

Item # 21

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of Minor Plat for Singh's Addition to Chuluota

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

AUTHORIZED BY: Dori L. DeBord **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 01/23/2007 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the minor plat for Singh's Addition to Chuluota – Motiram K. Singh and Jasmaben B. Vankawala, applicants.

District 1 – Dallari

(Cynthia Sweet, ^{TV} Senior Planner)

BACKGROUND:

The applicants, Motiram K. Singh and Jasmaben B. Vankawala, are requesting approval of the minor plat for Singh's Addition to Chuluota. The plat consists of three (3) lots (minimum of five-acres each) containing a total of 17.25 acres. Each lot will be served by private well and septic. The property is zoned A-5 (Rural Zoning Classification) and is located on the east side of Lake Mills Road, approximately ¼ mile south of Brumley Road, and approximately 1 mile east of SR 419, in Section 22, Township 21 S, Range 32 E.

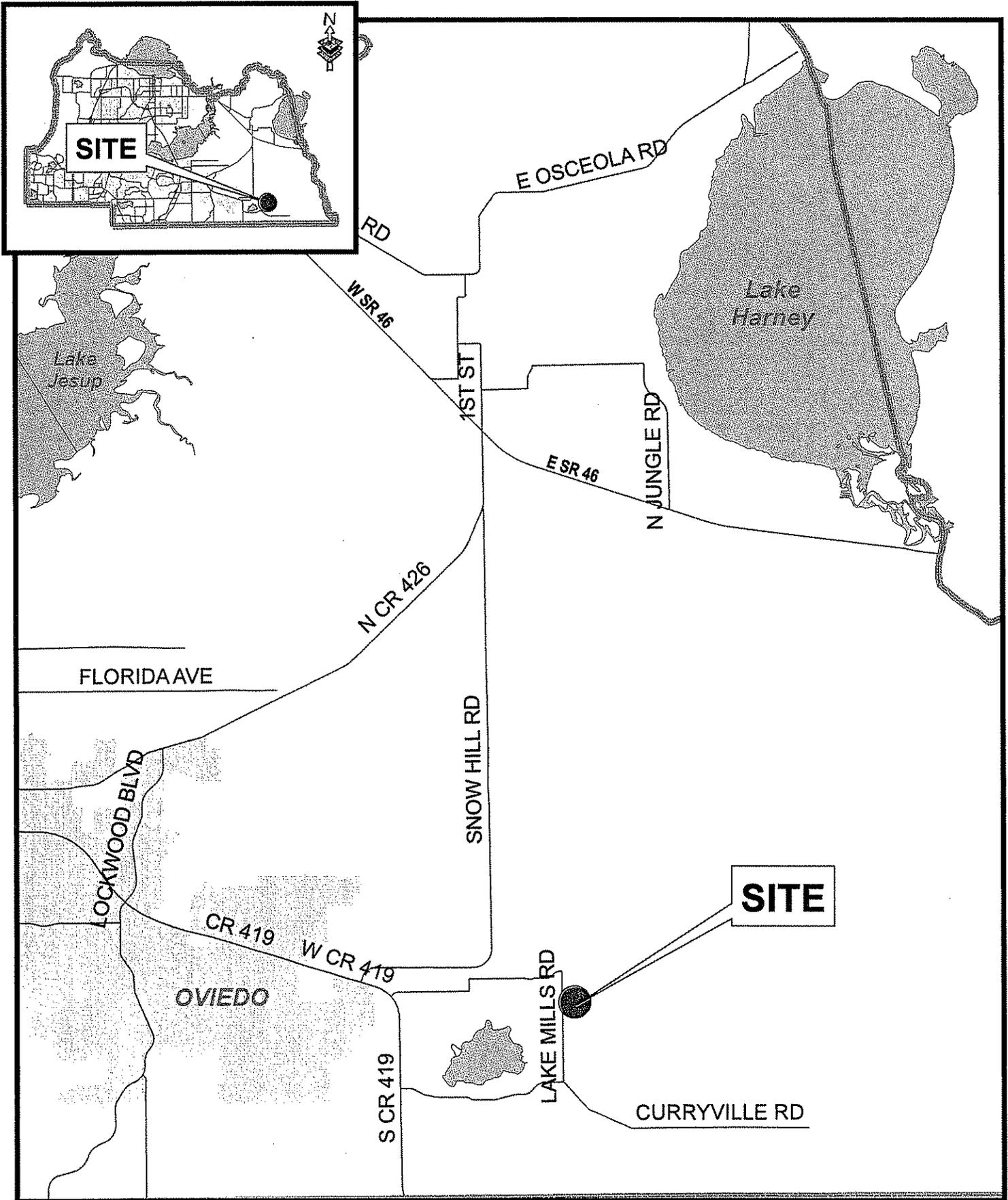
The plat meets all applicable requirements of Chapter 35.122, Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorizes the Chairman to execute the minor plat for Singh's Addition to Chuluota, as requested by the applicant.

