

RESOLUTION
of the
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS:

VACATING AND ABANDONING A PORTION OF A DRAINAGE, WATER, CONSERVATION EASEMENT ON LOT 11 OF THE BEAR GULLY BAY SUBDIVISION RECORDED IN PLAT BOOK 33 PAGES 55 – 57 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 177.101, Florida Statutes and Section 35.181 of the Seminole County Land Development Code, authorize and empower the Board of County Commissioners (the “Board”), upon the petition of any persons, to vacate plats in whole or in part, and return the property covered by such plats either in whole or in part into acreage; and

WHEREAS, Jennifer Cosgriff & Adam Holers, petitioned the Board to vacate and abandon a portion of the drainage, water and conservation easement shown on the plat, as described in Exhibit A; and



WHEREAS, the Petitioners are the apparent owners of record of the portion of the plat requested to be vacated, and the vacation of such portion of the plat will not affect the ownership or right of convenient access of persons owning other parts of the subdivision; and

WHEREAS, Petitioners have provided compensating storage within their development site to offset any potential impact to the flood plain resulting from this request through an engineered compensating storage plan approved by the County; and

WHEREAS, notice was published in accordance with the requirements of Section 177.101(4), Florida Statutes; and

WHEREAS, the Board has determined that the abandonment of the above-described easement is in the best interest of the County and the public in that the area in question is not required for public need;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida that:

Section 1. Recitals. The above recitals are true and are incorporated herein as legislative findings.

Section 2. Findings. Upon request of Petitioners, the Board finds, determines, and declares that the portion of the drainage, water and conservation easement described in Exhibit A, is hereby vacated and abandoned and that all right in and to the same on behalf of the County and the public are hereby disclaimed.

Section 3. Effective Date. This Resolution shall become effective when a copy of such Resolution is filed in the offices of the Circuit Court Clerk and duly recorded in the public records of Seminole County.

ADOPTED this _____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____
20_____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Attachment:
Exhibit A – Legal Description

Authority: Section 177.101, Florida Statutes and Section 35.181, Seminole County Land
Development Code

NJB/kly
1/27/2026

T:\Users\nborkert\Vacations\Bear Gully\Reso Drainage Easement Vacate - Kinsley Place (3802) Jan27(26).docx



Description of Sketch

Legal Description:

A PORTION OF LOT 11, BEAR GULLY BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE(S) 55 THROUGH 57, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 11, BEAR GULLY BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE(S) 55 THROUGH 57, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE, ALONG THE WEST LINE OF SAID LOT 11, NORTH 48°47'44" EAST, 104.08 FEET; THENCE SOUTH 41°13'19" EAST 6.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61°17'24" EAST 17.04 FEET; THENCE SOUTH 65°20'38" EAST 33.45 FEET; THENCE SOUTH 24°39'22" WEST 28.58 FEET; THENCE NORTH 62°44'55" WEST 43.66 FEET; THENCE NORTH 24°39'22" EAST 12.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1133.93 SQ. FT. OR 0.03 ACRES ±.

SAID LAND SITUATED, LYING AND BEING IN SEMINOLE COUNTY, FL.

Patrick K Ireland
Digitally signed by Patrick K Ireland
Date: 2025.12.17 14:22:53 -05'00'

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Revision: 12/17/25

| -Legend- | |
|----------|---------------------------------------|
| C | - Calculated |
| CL | - Centerline |
| CB | - Concrete Block |
| CM | - Concrete Monument |
| Conc. | - Concrete |
| D | - Description |
| DE | - Drainage Easement |
| Esmt. | - 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 |
| W | - 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 |

| |
|-----------------------|
| Sketch Date: 07-15-24 |
| Drawn By: JWV |
| Approved By: PKI |
| Field: N/A |

Sketch and Description Certified To:

JENNIFER COSGRIFF

-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 those Certified.

