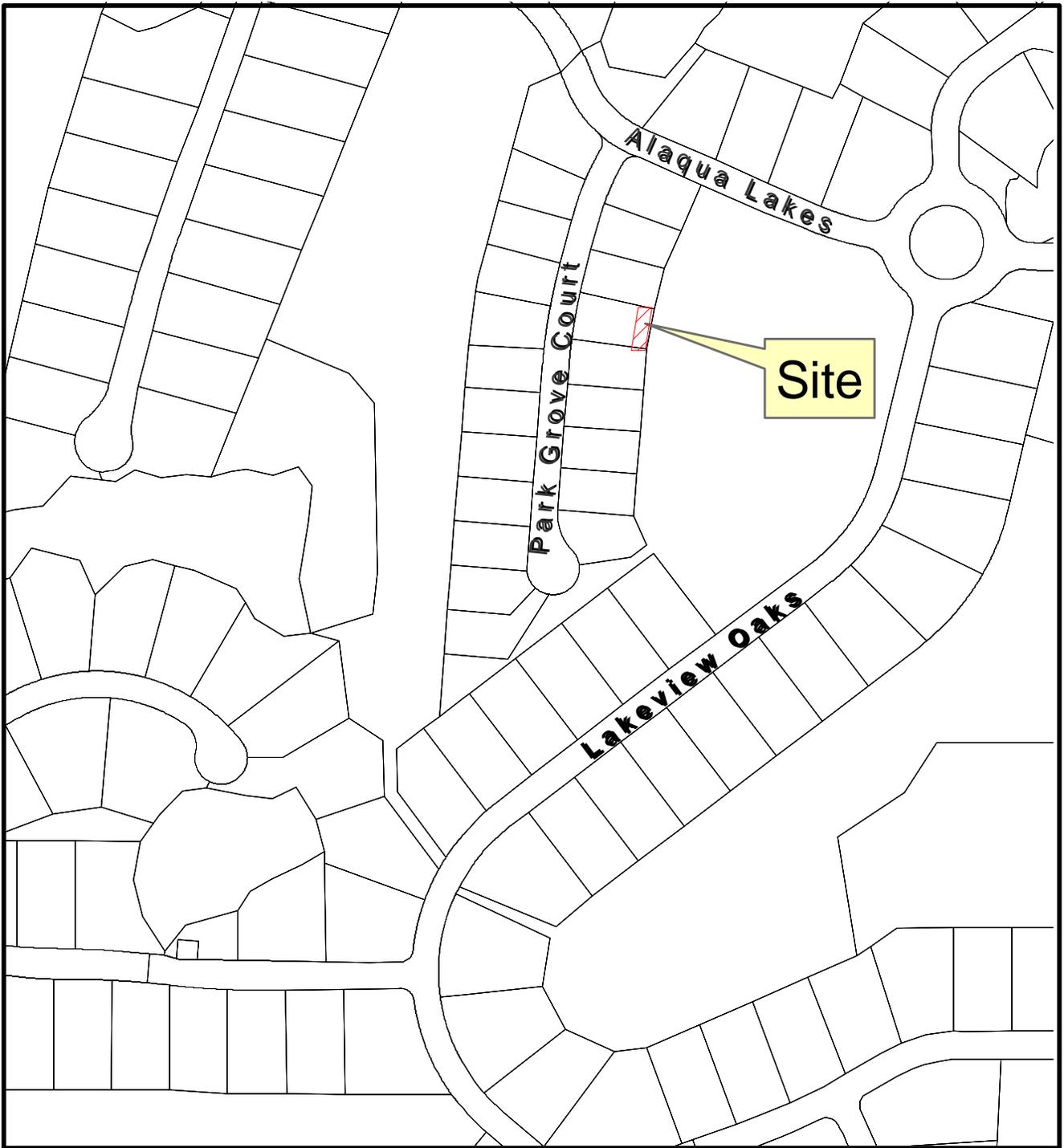
**ATTACHMENTS:**

1. Maps and Aerials
2. Maps and Aerials
3. Maps and Aerials
4. Resolution
5. Sketch of Description

**Additionally Reviewed By:** County Attorney Review ( Kathleen Furey-Tran )



**Area Map  
Park Grove Court  
Drainage Easement Vacate**



Park Grove Court  
Drainage Easement Vacate





Park Grove Court  
Drainage Easement Vacate



RESOLUTION NO.: 2009-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 July A.D., 2009.

