

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: TALMAN MEWS PHASE 2 FINAL PLAT

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Denny Gibbs **EXT.** 7359

Agenda Date <u>6/14/05</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 Talman Mews Phase 2 located on the north side Gabriella Lane, west of Tuskawilla Road in Section 25 Township 21S Range 30E.

District 1 – Commissioner Dallari (Denny Gibbs, Planner) *rt*

BACKGROUND:

The applicant, Talman Mews LLC. is requesting final plat approval of Talman Mews Phase 2. This subdivision is comprised of 8 single family lots on 5 acres zoned R1-AAA. The lots will utilize individual septic tanks and water service provided by Seminole County. The road will be privately maintained.

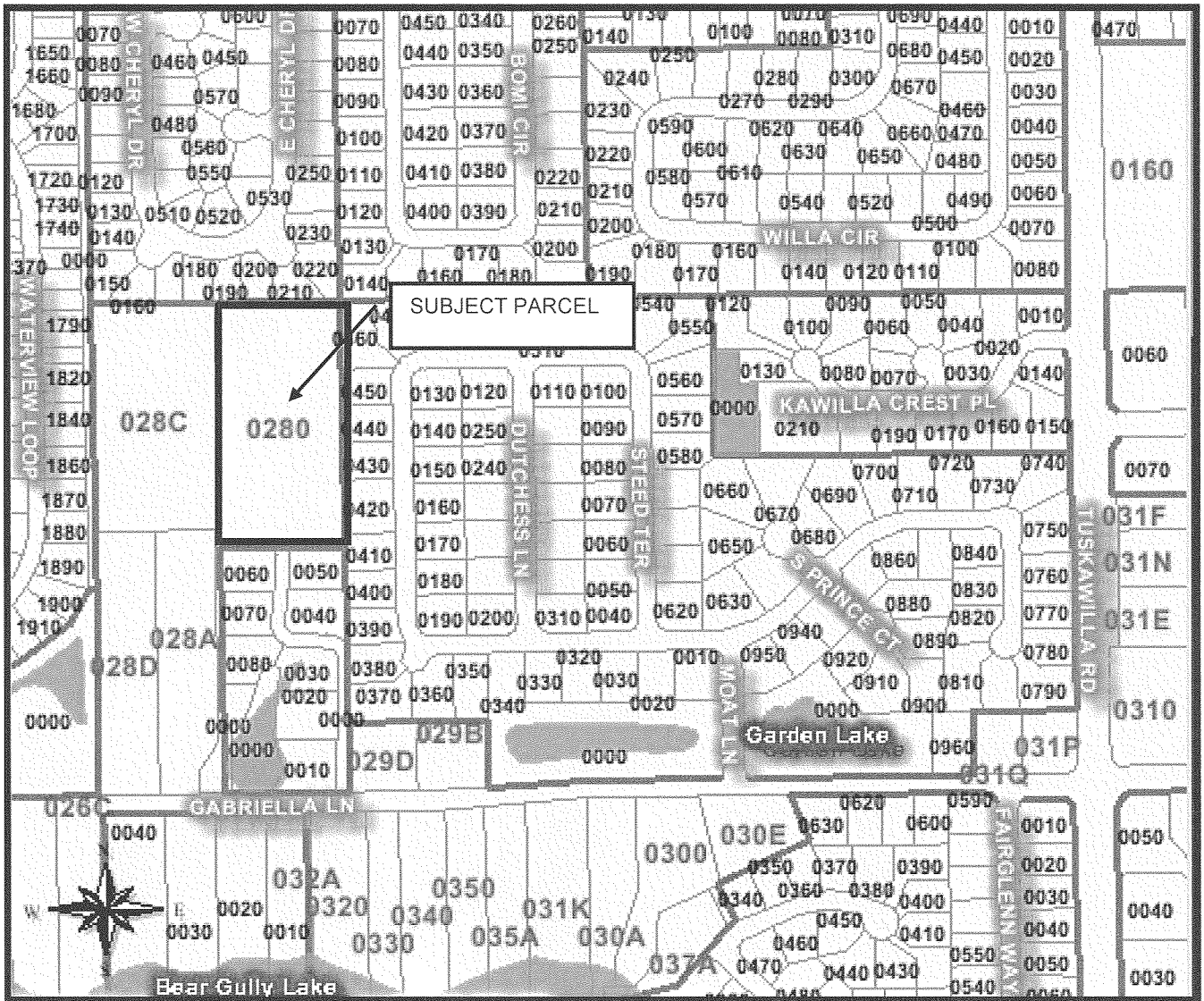
The applicant will provide an irrevocable letter of credit for completion of subdivision improvements in compliance with SCLDC 35.44(e)(1) prior to recording. Staff has reviewed the plat and finds that it meets all requirements of the applicable zoning, of Ch. 177 F.S., and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Talman Mews Phase 2 subdivision.

