

Item # 15

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Jones Replat at Alaqua Lakes Minor Plat

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

AUTHORIZED BY: Dan T. Matthys **CONTACT:** Michael Rumer **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"/>
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MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the minor plat for Jones Replat at Alaqua Lakes located on the west side of Markham Woods Rd and further described as 2144 Alaqua Lakes Blvd in Section 10, Township 20 South, Range 29 East.

District 5 – Carey (Michael Rumer, Planner) *RM*

BACKGROUND:

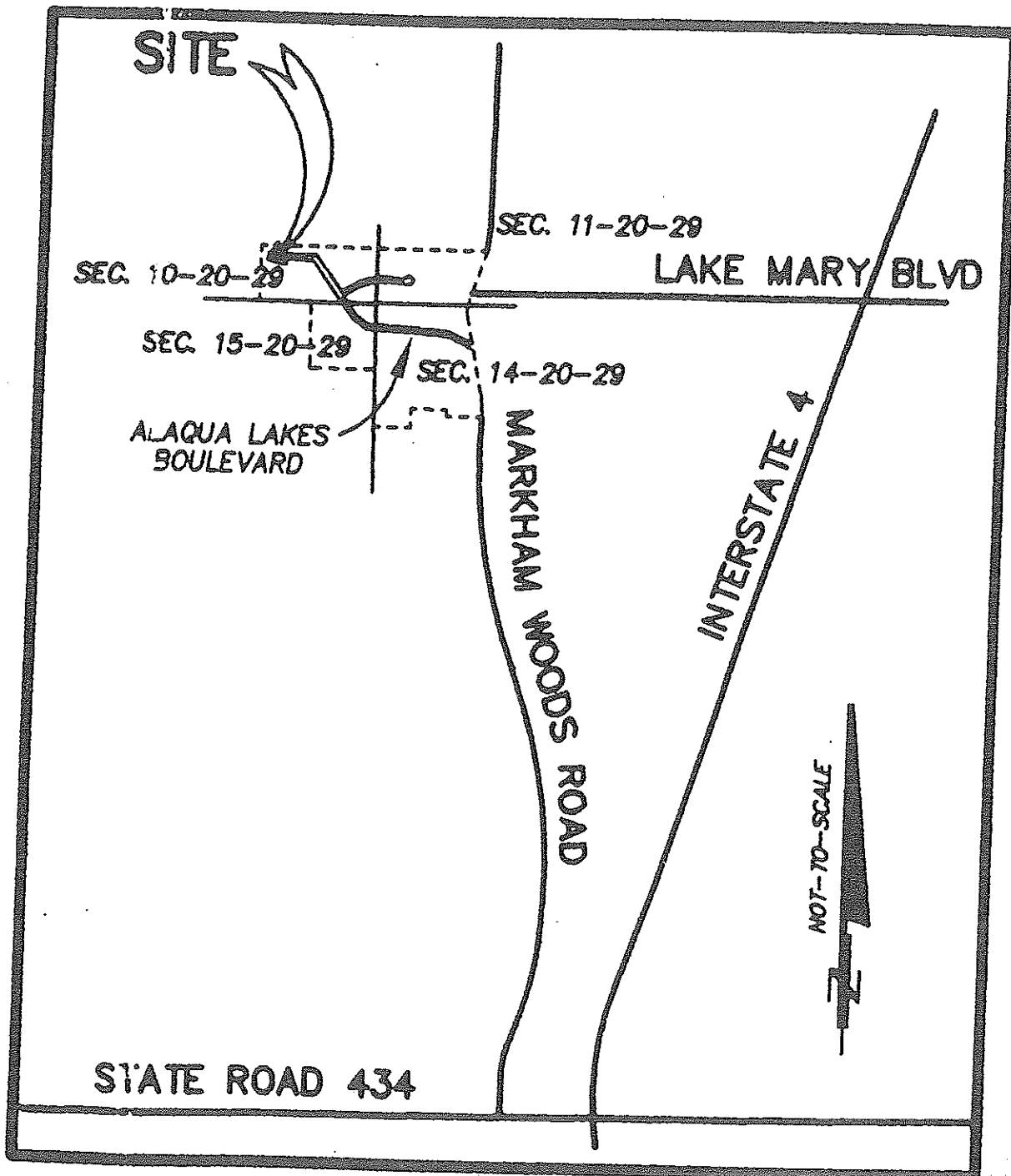
The applicant, Linda Jones, is requesting minor plat approval in order to replat lots 64 and 65 in Phase 7 of the Alaqua Lakes PUD. The replat is proposed to increase the size of lot 64 to accommodate a single family residence. The proposed replat is only changing the east lot line between lots 64 and 65. The remainder of lot 65 will meet the minimum zoning requirements per the Alaqua Lakes PUD, Phase 7. The internal road will be privately owned and maintained. The lots will connect to Seminole County utilities for water and sewer service.

