

Item # 23

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: SANDY LANE RESERVE PHASE 2 FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *MM* CONTACT: Denny Gibbs *DG* EXT. 7359
DM

Agenda Date 4/12/05 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 Sandy Lane Reserve Phase 2 subdivision in Section 7 Township 21S Range 29E.

District 3 – Van Der Weide (Denny Gibbs, Planner)

BACKGROUND:

The applicant, Signature Development Corporation, is requesting approval of the final plat for Sandy Lane Reserve Phase 2, a 16 lot subdivision on 9.6 +/- acres located on the west side of Sandy Lane, south of Sand Lake Road. The north half of the subdivision consists of 8 lots zoned R1-AAAA. The minimum lot size is 21,780 sq. ft. as required by code. The south half of the subdivision consists of 8 lots zoned R1-AAA. The minimum lot size is 13,500 sq. ft.. A retention tract is being provided along Sunset View Court. Water service is being provided by Sanlando Utilities and sewer is being provided via septic tanks. The roads will be dedicated to Seminole County. A performance bond will be provided in compliance with SCLDC 35.44(e)(1) prior to recording of the plat.

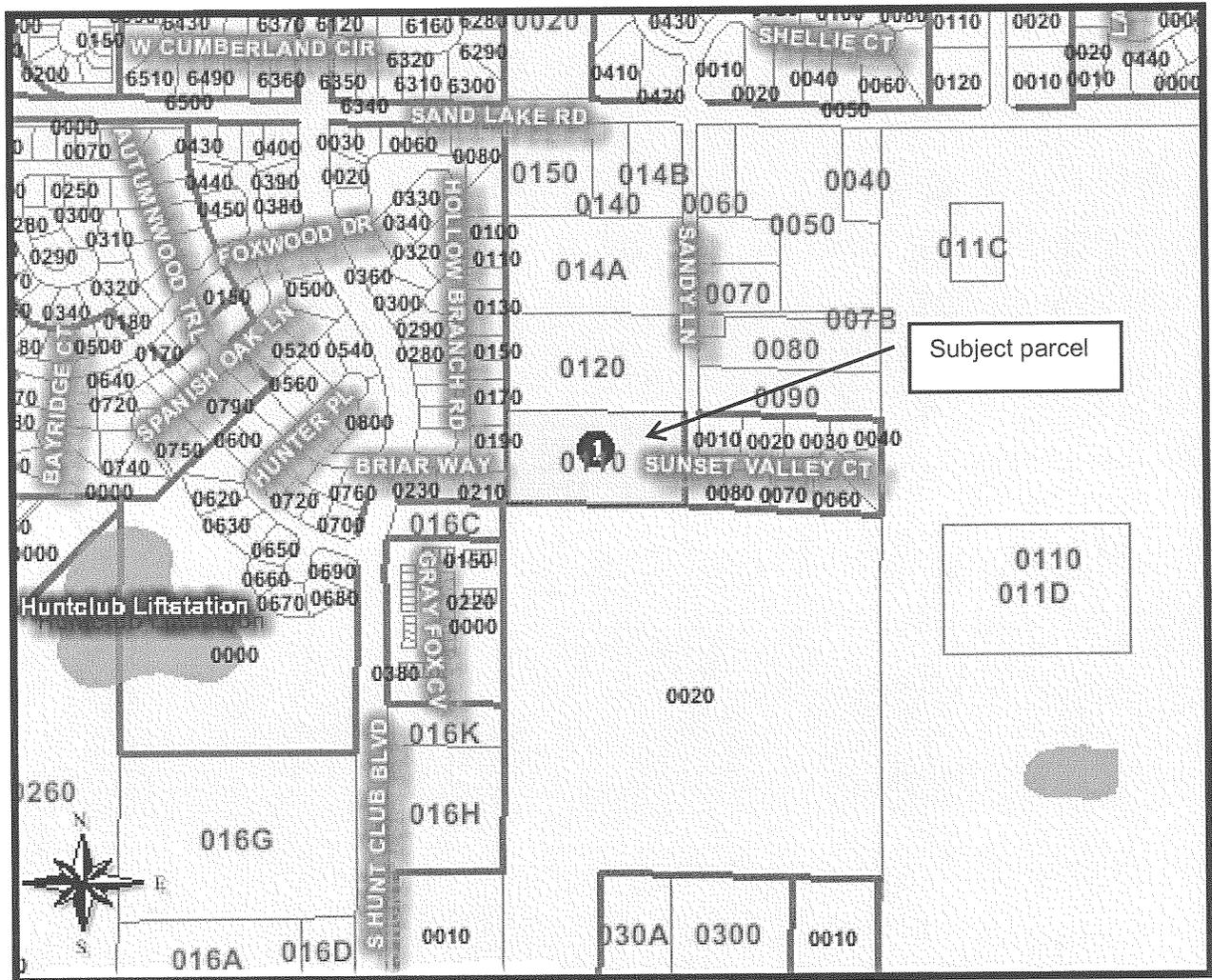
Staff has reviewed the plat and finds that it meets all requirements of the applicable zoning, the Land Development Code, and of Ch. 177 F.S.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Sandy Lane Reserve Phase 2 Subdivision.