District 1 – Commissioner Dallari
Attachments: Location Map
Plat Reduction

Reviewed by: Co Atty: <i>KR</i> DFS: _____ Other: _____ DCM: _____ CM: _____ File No. <u>cpdd02</u>
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LOCATION MAP

Talman Mews Phase 2

TALMAN MEWS PHASE 2

LOCATED IN SECTION 25 TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT
BOOK

PAGE

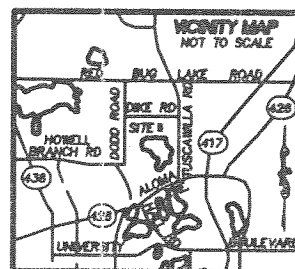
TALMAN MEWS PHASE 2
DEDICATION

DESCRIPTION

THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

LEGEND

Δ	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.B.	PAGE
P.L.B.	PLAT BOOK
☉	CENTRELINE
L.S.	LICENSED SURVEYS
P.R.M.	PROFESSIONAL SURVEYOR AND MAPPER



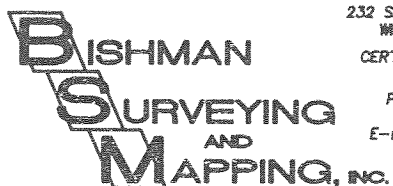
NOTES:

- ☐ DENOTES SET PERMANENT REFERENCE POINT CONCRETE MONUMENT AND DISC, "PMS LB 7274" UNLESS NOTED OTHERWISE.
- ⊙ DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PMS LB 7274", UNLESS NOTED OTHERWISE.
- BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE EAST LINE OF N. 1/2, E. 1/2, R. 1/2, N.E. 1/4, S.W. 1/4, AS S00°15'24"W (ASSUMED)
- THE FOLLOWING TRACTS COMPRISE THE "COMMON PROPERTY" AS MORE PARTICULARLY DEFINED IN THE COVENANTS AND RESTRICTIONS FOR "TALMAN MEWS" AND ARE HEREBY OWNED AND MAINTAINED BY THE "TALMAN MEWS HOMEOWNERS ASSOCIATION, INC."

TRACT A	- PRIVATE ROADWAY/DRAINAGE EASEMENT
TRACT B	- COMMON OPEN AREA
TRACT C	- DRAINAGE/RETENTION AREA
TRACT D	- FUTURE USE
- DEVELOPMENT RIGHTS TO TRACT C ARE HEREBY DEDICATED TO SEMINOLE COUNTY. NO CONSTRUCTION, CLEARING OR ALTERATION IS ALLOWED WITHIN TRACT C UNLESS APPROVED BY SEMINOLE COUNTY AND OTHER JURISDICTIONAL AGENCIES. A DRAINAGE EASEMENT IS HEREBY DEDICATED TO SEMINOLE COUNTY ALONG TRACT C. TRACT C WILL BE MAINTAINED BY THE "TALMAN MEWS HOMEOWNERS ASSOCIATION, INC."
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THERE IS A 10 FOOT DRAINAGE, UTILITY, SIDEWALK AND ACCESS EASEMENT ALONG ALL FRONT LINES AND RIGHTS OF WAY, UNLESS SHOWN OTHERWISE.
- STATE PLANE COORDINATES, SHOWN ON SHEET 3, ARE BASED ON SEMINOLE COUNTY CONTROL POINTS - 698 178 AND 698 179

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

EASEMENT NOTE: ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; 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.



