

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: TALLY-HO ESTATES MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *[Signature]* CONTACT: Denny Gibbs *[Signature]* EXT. 7359

Agenda Date	<u>4/25/06</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, and authorize the Chairman to execute, the final plat for Tally-Ho Estates located on East Chapman Road in Section 22, Township 21S, Range 31E.

District 1 – Commissioner Dallari (Denny Gibbs, Senior Planner)

BACKGROUND:

The applicants, Edwin and Carolyn White, are requesting minor plat approval for Tally-Ho Estates. The subject property is located on the north side of East Chapman Road, east of Alafaya Trail in Section 22, Township 21S, Range 31E. The plat consists of three (3) single family residential lots zoned A-1 on 8 acres. Each lot meets or exceeds the required 1 acre of net buildable area. The proposed subdivision will be served by well and individual septic systems.

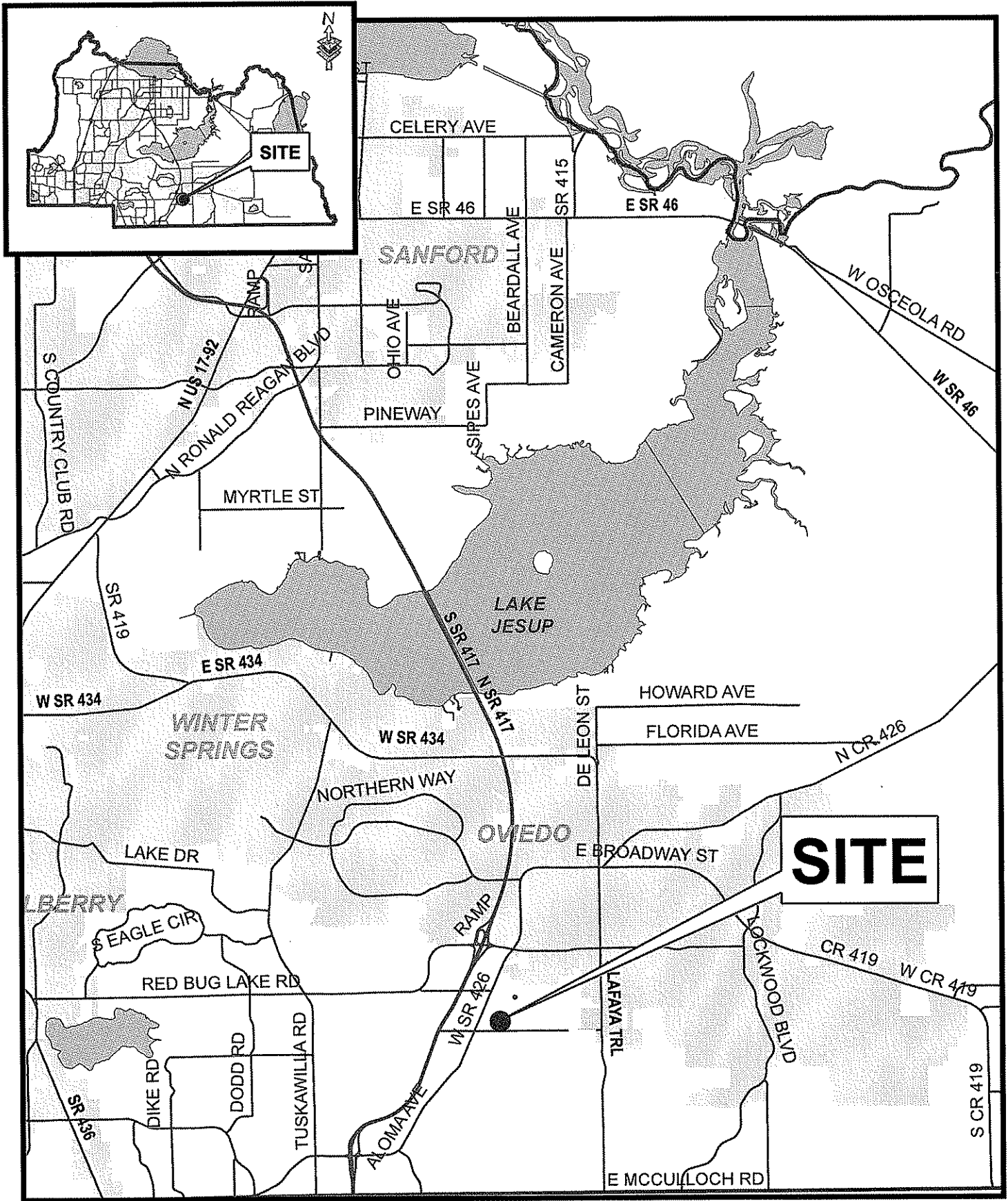
Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute the final plat for Tally-Ho Estates.

