

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Plat Approval for Lake Forest Section 13A

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date <u>4/13/2004</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"/>		

MOTION/RECOMMENDATION:

Approve the Final Plat of Lake Forest Section 13A – Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President, applicant
District 5 – McLain (Cynthia Sweet, Planner)

BACKGROUND:

The applicant, Richard D. Bavec, Senior Vice President, Orlando Lake Forest Joint Venture, is requesting approval of the Final Plat of Lake Forest Section 13A. The plat consists of 11 single family residential lots zoned PUD (Planned Unit Development) on a 7.3 acre parcel. Each lot is serviced by Seminole County for water and sewer and all internal roads within the development are private. The site is located on the north side of SR 46, approximately 1 mile west of I-4 in Section 20, Township 19 S, and Range 30 E.

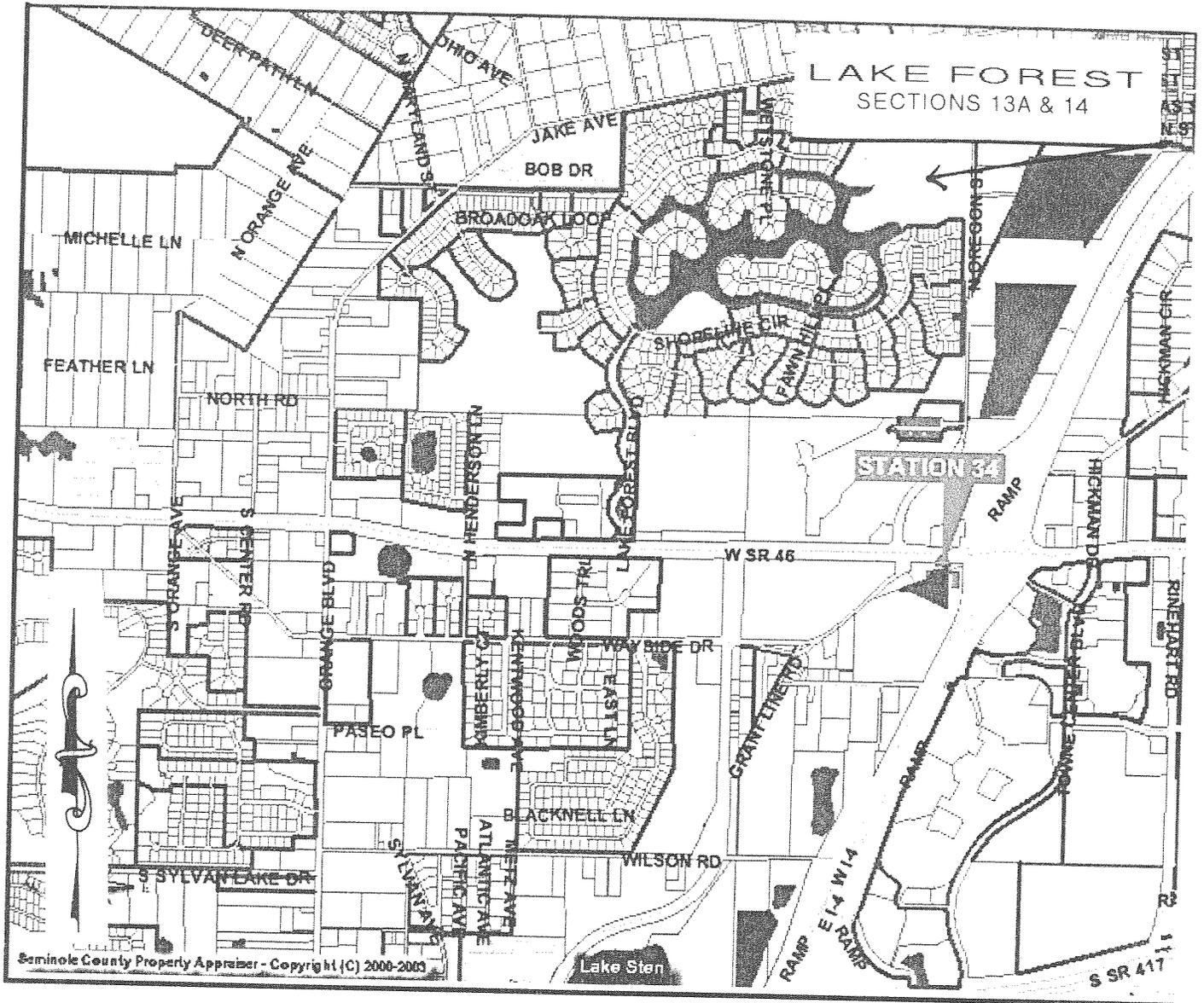
The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Lake Forest Planned Unit Development, Chapter 35 of the Seminole County Land Development Code, and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of Lake Forest Section 13A

