

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Final Plat for Lansdowne

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

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

Agenda Date <u>6/14/2005</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 and authorize the Chairman to execute the Final Plat for Lansdowne – M/I Homes of Orlando, LLC, applicant.

District 5 (Carey) – (Cynthia Sweet, Planner) *CS*

BACKGROUND:

The applicant, M/I Homes, LLC, is requesting approval of the Final Plat for Lansdowne. The plat consists of 37 lots on 10.312 acres. The property is zoned PUD (Planned Unit Development). Each lot will be serviced by Seminole County water and sewer. The internal roadway is private with access rights to Seminole County over the private roadway and easements.

The site is located on the north side of Orange Blvd., approximately 300 feet west of North Oregon St., in Section 20, Township 19 South, Range 30 East.

The plat meets all the applicable conditions of the approved Development Order (#3-2000015) for Orange Boulevard PUD, Chapter 35 of the Seminole County Land Development Code, and Section 177, Florida Statutes.

The applicant has posted a performance bond in compliance with the SCLDC Section 35.44(e) (1).

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Lansdowne.

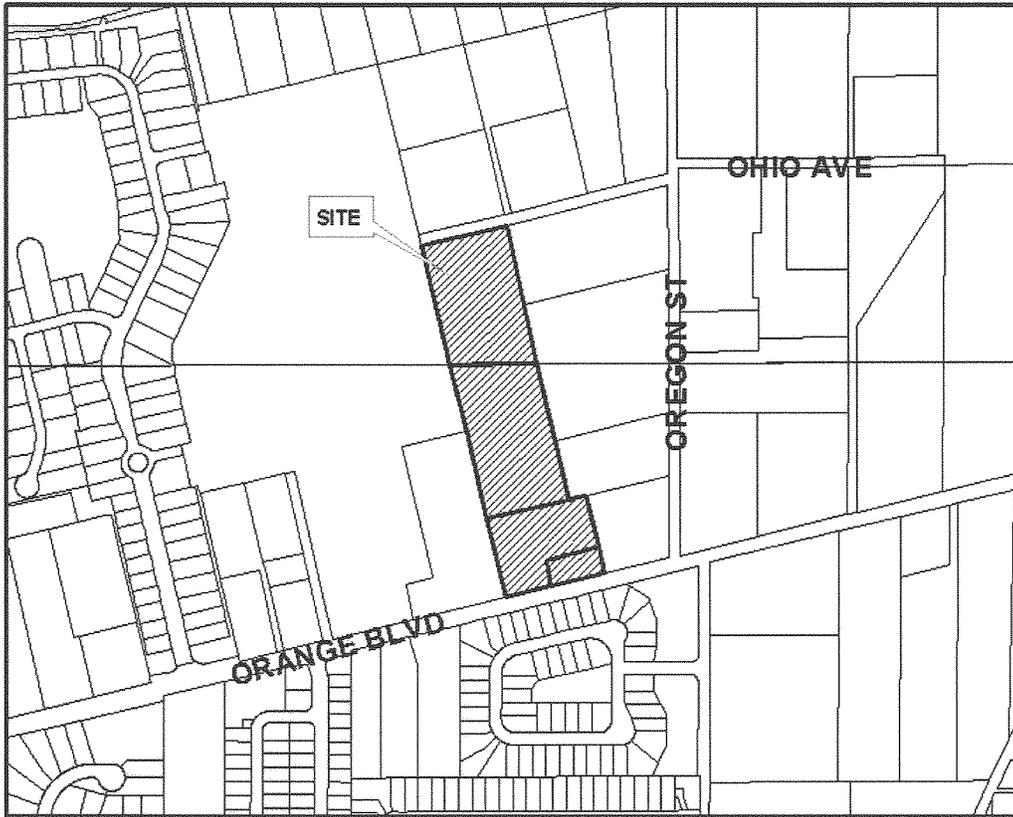
District 5 (Carey)

Attachments: Location Map – Exhibit A

Reduced Copy of Plat – Exhibit B

Reviewed by: <i>KR</i> Co Atty: _____ DFS: _____ Other: _____ DCM: _____ CM: _____ File No. <u>cpdd0</u>

LANSDOWNE SUBDIVISION



LOCATION MAP

LANSDOWNE

A Replat of a Portion of MAP OF SANFORD FARMS Plat Book 1, Page 127, Seminole County, Florida Section 20, Township 19 South, Range 30 East

