

**ORDINANCE NO. 9821-25**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, VACATING A PLATTED UTILITY EASEMENT PORTION THEREIN LOT 10, BLOCK 70, ALONG WITH A PORTION OF THE SOUTH 1/2 OF LOT 11, BLOCK 70, MANDALAY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 32, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PROVIDING AN EFFECTIVE DATE.

WHEREAS, Joseph Capper and Sandra Capper are the owners in fee simple title of real property located at 1086 Eldorado Ave, Clearwater, FL 33767, to which have requested the City to vacate said encumbering platted utility easement portion located therein; and

WHEREAS, the City Council of the City of Clearwater, Florida finds this specific platted easement portion unnecessary for municipal use. Therefore, it is deemed to be in the best interest of the City and the general public that the defined easement portion be vacated; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. The following:

This easement portion is further described as follows:

See Exhibits "A" & "B"

Is hereby vacated, closed, and released, and the City of Clearwater releases all rights, title, and interest thereto.

Section 2. The City Clerk shall record this ordinance in the Public Records of Pinellas County, Florida, following adoption.

Section 3. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST READING \_\_\_\_\_

PASSED ON SECOND AND FINAL READING AND ADOPTED \_\_\_\_\_

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Bruce Rector  
Mayor

Approved as to form:

Attest:

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Jerrod Simpson  
Senior Assistant City Attorney

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Rosemarie Call  
City Clerk

# Exhibit "A"

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 05, TWP. 29 S., RNG. 15 E.  
PINELLAS COUNTY, FLORIDA

