

Item # 19

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Plat for South Park Business Center Replat 2, A Replat – Roger E. Owen

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Mahmoud Najda **EXT.** 7443

Agenda Date 2/11/2003 **Regular** ☐ **Consent** ☐ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Final Plat of the South Park Business Center Replat 2, A Replat. The plat -- consists of seven (7) industrial lots zoned M-IA (Very Light Industrial). Located on South Econ Circle, south side of Econ River Place, and west side of Alafaya Trail in Section 33, Township 21 S, and Range 31 E - Roger E. Owen, Applicant

District 1 – Maloy (Cynthia Sweet, Planner) *cds*

BACKGROUND:

The applicant, Roger E. Owen, is requesting approval of the Final Plat of South Park Business Center Replat 2, A Replat. The plat is a replat of Lot 1, South Park Business Center, as previously recorded in Plat Book 38, Pages 18 and 19. All lots will be served by Seminole County utilities. The plat meets all the applicable ordinances of the Seminole County Land Development Code Chapter 35 and Section 177, Florida -- Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for South Park Business Center Replat 2, A Replat. 3

Attachments:

Reduced copy of plat – Exhibit A
Location map – Exhibit B

Reviewed by: KZE
Co Atty: KZE
DFS: SS
Other: SS
DCM: SS
CM: KZE
File No. cpdd01

SOUTH PARK BUSINESS CENTER REPLAT 2, A REPLAT

BEING A REPLAT OF LOT 1, SOUTH PARK BUSINESS CENTER, AS
RECORDED IN PLAT BOOK 38, PAGES 18 & 19 OF THE
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

**SECTION 33, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

DESCRIPTION:

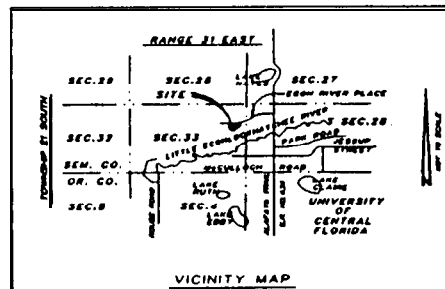
LOT 1, SOUTH PARK BUSINESS CENTER, AS RECORDED IN PLAT BOOK 38, PAGES 18 AND 19 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 8.83+ ACRES MORE OR LESS.

NOTICE: SEE SEMINOLE COUNTY DEVELOPMENT ORDER #01-3500018, RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR CONTINGENCIES AS TO PUBLIC FACILITY CAPACITY ENCUMBRANCE OR RESERVATION AND OTHER INFORMATION.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE NORTHWESTERLY R/W LINE OF SOUTH ECON CIRCLE AS BEING N.20 59'34"E. PER PER PLAT OF SOUTH PARK BUSINESS CENTER, PLAT BOOK 38, PAGES 18 & 19.
2. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.09(9) FLORIDA STATUTES.
3. UTILITY 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.
4. VEHICULAR ACCESS RIGHTS TO ECON RIVER PLACE FROM LOTS 1A AND 1B ARE DEDICATED TO AND CONTROLLED BY 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.

JOINDER AND CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES that it is the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in official records book _____ page _____ of the public records of _____ county, Florida, shall be subordinated to the above dedication.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

Witness _____ BY _____
Name (Print) _____ Title: _____

Witness _____

Name (Print) _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ for _____ a _____ Corporation, by _____ on behalf of the corporation.

He/She is personally known to me or has produced as identification and did not take an oath.

NOTARY PUBLIC

Name (Print) _____

Commission Number _____

SHEET 1 OF 2
(EXPLATIA)

PLAT
BOOK

PAGE

DEDICATION

**SOUTH PARK BUSINESS CENTER
REPLAT 2, A REPLAT**

KNOW ALL MEN BY THESE PRESENTS, That the Limited Partnership named below, being the owner in fee simple of the lands described in the foregoing section to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates The 20' Driveway Easement shown

hereon to the perpetual use of the public. However, nothing herein shall be construed as creating an obligation upon Seminole County or any governing body to perform any act of construction or maintenance within such dedicated area except when the obligation is voluntarily assumed by the governing body.
IN WITNESS WHEREOF, has caused these presents to be signed by the individual and officer named below and its corporate seal to be affixed hereon on 3-18-04
M. & O. LIMITED PARTNERSHIP

Roger E. Owen—General Partner

Signed and Sealed in the presence of:

Printed Name: _____ Printed Name: _____

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ of the above named partnership incorporated as under the laws of the State of Florida and is personally known to me or did not take an oath that he is the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and act as such officer thereunto duly authorized; that the official seal of said partnership is duly affixed thereto; and that the said Dedication is the act and deed of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Expires _____

CERTIFICATE OF PREPARING SURVEYOR

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature _____ Date _____

STEVEN B. SWAGGERTY L.S. 3764

Surveyor's Name (Printed) _____ Surveyor's Registration Number _____

SWAGGERTY LAND SURVEYING, INC.

