

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Plat Approval for Lake Forest Section 9B

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 2/10/2004 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Approve the final plat of Lake Forest Section 9B containing 20 single family residential lots zoned PUD on a 10.304 acre parcel within the Lake Forest Planned Unit Development located north side of SR 46, west of N. Oregon Street, approximately 1 mile west of I-4 in Section 19, Township 19 S, Range 30 E – Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President.

District 5 – McLain (Cynthia Sweet, Planner)

BACKGROUND:

The applicant, Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President is requesting approval of the Final Plat of Lake Forest Section 9B. The plat consists of 20 single family residential lots zoned PUD (Planned Unit Development) on a 10.304 acre parcel. Each lot is serviced by Seminole County for water and sewer and all internal roads within the development are private. The site is located on the north side of SR 46, west of N. Oregon Street, approximately 1 mile west of I-4 in Section 19, Township 19 S, and Range 30 E.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Lake Forest Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Lake Forest Section 9B.

District 5 - McLain
Attachments: Reduced copy of plat - Exhibit A
Location map – Exhibit B

Reviewed by: _____
Co Atty: RTC
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. cpdd04

LAKE FOREST SECTION 9B

SHEET 1 OF 2

SECTIONS 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

REPLATTED A PORTION OF VACATED "MAP OF SANFORD FARMS", AS RECORDED
IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF LAND SITUATE IN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 533, LAKE FOREST SECTION 10B AS RECORDED IN PLAT BOOK 60, PAGES 64, 65, AND 66, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA SAID POINT ALSO BEING ON THE OCCUPIED WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE DEPARTING SAID WEST LINE RUN N 89°51'18"E ALONG THE SOUTH BOUNDARY LINE OF SAID LAKE FOREST SECTION 10B A DISTANCE OF 272.00 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID LAKE FOREST SECTION 10B THE FOLLOWING FOUR (4) CURVES AND DISTANCES: N 54°02'29"E 147.61 FEET; THENCE N 25°18'30"E 160.21 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1250.00 FEET; ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BROADDAK LOOP AS SHOWN ON SAID PLAT; THENCE FROM A CHORD BEARING OF S 65°18'45"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 27.09 FEET THROUGH A CENTRAL ANGLE OF 0°14'43"; THENCE DEPARTING SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE RUN N 26°44'19"E 178.04 FEET TO THE EASTERMOST CORNER OF LOT 536 OF SAID LAKE FOREST SECTION 10B PLAT; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE OF LAKE FOREST SECTION 10B PLAT RUN S 67°16'21"E 76.16 FEET; THENCE S 72°55'51"E 95.76 FEET; THENCE S 78°34'28"E 103.59 FEET; THENCE S 11°25'32"W 225.72 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1300.00 FEET; THENCE FROM A CHORD BEARING OF S 80°58'22"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.97 FEET THROUGH A CENTRAL ANGLE OF 00°39'35" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S 08°41'51"W 140.06 FEET; THENCE N 81°18'09"W 43.76 FEET; THENCE S 26°42'26"W 77.53 FEET; THENCE S 52°57'15"W 332.64 FEET; THENCE S 00°03'32"W 270.13 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; SAID POINT ALSO BEING ON THE NORTH LINE OF FOREST GLEN SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N 89°56'28"W ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, AND SAID NORTH LINE OF FOREST GLEN SUBDIVISION A DISTANCE OF 432.24 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER AND SAID NORTH LINE OF FOREST GLEN SUBDIVISION, RUN N 00°02'42"W ALONG THE AFORESAID OCCUPIED WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1828, PAGES 903 AND 904, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING.

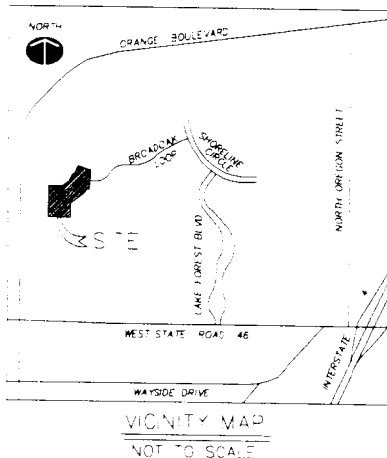
CONTAINING 10.304 ACRES, MORE OR LESS.