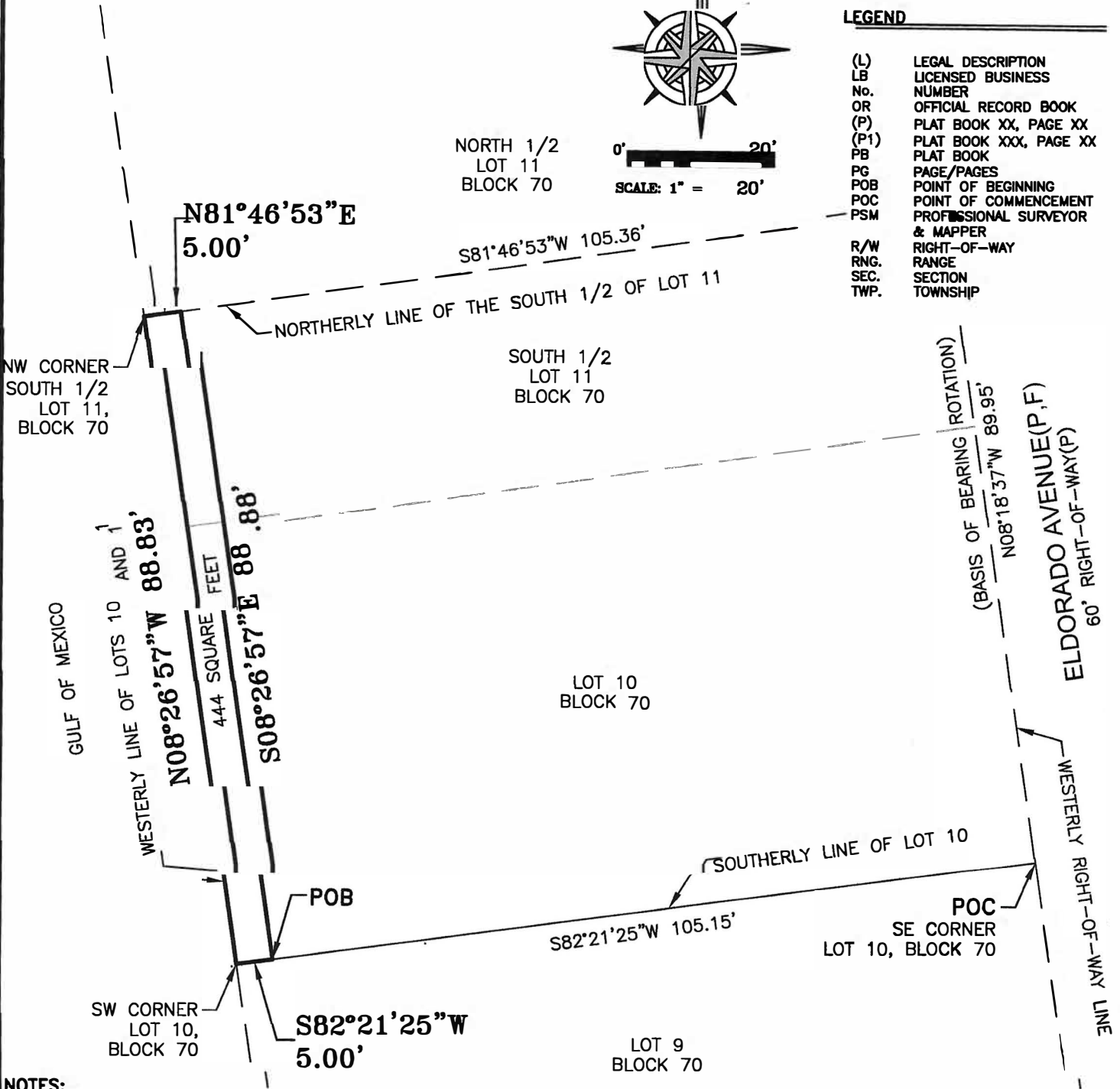


NORTH 1/2  
LOT 11  
BLOCK 70

SCALE: 1" = 20'

### LEGEND

- (L) LEGAL DESCRIPTION
- LB LICENSED BUSINESS
- No. NUMBER
- OR OFFICIAL RECORD BOOK
- (P) PLAT BOOK XX, PAGE XX
- (P1) PLAT BOOK XXX, PAGE XX
- PB PLAT BOOK
- PG PAGE/PAGES
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- RNG. RANGE
- SEC. SECTION
- TWP. TOWNSHIP



- NOTES:**
- BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE ASSUMED AND ROTATED TO THE EASTERLY BOUNDARY LINE OF LOT 10, BLOCK 70, MANDALAY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 32, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ELDORADO AVENUE. SAID ASSUMED BEARING IS S08°48'30"E.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
  - THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
  - THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

# TRANSYSTEMS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON

FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

<b>UTILITY EASEMENT</b> <b>1086 ELDORADO AVENUE</b> <b>CLEARWATER, FL</b>	PROJECT NO. 34225700
	DATE: 12/2/2024
	DRAWN: YV
	SCALE: 1" = 20
PINELLAS COUNTY	FLORIDA SHEET NO. 2 OF 2

# Exhibit "B"

Myra James

THIS IS NOT A SURVEY.

SEC. 05, TWP. 29 S., RNG. 15 E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## DESCRIPTION:

A PORTION OF LOT 10, BLOCK 70, ALONG WITH A PORTION OF THE SOUTH 1/2 OF LOT 11, BLOCK 70, MANDALAY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 32, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 70, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ELDORADO AVENUE, THENCE S82°21'25"W, ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 105.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 10, S82°21'25"W, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE DEPARTING SAID SOUTHERLY LINE, N08°26'57"W, 88.83 FEET ALONG THE WESTERLY LINE OF SAID LOT 10, AND THE WESTERLY LINE OF THE SOUTH 1/2 OF SAID LOT 11, BLOCK 70, TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID LOT 11; THENCE DEPARTING SAID WESTERLY LINE, N81°46'53"E ALONG THE NORTHERLY LINE OF THE SOUTH 1/2 OF SAID LOT 11, A DISTANCE OF 5.00 FEET; THENCE S08°26'57"E ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 10 AND THE WESTERLY LINE OF THE SOUTH 1/2 OF SAID LOT 11, 88.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 444 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

## NOTES:

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4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

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Frederick S.  
Bachmann  
2024.12.10  
15:11:44  
-05'00'

FREDERICK S. BACHMANN, PLS, PLS 5174

**UTILITY EASEMENT**  
**1086 ELDORADO AVENUE**  
**CLEARWATER, FL**

PINELLAS COUNTY

FLORIDA

PROJECT NO. 314225700

DATE: 12/2/2024

DRAWN: YV

SCALE: 1" = 20'

SHEET NO. 1 OF 2