

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: WILSON PARK SUBDIVISION FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys CONTACT: Brian M. Walker EXT. 7337

Agenda Date	3/28/06	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 Wilson Park Subdivision located on the SE corner of Orange Blvd. and Wilson Road in Section 31, Township 19 South, Range 30 East.

District 5 – Brenda Carey Planner – Brian M. Walker

BACKGROUND:

The applicant, M/I Homes of Orlando, LLC., is requesting final plat approval for a 29 lot single family residential subdivision. The project site is 15 +/- acres in size.

The subject property is zoned R-1AAA. The minimum lot size for the subdivision is 13,500 square feet and complies with the development standards for the zoning district.

The proposed subdivision will be served by Seminole County for water and sewer service.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. The proposed subdivision improvements are almost complete. However, if needed, a performance bond will be posted prior to plat recording. A maintenance bond will be submitted once improvements are completed and inspected.

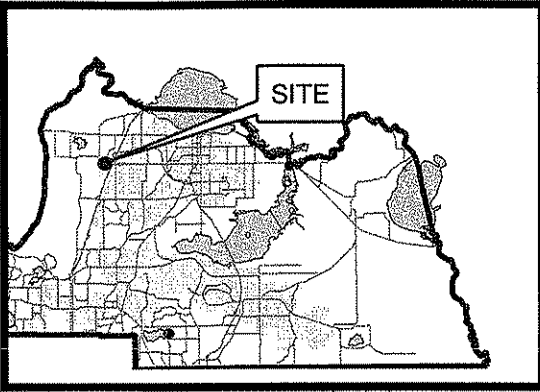
STAFF RECOMMENDATION:

Staff recommends approval of the final plat for the Wilson Park Subdivision.

District: Brenda Carey

Attachments: Location Map
Reduced Copy of Plat

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



Site

WILSON RD

ORANGE BLVD

EMMETT AVE

SYLVAN AVE

PACIFIC AVE

Wilson Park Subdivision

Site Map

WILSON PARK

Being in part a Replat of a portion of 1st Addition to Sylvan Lake as recorded in Plat Book 4, Page 18, Public Records of Seminole County, Florida and a portion of the Northwest 1/4 of Section 31, Township 19 South, Range 30 East, Seminole County, Florida

PLAT BOOK PAGE

WILSON PARK DEDICATION

This is to certify that the undersigned, M/I HOMES OF ORLANDO, LLC., hereafter referred to as "Owner", is the lawful Owner of the lands described in this plat (the "Property"), and that it has caused the same to be surveyed, and this plat, made and in accordance with said survey, is hereby adopted as the true and correct plat of the Property. No part of the Property, except Tracts A and B, additional road right of way, Tract F, Lift Station area and easements as noted on the face of this plat, are dedicated to Seminole County, Florida or to the public. An access easement over Tract C is hereby reserved to all owners of any portion of the Property, their respective successors, assigns, agents and invitees, United States Mail Carriers, and to Seminole County, Florida, its employees and agents, for the performance of municipal and governmental functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and owners thereof or residents thereon, as well as their agents and invitees, including, but not limited to, police, fire and emergency medical services. A non-exclusive utility and drainage easement through, over, under and across Tracts D and E shown hereon is hereby dedicated to Seminole County and for use by all public utilities for the purpose of construction, maintaining, and replacing their respective facilities servicing the lands encompassed by this plat. Dedication of easements to Seminole County shall not be construed as creating an obligation upon Seminole County to perform construction or maintenance within such dedicated areas.

IN WITNESS WHEREOF, M/I HOMES OF ORLANDO, LLC., has caused these presents to be signed and attested to or witnessed by the Authorized Representative named below on the _____ day of _____, 2006.

M/I HOMES OF ORLANDO, LLC., a Florida Limited Liability Company

By: _____ As: Area President
Dana A. Bennett

Witness: _____

Print Name: _____

Witness: _____

Print Name: _____

STATE OF FLORIDA, COUNTY OF SEMINOLE
The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by _____

of M/I Homes of Orlando, LLC., on behalf of the corporation and who is personally known to me and did not take an oath.

