

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Plat approval for Regency Estates, Phase 2

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys CONTACT: Cynthia Sweet EXT. 7443

Agenda Date 3/28/2006 Regular Consent Work Session Briefing
Public Hearing - 1:30 Public Hearing - 7:00

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Regency Estates, Phase 2, containing 18 single family residential lots on a 5.64 acre parcel zoned R-1BB (Single Family Dwelling District), located on the east side of Mikler Road, approximately 1/4 mile south of Red Bug Lake Road, and approximately 1/4 mile north of West Chapman Road, in Sections 19 and 20, Township 21 S, Range 31 E - Mikler Road Property, LLC, applicant.

District 1 - Dallari (Cynthia Sweet, Planner)

BACKGROUND:

The applicant, Mikler Road Property, LLC, is requesting approval of the final plat for Regency Estates, Phase 2. The plat consists of 18 single family residential lots on a 5.64 acre parcel zoned R-1BB (Single Family Dwelling District). Each lot is serviced by Seminole County as the utility provider for water and sewer and all internal roads within the development are public. The site is located on the east side of Mikler Road, approximately 1/4 mile south of Red Bug Lake Road, and approximately 1/4 mile north of West Chapman Road, in Sections 19 and 20, Township 21 S, Range 31 E.

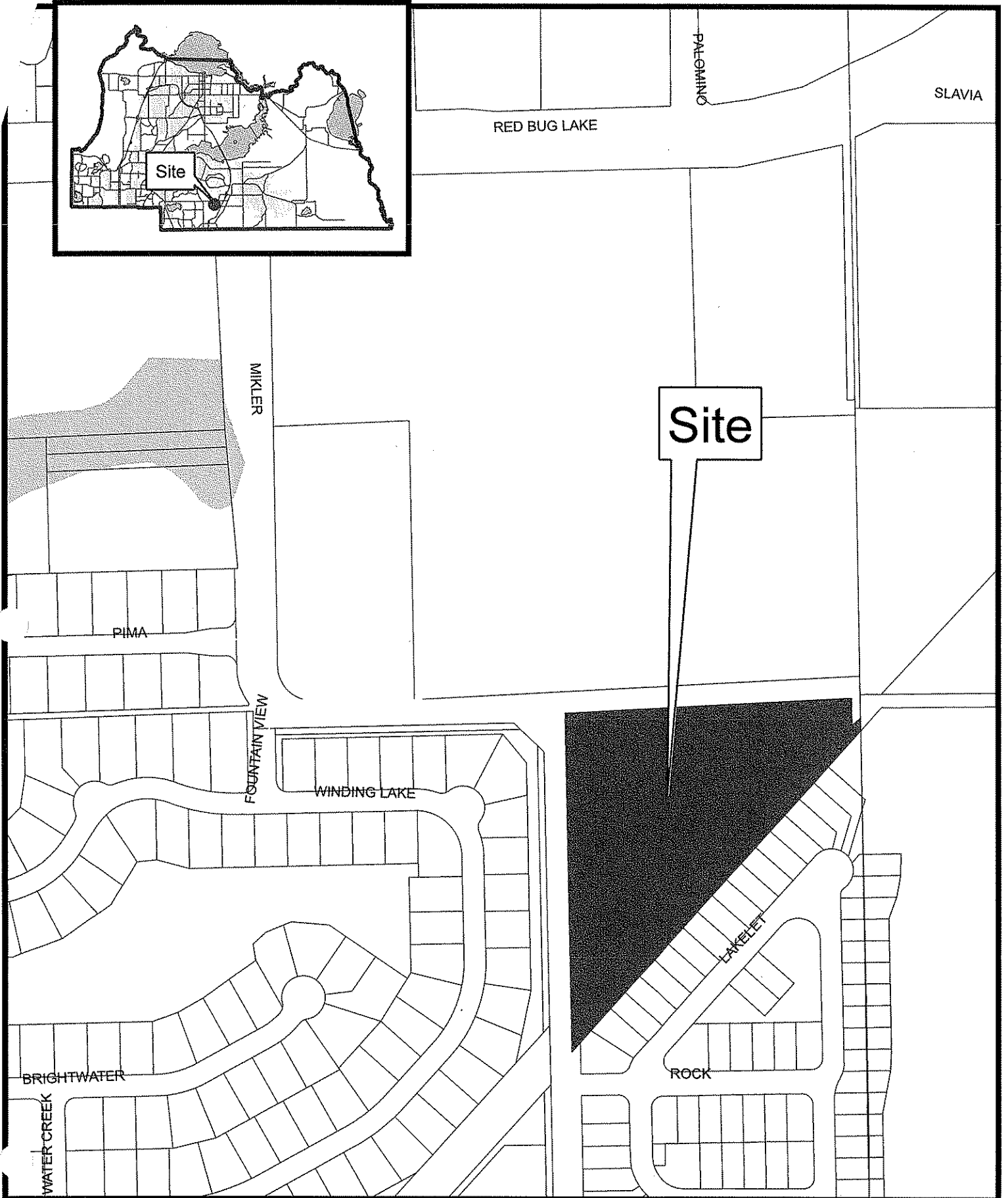
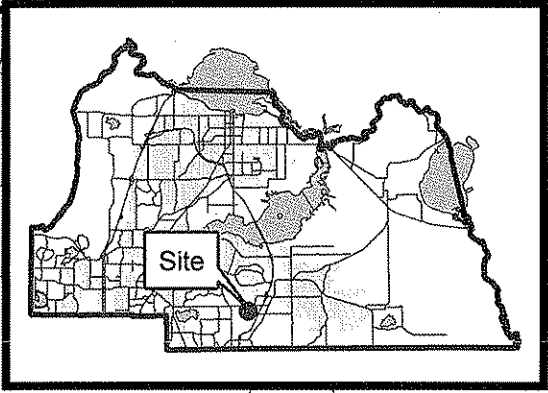
The plat meets all the requirements of the Seminole County Land Development Code, Chapter 35 and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute the final plat for Regency Estates, Phase 2, as requested by the applicant.

