

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Approve the Final Plat of Estates on Lake Mills, Phase 2 – Sandy Bierley, Applicant

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

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

Agenda Date	<u>5/13/03</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 Estates on Lake Mills, Phase 2 containing 4 residential lots and the replatting of 1 residential lot zoned A-1 on a 5 acre parcel, located east of Brumley Road in Chuluota, approximately ¼ mile south of Chuluota By-pass (Snowhill Road) in Section 21, Township 21S, and Range 32 E - Sandy Bierley, Applicant

District 1 – Maloy (Cynthia Sweet, Planner) FCR

BACKGROUND:

The applicant, Sandy Bierly, is requesting approval of the Final Plat of the Estates on Lake Mills, Phase 2. The plat consists of 4 residential lots and the replatting of 1 residential lot zoned A-1 on a 5 acre parcel. Each lot will have private well and septic. The site is located east of Brumley Road in Chuluota, approximately ¼ mile south of Chuluota By-pass (Snowhill Road) in Section 21, Township 21 S, and Range 32 E.

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 Estates on Lake Mills, Phase 2.

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

Reviewed by:	<u>KCC</u>
Co Atty:	<u> </u>
DFS:	<u> </u>
Other:	<u> </u>
DCM:	<u> </u>
CM:	<u> </u>
File No.	<u>cpdd01</u>

ESTATES ON LAKE MILLS, PHASE 2

A REPLAT OF LOT 28 AND TRACT "H", ESTATES ON LAKE MILLS AND
A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST,
SEMINOLE COUNTY, FLORIDA; TOGETHER WITH LOT 28 AND TRACT "H", ESTATES ON LAKE MILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 80, PAGES 65 THROUGH 85 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; CONTAINING 288958.79 SQUARE FEET OR
6.1744 ACRES.

DESCRIPTION:

- SURVEYOR'S NOTES:**
- The bearing structure and the coordinate values noted at the corners are based on State Plane Coordinates relative to the North American Datum of 1983 (1983 adjustment) Florida State Zone based on reprocessed Geomatics County Global Positioning System coordinates 0160 and 0104.
 - As Deleter a Permanent Reference Monument, a 4 inch by 4 inch concrete monument with an "LB 200 P.R.M." cap set below surface level.
 - As a Deleter a Permanent Control Point recovered, a well with a disc inscribed "LB 200 P.R.M."

DEDICATION NOTES:

- The 30 foot Drainage easement is for drainage purposes to be used and maintained by the owner of the lot upon which it is situated pursuant to an easement for access, installation and maintenance of the drainage facilities to the Estates on Lake Mills Homeowners Association, Inc.
- All utility easements are for utilities granting access for the installation and maintenance of the utilities to Seminole County, Florida and the private utility companies serving this land.
- The Conservation Easement is dedicated to the St. Johns River Water Management District, to be used and maintained in accordance with Official Board Order 4788, Page 0484 of the Public Records of Seminole County, Florida. No iron removal or maintenance shall be allowed within the Wetlands and Conservation Easement. The Conservation Easement contains 2889.04 square feet or 0.6748 acres.
- The Riparian Habitat Protection Zone is an riparian buffer extending 30 feet outward from the Conservation Easement recorded to Official Records Book 4788, Page 0484 of the Public Records of Seminole County, Florida and is hereby dedicated to the St. Johns River Water Management District by this plat. The Riparian Habitat Protection Zone is to be used and maintained by the owner of the lots in which it is situated and is subject to the provisions outlined on the Conservation Easement. No construction or iron removal shall be permitted within the Riparian Habitat Protection Zone. The Riparian Habitat Protection Zone contains 17809.00 square feet or 0.4126 acres.
- An easement for emergency access and maintenance purposes is hereby granted to Seminole County, Florida and all public agencies and utilities over and across all tracts, easements, 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 contractually assumed by the governing body.
- All utility easements shown herein are also for the construction, installation, maintenance, and operation of public utilities. 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 contractually assumed by the governing body.
- All utility easements shown herein are also for the construction, installation, maintenance, and operation of public utilities. 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 contractually assumed by the governing body.
- This does not apply to 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, 61 C. 177.001-301.