STAFF RECOMMENDATION:

Staff recommends approval of Jones Replat at Alaqua Lakes.

District 5-Carey
Attachments: Location Map
Reduced copy of proposed replat
Reduced copy of original plat

Reviewed by:	<i>VR</i>
Co Atty:	<i>VR</i>
DFS:	
Other:	<i>[Signature]</i>
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>cpdd03</u>



LOCATION MAP

JONES REPLAT AT ALAQUA LAKES SHEET 1 OF 2

A REPLAT OF LOTS 64 and 65 OF
 ALAQUA LAKES PHASE 7, PLAT BOOK 61, PAGES 20-24,
 LOCATED IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 29 EAST
 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.

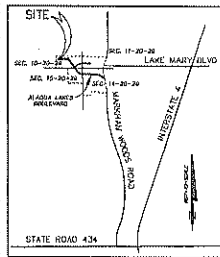
DESCRIPTION:

Lots 64 and 65, ALAQUA LAKES PHASE 7, according to the plat thereof, as recorded in Plat Book 61, Pages 20 through 24, of the Public Records of Seminole County, Florida.

Containing 2.399 acres more or less.

SURVEYOR'S NOTES:

- Bearings based on the North line of ALAQUA LAKES PHASE 7, according to the plat thereof, as recorded in Plat Book 61, Pages 20 through 24, of the Public Records of Seminole County, Florida, being N69°41'53"W (per plat).
- All lines are Radial to curves, unless Noted.
- All plotted utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or 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.
- A 10.00 foot wide Drainage and Utility easement is reserved along the front lot line of all lots and adjacent to all Private rights-of-way unless otherwise shown.



LOCATION MAP

DM DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4668

PLAT BOOK _____ PAGE _____

**JONES REPLAT AT ALAQUA LAKES
 DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the entity named below (the "Owner"), being the owner of *fee simple* title to the lands described by this Plat (the "Property") hereby dedicates for the uses and purposes described herein subject to covenants, conditions and restrictions as described in the Declaration of Covenants, Conditions, Restrictions, and Easements for Alaqua Lakes recorded in (D.R.B.3275, PG.1009) of the Public Records of Seminole County, Florida.

1. The Drainage, Utility and Wall Easements shown hereon are dedicated for use of the Owner, the Alaqua Lakes Community Association, Inc., a Florida not-for-profit Corporation, its successors and assigns, Seminole County, Florida and all utility companies serving the Property for the purpose of installation, maintenance and replacement of utility distribution and collection facilities, including underground lines and equipment, above ground junction boxes, transformers and similar equipment.

IN WITNESS WHEREOF, the Owner has caused these presents to be signed by the individual named below on _____, 2004

Sign Name _____ Linda M. Jones, Trustee of the Linda M. Jones Trust Agreement dated May 12, 1998.

