

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Minor Plat Approval for Brown-Staley Estates

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Cynthia Sweet EXT. 7443

Agenda Date 3/23/2004 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve the minor plat for Brown-Staley Estates, containing 2 single family residential lots zoned A-1 (Agriculture) on a 4.8 acre parcel located on the north side of 20th Street, approximately 989+ feet east of Brisson Avenue in Section 32, Township 19 S, Range 31 E – (Roselyn and Ernest Brown, applicants)

District 5 – McLain (Cynthia Sweet, Planner) *RS*

BACKGROUND:

The applicants, Roselyn and Earnest Brown are requesting approval of the Minor Plat for Brown-Staley Estates. Each lot is serviced by Midway Canaan Water Services for potable water and septic use. The site is located on the north side of 20th Street, approximately 989+ feet east of Brisson Avenue, in Section 32, Township 19 S, Range 31 E. A tract of land (Tract A consisting of 8245 sq. ft.) is being dedicated to Seminole County for additional road right of way by this plat.

STAFF RECOMMENDATION:

Staff recommends approval of the Minor Plat for Brown-Staley Estates and acceptance of the warranty deed for Tract A for the additional road right of way to be recorded with plat.

District 5 - McLain
Attachments: Location Map – Exhibit A
Reduced copy of Plat – Exhibit B
Warranty Deed – Exhibit C