Property Description

The Westerly 65.6 feet of the Southerly 300.00 feet of Lot 1, Block 9, MAP OF SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Pages 127, 128 and 128 1/2, of the Public Records of Seminole County, Florida

AND

The South 1/2 of Lot 2, Block 9, MAP OF SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Pages 127, 128 and 128 1/2, of the Public Records of Seminole County, Florida

AND

The North 1/2 of Lot 2 and all of Lot 7, Block 9, MAP OF SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Pages 127, 128 and 128 1/2, of the Public Records of Seminole County, Florida

All being more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block 9, MAP OF SANFORD FARMS according to the plat thereof as recorded in Plat Book 1, Pages 127, 128 and 128 1/2 of the Public Records of Seminole County, Florida; thence run North 13°08'41" West, along the West line of said Lot 2 and West line of Lot 7, Block 9 of said MAP OF SANFORD FARMS, for a distance of 1305.66 feet to the Northwest corner of said Lot 7; thence run North 26°57'17" East, along the North line of said Lot 7 and South right of way line of Ohio Avenue, for a distance of 328.94 feet to the Northeast corner of said Lot 7; thence run South 13°09'14" East, along the East line of said Lots 7 and 2, for a distance of 1005.06 feet; thence run North 76°53'08" East, along the North line of the south 300 feet of Lot 1, Block 9 of said MAP OF SANFORD FARMS, for a distance of 65.60 feet to a point on the East line of the West 65.60 feet of said Lot 1; thence run South 13°09'14" East along said East line of the West 65.60 feet, for a distance of 300.00 feet to the North right of way line of Orange Boulevard and South line of said Lot 1; thence run South 76°53'08" West, along said North right of way line and South line of said Lots 1 and 2, for a distance of 194.75 feet to the POINT OF BEGINNING

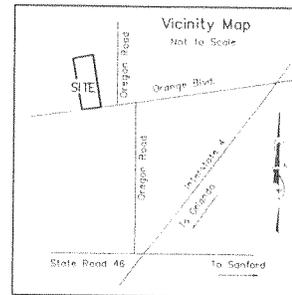
Contains 10.112 acres, more or less

Notes

1. Bearings shown herein are based on the West line of Lot 2, Block 9 of MAP OF SANFORD FARMS being assumed as North 13°08'41" West
2. Tract A is Stormwater Retention Area / Park Area to be owned and maintained by the Lansdowne Homeowners Association.
3. Tracts B and C are Open Space Areas to be owned and maintained by the Lansdowne Homeowners Association.
4. Tract D is additional right of way for Orange Blvd. and is hereby dedicated to Seminole County, Florida.
5. Tract E is a private road to be owned and maintained by the Lansdowne Homeowners Association.
6. Tract F is a LRT Station Tract and is hereby dedicated to Seminole County, Florida.
7. There is an Access, Utility and Drainage easement over, under and across Tracts A and F hereby dedicated to Seminole County.
8. All Piers are radial to curb, unless otherwise noted.
9. There is a 3.00' wide sidewalk easement on the front of all lots and tracts adjacent to Tract A, and a 13.00' wide utility easement on the front of all lots and tracts adjacent to Tract E.
10. There is a 5.00' wide wall easement along the rear of all lots and there is a 10.00' wide drainage easement along the rear of all lots, as shown herein.

Legend

D.B.	denotes Deed Book	PRM	denotes permanent reference monument
O.R.	denotes Official Records Book	PSM	denotes Professional Surveyor and Mapper
P.B.	denotes Plat Book	•	denotes change of direction, no point set
R.W.	denotes right of way	•	denotes Set P, D, oval and disk stamped TPCP-PSM 5205, unless otherwise noted
U.E.	denotes utility easement	■	denotes Set 4" x 4" concrete monument and disk TPCP-PSM 5205, unless otherwise noted
W.E.	denotes wall easement	Ⓢ	denotes point number for Seminole County Horizontal Control Points coordinate values
D.E.	denotes drainage easement	G.P.S.	denotes global positioning system
C.C.	denotes point of curvature	N	denotes North State Plane coordinate value
P.I.	denotes point of tangency	E	denotes East State Plane coordinate value
R.P.	denotes radius point	PCP	denotes permanent control point
P.I.	denotes point of intersection		
S.E.	denotes sidewalk easement		



The State plane coordinates shown herein are based on Seminole County Horizontal Control Points. Specifically, GCS numbers 0272 and 0273, being 4" x 4" concrete monuments with Brass Disk stamped with the respective G.P.S. numbers. Coordinate values are for international use and are not on the same bearing basis as this plat.