Print Name _____ Address: 415 Woodland Cir.
 Longwood, FL 32779

Sign Name _____

Print Name _____

STATE OF FLORIDA
 COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of 2004, by Linda M. Jones, Trustee of the Linda M. Jones Trust Agreement dated May 12, 1998 as Owner. She is [] personally known to me or has produced _____ as identification.

Notary Public
 PRINT NAME:
 My Commission Expires:
 SERIAL No.

**CERTIFICATE OF APPROVAL BY
 COUNTY SURVEYOR**

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

Signature _____ Dated _____

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 #LB68 Dated _____

Signature _____

ROCKY CARSON
 Registration No. _____ 4285

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 _____ at _____ File No. _____

CLERK OF THE COURT _____
 in and for Seminole County, Florida
 By _____ D.C.

**CERTIFICATE OF APPROVAL BY
 BOARD OF COUNTY COMMISSIONERS**

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

Chairman of the Board _____ ATTEST:

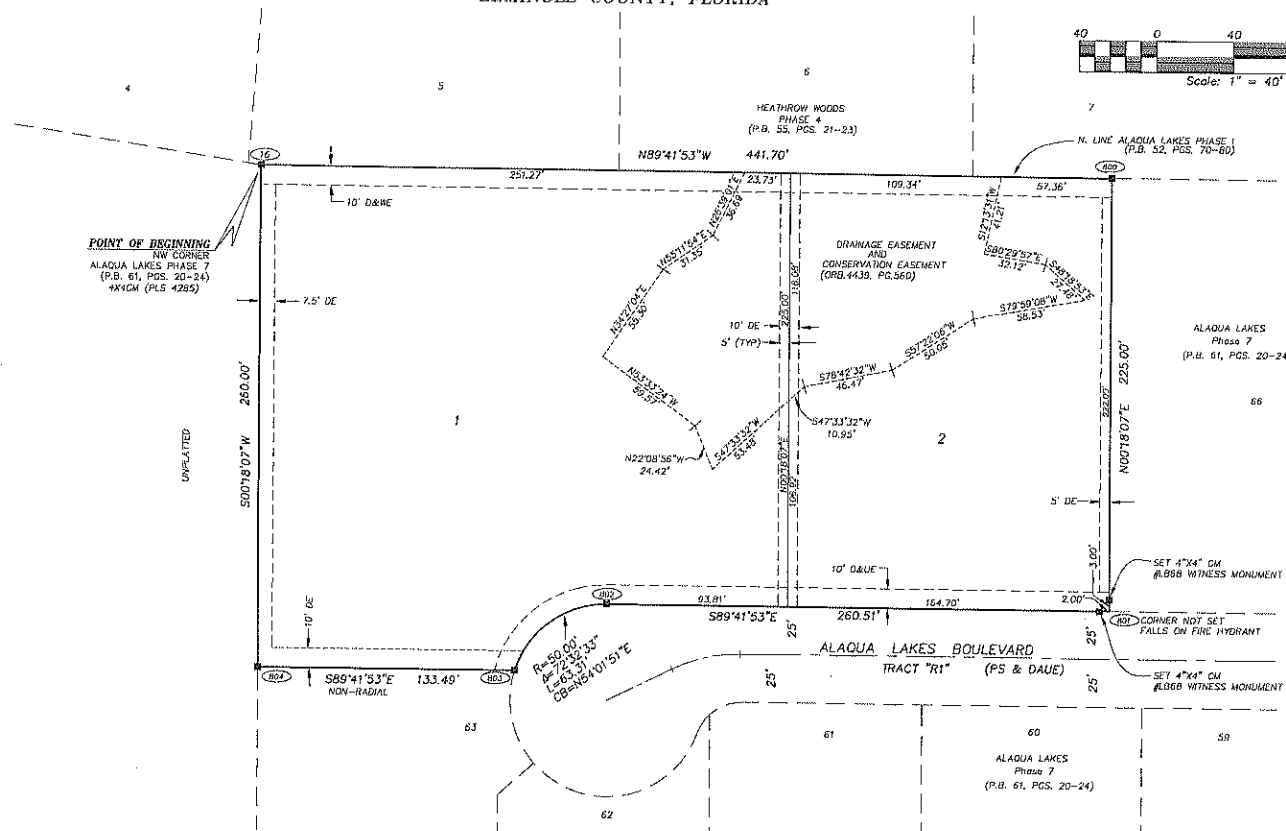
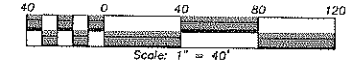
By _____ D.C.