District 3 – Van Der Weide
Attachments: Location Map
Plat Reduction

Reviewed by: KR
Co Atty: _____
DFS: _____
Other: JK
DCM: _____
CM: JK
File No. cpdd03



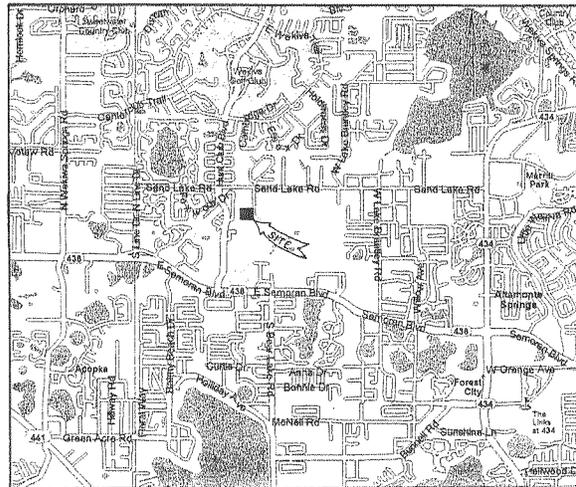
LOCATION MAP

Sandy Lane Reserve
Phase 2

SANDY LANE RESERVE PHASE 2

LYING IN SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA
LEGAL DESCRIPTION

The North 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, (LESS the West 16.5 feet), Public Records of Seminole County, Florida, (ALSO LESS the East 25 feet for Road); AND ALSO the South 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 LESS the West 16.5 feet and FURTHER LESS and EXCEPT the East 25 feet thereof as shown in OR Book 4432, Page 1535 of Section 7, Township 21 South, Range 29 East, of the Public Records of Seminole County, Florida. Containing 9.59 acres, more or less.



LOCATION SKETCH

NOTES:

- 1) The purpose of the utility easements shown hereon is as follows: installation and maintenance of, but not limited to, sanitary sewers, water lines, gas lines, power lines, telephone lines, and cablevision lines.
- 2) The purpose of the drainage easements shown is as follows: installation and maintenance of storm sewers and drainage swales.
- 3) The purpose of Tracts "A" as shown hereon is for the construction and maintenance of a storm water retention pond. Said Tract is to be owned and maintained by the SANDY LANE RESERVE Homeowners Association, Inc. with drainage rights dedicated to Seminole County, Florida.
- 4) **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.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are true based on Seminole County GPS Stations 286 and 287.
- 2) ○ - indicates Permanent Reference Monument set (4"x4" concrete monument stamped P.R.M. # 3382)
- 3) ● - indicates Permanent Control Point set (nail & cap stamped P.C.P. #3382)
- 4) ○ - indicates 1/2" iron rod and cap #3382.
- 5) [] - indicates Florida East Zone State Plane Coordinates as shown on sheet 2 of 2
- 6) State Plane Coordinates shown hereon are based on Seminole County GPS Stations 0266 and 0267.
- 7) Dimensions shown hereon are expressed in feet and decimals thereof.

