

Item # 42

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Minor Plat approval for Ancient Forest

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

**AUTHORIZED BY:** Dan Matthys **CONTACT:** Cynthia Sweet **EXT.** 7443

|   |
|---|
| <b>Agenda Date</b> <u>06/13/06</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/> |
| <b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>   |

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the minor plat for Ancient Forest – Walter B. Walker, applicant.

District 1 – Dallari (Cynthia Sweet, Senior Planner)

**BACKGROUND:**

The applicant, Walter B. Walker, is requesting approval of the minor plat for Ancient Forest. The plat consists of four (4) lots (minimum of one-acre each) containing a total of 6.92 acres with a net buildable of 5.33 acres. The remaining 1.59 acres will be dedicated to Seminole County by this plat as a Conservation Easement. Each lot will be serviced by private well and septic, and will have public road frontage on an existing county road (Brumley Road). The property is zoned A-1 (Agriculture) and is located on the north side of Brumley Road, south of Clearview Road, and northeast of Lake Mills Road (Chuluota), in Section 22, Township 21 S, Range 32 E.

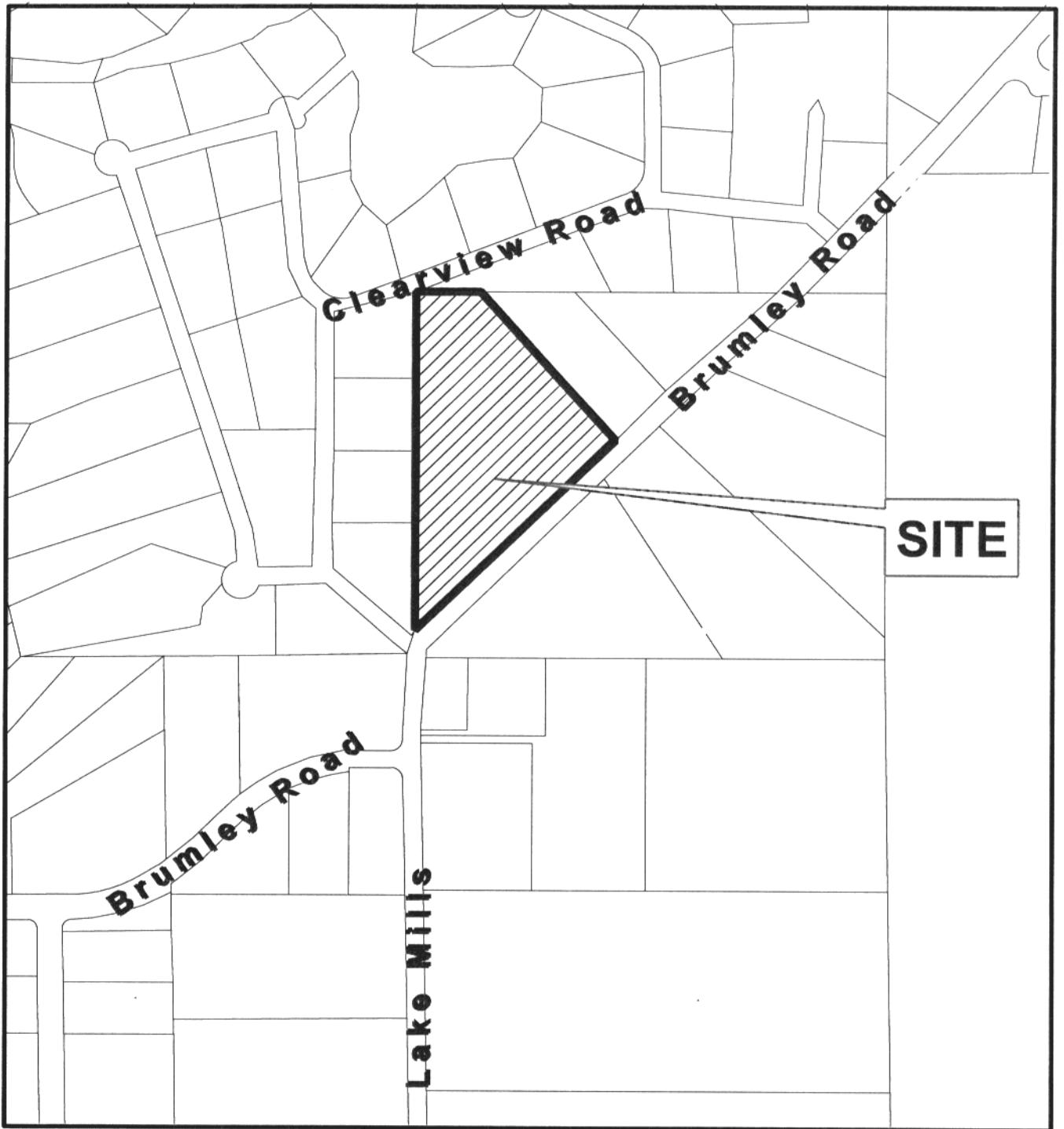
The plat meets all applicable requirements of Chapter 35, Section 35.122, Seminole County Land Development Code and Section 177, Florida Statutes.

