

# County Manager and Staff Briefings

Board of County Commission Meeting  
November 14, 2023

# Staff Briefing

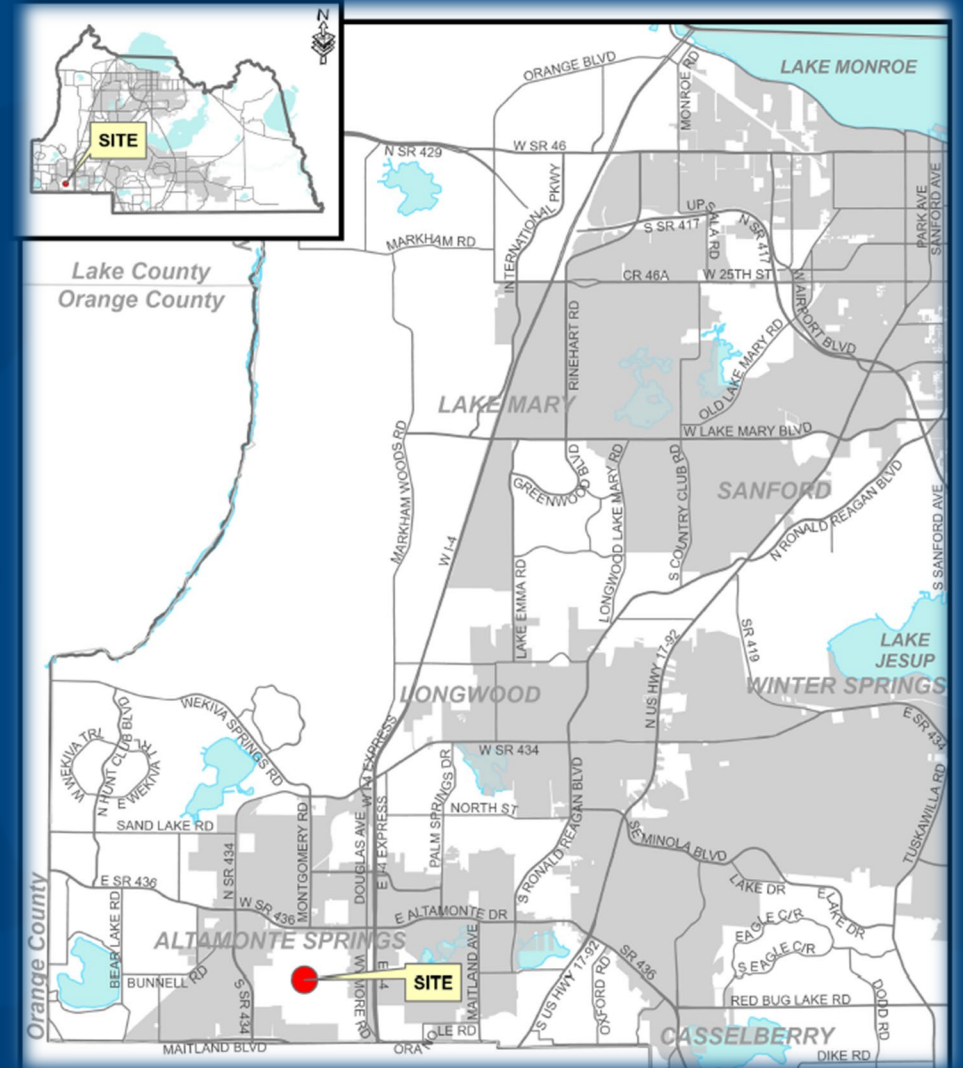
Spring Valley Farms Bridle Path Easement

Board of County Commission Meeting

November 14, 2023

# Subject

- Commissioner Constantine's Request to evaluate an administrative vacate of the Spring Valley Farms Bridle Path Easements
- The Spring Valley Farms subdivision is located south of SR 436, east of SR 434, and west of Wymore Road
- The Spring Valley Farms Subdivision was platted in the late 1960's
- The Spring Valley Farms Subdivision is zoned R-1AAA (Single Family Residential)



# Background

- The Spring Valley Farms subdivision consists of ten (10) patted sections.
  - Sections 1 and 2 do not include a bridle path easement
  - Sections 3 and 8 include a combined bridle path and utility easement
  - Sections 4 through 7 include bridle path easements
- The bridle path easements are no longer in operation and do not appear to be maintained.

