

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: DUNWOODY COMMONS PHASE 2 FINAL PLAT

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

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

Agenda Date <u>3/09/04</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 the Final Plat for Dunwoody Commons Phase 2, located on W. SR 46 at N. Oregon Street in Sections 20 and 29, Township 19 South, Range 30 East.

District 5 – Daryl McLain (Denny Gibbs, Planner)

BACKGROUND:

The applicant, Pulte Homes Corporation, is requesting final plat approval for Dunwoody Commons Phase 2. This is comprised of 154 townhouse units on 15.584 acres within the NW Oregon PUD. This phase provides access to North Oregon Street and SR 46 via private road. This subdivision will be served by Seminole County utilities.

The applicant has submitted a performance bond for the infrastructure improvements with Phase 1 and construction of these improvements is currently underway. Staff has reviewed the plat and finds that it meets all requirements the NW Oregon PUD and of Ch. 177 F.S. and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Dunwoody Commons Phase 2.

District 5 - Daryl McLain
Attachments: Reduction of Plat
Location Map

Reviewed by: <u>KCC</u> Co Atty: <u>KCC</u> DFS: _____ Other: <u>JAA</u> DCM: <u>SS</u> CM: <u>DB</u> File No. <u>cpdd01</u>

DUNWOODY COMMONS PHASE 2 SHEET 1 OF 3

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

DESCRIPTION:

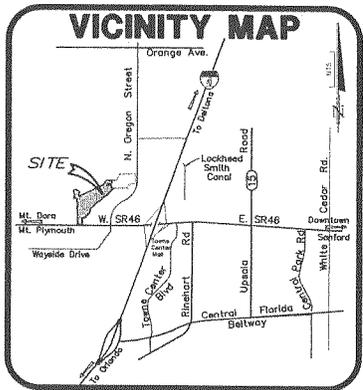
That part of Section 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northwest corner of said Section 29; thence run N 89°44'08" E along the North line of the Northwest 1/4 of said Section 29 for a distance of 1615.22 feet to the POINT OF BEGINNING; thence run N89°44'08"E along said North line for a distance of 175.28 feet to the Westerly line of 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 the following 8 courses along said Westerly line: S00°00'03"E for a distance of 102.00 feet; thence run S89°44'08"W for a distance of 17.38 feet to the point of curvature of a curve concave Southeasterly having a radius of 175.00 feet and a chord bearing of S66°30'02"W; thence run Southwesterly along the arc of said curve through a central angle of 48°28'14" for a distance of 141.94 feet to a radial line; thence run S48°44'05"E along said radial line for a distance of 29.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 146.00 feet and a chord bearing of N56°21'34"E; thence run Northeasterly along the arc of said curve through a central angle of 26°11'18" for a distance of 66.73 feet to a non-tangent line; thence run S46°59'57"E for a distance of 80.00 feet; thence run S00°31'43"E for a distance of 44.00 feet; thence run S60°28'23"E for a distance of 67.18 feet; thence run S43°20'43"W for a distance of 302.40 feet; thence run S62°56'30"W for a distance of 108.57 feet; thence run S43°20'43"W for a distance of 166.53 feet; thence run S66°00'18"W for a distance of 95.27 feet; thence run S44°28'55"W for a distance of 308.44 feet; thence run S13°38'10"W for a distance of 121.64 feet; thence run S44°28'27"W for a distance of 243.33 feet; thence run N90°00'00"W for a distance of 63.36 feet; thence run S00°00'00"E for a distance of 218.05 feet to the North Right-of-Way line of State Road #46, as shown in Florida Department of Transportation Map Section 77030-2505, sheet 8 of 8; thence run S89°50'18"W along said North Right-of-Way line for a distance of 150.00 feet; thence run N00°00'00"E for a distance of 506.49 feet; thence run N71°50'15"W for a distance of 29.76 feet; thence run N00°13'28"W for a distance of 36.38 feet; thence run N23°03'11"E for a distance of 72.63 feet; thence run N00°00'00"E for a distance of 104.30 feet; thence run N40°28'58"W for a distance of 47.22 feet; thence run N11°54'04"E for a distance of 62.83 feet; thence run N59°23'49"W for a distance of 55.05 feet; thence run S61°43'00"W for a distance of 50.02 feet; thence run N19°37'16"W for a distance of 51.75 feet; thence run N32°21'38"E for a distance of 44.91 feet; thence run N20°39'26"E for a distance of 37.51 feet; thence run N21°34'48"W for a distance of 145.31 feet; thence run N40°39'44"E for a distance of 51.03 feet; thence run N82°11'24"E for a distance of 64.98 feet; thence run S45°25'39"E for a distance of 62.95 feet; thence run S67°44'12"E for a distance of 64.12 feet; thence run S02°29'31"W for a distance of 52.34 feet; thence run S21°41'43"W for a distance of 57.32 feet; thence run S28°30'54"E for a distance of 51.75 feet; thence run N63°36'37"E for a distance of 836.85 feet; thence run N33°41'24"E for a distance of 179.04 feet to the POINT OF BEGINNING.