① N 1633788.65 E 546691.45	④ N 1634156.70 E 546841.94
② N 1635058.42 E 546388.31	⑤ N 1634121.90 E 547095.25
③ N 1635344.25 E 546708.59	⑥ N 1633980.11 E 547075.46

Benchmark Surveying & Mapping Consultants, Inc.

Certificate of Authorization Number: 1B 6296
 Post Office Box 771065, Winter Garden, Florida 34777-1065
 14545 Porter Road, Winter Garden, Florida 34787
 (407) 654-6184 Fax: (407) 654-6194

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.

PLAT BOOK PAGE

LANSDOWNE
(A Replat)
DEDICATION

This is to certify that the undersigned, M/J HOMES OF ORLANDO, LLC, heretow referred to as "Owner", is the lawful Owner of the lands described in this plat (the "Property"), and that it has caused the same to be surveyed, and this plat, made and in accordance with said survey, is hereby adopted as the true and correct plat of the Property. No part of the Property, except Tract F (LRT Station and easements as noted on the face of this plat, are dedicated to Seminole County, Florida or to the public. An access easement over Tract E is hereby reserved to all owners of any portion of the Property, their respective successors, assigns, agents and invitees, United States Mail Carriers, and to Seminole County, Florida, its employees and agents, for the performance of municipal and governmental functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and owners thereof or residents thereon, as well as their agents and invitees, including, but not limited to, police, fire and emergency medical services. A non-exclusive utility and drainage easement through, over, under and across Tracts A and F shown herein are hereby dedicated to Seminole County and for use by all public utilities for the purpose of construction, maintaining, and replacing their respective facilities servicing the lands encompassed by this plat.

IN WITNESS WHEREOF, M/J HOMES OF ORLANDO, LLC, has caused these presents to be signed and attested to or witnessed by the Authorized Representative named below on the _____ day of _____ 2005.

M/J HOMES OF ORLANDO, LLC, a Florida Limited Liability Company
 By: _____ As: Area President

Witness: _____
 Print Name: _____
 Witness: _____
 Print Name: _____

STATE OF FLORIDA, COUNTY OF SEMINOLE
 The foregoing instrument was acknowledged before me this _____ day of _____ 2005, by _____ of M/J Homes of Orlando, LLC, on behalf of the corporation, and who is personally known to me and did not take an oath.

NOTARY PUBLIC
 My Commission Expires _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes, and that said land is located in Seminole County, Florida.

Billy Joe Jenkins, Jr.
 Billy Joe Jenkins, Jr. PSM
 Florida Registration No. 5205 May 3, 2005

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the Board of County Commissioners of Seminole County, Florida

Chairman of the Board _____ Attest
 Clerk of the Circuit Court in and for Seminole County, Florida _____

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida State Statutes.

Steve L. Wessels, P.L.S.
 Florida Registration Number 4589
 County Surveyor for Seminole County, Florida
 Date: _____

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

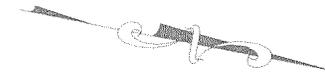
CHRISTINE WYRDLEY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record

at _____ File Number _____
 Clerk of the Circuit Court in and for Seminole County, Florida _____

EXHIBIT B

LANSDOWNE

A Replat of a Portion of MAP OF SANFORD FARMS Plat Book 1, Page 127, Seminole County, Florida Section 20, Township 19 South, Range 30 East

