



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date March 7, 2023

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing – Vacating Petition by Jay and Valerie Johnson to vacate a portion of a 7.5-foot-wide platted public utility easement within Folio No 18363-0202, in Greater Carrollwood Northdale.			
Department Name: Facilities Management & Real Estate Services Department			
Contact Person: Anne-Marie Lenton (C. Allen)		Contact Phone: 813-272-5810	
Sign-Off Approvals:			
Thomas H. Fass		2/14/23	
<small>Assistant County Administrator</small>		<small>Date</small>	
N/A			
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>		<small>Date</small>	
	John Muller		
	<small>Department Director</small>		<small>Date</small>
	Todd Sobel		2/14/2023
	<small>County Attorney – Approved as to Legal Sufficiency</small>		<small>Date</small>

Staff's Recommended Board Motion:
 Adopt a Resolution vacating a portion of a 7.5-foot-wide platted public utility easement, lying within Lot 10, Block 2, of the plat of Magdalene Shores Estates – Unit No 6, as recorded in Plat Book 43, Page 48, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located at 1908 Cape Bend Avenue, within Folio No 18363-0202, generally lying north of Fletcher Avenue and east of Lake Magdalene Boulevard, in Greater Carrollwood Northdale, and consists of approximately 81 square feet (0.002 acres). The Petitioners, Jay and Valerie Johnson, have submitted this request to resolve the encroachment of a pool and pool deck into a portion of the utility easement. Reviewing departments, agencies, and utility providers have raised no objections to this request. The financial impact associated with this item consisted of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

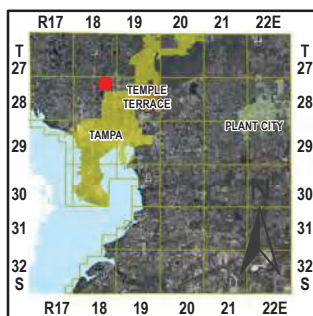
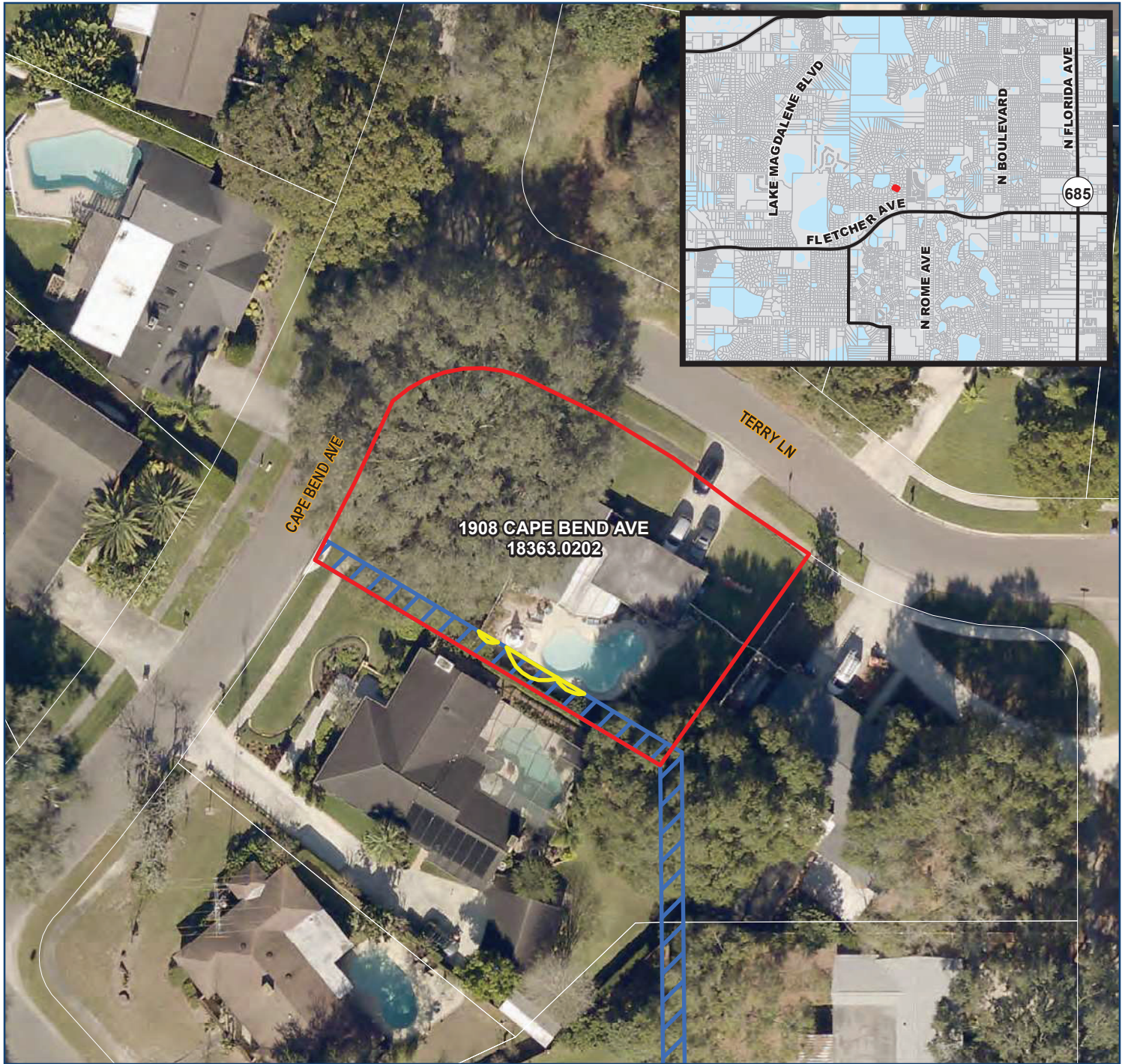
Financial Impact Statement:
 The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

Background:
 This petition is submitted by Jay and Valerie Johnson as owners of the property underlying the proposed vacate area, to vacate a portion of a 7.5-foot-wide platted public utility easement consisting of approximately 81 square feet (0.002 acres). This utility easement was established in 1971 by virtue of the plat of Magdalene Shores Estates – Unit No 6, as recorded in Plat Book 43, Page 48, of the public records of Hillsborough County, Florida. The Petitioners have submitted this request to resolve the encroachment of a pool and pool deck into a portion of the utility easement. Reviewing departments, agencies, and utility providers have raised no objections to this request. Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on February 10, 2023, and February 17, 2023.




Staff Reference: V23-0004 Petition to Vacate Portion of Utility Easement, Magdalene Shores (Johnson)
List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition.