Containing 15.584 acres more or less.

NOTES:

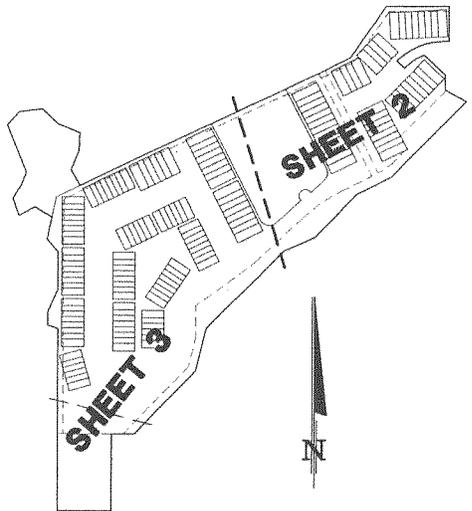
1. - Bearings based on the North line of the Northwest 1/4 of Section 29, Township 19 South, Range 30 East, Seminole County, Florida being N89°44'08"E, an assumed meridian.
2. - Development of the lands described in this plat shall be subject to the terms and conditions of that certain Seminole County Development Order for the NW Oregon PUD, as recorded in Official Records Book 3907, Page 6, 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; that certain Easement and Restrictive Covenant Agreement, as recorded in Official Records Book 4641, Page 27, Public Records of Seminole County, Florida; and that certain Declaration of Covenants, Conditions and Restrictions for the Townhouses of Dunwoody Commons, as recorded in Official Records Book 5039, Page 136, Public Records of Seminole County, Florida.
3. - Tracts E and I (ROADWAY/ACCESS/RECREATION) shall be owned and maintained by the Dunwoody Commons Homeowners Association, Inc. and includes Drainage, Utility, Landscape and open space uses.
4. - Tracts G and H (Stormwater Management Area) shall be owned and maintained by the Dunwoody Commons Homeowners Association, Inc.
5. - Tract F (FDOT Drainage Easement) is subject to a drainage easement in favor of the Florida Department of Transportation pursuant to the Easement and Restrictive Covenant Agreement, as recorded in Official Records Book 4641, Page 27, of the Public Records of Seminole County, Florida, and shall be owned, landscaped and maintained by the Dunwoody Commons Homeowners Association, Inc.



SEC 29, T 19 S, R 30 E

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
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32788 (407) 844-4668



KEY MAP
Not To Scale

PLAT BOOK _____ PAGE _____

DUNWOODY COMMONS PHASE 2 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Pulte Home Corporation, a Michigan corporation, 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, except that a Utility Easement over Tracts "E", "F" and "I" is dedicated to Seminole County, Florida. IN WITNESS WHEREOF, Pulte Home Corporation has caused this plat to be executed as of this 11th day of December 2003.

Signed, sealed and delivered in the presence of:

[Signature] PULTE HOME CORPORATION, a Michigan corporation
By: *[Signature]* Douglas W. Puvogel, Attorney-in-Fact

Sign Name: Douglas W. Puvogel, Esq.
Print Name: Douglas W. Puvogel

[Signature]
Sign Name: Tara J. Richardson
Print Name: Tara J. Richardson

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me on December 11, 2003, by DOUGLAS W. PUVOGEL, ATTORNEY-IN-FACT, for PULTE HOME CORPORATION, a Michigan corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

[Signature]
Sign Name: Robt Carson
Print Name: Robt Carson

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 #1888
Signature: *[Signature]* Date: 12/4/03
ROBERT 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.

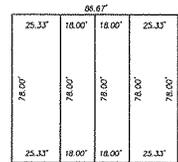
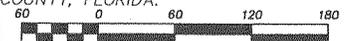
CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT I have examined the foregoing plat and find that it complies in form with all of 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.

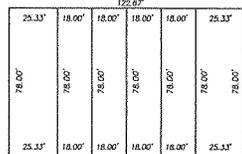
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DUNWOODY COMMONS PHASE 2

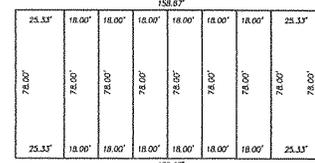
LOCATED IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA.