District 1 – Commissioner Dallari
Attachments: Location Map
Site Map
Aerial
Plat reduction

Reviewed by:	<i>[Signature]</i>
Co Atty:	<i>[Signature]</i>
DFS:	
Other:	
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>cpdd06</u>







SITE

SR 434

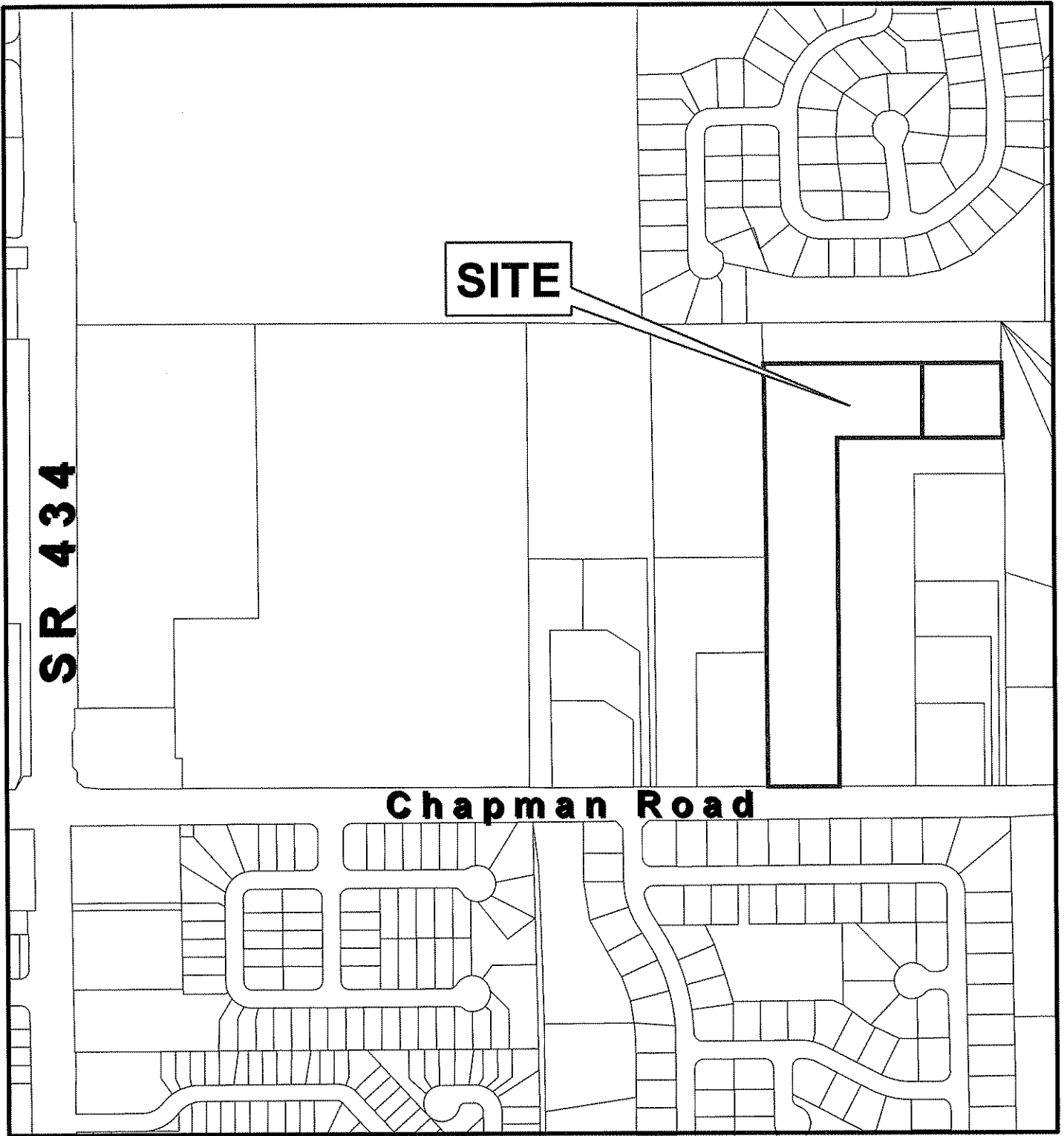
Chapman Road

Tally Ho Minor Plat

-  Parcel
-  Subject Property



January 2004 Color Aerials

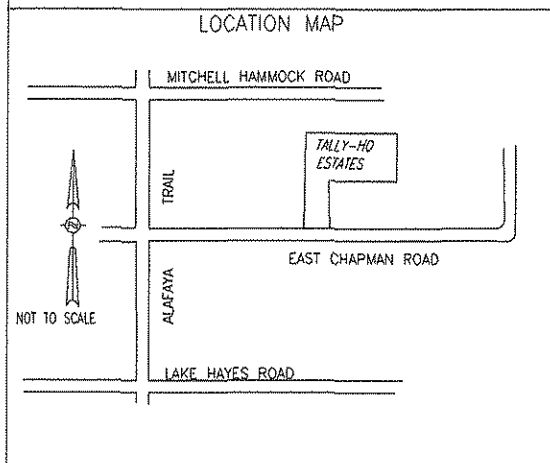


Tally Ho Minor Plat

TALLY-HO ESTATES

SECTION 22, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

DESCRIPTION:
The East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 22 Township 21 South, Range 31 East, Less the North 100 feet and Less the East 460 feet of the South 995 feet and Less road right-of-way. Containing 348557.43 square feet or 8.0018 acres.



SURVEYOR'S NOTES:

- 1) The bearing structure is based on the centerline of East Chapman Road as being N 89°33'13"W.
- 2) \square Denotes a Permanent Reference Monument, a 4 inch by 4 inch concrete monument with an "LB 220 P.R.M." cap unless otherwise noted.
- 3) The coordinate values noted at the Permanent Reference Monuments are based on State Plane Coordinates relative to the North American Datum of 1983 (1980 adjustment) Florida East Zone on recovered Seminole County Global Positioning System Monuments 0167 and 0168.

DEDICATION NOTES:

- 1) Access rights to East Chapman Road from Lot 1 are hereby dedicated to Seminole County, Florida. No direct access to East Chapman Road from Lot 1 will be permitted.
- 2) The Ingress, Egress, Utility and Drainage Easements is for a common driveway for access to and from Lots 1 through 3 to East Chapman Road and for Utility and Drainage purposes, granting access for the installation and maintenance of the Utilities and drainage facilities to the private utility companies serving this land. The Ingress, Egress, Utility and Drainage Easements are to remain private, owned and maintained by the owner of the lot upon which it is situated.
- 3) An easement for emergency access and maintenance purposes is hereby granted to Seminole County, Florida and all public agencies and entities over and across all driveways, access and utility easements shown on this plat. 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.
- 4) All utility easements shown hereon are also for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television service shall interfere with the facilities and services of an electric, gas, telephone 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 does not apply to private easements granted to or obtained by a particular electric, gas, telephone or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Utilities Commission, 1 F.S. 177.091-29.
- 5) The 10' drainage easement on lots 1 through 3 shall be used for storm water runoff from lots 1 through 3 and shall be owned and maintained by the owner of the lot upon which it is situated.