NOTARY PUBLIC
My Commission Expires _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Billy Joe Jenkins, Jr., PSM Date
Florida Registration No. 5205

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ this is to certify, That on _____ the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board _____ Attest
Clerk of the Circuit Court in and for Seminole County, Florida

CERTIFICATE OF COUNTY SURVEYOR

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

Steve L. Wessels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida
Date: _____

CERTIFICATE OF THE 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

at _____ File Number _____
Clerk of the Circuit Court in and for Seminole County, Florida

Property Description

The North 14 chains of the West 7.14 chains of Section 31, Township 19 South, Range 30 East, Seminole County, Florida, Less road;

And

Begin 1012.94 feet East and 25.00 feet South of the NW corner of Section 31, Township 19 South, Range 30 East, Seminole County, Florida, thence run West 541.70 feet, thence run South 882.00 feet, thence run East 580.90 feet, thence run North 813.80 feet, thence run Northwesterly on the Westerly Right-of-way of Sylvan Avenue 78.24 feet to the Point of Beginning.

Less

Commence at the Southwest corner of the West 7.14 Chains of the North 14 Chains of Section 31, Township 19 South, Range 30 East, Seminole County, Florida, thence run North 89 degrees 54 minutes 41 seconds East, along the South line of said North 14 chains a distance of 40 feet to a point on the East Right-of-way line of County Road #431 (Orange Boulevard), said point being the Point of Beginning; thence continue North 89 degrees 54 minutes 41 seconds East, a distance of 431.24 feet to a point on the East line of the said West 7.14 Chains; thence run North 00 degrees 00 minutes 44 seconds East along said East line a distance of 17.00 feet to a point on the Northerly Right-of-way line of Fifth Street, 1ST. ADDITION TO SYLVAN LAKE, according to the plat thereof as recorded in Plat Book 4, Page 18 of the Public Records of Seminole County, Florida, said point lying 907 feet Southerly of the North line of the Northwest Quarter of said Section 31; thence run North 89 degrees 54 minutes 41 seconds East along said Northerly Right-of-way line a distance of 580.90 feet to a point on the West Right-of-way line of Emmett Avenue; thence run North 00 degrees 00 minutes 44 seconds East, along said West Right-of-way line a distance of 423.14 feet; thence leaving said West Right-of-way line South 89 degrees 54 minutes 41 seconds West, 1012.13 feet to a point on said East Right-of-way line of County Road #431; thence run South 00 degrees 00 minutes 57 seconds West along said East Right-of-way line a distance of 440.14 feet of the Point of Beginning; said parcel containing 10.000 acres more or less.

Together With

Commence at the Southwest corner of the West 7.14 Chains of the North 14 Chains of Section 31, Township 19 South, Range 30 East, Seminole County, Florida, thence run North 89 degrees 54 minutes 41 seconds East, along the South line of said North 14 chains a distance of 40 feet to a point on the East Right-of-way line of County Road #431 (Orange Boulevard); thence continue North 89 degrees 54 minutes 41 seconds East, a distance of 431.24 feet to a point on the East line of the said West 7.14 Chains; thence run North 00 degrees 00 minutes 44 seconds East along said East line a distance of 17.00 feet to a point on the Northerly Right-of-way line of Fifth Street, 1ST. ADDITION TO SYLVAN LAKE, according to the plat thereof as recorded in Plat Book 4, Page 18 of the Public Records of Seminole County, Florida, said point lying 907 feet Southerly of the North line of the Northwest 1/4 of said Section 31; thence run North 89 degrees 54 minutes 41 seconds East along said Northerly Right-of-way line a distance of 580.90 feet to a point on the West Right-of-way line of Emmett Avenue; said point being the Point of Beginning of subject property; thence run North 00 degrees 00 minutes 44 seconds East along said West Right-of-way line a distance of 423.14 feet; thence leaving said West Right-of-way line South 89 degrees 54 minutes 41 seconds West, 514.72 feet; thence run South 00 degrees 00 minutes 44 seconds West 423.14 feet to a point on the aforesaid Northerly Right-of-way line of Fifth Street; thence run North 89 degrees 54 minutes 41 seconds East along said Northerly Right-of-way line a distance of 514.72 feet to the Point of Beginning; said parcel contains 5.000 acres more or less.