PLAT BOOK PAGE
PAGE 1 OF 2

**DEDICATION OF
ESTATES ON LAKE MILLS, PHASE 2**

KNOW ALL MEN BY THESE PRESENTS, that the Corporation known as JORDAN ADVENTURES, LLC, being the owner in fee simple of the lands described in the foregoing platting, have granted and do hereby dedicate said lands and plan for the uses and purposes therein expressed, be part of said lands as dedicated to the Public as set out, and do hereby dedicate said lands and plan for the uses and purposes therein expressed, to be signed and attested to as the acts indicated.

JORDAN ADVENTURES, LLC

Date: _____

LARRY WILLIAMS,
MANAGER

WITNESS WITNESS

STATE OF FLORIDA:

COUNTY OF _____

I, JERRY B. BERRY, being an officer duly authorized to sign, do hereby certify that on _____ 2008, before me, as officer duly authorized to sign, and in presence of the State and County attorney, and in presence of Larry Williams, Manager of Jordan Adventures, LLC, as an agent for the Corporation described in and the executed the foregoing platting and map and platting the annexed hereto to be his free act and deed for the uses and purposes therein expressed, in the County of _____, Florida and that said land is located in Seminole County, Florida.

Notary Public _____

Printed Name _____

My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, have hereby certified that on _____ 2008, before me, as officer duly authorized to sign, and in presence of the State and County attorney, and in presence of Larry Williams, Manager of Jordan Adventures, LLC, as an agent for the Corporation described in and the executed the foregoing platting and map and platting the annexed hereto to be his free act and deed for the uses and purposes therein expressed, in the County of _____, Florida and that said land is located in Seminole County, Florida.

CERTIFICATE OF COUNTY SURVEYOR

I have returned this plat to be in conformity with Chapter 175, Florida Statutes.

_____ 2008.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

This is to certify that on _____ 2008, before me, as officer duly authorized to sign, and in presence of the State and County attorney, and in presence of Larry Williams, Manager of Jordan Adventures, LLC, as an agent for the Corporation described in and the executed the foregoing platting and map and platting the annexed hereto to be his free act and deed for the uses and purposes therein expressed, in the County of _____, Florida and that said land is located in Seminole County, Florida.

DATE: _____ 2008.

MANAGER 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 175, Florida Statutes, and was filed for record _____ 2008.

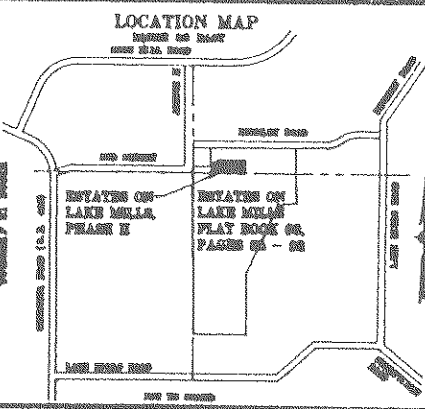
at _____ Fla. Co.

JERRY B. BERRY, Clerk of the Circuit Court is and for Seminole County, Florida.

BOUNDARY SURVEYING AND MAPPING CORP.
200 EAST COMMERCIAL STREET
BARTON, FLORIDA 32771
PHONE (407)380-1400
FAX (407)380-1408

APPROVATIONS LEGEND

1	OWNER	POINT OF CURVATURE
2	ADJUTANT	POINT OF CURVATURE
3	ADJUTANT	POINT OF CURVATURE
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50	ADJUTANT	POINT OF CURVATURE



JOINER AND CONSENT TO DEDICATION:

The undersigned hereby certify that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the holder of said mortgage, lien or other encumbrance, which is recorded in Official Records Book _____ Page _____ of Seminole County, Florida shall be subordinate to the above dedication.

PEOPLES FIRST COMMUNITY BANK

By: _____ Title: _____

Printed Name: _____

Signed, sealed and delivered to the presence of:

Witness: _____ Witness: _____

Printed Name: _____ Printed Name: _____

State of Florida _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2008.

I am personally known to me and did not take an oath.

