

Item # 27

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: STONECREST MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Michael Rumer EXT. 7337

Agenda Date <u>06/08/04</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 minor plat for Stonecrest; located on the north side of Horse Lovers Lane in Section 15, Township 21 South, Range 29 East in Altamonte Springs.

District 3 – Van Der Weide (Mike Rumer, Planner) RH

**BACKGROUND:**

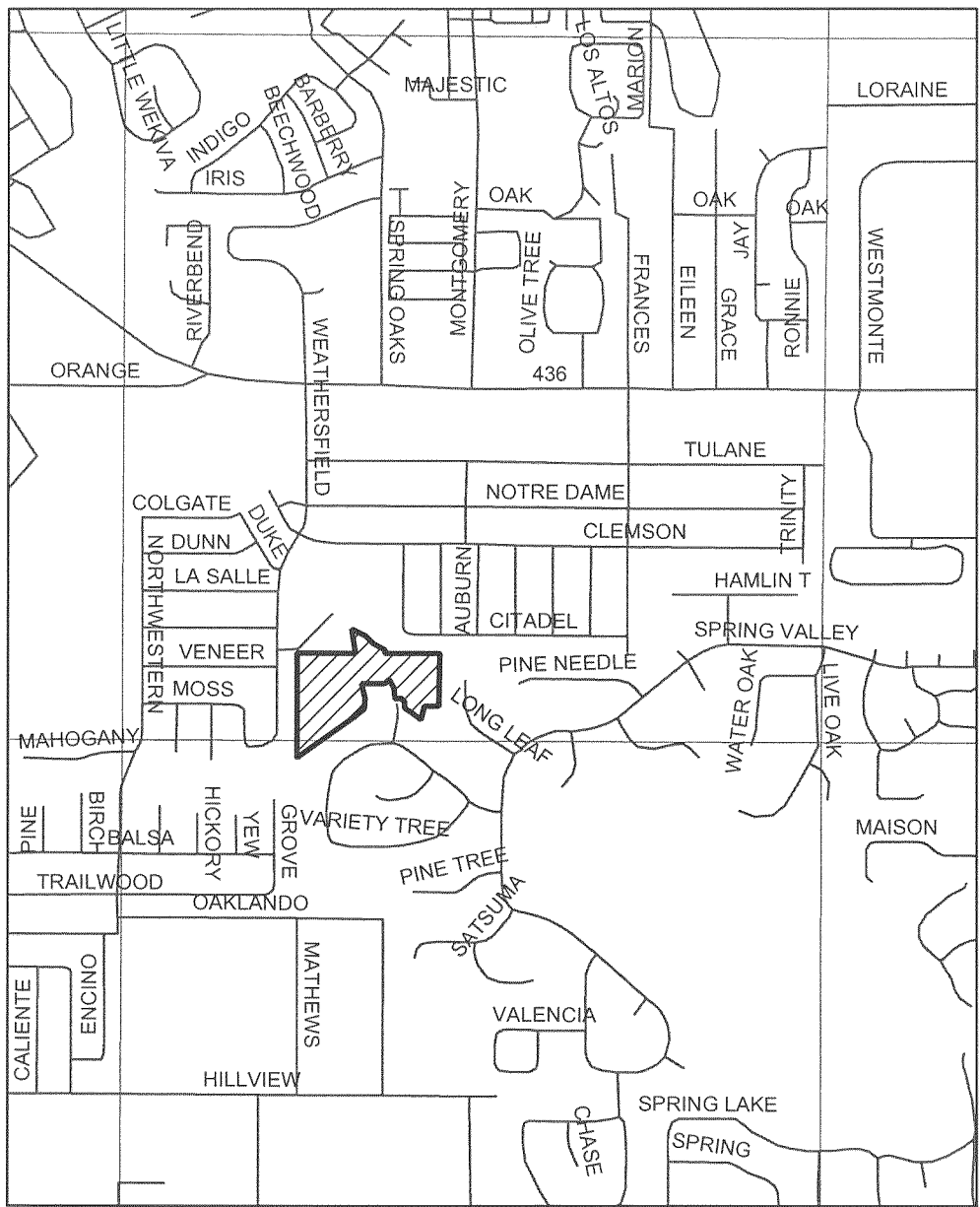
The applicant, William Vallancourt, is requesting minor plat approval for the Stonecrest subdivision, a three (3) lot residential minor plat on approximately 11 acres, located on Horse Lovers Lane. Lots 1&3 are zoned A-1 and Lot 2 is zoned R-1AAA. The typical lot size will be over 3 acres and will be serviced by well and septic.