District 5 - McLain
Attachments: Location Map - Exhibit A
Reduced copy of Plat - Exhibit B

Reviewed by:	
Co Atty:	<u>KSC</u>
DFS:	
Other:	<u>[Signature]</u>
DCM:	<u>SS</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd02</u>



LOCATION MAP

LAKE FOREST SECTION 13A

SECTION 20, TOWNSHIP 19, SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

REPLATTING A PORTION OF VACATED "MAP OF SANFORD FARMS" AS
RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

LAKE FOREST SECTION 13A

A PORTION OF LAND SITUATE IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

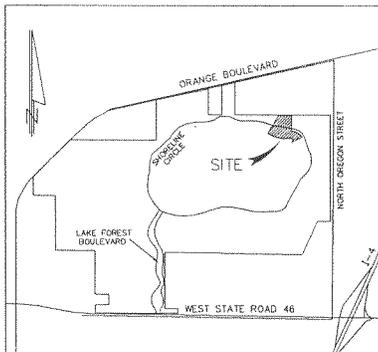
BEGIN AT THE NORTHEAST CORNER OF LOT 574, LAKE FOREST SECTION 13, AS RECORDED IN PLAT BOOK 60, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF FOREST COVE, AS RECORDED IN PLAT BOOK 55, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°52'38" EAST A DISTANCE OF 152.14 FEET ALONG THE SOUTH LINE OF SAID FOREST COVE TO THE SOUTHEAST CORNER OF LOT 18 SAID FOREST COVE; THENCE DEPARTING SAID SOUTH LINE OF FOREST COVE, RUN SOUTH 89°53'39" EAST 173.77 FEET TO THE NORTHWEST CORNER OF LOT 608, LAKE FOREST SECTION 14, AS RECORDED IN PLAT BOOK _____, PAGES _____ AND _____ OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 02°42'00" WEST 361.15 FEET ALONG THE WESTERLY LINE OF SAID LAKE FOREST SECTION 14 TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 50°53'27", SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SHORELINE CIRCLE AS SHOWN ON SAID LAKE FOREST SECTION 14 PLAT; THENCE FROM A CHORD BEARING OF SOUTH 59°08'57" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 306.43 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SHORELINE CIRCLE TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 63°22'38" WEST A DISTANCE OF 273.31 FEET; THENCE RUN NORTH 88°29'57" WEST A DISTANCE OF 335.45 FEET TO THE NORTHEAST CORNER OF TRACT A, LAKE FOREST SECTION 11B, AS RECORDED IN PLAT BOOK 59, PAGES 96 AND 97, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 57°45'28" WEST ALONG THE NORTH LINE OF SAID LAKE FOREST SECTION 11B A DISTANCE OF 286.01 FEET TO THE SOUTHEAST CORNER OF TRACT A, OF THE AFORESAID LAKE FOREST SECTION 13; THENCE DEPARTING SAID NORTH LINE OF LAKE FOREST SECTION 11B, RUN ALONG THE EASTERLY LINE OF SAID LAKE FOREST SECTION 13 THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 26°54'28" EAST A DISTANCE OF 208.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SHORELINE CIRCLE AS SHOWN ON SAID LAKE FOREST SECTION 13 PLAT; THENCE RUN SOUTH 63°05'32" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 29.31 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF THE AFORESAID LOT 574 OF LAKE FOREST SECTION 13; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN NORTH 26°54'28" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 320.37 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 7.297 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- DENOTES P.R.M. - PERMANENT REFERENCE MONUMENT, 4" X 4" CONCRETE MONUMENT L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 277.091(8), UNLESS OTHERWISE NOTED.
- DENOTES P.C.P. - PERMANENT CONTROL POINT, NAIL AND DISK L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 277.091(8).
- THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE FOREST SECTION 13 AS RECORDED IN PLAT BOOK 60, PAGES 17 & 18 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, AS BEING N26°54'28"E.
- THERE IS DEDICATED HEREBY A 5.00' WIDE SIDEWALK & UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS.
- THERE IS DEDICATED HEREBY A 7.50' DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES, EXCEPT AS OTHERWISE NOTED.
- STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990) BEING SEMINOLE COUNTY HORIZONTAL CONTROL POINTS.
- 20-19-30 DENOTES SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
- DENOTES P.R.M. - PERMANENT REFERENCE MONUMENT, RECOVERED 4" X 4" CONCRETE MONUMENT L.S. #2353, UNLESS OTHERWISE NOTED.
- ALL CURVILINEAR LOT LINES ARE RADIAL (RAD.) UNLESS NOTED AS N.R. (NON-RADIAL).
- DENOTES CHANGE IN DIRECTION ONLY. NO CORNER SET OR RECOVERED.
- TRACT A IS THE STREET TRACT (SHORELINE CIRCLE AND ISLE POINT) AND IS TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
- THE 17.00 FEET WIDE DRAINAGE AND CONSERVATION EASEMENT LOCATED ALONG THE REAR LOT LINES OF LOTS 668 THROUGH 673 (INCLUSIVE), IS HEREBY DEDICATED TO THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC. AND SEMINOLE COUNTY, FLORIDA FOR DRAINAGE AND MAINTENANCE PURPOSES. CONSTRUCTION AND ACTIVITIES RELATED THERETO ARE HEREBY PROHIBITED WITHIN SAID DRAINAGE AND CONSERVATION EASEMENT.
- TRACT B IS A LAKE/RETENTION/DETENTION TRACT TO BE OWNED AND MAINTAINED BY LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC. OVER THE ENTIRETY OF OF SAID TRACT B, THERE IS A DRAINAGE AND CONSERVATION EASEMENT (D.C.E.) WHICH IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA. NO ENCROACHMENTS OR FILLING IS ALLOWED WITHIN SAID D.C.E.

