

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: SPRING CREEK SUBDIVISION FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan T. Matthys ^{DM} CONTACT: Michael Rumer ^{MR} EXT. 7337

Agenda Date <u>03/22/05</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 final plat for Spring Creek Subdivision, located on the north side of Howell Branch Road, approximately 1.8 miles south of SR 436 in Section 20, Township 21 South, and Range 29 East.

District 3 – Van Der Weide (Michael Rumer, Planner) *MR*

BACKGROUND:

The applicant, Morrison Homes, is requesting final plat approval for Spring Creek Subdivision located on Bear Lake Road. This subdivision is comprised of 27 single family lots on approximately 5.99 acres and is zoned R-1BB. The subject site was approved for a rezone from R-1 and R-1A to R-1BB on 08/02/04.

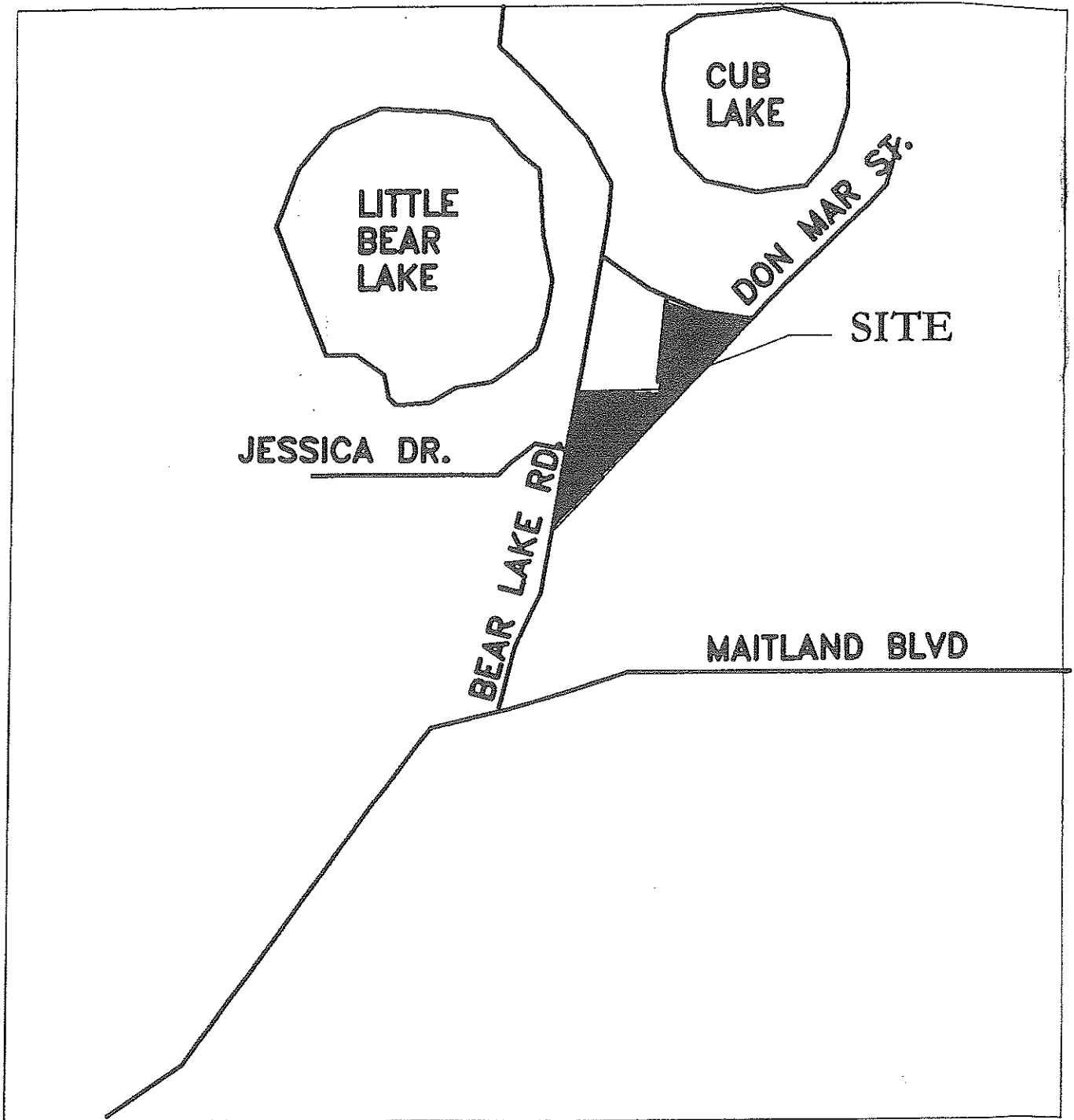
The final plat for Spring Creek Subdivision is comprised of approximately 5.99 acres and has an R-1BB zoning designation. The subdivision will connect to Seminole County for water service and the City of Altamonte Springs utilities for sewer service. The internal road will be publicly owned and maintained. The minimum lot size will be 5,000 square feet. Staff has reviewed the plat and finds that it meets the applicable requirements of the Bear Lake Subdivision Development Order, the Land Development Code and Ch. 177 F.S.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Spring Creek Subdivision.