V23-0004

Petition to Vacate Portion of Utility Easement, Magdalene Shores (Johnson)



LEGEND

-  Subject Parcel
Folio - 18363.0202
-  Vacate Easement Area
81 SF (0.002 Ac)
-  7.5 ft Utility Easement

SEC 02 TWP 28S RNG 18E



**Hillsborough
County Florida**

Geospatial Services Division
601 E Kennedy Blvd, Tampa, FL 33602

NOTE: Every reasonable effort has been made to assure the accuracy of this map; Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Vacating Petition V23-0004
Project Lead: Cari Allen
Jay and Valerie Johnson - Petitioners
Portion of 7.5-foot-wide platted public
utility easement
Magdalene Shores Estates - Unit No 6
PB 43 PG 48
Folio: 18363-0202
Section 2, Township 28 South, Range 18 East

RESOLUTION NUMBER R23-_____

Upon motion by Commissioner _____, seconded by Commissioner _____, the following resolution was adopted by a vote of _____ to _____, Commissioner(s) _____ voting no.

WHEREAS, Jay Johnson and Valerie Johnson have petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a portion of a 7.5-foot-wide platted public utility easement described as follows:

**LANDS DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.
SKETCHES ATTACHED HERETO FOR ILLUSTRATIVE PURPOSES ONLY**

WHEREAS, it appears that said property affected by such closure is owned by the above-named petitioner; and,

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate a portion of the 7.5-foot-wide platted public utility easement is in the best interest of the general public and does not violate any individual property rights; and,

WHEREAS, there is attached Proof of Publication and Notice of Hearing of said request; and,

WHEREAS, said petition came on for hearing before this Board of County Commissioners on March 7, 2023, and the same having been investigated and considered, and it is appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 7th day of March 2023:

1. That the above-described portion of the platted public utility easement is hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the easement as shown on the plat of said subdivision is hereby renounced, disclaimed, and terminated.
2. That the petitioners and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the above-described platted interests being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining platted interests way not vacated herein.
3. That notice of said adoption of this Resolution be published in one issue of a newspaper of general circulation published in Hillsborough County, Florida, such publication to be made within thirty days of the adoption of this Resolution.
4. That this Resolution shall be filed in the offices of the Circuit Court Clerk and duly recorded on the public records of Hillsborough County, Florida.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Cindy Stuart, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of March 7, 2023, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2023.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved as to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

Exhibit A
Sketch & Description
Johnson Residence - Easement Encroachment
Lot 10, Block 2 - Magdalene Shores Estates Unit No. 6
Section 2, Township 28 South, Range 18 East
Hillsborough County, Florida

Easement Encroachment: As Written by SurvTech Solutions

AREA "A"

A parcel of land being a portion of Lot 10, Block 2 of MAGDALENE SHORES ESTATES – UNIT NO 6 as recorded in Plat Book 43, Page 48 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwesterly corner of Lot 10, Block 2 of MAGDALENE SHORES ESTATES – UNIT NO 6 as recorded in Plat Book 43, Page 48 of the Public Records of Hillsborough County, Florida; thence coincident with the Southerly boundary of said Lot 10, S 59°24'16" E a distance of 68.90 feet; thence departing said Southerly boundary, N 30°35'44" E a distance of 7.50 feet to a point coincident with the Northerly boundary of a 7.50 foot wide platted utility easement, said point being the POINT OF BEGINNING; thence coincident with said Northerly boundary, S 59°24'16" E a distance of 29.98 feet to a point coincident with a non-tangent curve concave to the North, said curve having a radius of 10.51 feet, a delta angle of 49°03'57" and being subtended by a chord bearing N 68°59'07" W for a distance of 8.73 feet; thence departing said Northerly boundary, coincident with the arc of said curve a distance of 9.00 feet; thence N 40°52'12" W a distance of 1.32 feet to a point coincident with a non-tangent curve concave to the South, said curve having a radius of 1.75 feet, a delta angle of 65°34'18" and being subtended by a chord bearing N 70°03'07" W for a distance of 1.90 feet; thence coincident with the arc of said curve a distance of 2.00 feet to a point of reverse curvature with a curve concave to the North, said curve having a radius of 11.47 feet, a delta angle of 68°32'22" and being subtended by a chord bearing N 68°34'05" W for a distance of 12.92 feet; thence coincident with the arc of said curve a distance of 13.72 feet; thence N 28°27'11" W a distance of 2.86 feet; thence N 26°36'16" W a distance of 3.63 feet to the POINT OF BEGINNING.

AND

AREA "B"

A parcel of land being a portion of Lot 10, Block 2 of MAGDALENE SHORES ESTATES – UNIT NO 6 as recorded in Plat Book 43, Page 48 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwesterly corner of Lot 10, Block 2 of MAGDALENE SHORES ESTATES – UNIT NO 6 as recorded in Plat Book 43, Page 48 of the Public Records of Hillsborough County, Florida; thence coincident with the Southerly boundary of said Lot 10, S 59°24'16" E a distance of 58.24 feet; thence departing said Southerly boundary, N 30°35'44" E a distance of 7.50 feet to a point coincident with the Northerly boundary of a 7.50 foot wide platted utility easement, said point being the POINT OF BEGINNING; thence coincident with said Northerly boundary, S 59°24'16" E a distance of 7.28 feet to a point coincident with a non-tangent curve concave to the Northeast, said curve having a radius of 5.03 feet, a delta angle of 92°35'39" and being subtended by a chord bearing N 59°24'16" W for a distance of 7.28 feet; thence departing said Northerly boundary, coincident with the arc of said curve a distance of 8.14 feet to the POINT OF BEGINNING.