PLAT NOTES:

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERANATED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL REPLATTED 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.

ABBREVIATIONS LEGEND:

- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR AND MARRIAGE
- N.O.# NUMBER
- N.T.S. NOT TO SCALE
- P.V.A. PREVIOUSLY KNOWN AS
- P.B.# PERSONAL BUSINESS NUMBER



SURVEYOR'S NOTES:

1. DENOTES RECOVERED PERMANENT REFERENCE MONUMENT (P.R.M.) 4" x 4" CONCRETE MONUMENT, L.S.# 2648, UNLESS OTHERWISE NOTED.
2. DENOTES RECOVERED PERMANENT REFERENCE MONUMENT (P.R.M.) 4" x 4" CONCRETE MONUMENT, L.B.# 2648, UNLESS OTHERWISE NOTED.
3. DENOTES PERMANENT CONTROL POINT (P.C.P.) NAIL AND DISC, L.B.# 2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.09(8).
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AS BEING N 89°56'28"W.
5. THERE IS DEDICATED HEREBY A 5.00' WIDE SIDEWALK & UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS.
6. THERE IS DEDICATED HEREBY A 7.50' WIDE DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES EXCEPT AS OTHERWISE NOTED.
7. STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1993) BEING SEMINOLE COUNTY HORIZONTAL POINTS.
8. WITH THE EXCEPTION OF THE BERM AND DRAINAGE SYSTEM CONSTRUCTION ALL OTHER CONSTRUCTION AND RELATED ACTIVITIES ARE HEREBY PROHIBITED WITHIN THE 50.00' WIDE CONSERVATION AND DRAINAGE EASEMENT.
9. 19-19-10 DENOTES SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
10. TRACTS IN THE STREET TRACT (BROADDAK LOOP AND SATIN LEAF COURT) TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION.
11. ——— DENOTES CHANGE OF DIRECTION ONLY, NO CORNER SET.
12. AN EMERGENCY ACCESS EASEMENT OVER THE PRIVATE STORM DRAINAGE CONVEYANCE SYSTEM WITHIN TRACTS SATIN LEAF COURT AND BROADDAK LOOP, THE 7.50' WIDE DRAINAGE EASEMENT AT THE REAR OF LOTS 462, 463, 464, AND 465, AND THE 15.00' WIDE DRAINAGE EASEMENT BETWEEN LOTS 465 AND 466 IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES. IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC'S HEALTH, SAFETY, AND GENERAL WELFARE, THE EMERGENCY EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY, OR LIABILITY UPON SEMINOLE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1), Florida Statutes.

Steve J. Hesser, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

Date

PLAT BOOK _____ PAGE _____

LAKE FOREST SECTION 9B
DEDICATION

This is to certify that the undersigned Orlando Lake Forest Joint Venture, a Florida general partnership (hereinafter referred to as "Joint Owner") is the lawful owner of the lands described herein to be surveyed and this plat entitled Lake Forest Section 9B is hereby adopted as a true and correct plat of said lands. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not to be a part of the County system of public roads. However, the private streets shown hereon are a perpetual non-exclusive access and utility easement over and under all of hereby dedicated to Seminole County, Florida. Said streets and easements shall remain private and the sole and exclusive property of the Joint Owner unless otherwise noted and it does hereby grant to the present and future owners of adjacent lands and their heirs, assigns and domestic help and to delivery pickup and fire protection services, police and other authorities of the United States postal service mail carriers, representatives of utilities authorized by the Joint Owner to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Joint Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements.

I, WITNESS WHEREOF, the said Owner has executed these presents this _____ day of _____.