The above described property is more particularly described as:

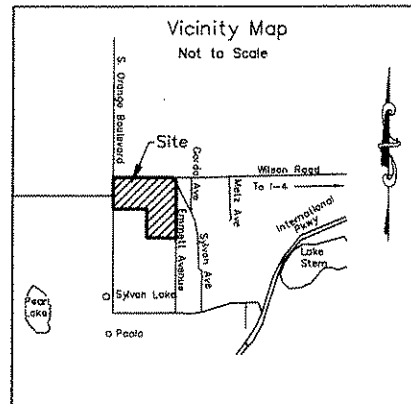
A parcel of land lying Section 31, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 31, Township 19 South, Range 30 East; thence run North 89°54'41" East along the North line of the Northwest 1/4 of said Section 31, for a distance of 40.00 feet; thence run South 00°00'14" West, for a distance of 25.00 feet to a point on the South right of way line of Wilson Road, said point being the POINT OF BEGINNING; thence run North 89°54'41" East along said South right of way line of Wilson Road, for a distance of 972.98 feet; thence run South 29°07'23" East along the Westerly right of way line of Sylvan Avenue, for a distance of 80.74 feet to a point on the West right of way line of Emmett Avenue; thence run South 00°00'44" West along said West right of way line of Emmett Avenue, for a distance of 811.41 feet to a point on the North right of way line of Fifth Avenue; thence run South 89°54'41" West along said North right of way line of Fifth Avenue, for a distance of 514.72 feet; thence run North 00°00'44" East, for a distance of 423.14 feet; thence run South 89°54'41" West, for a distance of 497.50 feet to a point on the East right of way line of Orange Boulevard; thence run North 00°00'14" East along said East right of way line of Orange Boulevard, for a distance of 458.86 feet to the POINT OF BEGINNING.

Contains 19.631 acres more or less.

The State plane coordinates shown hereon are based on Seminole County Horizontal Control Points. Specifically, GPS numbers 0268 and 0269, being 4" x 4" concrete monuments with Brass Disk stamped with the respective G.P.S. numbers. Coordinate values are for informational use and are not on the same bearing basis as this plat.

① N 1624040.5984 E 539957.0082	④ N 1623162.4800 E 540971.1200	⑦ N 1623581.7382 E 539958.0274
② N 1624044.3287 E 540929.9813	⑤ N 1623160.5086 E 540456.4038	
③ N 1623973.8876 E 540989.4370	⑥ N 1623583.6456 E 540455.5261	



Notes

- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 31, Township 19 South, Range 30 East being assumed as North 00°00'14" East.
- Tract A is 5 foot wide additional right of way for Orange Boulevard and is hereby dedicated to Seminole County.
- Tract B is a 6 foot wide additional right of way for Wilson Road and is hereby dedicated to Seminole County.
- Tract C is a private road to be owned and maintained by the Wilson Park Homeowner's Association.
- Tracts D and E are drainage retention areas to be owned and maintained by the Wilson Park Homeowner's Association.
- Tract F is a Lift Station tract and is hereby dedicated to Seminole County, Florida.
- There is an Access, Utility and Drainage easement over, under and across Tract C, D and E hereby dedicated to Seminole County.
- All lines are radial to curve, unless otherwise noted.
- There is a 10.00' wide sidewalk and utility easement on the front of all lots and tracts adjacent to Tract C.

Legend

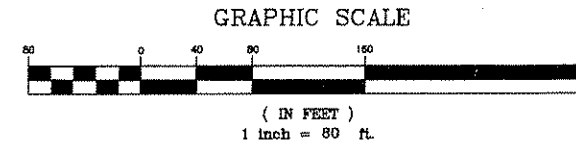
D.B. denotes Deed Book	PRM denotes permanent reference monument
O.R. denotes Official Records Book	PSM denotes Professional Surveyor and Mapper
P.B. denotes Plat Book	• denotes change of direction, no point set
R/W denotes right of way	⊙ denotes Set PK nail and disk stamped "PCP-PSM 5205", unless otherwise noted
P.C. denotes point of curvature	⊠ denotes Set 4" x 4" concrete monument and disk "PCP-PSM 5205", unless otherwise noted
P.C. denotes point of reverse curvature	① denotes point number for Seminole County Horizontal Control Points coordinate values.
P.T. denotes point of tangency	G.P.S. denotes global positioning system
R.P. denotes radius point	N denotes North State Plane coordinate value
P.I. denotes point of intersection	E denotes East State Plane coordinate value
POP denotes permanent control point	
NR denotes not radial	

Benchmark Surveying & Mapping Consultants, Inc.
Certificate of Authorization Number - LB-6796
Post Office Box 771065, Winter Garden, Florida 34777-1065
14545 Porter Road, Winter Garden, Florida 34787
(407) 654-6183 Fax (407) 654-6184

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.

