

Item # 20

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: SANFORD CADILLAC - MINOR PLAT

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

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

Agenda Date <u>01/25/05</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 Massey Cadillac – Sanford located on SR 46 at Oregon Avenue in Section 29, Township 19 South and Range 30 East.

District 5 – Commissioner Carey (Denny Gibbs, Planner)

BACKGROUND:

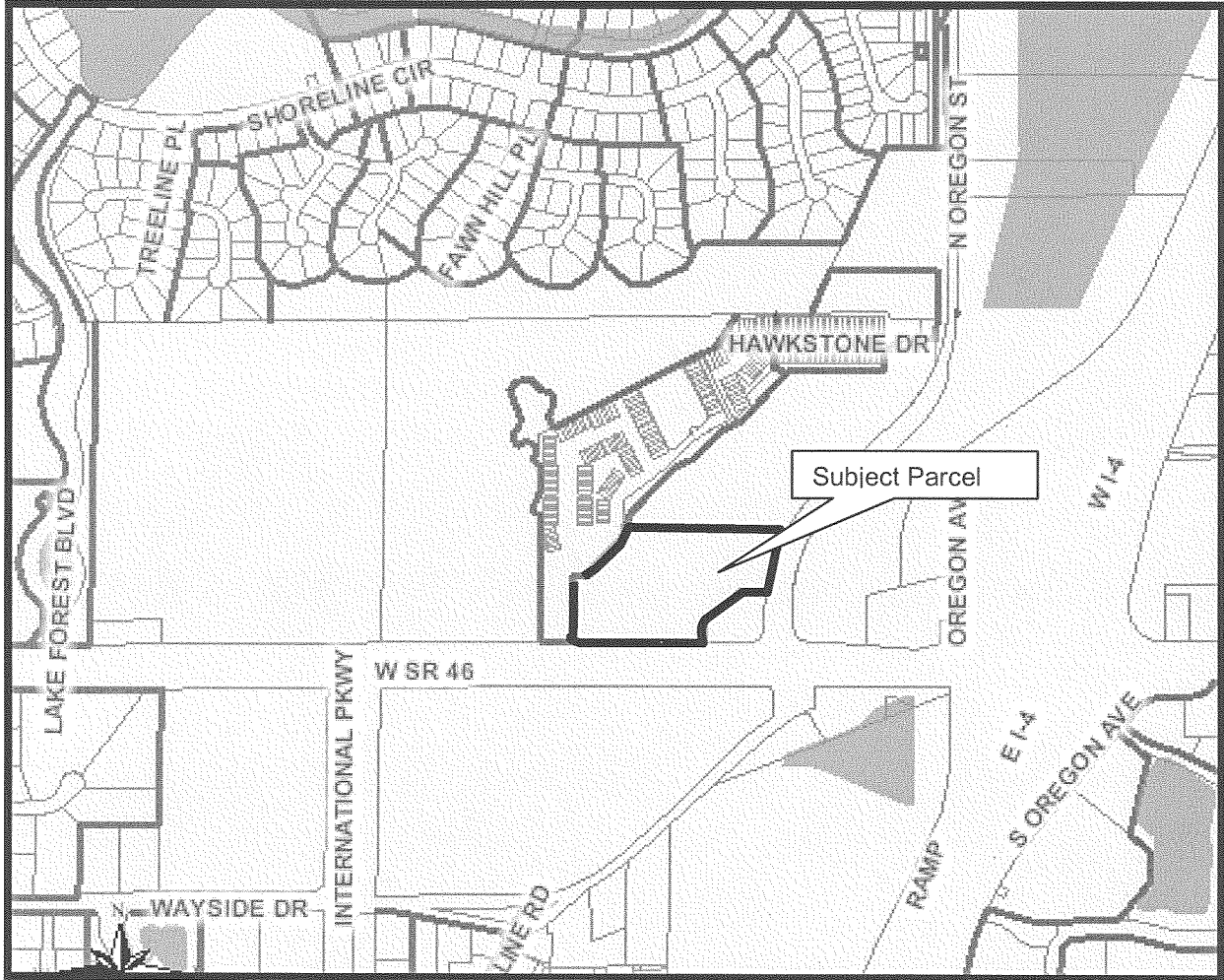
The applicant, SRE Florida -2, LLC, is requesting minor plat approval for a commercial parcel within the NW Oregon PUD which is the site of the proposed Massey Cadillac - Sanford Dealership at SR 46 west of Oregon Avenue. This minor plat does not require the posting of a performance bond since all infrastructure 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 Massey Cadillac – Sanford minor plat.