NOTE: A JOINDER AND CONSENT TO THE DEDICATION OF THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PREPARED BY:
R. BLAIR KITNER - P.S.M. NO. 3382
2597 SANFORD AVENUE
SANFORD, FLORIDA 32773
407 322-2000

PLAT
BOOK

PAGE

**SANDY LANE RESERVE PHASE 2
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that SIGNATURE DEVELOPMENT CORPORATION, being the owner in fee simple of the lands described in the attached plat entitled SANDY LANE RESERVE PHASE 2, located in Seminole County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed, and dedicates SUNSET RIDGE COURT, SUNSET VIEW COURT, and all easements as described or shown hereon to the perpetual use of the public for the uses and purposes therein expressed.

IN WITNESS WHEREOF, the corporation named below has caused these presents to be signed by the officer named below on this 14th day of February 2005.

SIGNATURE DEVELOPMENT CORPORATION

Kenneth F. Watkins
KENNETH F. WATKINS, President

SIGNED AND SEALED IN THE PRESENCE OF:

Melanie Myers
MELANIE MYERS
Marilyn Watters
MARILYN WATTERS

State of Florida, County of Seminole

I HEREBY CERTIFY, that on this 14th day of February 2005, before me, personally appeared KENNETH F. WATKINS, President of SIGNATURE DEVELOPMENT CORPORATION, a Florida Corporation, personally known to me to be the individual and officer described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer duly authorized; that the official seal of said corporation is duly affixed hereto; and that said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Jocelyn Green
JOCELYN GREEN
Notary Public Commission No. C-1000082
My Commission Expires: 15 March 2005

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that this plat is a true and correct representation of the lands surveyed. That the plat 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, and meets the Minimum Technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.051 (7) regarding "Permanent Reference Monuments", that this land is located in Seminole County, Florida, and that I am a Professional Surveyor and Mapper pursuant to Section 177.061 of the Florida Statutes.

R. Blair Kitner - P.S.M. No. 3382
2597 Sanford Avenue - Sanford, Florida 32773
(407) 322-2000
Dated this 14th day of February 2005

SEAL

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

THIS IS TO CERTIFY that on this ____ day of _____, 2005, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

By: _____ Date: _____
Printed Name: _____

Attest: _____
Clerk of the Board
Printed Name: _____

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This is to certify that on this ____ day of _____, 2005, I reviewed this plat and find that it complies with the survey requirements of Chapter 177 of the Florida Statutes

STEVE L. WESSELS
Seminole County Surveyor
Florida Registration No. 4589

CERTIFICATE OF CLERK OF THE COURT

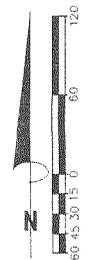
I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177 of the Florida Statutes and was filed for record this ____ day of _____, 2005 at _____.

By: _____ File Number: _____
Maryanne Morse, Clerk of the Court in and for Seminole County, Florida