Containing an area of 80.95 square feet,
 0.002 acres, more or less



Digitally signed by
 Stacy L Brown
 Date:
 2022.11.15
 09:39:26
 -05'00'

Stacy L. Brown PSM No. 6516
 SurvTech Solutions, Inc. LB No. 7340

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this sketch is based on a Plat bearing of N 59°24'16" E for the Southwesterly Boundary of Lot 2, Block 10.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

SURVEYING TODAY WITH
 TOMORROW'S TECHNOLOGY

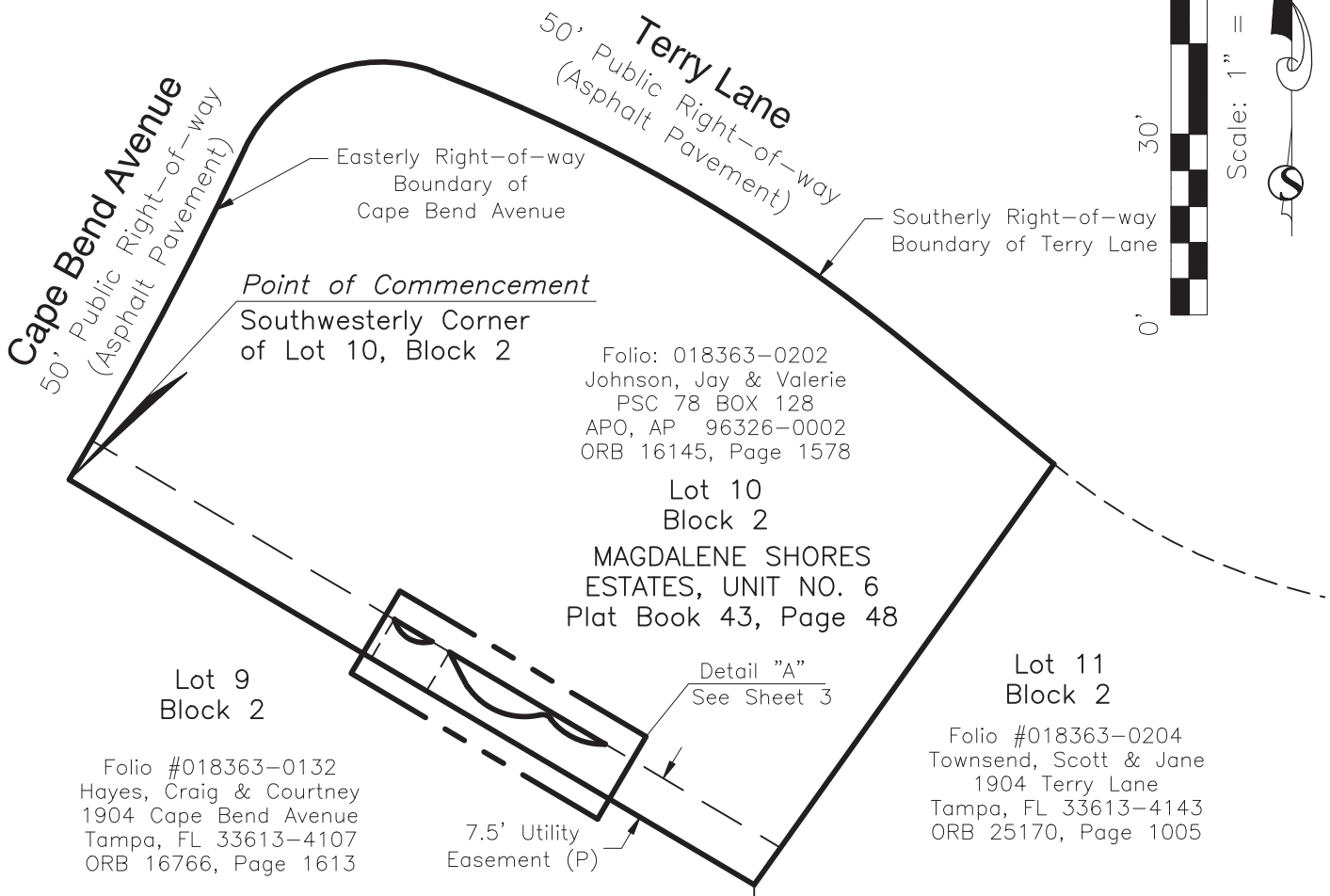
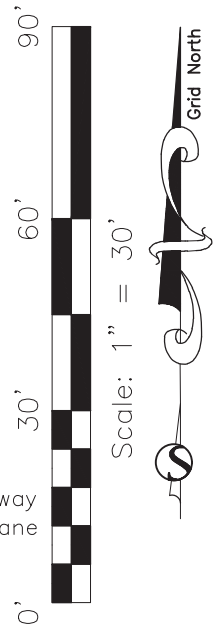


SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Project No.: 221619
 Phase: 1
 Drawing Name: 221619_SK
 Last Field Date: 07/23/22
 Field Book/Page: 22-19/28
 Drafted By: M. Rook
 Date Drafted: 08/13/22
 Revision Date: 11/15/22
 Approved By: S. Brown
 Date Approved: 08/15/22

Exhibit A
Sketch & Description
Johnson Residence - Easement Encroachment
Lot 10, Block 2 - Magdalene Shores Estates Unit No. 6
Section 2, Township 28 South, Range 18 East
Hillsborough County, Florida



Folio: 018363-0202
 Johnson, Jay & Valerie
 PSC 78 BOX 128
 APO, AP 96326-0002
 ORB 16145, Page 1578

Lot 10
Block 2
MAGDALENE SHORES
ESTATES, UNIT NO. 6
Plat Book 43, Page 48

Lot 9
Block 2
 Folio #018363-0132
 Hayes, Craig & Courtney
 1904 Cape Bend Avenue
 Tampa, FL 33613-4107
 ORB 16766, Page 1613
MAGDALENE SHORES
ESTATES, UNIT NO. 5
Plat Book 43, Page 10

Lot 11
Block 2
 Folio #018363-0204
 Townsend, Scott & Jane
 1904 Terry Lane
 Tampa, FL 33613-4143
 ORB 25170, Page 1005

Line Information

LINE	BEARING	DISTANCE
L1	N 30°35'44" E	7.50'
L2	S 59°24'16" E	29.98'
L3	N 40°52'12" W	1.32'
L4	N 28°27'11" W	2.86'
L5	N 26°36'16" W	3.63'
L6	N 30°35'44" E	7.50'
L7	S 59°24'16" E	7.28'

