

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: ANDROS ESTATES MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date 1/25/05 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 Andros Estates located on Orange Boulevard and New York Street in Section 19, Township 19 South and Range 30 East.

District 5 – Commissioner Carey (Denny Gibbs, Planner)

BACKGROUND:

The applicant, Nickolas Firios and Theodore Firios, is requesting minor plat approval for Andros Estates. This plat is comprised of two single family residential lots over 3.31 acres zoned A-1; each newly created lot will have the required 1 acre net buildable. The property is located at the junction of Orange Blvd and New York Street. This minor plat does not require the posting of a performance bond since all infrastructure improvements will be completed with the site development. Staff has reviewed the plat and finds that it meets all the requirements of the applicable zoning and of Ch. 177 F.S. and the Seminole County Land Development Code.

STAFF RECOMMENDATION:

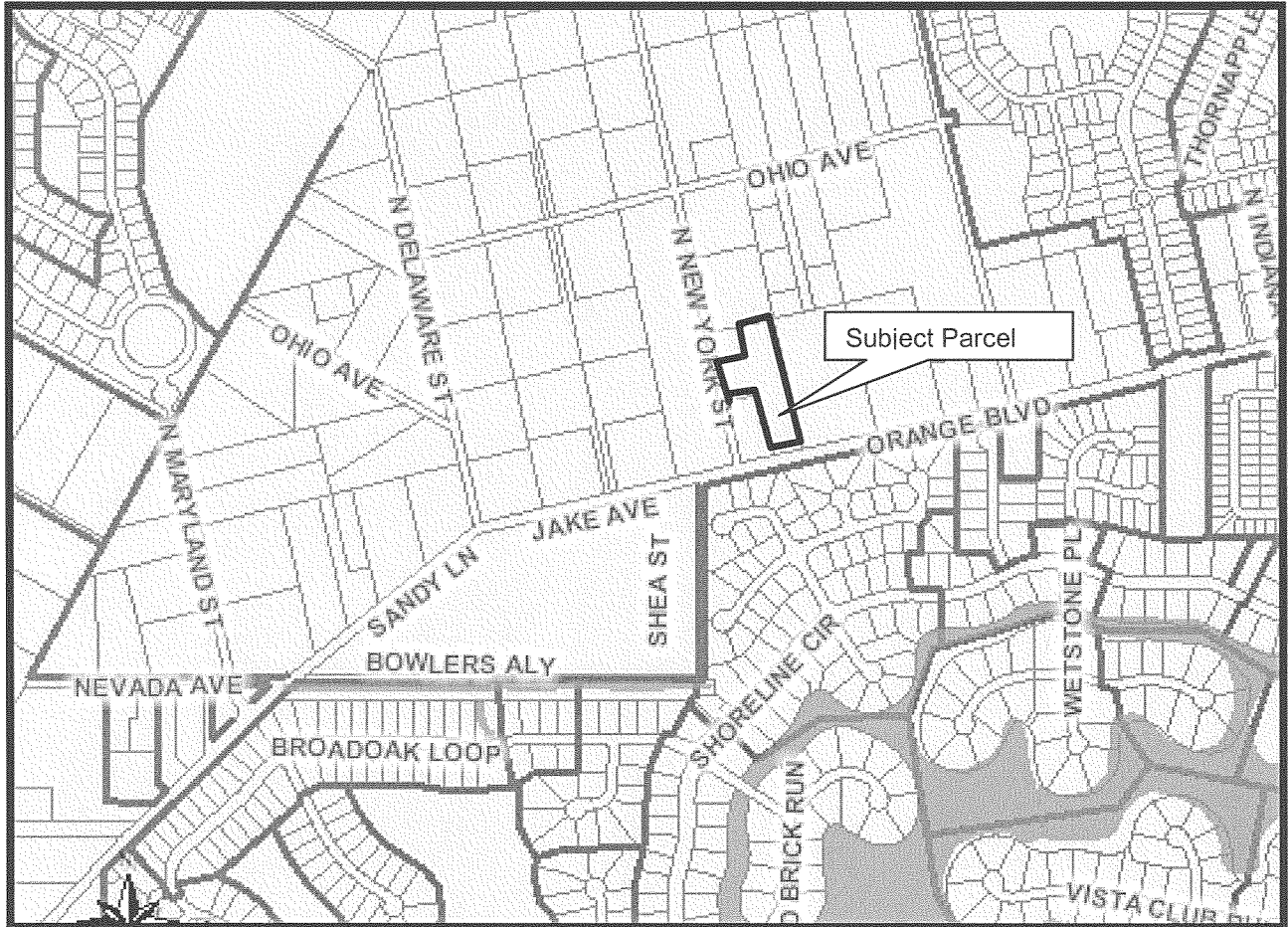
Staff recommends approval of the Andros Estates minor plat.

