

RESOLUTION NO. 21-126

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA; VACATING THAT PORTION OF A 16 FOOT ALLEY LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF 54TH AVENUE NORTH AND LYING EAST OF AND ADJACENT TO LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, PLAT BOOK 17, PAGE 8, LYING IN SECTION 3-31-16, PINELLAS COUNTY, FLORIDA; RETAINING PUBLIC UTILITY EASEMENTS OVER PORTIONS OF THE VACATED AREA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Parkview Animal Hospital Inc., (“Petitioner”) has petitioned this Board of County Commissioners (“Board”) to vacate the following described property:

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

WHEREAS, the 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 Petitioners’ affidavit has been received by the Board; and

WHEREAS, the Board finds that the platted right-of-way which is the subject of this Resolution no longer serves a public purpose and is a proper subject for vacation pursuant to §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 shall be vacated, insofar as this Board of County Commissioners has the authority to do so pursuant to §336.09, Florida Statutes, subject to

the retention of two (2) public utility easements (“Easements”) over the following portions of the vacated area, including reasonable access thereto:

- a. The east eight (8) feet of the vacated area lying adjacent to Lots 4, 5, and 6, Block 2, THIRD SECTION OF LELLMAN HEIGHTS.
 - b. The lands described in the Utility Easement Area of the legal description in Exhibit “A”.
 - c. These Easements shall run with the land and shall be binding on heirs, successors and assigns.
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 Clerk shall record this Resolution in the Public Records of Pinellas County, Florida.
 4. This Resolution shall become effective upon recordation in the public records of Pinellas County, Florida.

In a regular meeting duly assembled on the 26th day of October, 2021, Commissioner Long offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Peters, and upon roll call the vote was:

AYES: Eggers, Justice, Flowers, Gerard, Long, Peters, and Seel.

NAYS: None.

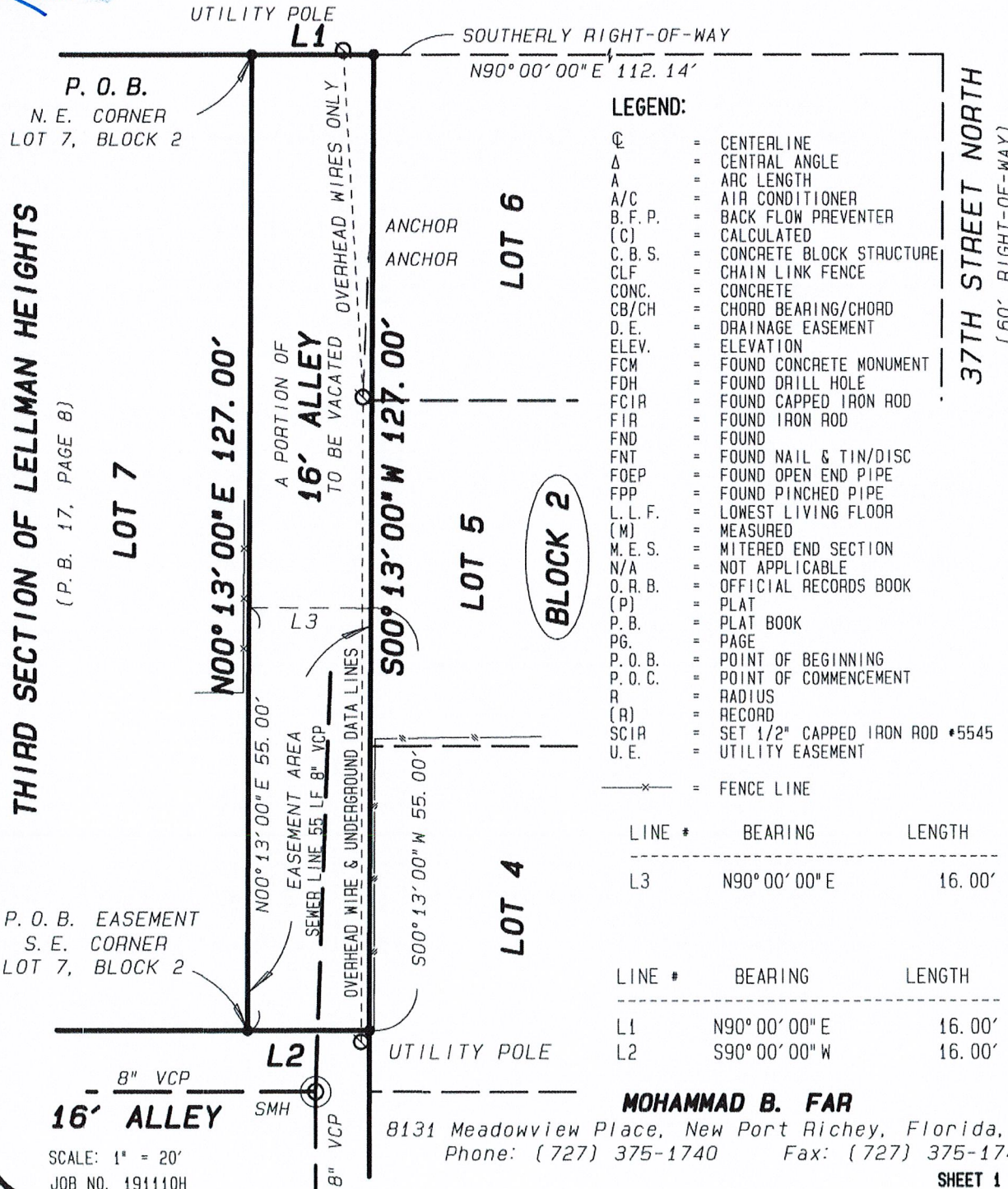
Absent and not voting: None.