**STAFF RECOMMENDATION:**

Staff recommends approval of the minor plat for Stonecrest.

District: 3 – Van Der Weide  
Attachments: Location map  
Plat reduction

Reviewed by:	<u>KZC</u>
Co Atty:	<u>KZC</u>
DFS:	<u>AS</u>
Other:	<u>SS</u>
DCM:	<u>RH</u>
CM:	<u>RH</u>
File No. #	<u>cpdd02</u>



**LOCATION MAP  
STONECREST MINOR PLAT**

# STONECREST

## SECTION 15 & 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

**PLAT  
BOOK**

**PAGE**

**STONECREST  
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and does hereby dedicate the streets and easements as shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned does hereunto set his hand on this \_\_\_\_ day of \_\_\_\_\_, 2003.

WITNESSES:

OWNER:

STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2003, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath.

NOTARY PUBLIC

Commission No. \_\_\_\_\_

My Commission expires \_\_\_\_\_

### CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.06(1) Florida Statutes.

Stone L. Shamba, P.L.S.  
Florida Registration Number 4089  
County Surveyor for Seminole County, Florida

DATE: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I 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 plat and survey data contained herein comply with all requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.06(1) regarding "permanent reference monuments" and that the land is located within Seminole County, Florida.

ALTAMONTE SURVEYING AND PLATTING, INC.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Michael W. Sullivan, President

Florida Registration No. 4489  
Licensee Number No. 6300

### 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:

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 \_\_\_\_\_ of \_\_\_\_\_, 2003.

CLERK OF THE COURT  
In and for Seminole County, Florida

BY \_\_\_\_\_ D.C.

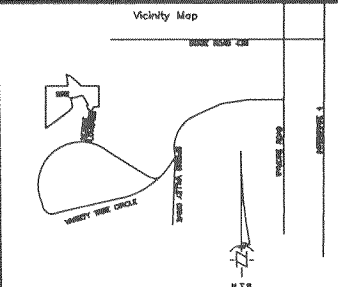
**LEGAL DESCRIPTION**

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN N88°47'30"W 302.14 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH BOUNDARY LINE OF SPRING VALLEY FARMS SECTION 2, AS RECORDED IN PLAT BOOK 14, PAGE 80, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FOR THE POINT OF BEGINNING; THENCE RUN S00°35'47"W 388.70 FEET ALONG THE WEST BOUNDARY OF SAID SPRING VALLEY FARMS, SECTION 2; THENCE N88°16'03"W, DEPARTING SAID WEST LINE, 108.08 FEET; THENCE S16°36'23"W, 112.20 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SPRING VALLEY FARMS, SECTION 4, AS RECORDED IN PLAT BOOK 14, PAGE 84, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N52°47'38"W, 108.43 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HORSE LOWERS LANE; THENCE N11°32'00"E, 19.43 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N16°30'28"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 47.14 FEET THROUGH A CENTRAL ANGLE OF 54°00'00" AND ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE N57°58'42"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND THE BOUNDARY LINE OF SAID SPRING VALLEY FARMS SECTION 4, A DISTANCE OF 33.85 FEET; THENCE N30°08'08"W, 208.20 FEET; THENCE S77°16'11"W 78.88 FEET; THENCE S58°46'30"W, 24.30 FEET; THENCE S78°45'03"W, 33.32 FEET; THENCE S81°13'38"W, 80.01 FEET; THENCE S13°07'17"E, 112.01 FEET ALONG THE WESTERLY LINE OF LOT 6, BLOCK E, AND ITS NORTHERLY PROJECTION THEREOF, OF SAID SPRING VALLEY SECTION 4; THENCE S16°01'22"E, 25.08 FEET; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY LINE OF SAID SPRING VALLEY FARMS SECTION 4, THE FOLLOWING COURSES: S06°00'04"W, 85.18 FEET; THENCE S00°18'53"W, 80.01 FEET; THENCE S48°51'28"W, 80.16 FEET; THENCE S03°54'22"W 308.52 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK E, OF SAID SPRING VALLEY FARMS SECTION 4; THENCE RUN S53°54'22"W 214.47 FEET MORE OR LESS ALONG THE NORTHERLY LINE OF SPRING VALLEY FARMS SECTION 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 8, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TO A POINT ON THE EAST LINE OF TRAILWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 12 AND 13, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N00°11'36"E, ALONG THE EAST LINE OF SAID TRAILWOOD ESTATES, 127.00 FEET; THENCE N00°28'07"E, ALONG SAID EAST LINE, 662.80 FEET TO THE NORTHEAST CORNER OF LOT 234 OF SAID PLAT OF TRAILWOOD ESTATES, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S88°47'30"E, 418.87 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE N04°48'47"W, 178.24 FEET; THENCE S14°20'54"W 48.54 FEET; THENCE S64°50'23"E, 81.78 FEET; THENCE S40°03'08"E, 243.18 FEET TO A POINT ON THE WEST LINE OF WEATHERFIELD 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 102-103, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE S00°35'47"W, 28.49 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT OF WEATHERFIELD 2ND ADDITION; THENCE S88°47'30"E 355.00 ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

