

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA. VACATING A 16 FOOT PLATTED ALLEY LYING NORTH OF LOT 23 AND THE EAST 1/2 OF LOT 22 AND LYING SOUTH OF LOT 10 AND THE EAST 1/2 OF LOT 11, AND A 16 FOOT PUBLIC ALLEY EASEMENT LYING WITHIN THE EAST 1.5 FEET OF LOT 22 AND THE WEST 14.5 FEET OF LOT 23, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS, PLAT BOOK 14, PAGE 15, LYING IN SECTION 03-31-16, PINELLAS COUNTY, FLORIDA.

WHEREAS, Hawkins Family Partnership, LLC a Florida Limited Partnership, (“Petitioner”) has petitioned this Board of County Commissioners (“Board”) to vacate the following described property:

Lands described in the legal description in Exhibit A and Exhibit B attached hereto and by this reference made a part hereof;

WHEREAS, Petitioner has shown that the vacation of such portions 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’s affidavit has been received by the Board; and

WHEREAS, the Petitioner, through its authorized agents has executed a public ingress/egress easement over the portion of the lands further described in Exhibit C.

WHEREAS, the Board finds that the portions of the platted right-of-way that are the subject of this Resolution no longer serve a public purpose and are a proper subject for vacation pursuant to Section 336.09, Florida Statutes.

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

1. The above-described property and plat depicted in Exhibit A shall be vacated, insofar as this Board has the authority to do so pursuant to Section 336.09, Florida Statutes.
2. To the extent that the vacated area overlaps with any other public easement or right-of-way created by deed, plat, petition, maintenance, or otherwise, the subject vacation shall have no effect thereon.
3. The County hereby releases and relinquishes all claim and rights evidenced in the document recorded at OR Book 5623 Page 5, Public Records of Pinellas County, Florida.
4. The Clerk shall record this Resolution in the Public Records of Pinellas County, Florida.
5. This Resolution shall become effective upon recordation in the public records of Pinellas County, Florida.

In a regular meeting duly assembled on the 15th day of August, 2023, Commissioner Justice offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Flowers, and upon roll call the vote was:

AYES: Long, Peters, Eggers, Flowers, Justice, Latvala, and Scott.

NAYS: None.

Absent and not voting: None.

APPROVED AS TO FORM

By: Derrill McAteer
Office of the County Attorney

EXHIBIT "A"

SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST PINELLAS COUNTY, FLORIDA

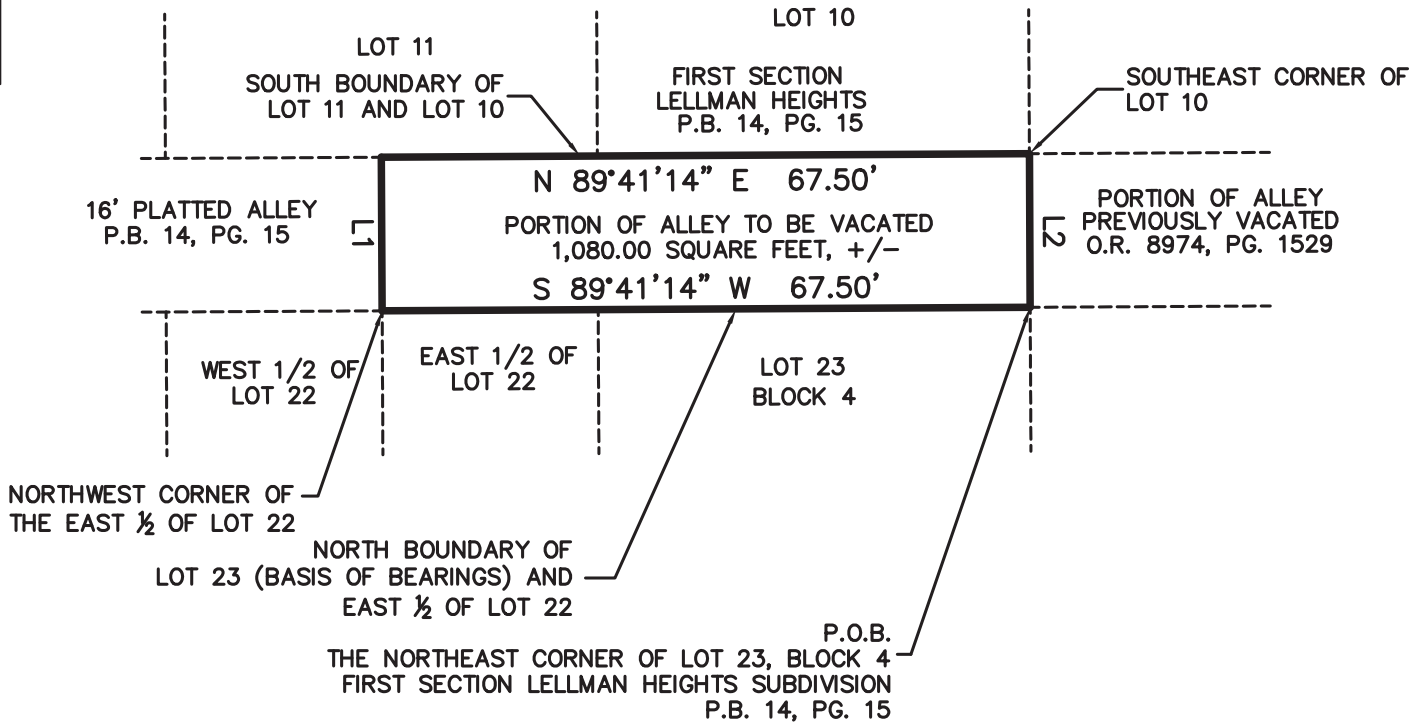
LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- O.R. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE

Scale 1"=20'



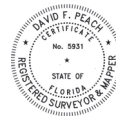
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°17'34" W	16.00'
L2	S 00°17'34" E	16.00'



SURVEYOR'S NOTES:

- 1.) This is not a Boundary Survey.
- 2.) Bearings are based on an assumed datum and referenced to the North Boundary of Lot 23, First Section Lellman Heights Subdivision, as per Plat thereof, as recorded in Plat Book 14, Page 15, Public Records of Pinellas County, Florida, as being South 89°41'14" West.
- 3.) This sketch not valid without the signature and digital seal of a Florida Licensed Surveyor and Mapper.

David F Peach Digitally signed by David F Peach
Date: 2023.07.10 16:32:52 -04'00'



Reviewed by: AZ TS
Date: 07/11/2023
SFN#: 0501_01731

David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931

SKETCH ONLY—NOT A SURVEY

SHEET 1 OF 2

SCALE: 1"= 20'
DRAWN BY: DFP
DWG. No. 2023-0107ALV
PROJ. No. 2023-0107-7

ALLEY VACATION PARCEL
CROWN GENESIS
PINELLAS COUNTY, FLORIDA

JMPACT SURVEYING AND MAPPING, INC.
7815 NORTH DALE MABRY HIGHWAY,
SUITE 107, TAMPA, FLORIDA 33614
PHONE: (813) 644-6570 E-MAIL: psm5931@msn.com
L.B.# 7934 www.impactsurveyingandmapping.com

Exhibit "A "

LEGAL DESCRIPTION:

ALLEY VACATION PARCEL

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF THAT CERTAIN EAST-WEST ALLEY BEING PART OF, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 23, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 23, AND THE EAST $\frac{1}{2}$ OF LOT 22, BLOCK 4, SOUTH $89^{\circ}41'14''$ WEST, 67.50 FEET TO THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF SAID LOT 22; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH $00^{\circ}17'34''$ WEST, 16.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 11, BLOCK 4; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 11, AND LOT 10, BLOCK 4, NORTH $89^{\circ}41'14''$ EAST, 67.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; BLOCK 4; THENCE DEPARTING SAID SOUTH BOUNDARY, SOUTH $00^{\circ}17'34''$ EAST, 16.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,080.00 SQUARE FEET, MORE OR LESS.