Curve Information

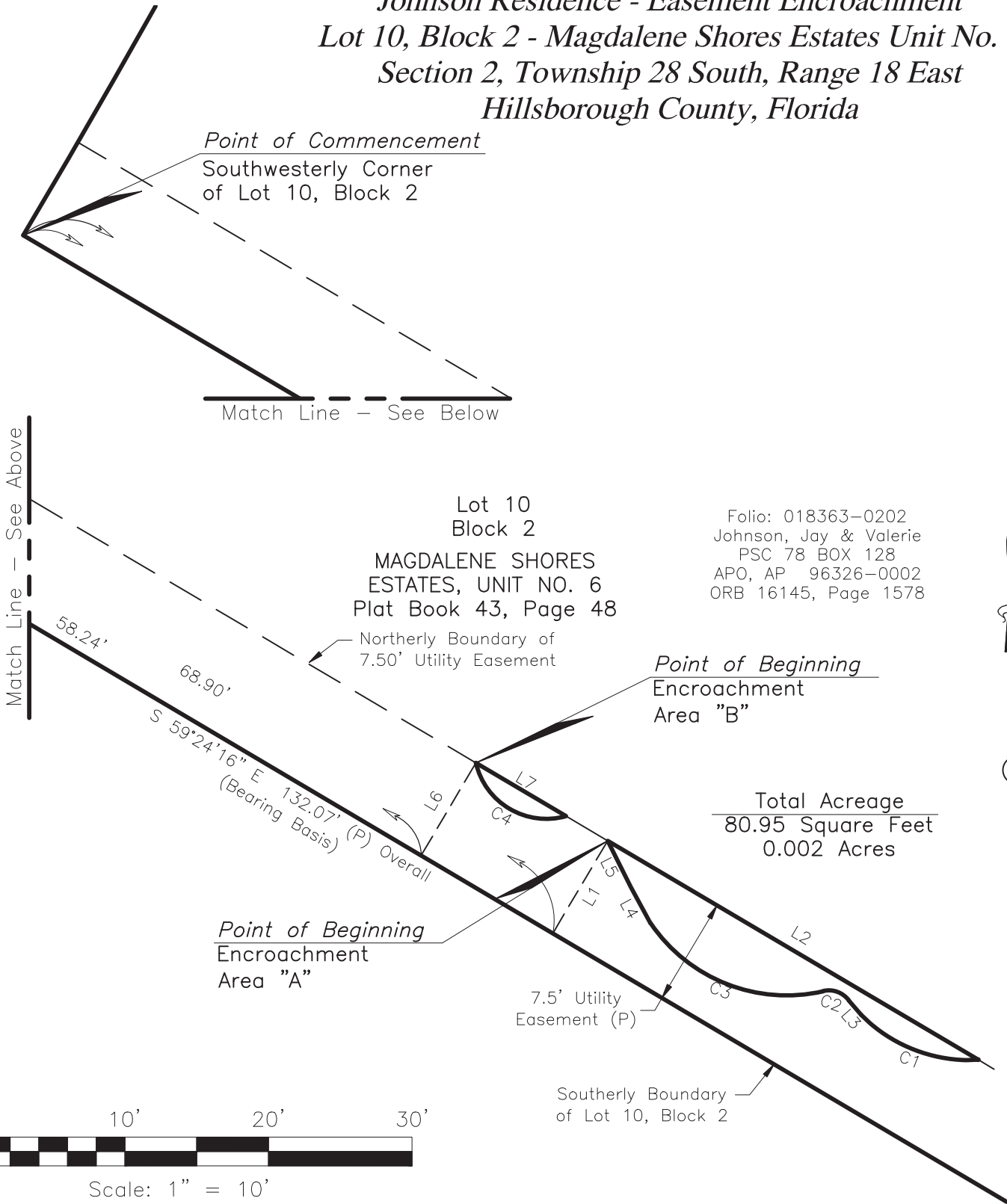
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	10.51'	9.00'	49°03'57"	N 68°59'07" W	8.73'	4.80'
C2	1.75'	2.00'	65°34'18"	N 70°03'07" W	1.90'	1.13'
C3	11.47'	13.72'	68°32'22"	N 68°34'05" W	12.92'	7.82'
C4	5.03'	8.14'	92°35'39"	N 59°24'16" W	7.28'	5.27'

PROJECT NO.: 221619
 FIELD DATE: 07/23/22



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Exhibit A
Sketch & Description
Johnson Residence - Easement Encroachment
Lot 10, Block 2 - Magdalene Shores Estates Unit No. 6
Section 2, Township 28 South, Range 18 East
Hillsborough County, Florida



PROJECT NO.: 221619
 FIELD DATE: 07/23/22



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on February 10, 2023, and February 17, 2023.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, March 7, 2023, to determine whether or not:

Vacating Petition V23-0004, a portion of a 7.5-foot-wide platted public utility easement lying within Lot 10, Block 2, within the plat of Magdalene Shores Estates – Unit No 6, as recorded in Plat Book 43, Page 48, of the Public Records of Hillsborough County, located in Section 02, Township 28 S, and Range 18 E, lying within folio number 18363-0202

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

PARTICIPATION OPTIONS. In response to the COVID-19 pandemic, Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology or in person.

Virtual Participation: In order to participate virtually, you must have access to a communications media device that will enable you to be heard (audio) during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony, but you will be unable to submit documentation during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentation you wish to be considered by the Board of County Commissioners to the staff of the Facilities Management & Real Estate Services Department at least two business days prior to the Land Use Meeting so that it may be included in the record for the hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: [HillsboroughCounty.org/SpeakUp](https://www.hillsboroughcounty.org/SpeakUp). You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person: While virtual participation is being offered, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at [HCFLGov.net/SpeakUp](https://www.hillsboroughcounty.org/SpeakUp).

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: <https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting>.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided

The public can listen and view the public hearing live in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above Facebook or YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit <https://hillsboroughcounty.org/en/government/board-of-county-commissioners> to leave comments with the Commissioners who represents your district.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

The Notice of Hearing Publication Affidavit will be inserted prior to execution of the Resolution.

Vacating Petition V23-0004

Petition To Vacate a portion of a 7.5-foot-wide
platted public utility easement
Magdalene Shores Estates – Unit No 6
(Plat Book 43 Pg 48)
Section 02 – Township 28 S – Range 18 E
Within Folio 18363-0202
Petitioners – Jay and Valerie Johnson

1ST FEE (\$169.00) REC'D 2ND FEE (\$250.00) REC'D
 NOTICE OF HEARING AD PUBL'D NOTICE OF HEARING SIGN PST'D

REVIEWING DEPARTMENTS

- HC DEVELOPMENT SERVICES – NO OBJECTION
- HC PUBLIC UTILITIES – NO OBJECTION
- HC PUBLIC WORKS-STORMWATER – NO OBJECTION
- PW CIP TRANSPORTATION – NO OBJECTION
- HC PUBLIC WORKS-SYSTEMS PLANNING – NO OBJECTION
- HC PUBLIC WORKS-STREET LIGHTING – NO OBJECTION
- HC PUBLIC WORKS-SERVICE UNIT – NO OBJECTION

REVIEWING AGENCIES

- CHARTER/SPECTRUM – CONSENT
- PEOPLES GAS – CONSENT
- TAMPA ELECTRIC COMPANY – CONSENT
- FRONTIER – CONSENT
- CITY OF TAMPA – CONSENT
- CITY OF TAMPA WASTEWATER DEPT – CONSENT