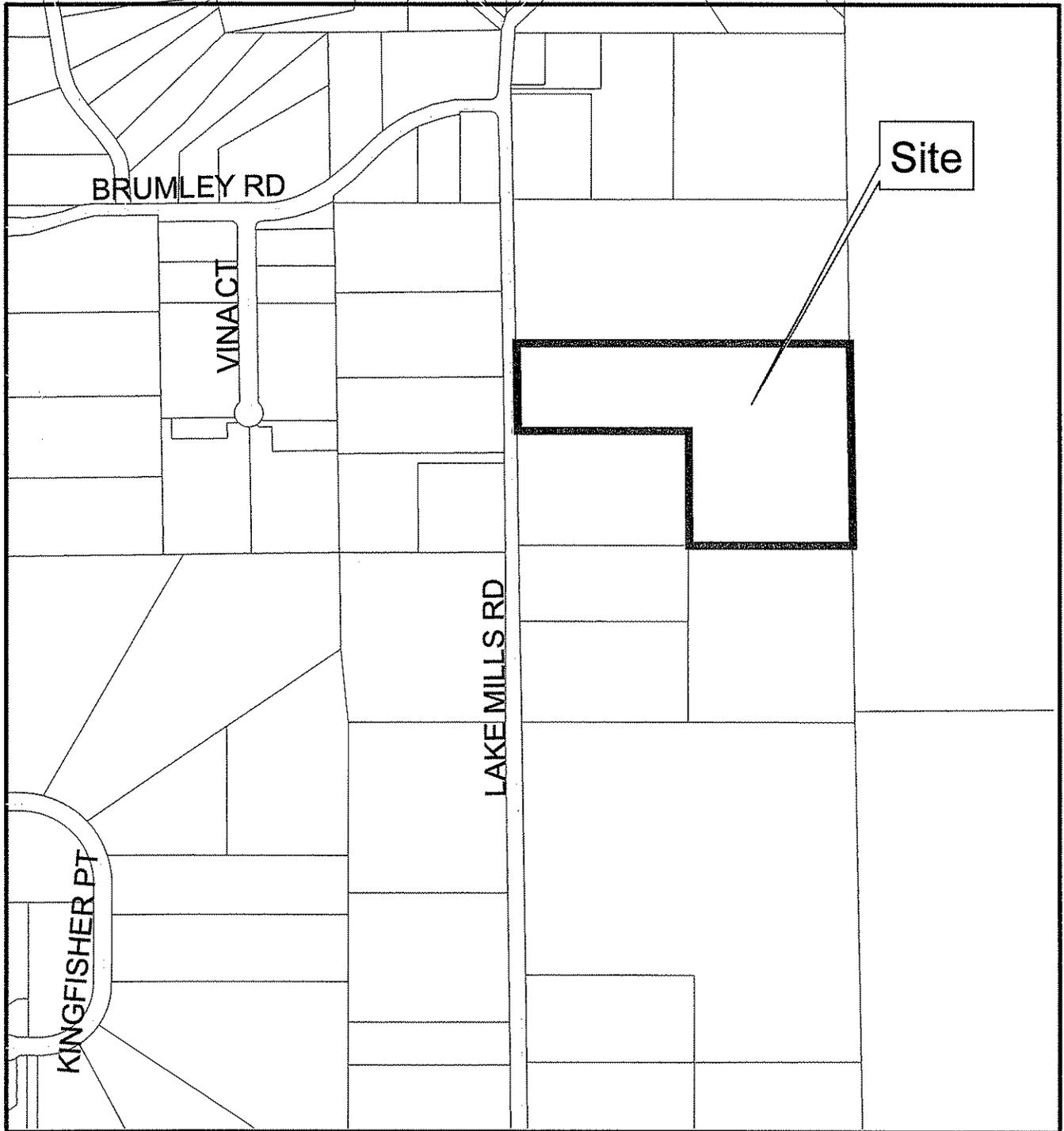
District 1 - Dallari
Attachments: Location Maps – Exhibit A
Reduced Copy of Plat – Exhibit B