NOTICE: PCP'S AND LOT CORNERS - (177.091 (8) (9) F.S.)
ALL PCP'S AND LOT CORNERS MUST BE SET PRIOR TO THE EXPIRATION OF THE MAINTENANCE BOND. THE PROFESSIONAL SURVEYOR RESPONSIBLE FOR SETTING THE MONUMENTATION WILL NOTIFY THE COUNTY SURVEYOR IN WRITING OF SAME.



VICINITY MAP
NOT TO SCALE

PLAT NOTES:

- 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, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
L.B. LAND SURVEY BUSINESS
OR No. NUMBER
P.L.S. PROFESSIONAL LAND SURVEYOR
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.

Steve L. Wessels, P.L.S.
Florida Registration No. 4589
County Surveyor for Seminole County, Florida

Date

PLAT BOOK PAGE

LAKE FOREST SECTION 13A
DEDICATION

This is to certify that the undersigned Orlando Lake Forest Joint Venture, a Florida general partnership (hereinafter referred to as "Lawful Owner") is the lawful owner of the lands described in the caption therein and that it has caused the lands described herein to be surveyed and this plat, entitled Lake Forest Section 13A is hereby adopted as a true and correct plat of said lands. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads. Provided however, a perpetual non-exclusive access and utility easement over and under all of the private streets shown hereon are hereby dedicated to Seminole County, Florida. Said streets and easements shall remain private and the sole and exclusive property of the Lawful Owner, unless otherwise noted, and it does hereby grant to the present and future owners of adjacent lands and their guest, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the United States postal service mail carriers, representatives of utilities authorized by the Lawful Owner to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements.

IN WITNESS WHEREOF, the said Owner has executed these presents this _____ day of _____, 2004.

WITNESS: ORLANDO LAKE FOREST JOINT VENTURE
F/K/A KINGWOOD JOINT VENTURE, A
FLORIDA GENERAL PARTNERSHIP
BY ORLANDO LAKE FOREST, INC.,
A FLORIDA CORPORATION,
ITS MANAGING PARTNER

RICHARD D. BAILEY (SENIOR VICE PRESIDENT)

Signed and sealed in the presence of:

STATE NAME: _____ FRONT NAME: _____

CITY OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ by _____ of _____ a _____ corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Printed Name: _____

NOTARY PUBLIC
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does 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 the requirements of Chapter 177, Florida Statutes, and the said land is located in Seminole County, Florida.

Signature: _____ Daniel Ray Holt, P.S.M. Dated: _____
Registration No. 5775

DRMP (Dyer, Riddle, Mills & Precourt, Inc.)
1505 E. Colonial Drive
Orlando, Florida 32803
Florida Licensed Business No. 2648

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.

ATTEST:

Chairman of the Board _____ Clerk of the Board _____

By _____ D.C.

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.