District 1 - Dallari
Attachments: Location Map - Exhibit A
Reduced Copy of Plat - Exhibit B

Reviewed by: [Signature]
Co Atty: [Signature]
DFS: [Signature]
Other: [Signature]
DCM: [Signature]
CM: [Signature]
File No. cpdd02



Regency Estates, Phase 2

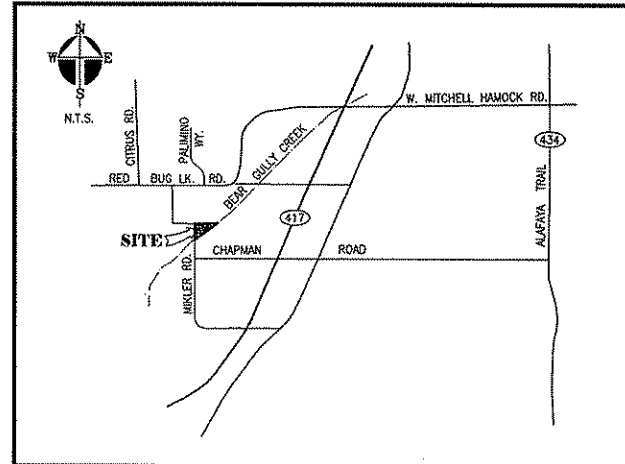
Site Map

EXHIBIT A

REGENCY ESTATES, PHASE 2

SECTIONS 19 & 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

A REPLAT OF A PORTION OF SLAVIA COLONY COMPANY'S SUBDIVISION
AS RECORDED IN PLAT BOOK 2, PAGE 71 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



LEGAL DESCRIPTION:

East half of Lot 75 lying North and West of the center line of that certain drainage canal known as BEAR GULLY'S CANAL or CREEK in SLAVIA COLONY COMPANY'S SUBDIVISION in Section 19 and 20, Township 21 South, Range 31 East according to the Plat thereof as recorded in Plat Book 2, Page 71, of the Public Records of Seminole County, Florida.

Further described as follows:

Commence at the East 1/4 corner of Section 19, Township 21 South, Range 31 East run South 00°57'31" East a distance of 1342.93 feet to the Point of Beginning; run North 89°32'22" East a distance of 23.58 feet; thence South 41°44'02" West a distance of 994.27 feet; thence North 01°08'58" West a distance of 725.43 feet; thence North 88°33'08" East a distance of 653.04 feet; to the Point of Beginning;

Containing 5.64 acres more or less.

SURVEYOR'S NOTES:

1. Bearings based on the south line of parcel being S41°44'02"W per plat of Regency Estates, Plat Book 66, Pages 26-31, of the Public Records of Seminole County, Florida.
2. The 5' Wall and Landscaping easement will be maintained and dedicated to the Regency Estates Property Owners' Association, Inc.
3. Coordinates shown hereon are based on Seminole County Engineering Department Reference Points. The bearings and distances derived therefrom are based on the Florida Coordinate System, East Zone and are therefore not consistent with the legal description shown hereon.



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.