Reviewed by:	<u>RFT</u>
Co Atty:	
DFS:	
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd02</u>



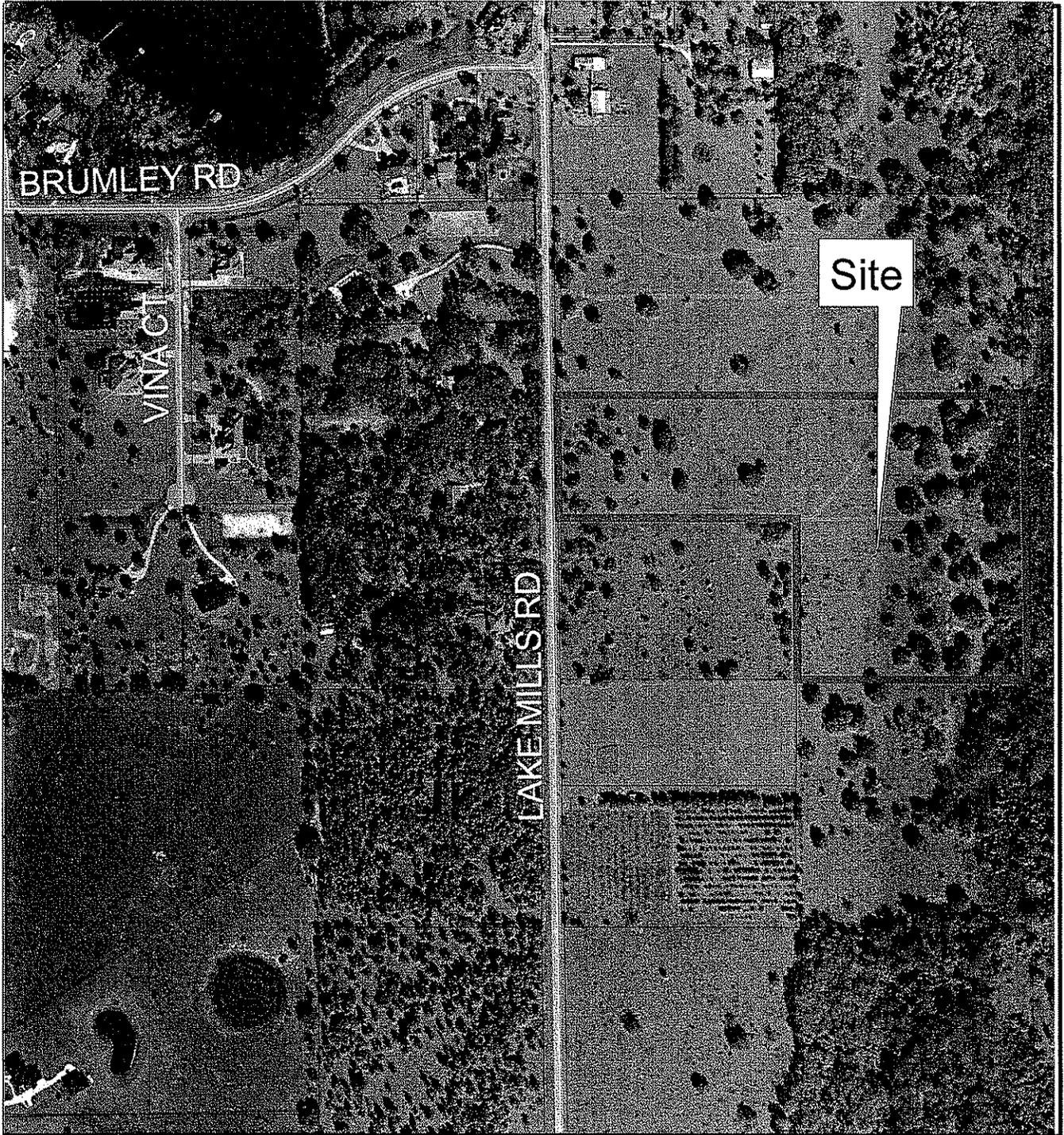
filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

