

Item # 13

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: BUCK LAKE ESTATES MINOR PLAT

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Denny Gibbs **EXT.** 7359

Agenda Date <u>3/22/05</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 Buck Lake Estates located on CR 426 south of SR 46 in Section 28, Township 20 S, Range 32 E.

District 2 – Commissioner Morris (Denny Gibbs, Planner) *pk*

BACKGROUND:

The applicant, John L. Eichner, is requesting minor plat approval for four (4) single family residential lots for property located on CR 426 adjacent to Buck Lake. The subject property consists of approximately 37 acres and is zoned A-5 with a future land use of Rural 5. Each lot is 8 acres or greater and has the required 5 net buildable acres outside of flood plain and wetland. The lots will be on well and septic.

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 determined that it meets all the requirements of the applicable zoning, Ch. 177 F.S. and the Seminole County Land Development Code.

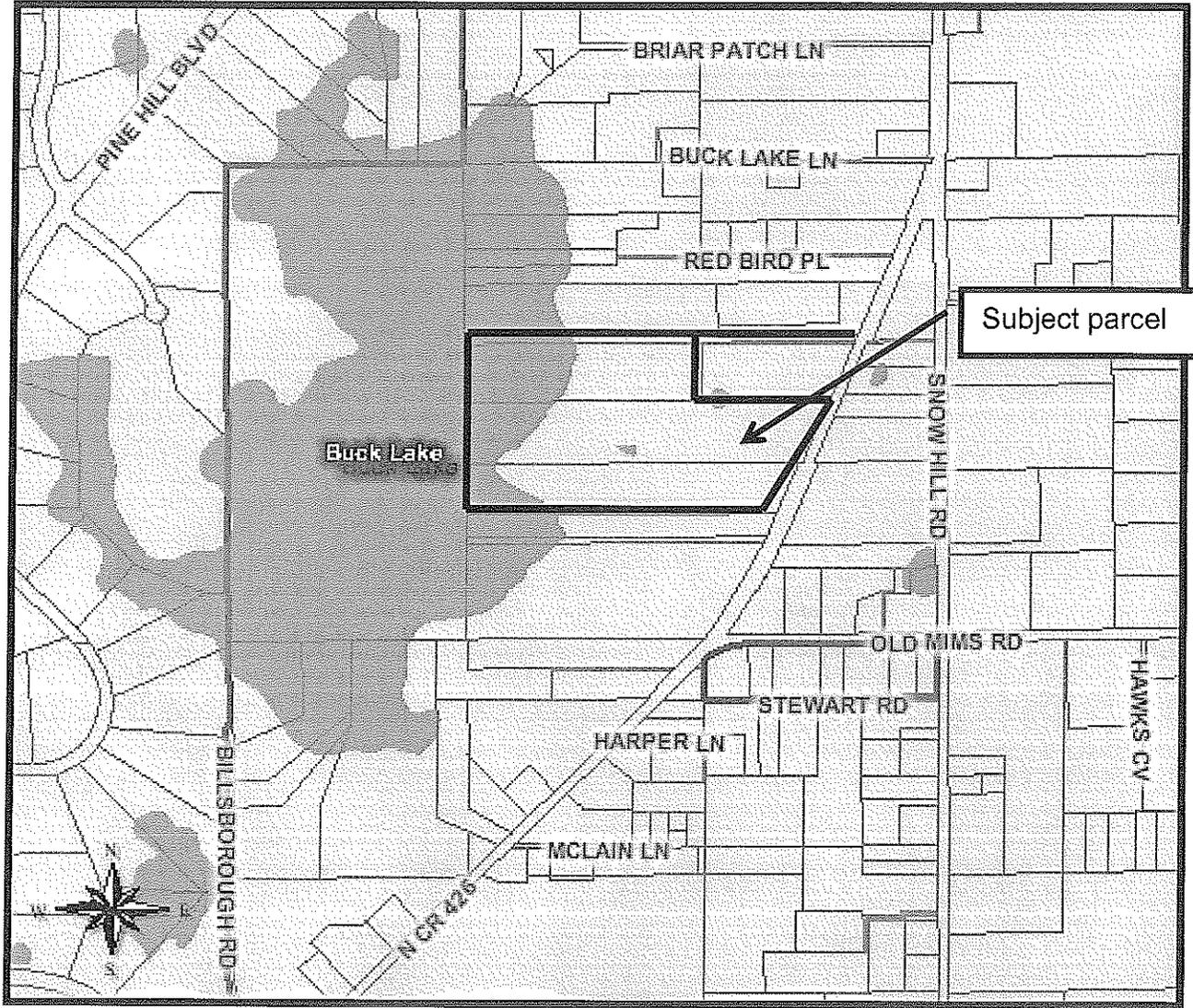
STAFF RECOMMENDATION:

Staff recommends approval of Buck Lake Estates Minor Plat.

District 2 – Commissioner Morris

Attachments: Location Map
Plat Reduction

Reviewed by: Co Atty: <u>PR</u> DFS: _____ Other: <u>[Signature]</u> DCM: <u>[Signature]</u> CM: <u>[Signature]</u> File No. <u>cpdd01</u>



Location Map Buck Lake Estates

BUCK LAKE ESTATES

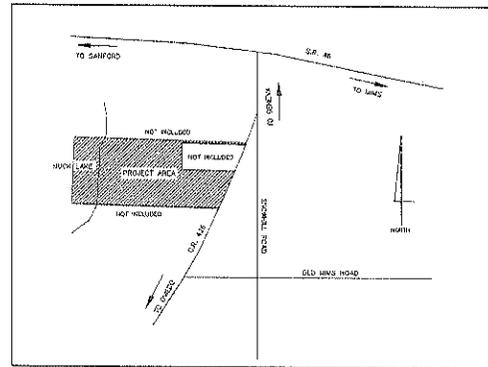
SECTION 28, TOWNSHIP 20 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

PROPERTY DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA AND RUN NORTH 89°43'50" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2842.95 FEET TO AN IRON AXLE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°02'09" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 708.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'09" WEST A DISTANCE OF 944.82 FEET; THENCE LEAVING SAID WEST LINE RUN SOUTH 89°46'58" EAST A DISTANCE OF 3195.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 426; THENCE RUN SOUTH 23°47'37" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 10.91 FEET; THENCE LEAVING SAID WESTERLY LINE RUN NORTH 89°46'58" WEST A DISTANCE OF 888.81 FEET; THENCE RUN SOUTH 00°01'04" EAST A DISTANCE OF 320.51 FEET; THENCE RUN SOUTH 89°40'21" EAST A DISTANCE OF 728.48 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 426; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING: SOUTH 23°29'14" WEST 374.28 FEET; THENCE RUN NORTH 89°46'21" WEST A DISTANCE OF 20.97 FEET; THENCE RUN SOUTH 23°48'30" WEST A DISTANCE OF 290.30 FEET TO THE PC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3028.42 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'21" AN ARC DISTANCE OF 6.48 FEET TO A POINT LYING SOUTH 89°43'50" EAST OF THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN NORTH 89°43'50" WEST A DISTANCE OF 1759.95 FEET TO THE POINT OF BEGINNING TO CLOSE. SAID PARCEL CONTAINS 37.158 ACRES, MORE OR LESS.

NOTES:

- The bearings are based on the East line of the NW 1/4 of Section 26, Township 20 South, Range 32 East assumed as being N.00°05'45"E.
- All P.M.'s are set concrete monuments with LB #7143 disc and displayed as \square , unless otherwise noted.
- Utility easements shall also be easements for cable television services.
- Cross access easement "A" is dedicated to the owners of both lot 1 and lot 2 for the perpetual access of each lot to County Road 426.
- Cross access easement "B" is dedicated to the owners of both lot 3 and lot 4 for the perpetual access of each lot to County Road 426.
- Access rights to County Road 426 except of the cross access easements "A" & "B" is dedicated to Seminole County.
- A conservation easement over the small wetlands, a 50 foot upland buffer, and to the limits of the 100 year flood plain is dedicated to Seminole County.
- The wetlands delineated on Sheet 2 of 3 were field flagged by Aquatic Symbolists and reviewed by Tonya Haley of Seminole County Land Development on Dec. 17, 2004.
- The maximum allowable impervious area allowed on each lot is 8000 square feet, unless a St. Johns River Water Management District permit is applied for and approved.



