



## Legislation Text

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Release of Easement at 2519 NE 13th Avenue, Cedar Grove Unit 1, Lot 11 (B)

When Cedar Grove Unit 1 was developed in 1969, a seven and one-half foot wide public utilities easement was dedicated along all rear and side lot lines via Plat Book "H", Page 3, filed in the public records of Alachua County. Subsequent to that time, a home was constructed on Lot 12. Recently a survey prepared of the property by Kris Ann Gath, Land Surveyor, revealed that the home constructed on Lot 12 encroaches into the platted easements dedicated along the west lot line of Lot 12 and the east property line of Lot 11.

The City approved the release of the platted easement on Lot 12 January 10, 2005. The owner of Lot 12 has now negotiated with the owner of Lot 11 to purchase the area of encroachment along the east property line of Lot 11 and is requesting that the City release its interest in the area of encroachment on Lot 11.

This request has been reviewed and approved by GRU staff. It has been confirmed that there are no electric, water, sewer, or natural gas utility facilities within the easement to be released. It should be noted that the City is only releasing its interest 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 release of a platted public utilities easement; and 2) authorize the Mayor and Clerk of the Commission to execute the Release of Easement document, subject to approval by the City Attorney as to form and legality.

Prepared Patricia A. Moore, Utilities Administrative Services Director  
Submitted by Michael L. Kurtz, General Manager