PLAT BOOK

PAGE

DEDICATION

REGENCY ESTATES, PHASE 2

KNOW ALL MEN BY THESE PRESENTS, That the owner named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands, tracts, rights of way, and utility easements as follows:

- (1) Tracts 'E' and 'F' road right of ways are dedicated to Seminole County.
 - (2) Utility easements are dedicated to the perpetual use of the public.
 - (3) Tracts 'A' and 'D' are dedicated to Seminole County for the use of a lift station and stormwater drainage canal.
 - (4) Tracts 'B' and 'C' to be owned and maintained by the Regency Estates Property Owners' Association Inc., for open space and drainage purposes.
- However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

IN WITNESS WHEREOF has caused these presents to be signed and attested to by its president below on _____

(date)

MIKLER ROAD PROPERTY, LLC, a Florida Limited Liability Company

By: _____

CHARLES W. CLAYTON, JR.

MANAGING MEMBER

SIGNED AND SEALED IN PRESENCE OF:

Witness (print name) _____ Witness (print name) _____

STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2006 by Charles W. Clayton, Jr., managing member of Mikler Road Property, LLC, a Florida limited liability company. He is personally known to me or has produced a _____ as identification.

NOTARY PUBLIC

Commission No. _____

My Commission Expires: _____

CERTIFICATE OF SURVEYOR AND MAPPER

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

SURVEYOR'S NAME: BERNARD J. MARTIN, IV

February 9, 2006

Signature

Date

Registration Number: 6493

Florida Professional Surveyor

BJM ASSOCIATES, INC.

506 WYMORE ROAD

WINTER PARK, FLORIDA 32789

Certificate of Authorization Number: LB 3376

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.

Attest: _____ Clerk of the Board.

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

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

By: _____ Date: _____

Steve L. Wesels, PLS

Florida Registration Number 4589

County Surveyor for Seminole County, Florida.