Legal Entity's Name _____

L.S. 4908

Legal Entity's Certificate of Authorization Number _____

1450 KASTNER PLACE, SUITE 100, SANFORD, FLORIDA 32771

Legal Entity's Address _____

COUNTY SURVEYOR'S CERTIFICATE

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

Steve L. Woods, P.L.S.

Florida Registration Number 4988

County Surveyor for Seminole County, Florida

Date: _____

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: _____

Clerk of the Board

BY _____ D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____

at _____ File No. _____

CLERK OF THE COURT

In and for Seminole County, Florida.

BY _____ D.C.

**SWAGGERTY LAND
SURVEYING, INC.**
LICENSED BUSINESS NO. 4908
1450 KASTNER PLACE, SUITE 100
P.O. BOX 2384
SANFORD, FLORIDA 32773-2384
(407)322-4630 FAX (407)322-8811

SOUTH PARK BUSINESS CENTER REPLAT 2, A REPLAT

BEING A REPLAT OF LOT 1, SOUTH PARK BUSINESS CENTER, AS
RECORDED IN PLAT BOOK 38, PAGES 18 & 19 OF THE
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2
(ECPLAT2A)

PLAT
BOOK

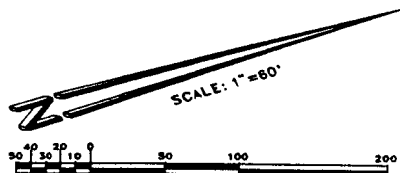
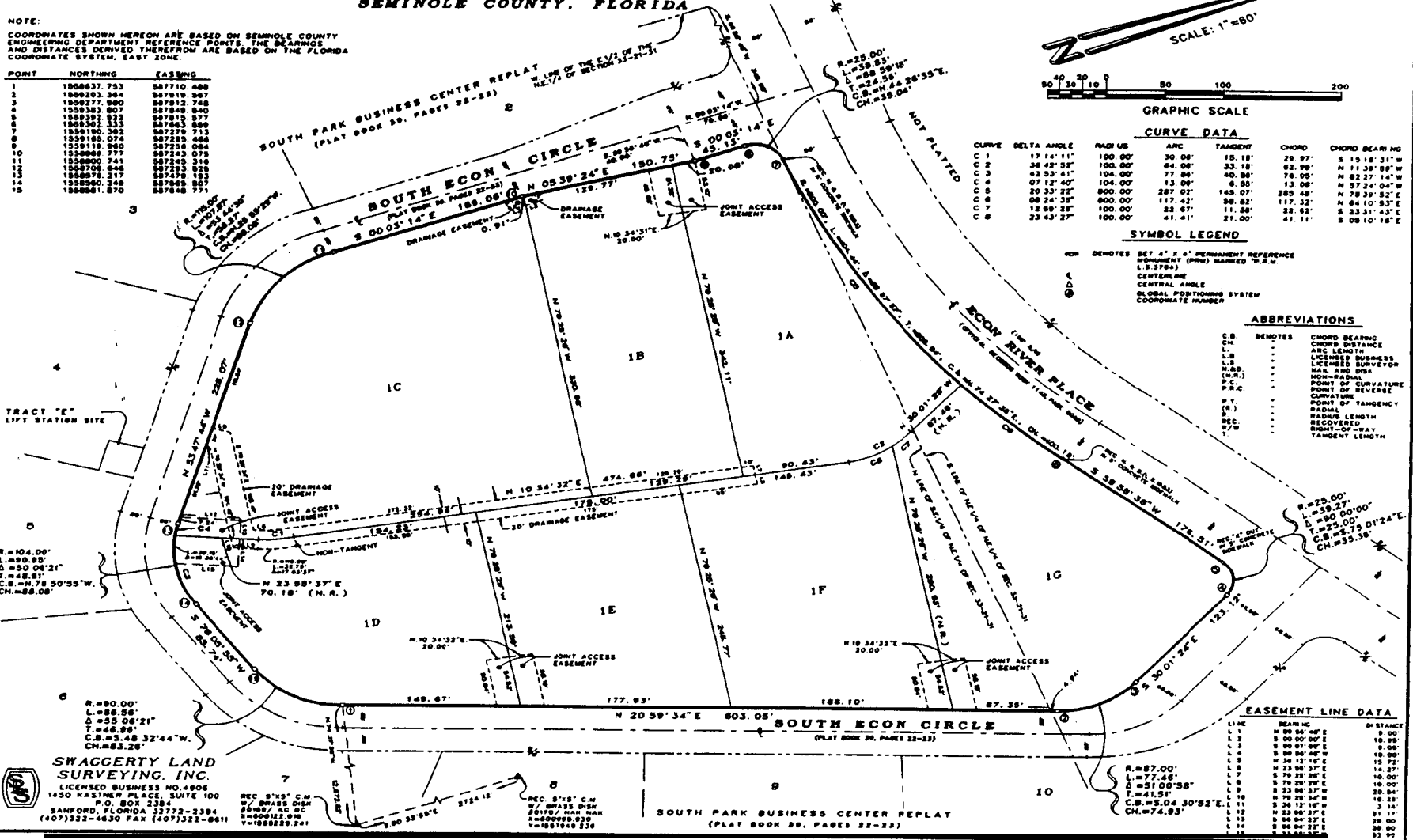
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NOTE:

COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY
ENGINEERING DEPARTMENT REFERENCE POINTS THE BEARINGS
AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA
COORDINATE SYSTEM, EAST ZONE.

POINT	NORTHING	EASTING
1	1000037.753	587710.488
2	1000037.384	587019.947
3	1000277.980	587012.748
4	1000383.807	587048.840
5	1000393.932	587019.947
6	1000302.133	587063.889
7	1000190.382	587270.713
8	1000182.074	587285.484
9	1000141.980	587239.084
10	1000066.777	587232.075
11	1000000.741	587245.316
12	1000706.646	587293.828
13	1000578.217	587479.193
14	1000500.248	587568.771
15	1000481.870	587648.771



SYMBOL LEGEND

DEMOTES SET 4" X 4" PERMANENT REFERENCE
MONUMENT (PRM) MARKED "R.H.M."
L.S. (3764)
CENTRAL ANGLE
GLOBAL POSITIONING SYSTEM
COORDINATE NUMBER

ABBREVIATIONS

ABBREVIATION	DEMOOTES	CHORD BEARING
C.B.	CHORD BEARING	
CH	CHORD DISTANCE	
L.S.	LOCAL SURVEY	
L.S.	LICENSED SURVEYOR	
N.B.S.	N.B.S. DATA	
(N.B.)	NON-RADIAL	
P.C.	POINT OF CURVATURE	
P.R.C.	POINT OF REVERSE CURVATURE	
P.T.	POINT OF TANGENCY	
RAD.	RADIUS	
R.L.	RADIUS LENGTH	
REC.	RECOVERED	
R/W	RIGHT-OF-WAY	
T	TANGENT	