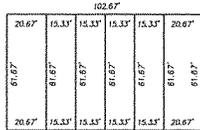
DETAIL A
Scale: 1"=40'



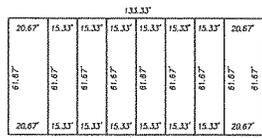
DETAIL B
Scale: 1"=40'



DETAIL C
Scale: 1"=40'



DETAIL D
Scale: 1"=40'



DETAIL E
Scale: 1"=40'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S89°59'57"W	3.76'
L2	S89°59'57"W	8.36'
L3	S00°15'52"E	0.53'
L4	S00°15'52"E	18.17'
L5	S43°15'55"W	10.69'
L6	S63°18'34"W	8.24'
L7	S43°15'55"W	0.73'
L8	S46°42'05"E	9.87'
L9	S89°28'17"W	2.63'
L10	S63°18'34"W	0.72'
L15	S43°15'55"W	94.93'
L16	S63°18'34"W	74.55'
L17	S92°41'28"E	243.46'
L18	S46°31'55"W	139.52'

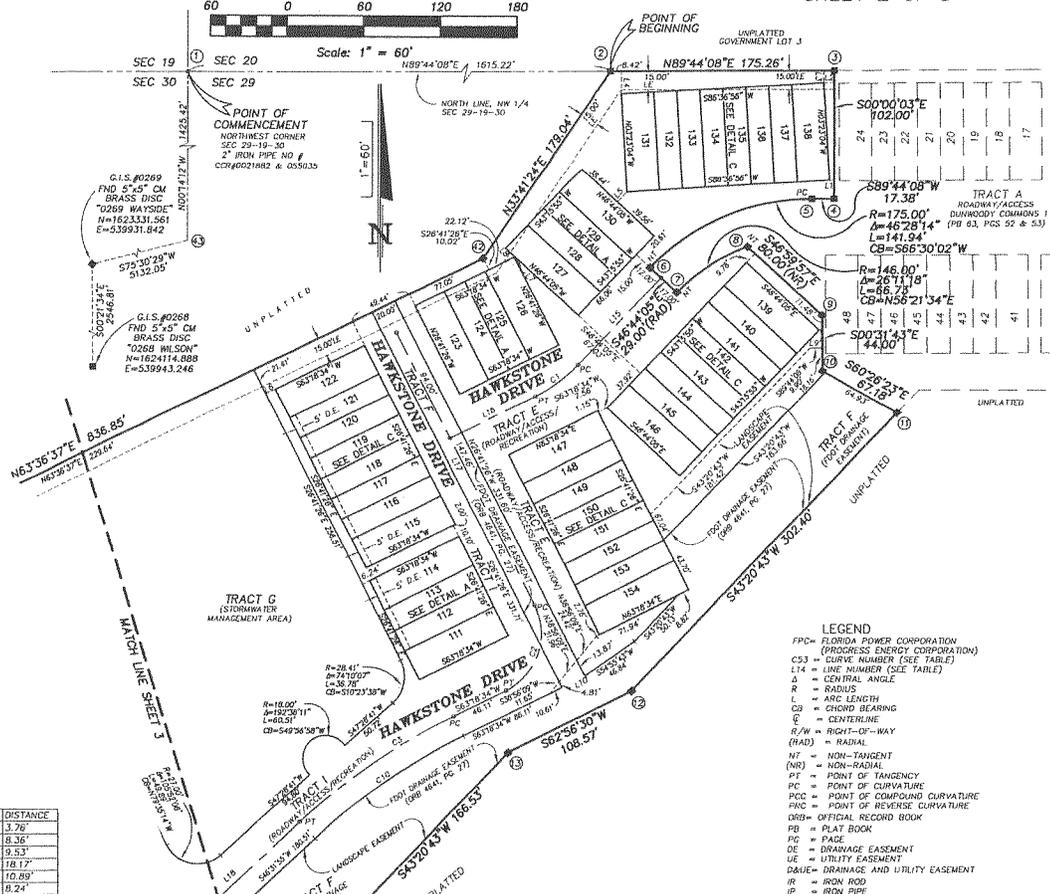
CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	119.00	20°02'39"	41.63	41.42	S53°17'14"W
C2	50.00	90°00'00"	78.54	70.71	S18°18'34"W
C3	504.00	16°46'39"	147.58	147.06	S54°25'14"W
C10	486.30	16°46'39"	142.46	141.95	S54°55'14"W