VACATING REVIEW COMMENT SHEET

DATE: 12/13/2022

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Estates Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: Development Services

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Do you foresee a need for said area in the future? YES NO
 IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

 Additional Comments: _____

Reviewed By: Mike Williams/Brian Grady

Date: 1/25/23

Email: williamsm@hillsboroughcounty.org/grad

Phone: 276-8343

VACATING REVIEW COMMENT SHEET

DATE 12/13/2022


Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

Project: V23-0004 - Vacate a portion of a 7.5-foot wide platted utility easement, lying within Lot 10, Blk 2 plat of Magdalene Shores Estates - Folio# 18363.0202

Reviewing Agency: Public Utilities department - Administrative Division - Randy Sears
General Manager II - 925 Twiggs Street Tampa, FL 33602

S., T., R. 02 - 28 - 18

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

 NO OBJECTION by this agency to the vacating as petitioned. _____ (If you have no objections, check here and sign below.)
--

1) Do you currently use or have facilities in said area to be vacated? _____ YES NO
If YES, please explain:

2) Do you foresee a need for said area in the future? _____ YES NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? _____ YES _____ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? _____ YES _____ NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? _____ YES _____ NO

Phone No. _____

Additional Comments: Hillsborough County has no existing water, wastewater and/or reclaimed water facilities located within the area to be vacated, therefore we have no objections to the proposed vacating request.

Reviewed By: Randy Rochelle

Date: December 13, 2022

FROM: _____

VACATING REVIEW COMMENT SHEET

DATE: 12/13/2022

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Estates Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: PW Engineering & Operations Dept./ Stormwater Services Section

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:
No Drainage infrastructure withing utility easement and no possible future value with respect to drainage.

2) Do you foresee a need for said area in the future? YES NO
 IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:
n/a

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
n/a

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO
n/a

 Additional Comments: No objection. Utility easement, not drainage. No current or future value with respect to drainage.

Reviewed By: Ronald Steijlen

Date: 12/13/2022

Email: SteijlenR@HillsboroughCounty.Org

Phone: (813) 307-1801

VACATING REVIEW COMMENT SHEET

DATE: 12/21/2022

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-000417 Petition to Vacate Utility Easement (Johnson)

Reviewing Agency: Public Works - Technical Services Division - Transportation Design

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Do you foresee a need for said area in the future? YES NO
 IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

 Additional Comments: _____

Reviewed By: Glenn Morris

Date: 12/21/22

Email: PW-CIPTransportationReview@hillsbor

Phone: _____

VACATING REVIEW COMMENT SHEET

DATE: 1/11/2022

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Estates Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: Systems Planning Stormwater Team, Transportation Maintenance Divisor

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO
If YES, please explain:

2) Do you foresee a need for said area in the future? YES NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? YES NO
If YES, please specify which portion may be vacated:

N/A

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
N/A

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

Additional Comments: _____

Reviewed By: William Hand, PE

Date: 01/11/23

Email: handwt@hillsboroughcounty.org

Phone: 813-635-5404

VACATING REVIEW COMMENT SHEET

DATE: 12/13/2022

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Estates Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: Hillsborough County Residential Street Lighting Program

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Do you foresee a need for said area in the future? YES NO
 IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

 Additional Comments: _____

Reviewed By: Landon Hamilton

Date: 12/13/2022

Email: HamiltonL@HCFLGov.net

Phone: (813) 538-5452

VACATING REVIEW COMMENT SHEET

DATE: 12/13/2022

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Estates Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: Public Works Department, Traffic Maintenance Division

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Do you foresee a need for said area in the future? YES NO
 IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

 Additional Comments: Public Works does not have any interest in the utility easement.

Reviewed By: Glen Foster, Project Manager

Date: 12/13/22

Email: fosterg@hillsboroughcounty.org

Phone: 813-298-3011

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 1/11/23

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: Charter/Spectrum

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:
 COAX SYSTEM NOT IN THE PARTIAL AREA REQUESTED.

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO
 If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO
 If YES, please explain:

Additional Comments: NO OBJECTION TO RELEASING THE PARTIAL REQUESTED AREA OF THE EASEMENT.

THIS WILL NOT IMPACT THE CURRENT COAX SYSTEM GOING THROUGH THE EASEMENT.

Reviewed By: STEVEN SHANNON

Date: 01/11/2023

Email: STEVEN.SHANNON@CHARTER.COM

Phone: 813-302-0172

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 12/13/2022

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202 1908 Cape Bend Ave

Reviewing Agency: TECO-PGS

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO
 If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO
 If YES, please explain:

Additional Comments: _____

Joan A Domning

Reviewed By: Joan A Domning Sr. Admin

Date: 12/13/2022

Email: jdomning@tecoenergy.com

Phone: 813-275-3783

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 12/15/22

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: TECO

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO
 If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO
 If YES, please explain:

Additional Comments: No facilities within the rear easement. Home is served by an underground service line from a transformer on the other side of Terry Ln.

Reviewed By: Taylor Leggatt

Date: 12/15/2022

Email: tjleggatt@tecoenergy.com

Phone: 813-228-1424

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 12/14/22

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: Frontier

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO
 If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO
 If YES, please explain:

Additional Comments: _____

Reviewed By: Stephen Waidley

Date: 12/14/2022

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 12/20/22

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: City of Tampa Water

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO
 If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO
 If YES, please explain:

Additional Comments: No objections from City of Tampa Water Department.

Reviewed By: Sarah Tsang, P.E.

Date: 12/20/2022

Email: Sarah.Tsang@tampagov.net

Phone: 813-274-5661

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 12/14/22

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0004 (Johnson) Portion of platted 7.5-foot wide Utility Easement, Lot 10, Block 2, Magdalene Shores Unit No. 6, Plat Book 43 Page 48, lying in Section 2, Township 28S, Range 18E, Folio 18363-0202

Reviewing Agency: COT Wastewater Dept.

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO
 If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO
 If YES, please explain:

Additional Comments: _____

Reviewed By: Jeff Hilton, P.E.

Date: 12/14/2022

Email: jeffrey.hilton@tampagov.net

Phone: 813.274.7844



Hillsborough County Florida

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department
County Center
601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602
Telephone: (813) 272-5810 | Fax: (813) 272-5597
Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way

Easement

Subdivision Plat

PETITIONER'S INFORMATION

Name(s): Jay and Valerie Johnson

Address: 1908 Cape Bend Avenue

City: Tampa

State: FL

Zip Code: 33613

Phone Number(s): 813.466.3865

Email address: kush1741@gmail.com

For multiple Petitioners, additional signature sheets may be used for each Petitioner.