District 5 – Commissioner Carey
Attachments: Location Map
Plat reduction

Reviewed by: <u>CR</u> Co Atty: _____ DFS: _____ Other: _____ DCM: _____ CM: _____ File No. <u>cpdd03</u>
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LOCATION MAP

MASSEY CADILLAC - SANFORD

MASSEY CADILLAC — SANFORD

LOCATED IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA.

MASSEY CADILLAC — SANFORD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that SRE Florida-2, LLC, a limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed. No part of said lands is dedicated to Seminole County or the public.

IN WITNESS WHEREOF, SRE Florida-2, LLC has caused this plat to be executed as of this _____ day of December 2004.

Signed and delivered in the presence of: SRE Florida-2, LLC, a limited liability company

Sign Name: _____ Sign Name: Mark Ippenlatz
Print Name: _____ Vice President

Sign Name: _____
Print Name: _____

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
The foregoing instrument was acknowledged before me on December _____, 2004, by Mark Ippenlatz, as Vice President for SRE Florida-2, LLC, a limited liability company on behalf of the limited liability company. He is personally known to me and did not take an oath.

Sign Name: _____
Print Name: _____

NOTARY PUBLIC
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

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

Signature: _____ Dated: _____
STEVE L. WESSELS, P.L.S.
Florida Registration No. 4589

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 all of 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 reference monuments", and that the land is located within Seminole County, Florida.

DONALD W. MCINTOSH ASSOCIATES, INC.
Certificate of Authorization #LB59 Dated: _____

Signature: _____
ROCKY CARSON
Registration No. _____4285

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 forgoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record

on _____ of _____

File No. _____

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

DESCRIPTION:

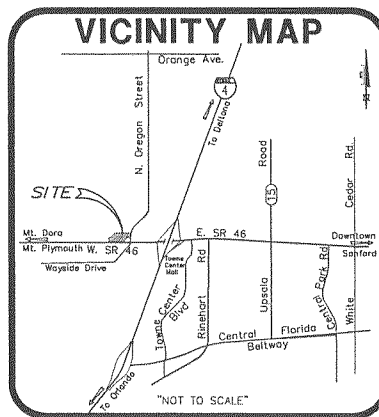
That part of Section 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Begin at the Southeast corner of Tract C, DUNWOODY COMMONS PHASE 1, according to the plat thereof, as recorded in Plat Book 63, Pages 52 and 53, of the Public Records of Seminole County, Florida; thence run S00°11'42"E along the West line of the Florida Power Corporation Easement, as recorded in Deed Book 149, Page 356, of said Public Records for a distance of 123.80 feet to a point on a non-tangent curve concave Northwesterly and the Westerly right-of-way line of Oregon Avenue, as recorded in Official Records Book 3332, Page 477, of said Public Records, having a radius of 725.00 feet and a chord bearing of S36°10'17"W; thence run the following four (4) courses along said Westerly right-of-way line: Southwesterly along the arc of said curve through a central angle of 23°50'38" for a distance of 301.71 feet to the point of tangency; thence run S48°05'36"W for a distance of 333.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 765.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 23°54'54" for a distance of 355.06 feet to the POINT OF BEGINNING; thence continue Southwesterly along the arc of said curve through a central angle of 16°05'48" for a distance of 220.54 feet to the North line of lands described in Official Records Book 4808, Page 208, of said Public Records; thence run the following four (4) courses along the North and West boundary of said lands: S90°00'00"W for a distance of 25.14 feet; thence run N80°31'55"W for a distance of 106.15 feet; thence run S44°26'27"W for a distance of 211.98 feet; thence run S00°00'00"E for a distance of 92.27 feet to the North right-of-way line of State Road 46; thence run S89°50'18"W along said North right-of-way line for a distance of 714.34 feet to the Easterly boundary of lands described in Official Records Book 4641, Page 23, of said Public Records; thence run the following four (4) courses along said Easterly boundary: thence departing said North right-of-way line run N00°00'00"E for a distance of 218.05 feet; thence run N90°00'00"E for a distance of 63.36 feet; thence run N44°26'27"E for a distance of 243.33 feet; thence run N13°38'10"E for a distance of 50.99 feet; thence run N90°00'00"E for a distance of 800.51 feet to the POINT OF BEGINNING.