JONES REPLAT AT ALAQUA LAKES

A REPLAT OF LOTS 64 and 65 OF
 ALAQUA LAKES PHASE 7, PLAT BOOK 61, PAGES 20-24,
 LOCATED IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 29 EAST
 SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2



LEGEND

- CI CURVE NUMBER (SEE TABLE)
- LT LINE NUMBER (SEE TABLE)
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- NT NON-TANGENT
- (NR) NON-RADIAL
- (R) RADIAL
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- POC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PDP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- CCR CERTIFIED CORNER RECORD
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG PAGE
- LE LANDSCAPE EASEMENT
- DE DRAINAGE EASEMENT
- D&WE DRAINAGE AND WALL EASEMENT
- UE UTILITY EASEMENT
- D&UE DRAINAGE AND UTILITY EASEMENT
- IR IRON ROD
- IP IRON PIPE
- CM CONCRETE MONUMENT
- L.B. LICENSED BUSINESS
- PLS PROFESSIONAL LAND SURVEYOR
- FOUND FOUND
- (TYP) TYPICAL

- ◻ DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #888 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
- (PS&DAUE) PRIVATE STREET & DRAINAGE, ACCESS AND UTILITY EASEMENT
- ① STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENTS

SEC. 10-20-20 SECTION 10, TOWNSHIP 20 SOUTH, RANGE 29 EAST

*STATE PLANE COORDINATES OF PERMANENT REFERENCE MONUMENTS

POINT	Y (Northing)	X (Easting)
①	1609709.72	526282.70
②	1609707.53	526734.37
③	1609492.54	526733.25
④	1609493.83	526847.79
⑤	1609440.07	526424.89
⑥	1602449.73	526291.41

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.

DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS
 PLANNERS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 544-4088
 CERTIFICATE OF AUTHORIZATION No. 1868

