



Legislation Text

File #: 000344, **Version:** 0

Partial Release of Platted Public Utilities Easement In Northwood West, Unit No. 2, Lot 21 (B)

At the time Northwood West Unit No. 2 was developed in 1972, a twenty foot wide public utilities and drainage easement was dedicated along the north property line of Lot 21, according to Plat Book "H", page 66, filed in the public records of Alachua County. A survey of the property prepared by Charles D. Sapp and Associate, dated July 31, 2000, reveals that a portion of the screened pool and deck encroaches into this platted twenty foot easement. The property owners are desirous of clearing this cloud on their title and have requested that the City release its interest in the area of encroachment.

City staff has reviewed the owner's request for partial release of the platted drainage and public utilities easement and confirmed that no stormwater, electric, water, sewer, or natural gas utilities exist within the area of encroachment, and therefore has no objection to the release.

It should be noted that if approved, the City would be releasing only its interest in the easement, and that other public utility entities will each have to release their interests separately. The owner has been advised of this fact. The City Commission: 1) approve the partial release of a platted public utilities easement at 5015 NW 40th Street, Northwood West, Unit No. 2, Lot 21, to J. H. and Song Cha Ward; and 2) authorize the Mayor and Clerk of the Commission to execute the Partial Release of Easement, subject to approval by the City Attorney as to form and legality.

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