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

Δ	DENOTES DELTA ANGLE	PI	DENOTES POINT OF INTERSECTION
R	DENOTES RADIUS	CM	DENOTES CONCRETE MONUMENT
L	DENOTES ARC LENGTH	PRM	DENOTES PERMANENT REFERENCE MONUMENT
CHD. BRC.	DENOTES CHORD BEARING	PCP	DENOTES PERMANENT CONTROL POINT
TAN. BRC.	DENOTES TANGENT BEARING	℄	DENOTES CENTERLINE
PC	DENOTES POINT OF CURVATURE	R/W	DENOTES RIGHT OF WAY LINE
PT	DENOTES POINT OF TANGENCY	POC	DENOTES POINT ON A CURVE
PRC	DENOTES POINT OF REVERSE CURVATURE	POB	DENOTES POINT OF BEGINNING
RP	DENOTES RADIUS POINT	R	DENOTES RADIAL LINE
		CCR #	DENOTES CERTIFIED CORNER RECORD

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. 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.

cph Engineers
Planners
Landscape Architects
Surveyors
Construction Management
w w w . c p h e n g i n e e r s . c o m
500 West Fulton Street, Sanford, FL 32771 P.O. Box 2808, Sanford, FL 32772-2808
Phone: 407.322.6841 Fax: 407.330.0639

PLAT BOOK	PAGE
BUCK LAKE ESTATES DEDICATION	
KNOW ALL MEN BY THESE PRESENTS, that the undersigned named below, being collectively the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the use and purposes herein expressed and dedicates the CONSERVATION EASEMENT, CROSS ACCESS EASEMENTS, AND ACCESS RIGHTS TO COUNTY ROAD 426 AS NOTED and shown hereon to Seminole County and to the individual lot owners of lots 1 thru 4 as shown on this plat.	
In witness whereof, Cole, Brunley, & Eichner, Inc., and L. John Eichner, has caused these presents to be signed and acknowledged by the officers/individuals named below on 2/22/05	
By: COLE, BRUNLEY, & EICHNER, INC. a Florida Corporation By: <i>L. John Eichner</i> L. John Eichner, President	Signed, sealed and delivered in the presence of: <i>L. John Eichner</i> <i>L. John Eichner</i> MARGARET MEINHARD MARGARET MEINHARD
The foregoing instrument was acknowledged before me this date 2/22/05 by L. John Eichner, President of Cole, Brunley, & Eichner, Inc., a Florida corporation, on behalf of the corporation, and is personally known to me or has produced satisfactory evidence of his identity and did (did not) take on oath.	
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.	
<i>Shirley R. Pickford</i> SHIRLEY R. PICKFORD MY COMMISSION # DD 81102 EXPIRES July 15, 2007 NOTARY PUBLIC	<i>Shirley R. Pickford</i> 7/15/07 NOTARY PUBLIC
By: <i>L. John Eichner</i> L. John Eichner, individual	Signed, sealed and delivered in the presence of: <i>L. John Eichner</i> <i>L. John Eichner</i> MARGARET MEINHARD MARGARET MEINHARD
Date: 2/22/05	State of Florida County of Orange
The foregoing instrument was acknowledged before me this date 2/22/05 by L. John Eichner, individually known to me or produced satisfactory evidence of his identification and who did (did not) take on oath.	
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.	
<i>Shirley R. Pickford</i> SHIRLEY R. PICKFORD MY COMMISSION # DD 81102 EXPIRES July 15, 2007 NOTARY PUBLIC	<i>Shirley R. Pickford</i> 7/15/07 NOTARY PUBLIC
CERTIFICATE OF SURVEYOR AND MAPPER	
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on October 14, 2004 he completed the survey of the lands as shown in the foregoing plat or plan, that said plat is a correct representation of the lands therein described and plotted or subdivided, that permanent reference monuments have been placed as shown thereon and complies with all the requirements of Chapter 177, Florida Statutes; and that said plat is located in Seminole County, Florida.	
For the Firm By: <i>[Signature]</i>	
Dated 02/13/05 Florida Registration No. 2569	
PLAT CERTIFICATION FOR REVIEWING SURVEYOR	
I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.	
Slava Wessels, PLS FLORIDA REGISTRATION NUMBER 4589 SEMINOLE COUNTY SURVEYOR	
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS	
THIS IS TO CERTIFY, that on _____, the _____, approved this foregoing plat.	
ATTEST: _____ Chairman	
_____ (Name)	
CERTIFICATE OF CLERK OF THE 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 _____ File No. _____	
Deputy Clerk: _____	
In and for Seminole County, Fla. _____ D.C.	