LAKE FOREST SECTION 13A

SECTION 20, TOWNSHIP 19, SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

REPLATTING A PORTION OF VACATED 'MAP OF SANFORD FARMS' AS
RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

5"x5" C.M. BRASS TOP
G.P.S. #0272/OTTER
DESIGNATION #426310272
N 1634529.747
E 549895.631

PLAT BOOK PAGE
LAKE FOREST SECTION 13A

CURVE	RADIUS	LENGTH	CHORD	DELTA	CH. BRG.
C1	400.00'	89.48'	89.36'	12°49'07"	S89°30'06"E
C2	23.00'	44.24'	38.82'	103°32'00"	N53°23'41"E
C3	50.00'	157.88'	100.00'	180°00'00"	N87°18'00"W
C4	25.00'	42.47'	37.55'	87°20'26"	S45°58'13"E
C5	455.00'	68.18'	68.10'	99°38'42"	N89°40'05"W
C6	465.00'	148.30'	147.75'	183°7'00"	S85°29'56"E
C7	345.00'	60.49'	60.41'	102°02'45"	S89°37'03"E
C8	460.00'	16.29'	16.29'	92°01'44"	S44°06'24"E
C9	460.00'	90.21'	90.00'	114°14'00"	S73°42'21"E
C10	465.00'	7.50'	7.50'	00°50'20"	S78°49'09"E
C11	463.00'	99.84'	99.65'	12°18'10"	S83°23'57"E
C12	465.00'	41.04'	41.03'	99°03'24"	N87°23'18"E
C13	345.00'	148.86'	147.92'	244°01'21"	N60°37'45"W
C14	345.00'	218.26'	214.64'	361°43'31"	N51°42'39"W
C15	392.50'	109.67'	109.28'	162°53'38"	S71°18'27"E
C16	435.00'	83.08'	82.38'	105°06'34"	S81°49'43"E
C17	435.00'	55.73'	55.69'	67°20'26"	N89°01'47"E
C18	50.00'	13.01'	12.97'	14°24'21"	S10°08'11"W
C19	50.00'	53.23'	50.75'	81°00'04"	S48°06'23"W
C20	50.00'	41.85'	40.64'	47°32'08"	N72°24'46"W
C21	50.00'	31.54'	31.02'	36°08'21"	N35°21'47"W
C22	50.00'	17.45'	17.36'	19°59'36"	N07°17'48"W
C23	430.00'	99.55'	99.33'	131°53'44"	S84°42'29"E
C24	435.00'	138.81'	138.22'	181°7'00"	S85°29'56"E
C25	460.00'	106.50'	106.26'	131°54'24"	S89°43'29"E
C26	375.00'	64.33'	64.25'	9°48'46"	S89°43'33"E

LINE	BEARING	DISTANCE
L1	N58°05'58"W	9.99'
L2	N57°50'39"W	56.78'
L3	N63°23'40"W	6.98'
L4	N63°23'40"W	26.33'
L5	N63°23'40"W	32.31'
L6	N67°18'13"W	35.31'
L7	N73°54'12"W	48.91'
L8	N80°49'36"W	6.81'
L9	N80°49'36"W	56.83'
L10	N78°53'51"W	63.88'
L11	N88°40'32"W	17.21'
L12	N88°40'32"W	59.19'
L13	S83°04'26"W	63.76'
L14	S82°04'26"W	5.80'
L15	N89°22'37"W	73.66'
L16	N83°48'45"W	9.84'
L17	N35°48'45"W	29.01'
L18	N14°07'05"E	43.62'
L19	N44°48'32"E	28.81'

