

Item # 19

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Token Farms Plat

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Ian Ratliff EXT. 7438

Agenda Date 6/10/2003 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve the plat for Token Farms subdivision.

Located at the southern terminus of Mikler Road, approximately 1/2 mile south of Red Bug Lake Road in Section 30, Township 21, Range 31 in Oviedo.

District1-Maloy (Ian Ratliff, Principal Planner)

BACKGROUND:

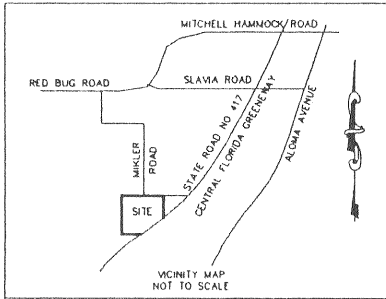
The applicants, Joyce and Keith Schoening, are requesting approval of a seven lot single family subdivision. The subject property currently consists of four previously approved, but unplatted lots that are served by an unpaved private driveway on 37 acres of land zoned A-1. The BCC approved a waiver to the road paving requirement on September 10, 2002. Lot sizes will vary from 1.4 acres to 17.4 acres and all lots will be served by well and septic. Staff has reviewed the plat and finds that it meets the applicable requirements of the Land Development Code and Ch. 177, F.S.

STAFF RECOMMENDATION:

Staff recommends approval of the Token farms plat.

District: 1-Maoly
Attachments: Exhibit A: Plat Reduction
Exhibit B: Location map

Reviewed by: _____
Co Atty: KCC
DFS: _____
Other: _____
DCM: SS
CM: KB
File No. cpdd01



TOKEN FARMS

SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

DESCRIPTION

LOT 79 AND THE EAST 1/2 OF VACATED STREET ADJACENT TO THE WEST LOT LINE OF SAID LOT 79, THE SLAVIA COLONY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS THAT PART OF LOT 79, AS SHOWN ON THE PLAT OF SLAVIA COLONY COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN 500'28'28"W ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 25.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE 500'28'28"W ALONG SAID EAST LINE A DISTANCE OF 362.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 417; THENCE RUN S21°17'04"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 258.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3669.72 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12'08'44", FOR AN ARC DISTANCE OF 775.77 FEET; THENCE RUN N89°47'34"W A DISTANCE OF 933.25 FEET; THENCE RUN N00°30'10"E A DISTANCE OF 1312.83 FEET; THENCE RUN N90°00'00"E A DISTANCE OF 689.37 FEET TO THE WEST RIGHT OF WAY LINE OF MIKLER ROAD; THENCE RUN S00°33'01"W ALONG THE WEST RIGHT OF WAY LINE OF MIKLER ROAD A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MIKLER ROAD; THENCE RUN N90°00'00"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 685.03 FEET TO THE POINT OF BEGINNING

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- L.B. - LICENSED BUSINESS
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R - RADIUS
- L - LENGTH
- D - DELTA
- P.C. - PAGE
- NO. - NUMBER
- P.S. & M. - PROFESSIONAL SURVEYOR AND MAPPER
- # - NUMBER
- R/W - RIGHT-OF-WAY
- C - CENTER LINE
- - INDICATES SET 4"x4" CONCRETE MONUMENT, PERM #4671, UNLESS OTHERWISE NOTED

NOTES:

- 1) THE 50' PRIVATE EASEMENT IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS
- 2) BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF MIKLER ROAD AS BEING N90°00'00"E
- 3) □ INDICATES SET 4"x4" CONCRETE MONUMENT, PERMANENT REFERENCE #4671 UNLESS OTHERWISE NOTED
- 4) ALL LOT LINES ARE RADIAL UNLESS NOTED N.R. (NON RADIAL)
- 5) ONE ACCESS POINT TO MIKLER ROAD PERMITTED BY 50' INGRESS/EGRESS EASEMENT FOR USE BY LOTS 1 THROUGH 7.
- 6) N 1000000 INDICATES STATE PLANE COORDINATES REFERENCED E 1000000 FROM SEMINOLE COUNTY GPS POINTS
- 7) CENTRAL FLORIDA GREENWAY (STATE ROAD NO. 417) BASED ON RIGHT OF WAY MAP PER OFFICIAL RECORDS BOOK , PAGE , OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

TOKEN FARMS DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT BEING THE OWNER 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 STREET, SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____

BY: _____

PRINTED NAME: _____

SIGNED AND SEALED IN THE PRESENCE OF:

PRINTED NAME: _____ PRINTED NAME: _____

STATE OF FLORIDA COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

_____ ON BEHALF OF THE _____ HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NAME _____ DATE _____

PRINTED NAME _____ SERIAL NUMBER _____

CERTIFICATE OF COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177.08(1) FLORIDA STATUTES.