BUCK LAKE ESTATES

SECTION 28, TOWNSHIP 20 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

FLAGGED WETLAND LOCATION

LINE	BEARING	LENGTH
L1	S43°12'52"W	20.12
L2	S88°32'36"W	45.48
L3	S23°22'00"W	38.41
L4	S61°12'22"W	49.82
L5	S50°23'30"W	50.27
L6	S43°56'14"W	38.18
L7	S26°27'48"E	22.22
L8	S11°24'25"W	22.21
L9	S17°27'42"E	28.89
L10	N84°21'12"E	30.46
L11	N02°24'30"E	44.32
L12	S27°26'30"E	104.48
L13	N89°26'30"E	155.27
L14	S84°13'32"E	86.30
L15	N27°16'14"E	31.22
L16	N74°24'14"W	100.27
L17	S10°23'30"W	27.22
L18	S82°14'00"W	107.00
L19	S42°21'07"W	132.22
L20	S10°23'30"W	27.22
L21	S82°14'00"W	107.00
L22	S42°21'07"W	132.22
L23	N10°23'30"E	27.22
L24	N82°14'00"E	107.00
L25	N42°21'07"E	132.22
L26	N10°23'30"E	27.22
L27	S82°14'00"W	107.00
L28	S42°21'07"W	132.22

CONSERVATION EASEMENT

LINE	LENGTH	BEARING
L1	33.79	N34°22'01"E
L2	24.11	S33°11'27"E
L3	99.70	S85°27'30"W
L4	58.50	S49°49'14"W
L5	50.71	S26°27'49"E
L6	27.71	S11°34'34"W
L7	38.07	S17°27'42"E
L8	52.06	N14°02'28"E
L9	60.06	N53°36'46"W
L10	103.30	N84°43'10"W
L11	82.80	N28°32'13"W
L12	83.42	N3°22'34"E
L13	30.36	N80°11'59"E
L14	61.01	N26°11'56"E
L15	99.02	N27°36'33"E
L16	109.30	N01°31'30"E
L17	22.81	S16°38'34"W
L18	26.96	S11°12'44"E
L19	37.22	N01°30'50"E