Singh's Addition



Singh's Addition
Minor Plat





Singh's Addition
Minor Plat



SINGH'S ADDITION TO CHULUOTA
SECTION 22, TOWNSHIP 21 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK _____ PAGE _____

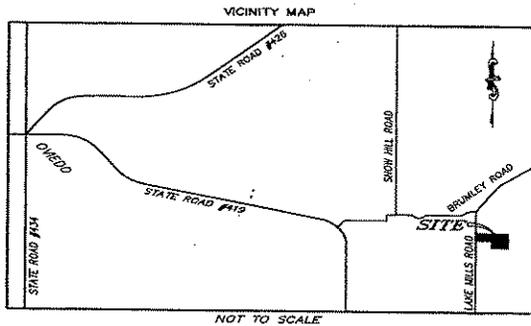
Legal Description:

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 32 East, less and except the North 534.83 feet and road right of way TOGETHER WITH
The North 220 feet of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 32 East, Seminole County, Florida, less and except road right of way AND
The Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 32 East, Seminole County, Florida.

MORE PARTICULARLY DESCRIBED AS:

Commencing at the Northeast corner of the Southeast 1/4 of the Section 22, Township 21 South, Range 32 East, Seminole County, Florida; thence South 00°31'57" East, along the East line of said Southeast 1/4 of Section 22, thence departing said East line, South 89°12'46" West, along said South line, 666.23 feet to the Southwest corner of said Northeast 1/4 of the Southeast 1/4 of said Southeast 1/4 of Section 22, thence North 00°52'28" West, along the West line of the said Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the said west line, South 89°12'46" West, along the South line of the North 220 feet of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the said west line, South 534.83 feet of way, according to Plat Book 6, Page 823 Seminole County, Florida thence North 01°21'33" West, along said right of way line, 345.98 feet to a point on the South line of the North 534.83 feet of the Northeast 1/4 of the Southeast 1/4 of Section 22; thence departing said right of way line, North 60°22'05" East along said South line, 1308.55 feet to the Point of Beginning.

Containing 17.25 acres more or less.