STEVE L. WESSELS, P.L.S.
FLORIDA REGISTRATION NUMBER 4589
COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA.

DATE: _____

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 _____

CLERK OF THE BOARD _____

CERTIFICATE OF CLERK

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 _____ AT _____ FILE NO. _____

CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA

BY: _____ D.C.

Exhibit A

NOTICE:

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

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2153
ALTA MONTI SPRINGS, FLORIDA, 32714
(407) 774-8372 - LB#6898

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being a licensed and Registered Land Surveyor, does hereby certify that on August 12, 1998 he completed the survey of the lands shown in the foregoing plat; that said plat was prepared under his direction and supervision and is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon and complies with all requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

JAMES R. SHANNON JR. _____ DATE _____
Florida Registration Number: 4621, _____
SHANNON SURVEYING, INC. - LB#6898
499 North S.R. 434 - SUITE 2153
ALTA MONTI SPRINGS, FLORIDA, 32714, (407) 774-8372

TOKEN FARMS DEDICATION

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IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____

BY: _____

PRINTED NAME: _____

SIGNED AND SEALED IN THE PRESENCE OF:

PRINTED NAME: _____ PRINTED NAME: _____

STATE OF FLORIDA COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

_____ ON BEHALF OF THE _____ HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

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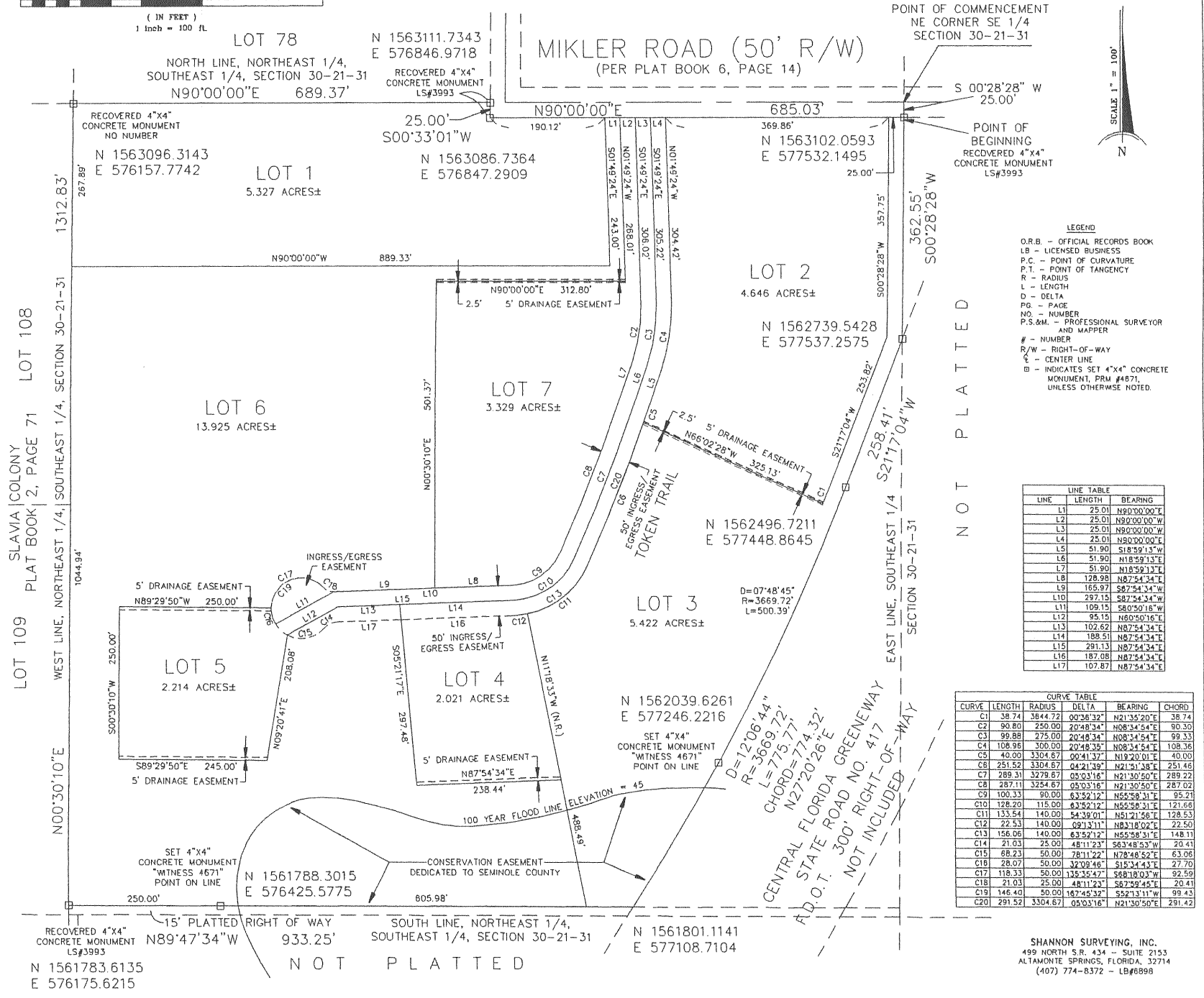
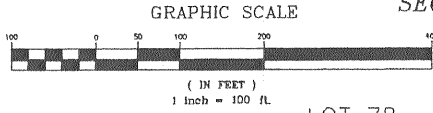
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TOKEN FARMS

SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

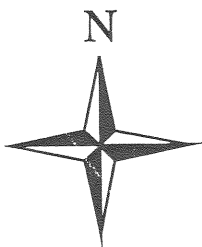
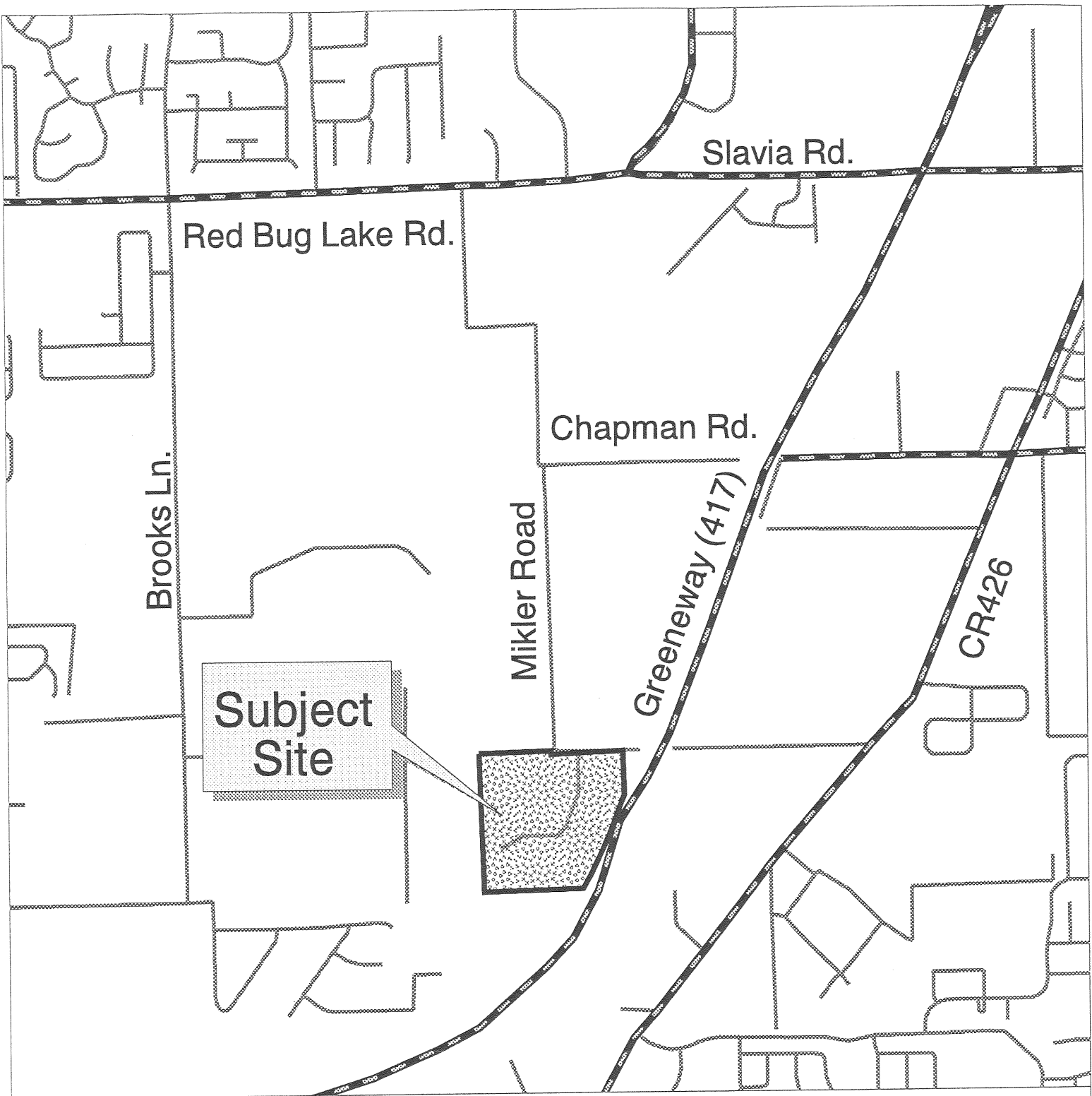