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 CIRCUIT COURT

in and for Seminole County, Florida

SHEET 1 OF 2

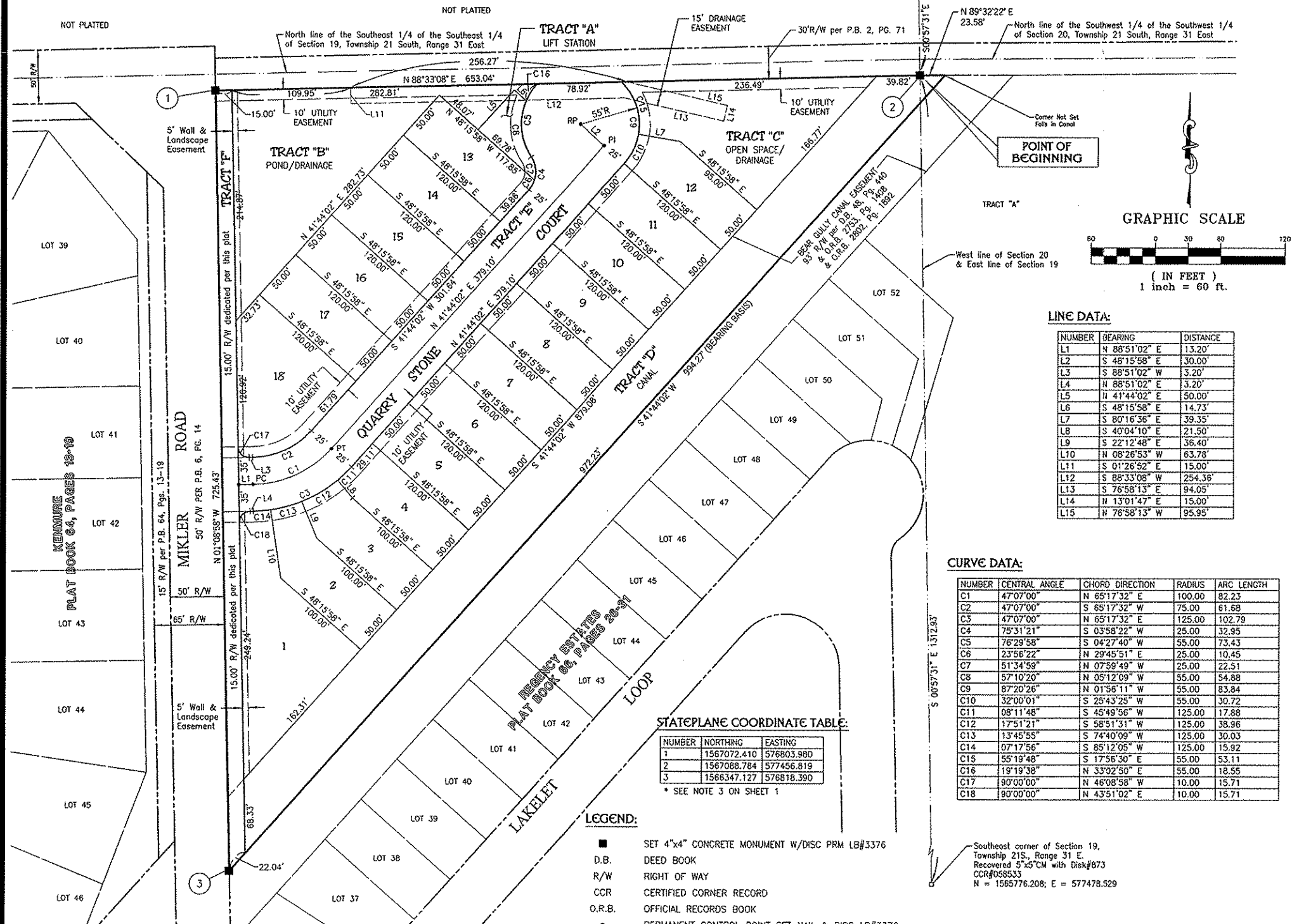
REGENCY ESTATES, PHASE 2

SECTIONS 19 & 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

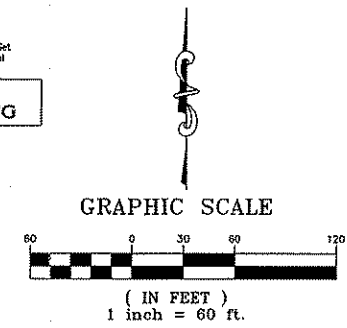
A REPLAT OF A PORTION OF SLAVIA COLONY COMPANY'S SUBDIVISION
AS RECORDED IN PLAT BOOK 2, PAGE 71 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

PLAT BOOK

PAGE



POINT OF COMMENCEMENT
East 1/4 corner of Section 19,
Township 21S., Range 31 E.
Recovered Nail with Disk "Seminole County"
CCR#075355
N = 1568431.530; E = 577434.610



LINE DATA:

NUMBER	BEARING	DISTANCE
L1	N 88°51'02" E	13.20'
L2	S 48°15'58" E	30.00'
L3	S 88°51'02" W	3.20'
L4	N 88°51'02" E	3.20'
L5	N 47°44'02" E	50.00'
L6	S 48°15'58" E	14.73'
L7	S 80°16'36" E	39.35'
L8	S 40°04'10" E	21.50'
L9	S 22°12'48" E	36.40'
L10	N 08°26'53" W	63.78'
L11	S 01°26'52" E	15.00'
L12	S 88°33'08" W	254.36'
L13	S 76°58'13" E	94.05'
L14	N 13°01'47" E	15.00'
L15	N 76°58'13" W	95.95'

CURVE DATA:

NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH
C1	47°07'00"	N 65°17'32" E	100.00	82.23
C2	47°07'00"	S 65°17'32" W	75.00	61.68
C3	47°07'00"	N 65°17'32" E	125.00	102.79
C4	75°31'21"	S 03°58'22" W	25.00	32.95
C5	76°29'58"	S 04°27'40" W	55.00	73.43
C6	23°56'22"	N 29°45'51" E	25.00	10.45
C7	51°34'59"	N 07°59'49" W	25.00	22.51
C8	57°10'20"	N 05°12'09" W	55.00	54.88
C9	87°20'26"	N 01°56'11" W	55.00	83.84
C10	32°00'01"	S 25°43'25" W	55.00	30.72
C11	08°11'48"	S 45°49'56" W	125.00	17.88
C12	17°51'21"	S 58°51'31" W	125.00	38.96
C13	13°45'55"	S 74°40'09" W	125.00	30.03
C14	07°17'56"	S 85°12'05" W	125.00	15.92
C15	55°19'48"	S 17°56'30" E	55.00	53.11
C16	19°19'38"	N 33°02'50" E	55.00	18.55
C17	90°00'00"	N 46°08'58" W	10.00	15.71
C18	90°00'00"	N 43°51'02" E	10.00	15.71

STATEPLANE COORDINATE TABLE:

NUMBER	NORTHING	EASTING
1	1567072.410	576803.980
2	1567068.784	577456.819
3	1566347.127	576818.390

* SEE NOTE 3 ON SHEET 1

LEGEND:

- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
- D.B. DEED BOOK
- R/W RIGHT OF WAY
- CCR CERTIFIED CORNER RECORD
- O.R.B. OFFICIAL RECORDS BOOK
- PERMANENT CONTROL POINT SET NAIL & DISC LB#3376
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIUS POINT
- ① STATE PLANE COORDINATE NUMBER (SEE STATE PLANE COORDINATE TABLE)

Southeast corner of Section 19,
Township 21S., Range 31 E.
Recovered 5"x5"CM with Disk#873
CCR#058533
N = 1565776.208; E = 577478.529

BJM ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • SURVEYORS
506 WYMORE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407)645-5566, FAX # (407)629-5389

SHEET 2 OF 2