Notary Public: _____

My Commission Expires _____

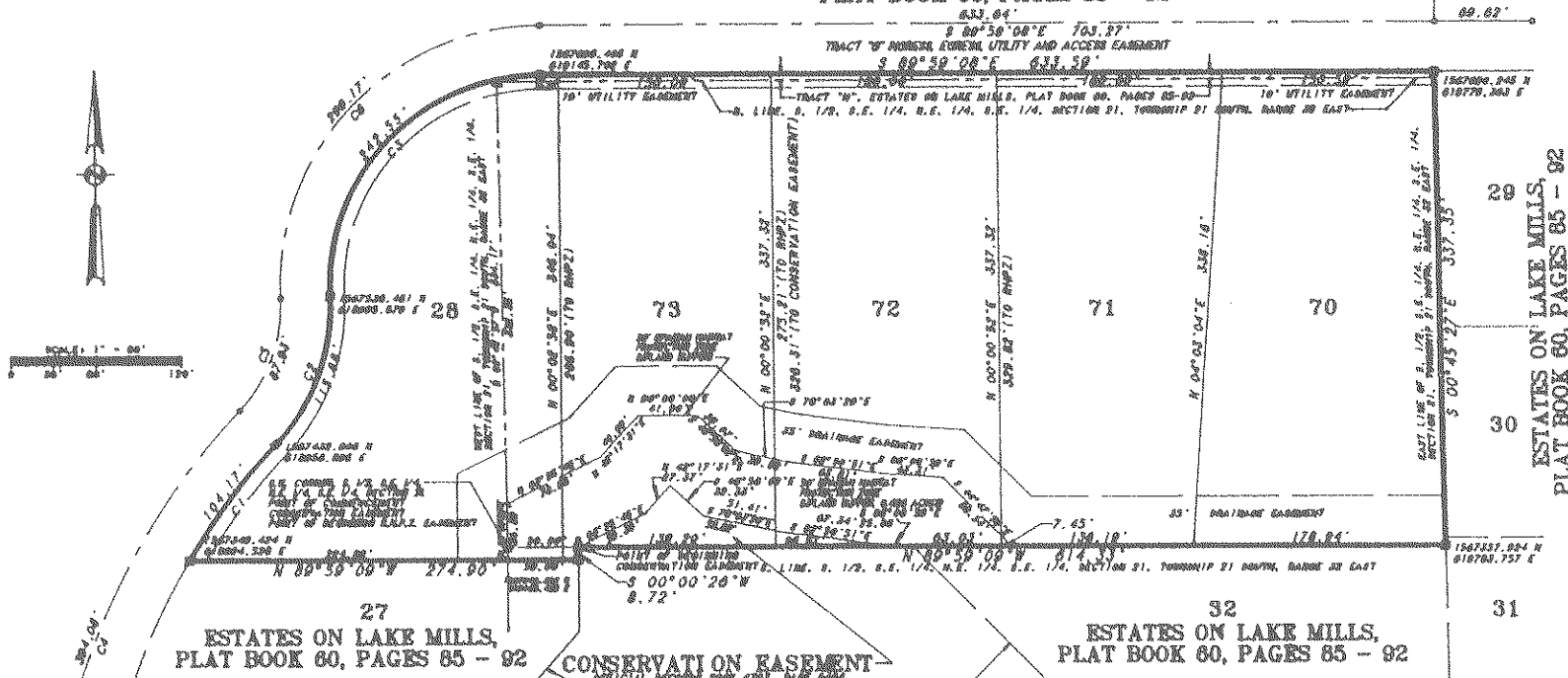
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EXHIBIT "A"

ESTATES ON LAKE MILLS, PHASE 2

A REPLAT OF LOT 28 AND TRACT "H", ESTATES ON LAKE MILLS AND
A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

MILLS ESTATE PLACE 70' R/W PER PLAT OF ESTATES ON LAKE MILLS,
PLAT BOOK 60, PAGES 85 - 92



CURVE - DATA - TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	12°27'33"	478.84'	104.17'	52.20'	103.97'	N 36°51'42"E
C 2	45°45'38"	145.00'	115.80'	61.23'	112.02'	N 20°12'40"E
C 3	92°40'52"	140.95'	242.55'	157.13'	210.06'	N 43°40'26"E
C 4	43°58'31"	513.84'	384.00'	207.30'	384.50'	N 21°07'22"E
C 5	45°45'38"	110.00'	87.93'	46.46'	85.61'	N 20°12'48"E
C 6	92°40'52"	184.95'	299.17'	193.81'	267.80'	N 43°40'26"E

