

BOARD OF COUNTY COMMISSIONERS

DATE: January 15, 2013
AGENDA ITEM NO. 5

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature: 

Subject:

Quasi-Judicial Petition to Vacate a Portion of an Easement

Submitted By: David & Misti Evans
Property Address: 4737 Simcoe Street
Palm Harbor, Florida 34683
File No.: 1417

Department:

Real Estate Management

Staff Member Responsible:

Paul S. Sacco, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BCC) CONSIDER GRANTING THE PETITION TO VACATE A PORTION OF THE DRAINAGE EASEMENT, AND IF GRANTED, ADOPT THE ATTACHED RESOLUTION PURSUANT TO FLORIDA STATUTE 177.101, AND AUTHORIZE THE CLERK TO RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:

This petition to vacate a portion of a drainage easement located in Lot 26, Pine Lake Subdivision, is associated with the owners' desire to build an above ground pool with a deck.

The petitioner is the apparent owner of record of that portion of the plat that is requested to be vacated. The vacation of this portion of the plat will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Appropriate staff members reviewed the subject area and determined the vacation would not have an adverse effect on the remaining easement area. Building Development Review Services has not indicated the need to seek a variance. Additionally, Letters of No Objection have been received from Bright House, Knology, Pinellas County DEI, Progress Energy (Distribution), Progress Energy (Transmission), TECO and Verizon.

The Petition was properly advertised in accordance with Florida Statute 177.101 and notice was mailed by the Clerk of the Court to the adjacent property owners and nearby residents. The Deputy Clerk will report any citizen support or opposition to the BCC.

Fiscal Impact/Cost/Revenue Summary:

The owner has paid a \$690 filing fee, plus advertising cost of \$60.

Exhibits/Attachments Attached:


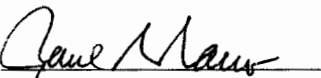
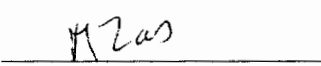
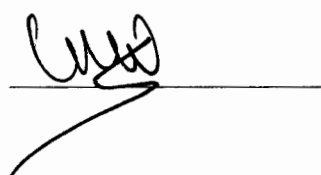
Contract Review Transmittal
Petition to Vacate
Notification List
Resolution
Location Map

CONTRACT REVIEW TRANSMITTAL SLIP**PROJECT: David and Misti Evans****TYPE: Quasi-Judicial Petition to Vacate a portion of an Easement****Date: 1/15/2013****ESTIMATED EXPENDITURE/REVENUE:****\$ 750.00****(Circle appropriate choice above.)**

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- ***To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.***

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call **464-3672** at so that it can be picked up and taken to the next Review Authority on the list.

<u>Review Authority</u>	<u>Review Date</u>	<u>Review Signature</u>	<u>Comments Included/Addressed Initial & Date</u>
Real Property Div. (Dave DelMonte)	<u>12-13-12</u>		_____
Real Est. Mgmt (Paul Sacco)	<u>12/14/12</u>		_____
Legal (Michael Zas)	<u>12/17/12</u>		_____
County Admin. (Mark Woodard)	<u>12/17/12</u>		_____

- ☐ Release/Termination/Amendment
☒ FS 177.101 - Vacation
☐ FS 336.09/10/12 - ROW
☒ Advertisement to Board Records
☒ Scheduled Board Date
☒ Complies with Section 8 Real Estate Procedures 3.2.2 Notification

Please return to Real Estate Management Department, Real Property Division by , **2013**
 All inquiries should be made to **CYNTHIA HARRIS** at telephone extension **43773** or 4-3672.

SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

PETITION TO VACATE, PLAT OR PORTION OF PLAT (EASEMENT)

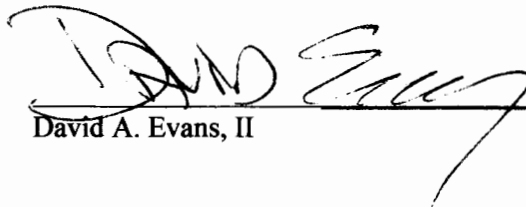
Comes now your Petitioners, David and Misti Evans
Name of Petitioner

and respectfully requests this Honorable Board of County Commissioners to adopt a resolution vacating:


Lands described in legal description attached
hereto and by this reference made a part hereof.

Your petitioner represent that: 1) the petitioner own the fee simple title to the whole or that portion of the plat (easement) that is sought to be vacated; 2) the vacation request herein will not cause injury to any surrounding property or property owners, and that the above described property does not now serve and is not needed for any public purpose; 3) the interest of the public will not be adversely affected by this vacation, nor will such vacation affect the ownership, or the right of convenient access, of persons owning any other parts of said subdivision.

I hereby swear and/or affirm that the forgoing statements are true:


David A. Evans, II

I hereby swear and/or affirm that the forgoing statements are true:


Misti Evans

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 7 day of December, 2012,
by David A. Evans, II and Misti Evans. He/She is personally known to me, or has produced _____
as identification, and who did (did not) take an oath.