STATE PLANE COORDINATE LIST

NO.	NORTHING	EASTING
①	1629362.19326	544899.38804
②	1629366.74180	546539.08390
③	1629367.23535	546689.76995
④	1629265.23885	546689.57919
⑤	1629265.18990	546672.19909
⑥	1629210.38260	546434.68004
⑦	1629190.44964	546506.56006
⑧	1629226.99683	546621.68995
⑨	1629128.33298	546680.52347
⑩	1629172.33102	546680.10928
⑪	1629095.08945	546738.80754
⑫	1628875.55909	546530.85705
⑬	1628820.34581	546434.68425
⑭	1628705.45042	546319.56589
⑮	1628666.86583	546319.56589
⑯	1628847.38045	546664.85616
⑰	1629217.95439	546414.93107
⑱	1627936.84046	544902.69252

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



- LEGEND
- FPC= FLORIDA POWER CORPORATION (PROGRESS ENERGY CORPORATION)
 - C33 = CURVE NUMBER (SEE TABLE)
 - L14 = LINE NUMBER (SEE TABLE)
 - A = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - CD = CENTRELINE
 - R/W = RIGHT-OF-WAY
 - (RAD) = RADIAL
 - NT = NON-TANGENT
 - (NR) = NON-RADIAL
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PVC = POINT OF REVERSE CURVATURE
 - DRB= OPTICAL RECORD BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - DAUE= DRAINAGE AND UTILITY EASEMENT
 - IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - CCR = CERTIFIED CORNER RECORD
 - SEC 29-19-30 SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST
 - ① DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT LB68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - ① STATE PLANE COORDINATE NUMBER (SEE STATE PLANE COORDINATE TABLE)
 - ① DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT LB68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - WITNESS MONUMENT

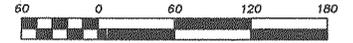
PREPARED BY: **DONALD W. McINTOSH ASSOCIATES, INC.**
PLANNERS ENGINEERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4888

DUNWOODY COMMONS PHASE 2

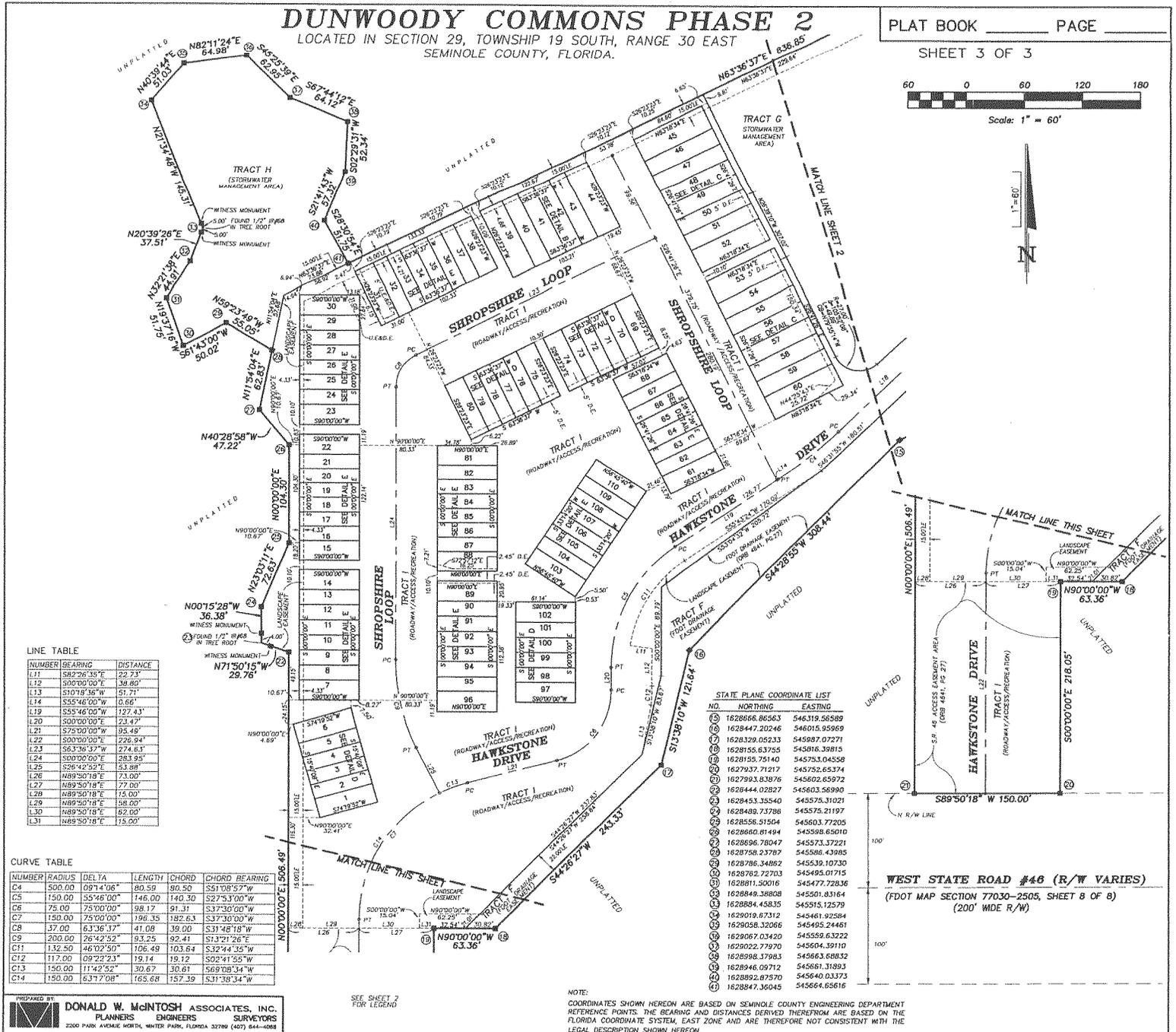
LOCATED IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 3 OF 3