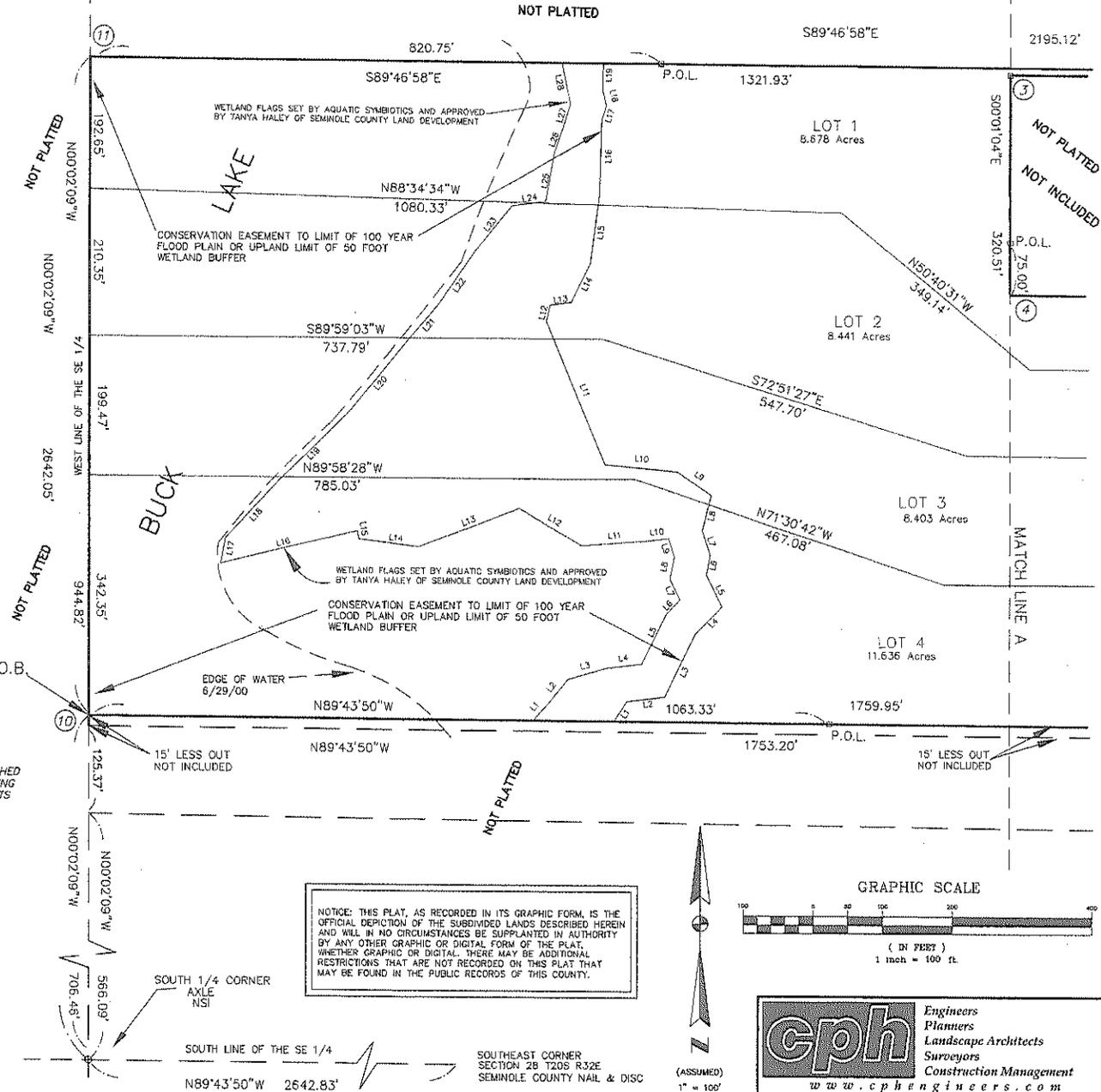
NOTE:
STATE PLANE COORDINATES WERE ESTABLISHED USING A TRIMBLE GPS UNIT AND REFERENCING SEMINOLE COUNTY GPS CONTROL MONUMENTS #153, #154 AND #157 AS PUBLISHED.

⊙ DENOTES SET PRM LB#7143

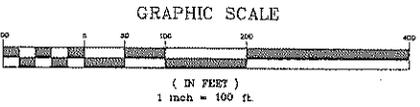
GIS CONTROL COORDINATES

	NORTHING	EASTING
③	1594067.9296	618020.7235
④	1593747.4630	618025.7829
⑩	1593117.7863	616713.9407
⑪	1594062.4844	615698.7306