District 5 – Commissioner Carey

Attachments: Location Map

Plat reduction

Reviewed by: CR
Co Atty: CR
DFS: _____
Other: DF
DCM: DF
CM: CR
File No. cpdd02



LOCATION MAP
ANDROS ESTATES MINOR PLAT

ANDROS ESTATES

REBET 1 OF 2

A REPLAT OF A PORTION OF LOT 4, BLOCK 17,
SANFORD FARMS, PLAT BOOK 1, PAGE 128,
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

A PORTION OF LOT 4, BLOCK 17, SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 128, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 17, SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ORANGE BOULEVARD; THENCE RUN N50°41'35"W ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 859.80 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE S39°14'50"W, 174.52 FEET ALONG THE NORTHERLY LINE OF SAID LOT 4; THENCE S50°45'00"E, 145.00 FEET; THENCE S39°14'50"W, 141.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF NEW YORK STREET; THENCE S50°45'00"E, A DISTANCE OF 197.09 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE N39°38'35"E, A DISTANCE OF 125.00 FEET; THENCE S50°23'59"E, A DISTANCE OF 149.44 FEET; THENCE N39°33'27"E, A DISTANCE OF 25.30 FEET; THENCE S50°17'52"E, A DISTANCE OF 187.28 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF ORANGE BOULEVARD; THENCE N39°14'50"E, A DISTANCE OF 186.81 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 3.31 ACRES, MORE OR LESS.

PLAT BOOK PAGE

ANDROS ESTATES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THE ENTITIES LISTED BELOW BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED AS "ANDROS ESTATES" A REPLAT OF A PORTION OF LOT 4, BLOCK 17, SANFORD FARMS, PLAT BOOK 1, PAGE 128, AND THAT THEY DEDICATE SAID LANDS, EASEMENTS AND PLAT FOR THE USES AND PURPOSES SHOWN HEREOF.

IN WITNESS WHEREOF, THE OWNERS, HAVE CAUSED THESE PRESENTS TO BE EXECUTED AND DELIVERED ON _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me, the undersigned authority, personally appeared MARK NIKOLAS F. FROOS, to me known to be the person in and who executed the foregoing instrument and he acknowledged before me that he executed the same and who produced a Florida driver's license as identification and who took an oath.

WITNESS my hand and official seal in the county and state last aforesaid this _____ day of _____ 2005.

MARK NIKOLAS F. FROOS
Owner
Printed Name: _____
Witness: _____
Printed Name: _____

Notary Public
State of Florida

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me, the undersigned authority, personally appeared THEODORE FROOS, to me known to be the person in and who executed the foregoing instrument and he acknowledged before me that he executed the same and who produced a Florida driver's license as identification and who took an oath.

WITNESS my hand and official seal in the county and state last aforesaid this _____ day of _____ 2005.

THEODORE FROOS
Owner
Notary Public
State of Florida

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.

PROFESSIONAL SURVEYOR AND MAPPERS CERTIFICATE

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 complies with all requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.09(1)(7) regarding "permanent reference monuments" and that the land is located within Seminole County, Florida.

ALTAMONTE SURVEYING AND PLATTING, INC.
Signature: Michael W. Soltro, President Date: _____
Florida Registration No. 4458
Licensed Business No. 6300

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.
Steve L. Weasels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida
DATE: _____

JOINER AND CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE DEED UPON _____ ACRES BY MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE PLATTING OF LAND DESCRIBED BY THE OTHER THEREOF AND THAT THE LENS OF ITS SAID MORTGAGE SHALL BE SUBORDINATED TO THE ATTACHED EASEMENTS.