NOT TO SCALE

- Index of sheets:**
- SHEET 1 - DEDICATION, CERTIFICATIONS, APPROVALS, LEGAL DESCRIPTION, & NOTES
 - SHEET 2 - GRAPHICAL DEPICTION OF ENTIRE SITE & SECTIONAL DETAIL

NOTES:

- Based on the National Flood Insurance Program "FIRM" Map Community - Panel Number 120289 0190 E Dated 4/17/93 the above described Property is located in Zone "X", Areas determined to be outside the 500 year flood plain.
- Boundary Survey depicted hereon is based on previous boundary survey prepared by this Firm, dated 8/27/01 and revised 12/05/01.
- Bearings are based on: The S. line of the SE 1/4 of section 22-21-32, as being S 89°08'01" W, based on true north as measured using Global Positioning System (GPS).
- In accordance with Chapter 177.091, Board of Professional Land Surveyors Laws & Rules, all planned utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.
- 15' Additional Right of Way will be dedicated to Seminole County and the perpetual use of the public and maintained by Seminole County, Florida.
- The structural bearing to the two Seminole County GPS monuments (GPS0183 and GPS0184) used hereon is being modified to fit the bearing structure of this plat.
- Conservation Easement is hereby dedicated and maintained by Seminole County, Florida.

Prepared By:



NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein 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 Seminole County, Florida.

DEDICATION
(Continued)

Utility, Drainage, and Cross Access Easements are dedicated to the owners and non-exclusive perpetual rights are granted to Seminole County over these easements.

JOINER & CONSENT TO DEDICATE

The undersigned hereby certifies that Bank of America, N.A. is the holder of a mortgage, lien or other encumbrances upon the above described property and that the undersigned hereby joins in and consents to the dedication of lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrances, recorded in Official Record Book #14,142, Page 1,2,2,1, of the Public Records of Seminole County, Florida, shall be subordinated to the above dedication.

IN WITNESS WHEREOF, I have caused these presents to be signed by the officer named below on October 27, 2006.

175 Crosspoint Plaza, Levittown, NY 14068-9000
ADDRESS

By: Catherine M. Gardenstick, V.P.
PRINTED NAME, Chairman of Partnership
Signed and sealed in the presence of:
By: David Anderson
By: William J. Kirkpatrick
By: William J. Kirkpatrick
STATE OF New York
COUNTY OF Levittown

THIS IS TO CERTIFY, that on October 27, 2006 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Catherine M. Gardenstick, V.P. to me known to be the individual and officer described in and who executed the foregoing Dedication and who acknowledged the execution thereof to be his free act and deed as such officer, thereto duly authorized; that the official seal of said Partnership is duly affixed hereto; and that the said Dedication is the act and deed of said Partnership on behalf of same.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Warden Nuethe
NOTARY PUBLIC

COMMISSION NUMBER 01N15080987
MY COMMISSION EXPIRES 6-16-2007

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____ File No. _____

CLERK OF THE COURT
MARYANNE MORSE
in and for Seminole County, Florida

BY _____ D.C.

SINGH'S ADDITION TO CHULUOTA
DEDICATION

This is to certify that the Entities named below, are the lawful owner in fee simple of the lands herein described in the caption of this Plat and has caused said lands to be surveyed and that this Plat, made in accordance with said survey, is hereby adopted as the true and correct Plat of said lands. 15' Additional Right of Way is dedicated to Seminole County, Florida and the perpetual use of the public and maintained by Seminole County, Florida. Conservation easement is dedicated to Seminole County, Florida. Continue above Joiner & Consent Block

IN WITNESS WHEREOF has caused these presents to be signed by the officer named below on October 27, 2006.

By: Chaitanya Singh
PRINTED NAME, Chairman of Partnership
Signed and sealed in the presence of Chaitanya Singh
By: Chaitanya Singh
By: Chaitanya Singh
STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this day of October, 2006, by _____ who is personally known to me or whose identity is established by _____ as identification.

By: Chaitanya Singh
PRINTED NAME
NOTARY PUBLIC
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC STATE OF FLORIDA
CHIFF J. CHIN
Commission # D0557832
Expires: JULY 08, 2010
BONDED thru ATLANTIC SURETY CO., INC.

IN WITNESS WHEREOF has caused these presents to be signed by the officer named below on October 27, 2006.