232 S. DILLARD STREET, SUITE 201
WINTER GARDEN, FL 34787
CERTIFICATE OF AUTHORIZATION
LB 7274
Phone No. 407.905.8877
Fax No. 407.905.0232
E-mail: bsminc@earthlink.net

CERTIFICATE OF SURVEYOR AND MAPPER

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 SURVEY DATA CONTAINED HEREON COMPLIED WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF CHAPTER 177.001 (7) REGARDING "INDEPENDENT REFERENCE MONUMENTS," THAT THE LAND IS LOCATED IN SEMINOLE COUNTY, FLORIDA, AND THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO SECTION 177.001 OF THE FLORIDA STATUTES.

SIGNED _____ DATED _____
BISHMAN SURVEYING AND MAPPING DONALD E. BISHMAN, P.S.M.
232 S. DILLARD ST., #201 FLORIDA REGISTRATION NO. 4218
WINTER GARDEN, FLORIDA 34787 CERTIFICATE OF AUTHORIZATION NO. 7274

**CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2008, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

BY _____ DATED _____
PRINTED NAME: _____
ATTEST: _____
CLERK OF THE BOARD
PRINTED NAME: _____

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2008, I REVIEWED THIS PLAT AND FIND THAT IT COMPLES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATED _____
STEVIE L. WOODS
SEMINOLE COUNTY SURVEYOR
FLORIDA REGISTRATION NO. 4889

CLERK OF THE COURT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD THIS _____ DAY OF _____, 2008, AT _____

BY _____ FILE NO. _____
MARYANNE MORSE, CLERK OF THE COURT IN AND FOR SEMINOLE COUNTY, FLORIDA

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TALMAN MEWS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, HEREAFTER REFERRED TO AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED, AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND HEREBY DEDICATES DRAINAGE EASEMENT AND TRACT C TO SEMINOLE COUNTY. NO OTHER PART OF SAID LANDS, EXCEPT AS NOTED ON THE FACE OF THIS PLAT, IS DEDICATED TO SEMINOLE COUNTY OR TO THE PUBLIC. ALL OTHER ROADS AND EASEMENTS SHOWN ON THIS PLAT ARE NOT REQUIRED FOR PUBLIC USE AND SUCH ROADS AND EASEMENTS ARE NOT AND WILL NOT BE A PART OF THE COUNTY SYSTEM OF PUBLIC ROADS. NONE OF THE PROPERTY DESIGNATED "COMMON PROPERTY" ON THIS PLAT IS REQUIRED FOR PUBLIC USE, AND SUCH "COMMON PROPERTY" IS NOT AND WILL NOT BE A PART OF THE COUNTY SYSTEM OF PUBLIC ROADS. SAID "COMMON PROPERTY" IS INSTEAD PART OF THE "COMMON PROPERTY" CREATED BY THIS PLAT AND WILL BE SUBJECT TO "DECLARATION OF COVENANTS AND RESTRICTIONS FOR TALMAN MEWS AS RECORDED IN OFFICIAL RECORDS BOOK 5489, PAGES 1035-1080, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (HEREAFTER REFERRED TO AS THE "DECLARATION"). SAID "COMMON PROPERTY" SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY GRANT TO ALL HOMEOWNERS IN THE TALMAN MEWS HOMEOWNERS ASSOCIATION AND THEIR GUESTS, INVITED LICENSEES AND DOMESTIC HELPS, AND TO HELMUTH, JOSEPH AND KARL PROTECTOR SERVICES, POLICE PROTECTION AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AND HOLDERS OF MORTGAGE LIENS ON SUCH LANDS OF SUCH PERSONS AS THE OWNER, ITS SUCCESSORS AND ASSIGNS, MAY FROM TIME TO TIME DESIGNATE THAT NON-EXCLUSIVE AND PERPETUAL RIGHT OF BUSINESS AND EGRESS OVER AND ACROSS THE ROADS AND SIDEWALKS, AS THEY MAY FROM TIME TO TIME BE CONSTRUCTED ON TRACT "A" OF THE COMMON PROPERTY. THE OWNER, IN RECORDING THIS PLAT HAS CREATED THE "COMMON PROPERTY" SHOWN HEREON, WHICH COMMON PROPERTY IS NOT DEDICATED TO THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, BUT ITS USE IS RESERVED FOR COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS OF TALMAN MEWS AND TALMAN MEWS PHASE 2. THE NATURE AND EXTENT OF, AND THE RESTRICTIONS AND LIMITATIONS ON SUCH COMMON USE AND ENJOYMENTS ARE MORE FULLY SET FORTH IN THE DECLARATION, NOTWITHSTANDING THE FOREGOING. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER TRACT "C" AND OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY CELEBRATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY TO OBLIGE UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM. A NON-EXCLUSIVE EASEMENT THROUGH OVER AND ACROSS TRACT "A" AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVING THE LANDS ENCOMPASSED BY THIS PLAT.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HEREON ON THIS _____ DAY OF _____, 2008.