I hereby Certify that this Sketch and Description 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 Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
FOR THE FIRM
Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 12-17-24

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-125014

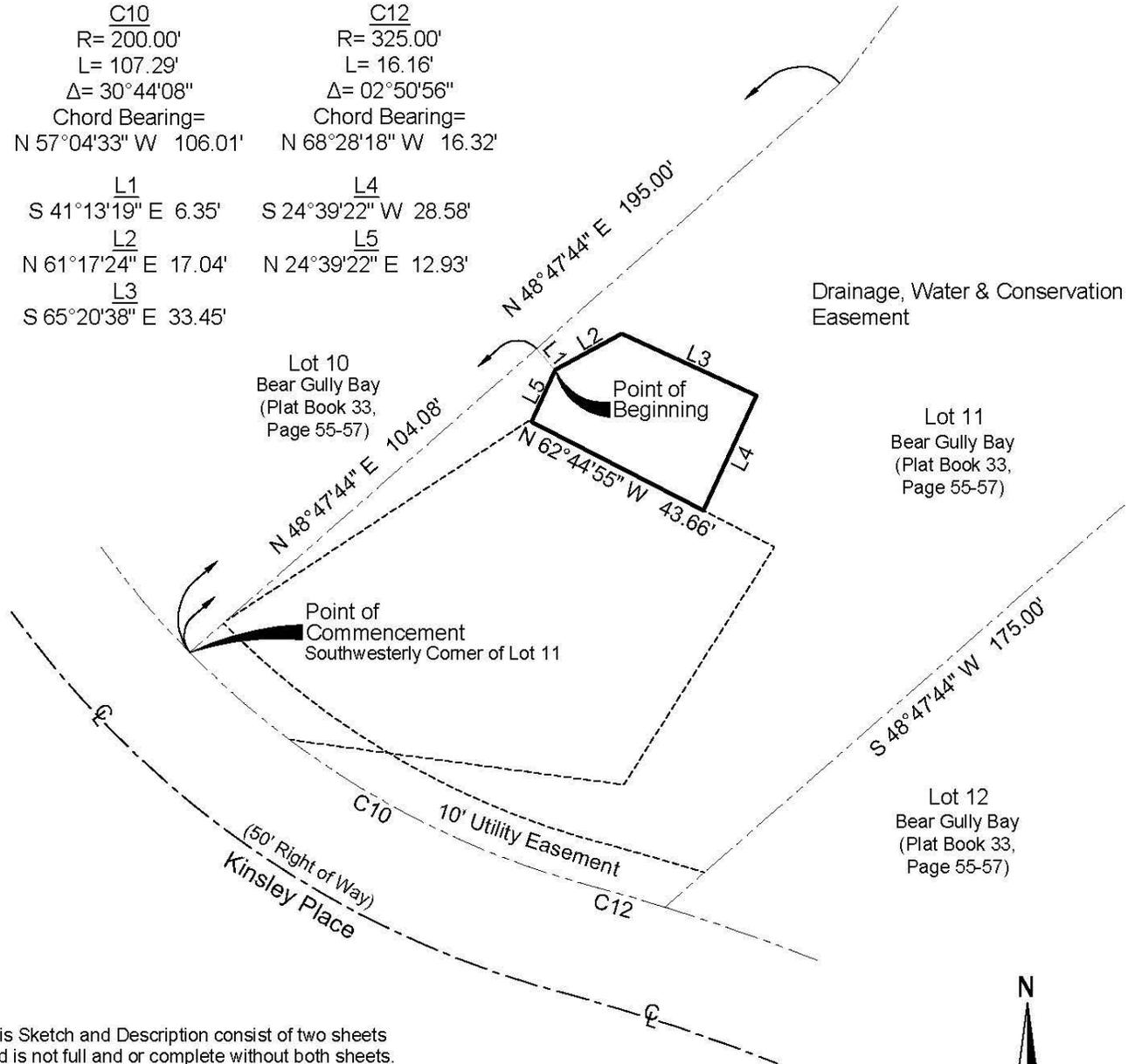
Ireland & Associates Surveying, Inc.

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Sketch of Description

| | |
|---|---|
| <u>C10</u> R= 200.00' L= 107.29' Δ= 30°44'08" Chord Bearing= N 57°04'33" W 106.01' | <u>C12</u> R= 325.00' L= 16.16' Δ= 02°50'56" Chord Bearing= N 68°28'18" W 16.32' |
|---|---|

| | |
|-----------------------------------|-----------------------------------|
| <u>L1</u> S 41°13'19" E 6.35' | <u>L4</u> S 24°39'22" W 28.58' |
| <u>L2</u> N 61°17'24" E 17.04' | <u>L5</u> N 24°39'22" E 12.93' |
| <u>L3</u> S 65°20'38" E 33.45' | |



This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

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Surveying, Inc.*

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