

Item # 24

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of a Minor Plat for Joyce 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 Joyce Estates – H. Richard and Joy A. Joyce and Timothy L. and Doreen Meyers, applicants.

District 5 – Carey (Cynthia Sweet, Planner)

BACKGROUND:

The applicants, H. Richard and Joy A. Joyce and Timothy L. and Doreen Meyers, are requesting approval of the minor plat for Joyce Estates subdivision. The plat consists of two (2) lots containing a total of 10 acres and consists of Lot 1 with a total of 2.63 acres and Lot 2 with a total of 7.36 acres. Utilities will be provided by private well and septic. The property is zoned A-1 (Agriculture District) and is located at the southwest corner of Lake Avenue and Cadillac Street, approximately 1/2 mile west of South Sanford Avenue and south of Myrtle Street, in Section 25, Township 20 S, Range 30 E.

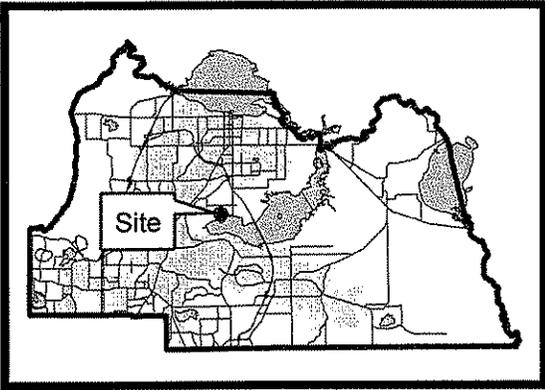
The plat meets all applicable requirements of Chapter 35, Seminole County Land Development Code and Section 177, Florida Statutes. The existing roadway is a cold mix pavement and has been authorized by the Development Review Manager in accordance with the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute the minor plat for Joyce Estates.

District 5 - Carey
Attachments: Location Map
Reduced Copy of Plat

Reviewed by: <u>KL</u> Co Atty: _____ DFS: _____ Other: _____ DCM: <u>SS</u> CM: <u>SS</u> File No. <u>cpdd03</u>
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CADILLAC ST

Minor Plat

LAKE AVE

Joyce Estates Minor Plat

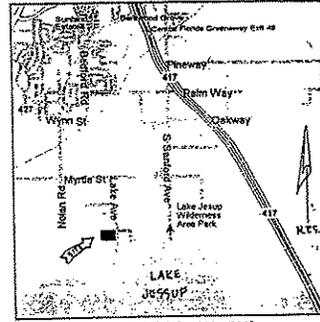
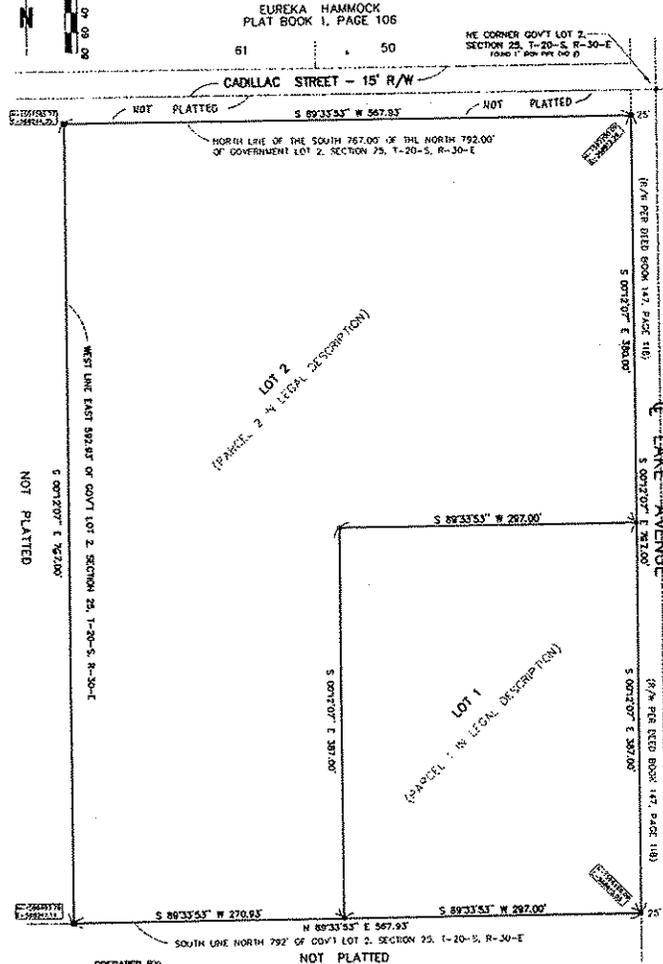
LOCATION MAP