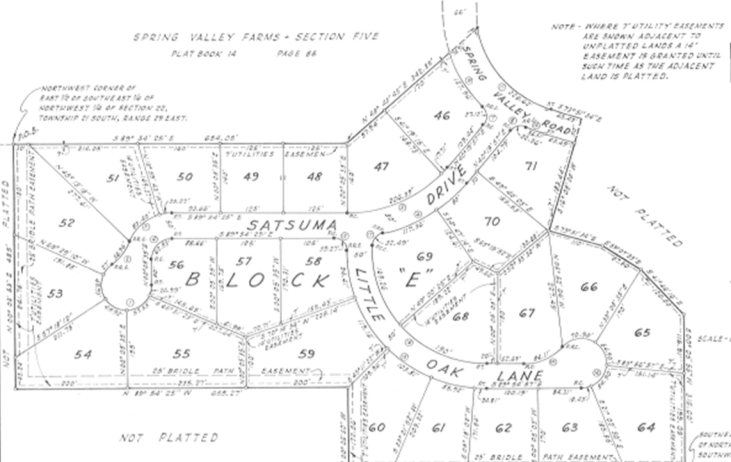
AND PAGE **20**

## Spring Valley Farms Section Seven Seminole County, Florida

DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN 8 87/100 28 1/2" 884.04 FEET ALONG THE SOUTHERLY BOUNDARY OF "SPRING VALLEY FARMS, SECTION FIVE", AS RECORDED IN PLAT BOOK 14, PAGE 88, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N 48° 40' 45" E 342.88 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3000.00 FEET; THENCE FROM A TANGENT BEARING OF S 87° 10' 00" E, RUN SOUTHEASTERLY 228.82 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89° 07' 00" TO THE END OF SAID CURVE; THENCE S 70° 31' 34" E 63.48 FEET; THENCE S 1/2° 00' 00" W 233.48 FEET; THENCE S 70° 31' 34" E 100.00 FEET; THENCE S 89° 07' 00" E 87.00 FEET; THENCE S 4° 40' 45" E 100.00 FEET; THENCE S 60° 00' 00" W 318.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N 67° 15' 00" E 166.60 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE N 60° 00' 00" W 173.24 FEET; THENCE N 89° 48' 00" W 88.57 FEET; THENCE S 00° 00' 00" E 486.00 FEET TO THE POINT OF BEGINNING.

SPRING VALLEY FARMS - SECTION FIVE  
PLAT BOOK 14 PAGE 88



NOTE - WHERE UTILITY EASEMENTS ARE SHOWN ADJACENT TO UNPLATTED LANDS A 14' EASEMENT IS GRANTED UNTIL SUCH TIME AS THE ADJACENT LAND IS PLATTED.

SCALE - 1" = 100'

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLETES IN FULL WITH ALL THE REQUIREMENTS OF PLANNING, STATUTES AND PUBLIC RECORDS ON **5-16-68** AT **8:34 AM**, FILE NO. **0388236**

*Arthur A. Anderson, Jr.*  
CLERK OF THE CIRCUIT COURT  
IN AND FOR SEMINOLE COUNTY, FLORIDA.

SECTION	AREA	PERCENT	ACRES	ACRES
1	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00

CERTIFICATE OF SURVEYOR

I HAVE SURVEYED THE FOREGOING PLAT AND FIND THAT IT COMPLETES IN FULL WITH ALL THE REQUIREMENTS OF PLANNING, STATUTES AND PUBLIC RECORDS ON **5-16-68** AT **8:34 AM**, FILE NO. **0388236**

*Arthur A. Anderson, Jr.*  
SURVEYOR

CERTIFICATE OF APPROVAL  
BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, THAT on **May 16, 1968** the Seminole County Planning and Zoning Commission approved the above plat.