WITNESS ORLANDO LAKE FOREST JOINT VENTURE
P/O/A KINGWOOD JOINT VENTURE A
FLORIDA GENERAL PARTNERSHIP
BY ORLANDO LAKE FOREST, INC.
A FLORIDA CORPORATION
ITS MANAGING PARTNER

ROBERT D. BAKER (SENIOR VICE-PRESIDENT)

Signed and sealed in the presence of _____

PRINT NAME _____ PRINT NAME _____
STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ a _____ corporation, or behalf of the corporation. He is personally known to me or has produced _____ as identification.

Printed Name _____

NOTARY PUBLIC
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being a licensed and registered land surveyor does 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 the requirements of Chapter 177, Florida Statutes, and the said lands is located in Seminole County, Florida.

Signature _____ Date _____
John Ray Hart, P.S.M. Florida Registration No. 5375

DRMP (Over Page Mts & Records) 1505 E. Colonial Drive
Orlando, Florida 32803
Florida Licensed Business No. 2648

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Chairman of the Board _____ Clerk of the Board _____
By _____

CERTIFICATE OF CLERK OF CIRCUIT COURT

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 _____.

CLERK OF THE COURT
for Seminole County, Florida
By _____

EXHIBIT A



NOTICE: CORNERS AND LOT CORNERS (177.091 (b) (4) (1) 5, 6) AND ALL OTHER CORNERS MUST BE SET PRIOR TO THE EXPIRATION OF THE MAINTENANCE BOND. THE PROFESSIONAL SURVEYOR RESPONSIBLE FOR SETTING THE MONUMENTATION WILL NOTIFY THE COUNTY SURVEYOR IN WRITING OF SAME.

LAKE FOREST SECTION 9B

SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

REPLATTED A PORTION OF VACATED "MAP OF SANFORD FARMS", AS RECORDED
IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