**STAFF RECOMMENDATION:**

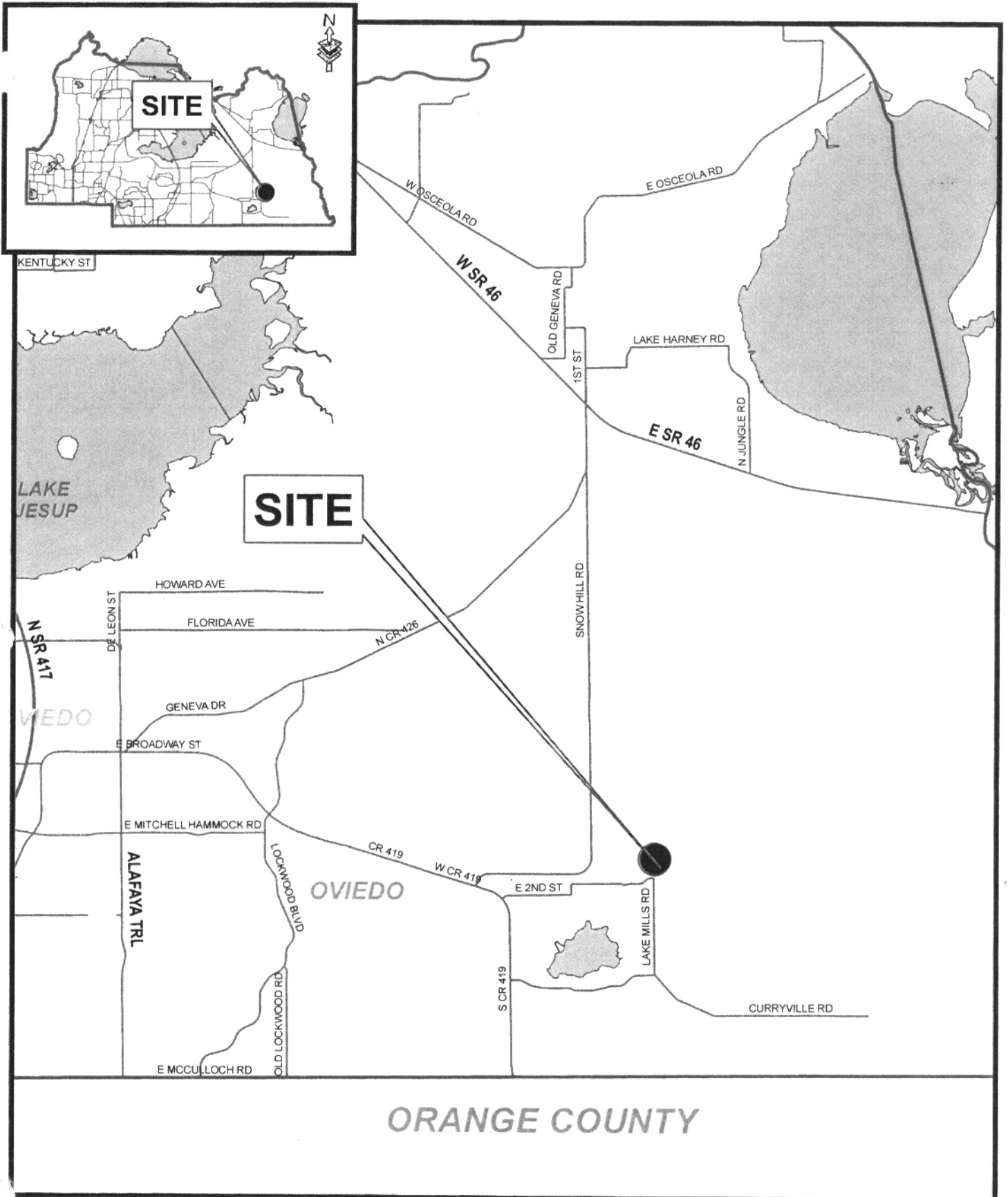
Staff recommends approval of the minor plat of Ancient Forest.