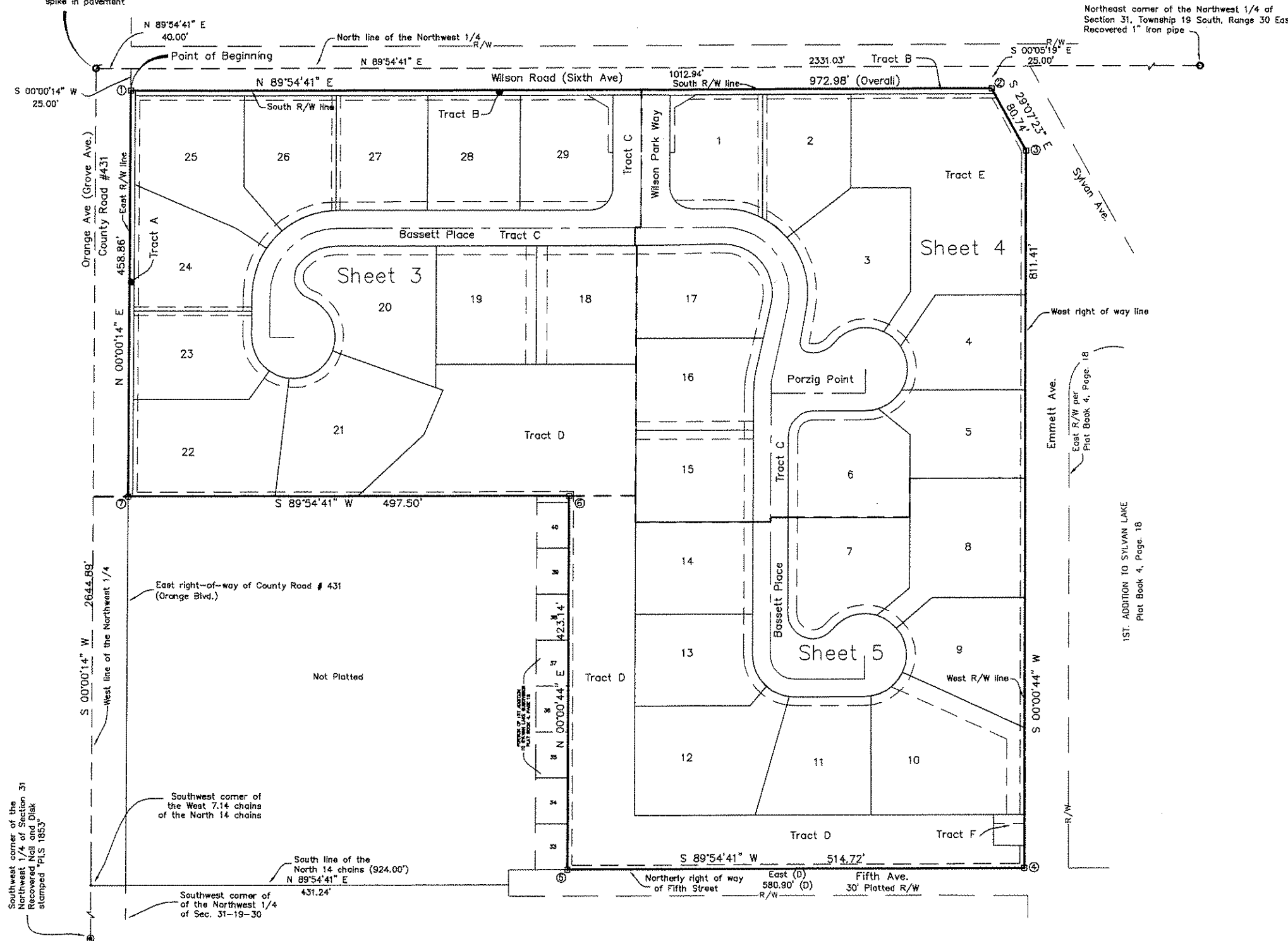
WILSON PARK

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Point of Commencement
Northwest corner of Section 31,
Township 19 South, Range 30 East
Recovered railroad
spike in pavement

