

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of the Minor Plat for Adams Ridge

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

**AUTHORIZED BY:** Dan Matthys  **CONTACT:** Cynthia Sweet <sup>*cds*</sup> **EXT.** 7443

**Agenda Date** 6/14/2005 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the Minor Plat for Adams Ridge – Jim and Debbi Adams, applicant.

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

**BACKGROUND:**

The applicant, Jim and Debbi Adams, are requesting approval of the minor plat for Adams Ridge subdivision. The plat consists of one lot containing a total of 37.59 acres with a net buildable of 10.92 acres. The remaining 26.67 acres will be dedicated to Seminole County by this plat as a Conservation Easement. The property is zoned A-5 (Rural Zoning Classification/Rural Subdivision Standards) and is located on the east side of Rest Haven Road, approximately 1,500 feet north of SR 46, in Section 30, Township 20 S, Range 33 E.

The plat meets all applicable requirements of Chapter 35, Seminole County Land Development Code and Section 177, Florida Statutes. The existing roadway is a cold mix pavement and has been waived by the Development Review Manager as authorized under section 35.122 of the Land Development Code for lots that exceeds 5 acres.

**STAFF RECOMMENDATION:**

Staff recommends approval of the minor plat of Adams Ridge.

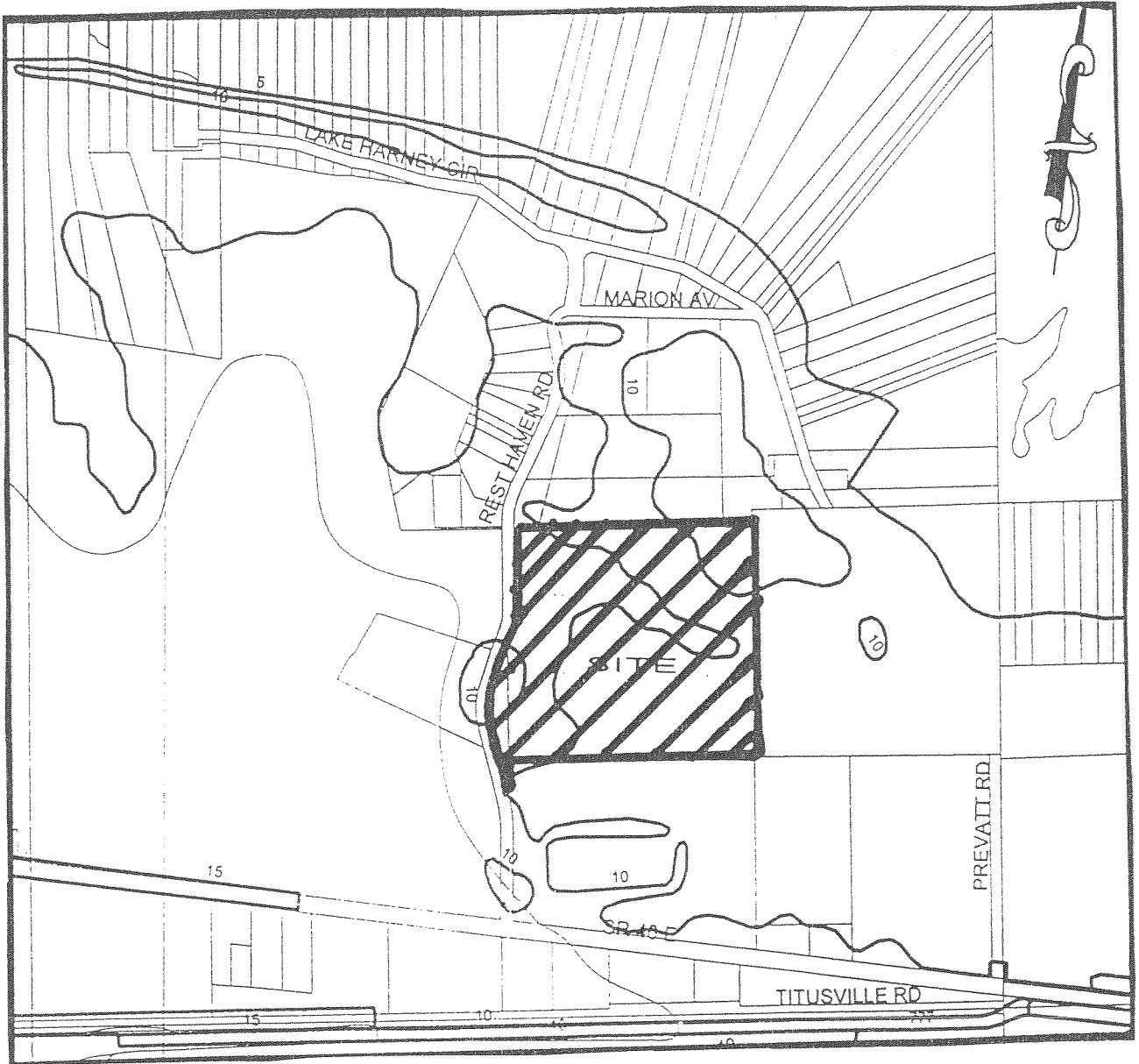
District 5 (Carey)