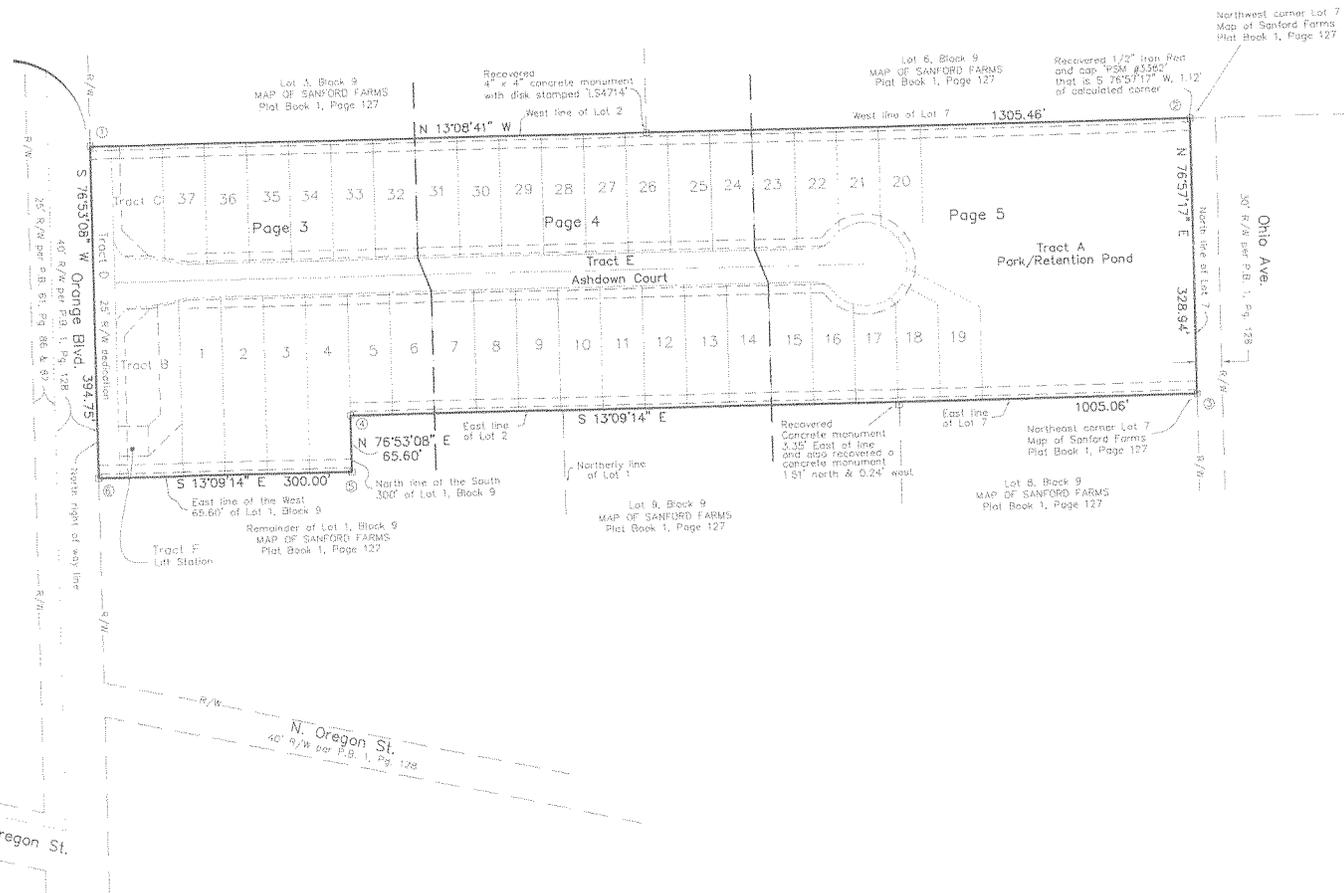


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Point of Beginning
Southwest corner Lot 2
Map of Sanford Farms
Plat Book 1, Page 127



Benchmark Surveying & Mapping Consultants, Inc.