By: Chaitanya Singh
PRINTED NAME, Chairman of Partnership
Signed and sealed in the presence of Chaitanya Singh
By: Chaitanya Singh
By: Chaitanya Singh
STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this day of October, 2006, by _____ who is personally known to me or whose identity is established by _____ as identification.

By: Chaitanya Singh
PRINTED NAME
NOTARY PUBLIC
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC STATE OF FLORIDA
CHIFF J. CHIN
Commission # D0557832
Expires: JULY 08, 2010
BONDED thru ATLANTIC SURETY CO., INC.

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "permanent monuments," and that the land is located within the Seminole County, Florida.

Signature: P.R. (RICK) BURNS
P.R. (RICK) BURNS
Registration No. 4702

LAND-TECH SURVEYING & MAPPING CORP.
350 S. Central Ave., Oviedo, FL 32765
Certificate of Authorization No. 5777

CERTIFICATE OF APPROVAL
BY SEMINOLE COUNTY

THIS IS TO CERTIFY, that on _____ the _____ approved the foregoing plat.

ATTEST: _____ CHAIRMAN OF THE BOARD
_____, CLERK OF THE BOARD
BY _____ D.C.

COUNTY SURVEYOR'S CERTIFICATE

"I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes."

Steve L. Weasels, PLS
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

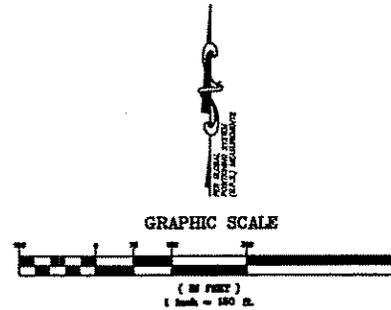
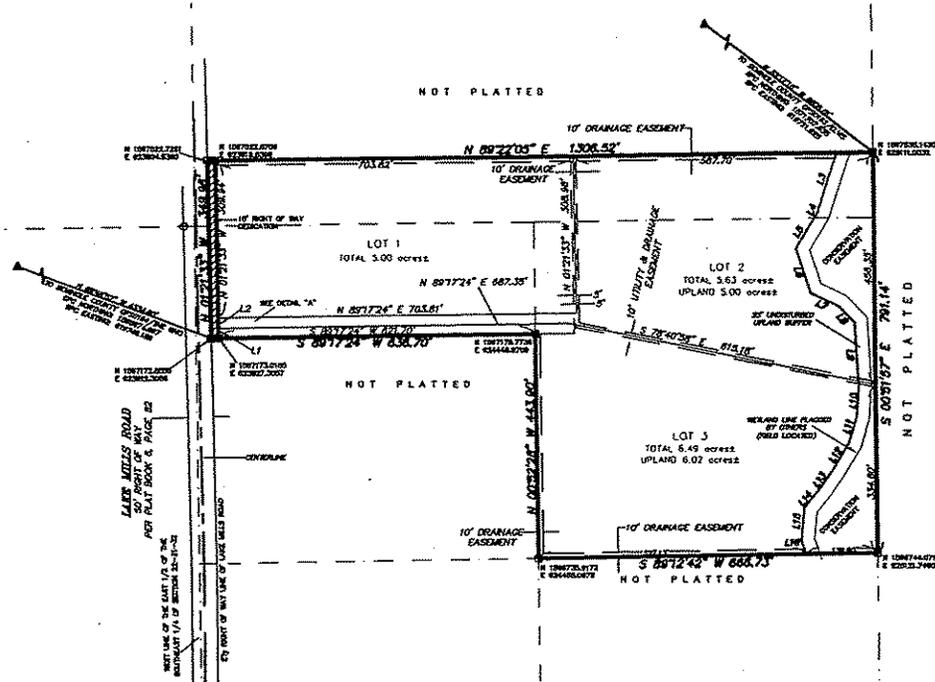
Date: _____