District 3- Van Der Weide
Attachments: Location Map
Reduced copy of plat

Reviewed by:	<i>KUR</i>
Co Atty:	_____
DFS:	_____
Other:	<i>EC</i>
DCM:	<i>DM</i>
CM:	<i>MR</i>
File No.	<u>cpdd02</u>



Location Map

SEC. 20, TWP. 21S, RNG. 29E

SPRING CREEK

A Replat of Block "C", Lot 8, and a portion of Lot 7, Block "C", ADELL PARK, as recorded in Plat Book 9, Page 48, and a replat of a portion of Puntilla Avenue and Lot 12, ADELL PARK FIRST ADDITION, as recorded in Plat Book 13, Page 19 all of the Public Records of Seminole County Florida and lying within Section 20, Township 21 South, Range 29 East, Seminole County, Florida

SHEET 1 OF 2

PLAT BOOK PAGE
SPRING CREEK

INDICATION

KNOW ALL MEN BY THESE PRESENTS, that the corporation named herein, being the owner in fee simple of the lands described in the foregoing section to wit, hereby declares said lands and plat for the uses and purposes therein expressed and dedicates the right-of-way and easements shown herein, unless otherwise noted, to the perpetual use of the public.

IN WITNESS WHEREOF, the said owner has hereunto set his hand and seal this 11th day of January, 2005

Given in the presence of: **MORRISON HOMES, INC.**, a Delaware Corporation
CHRISTOPHER WHITE
 Vice President
Michael Bolander
 State Notary Public

STATE OF FLORIDA
 COUNTY OF ORANGE

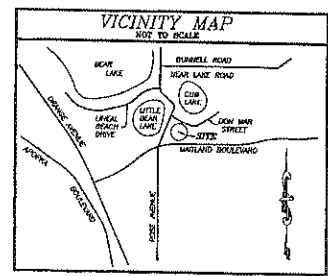
The foregoing instrument was acknowledged before me this 11th day of January, 2005, by PETER R.S. COOPER, DIVISION PRES. of the above named corporation, a Florida corporation, on behalf of the corporation who is personally known to me as the producer of the instrument, and did not take an oath.

PAUL E. HONOLAN
 Notary Public, State of Florida
 Commission Expires: 10/15/08
 Commission Number: 00100003

LEGAL DESCRIPTION

A portion of ADELL PARK, as recorded in Plat Book 9, Page 48, and a portion of ADELL PARK FIRST ADDITION, as recorded in Plat Book 13, Page 19, of the Public Records of Seminole County, Florida, described as follows:
 Beginning at the Southeast corner of Block C, ADELL PARK, as recorded in Plat Book 9, Page 48, of the Public Records of Seminole County, Florida, run Thence N 11° 21' 00" E, along the East right of way line of Deer Lake Road a distance of 534.81 feet to the North line of Lot 8, Block C, of said ADELL PARK; Thence run S 79° 43' 30" E, along the North line of said Lot 8, a distance of 122.21 feet; Thence run N 40° 09' 43" E, 12.40 feet; Thence run N 10° 00' 20" E, 37.68 feet; Thence run N 47° 23' 27" E, 18.39 feet to the West line of Lot 12, ADELL PARK FIRST ADDITION, as recorded in Plat Book 13, Page 19, of the Public Records of Seminole County, Florida; Thence run N 10° 10' 27" E, along said West line a distance of 162.00 feet to the North line of said Lot 12; Thence run S 79° 43' 30" E, along said North line east on Easterly projection line a distance of 200.24 feet to the centerline of Puntilla Avenue East as shown on said Plat; Thence run N 47° 12' 28" E, along said centerline a distance of 320.23 feet to the South right of way line of Deer Lake Street and a Point up Curve Commencing Northward, having a radius of 984.74 feet; Thence from a tangent bearing of S 79° 44' 04" E, run Easterly along the arc of said curve and along said right of way line a distance of 101.71 feet through a central angle of 00° 44' 37" to a point of commencement of a curve commencing Northward, having a radius of 122.41 feet and a central angle of 48° 18' 50"; Thence run along the arc of said curve and along the aforementioned Southward right of way line a distance of 130.18 feet to the Point of Beginning.
 Containing therein 0.48 Acres more or less.