Northeast corner of the Northwest 1/4 of
Section 31, Township 19 South, Range 30 East
Recovered 1" iron pipe



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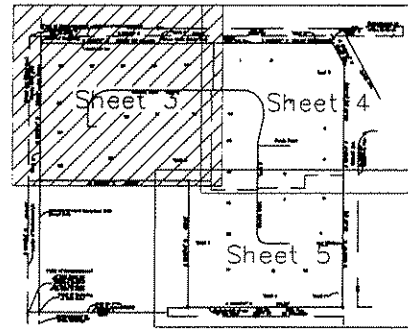
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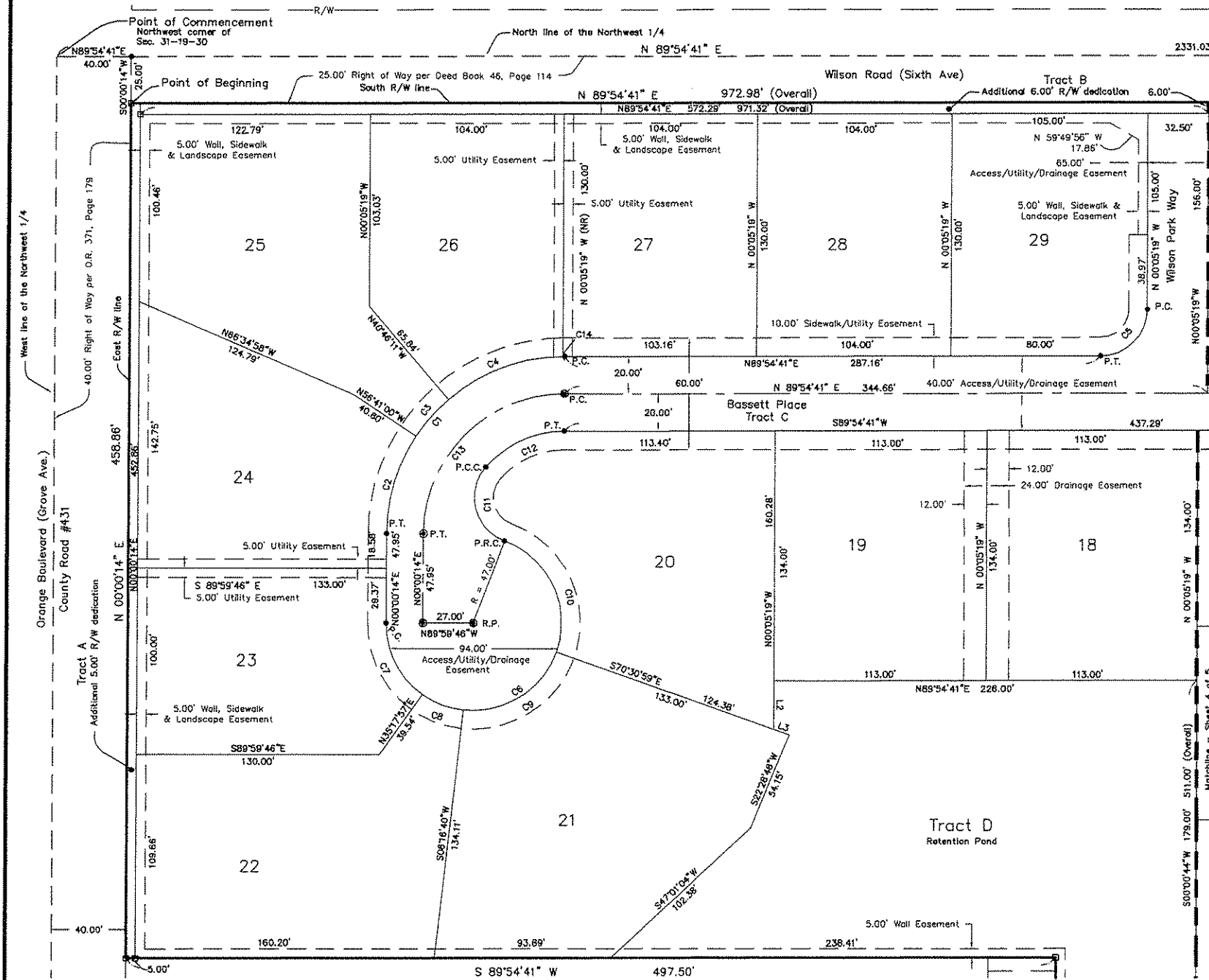
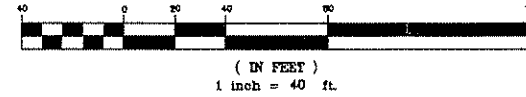
SHEET 3 OF 5