NOTARY
Print Name Lena R Soukup

My Commission Expires: Sep 25 2014

Commission Number: EE 24529

SECTION . . . 23 . . . , TOWNSHIP . . . 27 . . . SOUTH, RANGE . . . 15 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN DRAINAGE EASEMENT OVER AND ACROSS THE EASTERLY PORTION OF LOT 26 OF PINE LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26; THENCE S81°01'08.5"E ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 26, A DISTANCE OF 80.00 FEET TO THE WESTERLY BOUNDARY OF SAID DRAINAGE EASEMENT; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID DRAINAGE EASEMENT, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 872.57 FEET, AN ARC OF 18.63 FEET, A CHORD OF 18.63 FEET AND A CHORD BEARING OF N08°22'10"E TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID DRAINAGE EASEMENT, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 872.57 FEET, AN ARC OF 33.92 FEET, A CHORD OF 33.92 FEET AND A CHORD BEARING OF N06°38'39"E; THENCE EASTERLY, LEAVING THE WESTERLY BOUNDARY OF SAID DRAINAGE EASEMENT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8.72 FEET, AN ARC OF 23.46 FEET, A CHORD OF 17.00 FEET AND A CHORD BEARING OF S77°03'09"E; THENCE S09°12'53"W, A DISTANCE OF 16.92 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8.75 FEET, AN ARC OF 5.21 FEET, A CHORD OF 5.14 FEET AND A CHORD BEARING OF S34°27'07"W; THENCE S08°10'39"W, A DISTANCE OF 11.07 FEET; THENCE N81°23'15"W, A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 594 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

PREPARED FOR

DAVID EVANS

Reviewed by: LZ SBC
Date: 8/15/2012
SPN 520 1417

SHEET 1 OF 4

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120147

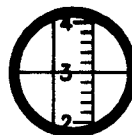
DATE SURVEYED: 5-30-2012

DRAWING FILE: 120147.DWG

DATE DRAWN: 6-1-2012

LAST REVISION: N/A

X REFERENCE: N/A



R.C.

LB 1834

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

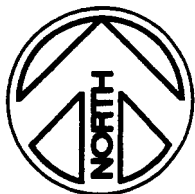
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

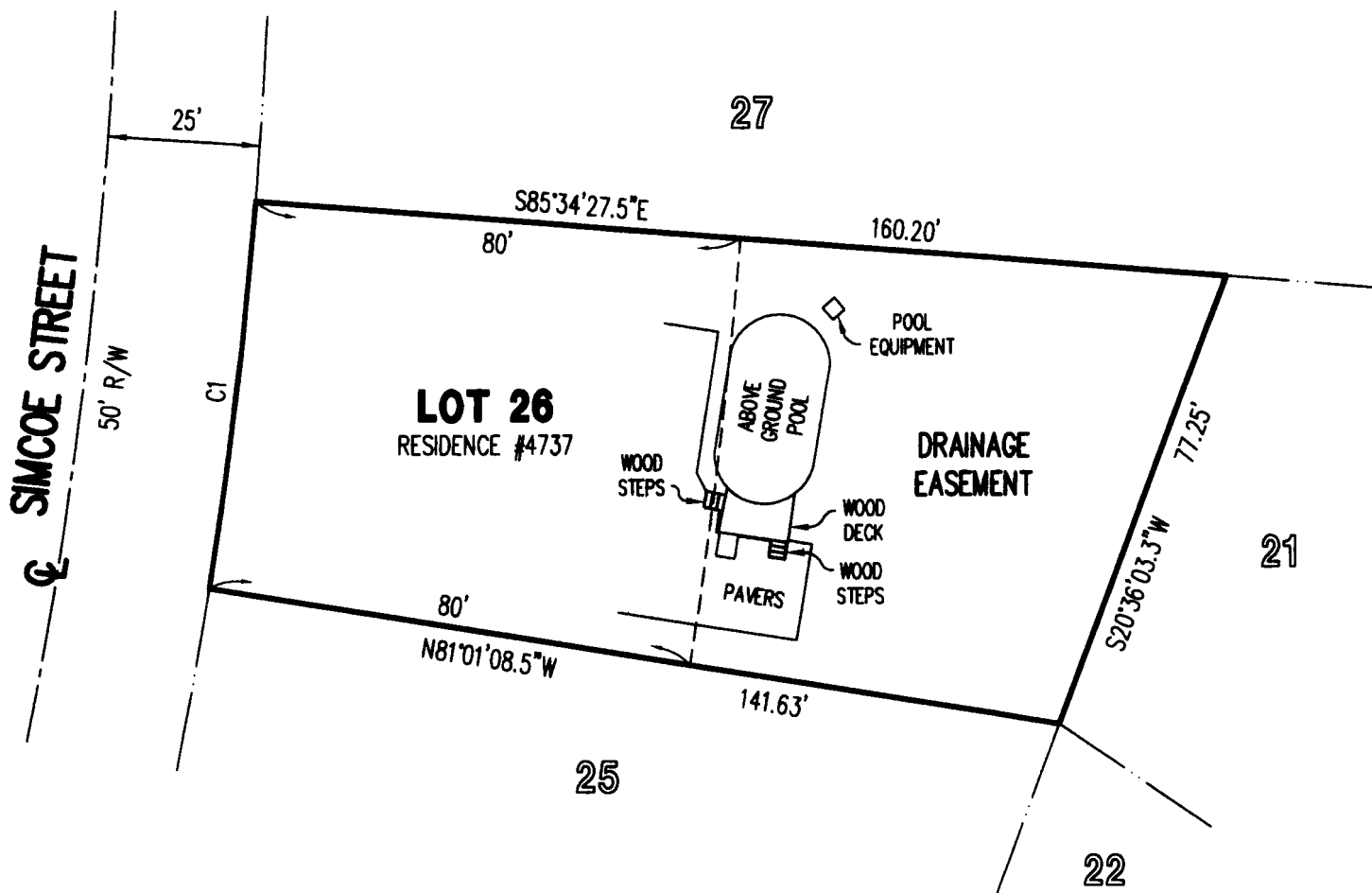
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LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY



0 30
GRAPHIC SCALE
1 inch = 30 feet



CURVE C1

RADIUS = 792.57'

ARC = 63.01'

CHORD = 63.00'

CHD. BRG. = N06°42'12.0"E

SHEET 2 OF 4

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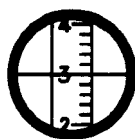
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DRAWING FILE: 120147.DWG

DATE DRAWN: 6-1-2012

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



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3301 DeSOTO BOULEVARD, SUITE D

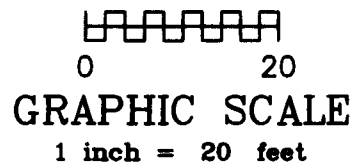
PALM HARBOR, FLORIDA 34683

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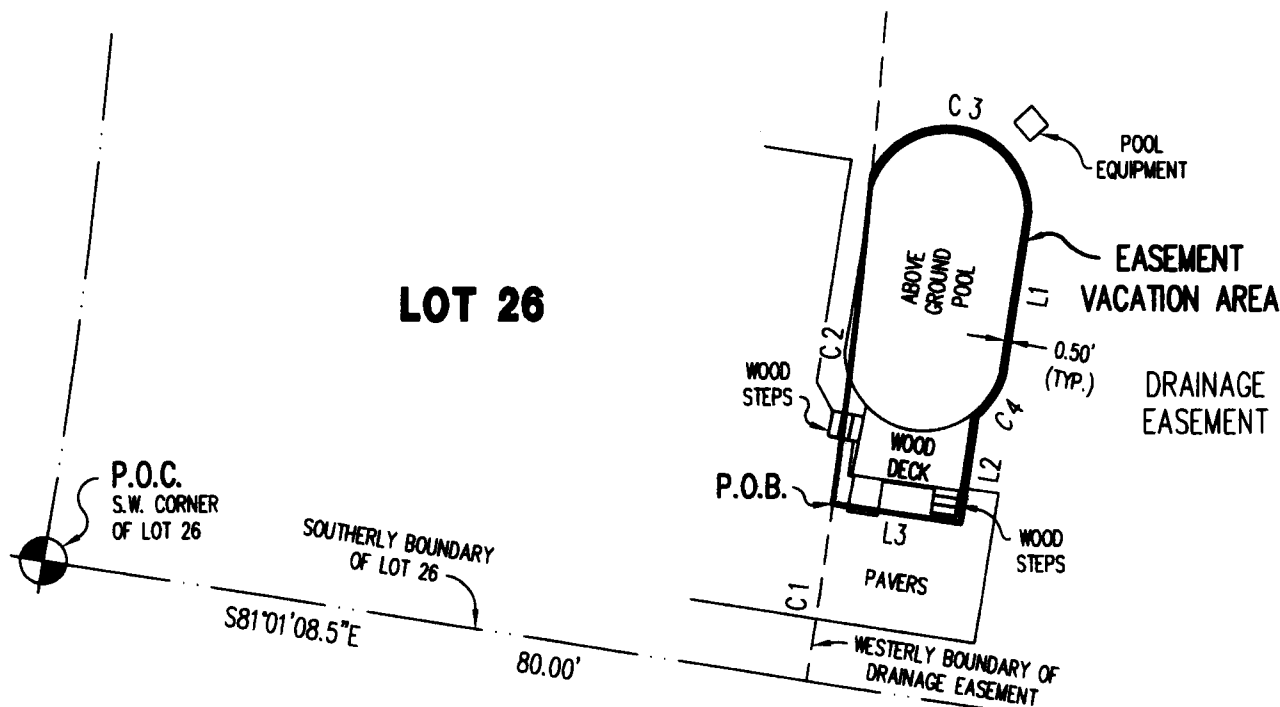
LEGAL DESCRIPTION and SKETCH

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LINE DATA		
LINE LABEL	BEARING	DISTANCE
L1	S09°12'53"W	16.92'
L2	S08°10'39"W	11.07'
L3	N81°23'15"W	13.45'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	872.57'	18.63'	18.63'	N08°22'10"E
C2	872.57'	33.92'	33.92'	N06°38'39"E
C3	8.72'	23.46'	17.00'	S77°03'09"E
C4	8.75'	5.21'	5.14'	S34°27'07"W



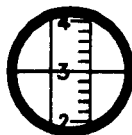
SHEET 3 OF 4

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George A. Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

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DRAWING FILE: 120147.DWG DATE DRAWN: 6-1-2012
LAST REVISION: SEE SHEET 1 X REFERENCE: SEE SHEET 1



R.C.
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LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