TALMAN MEWS, LLC
A FLORIDA LIMITED LIABILITY CORPORATION
BY: _____
JAY BARRFIELD, PRESIDENT

BORED AND SEALED IN THE PRESENTS ON _____

PRINTED NAME: _____
STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____, 2008, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAY BARRFIELD, PRESIDENT, TO ME BE KNOWN TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO DISCURRED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE DECISION THEREBY TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

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

ROTARY PUBLIC
COMMISSION NO. _____
MY COMMISSION EXPIRES _____, 20____

TALMAN MEWS PHASE 2

LOCATED IN SECTION 25 TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK

PAGE

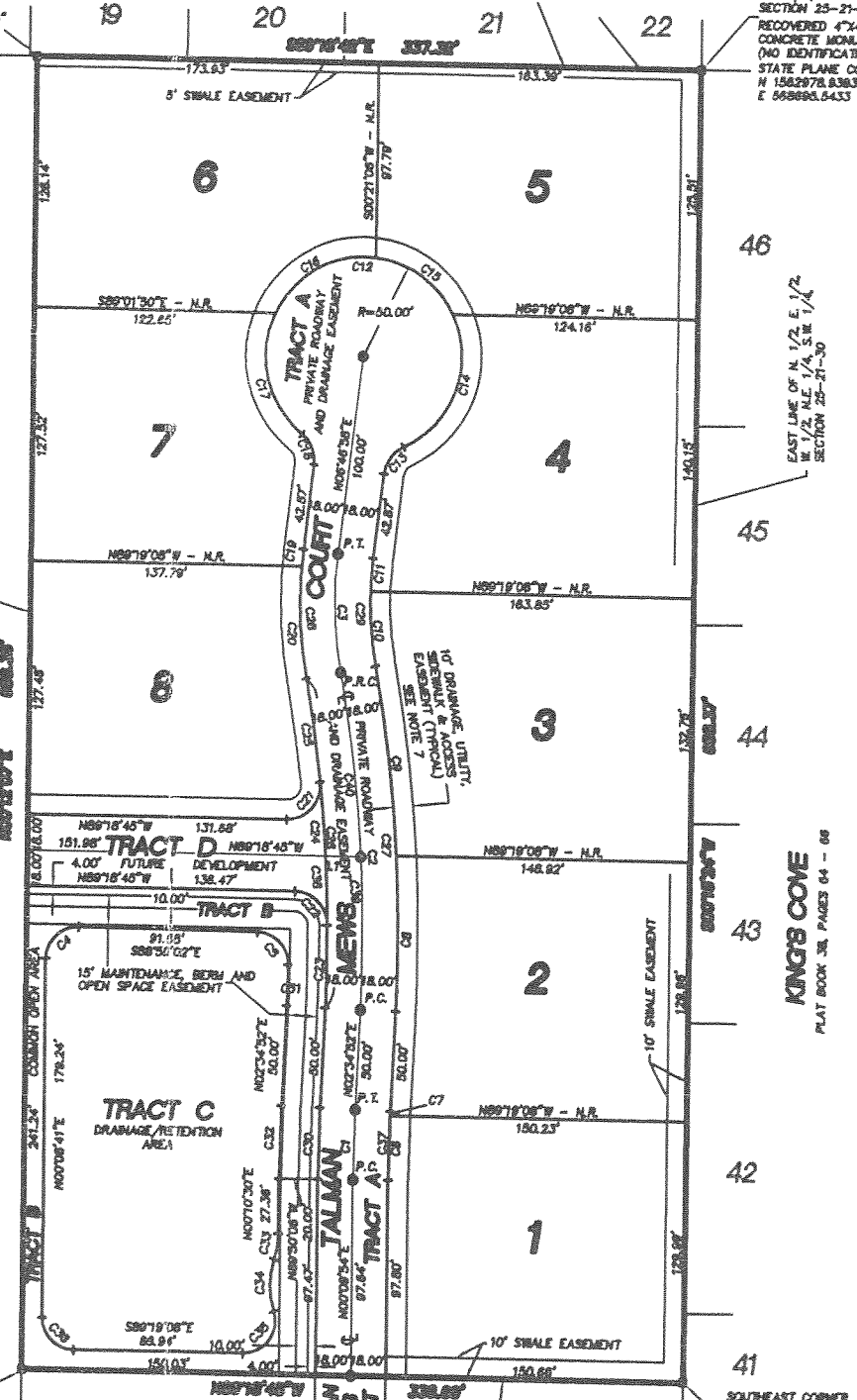
NORTHEAST CORNER
N 1/2, E 1/2, W 1/2,
N.E. 1/4, S.W. 1/4,
SECTION 25-21-30
SET 4"x4" CONCRETE
MONUMENT "PRM LB 7274"
STATE PLANE COORDINATE
N 1562976.6848
E 568358.2308

CAROLYN ESTATES
PLAT BOOK 21, PAGES 88

NORTH LINE OF N 1/2, E 1/2,
W 1/2, N.E. 1/4, S.W. 1/4,
SECTION 25-21-30

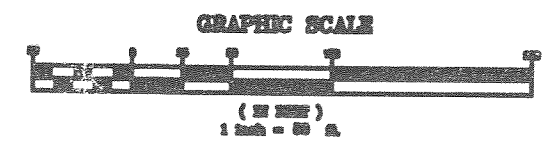
NORTHEAST CORNER
N 1/2, E 1/2, W 1/2,
N.E. 1/4, S.W. 1/4,
SECTION 25-21-30
RECOVERED 4"x4"
CONCRETE MONUMENT
(NO IDENTIFICATION)
STATE PLANE COORDINATE
N 1562976.8383
E 568895.5433