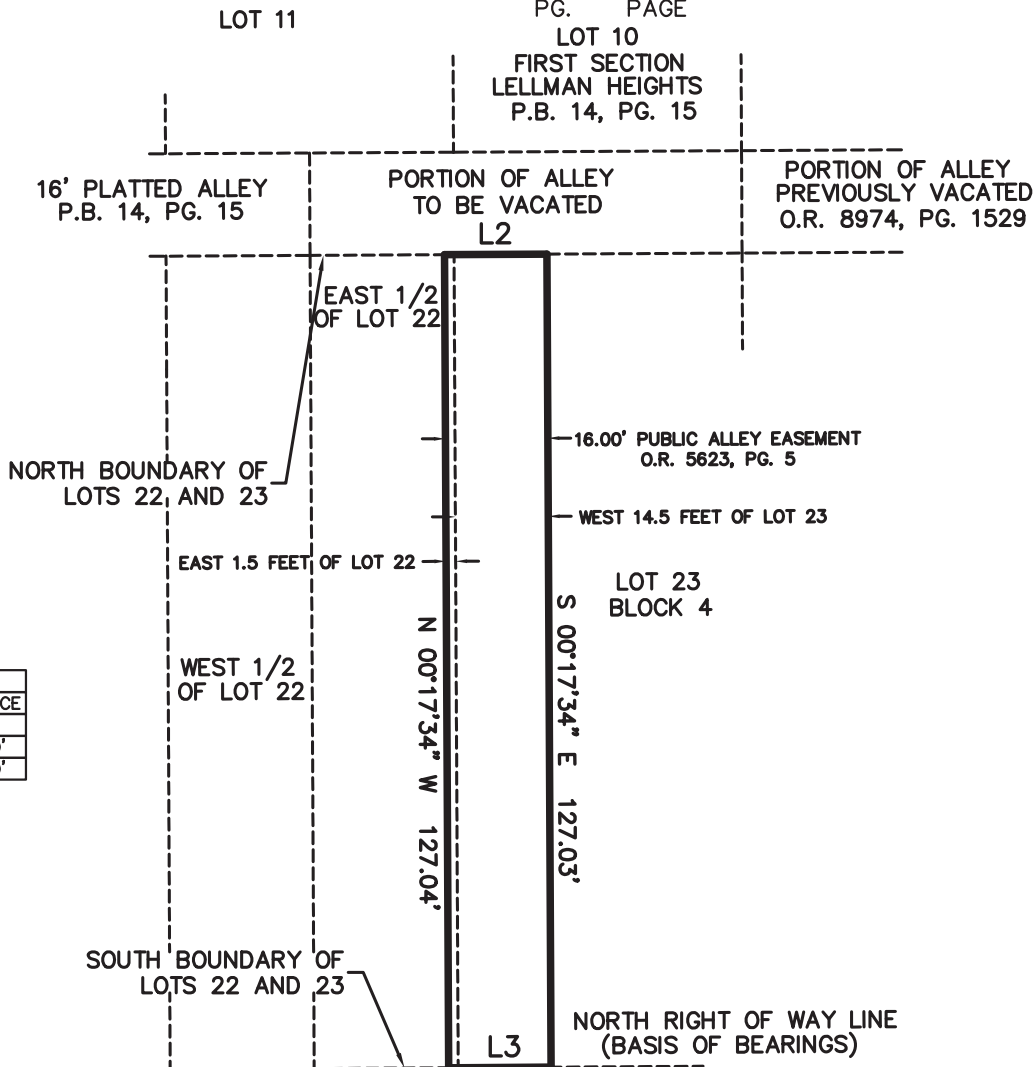
Prepared by:
Impact Surveying and Mapping, Inc.
7815 North Dale Mabry Highway
Suite 107
Tampa, Fl. 33625
L.B.#7934

SHEET 2 OF 2

SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- O.R. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°39'13" W	1.50'
L2	N 89°41'14" E	16.00'
L3	S 89°39'13" W	14.50'

SURVEYOR'S NOTES:

- 1.) This is not a Boundary Survey.
- 2.) Bearings are based on an assumed datum and referenced to the North Right of Way line of 53rd Avenue North, First Section Lellman Heights Subdivision, as per Plat thereof, as recorded in Plat Book 14, Page 15, Public Records of Pinellas County, Florida, as being South 89°39'13" West. (Assumed Datum).
- 3.) This sketch not valid without the signature and digital seal of a Florida Licensed Surveyor and Mapper.

