

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: CHAPMAN ESTATES MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *DM* CONTACT: Rebecca Hammock *RH* EXT. 7438

Agenda Date: 5/10/05 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 Chapman Estates consisting of 4 lots on 4.83 acres more or less, zoned A-1 (agriculture) located in Section 22, Township 21 South, Range 31 East at 480 Chapman Road, Oviedo, applicant Steve Ratcliff for Ratcliff Properties.

District 1-Dallari (Rebecca Hammock, Principal Planner)

BACKGROUND:

The applicant, Steve Ratcliff, for Ratcliff Properties is requesting minor plat approval for a four (4) lot subdivision on 4.83 acres zoned A-1 (agriculture).

The subject property is located on the north side of Chapman Road, east of Alafaya Trail and south of Red Bug Road at 480 E. Chapman Road. Each lot will consist of a minimum one acre in size as required by the A-1 (agriculture) zoning district assigned to the property and will utilize septic systems for wastewater treatment and wells for potable water. Additionally, each lot will have a minimum of 20' of deeded frontage on Chapman Road and joint use/cross access, drainage and utility easements.

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.

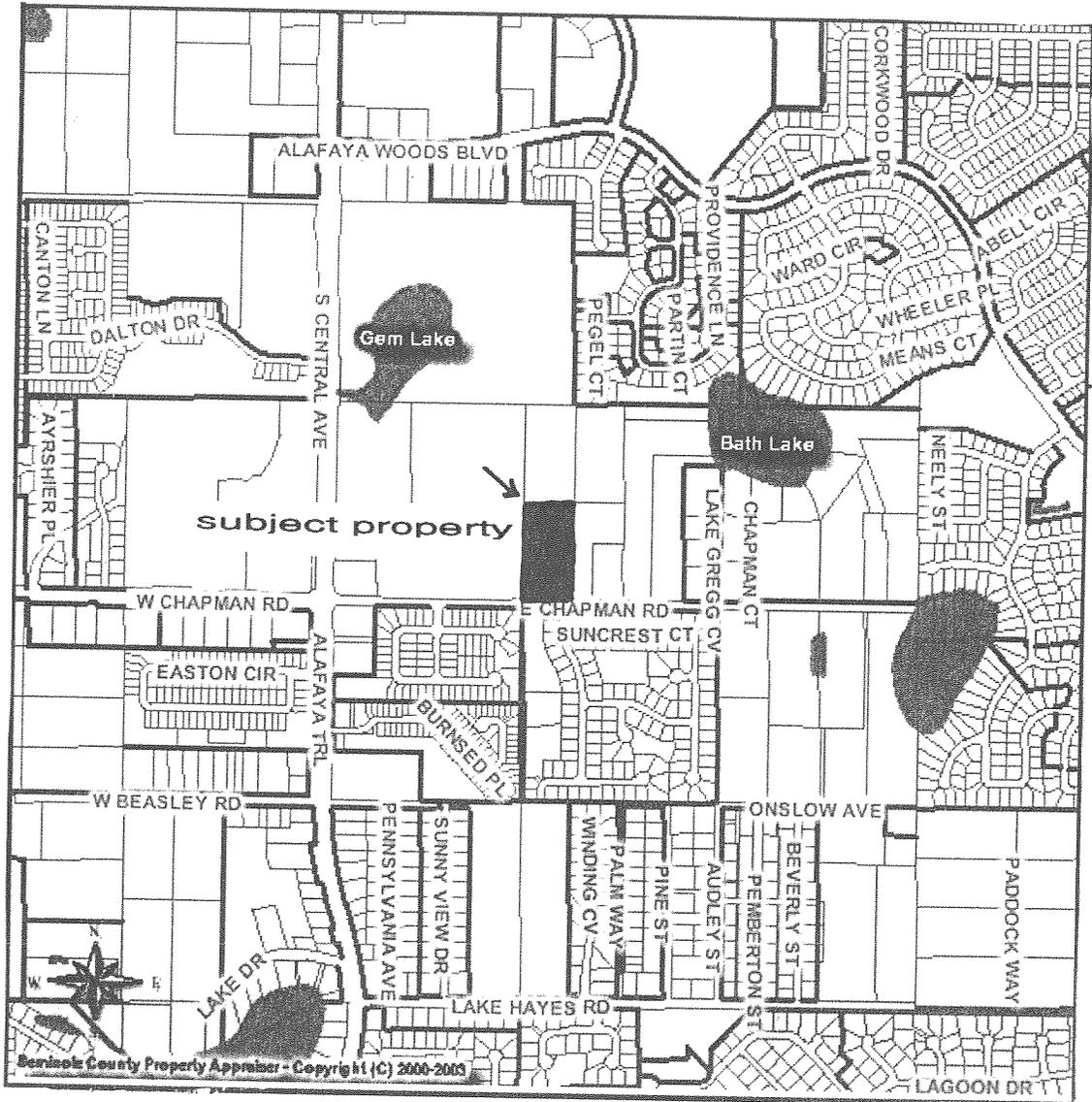
STAFF RECOMMENDATION:

Staff recommends approval of the minor plat for Chapman Estates.

District 1 Dallari
Attachments: Location Map
Reduced Copy of Plat

Reviewed by: *KR*
Co Atty: _____
DFS: _____
Other: *AS*
DCM: *AS*
CM: *KB*
File No. cpdd02

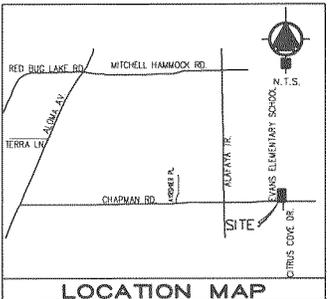
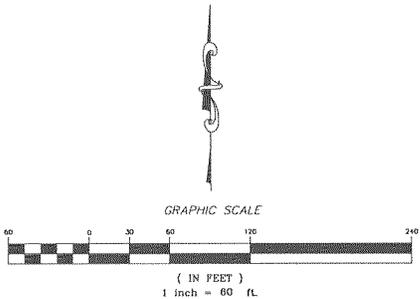
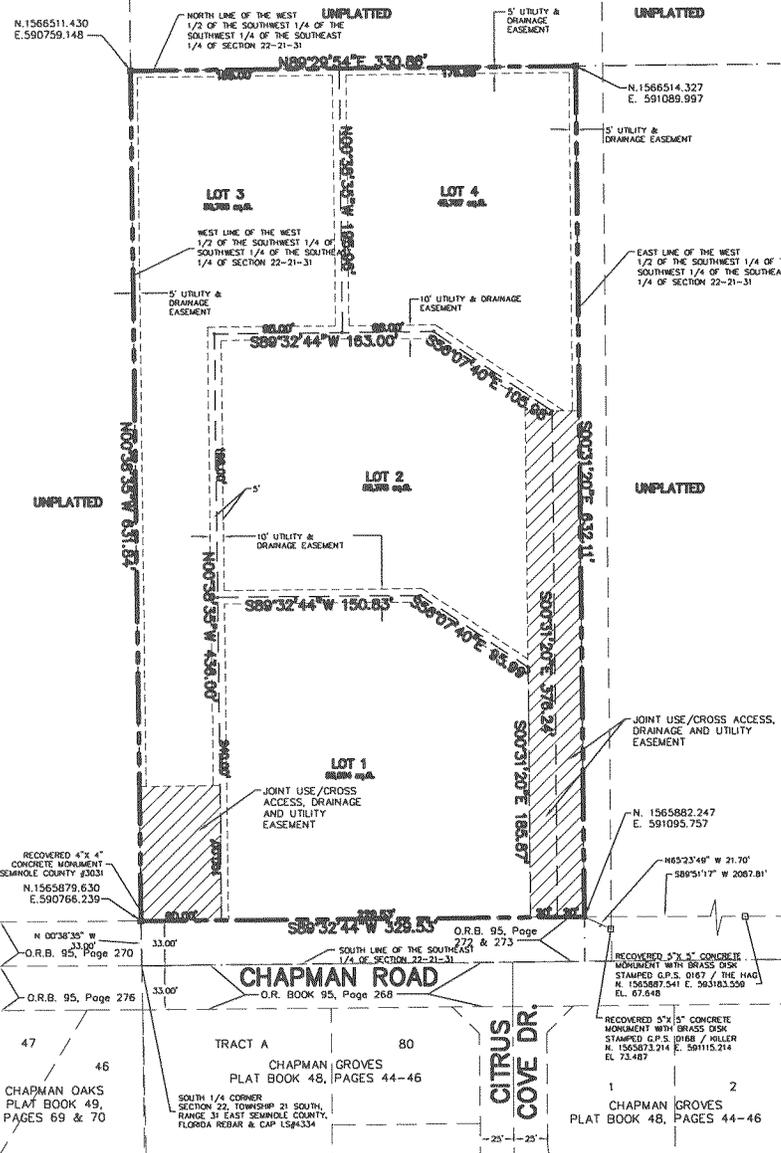
CHAPMAN ESTATES MINOR PLAT LOCATION MAP