ABBREVIATIONS

A = ARC LENGTH	FPP = FOUND PINCHED PIPE	PROP = PROPERTY
A/C = AIR CONDITIONER	FRM = FRAME	PSM = PROFESSIONAL SURVEYOR & MAPPER
AF = ALUMINUM FENCE	FZL = FLOOD ZONE LINE	PT = POINT OF TANGENCY
ALUM = ALUMINUM	GAR = GARAGE	PVM'T = PAVEMENT
ASPH = ASPHALT	G/E = GLASS ENCLOSURE	RAD = RADIUS
BFE = BASE FLOOD ELEVATION	HWF = HOG WIRE FENCE	R = RECORD
BLDG = BUILDING	HWL = HIGH WATER LINE	REF = REFERENCE
BLK = BLOCK	INV = INVERT	RES = RESIDENCE
BM = BENCH MARK	LB = LAND SURVEYING BUSINESS	RL = RADIAL LINE
BNDY = BOUNDARY	LFE = LOWEST FLOOR ELEV	RLS = REGISTERED LAND SURVEYOR
BRG = BEARING	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	RND = ROUND
BWF = BARBED WIRE FENCE	LS = LAND SURVEYOR	RNG = RANGE
C = CALCULATED	M = MEASURED	RRS = RAIL ROAD SPIKE
CB = CHORD BEARING	MAS = MASONRY	R/W = RIGHT-OF-WAY
CBS = CONCRETE BLOCK STRUCTURE	MES = MITERED END SECTION	SCM = SET CONCRETE MONUMENT
CHD = CHORD	MH = MANHOLE	S/E = SCREENED ENCLOSURE
CL = CENTERLINE	MHWL = MEAN HIGH WATER LINE	SEC = SECTION
CLF = CHAIN LINK FENCE	MSL = MEAN SEA LEVEL	SET N&D = SET NAIL AND DISK RLS# 2512
CLOS = CLOSURE	N&B = NAIL AND BOTTLE CAP	SIR = SET 1/2" IRON ROD RLS# 2512
COL = COLUMN	N&D = NAIL AND DISK	SQ = SQUARE
CONC = CONCRETE	N&T = NAIL AND TAB	SRF = SPLIT RAIL FENCE
CR = COUNTY ROAD	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SR = STATE ROAD
C/S = CONCRETE SLAB	NO = NUMBER	STY = STORY
COR = CORNER	O/A = OVERALL	SUB = SUBDIVISION
COV = COVERED AREA	OHW = OVERHEAD WIRE(S)	S/W = SIDEWALK
D = DEED	OR = OFFICIAL RECORDS	TB = "T" BAR
DOT = DEPARTMENT OF TRANSPORTATION	O/S = OFFSET	TBM = TEMPORARY BENCH MARK
DRNG = DRAINAGE	P = PLAT	TC = TOP OF CURB
D/W = DRIVEWAY	PB = PLAT BOOK	TOB = TOP OF BANK
EL OR ELEV = ELEVATION	PC = POINT OF CURVE	TOS = TOE OF SLOPE
EOP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	TRANS = TRANSFORMER
EOW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
ESM'T = EASEMENT	PG = PAGE	TYP = TYPICAL
FCM = FOUND CONCRETE MONUMENT	PK = PARKER KALON	UG = UNDERGROUND
FES = FLARED END SECTION	PL = PROPERTY LINE	UTIL = UTILITY
FIP = FOUND IRON PIPE	POB = POINT OF BEGINNING	WD = WOOD
FIR = FOUND IRON ROD	POC = POINT OF COMMENCEMENT	WF = WOOD FENCE
FL = FLOW LINE	POL = POINT ON LINE	WIF = WROUGHT IRON FENCE
FLD = FIELD	PP = POWER POLE	WIT = WITNESS
FND = FOUND	PRC = POINT OF REVERSE CURVATURE	WRF = WIRE FENCE
FOP = FOUND OPEN PIPE	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
FPC = FLORIDA POWER CORP.		

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

SHEET 4 OF 4

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120147

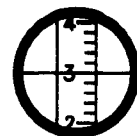
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LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