SIGNED, SEALED AND DELIVERED IN THE PRESENTS OF: _____ THE CITIZENS BANK OF OHIO

WITNESS _____

STATE OF FLORIDA
COUNTY OF SEMINOLE
THIS IS TO CERTIFY ON THIS DAY BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO MAKE ACKNOWLEDGMENTS PERSONALLY APPROVED BY _____ AND/OR HIS SHOWN IDENTIFICATION AND TO BE RESPECTFULLY THE _____ OF THE COMPOSITION DESCRIBED IN THE FOREGOING INSTRUMENT AND WHO EXECUTED THE FOREGOING JOINER AND CONSENT TO DEDICATE AND PERSONALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS DULY AUTHORIZED AND THE OFFICIAL SEAL OF SAID COMPOSITION WAS DULY AFFIXED THEREON AND THAT THE JOINER AND CONSENT TO DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS my hand and official seal in the county and state last aforesaid this _____ day of _____ 2005.

Notary Public
State of Florida
CORPORATE SEAL

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE SUBDIVISION 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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

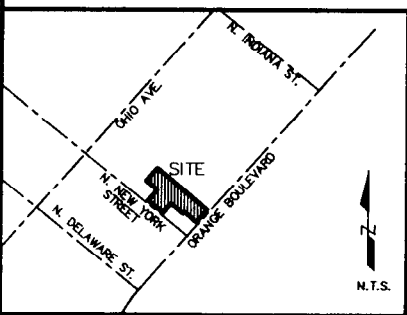
EASEMENT NOTE

ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.

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 CIRCUIT COURT
IN AND FOR SEMINOLE COUNTY, FLORIDA
BY _____ D.C.



ALTAMONTE SURVEYING AND PLATTING, INC.

ANDROS ESTATES

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SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
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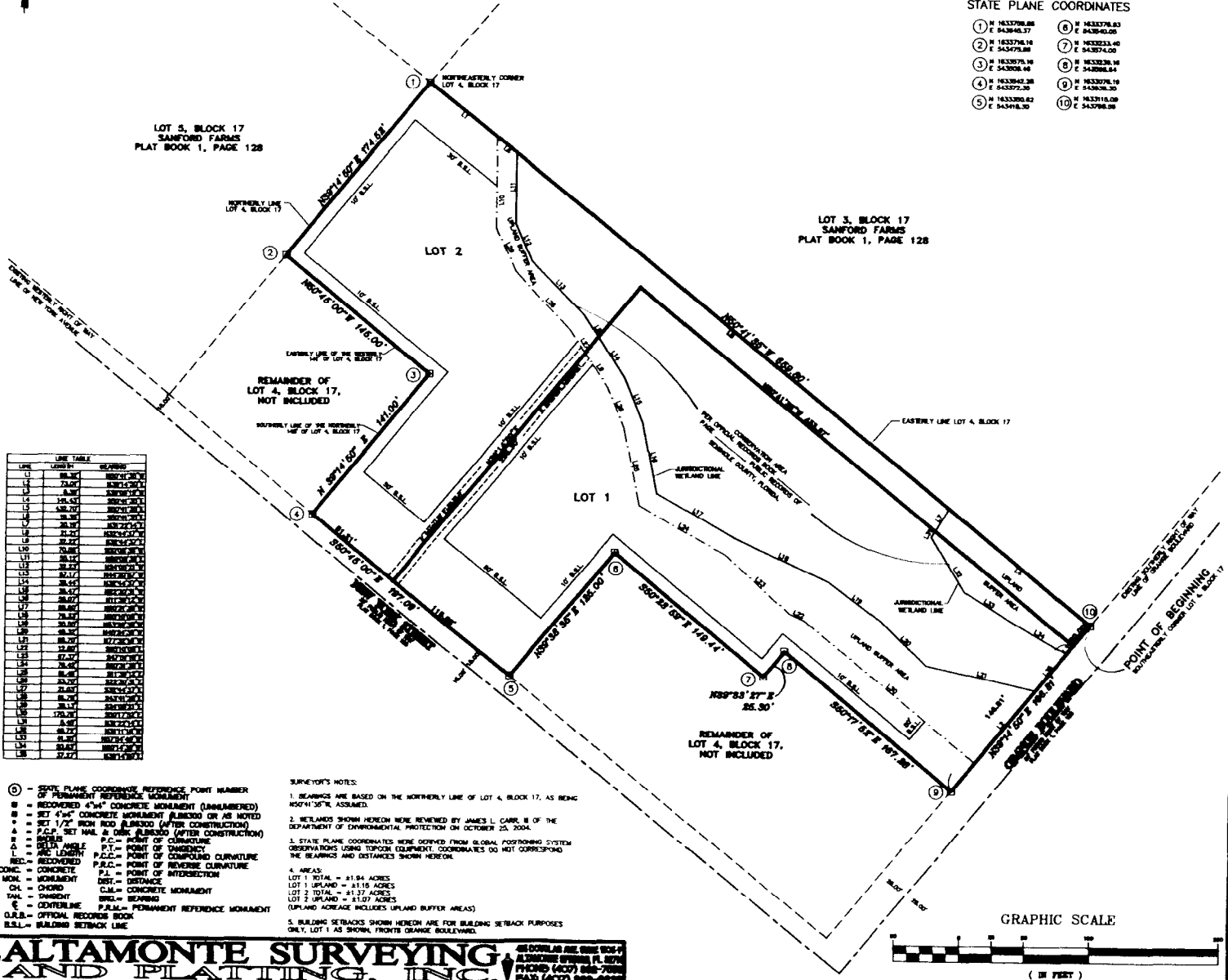
SHEET 2 OF 2