NOT FLATTED



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	724.58"	830.00'	35.00'	S01°22'23"W	35.00'
C3	1711.20"	200.00'	80.00'	S01°48'42"E	80.00'
C4	1110.17"	15.81'	23.27'	S45°38'18"W	22.70'
C5	1824.58"	18.00'	23.07'	N43°57'03"W	22.58'
C6	278.74"	812.00'	32.18'	S01°18'01"W	32.18'
C7	378.44"	812.00'	2.08'	S02°30'30"W	2.08'
C8	378.00"	787.88'	77.87'	N00°18'38"E	77.87'
C9	2707.4"	787.88'	85.11'	N08°48'15"W	85.05'
C10	1133.90"	182.00'	37.75'	S04°27'52"E	37.69'
C11	378.20"	182.00'	18.85'	S04°07'48"W	18.85'
C12	2707.27"	50.00'	258.19'	N83°15'02"E	22.24'
C13	5678.27"	17.00'	17.39'	S38°02'11"W	16.82'
C14	8241.28"	50.00'	78.14'	N18°58'41"E	78.14'
C15	8246.73"	50.00'	80.48'	N64°38'38"W	48.34'
C16	7132.31"	50.00'	82.43'	S81°30'28"W	58.45'
C17	7487.42"	50.00'	87.18'	S13°14'38"E	82.23'
C18	5830.27"	17.00'	17.38'	N22°28'15"W	16.82'
C19	1418.08"	218.00'	8.83'	S05°38'55"W	8.83'
C20	1456.14"	218.00'	58.77'	S02°34'45"E	58.81'
C21	8838.37"	17.00'	28.77'	N42°11'57"E	25.48'
C22	8838.38"	17.00'	28.30'	N44°38'18"E	23.78'
C23	1714.38"	731.88'	41.44'	N00°57'33"E	41.44'
C24	184.24"	731.88'	37.24'	N04°48'56"W	37.24'
C25	407.00"	731.88'	22.56'	N08°20'35"W	22.56'
C26	1288.14"	731.88'	185.82'	N03°54'45"W	185.82'
C27	1288.14"	787.88'	174.08'	N03°54'45"W	173.71'
C28	1711.20"	218.00'	85.40'	S01°48'42"E	85.16'
C29	1711.20"	182.00'	84.80'	S01°48'42"E	84.80'
C30	724.58"	848.00'	38.78'	S01°22'23"W	38.78'
C31	138.58"	711.88'	20.48'	N01°48'24"E	20.48'
C32	724.58"	868.00'	38.80'	S01°22'23"W	38.80'
C33	1743.92"	42.00'	13.00'	N08°02'38"E	12.85'
C34	3537.28"	42.00'	28.38'	N00°04'38"E	28.01'
C35	1824.28"	18.00'	30.37'	N38°18'38"E	28.01'
C36	8827.48"	18.00'	24.88'	S44°35'15"E	22.52'
C37	724.58"	812.00'	34.24'	S01°22'23"W	34.24'
C38	1342.41"	731.88'	34.64'	N03°01'07"W	34.64'
C39	831.28"	748.88'	78.88'	N03°20'52"W	78.84'
C40	707.48"	748.88'	83.32'	N03°58'22"W	83.28'

LINE	BEARING	LENGTH
L1	N89°18'45"W	18.04'



SOUTHWEST CORNER
N 1/2, E 1/2, W 1/2,
N.E. 1/4, S.W. 1/4,
SECTION 25-21-30
RECOVERED 4"x4"
CONCRETE MONUMENT
"PLS 3988"
STATE PLANE COORDINATE
N 1562318.3807
E 568368.2209

TALMAN MEWS
PLAT BOOK 68, PAGES 3 AND 4

SOUTH LINE OF N 1/2, E 1/2,
W 1/2, N.E. 1/4, S.W. 1/4,
SECTION 25-21-30

SOUTHWEST CORNER
N 1/2, E 1/2, W 1/2,
N.E. 1/4, S.W. 1/4,
SECTION 25-21-30
RECOVERED 4"x4"
CONCRETE MONUMENT
"PLS 3988"
STATE PLANE COORDINATE
N 1562320.6358
E 568704.9008

BISHMAN
SURVEYING
AND
MAPPING, INC.

232 S. DILLARD STREET, SUITE 201
WINTER GARDEN, FL 34787
CERTIFICATE OF AUTHORIZATION
LB 7274
Phone No. 407.905.8877
Fax No. 407.905.6232
E-mail: bmrinc@earthlink.net