

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approve the Final Plat of Ganesh Business Park – Kiran Nathoo, Ganesh, International, Inc.

DEPARTMENT: Planning & Development **DIVISION:** Development Review

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

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|---|
| Agenda Date <u>4/22/03</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 the Ganesh Business Park containing 7 commercial lots zoned M-1A on an 18.64 acre parcel, located on the north side of Econ River Place, approximately 3/8 mile west of Alafaya Trail (SR 434) in Section 33, Township 21 S, and Range 31 E - Kiran Nathoo, Ganesh International, Inc., Applicant

District 1 – Maloy (Cynthia Sweet, Planner) *CS*

BACKGROUND:

The applicant, Kiran Nathoo, Ganesh International, Inc., is requesting approval of the Final Plat of the Ganesh Business Park for a commercial subdivision consisting of 7 lots zoned M-1A (Light Industrial) on an 18.64 acre tract. The internal road within the development is private. Lots will be served by Seminole County as the utility provider. The site is located on the north side of Econ River Place approximately 3/8 mile west of Alafaya Trail (SR 434).

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

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Ganesh Business Park.

District 1 - Maloy
Attachments: Reduced copy of plat – Exhibit A
 Location map - Exhibit B

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|------------------------|
| Reviewed by: |
| Co Atty: <u>KSC</u> |
| DFS: _____ |
| Other: <u>CS</u> |
| DCM: _____ |
| CM: <u>CS</u> |
| File No. <u>cpdd02</u> |

LEGEND

The East 1/2 of the Northeast 1/4 of Section 33, Township 21 South, Range 31 East, 10th Range South of ELEVATION PLATE (formerly, from Orange Road), less the East 663.50 feet, Seminoles County, Florida
 A-300-282000-43
 from the Northwest corner of the NE 1/4 of Section 33, Township 21 South, Range 31 East, Seminoles County, Florida, less 3.844224' W. along the North line of said NE 1/4, a distance of 692.30 feet to a point of beginning, thence run S 00°08'29" W. a course with the East line of said NE 1/4, a distance of 1174.00 feet to the North Right of Way line of East Orange Road, a 100' Right of Way, thence run Southwesterly along said North Right of Way line and a curve having a radius of 150.00 feet in a Northward direction having a central angle of 22°12'30", a chord bearing of S 78°50'28" W. for an arc distance of 277.36 feet, thence continue along said North Right of Way S 89°58'26" W. 338.41 feet to the West line of the East 1/2 of said NE 1/4, thence run N 00°01'40" E. 306.41 feet and West 1/2 of the East 1/2 of the NE 1/4, a distance of 1175.00 feet to the Northeast corner of said East 1/2 of the NE 1/4, thence run N 89°58'24" E. 663.50 feet to the Point of Beginning containing 18.59 Acres more or less.

GANESH BUSINESS PARK
SECTION 33, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE
GANESH BUSINESS PARK DEDICATION

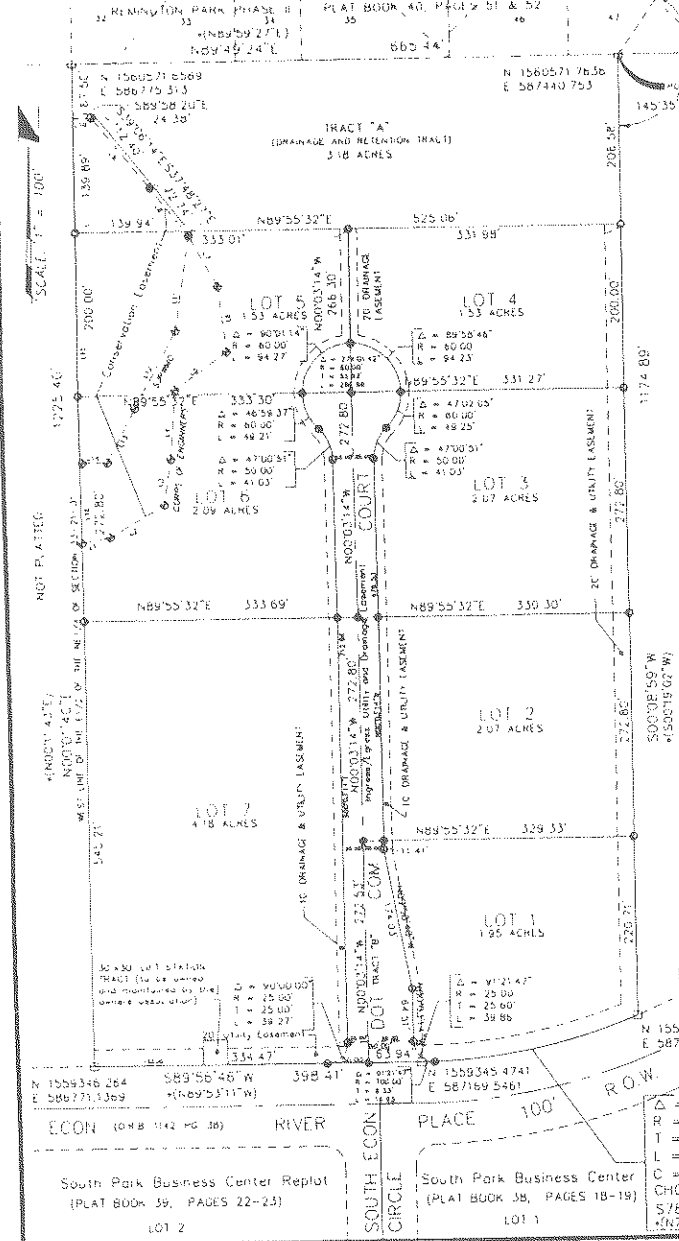
WADA A.L. MEN BY THE PRESIDENT, THAT GANESH HOLDINGS, INC. incorporated under the laws of the State of Florida being the owner of the whole of the lands described in the attached plat, entitled "GANESH BUSINESS PARK", located in Seminoles County, Florida, and a hereby adopted by the true and lawful Board of Directors of said Ganesh Holdings, Inc. as a part of the Seminoles County System of Public Roads and a plan and grade and the exclusive property of the GANESH BUSINESS PARK, containing 155.00 acres and said entire to hereby grant to said Seminoles County perpetual easement of ingress and egress over and across said tract "A" in accordance with the provisions of Protective Covenants, Easements and Restrictions for GANESH BUSINESS PARK, to the present and future owners of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 and their heirs, assigns, licensees, personal, and the successors, assigns, devisees and other authorities of the said Seminoles County, Florida, and representatives of officers authorized by any such owner to serve the lands shown on this Plat. As aforesaid, said Seminoles County, Florida, shall be deemed to have accepted the said Plat and hereby created by Seminoles County, Florida, having herein and be understood as creating an obligation to perform any act of construction or transportation by Seminoles County within said easement areas except when the obligation is voluntarily assumed by the governing body.