Certificate of Authorization Number - LB-6796

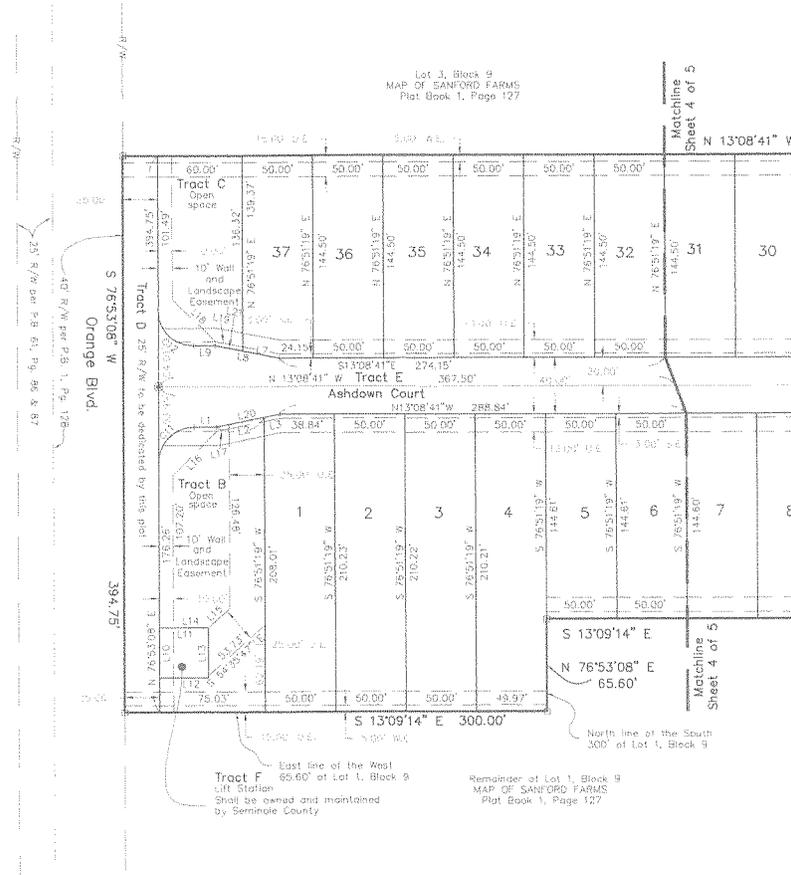
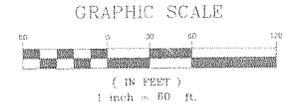
Post Office Box 771065, Winter Garden, Florida 34777-1065

557 West Plant Street, Winter Garden, Florida 34787

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LANSDOWNE

A Replat of a Portion of MAP OF SANFORD FARMS
 Plat Book 1, Page 127, Seminole County, Florida
 Section 20, Township 19 South, Range 30 East



LINE	LENGTH	BEARING
L1	16.10'	S13°08'41"E
L2	34.61'	N24°27'16"W
L3	11.58'	N24°27'16"W
L7	26.35'	N01°56'41"W
L8	46.27'	N02°56'41"W
L9	15.52'	S13°08'41"E
L10	35.00'	N76°53'08"E
L11	34.25'	N13°09'14"W
L12	34.75'	N13°09'14"W
L13	35.00'	S76°53'08"E
L14	24.75'	N13°09'14"W
L15	20.35'	N54°35'47"W
L16	44.16'	N27°29'34"W
L17	8.72'	N24°27'16"W
L18	43.65'	N23°00'27"E
L19	19.62'	N01°56'41"W
L20	35.85'	N24°27'16"W
L21	18.92'	N01°56'41"W

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C11	25.00'	89°58'11"	39.26'	S 89°0'46" E	35.35'
C12	25.00'	90°0'49"	39.28'	N 31°52'15" E	35.36'

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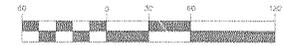


LANSDOWNE

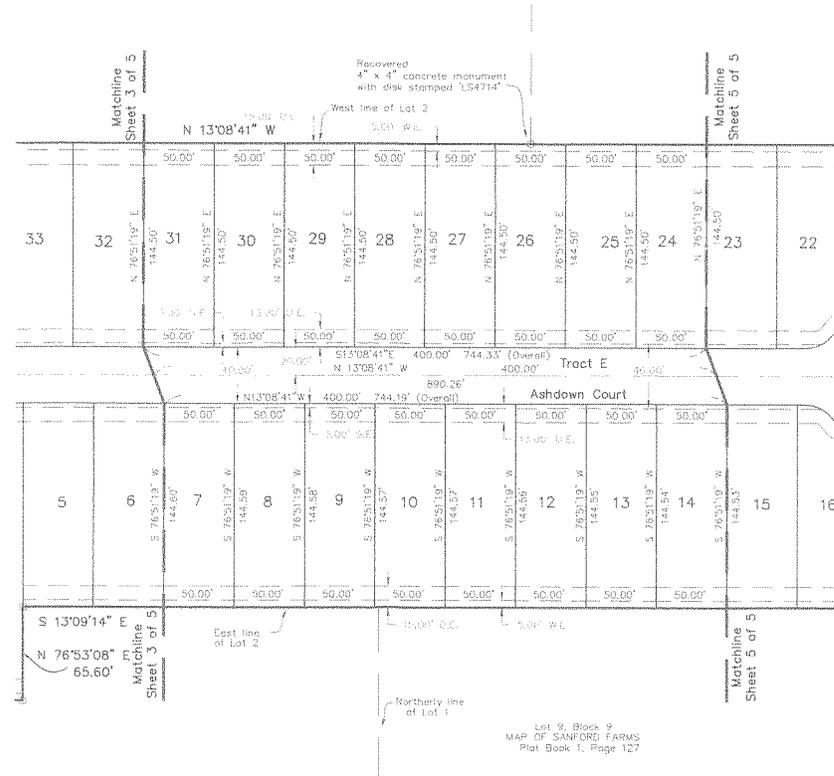
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 Section 20, Township 19 South, Range 30 East



