

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Approval of the Minor Plat for North Lake Jessup Estates

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys CONTACT: Cynthia Sweet EXT. 7443

Agenda Date	<u>1/24/2006</u>	Regular	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Work Session	<input type="checkbox"/>	Briefing	<input type="checkbox"/>
		Public Hearing – 1:30	<input type="checkbox"/>	Public Hearing – 7:00	<input type="checkbox"/>				

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the Minor Plat for North Lake Jessup Estates – William B. Atchley, applicant.

District 5 – Carey

(Cynthia Sweet, Planner)

BACKGROUND:

The applicant, William B. Atchley, is requesting approval of the minor plat for North Lake Jessup Estates subdivision. The plat consists of four (4) lots (minimum of 1-acre each) containing a total of 4.36 acres. The property is zoned A-1 (Agriculture District) and is located on the east side of S. Sipes Avenue, approximately 1/2 mile south of East Lake Mary Blvd., in Section 16, Township 20 S, Range 31 E.

The owner is voluntarily dedicating 10-ft. of additional right-of-way along the east side of Sipes Avenue to Seminole County by this plat consisting of a total of 2,382 square feet. The plat meets all applicable requirements of Chapter 35, Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

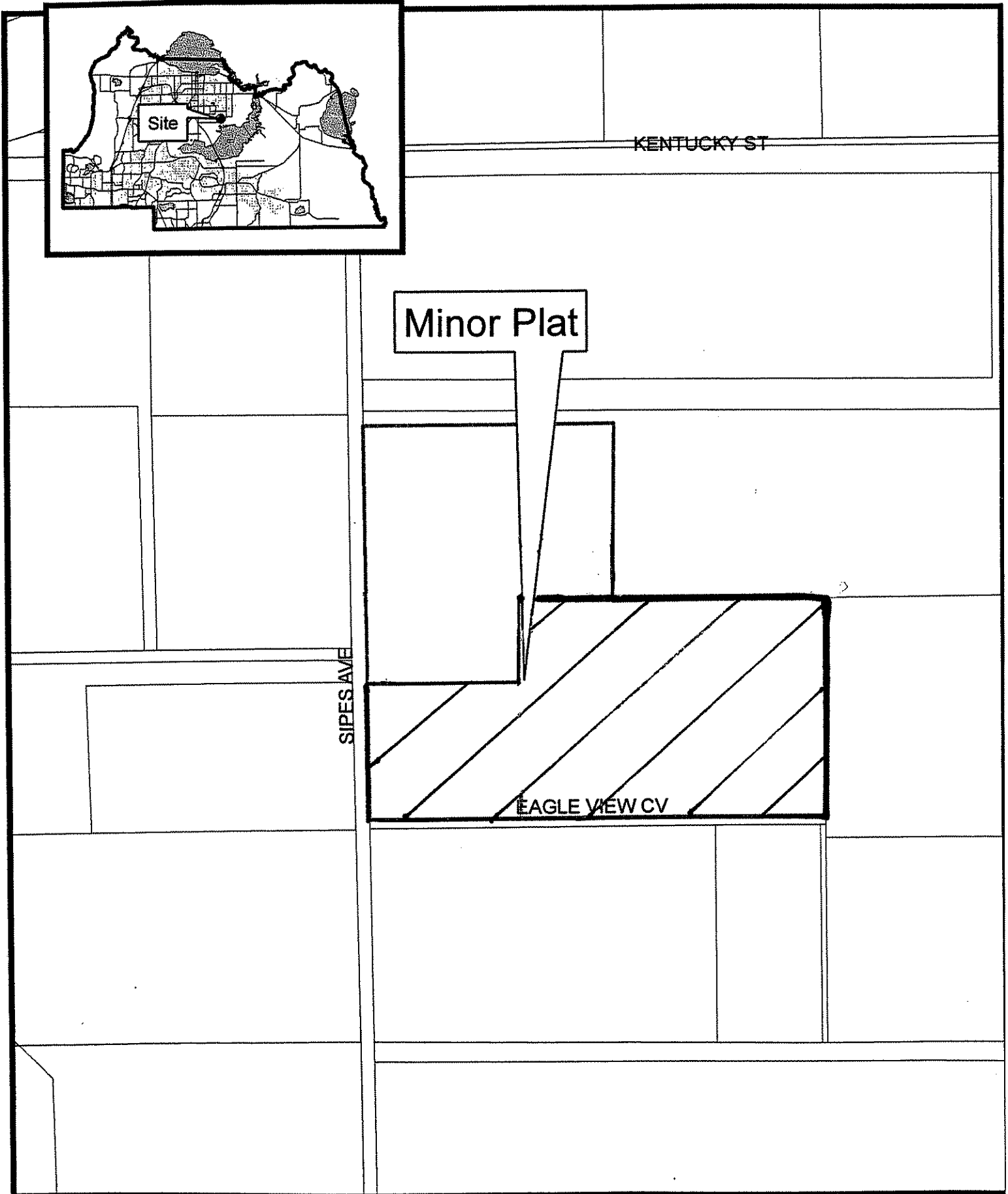
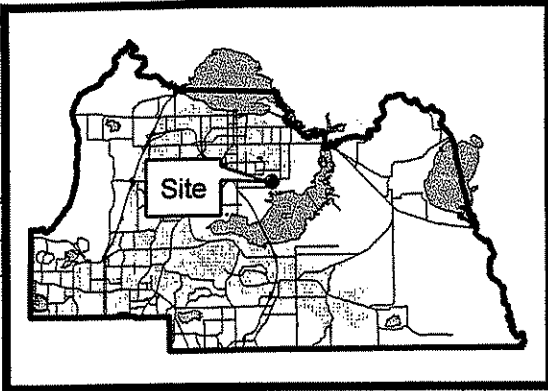
Staff recommends the Board approve and authorize the Chairman to execute the Minor Plat for North Lake Jessup Estates as requested by the applicant, William B. Atchley.