JOINDER AND CONSENT TO DEDICATION:
The undersigned hereby certifies that it is the master of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the of the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Records Book _____ Page _____ of the Public Records of _____ shall be subordinate to the above dedication.

WASHINGTON MUTUAL BANK, FA.:

Signed, sealed and delivered in the presence of:

Witness _____ Witness _____

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2006 by _____, who is personally known to me and did not take an oath.

Notary Public: _____

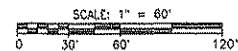
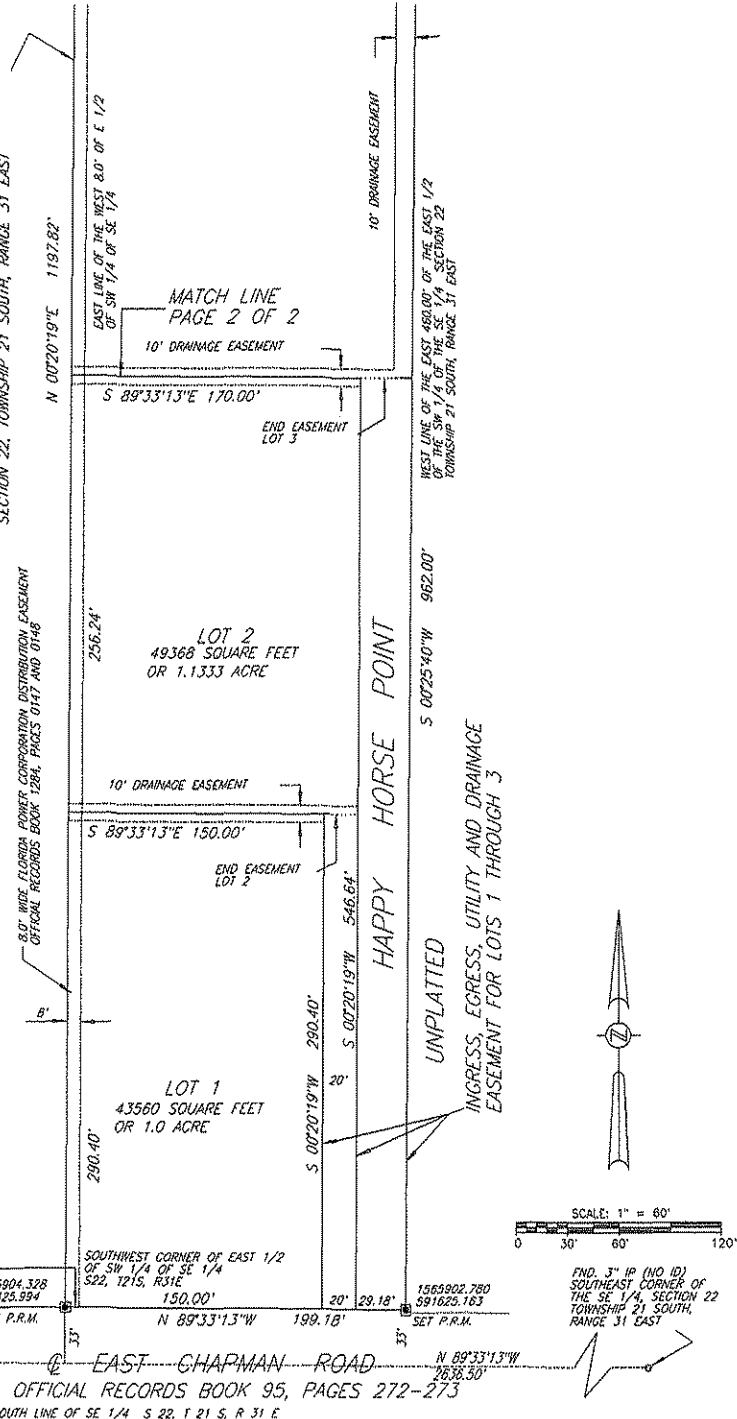
My Commission Expires: _____

Commission Number: _____

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.