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

Whereas, a Petition was presented on behalf of  
**MICHAEL & CYNTHIA JACKMAN**

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

SEE ATTACHED SKETCH OF DESCRIPTION "*EXHIBIT E*"

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 28th day of July A.D., 2009

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE  
CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

BY: BOB DALLARI  
CHAIRMAN

# Sketch of Description

Sheet 1 of 2

## Legal Description:

A Portion of Lot 68, ALAQUA LAKES PHASE II, according to the Plat thereof, as recorded in Plat Book 53, Pages 71-74, Public Records of Seminole County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Lot 68, ALAQUA LAKES PHASE II, according to the Plat thereof, as recorded in Plat Book 53, Pages 71-74, Public Records of Seminole County, Florida, run thence along the North line of said Lot 68, North 77°08'27" West, a distance of 12.01 feet to a point; thence departing said North line, South 10°09'38" East, parallel to the East line of said Lot 68, a distance of 5.01 feet to a point, said point being the POINT OF BEGINNING of the herein described Property; thence continue South 10°09'38" West, parallel to said East line, a distance of 68.77 feet to a point; thence North 82°29'54" West, parallel to the South line of said Lot 68, a distance of 3.00 feet to a point on the West line of the Platted 15' Drainage Easement according to said record plat; thence along said West line of the 15' Drainage Easement, North 10°09'38" East a distance of 69.05 feet to a point; thence South 77°08'27" East a distance of 3.00 feet to the above described POINT OF BEGINNING.

Said Property containing 206.7 square feet, 0.005 acres more or less.

The intent of the above Legal Description is to encompass and vacate the Westerly 3.00 feet of the Platted 15' Drainage Easement located along the Rear Property line of Lot 68, ALAQUA LAKES PHASE II, according to the Plat thereof, as recorded in Plat Book 53, Pages 71-74, Public Records of Seminole County, Florida.

This is NOT a Survey.  
This is ONLY a Sketch.

Sketch of Description Prepared For: Joseph Finkelstein & Karen Finkelstein

Sketch of Description Certified To:

Joseph Finkelstein & Karen Finkelstein

Sketch Date: 05-11-09	<> This Property is NOT in a Flood Prone Area, Zone "X", Based on the F.I.R.M. (Flood Insurance Rate Map) Community Number 12117C Panel Number 0110 E Dated 04-17-95.
Drawn By: SP	<> Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying, Inc. and the Signing Surveyor assume NO Liability for the Accuracy of this Determination.
Approved By: PKI	
Field: NONE	

-Legend-	
C	- Calculated
CB	- Concrete Block
CM	- Concrete Monument
Contc.	- Concrete
D	- Description
DE	- Drainage Easement
Esml.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
-a-	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-X-	- Chain Link Fence

**Ireland & Associates  
Surveying, Inc.**  
5725 Wayside Drive Suite 1002  
Sanford, Florida 32771  
Office - 407.678.3366  
Fax - 407.320.8165

- Notes**
- > Sketch is Based upon the Legal Description Supplied by Client.
  - > Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
  - > Subject to any Easements and/or Restrictions of Record.
  - > Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
  - > Building Ties are NOT to be used to reconstruct Property Lines.
  - > Fence Ownership is NOT determined.
  - > Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
  - > Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
  - > Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information Furnished to Me as Noted and Conforms to the Minimum Technical Standards for Land Surveying in the State of Florida in accordance with Chapter 61G17-6 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

  
Patrick K. Ireland, Florida PSM 6637  
Date Signed: 05-11-09  
FOR THE FIRM  
LB 7623

This Sketch is intended ONLY for the use of Said Certified Parties. This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.  
File No. IS-1816

# Sketch of Description

Sheet 2 of 2

Lot 67

(Radial)  
S 77°08'27" E 144.14'

North Property Line of Lot 68

Point of Commencement

5' Drainage Easement "BB"

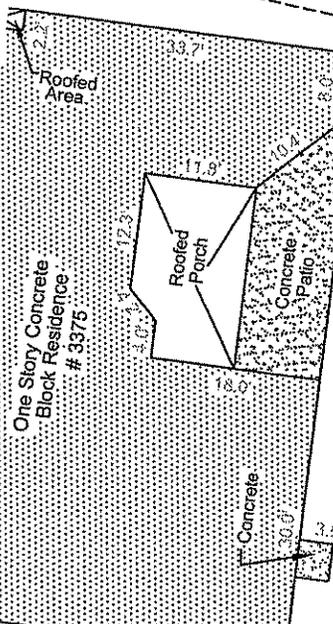
NE Corner of Lot 68

Fnd. #4 R&C "LB 4937"

Point of Beginning

Lot 68

**Subject Property**  
3375 Park Grove Court  
Longwood, Florida 32779



West Line of Platted 15' Drainage Easement

East Property Line of Lot 68

Tract "I"

N 82°29'54" W 144.17'  
(Radial)

5' Drainage Easement

Fnd. #4 R&C "LB 4937"

Lot 69

-Line Datum-

① S 77°08'27" E 12.01'

③ N 82°29'54" W 3.00'

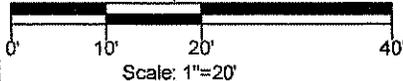
② S 10°09'38" W 5.01'

④ S 77°08'27" E 3.00'

*Ireland & Associates  
Surveying, Inc.*

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Graphic Scale



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EXHIBIT E