Scale: 1" = 60'



LINE TABLE

NUMBER	BEARING	DISTANCE
L11	S82°26'39"E	22.73'
L12	S00°00'00"W	36.80'
L13	S10°19'36"W	51.71'
L14	S35°46'00"W	8.66'
L19	S35°46'00"W	127.43'
L20	S00°00'00"W	23.47'
L21	S75°00'00"W	95.48'
L22	S00°00'00"W	226.94'
L23	S63°36'37"W	274.63'
L24	S00°00'00"W	283.95'
L25	S26°42'52"E	53.88'
L26	N89°50'18"E	73.00'
L27	N89°50'18"E	77.00'
L28	N89°50'18"E	15.00'
L29	N89°50'18"E	58.00'
L30	N89°50'18"E	82.00'
L31	N89°50'18"E	15.00'

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C4	500.00	09°14'06"	80.50	80.50	S51°08'57"W
C5	150.00	35°46'00"	146.00	140.30	S27°53'00"W
C6	75.00	75°00'00"	98.17	91.31	S37°30'00"W
C7	150.00	75°00'00"	196.35	182.63	S37°30'00"W
C8	37.00	63°36'37"	41.08	39.00	S31°46'18"W
C9	200.00	26°42'52"	93.25	92.41	S13°21'26"E
C11	132.50	46°02'50"	106.49	103.64	S32°44'35"W
C12	117.00	09°22'23"	19.14	19.12	S02°41'55"W
C13	150.00	11°42'52"	30.67	30.61	S69°08'34"W
C14	150.00	63°17'08"	165.68	157.39	S31°38'34"W

PREPARED BY
DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS ENGINEERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4089

SEE SHEET 2 FOR LEGEND

NOTE:

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

STATE PLANE COORDINATE LIST

NO.	NORTHING	EASTING
①	1628666.86563	546319.56589
②	1628447.20246	546015.95959
③	1628120.05333	545897.07271
④	1628155.63725	545816.39815
⑤	1628155.75140	545753.04558
⑥	1627937.71217	545752.65374
⑦	1627993.83876	545602.65972
⑧	1628444.02827	545603.56990
⑨	1628433.35540	545495.01715
⑩	1628489.73786	545576.21197
⑪	1628556.51504	545603.77205
⑫	1628666.81494	545598.65010
⑬	1628696.78047	545573.37221
⑭	1628758.23787	545586.43985
⑮	1628786.34862	545530.10730
⑯	1628762.72703	545495.01715
⑰	1628811.50016	545477.72836
⑱	1628849.36808	545501.83164
⑲	1628884.45835	545515.12579
⑳	1629019.67312	545461.92584
㉑	1629058.32066	545495.24461
㉒	1629067.03420	545559.63222
㉓	1629022.77670	545604.39110
㉔	1628946.37983	545631.68832
㉕	1628946.09712	545661.31893
㉖	1628892.67570	545640.03373
㉗	1628847.36045	545664.65616

WEST STATE ROAD #46 (R/W VARIES)

(FDOT MAP SECTION 77030-2505, SHEET 8 OF 8)
(200' WIDE R/W)

VICINITY MAP