BEFORE THIS PLAT, AS RECORDED IN ITS DRAWING FORM, IS THE OFFICIAL SURVEY OF THE BOUNDARY LINES DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE REPLACED OR APPROVED BY ANY OTHER SURVEY OR SURVEY FORM OF THIS PLAT, THERE NOT BE APPROVAL, INSTRUMENTS THAT ARE NOT OF THIS PLAT, BUT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SURVEYOR'S NOTES**

1. BEARINGS ARE BASED ON THE WESTERLY LINE OF SPRING VALLEY FARMS SECTION 2 AS BEING S00°35'47"W PER PLAT.
2. ALL LINES ARE NON-RADIAL (N.R.), UNLESS INDICATED AS RADIAL (R).
3. ALL PLATTED UTILITY 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 DAMAGES.



- ① = STATION PLANE COORDINATE REFERENCE POINT NUMBER
- = RECOVERED 4" CONCRETE MONUMENT (UNMARKED)
- = SET 4" CONCRETE MONUMENT (BURNED OR AS NOTED)
- = SET 1/2" IRON ROD (RUBBING) (AFTER CONSTRUCTION)
- △ = P.C.P. SET NAIL IN DIRT (RUBBING) (AFTER CONSTRUCTION)
- ∠ = POINT OF CURVATURE
- ∠ = DELTA ANGLE P.T. = POINT OF TANGENCY
- ∠ = ARC LENGTH P.C.C. = POINT OF CURVATURE CURVATURE
- REC = RECOVERED P.R.C. = POINT OF REVERSE CURVATURE
- CONC. = CONCRETE
- MON. = MONUMENT
- CH. = CHORD
- TAN. = TANGENT
- CL. = CENTERLINE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- N.T.S. = NOT TO SCALE