File Name: P:\proj\2004\124550\Drawings\10-20-20.dwg

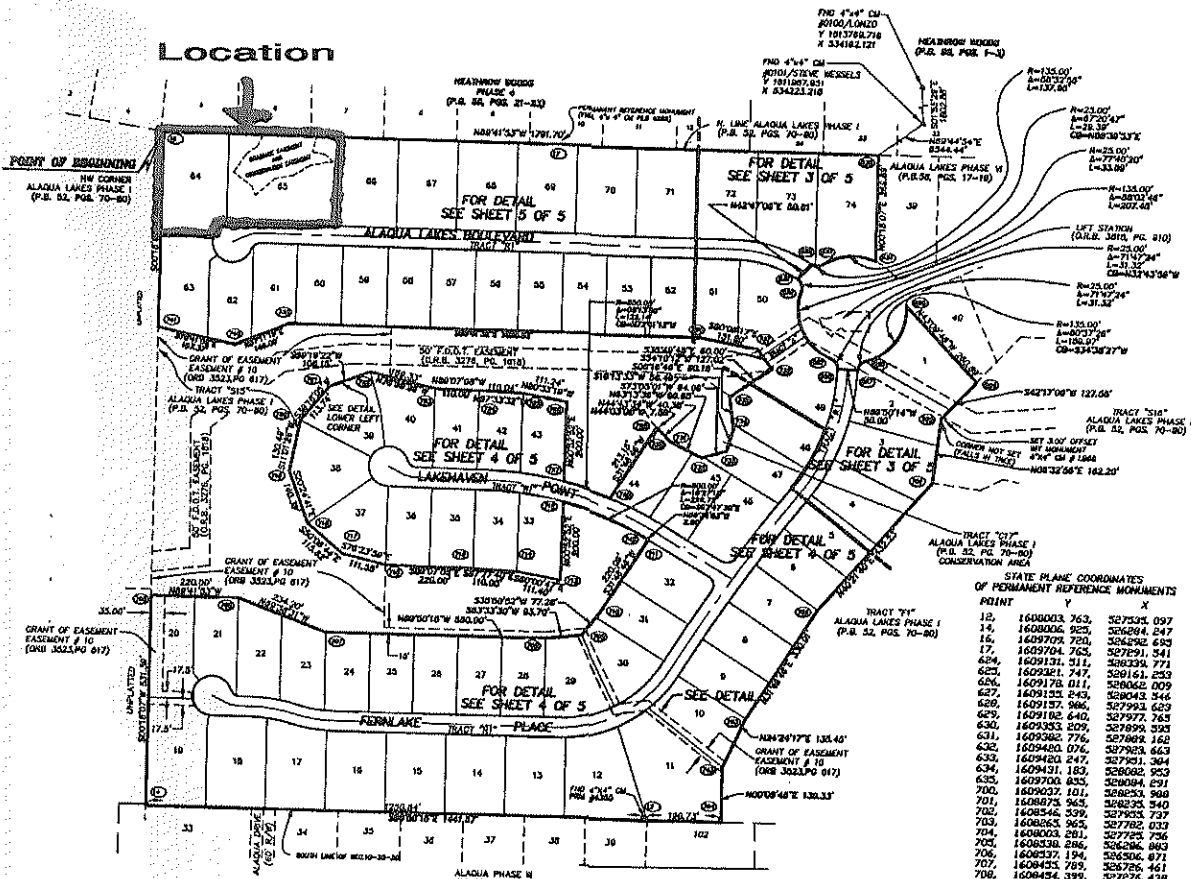
File Name: P:\proj\2004\124550\Drawings\10-20-20.dwg

ALAUQA LAKES PHASE 7

A REPLAT OF A PORTION OF TRACT "F1"
ALAUQA LAKES PHASE I, PLAT BOOK 52, PAGES 70-80,
LOCATED IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA



Location

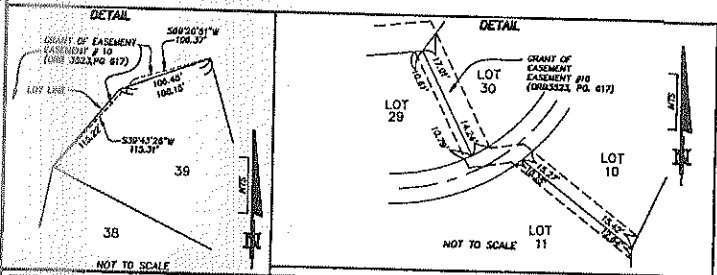


STATE PLANE COORDINATES OF PERMANENT REFERENCE MONUMENTS

POINT	Y	X
15	1600013.763	327525.097
16	1609702.720	325284.247
17	1609704.765	327291.541
18	1609131.511	326339.771
19	1609221.747	329161.253
20	1609178.011	328062.009
21	1609155.243	328043.346
22	1609137.866	327993.629
23	1609102.640	327977.763
24	1609083.529	327899.323
25	1609066.776	327869.162
26	1609040.076	327823.623
27	1609020.247	327791.364
28	1609011.155	327802.923
29	1608991.154	327806.871
30	1608970.833	327808.429
31	1608957.911	327785.726
32	1608945.399	327764.438
33	1608932.911	327744.779
34	1608921.776	327723.639
35	1608910.080	327703.724
36	1608899.330	327684.848
37	1608888.129	327666.443
38	1608877.014	327648.323
39	1608866.247	327630.323
40	1608855.547	327612.306
41	1608844.894	327594.444
42	1608834.294	327576.677
43	1608823.747	327559.013
44	1608813.254	327541.444
45	1608802.817	327523.877
46	1608792.434	327506.311
47	1608782.101	327488.744
48	1608771.817	327471.177
49	1608761.584	327453.611
50	1608751.401	327436.044
51	1608741.268	327418.477
52	1608731.184	327400.911
53	1608721.151	327383.344
54	1608711.168	327365.777
55	1608701.234	327348.211
56	1608691.351	327330.644
57	1608681.518	327313.077
58	1608671.734	327295.511
59	1608661.991	327277.944
60	1608652.298	327260.377
61	1608642.655	327242.811
62	1608633.062	327225.244
63	1608623.519	327207.677
64	1608614.026	327190.111
65	1608604.583	327172.544
66	1608595.190	327154.977
67	1608585.847	327137.411
68	1608576.554	327119.844
69	1608567.311	327102.277
70	1608558.018	327084.711
71	1608548.775	327067.144
72	1608539.582	327049.577
73	1608530.439	327032.011
74	1608521.346	327014.444
75	1608512.303	327000.000
76	1608503.310	326985.556
77	1608494.367	326971.112
78	1608485.474	326956.668
79	1608476.631	326942.224
80	1608467.838	326927.780
81	1608459.095	326913.336
82	1608450.352	326898.892
83	1608441.609	326884.448
84	1608432.866	326869.904
85	1608424.123	326855.460
86	1608415.380	326840.916
87	1608406.637	326826.472
88	1608397.894	326811.928
89	1608389.151	326797.484
90	1608380.408	326782.940
91	1608371.665	326768.396
92	1608362.922	326753.852
93	1608354.179	326739.308
94	1608345.436	326724.764
95	1608336.693	326710.220
96	1608327.950	326695.676
97	1608319.207	326681.132
98	1608310.464	326666.588
99	1608301.721	326652.044
100	1608292.978	326637.500
101	1608284.235	326622.956
102	1608275.492	326608.412

- LEGEND**
- CH = CURVE NUMBER (SEE TABLE)
 - L1 = LINE NUMBER (SEE TABLE)
 - A = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - C = CENTERLINE
 - HT = RIGHT-OF-WAY
 - NT = NON-TANGENT
 - (MP) = NON-RADIAL
 - (R) = RADIAL
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - CCP = CERTIFIED CORNER RECORD
 - ORGL = OFFICIAL RECORDED BOOK
 - P.B. = PLAT BOOK
 - F.S. = PAGE
 - LE = LANDSCAPE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - ORGE = DRAINAGE AND UTILITY EASEMENT
 - DAWE = DRAINAGE AND ACCESS EASEMENT
 - RR = IRON ROD
 - RP = IRON PINE
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - FNO = FOUND
 - (TYP) = TYPICAL
 - FLA.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - ☉ = DENOTES PERMANENT REFERENCE MONUMENT
 - ☉ = SET 4"x4" CONCRETE MONUMENT ALONG (UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - ☉ = DENOTES PERMANENT CONTROL POINT (SET 60 PERRY NAIL AND DISK ALONG) PER CHAPTER 177, FLORIDA STATUTES.
 - (PS/DAWA) = PRIVATE STREET & DRAINAGE, ACCESS AND UTILITY EASEMENT
 - ☉ = STATE PLANE COORDINATE REFERENCE POINT NEARBY OF PERMANENT REFERENCE MONUMENTS

BOUNDARY DATA AND SHEET LAYOUT



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
3522 PARK AVENUE NORTON, WINTER PARK, FLORIDA 32789 (407) 844-4688
OFFICE OF ALBUQUERQUE, N.M. STATE

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