CHAPMAN ESTATES

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

SHEET 1 OF 1



LEGAL DESCRIPTION:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
ALL THE ABOVE CONTAINING 4.795 ACRES, 208,849 SQUARE FEET.

GENERAL NOTES:
1) BEARINGS ARE BASED ON RECOVERED SEMINOLE COUNTY G.P.S. MONUMENTATION STAMPED 0167 THE HAG AND 0168/KILLER
2) UTILITY EASEMENTS, 5 FEET ON THE SIDES OF ALL LOTS, EXCEPT WHERE ADJUTING THE RIGHT OF WAY OF CHAPMAN ROAD AND THE NORTH LINE OF THIS PLAT.
3) UTILITY EASEMENTS SHOWN HEREON 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:
■ SET P.R.M. (PERMANENT REFERENCE MONUMENT) 4" x 4" CONIC MONUMENT CAP # 5192
□ FOUND P.R.M. (PERMANENT REFERENCE MONUMENT) 4" x 4" CONIC MONUMENT
● SET REBAR & CAP P.M. #5192
● P.C.=POINT OF CURVATURE
● P.T.=POINT OF TANGENCY
RAD=RADIAL TO OR FROM CURVE
N.R.=NOT RADIAL
R=RADIUS
D.E.=DRAINAGE EASEMENT
U.E.=UTILITY EASEMENT
R/W=RIGHT-OF-WAY
ADD=ADDITIONAL

NOTICE:
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 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.

PLAT BOOK PAGE

CHAPMAN ESTATES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Individuals named below, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the easements shown hereon to the perpetual use of the public, and SEMINOLE COUNTY, FLORIDA.
IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the Individuals named below

By _____
STEPHEN J. RATCLIFF
By _____
WANDA K. RATCLIFF

Attest:
Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF SEMINOLE
THIS TO CERTIFY, that on _____ before me, the individuals duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____
STEPHEN J. RATCLIFF and _____ WANDA K. RATCLIFF

To me known to be the individuals described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such Individuals thereunto duly authorized; and that said Dedication is the act and deed of said Individuals.

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

NOTARY PUBLIC
My Commission Expires _____

CERTIFICATE OF SURVEYOR

I hereby certify that this 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 of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.081 (7) regarding "permanent reference monuments," and that I am a professional surveyor and mapper pursuant to Section 177.081 of the Florida Statutes. The lands described hereon is located in Seminole County, Florida.

Printed name: (GREGORY CRAWFORD) Date: _____
Registration No.: 5192

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.
By _____ B.C.

CERTIFICATE OF REVIEW

I hereby certify that I am a professional surveyor and mapper, either employed by or under contract with Seminole County, Florida, and I have reviewed the survey and plat for conformity to Chapter 177 of the Florida Statutes and I hereby certify that said survey and plat comply with the requirements of Chapter 177 of the Florida Statutes.

Printed Name: Steve L. Wessels, P.L.S.
Registration No.: 4589
County Surveyor

PROPOSED PLAT

E D G inc. Engineering & Design Group, Inc.
257 Plaza Drive, Suite - D, Oviedo, Florida 32765
Phone: (407) 971-0856, Fax: (407) 971-1037
email: edg@hcbouthart.net
Certificate of Authorization #1771 - Survey & #9239 - Engineering