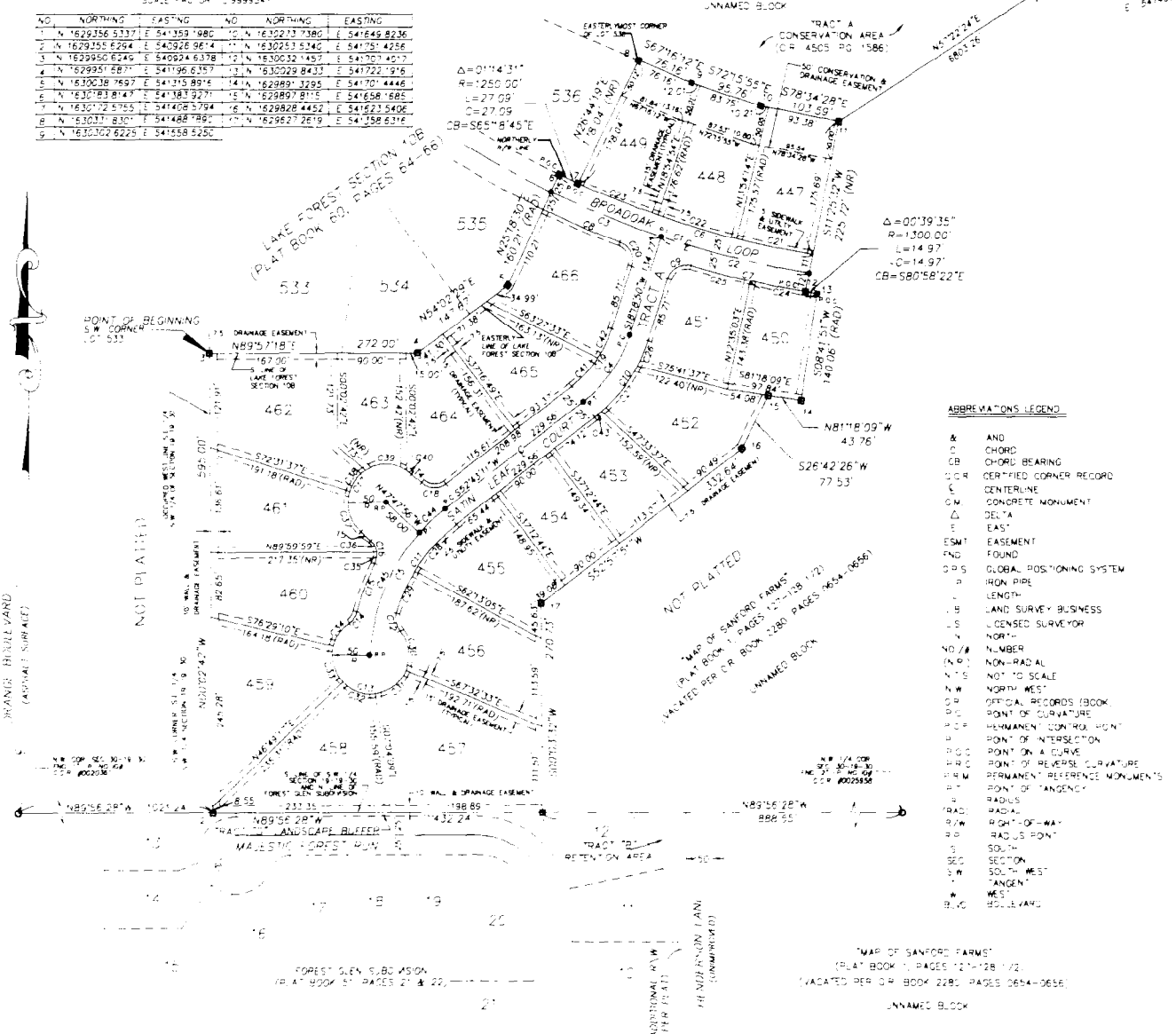
PAGE

SHEET 2 OF 2

NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST SECTION 9B BEARING BASE
SCALE FACTOR: 0.99995417

"MAP OF SANFORD FARMS"
(PLAT BOOK 1, PAGES 127-128 1/2)
(VACATED PER O.P. BOOK 2280, PAGES 0654-0656)

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	N 1629356.5317	E 541359.1980	10	N 1630223.7380	E 541649.8236
2	N 1629356.6264	E 540906.0674	11	N 1630233.6340	E 541755.4258
3	N 1629356.6240	E 540804.6378	12	N 1630332.1457	E 541907.4077
4	N 1629351.6877	E 541196.6357	13	N 1630229.8433	E 541722.1916
5	N 1630038.7687	E 541315.8916	14	N 1629891.3295	E 541701.4446
6	N 1630183.8147	E 541381.9271	15	N 1629897.8115	E 541658.1885
7	N 1630172.5755	E 541408.5794	16	N 1629828.4452	E 541623.5406
8	N 1630371.8307	E 541468.7891	17	N 1629627.2619	E 541358.6312
9	N 1630302.6225	E 541558.6250			



TANGENT TABLE

TANGENT	BEARING	DISTANCE
01	S 11°25'32\"W	25.00
02	S 11°26'32\"W	25.00
03	N 50°22'21\"W	47.55
04	N 47°47'56\"W	16.80
05	N 47°47'56\"W	17.53

