

**RESOLUTION**  
of the  
**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS:**

**VACATING AND ABANDONING A PORTION OF A UTILITY EASEMENT LOCATED ON LOT 29 OF THE BIG TREE CROSSING PHASE ONE SUBDIVISION AS RECORDED IN PLAT BOOK 27, PAGE 20 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**, Judith Deac, authorized member of OUR FAMILY DREAMS, LLC, authorized member of DEAC III LLC (“Petitioner”), petitioned the Board to vacate and abandon the property described in Exhibit A; and



**WHEREAS**, the Petitioner is 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, 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 23<sup>rd</sup> day of June, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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



By: \_\_\_\_\_

ANDRIA HERR, Chairman

Attachment:  
Exhibit A – Legal Description

Authority: Section 177.101, Florida Statutes

NJB/kly  
5/18/2026  
T:\Users\kyeager\NJB Documents\2026\Reso Utility Vacate - 786 Big Tree May6(26).docx

# Sketch of Description

Patrick K Ireland  
 Digitally signed by Patrick K Ireland  
 Date: 2026.04.07 09:02:24 -04'00'

## Legal Description:

ALL OF THAT 7.5' UTILITY EASEMENT ALONG THE NORTHERLY SIDE OF LOT 29, BIG TREE CROSSING PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 20 AND 21, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, OF SAID BIG TREE CROSSING PHASE 1, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CORPORATE SQUARE, THENCE WITH THE SOUTHERLY LINE OF SAID LOT 28, NORTH 76°04'44" EAST, 142.60 FEET, TO A POINT ON THE WESTERLY LINE OF AN EXISTING 5 FOOT UTILITY EASEMENT AS SHOWN ON SAID BIG TREE CROSSING PHASE 1, SAID POINT BEING SOUTH 76°04'44" WEST, 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 28; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 28, AND WITH THE WESTERLY LINE OF 5 FOOT UTILITY EASEMENT, SOUTH 13°55'16" EAST, 7.50 FEET; THENCE DEPARTING THE WESTERLY LINE OF SAID 5 FOOT UTILITY EASEMENT, AND WITH A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 28, SOUTH 76°04'44" WEST, 142.60 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CORPORATE SQUARE; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID CORPORATE SQUARE, NORTH 13°55'16" WEST, 7.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,069.50 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

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.

Sketch Date: 04/06/26
Drawn By: BMJ
Approved By: PKI
Field: N/A

Sketch and Description Certified To:  
**JUDITH DEAC**

-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
RFI	- Roofed
Set	- Set 1/2" Rebar & Cap LB 7523'
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-X-	- Chain Link Fence

*Ireland & Associates  
 Surveying, Inc.*

800 Currency Circle Suite 1020  
 Lake Mary, Florida 32746  
 www.irelandsurveying.com  
 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.  
 >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 541.17, 2023 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

*Patrick K. Ireland*  
 Patrick K. Ireland, P.S.M. 6837 LB 7623  
 Date Signed: 04/06/26

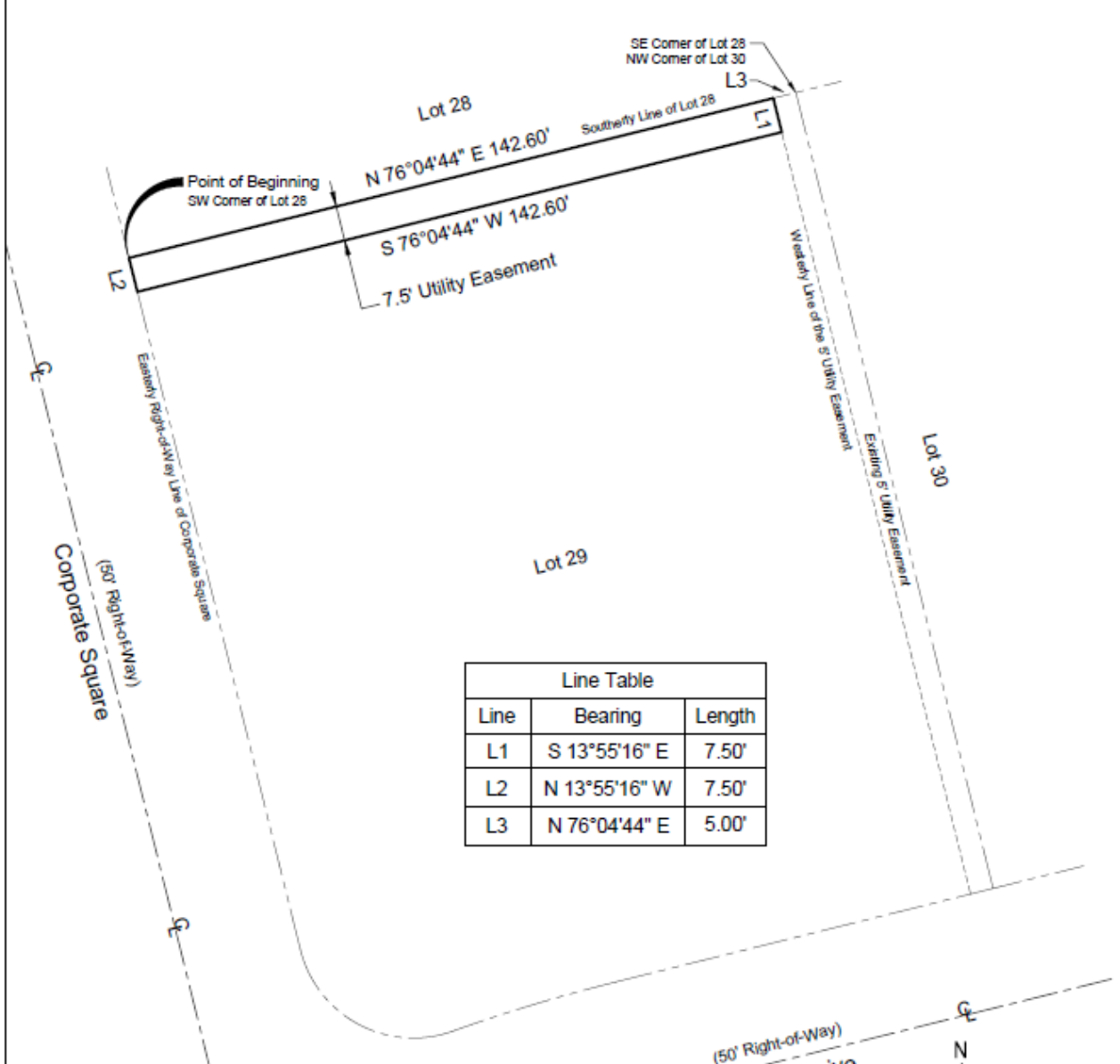
This Sketch is intended **ONLY** for the use of Said Certified Parties, This Sketch **NOT** VALID **UNLESS** Signed and Embossed with Surveyor's Seal, File No. IS-153562

Exhibit A

Sheet 2 of 2

Sketch of Description

Patrick K Ireland  
 Digitally signed by Patrick K Ireland  
 Date: 2026.04.07 09:01:46 -04'00'



Line Table		
Line	Bearing	Length
L1	S 13°55'16" E	7.50'
L2	N 13°55'16" W	7.50'
L3	N 76°04'44" E	5.00'

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