PLAT BOOK

PAGE



GRAPHIC SCALE



Curve	Radius	Delta	Length	Chord Bearing
C1	95.00'	88°54'27"	149.07'	S 44°57'27" W
C2	95.00'	33°18'46"	55.23'	S 16°39'37" W
C3	95.00'	15°54'49"	26.39'	S 41°16'24" W
C4	95.00'	40°10'20"	66.61'	S 69°18'59" W
C5	25.00'	90°00'00"	39.27'	N 44°54'41" E
C6	47.00'	248°30'42"	204.68'	N 59°14'53" E
C7	47.00'	54°42'18"	44.87'	S 27°20'55" E
C8	47.00'	29°01'17"	23.81'	S 89°12'41" E
C9	47.00'	76°47'39"	62.89'	N 57°52'51" E
C10	47.00'	88°59'30"	73.00'	N 25°00'44" W
C11	25.00'	110°13'03"	48.02'	S 14°28'57" E
C12	53.00'	49°22'08"	47.39'	S 65°13'38" W
C13	75.00'	89°54'27"	117.69'	S 44°57'27" W
C14	95.00'	0°30'32"	0.84'	S 69°39'29" W

LINE	BEARING	LENGTH
L1	S89°18'16"W	1.85'
L2	N00°05'19"W	26.28'
L3	S70°30'55"E	8.52'

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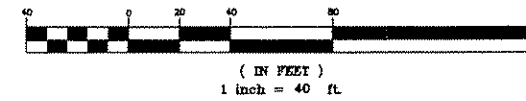
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19 South, Range 30 East, Seminole County, Florida