The above named Petitioner(s) hereby petition(s) the Honorable Board of County Commissioners of Hillsborough County to adopt a resolution vacating, abandoning, renouncing, and disclaiming any right or interest of Hillsborough County and the public in and to the following described right(s)-of-way, easement(s), or subdivision plat or portion thereof (*provide or attach legal description of area or property interest to be vacated*):

See Exhibit "A" attached hereto.

Located in Section 02, Township 28S, Range 18E, Folio # 18363-0202

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

The above-named Petitioner(s) hereby authorizes as the following to act as agent on my/our behalf:

Name(s): Michael A. Curry, Esq. and Lindsay R. Rich, Esq.

Company: First American Law Group

Address: 7650 W. Courtney Campbell Causeway, Suite 1150

City: Tampa

State: FL

Zip Code: 33607

Phone Number(s): 813.466.3865

Email address: mcurry@firstam.com and lirich@firstam.com

Provide a detailed reason for, and the purpose of, the Vacating request. Please be specific:

A portion of the pool and pool deck encroaches into the platted utility easement as shown the sketch of Exhibit "A."

For Right-of-Way Vacating Petitions Only:

If any adjacent property owners have not signed the Petition, please explain why an adjacent property owner has not signed.

If the Petition seeks to clear or resolve an encroachment into an easement or right-of-way, please state the construction date and type of encroachment:

A portion of the pool deck encroaches into the platted utility easement as shown on the sketch of Exhibit "A." The date of the encroachment is unknown.

If the Petition seeks to clear or resolve a code enforcement violation, please provide all information regarding such violation (date of violation, nature of violation, assigned officer, etc.):


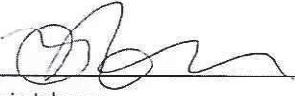
Please review and initial:

1. The Petitioner(s) hereby acknowledges that the average minimum processing time for bringing a Petition for public hearing is sixty (60) to ninety (90) days from the date the County receives a completed, sufficient Petition. The Petitioner(s) acknowledge that this timeframe is only an estimate and Hillsborough County is not responsible for any extensions, delays, or otherwise due to unfulfilled or incomplete Petition requirements.
2. The Petitioner(s) hereby expressly acknowledges and agrees that all Petitions are circulated for review and comment by both internal and external departments and agencies, and that it is the Petitioner(s) sole responsibility to address and/or resolve any and all objections in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections prior to public hearing may result in a staff recommendation of denial of the Petition.
3. The Petitioner(s) will forward a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition after direction from staff that the petition submission is sufficient. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. The Petitioner(s) hereby waive(s), renounce(s), absolve(s), relinquish(es) and discharge(s) Hillsborough County from any claims or damages of any nature and kind whatsoever that such Petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of said right(s)-of-way, easement(s), or subdivision plat.
5. The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) will pay the additional filing fee of \$250.00 made payable to the Board of County Commissioners of Hillsborough County, Florida. Petitioner further acknowledges and agrees the additional filing fee is non-refundable in whole or in part.
6. The Petitioner(s) hereby acknowledges and agrees that all terms and conditions of the Vacating Resolution, if approved and adopted by the Board of County Commissioners, shall be strictly complied with by the Petitioner(s).
7. The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.
8. The Petitioner(s) hereby acknowledges and agrees that the Petition may not cure any and/or all code enforcement violations and that additional curative measures may be required to be completed by Petitioner prior to removal of such violation.
9. The Petitioner(s) hereby acknowledges and agrees that **HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

For multiple Petitioners, attach additional signature sheets for each additional Petitioner

PETITIONERS' SIGNATURES	MAILING ADDRESS
 Jay D. Johnson	1908 Cape Bend Avenue Tampa, FL 33613
Printed name and title if applicable	
 Valerie Johnson	1908 Cape Bend Avenue Tampa, FL 33613
Printed name and title if applicable	
Printed name and title if applicable	

STATE OF Florida Mississippi
 COUNTY OF Harrison

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 26 day of Oct, 2022, by Jay D Johnson and Valerie Johnson who is/are personally known to me or who has produced Military ID as identification.

NOTARY PUBLIC:


Signature: 
 Printed Name: GREGORY LEWIS
 Title or Rank: Notary Public
 Serial / Commission Number: #03439
 My Commission Expires: 07/11/2025



Exhibit A
Sketch & Description
Johnson Residence - Easement Encroachment
Lot 10, Block 2 - Magdalene Shores Estates Unit No. 6
Section 2, Township 28 South, Range 18 East
Hillsborough County, Florida

Easement Encroachment: As Written by SurvTech Solutions

AREA "A"

A parcel of land being a portion of Lot 10, Block 2 of MAGDALENE SHORES ESTATES – UNIT NO 6 as recorded in Plat Book 43, Page 48 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwesterly corner of Lot 10, Block 2 of MAGDALENE SHORES ESTATES – UNIT NO 6 as recorded in Plat Book 43, Page 48 of the Public Records of Hillsborough County, Florida; thence coincident with the Southerly boundary of said Lot 10, S 59°24'16" E a distance of 68.90 feet; thence departing said Southerly boundary, N 30°35'44" E a distance of 7.50 feet to a point coincident with the Northerly boundary of a 7.50 foot wide platted utility easement, said point being the POINT OF BEGINNING; thence coincident with said Northerly boundary, S 59°24'16" E a distance of 29.98 feet to a point coincident with a non-tangent curve concave to the North, said curve having a radius of 10.51 feet, a delta angle of 49°03'57" and being subtended by a chord bearing N 68°59'07" W for a distance of 8.73 feet; thence departing said Northerly boundary, coincident with the arc of said curve a distance of 9.00 feet; thence N 40°52'12" W a distance of 1.32 feet to a point coincident with a non-tangent curve concave to the South, said curve having a radius of 1.75 feet, a delta angle of 65°34'18" and being subtended by a chord bearing N 70°03'07" W for a distance of 1.90 feet; thence coincident with the arc of said curve a distance of 2.00 feet to a point of reverse curvature with a curve concave to the North, said curve having a radius of 11.47 feet, a delta angle of 68°32'22" and being subtended by a chord bearing N 68°34'05" W for a distance of 12.92 feet; thence coincident with the arc of said curve a distance of 13.72 feet; thence N 28°27'11" W a distance of 2.86 feet; thence N 26°36'16" W a distance of 3.63 feet to the POINT OF BEGINNING.