EXHIBIT B

SINGH'S ADDITION TO CHULUOTA
 SEMINOLE COUNTY, FLORIDA
 SECTION 22, TOWNSHIP 21 SOUTH, RANGE 32 EAST

SHEET 2 OF 2

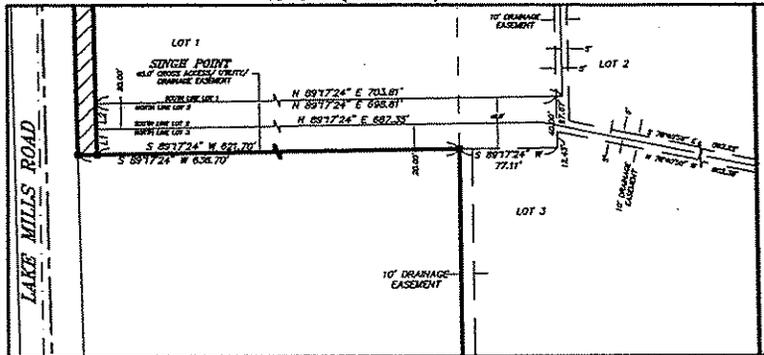
PLAT BOOK _____ PAGE _____



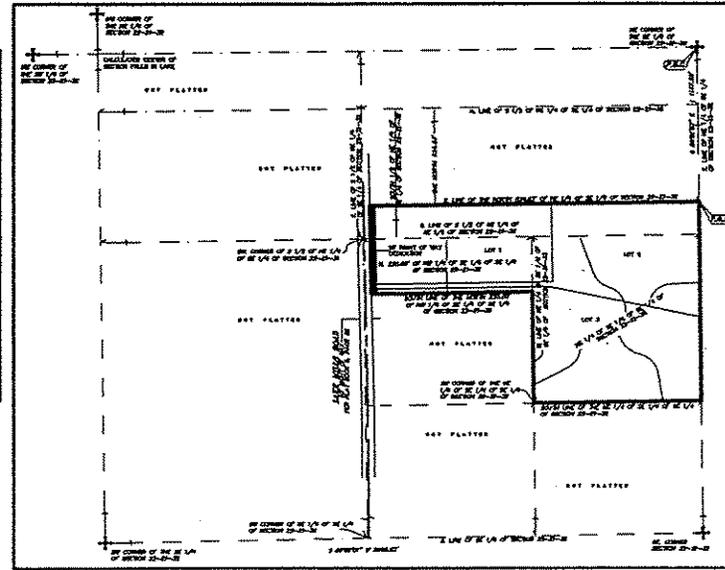
LINE	BEARING	LENGTH
L1	N 01°21'51" W	20.00
L2	N 01°21'51" W	20.00
L3	S 17°21'24" W	121.78
L4	S 20°52'42" W	3.33
L5	S 30°14'43" W	81.40
L6	S 18°14'22" E	81.00
L7	S 84°54'50" E	99.80
L8	S 47°15'31" E	48.56
L9	S 03°21'20" E	123.74
L10	S 03°21'24" W	81.35
L11	S 18°20'24" W	52.60
L12	S 30°14'43" W	63.27
L13	S 24°40'22" W	50.20
L14	S 32°27'20" W	41.48
L15	S 03°04'12" W	63.01
L16	S 31°00'07" E	22.87

- LEGEND**
- = SET 4" x 4" CONCRETE MONUMENT
 - LS 5777'
 - R/W = RIGHT OF WAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - SPC = STATE PLANE COORDINATE
 - "UNLESS OTHERWISE NOTED"

DETAIL "A" (NOT TO SCALE)



SECTIONAL DETAIL (NOT TO SCALE)



Prepared By:

LAND TECH
 SURVEYING & MAPPING CORP.
 350 S. Central Ave., Oviedo, FL 32765
 P.O. Box 621052, Oviedo, FL 32762
 Yelco (407) 355-1036
 Fax (407) 355-1839
 Certificate of Authorization No. 5777

Notice:
 This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein 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 Seminole County, Florida.