IT IS WITNESSED HEREON, that I, the undersigned, have signed and attested to the officers named below and its corporate seal, to be attested hereto on this _____ day of _____, 2002 A.D.

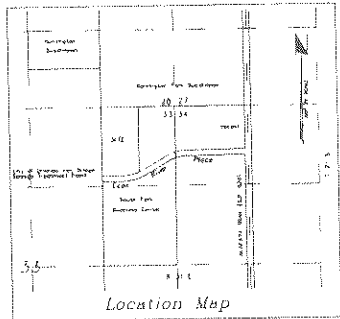
By _____, President (Corporate Seal)

Attest _____
 Title _____
 Signed, sealed and delivered in the presence of _____

SHEET NO. 1 OF 1



- LEGEND**
- CENTERLINE
 - SECTION
 - CONCRETE MONUMENT
 - HIGHWAY
 - OFFICIAL RECORDS BOOK
 - PLAT BOOK
 - PAGE
 - MONUMENT
 - CERTIFIED CORNER RECORD



CONSERVATION EASEMENT LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|--------------|----------|
| 1 | S79°34'04" W | 55.59 |
| 2 | S59°38'00" W | 77.58 |
| 3 | S08°51'47" W | 68.53 |
| 4 | N04°43'39" W | 63.65 |
| 5 | N54°10'12" E | 78.93 |
| 6 | N05°11'58" W | 79.98 |
| 7 | N28°38'47" W | 71.65 |
| 8 | N37°48'27" W | 75.97 |
| 9 | N39°06'14" W | 109.97 |
| 10 | N89°58'20" W | 22.00 |
| 11 | S08°48'30" W | 117.88 |
| 12 | N28°37'08" E | 106.86 |
| 13 | N28°24'08" E | 73.65 |
| 14 | S89°58'20" E | 34.00 |
| 15 | N00°01'40" E | 420.50 |
| 16 | N00°01'40" E | 57.76 |

- NOTES**
- BEARINGS ARE BASED UPON THE NORTH LINE OF THE NE 1/4 OF SECTION 33 AS BEARING S 09°48'24" W AN ASSUMED BEARING.
 - INDICATES SET 4"x4" CONCRETE MONUMENT WITH P.L.S. 3782 UNLESS OTHERWISE NOTED.
 - INDICATES SET 1/2" INCH WITH CAP L.B. NO. 8387.
 - STATE PLANE CO-ORDINATES SHOWN HEREON ARE HAD 83, FLORIDA EAST ZONE AND ARE BASED UPON A FIELD TRANSIT FROM CONTROL POINTS AS ESTABLISHED BY SEMINOLE COUNTY ENGINEERING DEPARTMENT, SURVEY SECTION. SURVEY REFERENCE BEARINGS HAVE BEEN REDUCED TO STATE PLANE CO-ORDINATE BASIS AND ARE GIVEN AS THUS (S 09°48'24" W).

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DECLARATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

TECHNICAL SURVEYING
 AND AFFILIATED COMPANIES
 L.B. 8387
 Telephone: 1-800-297-2850 Fax: 1-800-297-2850

STATE OF FLORIDA
 COUNTY OF SEMINOLE
 The foregoing instrument was acknowledged before me this _____ day of _____, 2002 A.D. by _____, President of GANESH HOLDINGS, INC.

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

NOTARY PUBLIC
 My Commission Expires _____

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was under my personal direction and supervision, and that the survey data identified herein complies with all of the requirements of Chapter 177.50(1)(2) regarding "permanent reference monuments", and that the land is located in Seminoles County, Florida.

Dated: January 09, 2002

Carl Michael Smith
 Registration No. 3782
 305 Aulin Avenue
 Oviedo, Florida 32765
 Licensee Business No. 0307

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 Seminoles County, Florida.

Chairman of the Board _____ (County Seal)
 Attest _____
 Clerk of the Board

CERTIFICATE OF APPROVAL COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.50(1) Florida Statutes.

Dated _____

State L. # _____ P.L.S. # _____
 Florida Registration No. 4589
 County Surveyor for Seminoles County, Florida

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all requirements of Chapter 177, Florida Statutes, and has filed for record on _____ of _____, File No. _____

_____ of the Circuit Court
 in and for Seminoles County, Florida

EXHIBIT "A"

GANESH BUSINESS PARK