David F Peach Digitally signed by David F Peach
Date: 2023.07.10 16:34:45 -04'00'



Reviewed by: AZ TS
Date: 07/11/2023
SFN#: 0501_01731

David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931

SKETCH ONLY—NOT A SURVEY

SHEET 1 OF 2

SCALE: 1"= 30'
DRAWN BY: DFP
DWG. No. 2023-0107EV
PROJ. No. 2023-0107-7

EASEMENT VACATION PARCEL
CROWN GENESIS
PINELLAS COUNTY, FLORIDA

JMPACT SURVEYING AND MAPPING, INC.
7815 NORTH DALE MABRY HIGHWAY,
SUITE 107, TAMPA, FLORIDA 33614
PHONE: (813) 644-6570 E-MAIL: psm5931@msn.com
L.B.# 7934 www.impactsurveyingandmapping.com

Exhibit "B "

LEGAL DESCRIPTION:

PUBLIC ALLEY VACATION PARCEL

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF LOTS 22 AND 23, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 22, SOUTH 89°39'13" WEST, 1.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 00°17'34" WEST, 127.04 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 22, BLOCK 4,; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 22, AND THE NORTH BOUNDARY OF SAID LOT 23, BLOCK 4, NORTH 89°41'14" EAST, 16.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 00°17'34" EAST, 127.03 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 23; THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°39'13" WEST, 14.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,032.59 SQUARE FEET, MORE OR LESS.

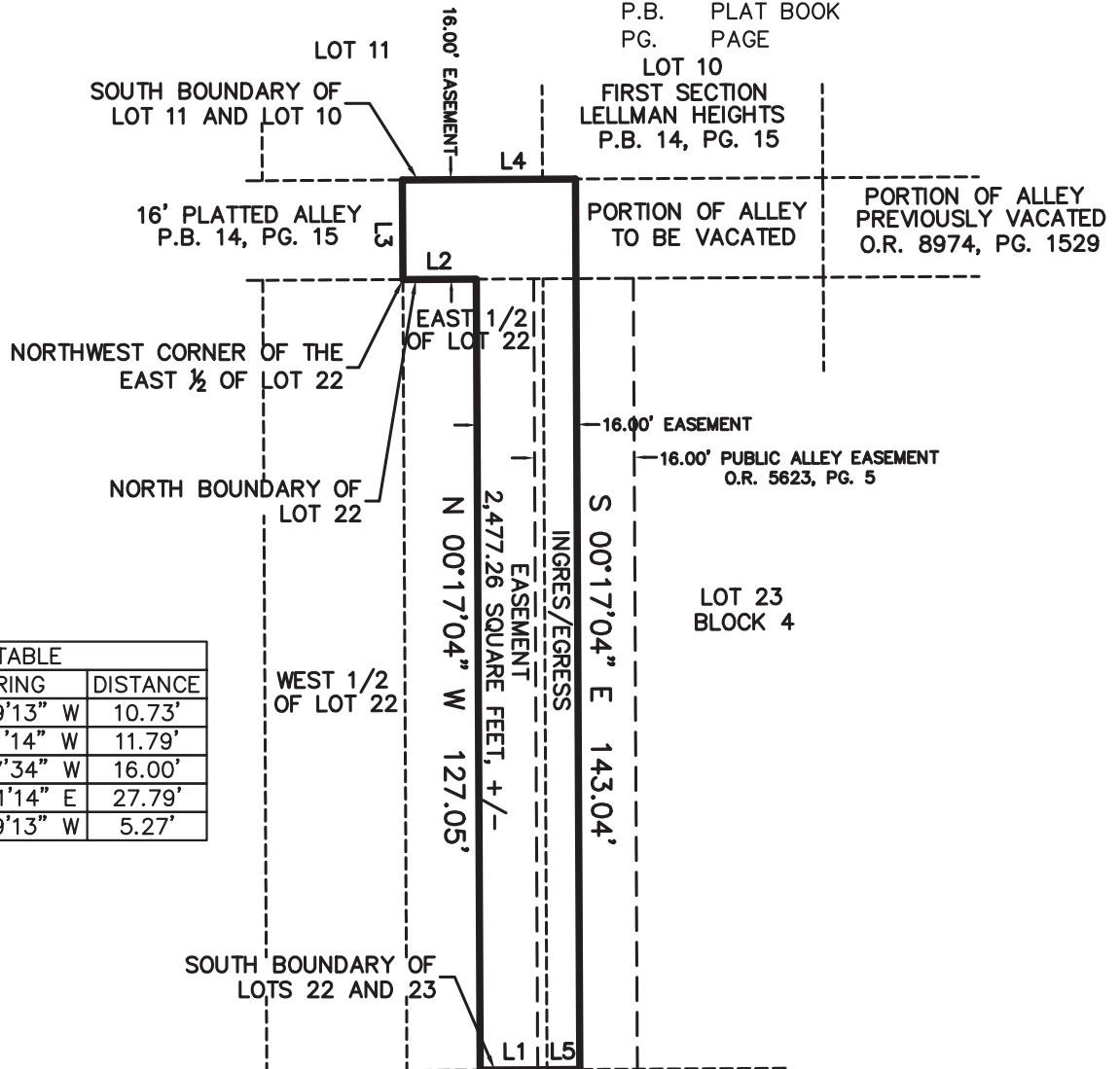
Prepared by:
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Tampa, Fl. 33625
L.B.#7934