- NOTES:
- Describe a Permanent Reference Monument (P.R.M.) set a-each by a-inch Concrete Monument with a cast aluminum cap, 1.5" x 1.5" (unless otherwise noted).
 - Describe a Permanent Control Point (P.C.P.) set and used whenever U.S. 1914 (unless otherwise noted).
 - Designs are shown on the East right-of-way line of Deer Lake Road as shown on "P.B. 9, Pg. 48" as being N 11° 21' 00" E.
 - Legend:
 - C: Section Corner
 - CD: Section Curve Data Reference Number
 - CDR: Section Curve Description
 - CON: Section Corner
 - D: Section Data
 - E: Section East
 - E/R: Section Line Table Reference Number
 - L: Section Length
 - N: Section North
 - N/T: Section North-Tangent
 - N.T.S.: Section Not To Scale
 - R/S: Section Right Side
 - PD: Section Point of Curvature
 - PI: Section Point of Intersection
 - P.O.I.: Section Point of Beginning
 - POC: Section Point on Curve
 - PT: Section Point of Tangency
 - R: Section Radius
 - R/S: Section Right-of-Way
 - S: Section South
 - S/P: Section Section
 - SP: Section Tangent Bearing
 - U.S.: Section U.S. Government
 - W: Section West
 - W.C.: Section State Plane Coordinate Designation of



- All lines adjacent to curves are non-rectified unless noted as such (NAD).
- In accordance with Chapter 177.001, Florida Statutes, Board of Professional Land Surveyors laws and rules, all plotted utility easements shown on this plat shall be measured for the construction, installation, maintenance and operation of utility installation services, provided, however, no such construction, installation, maintenance and operation of utility installation services shall interfere with facilities and services of an electric, telephone, gas or other public utility.
- There is a 10.00 foot utility easement adjacent to an internal road right-of-way.
- A 10.00 foot easement along the rear of Lots 1 through 12, inclusive is hereby dedicated to the Deer Lake Homeowners' Association and shall be the maintenance responsibility of the individual land owners.
- Tract "A" is a retention area which is hereby dedicated to and maintained by the Deer Lake Homeowners' Association. Emergency maintenance rights are hereby dedicated to Seminole County, however, Seminole County has no responsibility to perform maintenance. Tract "A" is subject to a 10.00 foot setback A utility easement as depicted herein.
- Tracts "B", "D" and "E" are open space tracts that are hereby dedicated to and maintained by the Deer Lake Homeowners' Association. Tract "D" is subject to a 10.00 foot setback, easement utility easement as depicted herein.
- Tract "C" is an 8th section tract dedicated to the state to and shall be the maintenance responsibility of Seminole County, Florida.
- State Plane Coordinates shown herein are based on Seminole County Control Survey Plat 0282/ADSR & Network with Northing 1080014.224, Easting 01427.319 and used with bearing 1500326.046, bearing 01874.021.

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL, ORIGINAL OF THE REPRODUCED COPIES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ANY MANNER BY ANOTHER GRAPHIC OR PARTIAL 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: **ORGANIZATION-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS**
 3400 EAST COLLEGE DRIVE - ORLANDO, FLORIDA 32807
 Phone (407) 277-3232 - Fax (407) 238-1432

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on 11-10-05, at about 10:00 a.m., he completed the survey of the lands as shown in the foregoing plat or plats; that said plat is a correct representation of the lands shown, described and that said plat was prepared under his direction and supervision, and that the plat complies with all of the survey requirements as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

THOMAS X. GRUNDENMEYER DATED: 01-12-05
 Registration Number: P.L.S. #1114

ORGANIZATION-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
 3400 EAST COLLEGE DRIVE - ORLANDO, FLORIDA 32807
 Phone (407) 277-3232 - Fax (407) 238-1432

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR
 I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

Steve C. Weaver, P.L.S.
 Florida Registration Number 4300 DATED
 County Surveyor for Seminole County, Florida.