STATE PLANE COORDINATE TABLE FOR PRM'S

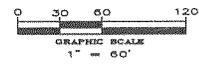
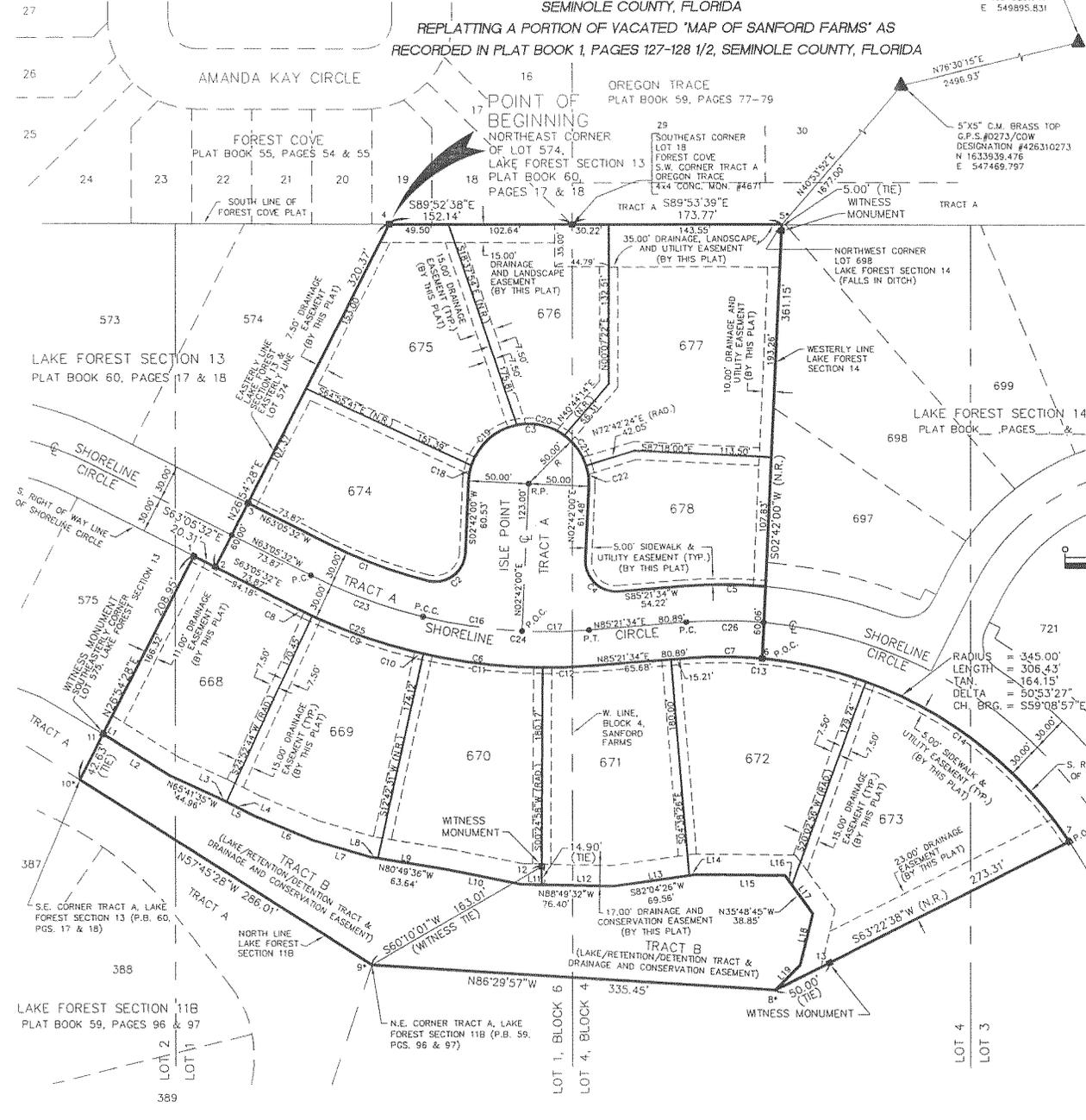
PNT.	NORTHING	EASTING
1	1632391.179	545887.726
2	1632402.046	545887.726
3	1632435.635	545932.848
4	1632668.186	546049.956
5*	1632668.562	546375.860
6	1632307.761	546359.974
7	1632156.526	546614.960
8*	1632052.281	546310.013
9*	1632052.730	546036.127
10*	1632204.558	545793.748
11	1632242.635	545812.523
12	1632314.365	546172.284
13	1632055.636	546415.642

NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST SECTION 13A, BEARING BASE. SCALE FACTOR 0.999954717

*SEE WITNESS MONUMENTS. (THESE CORNERS FALL IN WATER).

ABBREVIATIONS LEGEND:

- CH. BRG. = CHORD BEARING
- C = CENTERLINE
- C.M. = CONCRETE MONUMENT
- L.B. = LAND SURVEY BUSINESS
- (N.R.) = NON-RADIAL
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.C. = POINT ON A CURVE
- P.T. = POINT OF TANGENCY
- R = RADIUS
- (RAD.) = RADIAL
- R.P. = RADIUS POINT
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- O.R. = OFFICIAL RECORDS (BOOK)
- PNT. = POINT (NUMBER)
- (TYP.) = TYPICAL
- G.P.S. = GEODETIC POSITIONING SYSTEM
- PRM'S = PERMANENT REFERENCE MONUMENTS



MAP OF SANFORD FARMS
PLAT BOOK 1, PAGES 127-128 1/2
(VACATED PER O.R. 2280, PAGES 654-656)