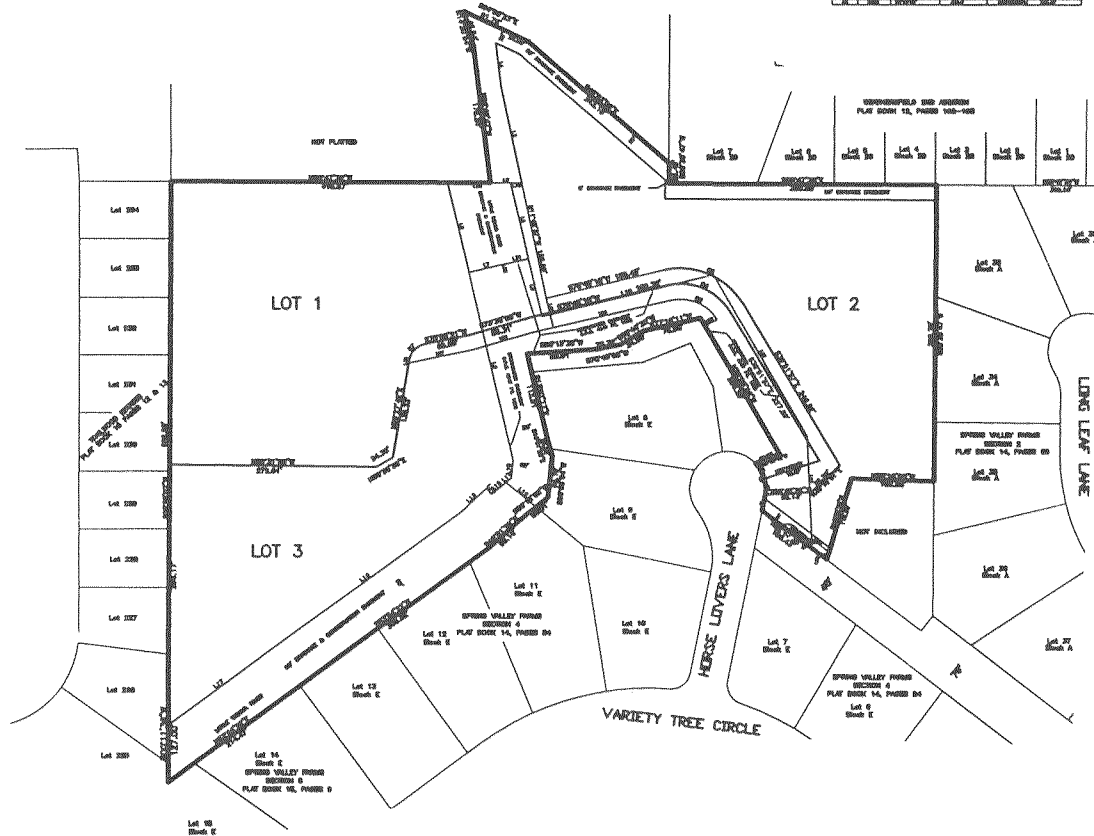
**ALTAMONTE SURVEYING AND PLATTING, INC.**  
448 DOUGLAS AVENUE, SUITE 1206  
ALTA MONTE, FLORIDA 32714  
PHONE (407) 882-7396 FAX (407) 882-3328

# STONECREST

SECTION 15 & 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

LINE	BEARING	DISTANCE
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**SURVEYOR'S NOTES**

1. BEARINGS ARE BASED ON THE WESTERLY LINE OF SPRING VALLEY FARMS SECTION 2 AS BEING 80°35'47" W PER PLAT.
2. ALL LINES ARE NON-RADIAL (N.R.) UNLESS INDICATED AS RADIAL (R.).
3. ALL PLATTED UTILITY 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 DAMAGES.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE BASED UPON SEMINOLE COUNTY ENGINEERING DEPARTMENT POINT BEARERS 0247 AND 0248. THE BEARINGS AND DISTANCES DERIVED HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, AND ARE THEREFORE NOT CONSISTENT WITH THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT. STATE PLANE COORDINATES FOR POINTS 247 AND 248 AS PUBLISHED BY SEMINOLE COUNTY: POINT NO. 247 N. 1587204.446 E. 822362.478 POINT NO. 248 N. 1585488.982 E. 823868.943

- ① = STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENT (UNNUMBERED)
- = RECOVERED 4"x4" CONCRETE MONUMENT (UNNUMBERED)
- = SET 4"x4" CONCRETE MONUMENT (NUMBERED OR AS NOTED)
- = SET 1/2" IRON ROD (NUMBERED) (AFTER CONSTRUCTION)
- = P.C.P. SET NAIL & DISK (NUMBERED) (AFTER CONSTRUCTION)
- R = RADIAL
- N.R. = NON-RADIAL
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- CONC. = CONCRETE
- MON. = MONUMENT
- CHORD = CHORD
- TANGENT = TANGENT
- CENTERLINE = CENTERLINE
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