CERTIFICATE OF APPROVAL  
BY COUNTY ENGINEER

Examined and Approved: \_\_\_\_\_ Date \_\_\_\_\_  
County Engineer

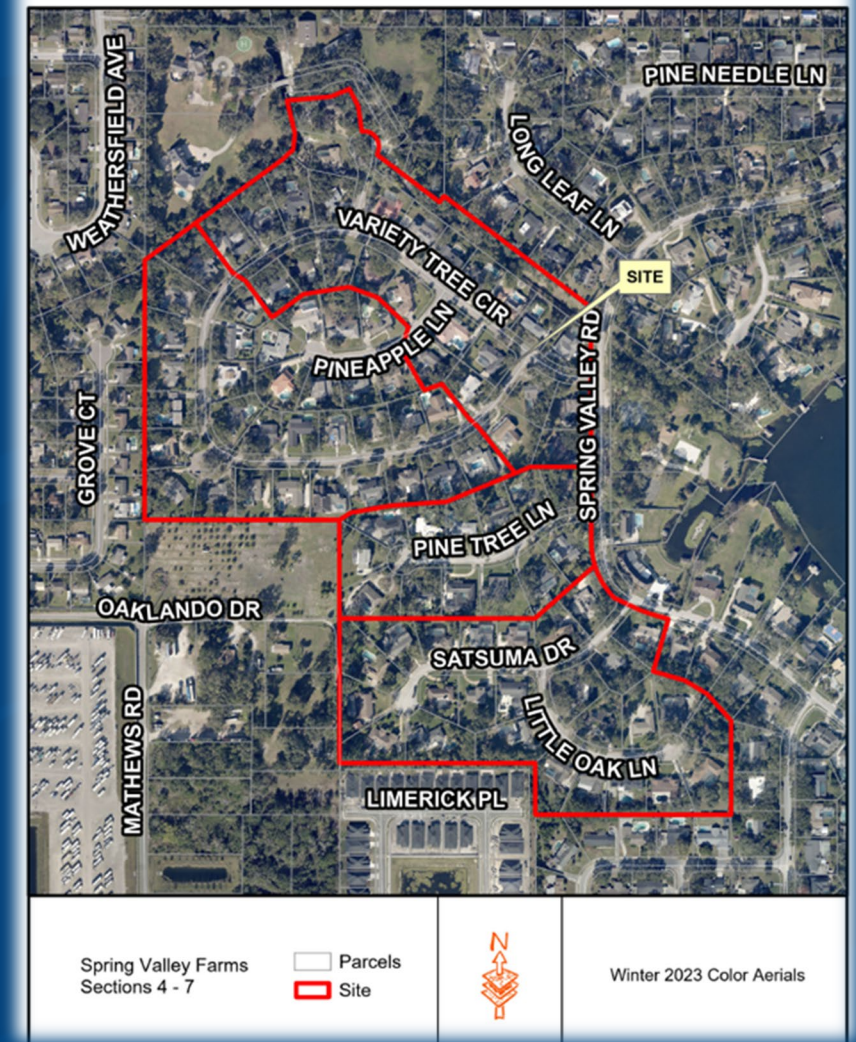
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT on **May 16, 1968** the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

*Arthur A. Anderson, Jr.*  
Chairman of the Board  
Clerk of the Board

# Background Cont'd

- Two recent vacate requests for lots in Sections 6 & 7 of the Spring Valley Farms Subdivision
- These two plat sections were recorded in 1968 and include a 25' bridle path easement
- The bridle path easement originally connected to a horse stable that is no longer in operation and the bridle path is no longer in active use



# Recommendation

Direct Staff to administratively vacate the bridle path easements in the Spring Valley Farms Subdivision Sections 4 through 7.