

ADD ON

Item # 32A

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT: APPROVAL OF THE LONGWOOD LAKE MARY CENTER MINOR PLAT**

**DEPARTMENT: Planning & Development DIVISION: Development Review**

**AUTHORIZED BY: Donald S. Fisher CONTACT: Denny Gibbs EXT. 7359**

**Agenda Date 1/13/04 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

Approve the minor plat for Longwood Lake Mary Center subdivision located on Longwood Lake Mary Road in Section 29 Township 20 Range 30.

District 2 – Morris (Denny Gibbs – Planner)

**BACKGROUND:**

The applicant, William & Vicki Kirtley, is requesting a minor plat approval for the Longwood Lake Mary Center subdivision. This is a two lot commercial subdivision, approximately 5 acres, located on the east side of Longwood Lake Mary Road and north of CR 427. Lot 1 is zoned PCD and Lot 2 is zoned A-1. The utility service is Seminole County Utilities.

Staff has reviewed the plat and finds that it will meet the applicable requirements of the Land Development Code and Chapter 177, F.S.

**STAFF RECOMMENDATION:**

Approve the minor plat for Longwood Lake Mary Center.

District 2 – Morris  
Attachments: Location Map  
Plat reduction

Reviewed by:  
Co Atty: KCC  
DFS: \_\_\_\_\_  
Other: ✓  
DCM: \_\_\_\_\_  
CM: KB  
File No. aocpdd01

# LONGWOOD-LAKE MARY CENTER

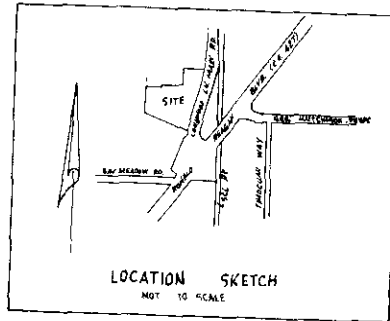
## A REPLAT OF LOT 1, LONGWOOD LAKE MARY COMMERCE PARK (PLAT BOOK 61, PAGE 9)

### SECTION 29, TOWNSHIP 20 SOUTH, RANGE 30 EAST

### SEMINOLE COUNTY, FLORIDA

#### LEGAL DESCRIPTION

BEGINNING at the Northeast Corner of Lot 1, LONGWOOD LAKE MARY COMMERCE PARK, according to the plat thereof as recorded in Plat Book 61, Page 9, of the Public Records of Seminole County, Florida, thence run S.89°32'21"W, along the North Line of said Lot 1, a distance of 239.55 feet, thence run S.00°27'39"E, along the West Line of said Lot 1, a distance of 172.51 feet, thence run S.89°32'21"W, along the North Line of said Lot 1, a distance of 219.06 feet; thence run S.00°27'39"E, along the West Line of said Lot 1, a distance of 20.20 feet; thence run S.89°27'41"W, along the South Line of Lot 2, said LONGWOOD LAKE MARY COMMERCE PARK, 165.00 feet to the Southwest Corner of said Lot 2; thence run S.00°45'24"E 238.10 feet, thence run S.68°56'00"E, 472.58 feet to a point on the Westerly Right-of-way Line of LONGWOOD LAKE MARY ROAD PER SEMINOLE COUNTY N.14°00'52"E, thence run Northeasterly, along the arc of said curve, 26.93 feet through a central angle of 08°15'08" to a Point of Tangency; thence run N.18°08'50"E, continuing along said Westerly Right-of-way Line, 352.15 feet; thence run N.17°15'08"E, continuing along said Westerly Right-of-way Line, 83.21 feet to the Point of Curvature of a curve concave Westerly, having a radius of 1134.13 feet and a chord bearing of N.16°27'54"E, thence run Northeasterly, along the arc of said curve and continuing along said Westerly Right-of-way Line, 94.61 feet to a point on a curve concave Westerly, having a radius of 1460.00 feet and a chord bearing of N.07°43'07"; thence run Northeasterly, along the arc of said curve and continuing along said Westerly Right-of-way Line, 75.68 feet through a central angle of 02°50'11" to the Point of Beginning. Said parcel contains 4.9951 acres, more or less.