AND

AREA "B"

A parcel of land being a portion of Lot 10, Block 2 of MAGDALENE SHORES ESTATES – UNIT NO 6 as recorded in Plat Book 43, Page 48 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwesterly corner of Lot 10, Block 2 of MAGDALENE SHORES ESTATES – UNIT NO 6 as recorded in Plat Book 43, Page 48 of the Public Records of Hillsborough County, Florida; thence coincident with the Southerly boundary of said Lot 10, S 59°24'16" E a distance of 58.24 feet; thence departing said Southerly boundary, N 30°35'44" E a distance of 7.50 feet to a point coincident with the Northerly boundary of a 7.50 foot wide platted utility easement, said point being the POINT OF BEGINNING; thence coincident with said Northerly boundary, S 59°24'16" E a distance of 7.28 feet to a point coincident with a non-tangent curve concave to the Northeast, said curve having a radius of 5.03 feet, a delta angle of 92°35'39" and being subtended by a chord bearing N 59°24'16" W for a distance of 7.28 feet; thence departing said Northerly boundary, coincident with the arc of said curve a distance of 8.14 feet to the POINT OF BEGINNING.

Containing an area of 80.95 square feet,
 0.002 acres, more or less



Digitally signed by
 Stacy L Brown
 Date:
 2022.11.15
 09:39:26
 -05'00'

Stacy L. Brown PSM No. 6516
 SurvTech Solutions, Inc. LB No. 7340

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this sketch is based on a Plat bearing of N 59°24'16" E for the Southwesterly Boundary of Lot 2, Block 10.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

SURVEYING TODAY WITH
 TOMORROW'S TECHNOLOGY

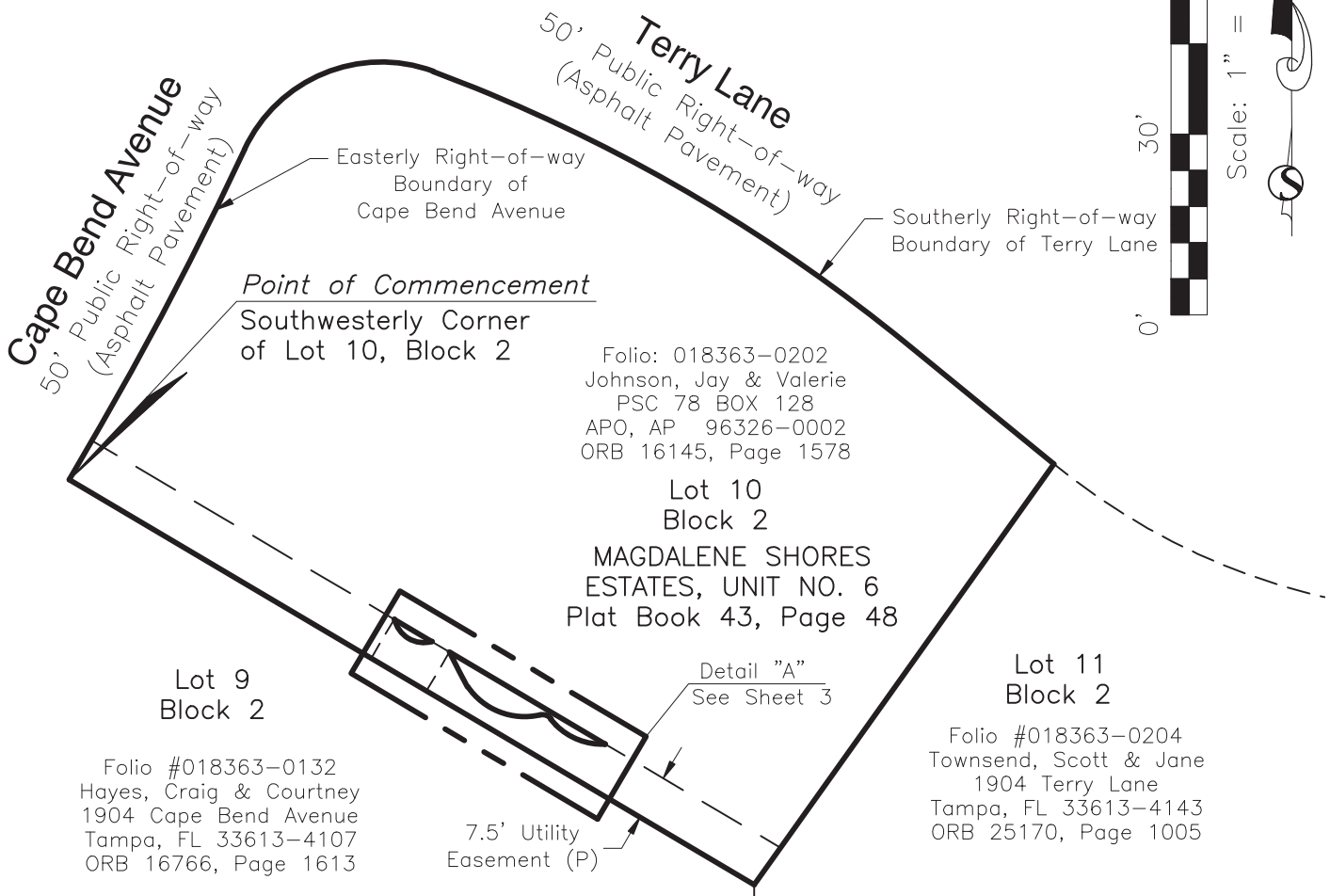
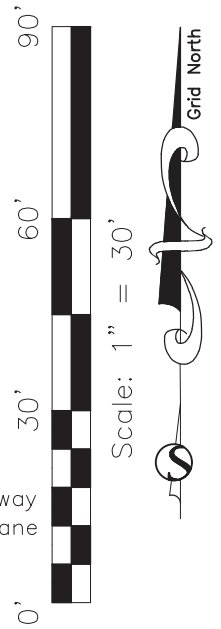


SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Project No.: 221619
 Phase: 1
 Drawing Name: 221619_SK
 Last Field Date: 07/23/22
 Field Book/Page: 22-19/28
 Drafted By: M. Rook
 Date Drafted: 08/13/22
 Revision Date: 11/15/22
 Approved By: S. Brown
 Date Approved: 08/15/22

Exhibit A
Sketch & Description
Johnson Residence - Easement Encroachment
Lot 10, Block 2 - Magdalene Shores Estates Unit No. 6
Section 2, Township 28 South, Range 18 East
Hillsborough County, Florida