District 1 - Dallari  
Attachments: Location Map – Exhibit A  
Reduced Copy of Plat – Exhibit B

|   |
|---|
| <b>Reviewed by:</b> <u>KFT</u><br><b>Co Atty:</b> _____<br><b>DFS:</b> _____<br><b>Other:</b> <u>MS</u><br><b>DCM:</b> <u>MS</u><br><b>CM:</b> <u>Cae</u> |
| <b>File No.</b> <u>cpdd01</u>   |



LOCATION MAP



# ANCIENT FOREST

Section 22, Township 21 South, Range 32 East  
Seminole County, Florida

SHEET 1 OF 1

PLAT BOOK PAGE  
ANCIENT FOREST DEDICATION

DESCRIPTION: (OFFICIAL RECORDS BOOK 1561, PAGE 0383)  
LOT 1, UNRECORDED PLAT OF VISTA WOODS, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N.00°18'21"W, ALONG THE WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 22, 66.80 FEET TO THE POINT OF BEGINNING AND THE SW CORNER OF THE TRACT ABOUT TO BE DESCRIBED; THENCE CONTINUE N.00°18'21"W, 926.13 FEET TO THE NW CORNER OF THE S 3/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 22; THENCE RUN S.89°34'43"E, 522.20 FEET TO THE NW CORNER OF THE S 3/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 22; THENCE RUN S.41°05'24"E, 522.20 FEET TO THE NW CORNER OF THE S 3/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 22, 230.17 FEET; THENCE RUN S.41°05'24"E, 522.20 FEET TO THE NW CORNER OF THE S 3/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 22, 230.17 FEET; THENCE RUN S.48°54'36"W, ALONG SAID RIGHT-OF-WAY LINE 544.14 FEET TO A P.C. OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 14°33'02", FOR AN ARC DISTANCE OF 232.37 FEET; THENCE RUN S.89°43'39"W, 4.90 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 6.92 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
2. VEHICULAR ACCESS RIGHTS FROM LOT 4 TO BRUMLEY ROAD ARE DEDICATED TO SEMINOLE COUNTY. THE 40 FOOT CROSS ACCESS AND UTILITY EASEMENT (PRIVATE) SHOWN HEREON IS FOR THE BENEFIT OF LOTS 1 THROUGH 4.
3. THE CONSERVATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO SEMINOLE COUNTY.
4. THIS PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED AT OFFICIAL RECORDS BOOK 1561, PAGES 380 THROUGH 382, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
5. ALL 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. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
6. DRAINAGE EASEMENTS SHOWN HEREON SHALL BE RECIPROCAL EASEMENTS BETWEEN ADJACENT LOTS AND SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.

**NOTE:**

COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTANT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