PROPERTY OWNER COURTESY NOTIFICATION LIST FOR FILE #1417

PETITIONER

DAVID A. EVANS
MISTI A. EVANS
4737 SIMCOE STREET
PALM HARBOR, FLORIDA 34683

ADJACENT PROPERTY OWNERS

NOTIFICATION LETTER SENT TO THESE OWNERS
BY THE CLERK OF THE CIRCUIT COURT – BCC RECORDS DIVISION

REAL PROPERTY DIVISION
ATTN: CYNTHIA M. HARRIS
509 EAST AVENUE S
CLEARWATER, FL 33756

REGIONS BANK
7130 GOODLETT FARMS PKWY
STE A4W
CORDOVA, TN 38016-4991

RODRIGUEZ, MIQUEL A
ETHERIDGE-RODRIGUEZ, CAROL
614 LUDINGTON RD
HOLMES, NY 12531-4618

PALLONE, DOMINIC A
PALLONE, MARILYN A
4731 SIMCOE ST
PALM HARBOR, FL 34683-1311

LANE, STEPHANIE L
4749 SIMCOE ST
PALM HARBOR, FL 34683-1311

KELLER, KRIS
4757 SIMCOE ST
PALM HARBOR, FL 34683-1311

DE HART, EVA I
4767 SIMCOE ST
PALM HARBOR, FL 34683-1311

ETAYEM, ANA L
4772 SIMCOE ST
PALM HARBOR, FL 34683-1325

BRADSHAW, WILLIAM L SR
4760 SIMCOE ST
PALM HARBOR, FL 34683-1325

4736 SIMCOE ST
PALM HARBOR, FL 34683-1325

BILLINGS, RICHARD
BILLINGS, MILINDA
410 MANOR DR
PALM HARBOR, FL 34683-1323

KANE, SUSAN
SCOTT, ROBERT J
4739 INNISFIL ST
PALM HARBOR, FL 34683-1320

MAJESTIC REAL ESTATE
INVESTMENT LLC
PO BOX 278
THONOTOSASSA, FL 33592-0278

ORTEGA, EDEL
ORTEGA, ANDRONIKI
425 MANOR BLVD
PALM HARBOR, FL 34683-1324

MC CURDY, LOUANN
420 MANOR BLVD
PALM HARBOR, FL 34683-1323

BUGS, JAIR
BUGS, KATIA O
417 MANOR BLVD
PALM HARBOR, FL 34683-1324

REED, LILIANA
412 MANOR BLVD
PALM HARBOR, FL 34683-1323

ELLIOTT, KELLY R
ELLIOTT, BRIAN S
4753 INNISFIL ST
PALM HARBOR, FL 34683-1320

AUDET, GARY R
AUDET, SUSAN A
404 MANOR BLVD
PALM HARBOR, FL 34683-1323

SCHOU, ERIC W
413 MANOR BLVD
PALM HARBOR, FL 34683-1324

MC KIBBEN, NANCY
4748 SIMCOE ST
PALM HARBOR, FL 34683-1325

GLASS, JAROD
GLASS, TAMILA
4767 INNISFIL ST
PALM HARBOR, FL 34683-1320

NICOLA, MICHELLE L
4781 INNISFIL ST
PALM HARBOR, FL 34683-1320

MORGAN, BRENDA B
406 MANOR BLVD
PALM HARBOR, FL 34683-1323

CRUZ, JUAN T
CRUZ, JULIE G
1159 FRIENDLY LN
DUNEDIN, FL 34698-4522

DAVENPORT, JONATHAN A
DAVENPORT, MICHELLE
416 MANOR BLVD
PALM HARBOR, FL 34683-1323

SLOWINSKI, JOSEPH J JR
SLOWINSKI, APRILLE L
4711 INNISFIL ST
PALM HARBOR, FL 34683-1320

SAWYER, ROBERT
SAWYER, JOANN L
409 MANOR BLVD
PALM HARBOR, FL 34683-1324

VIGIL, ALLEN W
VIGIL, JANICE L
12787 95TH ST N
LARGO, FL 33773-1252

KAZALEH, FOUAD
420 FLAMINGO CIR
PALM HARBOR, FL 34683-1109

RESOLUTION NO. _____

RESOLUTION VACATING A PORTION OF AN DRAINAGE EASEMENT LOCATED IN LOT 26 PINE LAKE SUBDIVISION, LOCATED IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS RECORDED IN PLAT BOOK 67, PAGE 6, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

WHEREAS, David A. Evans and Misti A. Evans, petitioned this Board of County Commissioners to vacate the following described property:

**Lands described in legal description attached hereto as Exhibit "A"
and by this reference made a part hereof; and**

WHEAREAS, vacating the requested portion of the easement will not have an adverse affect on the remaining easement area; 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, the Petitioner has shown that the requested vacation will not cause injury to surrounding property owners; and

WHEREAS, the Publisher's Affidavit, showing compliance with the notice requirements of Chapter 177.101 of the Florida Statutes, has been received by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this _____ day of _____, 20____, that the described property in the legal description attached hereto as Exhibit "A" and plat be, and the same are hereby vacated insofar as this Board of County Commissioners has the authority to do so.

BE IT FURTHER RESOLVED that this resolution and the proof of publication of the notice of public hearing, be recorded in the deed records of Pinellas County, Florida.

Commissioner_____offered the foregoing resolution and moved its adoption, which was seconded by Commissioner_____and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By MZas
Attorney

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY**LEGAL DESCRIPTION**

A PORTION OF THAT CERTAIN DRAINAGE EASEMENT OVER AND ACROSS THE EASTERLY PORTION OF LOT 26 OF PINE LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26; THENCE S81°01'08.5"E ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 26, A DISTANCE OF 80.00 FEET TO THE WESTERLY BOUNDARY OF SAID DRAINAGE EASEMENT; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID DRAINAGE EASEMENT, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 872.57 FEET, AN ARC OF 18.63 FEET, A CHORD OF 18.63 FEET AND A CHORD BEARING OF N08°22'10"E TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID DRAINAGE EASEMENT, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 872.57 FEET, AN ARC OF 33.92 FEET, A CHORD OF 33.92 FEET AND A CHORD BEARING OF N06°38'39"E; THENCE EASTERLY, LEAVING THE WESTERLY BOUNDARY OF SAID DRAINAGE EASEMENT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8.72 FEET, AN ARC OF 23.46 FEET, A CHORD OF 17.00 FEET AND A CHORD BEARING OF S77°03'09"E; THENCE S09°12'53"W, A DISTANCE OF 16.92 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8.75 FEET, AN ARC OF 5.21 FEET, A CHORD OF 5.14 FEET AND A CHORD BEARING OF S34°27'07"W; THENCE S08°10'39"W, A DISTANCE OF 11.07 FEET; THENCE N81°23'15"W, A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 594 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

PREPARED FOR

DAVID EVANS

Reviewed by: LS SBC
Date: 8/15/2012
SSN 501 1417

SHEET 1 OF 4

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120147	DATE SURVEYED: 5-30-2012
DRAWING FILE: 120147.DWG	DATE DRAWN: 6-1-2012
LAST REVISION: N/A	X REFERENCE: N/A