JOYCE ESTATES

LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

Legal Description

PARCEL 1: The South 387 feet of the North 792 feet of the East 322 feet of Government Lot 2, Section 25, Township 20 South, Range 30 East, Seminole County, Florida. Less the East 25 feet for Lake Avenue. **AND PARCEL 2:** The East 592.93 feet of the South 767 feet of the North 792 feet of Government Lot 2 (less the South 387 feet of the North 792 feet of the East 322 of Government Lot 2, and road), Section 25, Township 20 South, Range 30 East, Seminole County, Florida. Containing 10 acres, more or less.



NOTES:

- 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 This County.

SURVEYOR'S NOTES:

- Bearings shown hereon are true based on Seminole County GPS Stations 0136 and 0137.
- - Indicates Permanent Reference Monument set (4"x4" concrete monument stamped P.R.M. # 3382.
- - Indicates Permanent Reference Monument found (4" diameter concrete monument - 10 #).
- - Indicates Florida East Zone State Plane Coordinates.
- State Plane Coordinates shown hereon are based on Seminole County GPS Stations 0136 and 0137, as published.
- Dimensions shown hereon are expressed in feet and decimals thereof.

LEGEND:

- T - Township
- R - Range

NOTE: A JOINDER AND CONSENT TO THE DEDICATION OF THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____, AND ALSO IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SHEET 1 OF 1

CERTIFICATE OF REVIEW

This is to certify that on this _____ day of _____, I reviewed this plat and find that it complies with the survey requirements of Chapter 177 of the Florida Statutes.

Date: _____
STEVE L. WESSELS
Florida Registration No. 4589
County Surveyor for Seminole County, Florida

PLAT BOOK

PAGE

JOYCE ESTATES 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 JOYCE ESTATES, located in Seminole County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed, and dedicates the easements as described or shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed this 11th day of OCTOBER, 2005.

H. Richard Joyce
H. RICHARD JOYCE

Joy Ann Joyce
JOY ANN JOYCE

Timothy L. Myers
TIMOTHY L. MYERS

Doreen Myers
DOREEN MYERS

WITNESSES

- _____
(Print Name) ROXANNE HADDEN
- _____
(Print Name) RONNIE HADDEN
- _____
(Print Name) WENDY COCHRAN
- _____
(Print Name) SHANNON KELLY
- _____
(Print Name) LAMAR HELMS
- _____
(Print Name) KORTNEY JOYCE
- _____
(Print Name) JAMES JOYCE
- _____
(Print Name) KASHAKA JAKRELL

State of Florida, County of Seminole

I HEREBY CERTIFY, that on this 11th day of October, 2005, before me, personally appeared H. RICHARD JOYCE, JOY ANN JOYCE, TIMOTHY L. MYERS and DOREEN MYERS, 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 hereunto set my hand and seal on the above date.

Kashaka Jakrell
Printed Name: Kashaka Jakrell
Notary Public Commission No. GC 05112103
My Commission Expires: November 03, 2006

CERTIFICATE OF SURVEYOR

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 177.091 (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 Kimer
R. Blair Kimer - P.S.M. No. 3382
2597 Sanford Avenue - Sanford, Florida 32773
(407) 322-2000
Seal
Dated this 20th day of July 2005

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

By: _____ Date: _____
Chairman of the Board
Attest: _____

CERTIFICATE OF CLERK OF THE COURT

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 this _____ day of _____ at _____.

BY: _____ File Number: _____
Maryanne Morse, Clerk of the Court In and for Seminole County, Florida

PLAT