DOUDNEY SURVEYING AND MAPPING CORP.
200 EAST COMMERCIAL STREET
SANFORD, FLORIDA 32771
PHONE: (407)522-1451
FAX: (407)522-1485

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Estates on Lake Mills PH 2

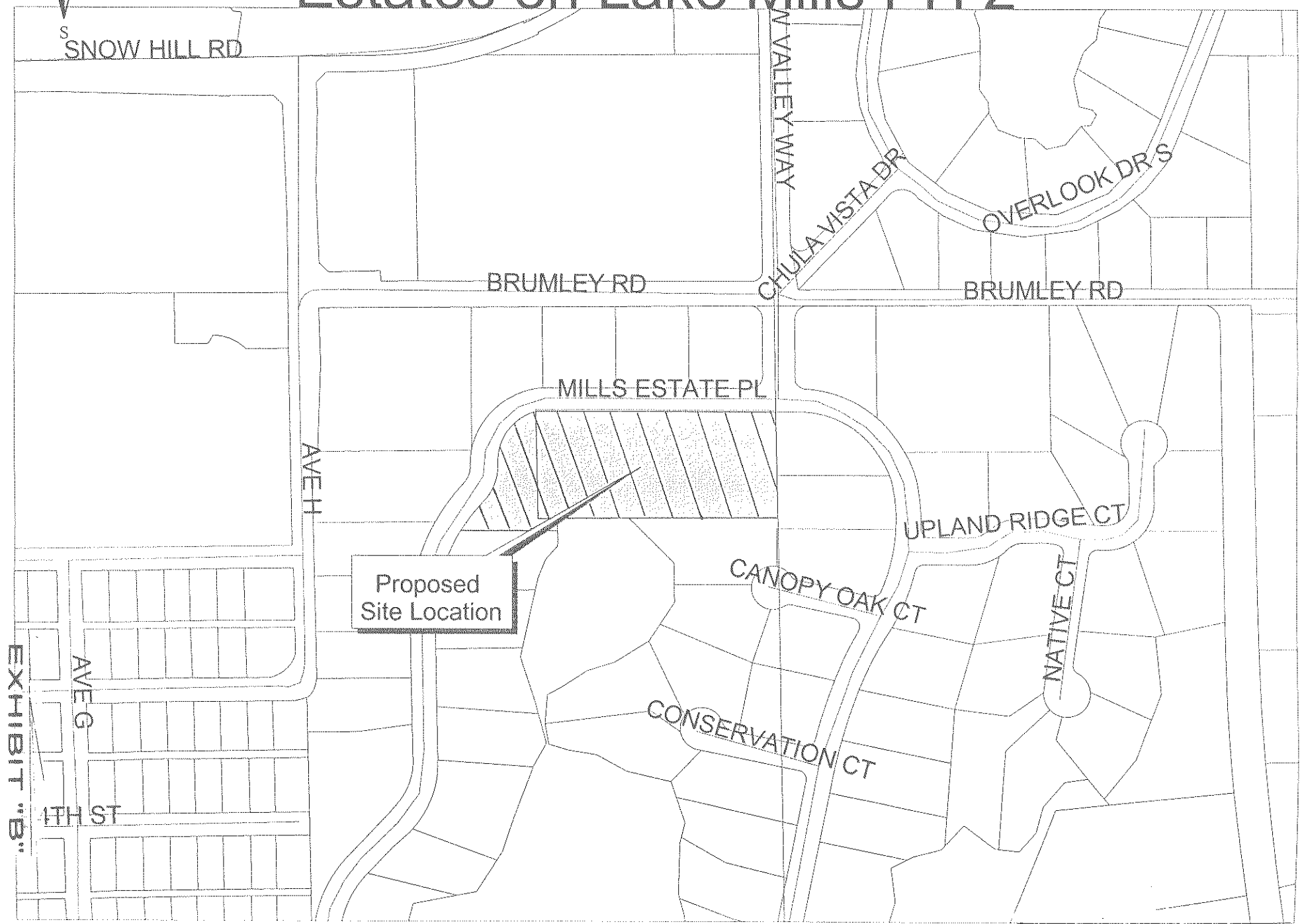
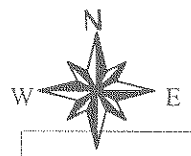


EXHIBIT "B"