

RESOLUTION
of the
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS:

VACATING AND ABANDONING A FIVE (5) FOOT PORTION OF A FIFTEEN (15) FOOT UTILITY EASEMENT WITHIN LOT 17, LAKEVIEW VILLAGE OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 177.101, Florida Statutes, authorizes and empowers the Board of County Commissioners (the “Board”), upon the petition of any person(s), 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, Jeanice R. Powell and Candice S. Powell (“Petitioners”), petitioned the Board to vacate and abandon the utility easement over the property described in “Exhibit A”.

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, 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 utility easement is in the best interest of the County and the public in that the area in question is not required for utility purposes or other 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 Petitioner(s), the Board finds, determines, and declares that the utility 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 _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
JAY ZEMBOWER, Chairman



Attachment:
Exhibit A – Sketch and Description

Authority: Section 177.101, Florida Statutes

NJB/kly
12/6/24 12/11/24
T:\Users\kyeager\NJB Documents\2024\Resolution - Lakebreeze Cir Utility Easement Vacate Dec6(24).docx

EXHIBIT A
SKETCH AND DESCRIPTION

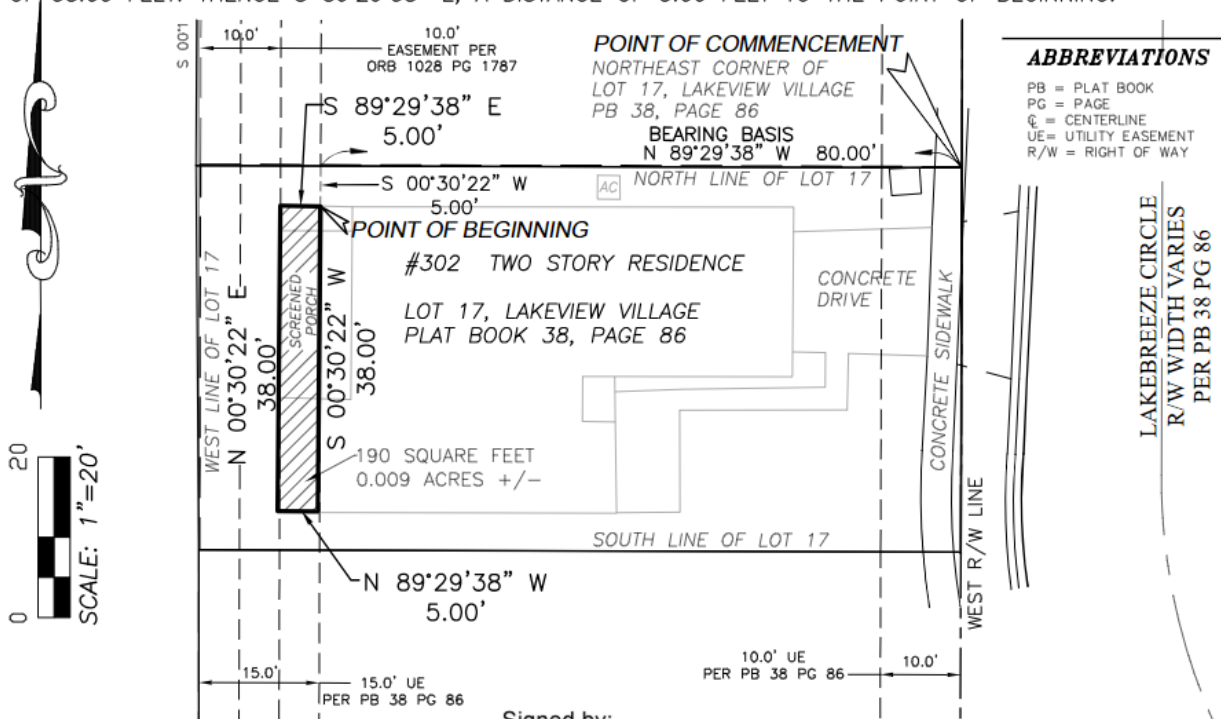
Docusign Envelope ID: C9592489-A062-42E6-B081-0BAA865FEE08

SKETCH OF DESCRIPTION

Legal Description

THAT PORTION OF A 15 FOOT UTILITY EASEMENT WITHIN LOT 17, LAKEVIEW VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 86 THROUGH 89, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING OVER, UNDER AND ACROSS THE RESIDENCE AT 302 LAKEBREEZE CIRCLE, LAKE MARY, FLORIDA IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFORESAID LOT 17, LAKEVIEW VILLAGE; THENCE N 89°29'38" W, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 80.00 FEET; THENCE S 00°30'22" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°30'22" W, A DISTANCE OF 38.00 FEET; THENCE N 89°29'38" W, A DISTANCE OF 5.00 FEET; THENCE N 00°30'22" E, A DISTANCE OF 38.00 FEET; THENCE S 89°29'38" E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.



SURVEYORS NOTES:

— BEARINGS BASED ON THE NORTH LINE OF LOT 17, LAKEBREEZE CIRCLE, LAKEVIEW VILLAGES AS RECORDED IN PLAT BOOK 38, PAGES 86-89, SEMINOLE COUNTY, FLORIDA AS BEING N 89°29'38" W.

— THIS IS NOT A BOUNDARY SURVEY.

— DRAWING NOT TO SCALE.

— THIS IS A SKETCH OF DESCRIPTION ONLY. NO CORNERS WERE SET AND NIETO LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.



THIS IS NOT A
BOUNDARY SURVEY

Signed by:

Surveyors Certification:

I hereby certify that this sketch shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and is not valid without either the original signature and raised seal or an authorized electronic signature and seal (Signed by F.A.C.) of a Florida Licensed Professional Surveyor and Mapper.

Digitally Signed and Authorized by
Ralph A. Nieto PSM No. 6025

11/6/2024

Date

PREPARED FOR:

Candace Powell
302 Lakebreeze Circle, Lake Mary, FL 32746

FIELD BY: N/A DATE: 10/16/24

DRAWN BY: WG ORDER NO.: NW 24-216

SCALE: 1"=20' SHEET 1 OF 1



Nieto Land Surveying LLC

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