R.C.
LB 1834

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

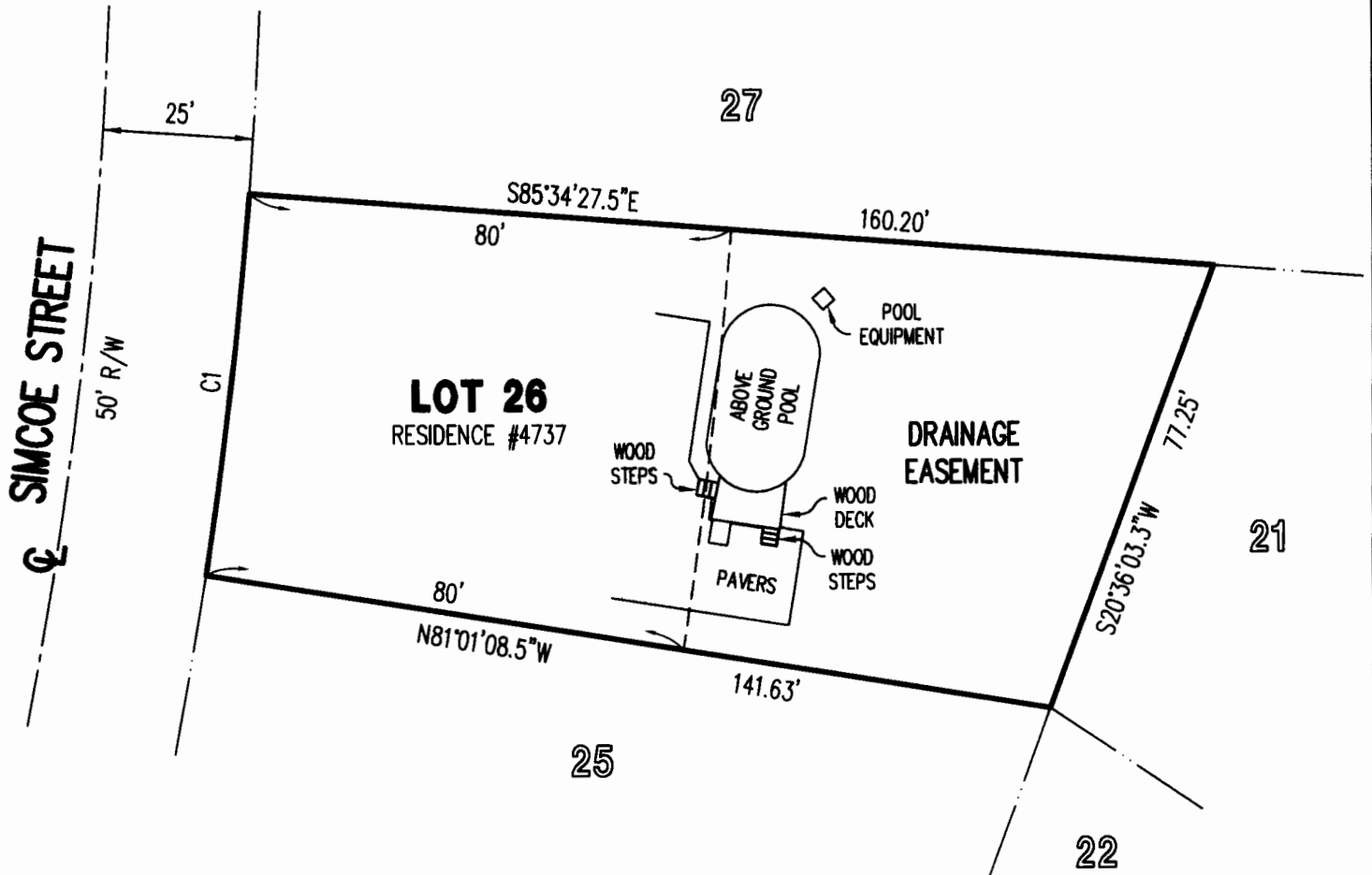
SECTION . . . 23 . . . , TOWNSHIP . . . 27 . . . SOUTH, RANGE . . . 15 . . . EAST, . . . PINELLAS . . . COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY



0 30
GRAPHIC SCALE
1 inch = 30 feet



CURVE C1

RADIUS = 792.57'

ARC = 63.01'

CHORD = 63.00'