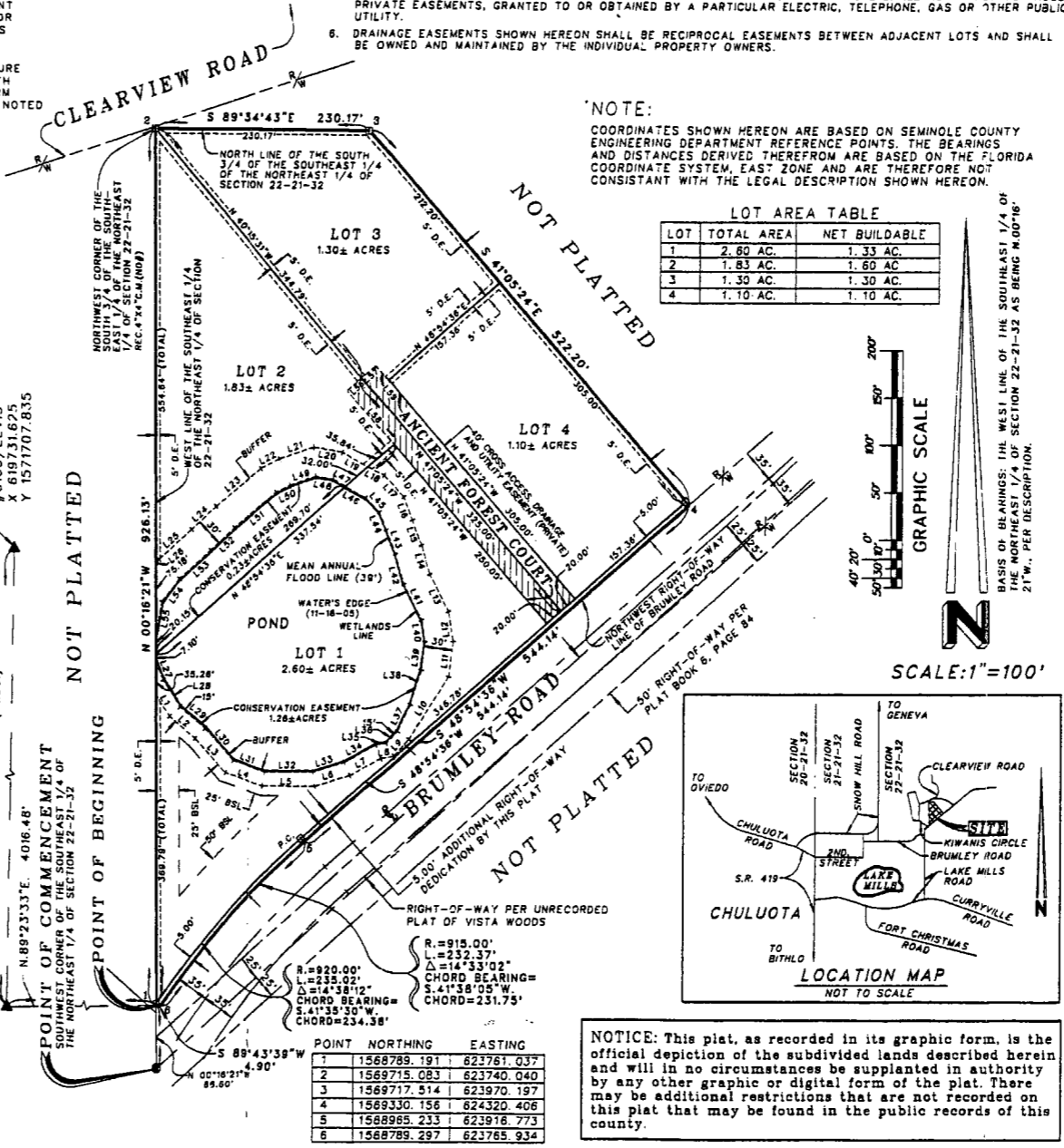
**ABBREVIATIONS/LEGEND:**

|      |         |  |
|------|---------|--|
| BSL  | DENOTES | BUILDING SETBACK LINE  |
| C.M. | "       | CONCRETE MONUMENT  |
| CL   | "       | CENTERLINE   |
| D.E. | "       | DRAINAGE EASEMENT  |
| LS   | "       | LICENSED SURVEYOR  |
| LB   | "       | LICENSED BUSINESS  |
| REC. | "       | RECOVERED  |
| R/W  | "       | RIGHT-OF-WAY   |
| P.C. | "       | POINT OF CURVATURE   |
| B    | "       | SET 4"x4" C.M. WITH DISK STAMPED "PRM LS 5008" UNLESS NOTED OTHERWISE. |