Folio: 018363-0202
 Johnson, Jay & Valerie
 PSC 78 BOX 128
 APO, AP 96326-0002
 ORB 16145, Page 1578

Lot 10
Block 2
MAGDALENE SHORES
ESTATES, UNIT NO. 6
Plat Book 43, Page 48

Lot 9
Block 2
 Folio #018363-0132
 Hayes, Craig & Courtney
 1904 Cape Bend Avenue
 Tampa, FL 33613-4107
 ORB 16766, Page 1613
MAGDALENE SHORES
ESTATES, UNIT NO. 5
Plat Book 43, Page 10

Lot 11
Block 2
 Folio #018363-0204
 Townsend, Scott & Jane
 1904 Terry Lane
 Tampa, FL 33613-4143
 ORB 25170, Page 1005

Line Information

LINE	BEARING	DISTANCE
L1	N 30°35'44" E	7.50'
L2	S 59°24'16" E	29.98'
L3	N 40°52'12" W	1.32'
L4	N 28°27'11" W	2.86'
L5	N 26°36'16" W	3.63'
L6	N 30°35'44" E	7.50'
L7	S 59°24'16" E	7.28'

Curve Information

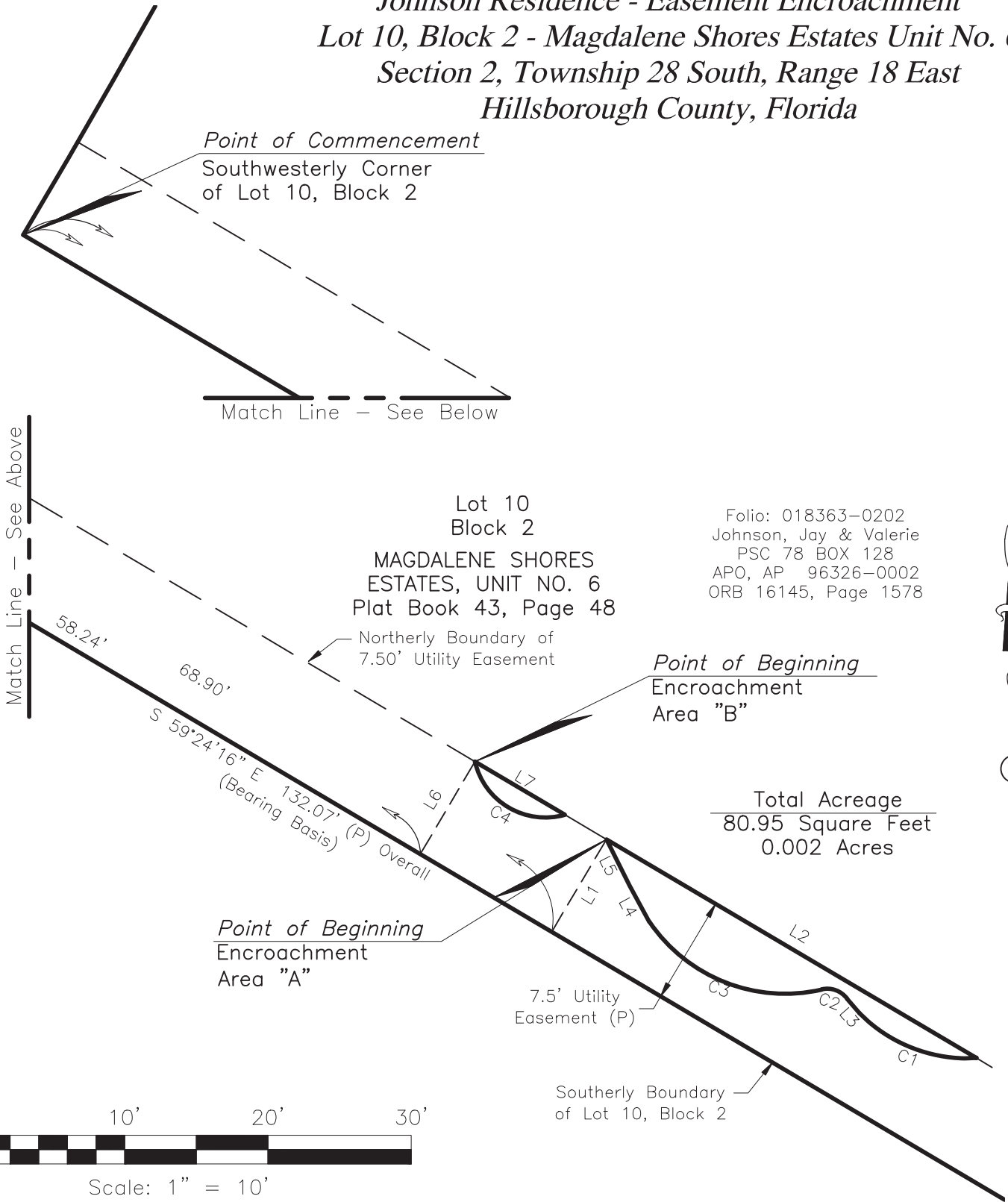
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	10.51'	9.00'	49°03'57"	N 68°59'07" W	8.73'	4.80'
C2	1.75'	2.00'	65°34'18"	N 70°03'07" W	1.90'	1.13'
C3	11.47'	13.72'	68°32'22"	N 68°34'05" W	12.92'	7.82'
C4	5.03'	8.14'	92°35'39"	N 59°24'16" W	7.28'	5.27'

PROJECT NO.: 221619
 FIELD DATE: 07/23/22



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

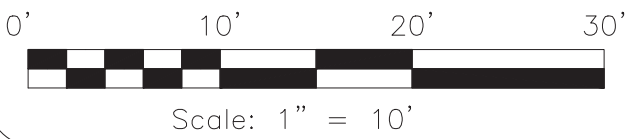
Exhibit A
Sketch & Description
Johnson Residence - Easement Encroachment
Lot 10, Block 2 - Magdalene Shores Estates Unit No. 6
Section 2, Township 28 South, Range 18 East
Hillsborough County, Florida



Folio: 018363-0202
 Johnson, Jay & Valerie
 PSC 78 BOX 128
 APO, AP 96326-0002
 ORB 16145, Page 1578

Lot 10
 Block 2
 MAGDALENE SHORES
 ESTATES, UNIT NO. 6
 Plat Book 43, Page 48

Total Acreage
 80.95 Square Feet
 0.002 Acres



PROJECT NO.: 221619
 FIELD DATE: 07/23/22



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>