SHEET 2 OF 2

SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- O.R. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°39'13" W	10.73'
L2	S 89°41'14" W	11.79'
L3	N 00°17'34" W	16.00'
L4	N 89°41'14" E	27.79'
L5	S 89°39'13" W	5.27'

THE SOUTHWEST CORNER OF LOT 23, BLOCK 4
FIRST SECTION LELLMAN HEIGHTS SUBDIVISION
P.B. 14, PG. 15

P.O.B.
NORTH RIGHT OF WAY LINE
(BASIS OF BEARINGS)
53RD AVENUE NORTH
60' PUBLIC RIGHT OF WAY
P.B. 14, PG. 15

- SURVEYOR'S NOTES:
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 - 3.) This sketch not valid without the signature and digital seal of a Florida Licensed Surveyor and Mapper.

David F Peach Digitally signed by David F Peach
Date: 2023.07.10 16:33:48 -04'00'



Reviewed by: AZ TS
Date: 07/11/2023
SFN#: 0501_01731

David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931

SKETCH ONLY—NOT A SURVEY

SHEET 1 OF 2

SCALE: 1"= 30'
DRAWN BY: DFP
DWG. No. 2023-0107ES
PROJ. No. 2023-0107-7

PROPOSED EASEMENT PARCEL
CROWN GENESIS
PINELLAS COUNTY, FLORIDA

IMPACT SURVEYING AND MAPPING, INC.
7815 NORTH DALE MABRY HIGHWAY,
SUITE 107, TAMPA, FLORIDA 33614
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L.B.# 7934 www.impactsurveyingandmapping.com

EXHIBIT " C "

LEGAL DESCRIPTION:

INGRESS/ EGRESS EASEMENT PARCEL

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF LOTS 22 AND 23, TOGETHER WITH THAT CERTAIN EAST-WEST ALLEY, ALL BEING PART OF BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 22, SOUTH 89°39'13" WEST, 10.73 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 00°17'04" WEST, 127.05 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 22; THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89°41'14" WEST, 11.79 FEET TO THE NORTHWEST CORNER OF THE EAST ½ OF SAID LOT 22; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 00°17'34" WEST, 16.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 11, BLOCK 4; THENCE ALONG SAID SOUTH BOUNDARY, AND THE SOUTH BOUNDARY OF LOT 10, BLOCK 4, NORTH 89°41'14" EAST, 27.79 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, SOUTH 00°17'04" EAST, 143.03 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 23; THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°39'13" WEST, 5.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,477.26 SQUARE FEET, MORE OR LESS.

Prepared by:
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