CHD. BRG. = N06°42'12.0"E

SHEET 2 OF 4

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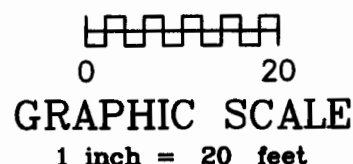
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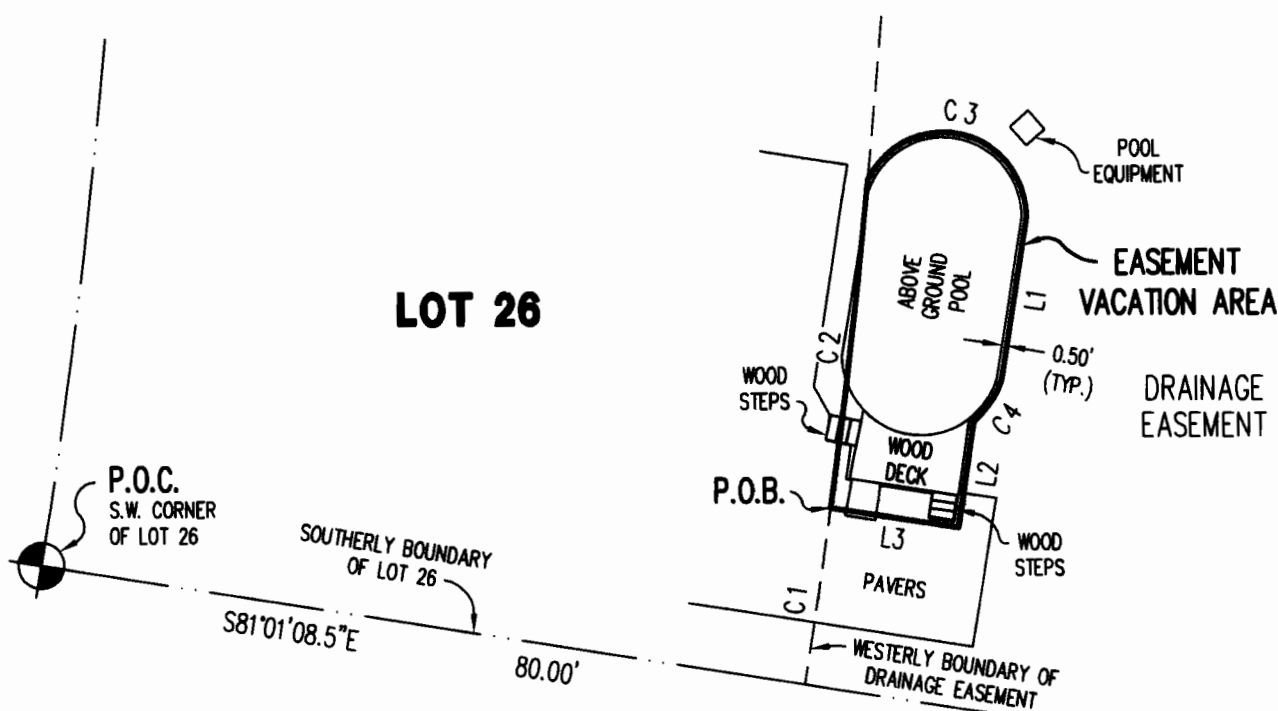
LEGAL DESCRIPTION and SKETCH

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LINE DATA		
LINE LABEL	BEARING	DISTANCE
L1	S09°12'53"W	16.92'
L2	S08°10'39"W	11.07'
L3	N81°23'15"W	13.45'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	872.57'	18.63'	18.63'	N08°22'10"E
C2	872.57'	33.92'	33.92'	N06°38'39"E
C3	8.72'	23.46'	17.00'	S77°03'09"E
C4	8.75'	5.21'	5.14'	S34°27'07"W



SHEET 3 OF 4

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LEGAL DESCRIPTION and SKETCH

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ABBREVIATIONS

A = ARC LENGTH	FPP = FOUND PINCHED PIPE	PROP = PROPERTY
A/C = AIR CONDITIONER	FRM = FRAME	PSM = PROFESSIONAL SURVEYOR & MAPPER
AF = ALUMINUM FENCE	FZL = FLOOD ZONE LINE	PT = POINT OF TANGENCY
ALUM = ALUMINUM	GAR = GARAGE	PVM'T = PAVEMENT
ASPH = ASPHALT	G/E = GLASS ENCLOSURE	RAD = RADIUS
BFE = BASE FLOOD ELEVATION	HWF = HOG WIRE FENCE	R = RECORD
BLDG = BUILDING	HWL = HIGH WATER LINE	REF = REFERENCE
BLK = BLOCK	INV = INVERT	RES = RESIDENCE
BM = BENCH MARK	LB = LAND SURVEYING BUSINESS	RL = RADIAL LINE
BNDY = BOUNDARY	LFE = LOWEST FLOOR ELEV	RLS = REGISTERED LAND SURVEYOR
BRG = BEARING	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	RND = ROUND
BWF = BARBED WIRE FENCE	LS = LAND SURVEYOR	RNG = RANGE
C = CALCULATED	M = MEASURED	RRS = RAIL ROAD SPIKE
CB = CHORD BEARING	MAS = MASONRY	R/W = RIGHT-OF-WAY
CBS = CONCRETE BLOCK STRUCTURE	MES = MITERED END SECTION	SCM = SET CONCRETE MONUMENT
CHD = CHORD	MH = MANHOLE	S/E = SCREENED ENCLOSURE
CL = CENTERLINE	MHWL = MEAN HIGH WATER LINE	SEC = SECTION
CLF = CHAIN LINK FENCE	MSL = MEAN SEA LEVEL	SET N&D = SET NAIL AND DISK RLS# 2512
CLOS = CLOSURE	N&B = NAIL AND BOTTLE CAP	SIR = SET 1/2" IRON ROD RLS# 2512
COL = COLUMN	N&D = NAIL AND DISK	SQ = SQUARE
CONC = CONCRETE	N&T = NAIL AND TAB	SRF = SPLIT RAIL FENCE
CR = COUNTY ROAD	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SR = STATE ROAD
C/S = CONCRETE SLAB	NO = NUMBER	STY = STORY
COR = CORNER	O/A = OVERALL	SUB = SUBDIVISION
COV = COVERED AREA	OHW = OVERHEAD WIRE(S)	S/W = SIDEWALK
D = DEED	OR = OFFICIAL RECORDS	TB = "T" BAR
DOT = DEPARTMENT OF TRANSPORTATION	O/S = OFFSET	TBM = TEMPORARY BENCH MARK
DRNG = DRAINAGE	P = PLAT	TC = TOP OF CURB
D/W = DRIVEWAY	PB = PLAT BOOK	TOB = TOP OF BANK
EL OR ELEV = ELEVATION	PC = POINT OF CURVE	TOS = TOE OF SLOPE
EOP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	TRANS = TRANSFORMER
EOW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
ESM'T = EASEMENT	PG = PAGE	TYP = TYPICAL
FCM = FOUND CONCRETE MONUMENT	PK = PARKER KALON	UG = UNDERGROUND
FES = FLARED END SECTION	PL = PROPERTY LINE	UTIL = UTILITY
FIP = FOUND IRON PIPE	POB = POINT OF BEGINNING	WD = WOOD
FIR = FOUND IRON ROD	POC = POINT OF COMMENCEMENT	WF = WOOD FENCE
FL = FLOW LINE	POL = POINT ON LINE	WIF = WROUGHT IRON FENCE
FLD = FIELD	PP = POWER POLE	WIT = WITNESS
FND = FOUND	PRC = POINT OF REVERSE CURVATURE	WRF = WIRE FENCE
FOP = FOUND OPEN PIPE	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
FPC = FLORIDA POWER CORP.		