Containing 8.000 acres more or less.

NOTES:

- Bearings based on the North R/W line of West S.R. 46 being S89°50'18"W, an assumed meridian.
- Access, utility and drainage easements shown herein are further subject to terms and conditions set forth in the Easement and Restrictive Covenant Agreement, as recorded in Official Records Book 4641, Page 27, of the Public Records of Seminole County, Florida, including, but not limited to, the right of NW Oregon, Ltd. and/or Pulte Home Corporation to relocate and/or ratify the final location of the easement areas upon construction of improvements within the easement areas.
- Development of the lands described in this plat shall be subject to the terms and conditions of that certain Seminole County Development Order for the NW Oregon PUD, as recorded in Official Records Book 3907, Page 6, of the Public Records of Seminole County, Florida, and the NW Oregon PUD Final Master Plan and Developer's Commitment Agreement, as recorded in Official Records Book 4191, Page 183, of the Public Records of Seminole County, Florida, and the Revised and Restated NW Oregon PUD Final Master Plan and Developer's Commitment Agreement, as recorded in Official Records Book 5244, Page 1897, of the Public Records of Seminole County, Florida.
- Sanitary Sewer and Stormwater Drainage easements illustrated in Official Records Book 5254, Page 514 of the Public Records of Seminole County, Florida are not plottable due to the lack of dimensions and the illegibility of the document and are subject to terms and conditions set forth in said document.
- subject to a blanket BellSouth Easement as recorded in Official Records Book 5035, Page 732 of the Public Records of Seminole County, Florida.

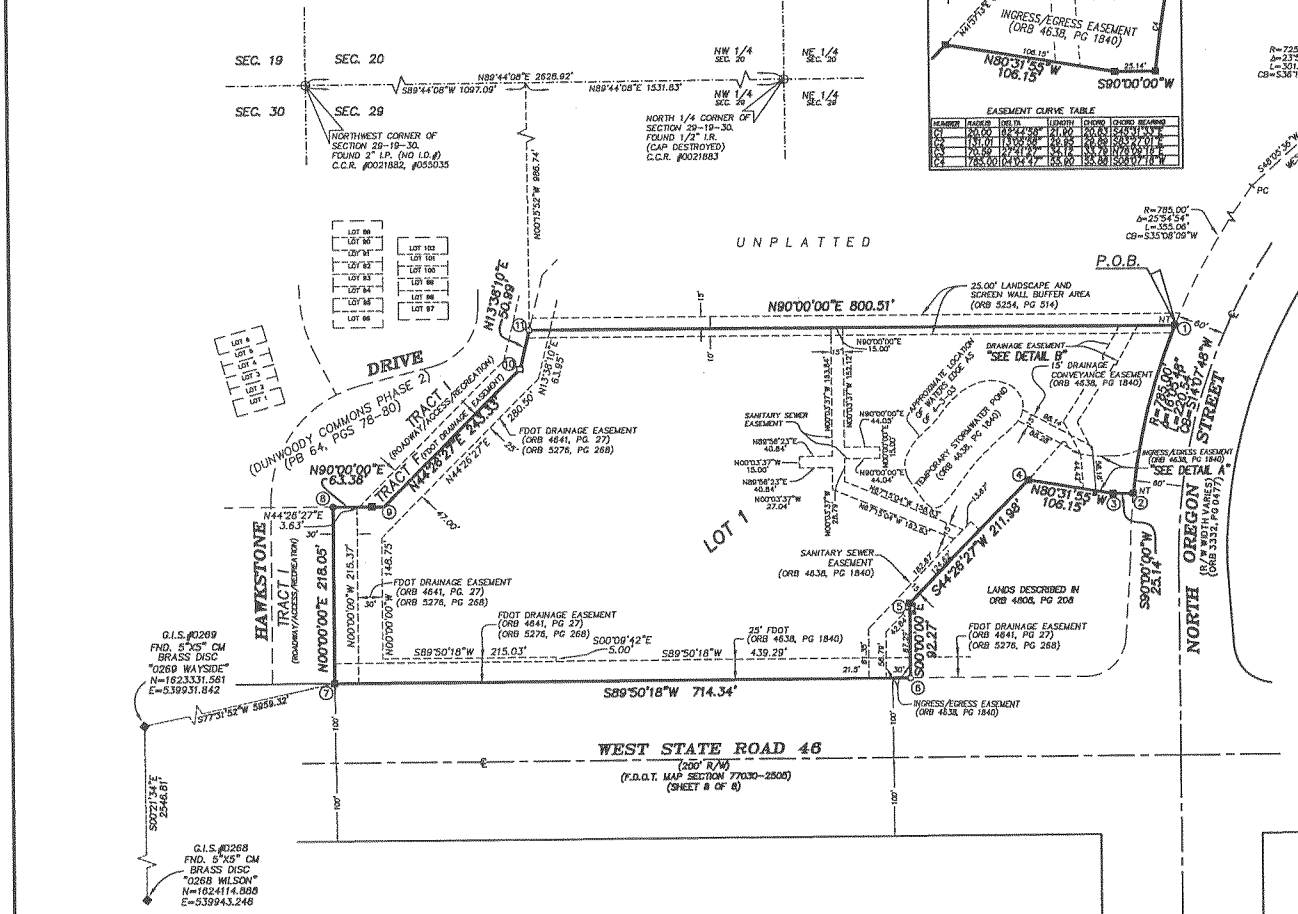
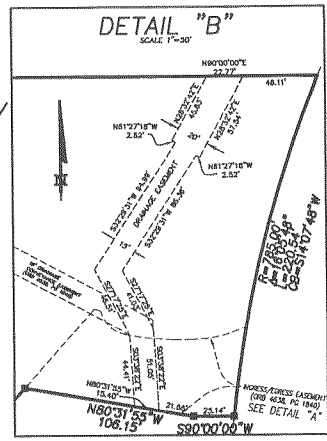
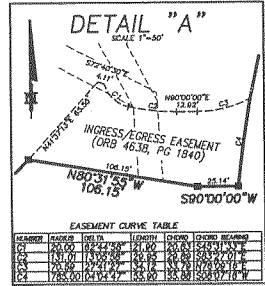
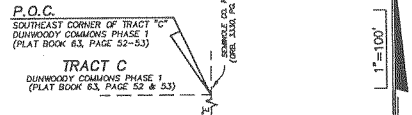
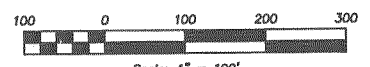


— NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PREPARED BY: DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
3200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-6658

MASSEY CADILLAC - SANFORD

LOCATED IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA.



- LEGEND**
- CT = CURVE NUMBER (SEE TABLE)
 - LT = LINE NUMBER (SEE TABLE)
 - A = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - RT = RIGHT-OF-WAY
 - NT = NON-TANGENT
 - (R) = RADIAL
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PP = PERMANENT CONTROL POINT
 - CCP = CERTIFIED CORNER RECORD
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - PL = PLAT
 - LE = LANDSCAPE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - DAUE = DRAINAGE AND UTILITY EASEMENT
 - DAE = DRAINAGE AND ACCESS EASEMENT
 - WALLE = WALL & LANDSCAPE EASEMENT
 - R.F. = IRON ROD
 - P. = IRON PIPE
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PN = FOUND
 - (TYP) = TYPICAL
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - 4"x4" CONCRETE MONUMENT (SET NAME & DIST. #308 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - 4"x4" CONCRETE MONUMENT (SET NAME & DIST. #308 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - 4"x4" CONCRETE MONUMENT (FOUND NAIL & BOX #308 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
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STATEPLANE COORDINATES

	Northing	Easting
1	1828377.14896	548799.66036
2	1828184.09133	548745.01874
3	1828184.13830	548728.48175
4	1828181.78330	548816.01387
5	1828030.71064	548467.12604
6	1827938.44478	548486.98023
7	1827937.71818	548756.65378
8	1828153.79141	548753.04858
9	1828153.63758	548816.38818
10	1828329.05234	548887.07271
11	1828378.96848	548889.15328

NOTE: COORDINATES SHOWN HEREIN ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTENT WITH THE LEGAL DESCRIPTION SHOWN HEREIN.

PREPARED BY: **DONALD W. McINTOSH ASSOCIATES, INC.**
PLANNERS ENGINEERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 544-0388

PLAT BOOK PAGE 177, FLORIDA STATUTES