Attachments:

- Location Map
- Reduced Copy of Plat

Reviewed by:	<i>KR</i>
Co Atty:	
DFS:	
Other:	<i>JS</i>
DCM:	
CM:	<i>JS</i>
File No.	<u>cpdd06</u>

# ADAMS RIDGE



LOCATION MAP

**ADAMS RIDGE**  
 SEMINOLE COUNTY, FLORIDA  
 SECTION 30, TOWNSHIP 20 SOUTH, RANGE 33 EAST

SHEET 1 of 3

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**Legal Description:**

THE NW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 33 EAST, LESS AND EXCEPT ROAD RIGHT OF WAY, SEMINOLE COUNTY, FLORIDA. (30-20-33-300-001M-0000)

AND

THAT PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA, LYING EAST OF REST HAVEN ROAD. (30-20-33-300-001F-0000)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 33 EAST, SEMINOLE COUNTY, FLORIDA RUN S 89°19'36" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 2588.86 FEET TO THE EAST RIGHT OF WAY LINE OF REST HAVEN ROAD, SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600.77 FEET, A CENTRAL ANGLE OF 97°4'15" AND A CHORD BEARING OF S 06°11'48" W; THENCE DEPARTING SAID NORTH LINE, RUN SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE, 96.86 FEET TO THE POINT OF TANGENCY; THENCE S 01°34'41" W, ALONG SAID EAST RIGHT OF WAY LINE, 3.70 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE S 89°19'36" E, 1288.23 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 30; THENCE S 02°06'27" W, ALONG SAID EAST LINE, 1223.22 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE DEPARTING SAID SOUTH LINE N 89°20'18" W, ALONG SAID SOUTH LINE, 1320.00 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE DEPARTING SAID SOUTH LINE S 02°06'26" W, ALONG SAID WEST LINE, 152.51 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF REST HAVEN ROAD; THENCE N 12°36'14" W, ALONG SAID EAST RIGHT OF WAY LINE, 348.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 303.58 FEET, A CENTRAL ANGLE OF 33°05'37" AND A CHORD BEARING OF N 03°56'35" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 175.35 FEET TO THE POINT OF TANGENCY; THENCE N 20°29'23" E, 273.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 633.42 FEET, A CENTRAL ANGLE OF 18°34'42" AND A CHORD BEARING OF N 11°02'02" E; THENCE NORTHEASTERLY ALONG SAID CURVE 209.07 FEET TO THE POINT OF TANGENCY; THENCE N 01°34'41" E, 401.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.59 ACRES MORE OR LESS.