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 C.L. - CENTER LINE
 □ - INDICATES SET 4"x4" CONCRETE MONUMENT, PR# 44871, UNLESS OTHERWISE NOTED.

LINE	LENGTH	BEARING
L1	25.01	N90°00'00"E
L2	25.01	N90°00'00"W
L3	25.01	N90°00'00"W
L4	25.01	N90°00'00"E
L5	51.90	S18°59'13"W
L6	51.90	N18°59'13"E
L7	51.90	N18°59'13"E
L8	128.98	N87°54'34"E
L9	165.92	S87°54'34"W
L10	297.15	N87°54'34"W
L11	109.15	S80°50'16"W
L12	95.15	N60°50'16"E
L13	102.62	N87°54'34"E
L14	188.51	N87°54'34"E
L15	291.13	N87°54'34"E
L16	187.08	N87°54'34"E
L17	107.87	N87°54'34"E

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.74	3844.72	00°36'32"	N21°35'20"E	38.74
C2	90.80	250.00	20°48'34"	N08°34'54"E	90.30
C3	99.89	275.00	20°48'34"	N08°34'54"E	99.33
C4	108.96	300.00	20°48'34"	N08°34'54"E	108.36
C5	40.00	3304.67	00°41'37"	N19°20'01"E	40.00
C6	251.52	3304.67	04°21'39"	N21°51'38"E	251.48
C7	289.31	3279.87	05°03'16"	N21°30'50"E	289.22
C8	287.11	3254.67	05°03'16"	N21°30'50"E	287.02
C9	100.33	90.00	63°52'12"	N55°58'31"E	99.21
C10	128.20	115.00	43°52'12"	N55°58'31"E	121.66
C11	133.54	140.00	54°39'01"	N51°21'54"E	128.53
C12	22.53	140.00	09°13'11"	N83°18'02"E	22.50
C13	156.06	140.00	63°52'12"	N55°58'31"E	148.11
C14	21.03	25.00	48°11'23"	S63°48'53"W	20.41
C15	68.23	50.00	78°11'22"	N78°48'52"E	63.06
C16	28.07	50.00	32°08'46"	S15°24'43"E	27.70
C17	118.33	50.00	135°52'17"	S88°18'03"W	92.59
C18	21.03	25.00	48°11'23"	S62°58'45"E	20.41
C19	146.40	50.00	167°45'32"	S52°13'11"W	99.43
C20	291.52	3304.67	05°03'16"	N21°30'50"E	291.42

SHANNON SURVEYING, INC.
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LOCATION MAP Token Farms PSP



EXHIBIT B