- NOTES:**
- The purpose of the utility easements shown hereon is as follows: installation and maintenance of, but not limited to, sanitary sewers, water lines, gas lines, power lines, telephone lines, and cablevision lines. Said easements are hereby dedicated to the public.
  - Lot 1 shown hereon is to be owned by WILLIAM W. KIRTLEY and VICKI M. KIRTLEY.
  - Lot 2 shown hereon is to be owned by MERRILL P. SCHRIMSCHER and DONNA G. SCHRIMSCHER.
  - NOTICE:** This plat, as recorded in its graphic form, is the official decision of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of This County.

- SURVEYOR'S NOTES:**
- Bearings shown hereon are based on the North Line of Lot 1, LONGWOOD LAKE MARY COMMERCE PARK being S.89°32'21"W.
  - o - indicates Permanent Reference Monument set (4"x4" concrete monument stamped P.R.M. # 3382 unless otherwise noted).
  - o - indicates 1/2" iron rod and cap #3382.
  - Dimensions shown hereon are expressed in feet and decimals thereof.

- LEGEND:**
- T= Township
  - R= Range
  - S= South
  - E= East
  - CB= chord bearing
  - CHO=chord distance
  - ORB=indicates official Records Book

NOTICE: SEE SEMINOLE COUNTY DEVELOPMENT ORDINANCE # 02-2200023, RECORDED IN THE PUBLIC RECORDS BOOK OF SEMINOLE COUNTY, FLORIDA, FOR FACILITY CAPACITY ENCUMBRANCE OR RESERVATION AND OTHER INFORMATION.