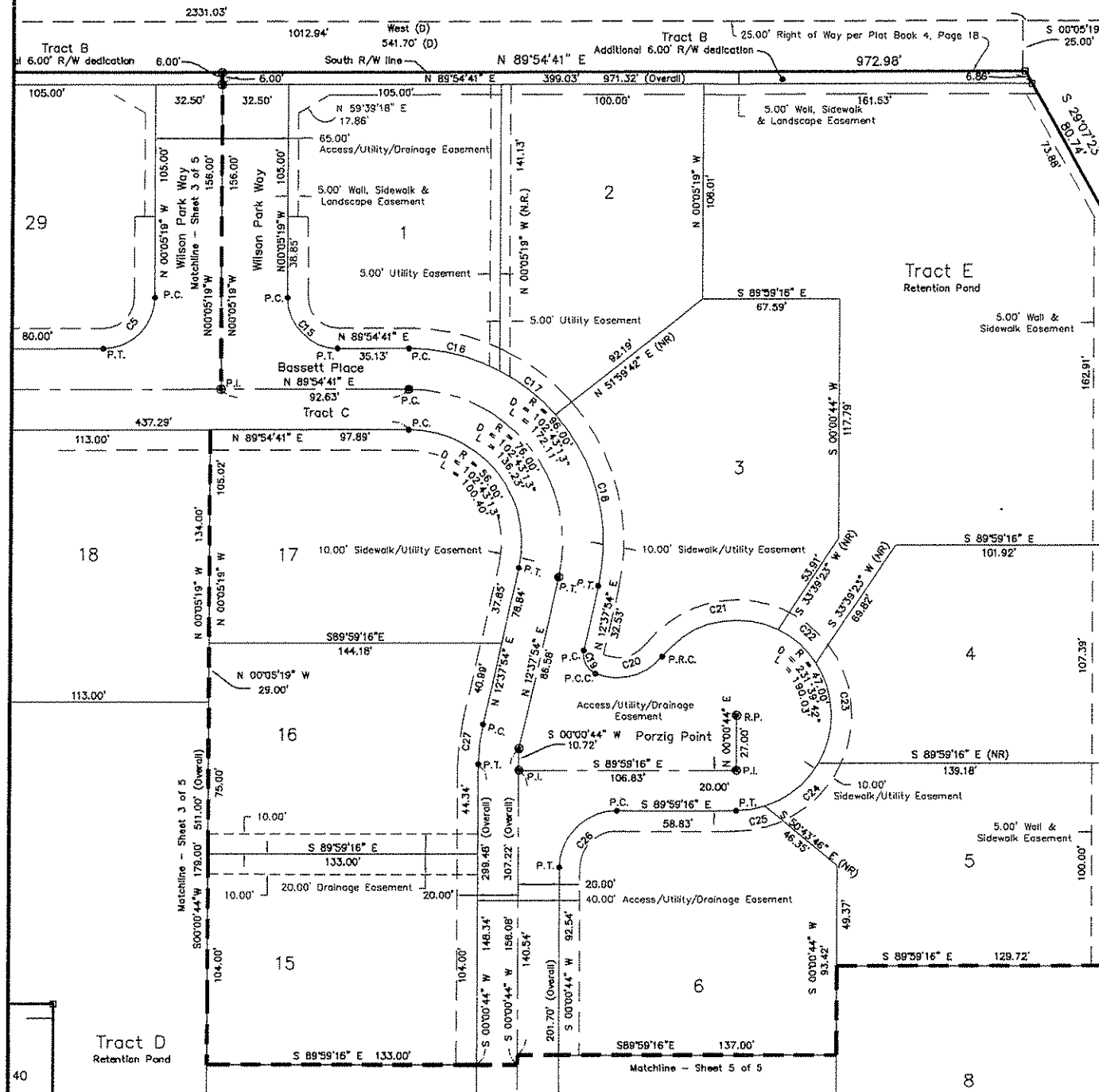
SHEET 4 OF 5

PLAT BOOK PAGE

GRAPHIC SCALE

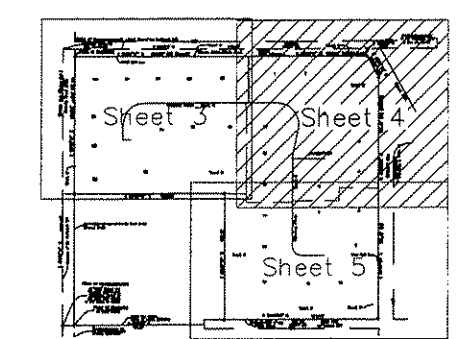


Northeast corner of
of the Northwest 1/4
of Sec. 31-19-30



Curve Table				
Curve	Radius	Delta	Length	Chord Bearing
C15	25.00'	90°00'00"	39.77'	S 45°05'19" E
C16	98.00'	27°51'56"	48.89'	N 76°09'21" W
C17	98.00'	20°51'04"	34.94'	N 51°47'51" W
C18	98.00'	54°00'12"	90.48'	N 14°22'12" W
C19	10.00'	80°01'14"	13.97'	S 27°22'43" E
C20	28.00'	74°15'38"	36.29'	N 75°28'51" E
C21	47.00'	77°15'15"	63.37'	S 76°58'39" W
C22	47.00'	31°07'18"	25.63'	N 48°50'05" W
C23	47.00'	63°15'19"	51.89'	N 01°38'48" W
C24	47.00'	42°20'28"	34.72'	N 51°09'08" E
C25	47.00'	17°41'24"	14.61'	N 81°10'02" E
C26	28.00'	90°00'00"	43.98'	S 45°00'44" W
C27	90.00'	12°37'10"	18.82'	S 06°19'19" W
C28	47.00'	48°40'20"	39.93'	S 24°19'26" E

East R/W per
Plat Book 4, Page 18



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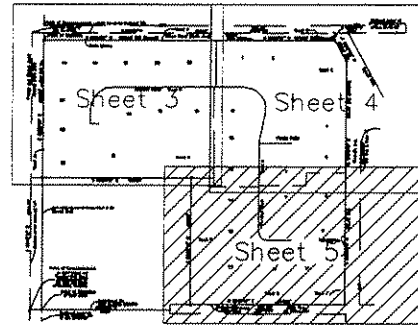
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SHEET 5 OF 5