EASEMENT LINE DATA

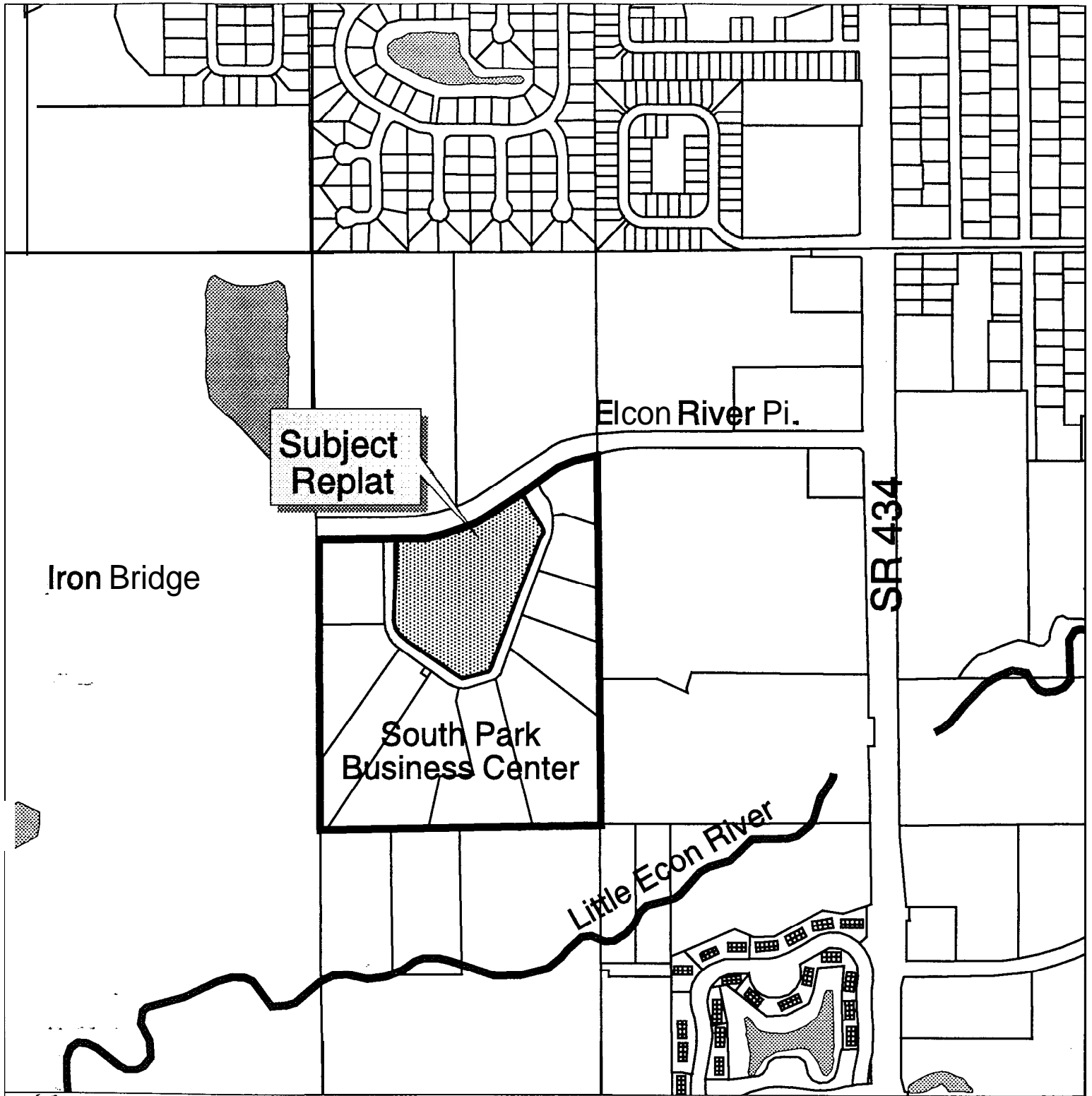
LINE	BEARING	DISTANCE
L 1	N 89 04' 06" E	9.00'
L 2	S 00 00' 00" E	10.00'
L 3	S 00 01' 00" E	9.00'
L 4	S 00 01' 00" E	10.00'
L 5	S 34 12' 16" E	14.27'
L 6	N 72 28' 28" E	18.00'
L 7	N 72 28' 28" E	28.00'
L 8	N 72 28' 28" E	18.00'
L 9	S 34 12' 16" E	14.27'
L 10	N 22 06' 37" E	81.17'
L 11	S 00 00' 00" E	20.00'
L 12	S 33 31' 43" E	22.62'
L 13	S 08 10' 18" E	41.11'

SWAGGERTY LAND
SURVEYING, INC.
LICENSED BUSINESS NO. 4906
1430 KASINER PLACE, SUITE 100
P.O. BOX 2384
SANFORD, FLORIDA 32772-2384
(407)322-4630 FAX (407)322-8611

REC 8"X10" C.M.
7" P.O. BOX
24682/AC DC
S-000115 PM
T-1000225.201

REC 8"X10" C.M.
7" P.O. BOX
24682/AC DC
S-000115 PM
T-1000225.201

SOUTH PARK BUSINESS CENTER REPLAT
(PLAT BOOK 39, PAGES 22-23)



N



200 0 200 400 Feet



LOCATION MAP

South Business Center

Replat 2 - A Replat