PREPARED BY:  
R. BLAIR KITNER - P.S.M. #3382  
2597 SANDERS AVENUE  
SANFORD, FLORIDA 32773  
(407) 322-2000

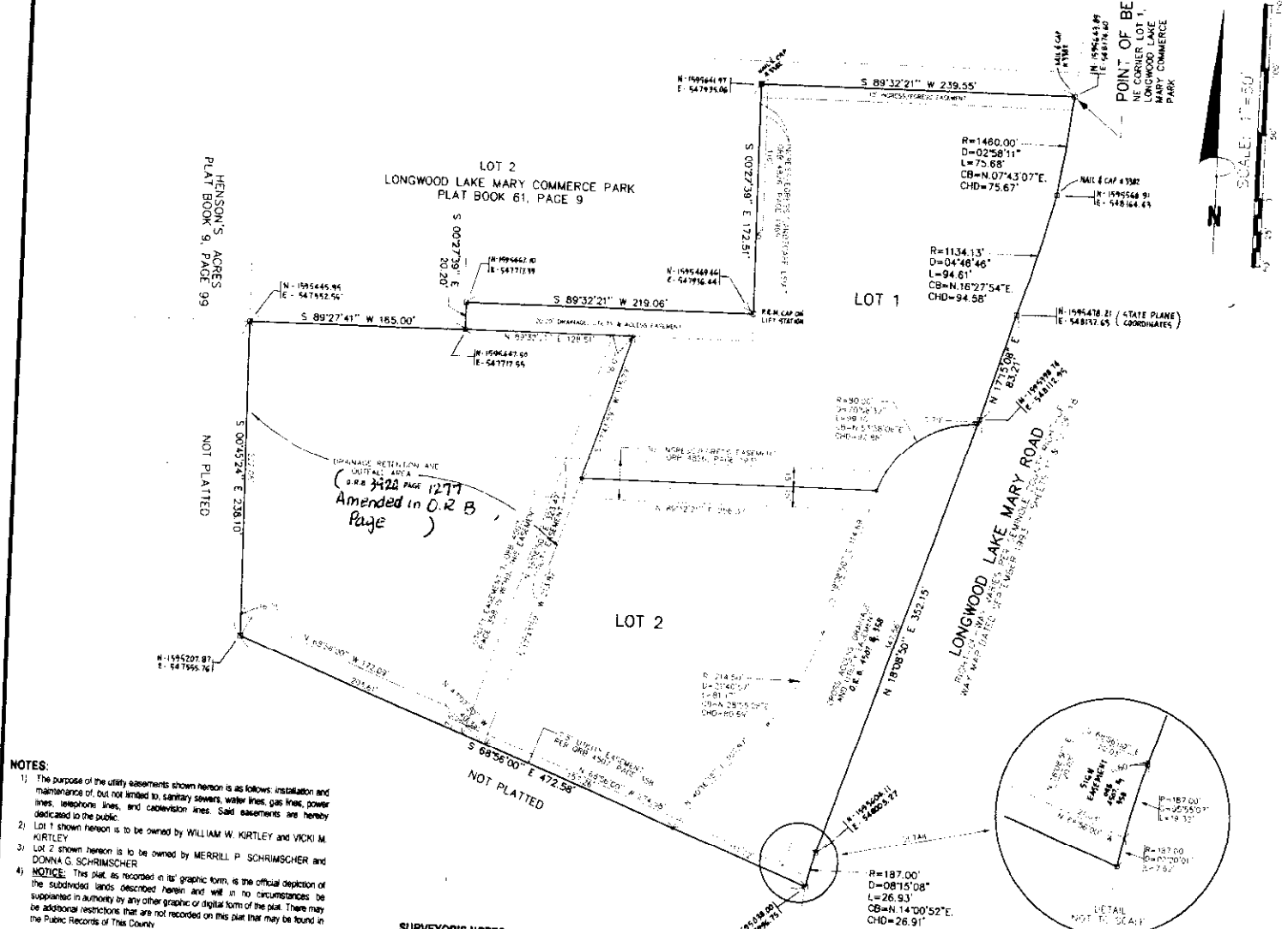
PLAT BOOK _____ PAGE _____	LONGWOOD-LAKE MARY CENTER DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners in fee simple of the lands described in the attached plat entitled LONGWOOD-LAKE MARY CENTER REPLAT, located in Seminole County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed, and dedicates all easements as described or shown hereon for the uses and purposes therein expressed.	
IN WITNESS WHEREOF, the persons named below have caused these presents to be signed this _____ day of November, 2003.	
_____ MERRILL P. SCHRIMSCHER	_____ DONNA G. SCHRIMSCHER
_____ DONNA G. SCHRIMSCHER	_____ WILLIAM W. KIRTLEY
_____ VICKI M. KIRTLEY	_____ MELINDA J. RINNE
State of Florida, County of Seminole I HEREBY CERTIFY, that on the 24 <sup>th</sup> day of November 2003, before me, personally appeared MERRILL P. SCHRIMSCHER, DONNA G. SCHRIMSCHER, WILLIAM W. KIRTLEY, and VICKI M. KIRTLEY, personally known to me and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed.	
IN WITNESS WHEREOF, I have hereon set my hand and seal on the above date.	
_____ Notary Public, Commission No. CC _____ My Commission Expires _____	
<b>CERTIFICATE OF SURVEYOR</b> I HEREBY CERTIFY that this plat is a true and correct representation of the lands surveyed. That the plat was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes, and meets the Minimum Technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.061 (7) regarding "Permanent Reference Monuments", that this land is located in Seminole County, Florida, and that I am a Professional Surveyor and Mapper pursuant to Section 177.061 of the Florida Statutes.	
_____ R. Blair Kitner - P.S.M. No. 3382 2597 Sanders Avenue - Sanford, Florida 32773 (407) 322-2000 Dated this 24 <sup>th</sup> day of November 2003.	
<b>CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS</b> THIS IS TO CERTIFY that on this _____ day of _____, 2004, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.	
By: _____ Date: _____ Printed Name: _____ Attest: _____ Clerk of the Board Printed Name: _____	
<b>CERTIFICATE OF REVIEW BY COUNTY SURVEYOR</b> This is to certify that on this _____ day of _____, 2004, I reviewed this plat and find that it complies with the survey requirements of Chapter 177 of the Florida Statutes.	
_____ Date: _____ STEVE L. WESSELS Seminole County Surveyor Florida Registration No. 4589	
<b>CERTIFICATE OF CLERK OF THE COURT</b> I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177 of the Florida Statutes and was filed for record the _____ day of _____, 2004 at _____	
By: _____ File Number: _____ Maryanne Moore, Clerk of the Court in and for Seminole County, Florida	

# LONGWOOD-LAKE MARY CENTER

## A REPLAT OF LOT 1, LONGWOOD LAKE MARY COMMERCE PARK (PLAT BOOK 61, PAGE 9)

### SECTION 29, TOWNSHIP 20 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE  
BOOK 61 PAGE 9



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R. BLAIR KITNER - P.S.M. #3382