PLAT
BOOK

PAGE

STATE PLANE COORDINATES

①	N 1833796.88 E 5438463.77	⑥	N 1833796.83 E 5438463.00
②	N 1833796.18 E 5438478.88	⑦	N 1833233.40 E 543874.00
③	N 1833276.18 E 5438208.48	⑧	N 1833236.18 E 5438788.84
④	N 1833842.28 E 5438277.30	⑨	N 1833076.18 E 5438208.30
⑤	N 1833592.82 E 543818.32	⑩	N 1833118.08 E 5438788.08



LINE	LENGTH	BEARING
L1	88.84	S82°16'30" W
L2	72.07	S82°16'30" W
L3	8.38	S82°16'30" W
L4	181.82	S82°16'30" W
L5	438.70	S82°16'30" W
L6	38.38	S82°16'30" W
L7	20.17	S82°16'30" W
L8	21.23	S82°16'30" W
L9	19.25	S82°16'30" W
L10	19.25	S82°16'30" W
L11	28.14	S82°16'30" W
L12	28.14	S82°16'30" W
L13	28.14	S82°16'30" W
L14	28.14	S82°16'30" W
L15	28.14	S82°16'30" W
L16	28.14	S82°16'30" W
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L97	28.14	S82°16'30" W
L98	28.14	S82°16'30" W
L99	28.14	S82°16'30" W
L100	28.14	S82°16'30" W

- ① - STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENT
- - RECOVERED 4"X4" CONCRETE MONUMENT (UNNUMBERED)
- - SET 4"X4" CONCRETE MONUMENT (UNNUMBERED OR AS NOTED)
- - SET 1/2" IRON ROD (UNNUMBERED) (AFTER CONSTRUCTION)
- ▲ - P.C.P. SET NAIL & DISK (AFTER CONSTRUCTION)
- - IRON
- - BRASS
- ▲ - DELTA ANGLE
- ▲ - IRON
- - RECOVERED
- CONC. - CONCRETE
- MON. - MONUMENT
- CH. - CHORD
- TAN. - TANGENT
- ☉ - CENTERLINE
- O.S.L. - OFFICIAL RECORD BOOK
- B.S.L. - BUILDING SETBACK LINE

- SURVEYOR'S NOTES:**
- BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 4, BLOCK 17, AS BEING N05°14'36" W ASSUMED.
 - WETLANDS SHOWN HEREON WERE REVIEWED BY JAMES L. CARR, II OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION ON OCTOBER 25, 2004.
 - STATE PLANE COORDINATES WERE OBTAINED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS USING TOPCON EQUIPMENT. COORDINATES DO NOT CORRESPOND TO THE BEARINGS AND DISTANCES SHOWN HEREON.
 - AREAS:
LOT 1 TOTAL = 21.84 ACRES
LOT 1 UPLAND = 21.18 ACRES
LOT 2 TOTAL = 21.37 ACRES
LOT 2 UPLAND = 21.07 ACRES
(UPLAND ACREAGE INCLUDES UPLAND BUFFER AREAS)
 - BUILDING SETBACKS SHOWN HEREON ARE FOR BUILDING SETBACK PURPOSES ONLY; LOT 1 AS SHOWN, FRONT ON ORANGE BOULEVARD.

ALTAMONTE SURVEYING AND PLATTING, INC.
486 DONLAN AVE. SUITE 102
ALBUQUERQUE, NEW MEXICO 87105
PHONE (505) 884-7888
FAX (505) 884-6228