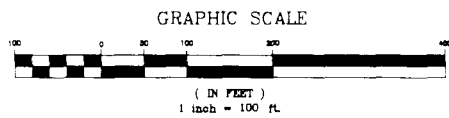
CURVE TABLE

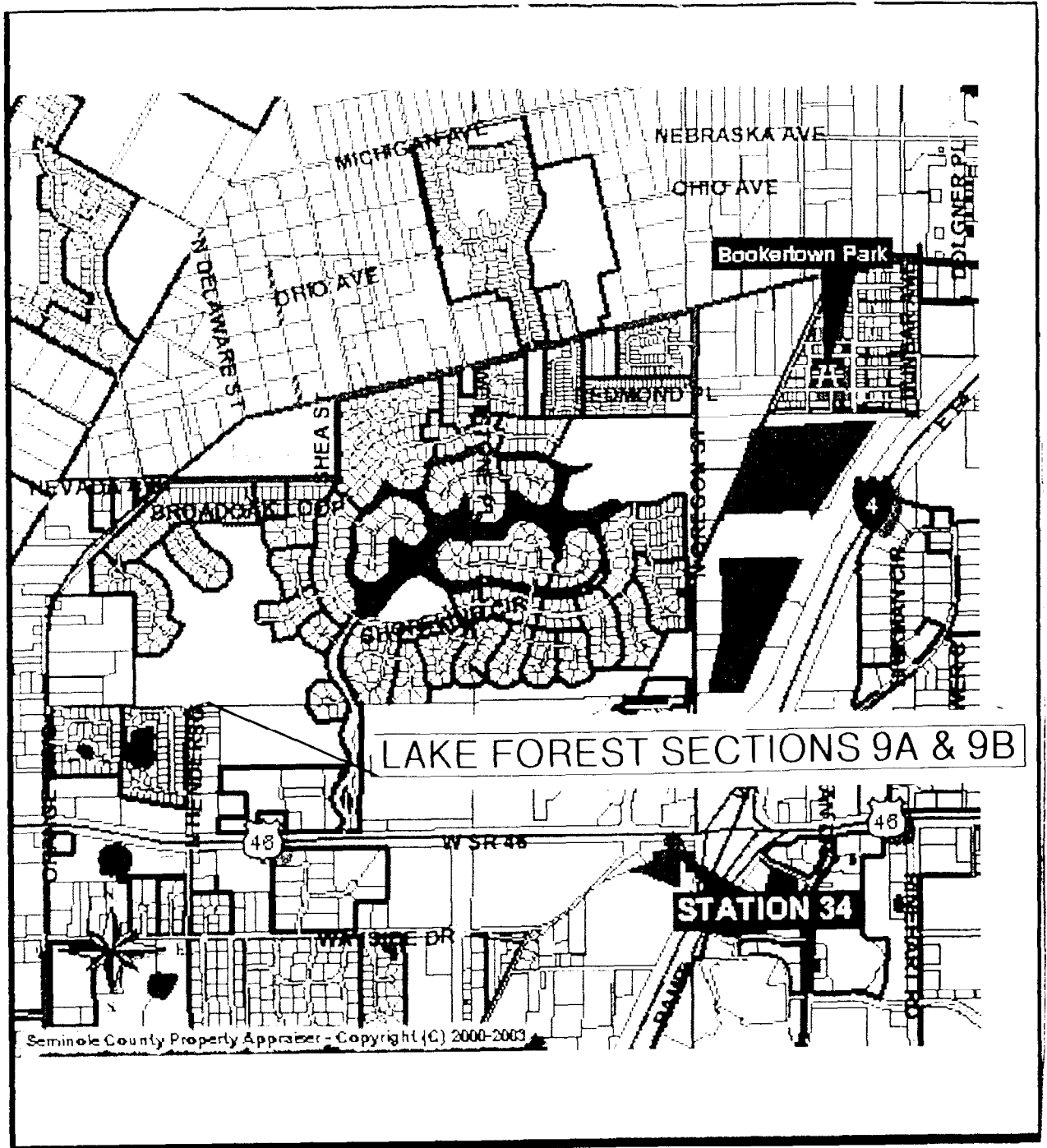
CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
01	1275.00	355.87	354.71	15.59311°	S 72°41'15\"E
02	1275.00	206.22	200.01	9.85950°	S 76°11'26\"E
03	1275.00	155.65	155.55	6.59411°	S 80°11'20\"E
04	180.00	108.09	106.47	34.24211°	N 35°31'00\"E
05	250.00	220.93	213.00	50.25377°	S 27°30'22\"W
06	1250.00	349.81	348.67	1.63203°	S 22°42'31\"E
07	1300.00	154.15	154.06	0.67439°	S 77°14'45\"E
08	1300.00	109.63	109.60	0.44555°	S 76°27'27\"E
09	25.00	38.33	34.68	67.50151°	S 62°11'57\"W
10	205.00	123.10	121.26	34.24211°	N 35°31'00\"E
11	225.00	141.63	139.30	36.93555°	S 34°41'37\"W
12	25.00	24.33	23.39	65.46161°	S 11°13'53\"E
13	50.00	240.61	67.60	275.43277°	S 87°15'17\"E
14	25.00	18.59	18.16	12.55567°	N 35°19'29\"E
15	275.00	65.81	65.67	1.34254°	S 20°30'58\"W
16	25.00	32.96	30.62	75.31211°	N 10°02'16\"W
17	50.00	157.68	00.00	180.00000°	S 42°12'04\"W
18	25.00	34.68	31.97	79.28531°	S 67°32'23\"E
19	155.00	93.08	91.68	34.24211°	N 35°31'00\"E
20	25.00	38.33	34.68	67.50151°	N 25°36'18\"W
21	1250.00	01.00	100.97	94.73461°	S 79°24'39\"E
22	1250.00	109.33	109.29	0.50041°	S 73°35'26\"E
23	1250.00	112.39	112.35	0.53005°	S 68°30'33\"E
24	1302.00	88.18	88.17	0.35112°	S 79°12'32\"E
25	1300.00	80.94	80.92	0.31422°	S 75°37'57\"E
26	205.00	35.12	25.08	29.49211°	N 21°11'20\"E
27	205.00	76.44	75.99	21.21421°	N 38°48'42\"E
28	225.00	82.43	81.97	2.05524°	S 42°11'29\"W