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

SHEET 4 OF 4

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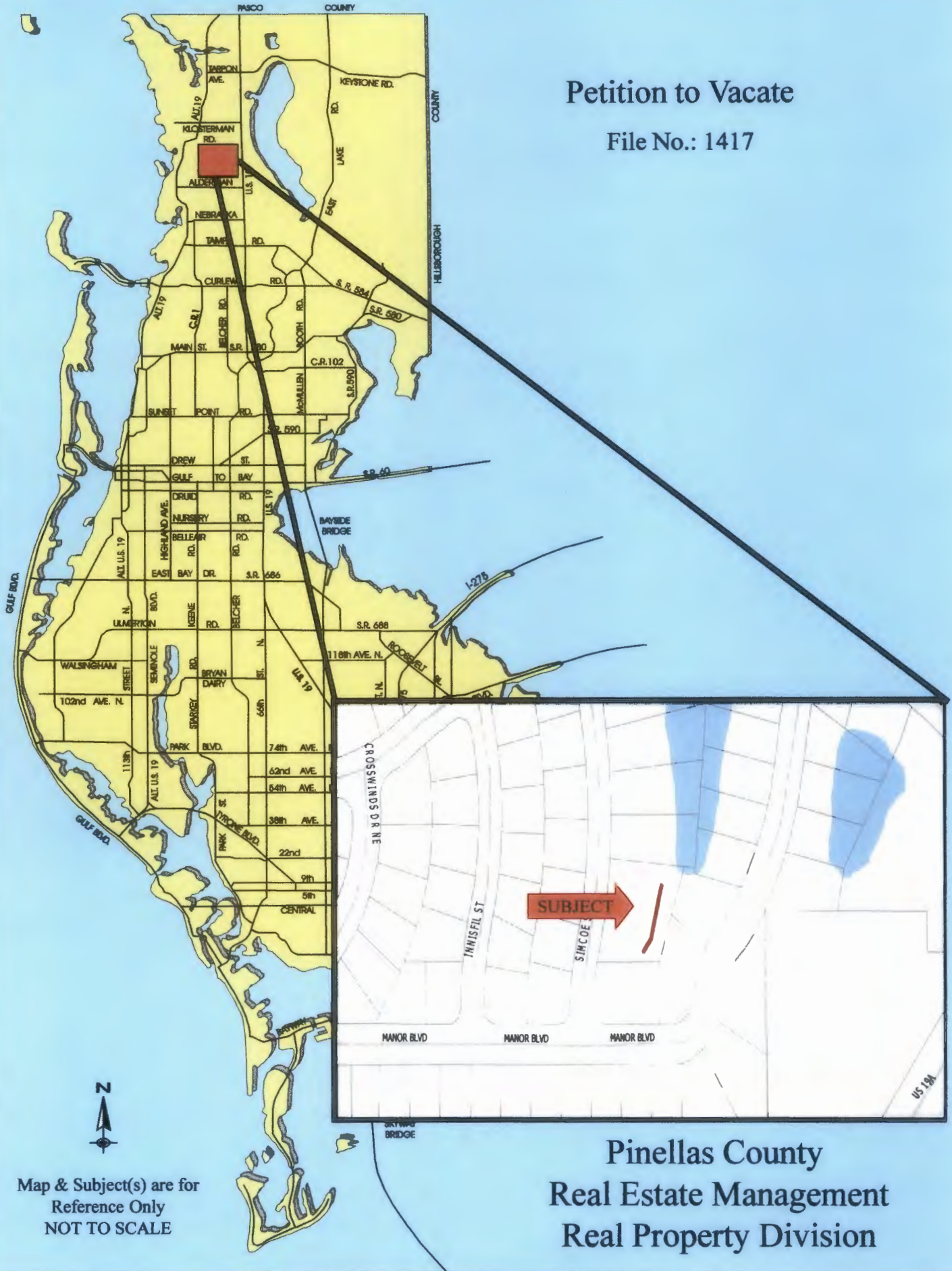
3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

Petition to Vacate

File No.: 1417



Map & Subject(s) are for
Reference Only
NOT TO SCALE

Pinellas County
Real Estate Management
Real Property Division