District 5 - Carey

Attachments: Location Map

Reduced Copy of Plat

Reviewed by:	<u>[Signature]</u>
Co Atty:	<u>[Signature]</u>
DFS:	
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd04</u>



Minor Plat

KENTUCKY ST

SIPES AVE

EAGLE VIEW CV

North Lake Jessup Estates Minor Plat

NORTH LAKE JESSUP ESTATES

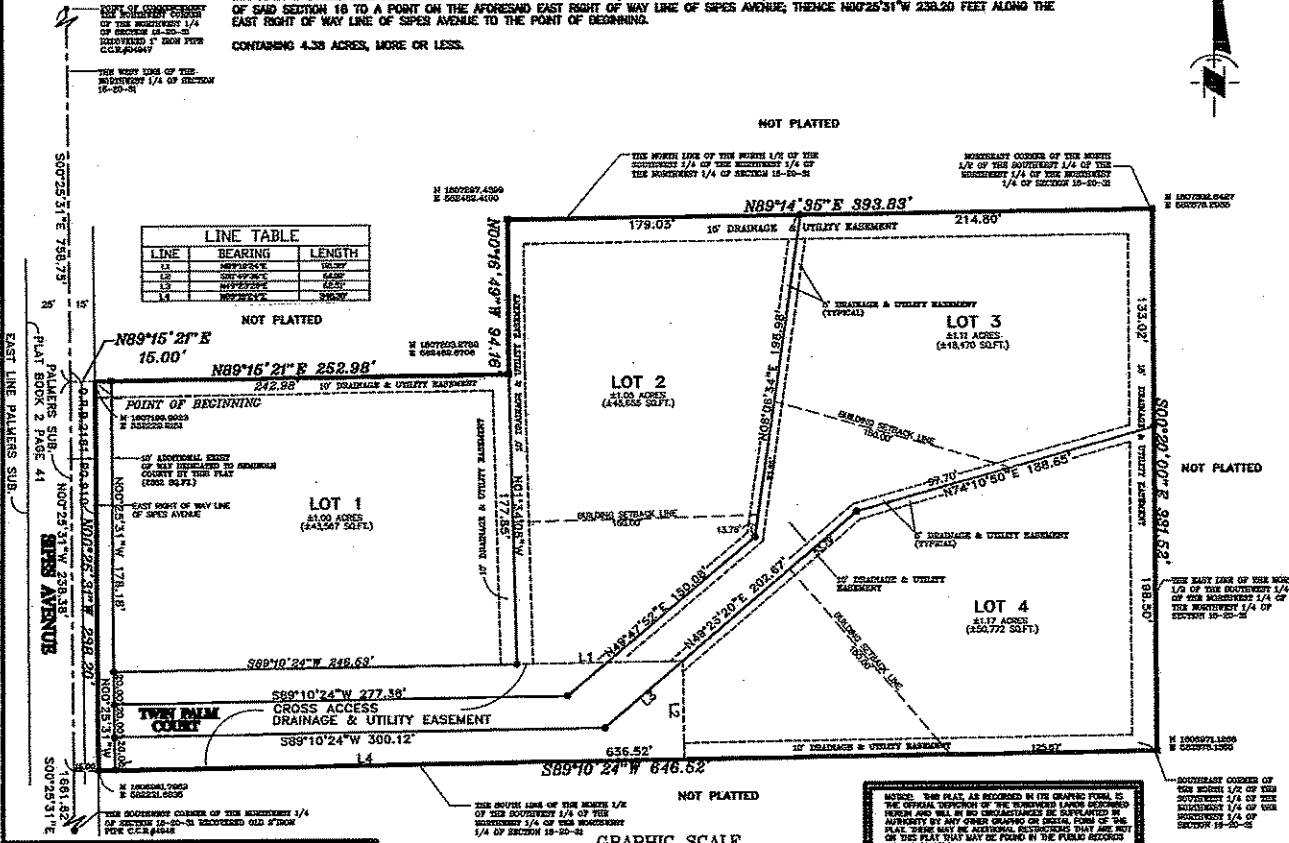
SECTION 16, TOWNSHIP 20 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK PAGE
NORTH LAKE JESSUP ESTATES DEDICATION

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S00°25'31"W 759.75 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N00°15'21"E 252.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF SPIES AVENUE; THENCE CONTINUE N00°15'21"E 252.90 FEET; THENCE N00°10'49"W 94.16 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE RUN N00°14'35"E 303.53 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S00°25'31"W 759.75 FEET ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S00°10'24"W 646.52 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF SPIES AVENUE; THENCE N00°25'31"W 232.20 FEET ALONG THE EAST RIGHT OF WAY LINE OF SPIES AVENUE TO THE POINT OF BEGINNING.
CONTAINING 4.38 ACRES, MORE OR LESS.

CONTAINING 4.38 ACRES, MORE OR LESS.



KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the use and purpose therein expressed and does hereby dedicate the street as shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned does hereunto set his hand on this ___ day of 2005.

WITNESSES: _____ OWNER: _____
WILLIAM B. ATKLEY

STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this day of _____ 2005 by WILLIAM ATKLEY. He is personally known to me or has produced _____ as identification and did not take on oath.

NOTARY PUBLIC
Commission No. _____
My Commission expires _____

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.06(1) Florida Statute.

Steve L. Wessels, P.L.S.
Florida Registration Number 4529
County Surveyor for Seminole County, Florida

DATE: _____

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 plat and survey data contained herein conform with all requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.06(17) regarding "permanent reference monuments" and that the land is located within Seminole County, Florida.

ALAMONTE SURVEYING AND PLATTING, INC.
Signature: _____ Date: _____
Michael W. Soltra, President

Florida Registration No. 4453
Licensed Surveyor No. 6300

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board _____ ATTEST: _____
BY: _____ D.C.

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 _____ of _____ at _____
File No. _____

CLERK OF THE COURT
In and for Seminole County, Florida
BY: _____ D.C.

ALAMONTE SURVEYING AND PLATTING, INC.

525 DOUGLAS AVENUE, SUITE 1000
ALAMONTE SPRINGS, FLORIDA 32714

FAX: (407) 865-5220

PLAT