29	225.00	59.29	59.23	1.55411°	S 21°35'26\"E
30	50.00	63.73	61.19	61.14281°	N 68°19'47\"W
31	50.00	62.77	60.36	60.38024°	N 50°14'39\"E
32	50.00	47.23	45.31	53.51261°	S 20°07'26\"E
33	50.00	49.47	47.48	66.41121°	S 14°45'56\"E
34	50.00	37.61	36.73	43.70537°	S 35°01'18\"W
35	25.00	15.25	15.21	34.36211°	N 10°10'14\"E
36	25.00	17.71	17.34	40.35100°	N 27°30'26\"W
37	50.00	56.96	53.93	65.61620°	S 15°09'46\"E
38	50.00	35.40	34.67	40.34041°	S 17°45'26\"W
39	50.00	56.38	53.44	64.36021°	N 89°39'32\"W
40	50.00	8.34	8.31	0.91315°	S 52°34'44\"W
41	155.00	50.86	50.63	1.84804°	N 43°19'08\"E
42	155.00	42.22	42.08	5.30171°	N 26°06'08\"E
43	250.00	15.54	15.34	0.91315°	N 51°06'22\"E
44	250.00	45.92	45.83	0.42121°	S 41°02'37\"W
45	250.00	174.13	170.61	35.54301°	S 22°14'49\"W

ABBREVIATIONS LEGEND

- & AND
- CHORD
- CHORD BEARING
- CCR CERTIFIED CORNER RECORD
- CENTRELINE
- CONCRETE MONUMENT
- DELTA
- EAST
- EASEMENT
- FOUND
- GPS GLOBAL POSITIONING SYSTEM
- IRON PIPE
- LENGTH
- LAND SURVEY BUSINESS
- LICENSED SURVEYOR
- NORTH
- NUMBER
- NON-RADIAL
- NOT TO SCALE
- NORTH WEST
- OPTICAL RECORDS (BOOK)
- POINT OF CURVATURE
- POINT OF INTERSECTION
- POINT ON A CURVE
- POINT OF REVERSE CURVATURE
- PERMANENT REFERENCE MONUMENTS
- POINT OF TANGENCY
- RADIUS
- RADIAL
- RIGHT-OF-WAY
- RADIUS POINT
- SOUTH
- SECTION
- SOUTH WEST
- TANGENT
- WEST
- WORLDWIDE

"MAP OF SANFORD FARMS"
(PLAT BOOK 1, PAGES 127-128 1/2)
(VACATED PER O.P. BOOK 2280, PAGES 0654-0656)





LOCATION MAP