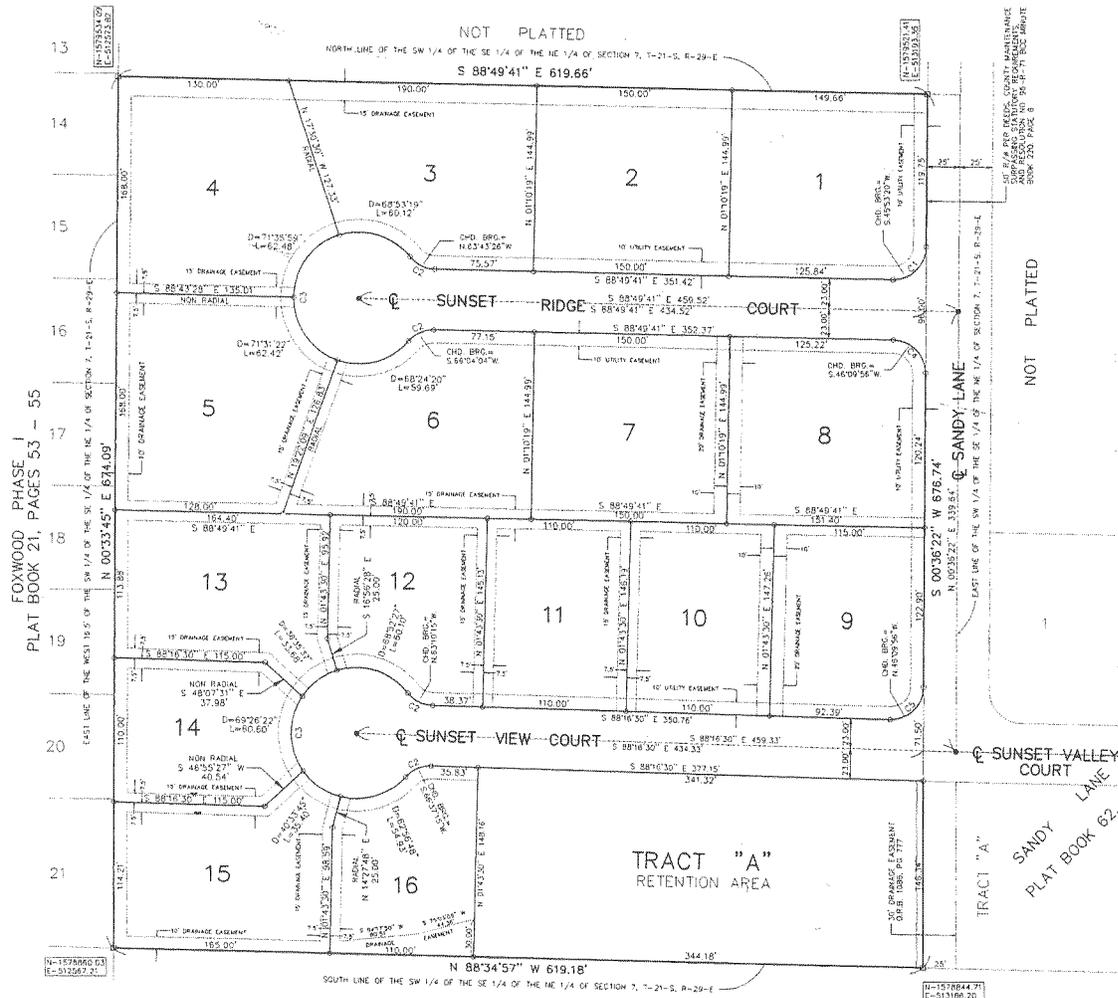
SANDY LANE RESERVE PHASE 2

LYING IN SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK SHEET 2 OF 2



SCALE: 1"=60'



- NOTES:**
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- SURVEYOR'S NOTES:**
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 - 2) \odot - indicates Permanent Reference Monument set (4"x4" concrete monument stamped P.R.M. # 3362)
 - 3) \bullet - indicates Permanent Control Point set (nail & cap stamped P.C.P. #3382)
 - 4) \circ - indicates 1/2" iron rod and cap #3382.
 - 5) \square - indicates Florida East Zone State Plane Coordinates as shown on sheet 2 of 2
 - 6) State Plane Coordinates shown hereon are based on Seminole County GPS Stations 0286 and 0287.
 - 7) Dimensions shown hereon are expressed in feet and decimals thereof.

- LEGEND:**
- D = delta
 - R = radius
 - L = length
 - P.C. = Point of Curvature
 - P.T. = Point of Tangency
 - P.I. = Point of Intersection
 - R.P. = Radius Point

CURVE DATA TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD
C1	90°33'52"	25.00'	39.52'	35.53'
C2	50°12'26"	25.00'	21.91'	21.21'
C3	280°24'56"	50.00'	244.71'	64.00'
C4	89°26'03"	25.00'	39.02'	35.18'
C5	91°07'08"	25.00'	39.76'	35.70'

PREPARED BY:
R. BLAIR KIRNER - P.S.M. NO. 3382
2597 SANFORD AVENUE
SANFORD, FLORIDA 32773
407 322-2000

HIGHLAND MEMORY GARDENS
PLAT BOOK 9, PAGES 58-62

FOXWOOD PHASE I
PLAT BOOK 21, PAGES 53 - 55

TRACT "A"
SANDY LANE RESERVE
PLAT BOOK 62, PAGES 32 & 33