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

 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 in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on

.....
 CLERK OF THE COURT
 In and for Seminole County, Florida
 By: D.C.

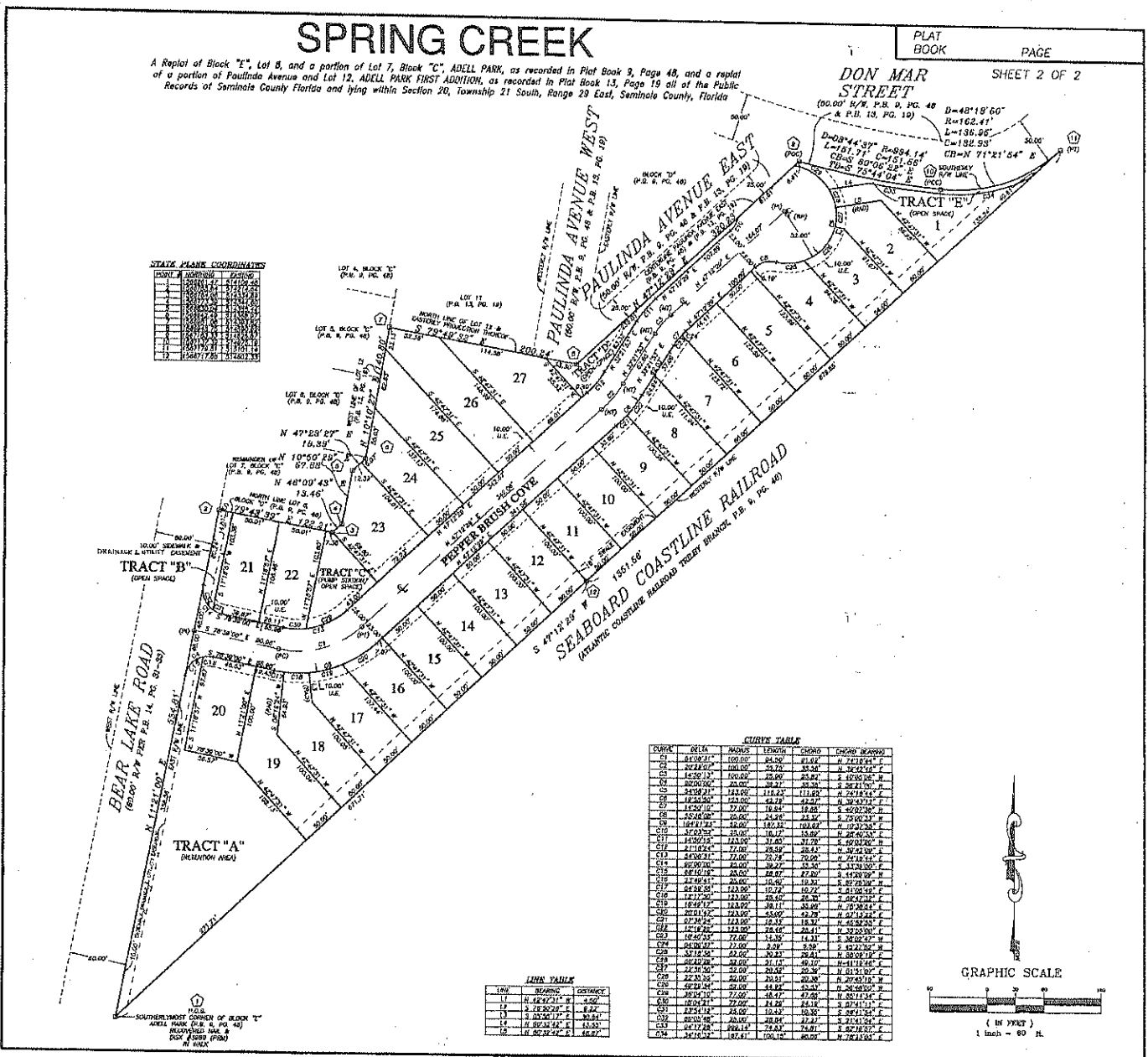
SPRING CREEK

PLAT BOOK PAGE
DON MAR SHEET 2 OF 2

A Replat of Block "E", Lot 5, and a portion of Lot 7, Block "C", ADELL PARK, as recorded in Plat Book 9, Page 48, and a replat of a portion of Paulinda Avenue and Lot 12, ADELL PARK FIRST ADDITION, as recorded in Plat Book 13, Page 19 all of the Public Records of Seminole County Florida and lying within Section 20, Township 21 South, Range 29 East, Seminole County, Florida