Reviewed by:
Co Atty: KCC
DFS: _____
Other: JS
DCM: JS
CM: RS
File No. cpdd01

LOCATION MAP

RANGE 31 EAST

CELERY AVENUE. COUNTY ROAD 415

33

33

33

34

TOWNSHIP 19 SOUTH

BRISSON AVENUE

SIPES AVENUE

BROWN-STALEY
ESTATES

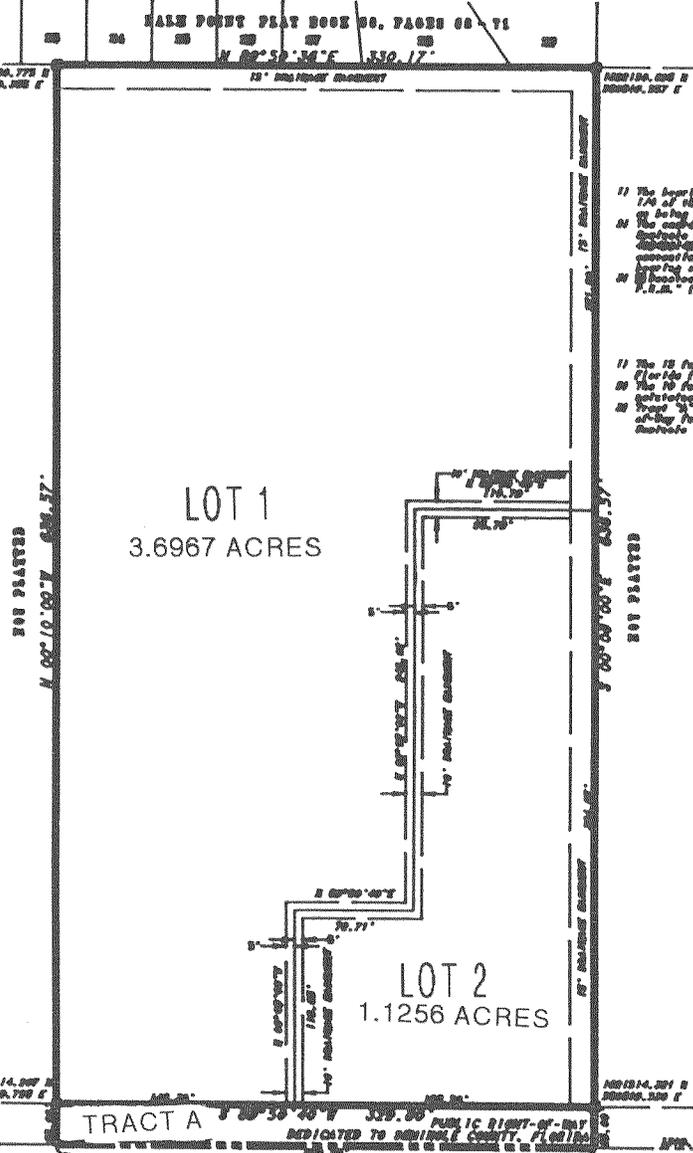
20TH STREET
HUGHEY STREET

25TH STREET. STATE ROAD 46

BROWN-STALEY ESTATES

SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

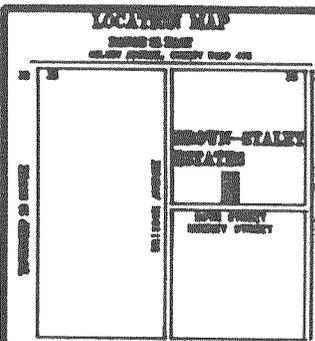
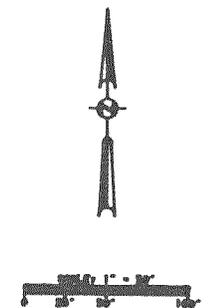
DESCRIPTION:
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,
CONTAINING 518884.00 SQUARE FEET OR 3.0116 ACRES.



ABBREVIATIONS LIST:
 L.L. LINE
 P.L. PLAT
 S.M. SURVEY MAP
 T.M. TRACT MAP
 U.S.M. UNITED STATES MAP
 W.M. WATERSHED MAP
 Z.M. ZONING MAP

SURVEYOR'S NOTES:
 1) The bearing structure is based on the South (Top of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 19 South, Range 31 East of being 0°00'00\"/>

PLAT DEDICATION NOTES:
 1) The 10 foot side Driveway Easements are hereby dedicated to Seminole County, Florida for access and maintenance of the Driveway located therein.
 2) The 10 foot side Driveway Easements are to remain private, owned and controlled by the owner of the lot it is attached to.
 3) Tract 1 is hereby dedicated to Seminole County, Florida for Public Right-of-Way for East 20th Street. Tract 2 is to be owned and controlled by Seminole County, Florida.



Local owner of existing Section 32, Township 19 South, Range 31 East of being 518884.00 square feet or 3.0116 acres of land.

THE BROWN-STALEY ESTATES, SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, IS HEREBY DEDICATED TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR THE PURPOSES OF THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.

DECLARATION OF BROWN-STALEY ESTATES
 I, the undersigned, being the owner of the land described in the foregoing plat, have caused said plat to be prepared and filed for the purpose of being recorded in the Public Records of Seminole County, Florida, and do hereby certify that the same is true and correct and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat.

ROSELYN B. BROWN
OWNER
 Date: _____
ERNEST L. BROWN
OWNER
 Date: _____
WITNESSES

STATE OF FLORIDA:
 COUNTY OF _____
 I, _____, being 18 years of age, do hereby certify that I am an officer duly authorized to take acknowledgments in the Public Records of Seminole County, Florida, and that I have read the foregoing plat and that it is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat.

Notary Public _____
Printed Name _____
My Commission Expires _____
 I hereby certify that the foregoing plat is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat.

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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 This is to certify that on _____ 20____ the Board of County Commissioners of Seminole County, Florida, has approved the foregoing plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat.

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT
 I hereby certify that I have examined the foregoing plat and find that it is in conformity with Chapter 177, Florida Statutes, and has been filed for record.

BOURNEY COMPANIES, INC.
 200 EAST COMMERCIAL STREET
 SARASOTA, FLORIDA 34237
 PHONE (813) 555-1000
 FAX (813) 555-1000

EXHIBIT B

Prepared By and Return To:
Jesse E. Graham, Jr., Esq.
GRAHAM, BUILDER, JONES, PRATT & MARKS, LLP
369 North New York Avenue, Third Floor
Winter Park, Florida 32789

Property Appraiser's Parcel I.D. #
Alternate Key:

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

THIS WARRANTY DEED, made this ____ day of _____, 2004, by **ERNEST L. BROWN and ROSELYN R. BROWN, husband and wife**, whose post office address is 2520 East 20th Street, Sanford, FL 32771 (hereinafter referred to as the "Grantor"), to **SEMINOLE COUNTY, a political subdivision of the State of Florida**, whose post office address is 1101 East First Street, Sanford, FL 32771 (hereinafter referred to as the "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Seminole County, Florida, to wit:

Tract A, BROWN-STALEY ESTATES, according to the plat thereof as recorded in Plat Book ____, Page ____, Public Records of Seminole County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003, and subject to easements, conditions, covenants of records, if any; however, reference herein does not operate to reimpose same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

Deborah Cipullo Deborah K. Cipullo
Print Name:

Ernest L. Brown
ERNEST L. BROWN

Heather McIntosh
Print Name:

Roselyn R. Brown
ROSELYN R. BROWN

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 1st day of March, 2004, by ERNEST L. BROWN and ROSELYN R. BROWN. They are personally known to me or produced _____ as identification.

Notary Seal:

Heather McIntosh
Notary Public