ABBREVIATIONS LEGEND:
 \square CENTERLINE
 PRM.....PERMANENT REFERENCE MONUMENT

BEGIN FLORIDA POWER CORPORATION DISTRIBUTION EASEMENT
 1565904.328
 591425.994
 SET P.R.M.
 SW CORNER OF THE SE 1/4, SECTION 22 TOWNSHIP 21 SOUTH, RANGE 31 EAST



FND. 3" IP (NO ID) SOUTHEAST CORNER OF THE SE 1/4, SECTION 22 TOWNSHIP 21 SOUTH, RANGE 31 EAST

PLAT BOOK PAGE
PAGE 1 OF 2

DEDICATION OF TALLY-HO ESTATES
 KNOW ALL MEN BY THESE PRESENTS, that the owners named below, being the owners in fee simple of the lands described in the foregoing caption, have caused said lands to be surveyed, laid out and platted, and to be known as TALLY-HO ESTATES, and do hereby dedicate said lands and plat for the uses and purposes therein expressed. No part of said lands is dedicated to the Public, except as noted, and, IN WITNESS WHEREOF, has caused these presents to be signed and attested to on the dates indicated.

Date: _____
 EDWIN D. WHITE
 OWNER
 JOHN I. MCGOWEN
 WITNESS
 DAVID A. DOUDNEY
 WITNESS
 Date: _____
 CAROLYN J. WHITE
 OWNER
 JOHN I. MCGOWEN
 WITNESS
 DAVID A. DOUDNEY
 WITNESS

STATE OF FLORIDA:
 COUNTY OF _____
 THIS IS TO CERTIFY, that on _____, 2006, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared EDWIN D. WHITE AND CAROLYN J. WHITE, owners of TALLY-HO ESTATES, to me known to be the individuals described in and who executed the foregoing Dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have set my hand and seal on the date above.
 Notary Public _____
 Printed Name ANGELO C. FRANCISCO
 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 was prepared under his direction and supervision and is a correct representation of the lands hereon described and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

DAVID A. DOUDNEY, FLORIDA REGISTRATION NUMBER 3939
 DOUDNEY COMPANIES, INC., CERTIFICATE NUMBER LB 220
 200 EAST COMMERCIAL STREET, SANFORD, FLORIDA 32771

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

STEVE L. WESSELS, FLORIDA REGISTRATION NUMBER 4589
 COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA
 DATE: _____, 2006.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, that on _____, 2006 the foregoing Plat was approved by the Board of County Commissioners of Seminole County, Florida.