GRAPHIC SCALE



(IN FEET)
 1 inch = 80 ft.



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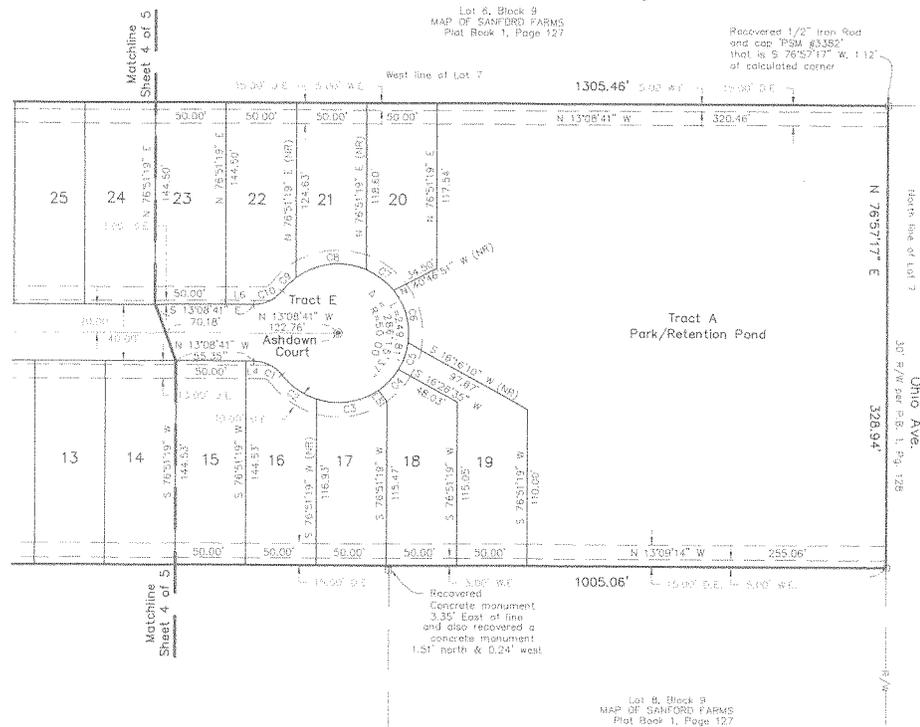
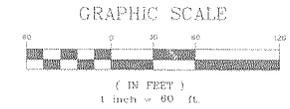
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LINE TABLE		
LINE	LENGTH	BEARING
L4	5.35'	N 13°08'41" W
L5	16.93'	N 40°11'18" E
L6	26.18'	N 13°08'41" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00'	53°07'48"	23.18'	S 13°25'14" W	22.36'
C2	50.00'	35°15'08"	30.76'	N 22°21'34" E	30.28'
C3	50.00'	52°21'02"	46.12'	N 21°41'33" W	44.50'
C4	50.00'	24°32'21"	21.03'	N 60°05'18" W	20.88'
C5	50.00'	23°27'44"	20.42'	N 84°59'21" W	20.33'
C6	50.00'	45°44'34"	38.92'	S 61°28'25" W	38.57'
C7	50.00'	28°22'15"	24.72'	S 24°24'26" W	24.50'
C8	50.00'	60°28'51"	52.78'	S 20°01'37" E	50.36'
C9	50.00'	18°00'26"	13.97'	S 58°16'16" E	13.82'
C10	25.00'	53°07'48"	23.18'	N 39°42'55" W	22.36'

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