CENTER OF SECTION



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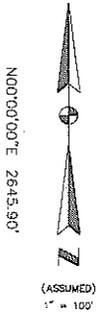
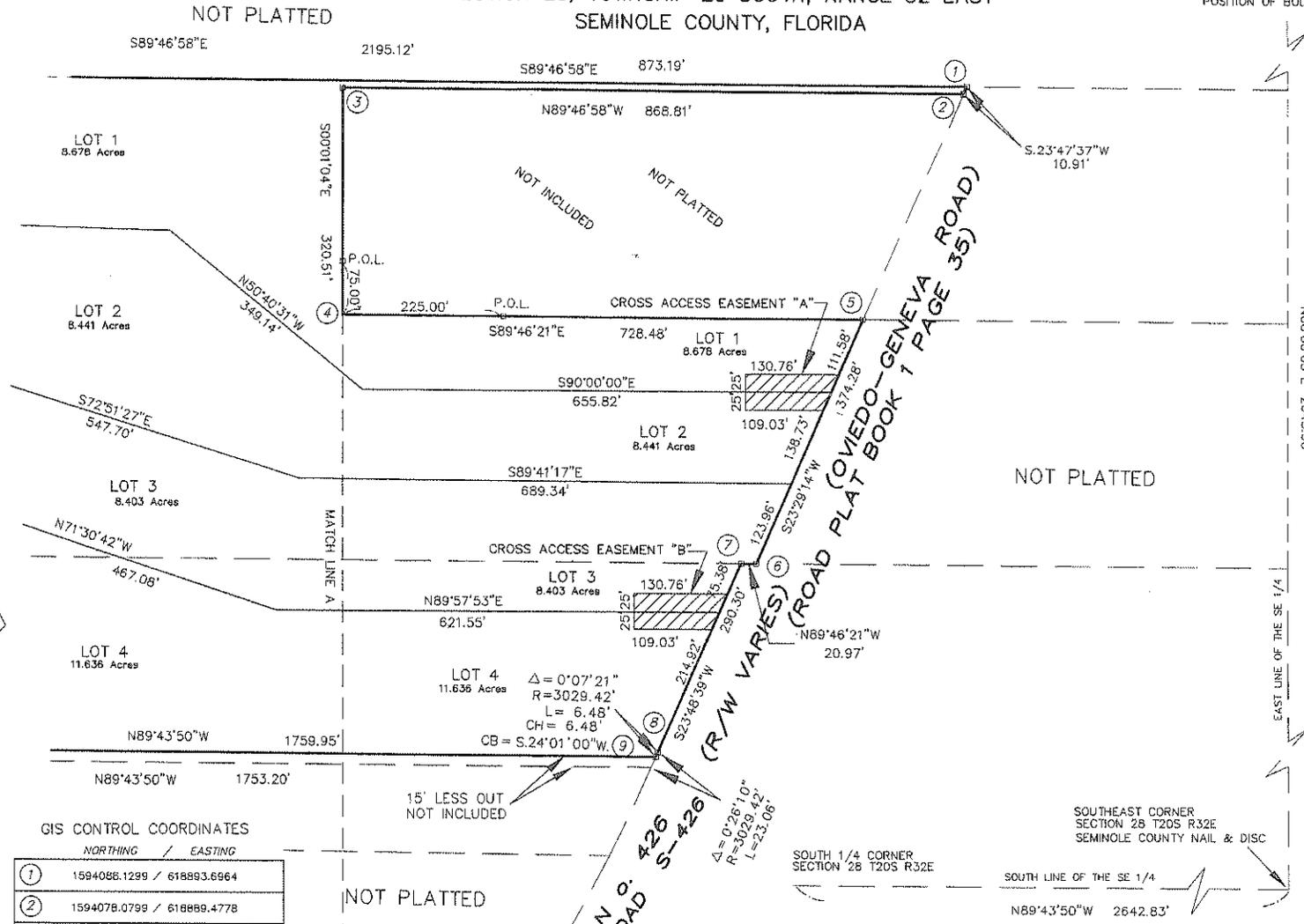


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BUCK LAKE ESTATES

SECTION 28, TOWNSHIP 20 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

EAST 1/4 CORNER
SECTION 28 T20S R32E
POSITION OF BOLT NSI

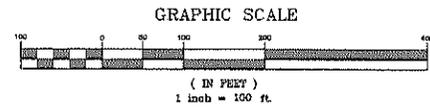


GIS CONTROL COORDINATES

	NORTHING	EASTING
①	1594056.1299	618893.6964
②	1594078.0799	618889.4778
③	1594067.9296	618020.7235
④	1593747.4630	618025.7829
⑤	1593755.8409	618754.2129
⑥	1593410.3136	618610.3751
⑦	1593410.0725	618589.4108
⑧	1593142.7041	618476.3359
⑨	1593136.7423	618473.7893

NOT PLATTED

COUNTY ROAD N O. 426
FORMERLY STATE ROAD S-426



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SOUTHEAST CORNER
SECTION 28 T20S R32E
SEMINOLE COUNTY NAIL & DISC

SOUTH 1/4 CORNER
SECTION 28 T20S R32E

SOUTH LINE OF THE SE 1/4
N89°43'50"W 2642.83'

NOTE:
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Ⓞ DENOTES SET PPM LB#7143

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