

RESOLUTION
of the
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS:

VACATING AND ABANDONING A PORTION OF A UTILITY EASEMENT LOCATED ON LOTS 38 & 39 OF THE WINGFIELD NORTH PARTIAL REPLAT OF LOTS 39 & 39 RECORDED IN PLAT BOOK 79, PAGE 82, 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 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, Craig Ratick and Olena Ratick, petitioned the Board to vacate and abandon a portion of a utility easement, as 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 portion of the utility easement described 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

LEGAL DESCRIPTION: AN EASEMENT 10' IN WIDTH DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 39, WINGFIELD NORTH PARTIAL REPLAT OF LOTS 38 & 39, PLAT BOOK 79, PAGES 81 & 82. LYING IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN SOUTH 89°43'18" EAST A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 89°43'18" EAST A DISTANCE OF 10 FEET. THENCE RUN SOUTH 89°43'18" WEST A DISTANCE OF 228.08 FEET. THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE WITH A RADIUS OF 60 FEET A DISTANCE OF 11.45 FEET AND A CHORD BEARING OF NORTH 60°43'18" WEST AND A CHORD DISTANCE OF 11.43 FEET. THENCE RUN NORTH 89°43'18" EAST 222.54 FEET BACK TO THE POINT OF BEGINNING.

JOB SPECIFIC NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Robinson Surveying by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#R260.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signatures are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POIs) are selected above-ground improvements which may be in contact with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Robinson Surveying. Additional logo or references to third parties are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LINE TYPES: (LENGTH OR OTHER NOTES)
BOUNDARY LINE
STRUCTURE
CONTROL LINE
CHAIN LINE or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PAINT WALL
WOOD FENCE
WIRE FENCE

SURVEYOR'S LEGEND

SURFACE TYPES: (LENGTH OR OTHER NOTES)
ASPHALT
CONCRETE
WATER
BRICK or TILE
COVERED AREA
WOOD

SYMBOLS: (LENGTH OR OTHER NOTES)
BENCH MARK
CONTROL LINE
CONTROL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
WELL

IC CALCULATED
ID DEED
IF FIELD
IM MEASURED
IP PLAT
IR RECORD
IS SURVEY
A.S.B.L. ACCESSORY SETBACK LINE
A.C. AIR CONDITIONING
B.C. BLOCK CORNER
B.F.P. BACKFLOW PREVENTOR
B.R. BEARING REFERENCE
B.R.L. BUILDING RESTRICTION LINE
B.W. BAY/BROW WINDOW
BLDG. BUILDING
BLK. BLOCK
BM BENCHMARK
BSMT. BASEMENT
C. CURVE
C.B. CONCRETE BLOCK
C.L.F. CHAIN LINK FENCE
C.O. CLEAN OUT
C.V.G. CONCRETE VALLEY GUTTER
C.L. CENTER LINE
C.P. COVERED PORCH
C/S CONCRETE SLAB
CATV CABLE TV WIRE
CH CHORD BEARING
CHM. CHIMNEY
CONC. CONCRETE
COR. CORNER
CS/W CONCRETE SIDEWALK
D.F. DRAIN FIELD
D.H. DRILL HOLE
D.W. DRIVEWAY
E.O.W. EDGE OF WATER
ELEV. ELEVATION
EM ELECTRIC METER
ENCL. ENCLOSURE
ENT. ENTRANCE
EUB ELECTRIC UTILITY BOX
F.F. FINISHED FLOOR
F.O.P. EDGE OF PAVEMENT
F.D.H. FOUND DRILL HOLE
FCM FND. CONCRETE MONUMENT
FIP FOUND IRON PIPE
FIPC FOUND IRON PIPE & CAP
FIR FOUND IRON ROD
FIRC FOUND IRON ROD & CAP
FN FOUND NAIL
FNSD FOUND NAIL AND DISC
FRD. FOUND
FRKN FOUND PARKER-KALON NAIL
FRKNSD FOUND PK NAIL & DISC
FRSPK FOUND RAILROAD SPIKE
GAR. GARAGE
GM GAS METER
ID. IDENTIFICATION
ILL. ILLIBLE
INST. INSTRUMENT
INT. INTERSECTION
L. LENGTH
LB# LICENSE # - BUSINESS
LS# LICENSE # - SURVEYOR
M.B. MAP BOOK
M.E.S. MITERED END SECTION
M.F. METAL FENCE
MES MITERED END SECTION
MH. MANHOLE
N.R. NON RADIAL
N.T.S. NOT TO SCALE
NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C.S. ON CONCRETE SLAB
O.G. ON GROUND
O.R.B. OFFICIAL RECORD BOOK
O.R.V. OFFICIAL RECORD VOLUME
O.V. OVERALL
OVS OFFSET
OFF OUTSIDE OF SUBJECT PARCEL
OHL OVERHANG
OHL OVERHEAD LINES
ON INSIDE OF SUBJECT PARCEL
PIB PLAT BOOK
PC. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.R.C. PERMANENT CONTROL POINT
PL. POINT OF INTERSECTION
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
PP. PINCHED PIPE
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
PT. POINT OF TANGENCY
P/E POOL EQUIPMENT
PG. PAGE
PLS PROFESSIONAL LAND SURVEYOR
PLT PLANTER
PSM PROFESSIONAL SURVEYOR AND MAPPER
R. RADIUS OF RADIAL
R.P. RADIUS POINT
R/W RIGHT OF WAY
RES. RESIDENCE
RGE. RANGE
V.D. VERTICAL DATUM OF 1929
S.B.L. SET BACK LINE
S.C.L. SURVEY CLOSURE LINE
S.T.L. SURVEY TIE LINE
S.W. SEAWALL
S/GD SET GULLY DISC
S/W. SIDEWALK
SCR. SCREEN
SEC. SECTION
SEP. SEPTIC TANK
SEW. SEWER
SIRC SET IRON ROD & CAP
SNBD SET NAIL & DISC
SQFT. SQUARE FEET
STY. STORY
SV. SEWER VALVE
T.O.B. TOP OF BANK
TBM. TEMPORARY BENCHMARK
TEL. TELEPHONE FACILITIES
TWP. TOWNSHIP
TR. TRANSFORMER
TYP. TYPICAL
U.R. UTILITY REEF
UG. UNDERGROUND
UR. UTILITY REEF
V.F. VINYL FENCE
W.F. WOODEN FENCE
W/C. WITNESS CORNER
W/F. WATER FILTER
WM. WATER METER/VALVE BOX
WV. WATER VALVE
A.E. ACCESS EASEMENT
A.N.E. ANCHOR EASEMENT
C.M.E. CANAL MAINTENANCE ESMT.
C.U.E. COUNTY UTILITY ESMT.
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE AND UTILITY ESMT. ESMT.
I.E./E.E. INGRESS/EGRESS ESMT.
IR.E. IRRIGATION EASEMENT
L.A.L. LIMITED ACCESS ESMT.
L.B.E. LANDSCAPE BUFFER ESMT.
L.E. LANDSCAPE ESMT.
L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E. MAINTENANCE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
R.O.E. ROOF OVERHANG ESMT.
S.W.E. SIDEWALK EASEMENT
S.W.M.E. STORM WATER MANAGEMENT EASEMENT
T.U.E. TECHNOLOGICAL UTILITY ESMT. ESMT.
U.E. UTILITY EASEMENT