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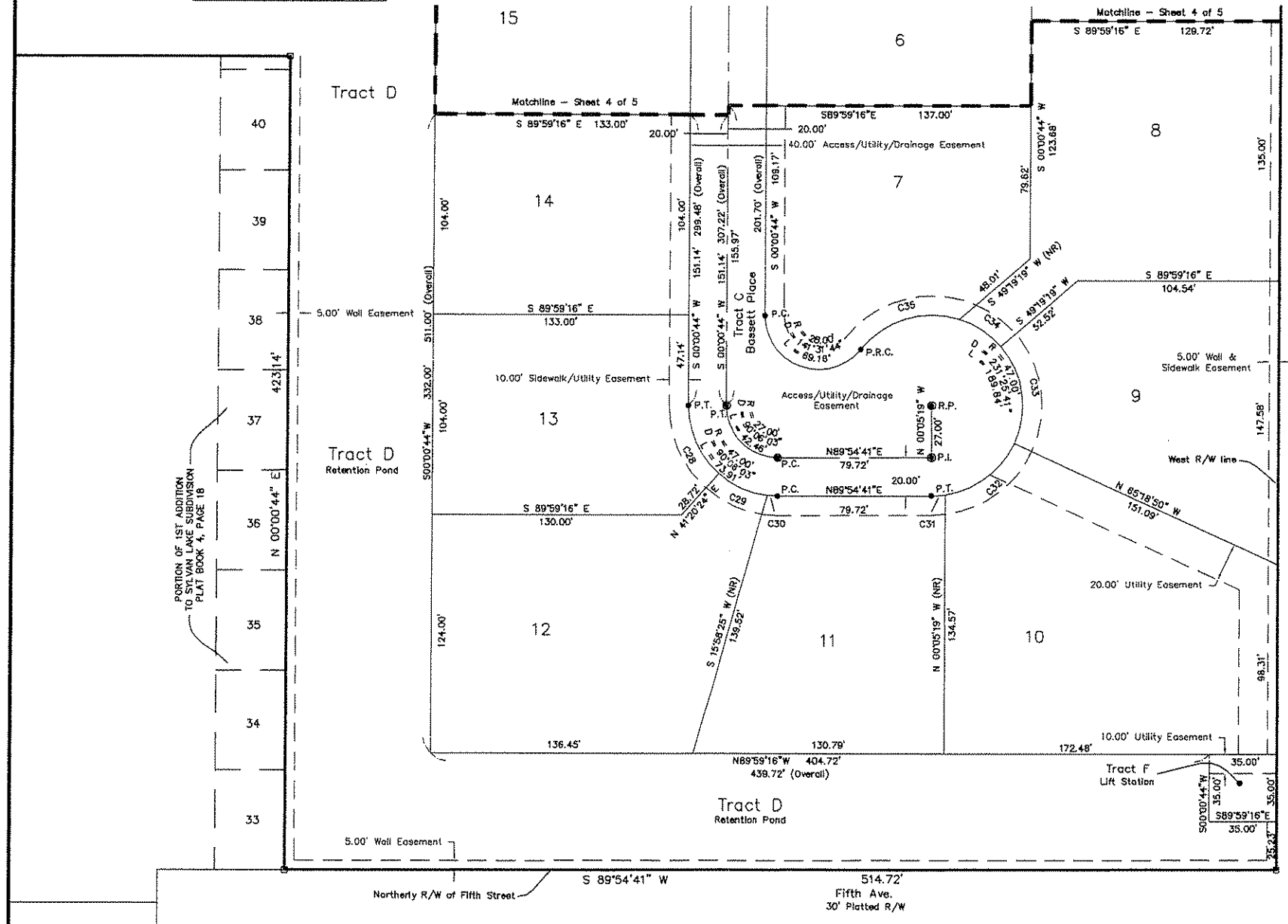


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

See Sheet 4 for curve information



Emmett Ave.
Per Plat Book 4, Page 18

PORTION OF 1ST ADDITION
TO SYLVAN LAKE SUBDIVISION
PLAT BOOK 4, PAGE 18

Curve	Radius	Delta	Length	Chord Bearing
C28	47.00'	48°40'20"	39.93'	S 24°19'28" E
C29	47.00'	35°00'11"	28.71'	S 66°09'41" E
C30	47.00'	8°25'32"	5.27'	S 88°52'33" E
C31	47.00'	8°48'03"	7.23'	N 85°30'08" E
C32	47.00'	56°24'27"	46.27'	N 52°35'24" E
C33	47.00'	65°21'51"	53.62'	N 07°59'45" W
C34	47.00'	32°08'08"	28.38'	N 56°44'44" W
C35	47.00'	68°42'14"	56.36'	S 72°50'06" W

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