STATE PLANK COORDINATES

POINT	EASTING	NORTHING
1	158717.85	7372607.71
2	158717.85	7372607.71
3	158717.85	7372607.71
4	158717.85	7372607.71
5	158717.85	7372607.71
6	158717.85	7372607.71
7	158717.85	7372607.71
8	158717.85	7372607.71
9	158717.85	7372607.71
10	158717.85	7372607.71
11	158717.85	7372607.71
12	158717.85	7372607.71
13	158717.85	7372607.71
14	158717.85	7372607.71
15	158717.85	7372607.71
16	158717.85	7372607.71
17	158717.85	7372607.71
18	158717.85	7372607.71
19	158717.85	7372607.71
20	158717.85	7372607.71
21	158717.85	7372607.71
22	158717.85	7372607.71
23	158717.85	7372607.71
24	158717.85	7372607.71
25	158717.85	7372607.71
26	158717.85	7372607.71
27	158717.85	7372607.71



CURVE TABLE

CURVE	BEGIN	END	LENGTH	CHORD	CHORD BEARING
C1	84°08'31"	107.65	24.52	21.67	N 74°14'41" E
C2	24°28'00"	100.00	55.74	55.84	S 52°42'17" E
C3	14°26'11"	100.00	25.00	25.00	S 49°50'30" E
C4	80°00'00"	200.00	39.21	39.20	S 28°21'50" E
C5	24°28'00"	100.00	118.22	118.02	N 29°51'50" E
C6	18°26'50"	150.00	42.78	42.77	N 30°43'17" E
C7	18°26'50"	150.00	18.24	18.20	S 50°02'50" E
C8	55°18'50"	250.00	28.24	28.20	S 29°02'50" E
C9	144°17'21"	12.00	182.32	182.67	N 07°31'25" E
C10	37°03'20"	75.00	16.17	16.02	N 28°46'20" E
C11	151°01'21"	113.00	31.60	31.70	S 69°03'20" E
C12	37°03'20"	75.00	28.68	28.64	N 30°54'20" E
C13	84°08'31"	107.65	70.78	70.06	N 74°14'41" E
C14	180°00'00"	200.00	39.27	39.20	S 17°32'00" E
C15	58°18'50"	250.00	28.27	28.20	S 14°28'00" E
C16	24°28'00"	100.00	10.70	10.72	S 21°04'50" E
C17	24°28'00"	100.00	10.50	10.51	S 22°03'20" E
C18	58°18'50"	250.00	10.70	10.72	S 21°04'50" E
C19	184°17'21"	12.00	38.11	38.00	N 70°04'21" E
C20	37°03'20"	75.00	28.68	28.64	N 30°54'20" E
C21	07°16'25"	113.00	10.15	10.31	N 46°32'43" E
C22	184°17'21"	12.00	28.68	28.64	N 30°54'20" E
C23	184°17'21"	12.00	11.85	11.83	S 30°54'20" E
C24	01°00'00"	11.00	5.29	5.28	S 43°27'20" E
C25	37°03'20"	75.00	39.27	39.20	N 30°54'20" E
C26	08°42'20"	32.00	31.15	30.10	N 11°18'14" E
C27	24°28'00"	100.00	20.50	20.50	N 21°01'00" E
C28	24°28'00"	100.00	20.51	20.48	N 20°51'17" E
C29	08°42'20"	32.00	44.24	43.43	N 26°06'00" E
C30	184°17'21"	12.00	75.00	75.00	N 30°54'20" E
C31	184°17'21"	12.00	24.25	24.18	S 27°31'17" E
C32	24°28'00"	100.00	10.42	10.30	S 28°21'50" E
C33	08°42'20"	32.00	28.94	27.47	S 27°31'17" E
C34	08°42'20"	32.00	78.81	78.01	S 27°31'17" E
C35	34°18'50"	182.61	100.15	100.00	N 78°12'00" E

LINE TABLE

LINE	BEARING	DISTANCE
17	N 18°27'21" W	2.50
18	S 12°20'00" E	1.24
19	S 83°00'17" E	30.81
20	N 89°30'14" E	15.51
21	N 50°28'21" E	65.27