SKETCH AND DESCRIPTION

"NOT A SURVEY"

54TH AVENUE NORTH
(60' RIGHT-OF-WAY)

NORTH

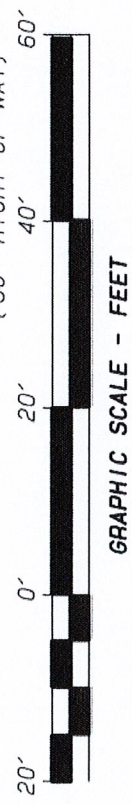


LEGEND:

- ⊙ = CENTERLINE
- Δ = CENTRAL ANGLE
- A = ARC LENGTH
- A/C = AIR CONDITIONER
- B.F.P. = BACK FLOW PREVENTER
- (C) = CALCULATED
- C. B. S. = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- CB/CH = CHORD BEARING/CHORD
- D. E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- FCM = FOUND CONCRETE MONUMENT
- FDH = FOUND DRILL HOLE
- FCIR = FOUND CAPPED IRON ROD
- FIR = FOUND IRON ROD
- FND = FOUND
- FNT = FOUND NAIL & TIN/DISC
- FOEP = FOUND OPEN END PIPE
- FPP = FOUND PINCHED PIPE
- L. L. F. = LOWEST LIVING FLOOR
- (M) = MEASURED
- M. E. S. = MITERED END SECTION
- N/A = NOT APPLICABLE
- O. R. B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- P. B. = PLAT BOOK
- PG. = PAGE
- P. O. B. = POINT OF BEGINNING
- P. O. C. = POINT OF COMMENCEMENT
- R = RADIUS
- (R) = RECORD
- SCIR = SET 1/2" CAPPED IRON ROD #5545
- U. E. = UTILITY EASEMENT

LINE #	BEARING	LENGTH
L3	N90° 00' 00" E	16.00'

LINE #	BEARING	LENGTH
L1	N90° 00' 00" E	16.00'
L2	S90° 00' 00" W	16.00'



THIRD SECTION OF LELLMAN HEIGHTS
(P. B. 17, PAGE 8)

LOT 7

N00° 13' 00" E 127.00'

A PORTION OF
16' ALLEY
TO BE VACATED

S00° 13' 00" W 127.00'

LOT 5

BLOCK 2

LOT 4

LOT 6

37TH STREET NORTH
(60' RIGHT-OF-WAY)

16' ALLEY

SCALE: 1" = 20'
JOB NO. 191110H

MOHAMMAD B. FAR

8131 Meadowview Place, New Port Richey, Florida, 34655
Phone: (727) 375-1740 Fax: (727) 375-1741

SKETCH AND DESCRIPTION

VACATION DESCRIPTION: (SECTION 03, TOWNSHIP 31 SOUTH, RANGE 16 EAST)

A PORTION OF A 16' ALLEY TO BE VACATED DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT LYING AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 54TH AVENUE NORTH AND RUN THENCE NORTH 90°00'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET; THENCE SOUTH 00°13'00" WEST, A DISTANCE OF 127.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID LOT 7, NORTH 00°13'00" EAST A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2032 SQUARE FEET OR 0.0466 ACRES MORE OR LESS.

UTILITY EASEMENT: (SECTION 03, TOWNSHIP 31 SOUTH, RANGE 16 EAST)

THE SOUTH 55 FEET OF 16 FOOT ALLEY LYING EASTERLY OF AND ADJACENT TO LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE NORTH 00°13'00" EAST ALONG THE WESTERN BOUNDARY OF SAID VACATED PORTION OF SAID 16 FOOT ALLEY, A DISTANCE OF 55.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.00 FEET TO THE EASTERLY BOUNDARY OF SAID VACATED ALLEY; THENCE SOUTH 00°13'00" WEST ALONG SAID BOUNDARY, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 880.5 SQUARE FEET OR 0.0202 ACRES MORE OR LESS.

Mohammad B. Far

SURVEYOR'S REPORT/NOTES:

1. NOT A BOUNDARY SURVEY AS SUCH.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W OF 54TH AVENUE NORTH BEARING N90°00'00"E
3. ELEVATIONS SHOWN HEREON ARE BASED ON N. A. V. D. 1988
4. BENCHMARK:
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. ALL PROPERTY DIMENSIONS ARE RECORD UNLESS NOTED OTHERWISE.
7. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
8. PHYSICAL ADDRESS: 3700, 3720 54TH AVENUE NORTH, ST. PETERSBURG, FLORIDA 33714

FLOOD INSURANCE RATE MAP INFORMATION:

COMMUNITY PANEL NUMBER: 12103C-0208-H DATED: 08/18/2009
THE PROPERTY APPEARS TO BE IN FLOOD ZONE 'X'
THE BASE 100 YEAR FLOOD ELEVATION IS N/A MEAN SEA LEVEL.

CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALSO, THE SKETCH SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF SAID PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Reviewed by: CH TS
Date: 8/18/2021
SFN#: 501-1597

REVISIONS

- 1: 1/25/21 REVISE VACATION AREA
- 2: 4/22/21 REVISE EASEMENT
- 3: 8/10/2021 EMBOSSED SEAL

SHEET 2 OF 2

No. 5545
Mohammad B. Far
STATE OF FLORIDA
MOHAMMAD B. FAR, P.L.S. #5545

06/14/2021
DATE

NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH AN EMBOSSED SEAL.

MOHAMMAD B. FAR

8131 Meadowview Place, New Port Richey, Florida, 34655
Phone: (727) 375-1740 Fax: (727) 375-1741

DRAWN BY: WGM	CREW CHIEF: NA
CHECKED BY: MBF	F.B. FILE
SCALE: 1" = 20'	FIELD WORK: N/A
JOB NO. 191110H	FILE: 191110