**LINE DATA TABLE**

| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L 1  | S 32°37'48"E | 27.59'   |
| L 2  | S 49°33'03"E | 35.98'   |
| L 3  | S 40°58'59"E | 48.80'   |
| L 4  | S 71°58'43"E | 43.37'   |
| L 5  | S 89°35'18"E | 56.59'   |
| L 6  | N 73°33'07"E | 38.75'   |
| L 7  | N 80°03'28"E | 37.39'   |
| L 8  | N 80°34'23"E | 13.36'   |
| L 9  | N 42°58'23"E | 24.55'   |
| L 10 | N 32°23'54"E | 79.24'   |
| L 11 | N 07°02'50"E | 37.24'   |
| L 12 | N 08°52'53"W | 32.12'   |
| L 13 | N 27°00'50"W | 44.21'   |
| L 14 | N 18°40'07"W | 31.73'   |
| L 15 | N 20°41'56"W | 28.39'   |
| L 16 | N 20°50'21"W | 25.93'   |
| L 17 | N 42°53'40"W | 31.14'   |
| L 18 | N 81°26'39"W | 19.19'   |
| L 19 | N 81°26'39"W | 31.07'   |
| L 20 | N 79°49'45"W | 31.03'   |
| L 21 | S 71°25'25"E | 38.44'   |
| L 22 | S 63°18'43"W | 22.58'   |
| L 23 | S 50°34'08"W | 63.37'   |
| L 24 | S 46°55'39"W | 35.33'   |
| L 25 | S 47°45'17"W | 47.28'   |
| L 26 | S 37°33'03"E | 58.93'   |
| L 27 | S 22°17'28"E | 21.27'   |
| L 28 | S 32°37'48"E | 33.92'   |
| L 29 | S 48°33'04"E | 34.87'   |
| L 30 | S 40°59'58"E | 45.83'   |
| L 31 | S 71°58'43"E | 38.88'   |
| L 32 | S 89°35'18"E | 52.04'   |
| L 33 | N 73°33'07"E | 34.75'   |
| L 34 | N 80°03'28"E | 38.33'   |
| L 35 | N 80°34'23"E | 10.98'   |
| L 36 | N 42°55'21"E | 17.19'   |
| L 37 | N 29°53'38"E | 31.80'   |
| L 38 | N 17°59'41"E | 38.28'   |
| L 39 | N 07°02'50"E | 30.20'   |
| L 40 | N 08°52'53"W | 23.14'   |
| L 41 | N 27°00'50"W | 42.13'   |
| L 42 | N 18°40'07"W | 33.39'   |
| L 43 | N 20°41'56"W | 27.29'   |
| L 44 | N 20°50'21"W | 20.05'   |
| L 45 | N 42°53'40"W | 20.38'   |
| L 46 | N 81°26'39"W | 25.42'   |
| L 47 | N 81°26'39"W | 15.08'   |
| L 48 | N 79°49'45"W | 18.49'   |
| L 49 | S 71°25'25"E | 28.83'   |
| L 50 | S 63°18'43"E | 17.08'   |
| L 51 | S 50°34'08"W | 58.07'   |
| L 52 | S 46°55'39"W | 34.80'   |
| L 53 | S 47°45'17"W | 44.82'   |
| L 54 | S 37°33'03"E | 30.86'   |
| L 55 | S 22°17'28"E | 16.85'   |
| L 56 | N 48°54'36"E | 20.00'   |
| L 57 | N 48°54'36"E | 20.00'   |
| L 58 | N 41°05'24"W | 75.00'   |
| L 59 | N 41°05'24"W | 20.00'   |

**HENRICH-LUKE & SWAGGERTY, LLC**  
Surveyors & mappers  
250 S. Ronald Reagan Blvd., Suite 114  
Longwood, FL 32750  
(407) 647-7348  
Fax (407) 647-8097  
Licensed Business No. 7276



**LOT AREA TABLE**

| LOT | TOTAL AREA | NET BUILDABLE |
|-----|------------|---------------|
| 1   | 2.60 AC.   | 1.33 AC.      |
| 2   | 1.83 AC.   | 1.60 AC.      |
| 3   | 1.30 AC.   | 1.30 AC.      |
| 4   | 1.10 AC.   | 1.10 AC.      |

KNOW ALL MEN BY THESE PRESENTS, That the individual named below, 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 Additional Road Right-of-Way shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed on \_\_\_\_\_  
  
Waiver B. Walker, Owner

Signed and sealed in the presence of:  
  
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared \_\_\_\_\_

to me known to be the individual described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**  
I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.  
  
Steve L. Wessels, P.L.S.  
Florida Registration Number 4589  
County Surveyor for Seminole County, Florida.  
Date: \_\_\_\_\_

**CERTIFICATE OF PREPARING SURVEYOR**  
This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.  
  
Surveyor's Signature Date  
MARK I. LUKE L.S. 5008  
Surveyor's Name (printed) Surveyor's Registration Number

**HENRICH-LUKE & SWAGGERTY, LLC**  
Legal Entity's Name  
L.B. 7276  
Legal Entity's Certificate of Authorization Number  
250 S. RONALD REAGAN BLVD., SUITE 114, LONGWOOD, FL 32750  
Legal Entity's Address

**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 \_\_\_\_\_ D.C.

**CERTIFICATE OF CLERK OF CIRCUIT COURT**  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_  
  
CLERK OF THE COURT  
in and for Seminole County, Florida.  
BY \_\_\_\_\_ D.C.

**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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**POINT NORTHING EASTING**

|   |             |            |
|---|-------------|------------|
| 1 | 1568789.191 | 623761.037 |
| 2 | 1568715.083 | 623740.040 |
| 3 | 1568717.514 | 623970.197 |
| 4 | 1568330.156 | 624320.406 |
| 5 | 1568895.233 | 623916.773 |
| 6 | 1568789.297 | 623765.934 |