Attest:
 CARLTON D. HENLEY, CHAIRMAN
 MARYANNE MORSE, CLERK OF THE BOARD

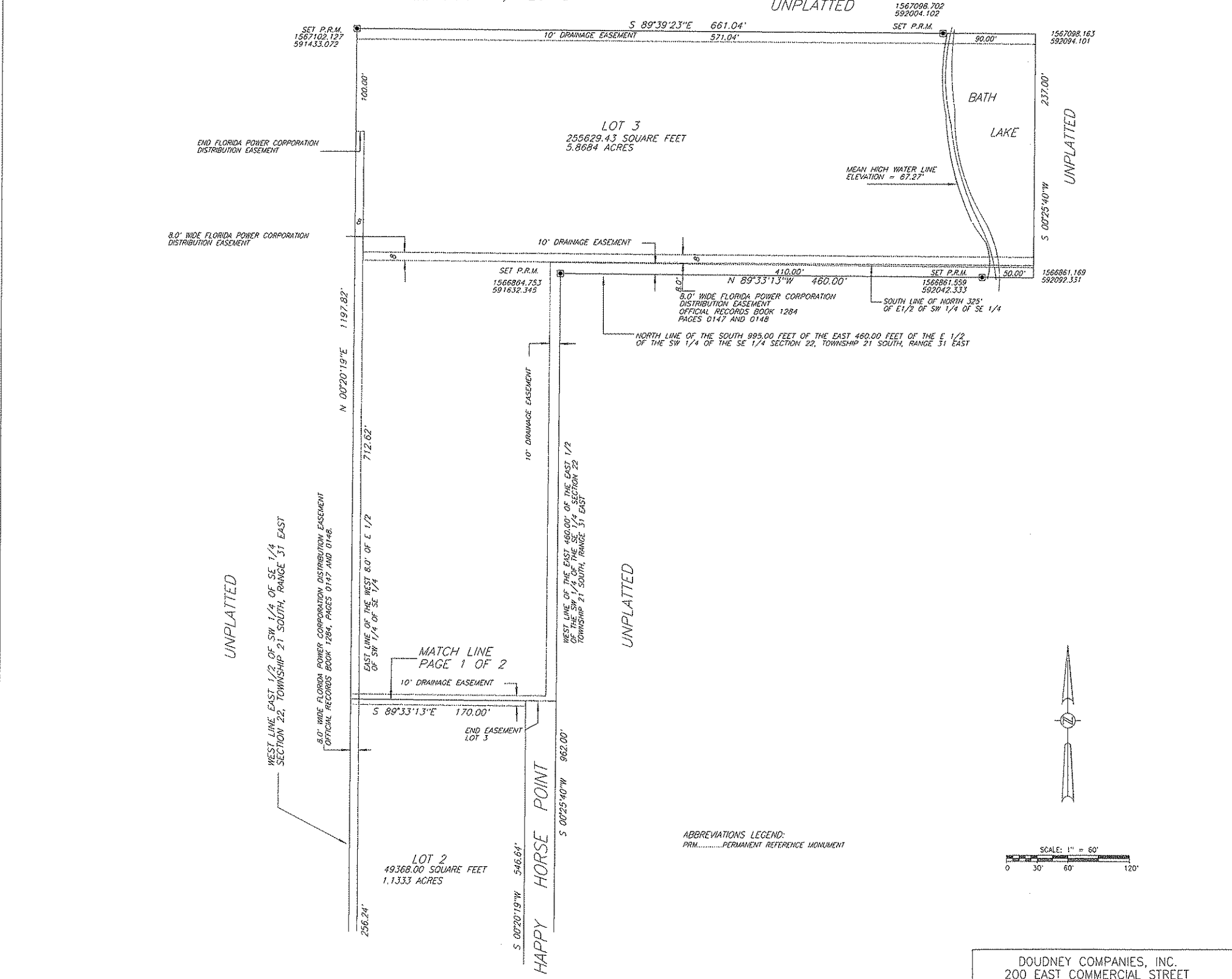
CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT
 I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177, Florida Statutes, and was filed for record on _____, 2006, at _____ File No _____
 MARYANNE MORSE, Clerk of the Circuit Court in and for Seminole County, Florida.

DOUDNEY COMPANIES, INC.
 200 EAST COMMERCIAL STREET
 SANFORD, FLORIDA 32771
 PHONE: (407)322-1451
 FAX: (407)322-1495

TALLY-HO ESTATES

SECTION 22, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE
PAGE 2 OF 2



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.

DOUDNEY COMPANIES, INC.
200 EAST COMMERCIAL STREET
SANFORD, FLORIDA 32771
PHONE: (407)322-1451
FAX: (407)322-1495