**Notes:**

- 1) Bearings are based on: the East line of the NW 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 33 East, Seminole County, Florida being S 02°08'27" W, assumed.
- 2) In accordance with Chapter 177.091, Board of Professional Land Surveyors Laws & Rules, all plotted 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.
- 3) There is a 10 foot utility easement along the front of Lot 1.
- 4) The sectional breakdown shown hereon is per a sectional breakdown prepared by Doudney Surveys Inc. (circa 1989) and the plot of LEFELS FRANK ESTATES, according to the plat thereof, as recorded in Plat Book 81, Page 28 of the Public Records of Seminole County, Florida.
- 5) The State Plane coordinates of the boundary corners are referenced from the following two (2) Seminole County G.I.S. Monuments:  

G.P.S. Name / Number: 0157/JANE Designation Number: 408SP0157 Datum: NAD 83 N = 1597833.330 E = 629972.158	G.P.S. Name / Number: 0158/TARZAN Designation Number: 408SP0158 Datum: NAD 83 N = 1595318.212 E = 629862.063
------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------
- 6) The buffer depicted hereon is based on the wetland line, reviewed and approved by James Carr, DEP reviewer, on November, 2003.
- 7) Areas depicted hereon as Buffer Easement implies an area to be dedicated as a conservation easement in addition to the areas labeled as Conservation Easement and is intended to extend the limits of the conservation easement to serve as a buffer to the conservation easement.

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 Seminole County, Florida.

Prepared By:

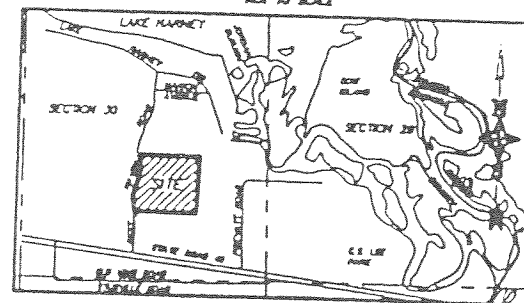


**LAND TECH**  
 SURVEYING & MAPPING CORP.  
 330 S. Central Ave., Ocala, FL 32765  
 P.O. Box 621882, Ocala, FL 32762  
 Phone (407) 363-1038  
 Fax (407) 363-1838  
 Certificate of Authorization No. 5777

- LEGEND**
- = SET 4"x4" CONCRETE MONUMENT 1.85777
  - C.M. = CONCRETE MONUMENT
  - I.R.C. = IRON ROD AND CAP
  - L.P. = IRON PIPE
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - Ⓢ = STATE PLANE COORDINATE IDENTIFICATION NUMBER

UNLESS NOTED OTHERWISE

**Utility Map**



**Index of sheets:**

- SHEET 1 - DEDICATION, CERTIFICATIONS, APPROVALS, LEGAL DESCRIPTION & NOTES
- SHEET 2 - GRAPHICAL DEPICTION OF ENTIRE SITE
- SHEET 3 - GEOMETRY OF BUFFER EASEMENT

**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 \_\_\_\_\_

**ADAMS RIDGE DEDICATION**

This is to certify that the Ditches named herein are the lawful owner in fee simple of the lands herein described in the caption of this Plat and has caused said lands to be surveyed and that this Plat, made in accordance with said survey, is hereby adopted as the true and correct Plat of said lands and hereby dedicates the utility easement, shown hereon, to the perpetual use of the public. The Conservation and Buffer Easement, shown hereon, are hereby dedicated to Seminole County. However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

IN WITNESS WHEREOF, I have caused these presents to be signed by the owner named below on \_\_\_\_\_, 2003.

By: \_\_\_\_\_  
 Printed name: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
 Signed and sealed in the presence of \_\_\_\_\_

By: \_\_\_\_\_  
 Printed name: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
 Signed and sealed in the presence of \_\_\_\_\_

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

Printed Name: \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

IN WITNESS WHEREOF, I have caused these presents to be signed by the owner named below on \_\_\_\_\_, 2003.

By: \_\_\_\_\_  
 Printed name: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
 Signed and sealed in the presence of \_\_\_\_\_

By: \_\_\_\_\_  
 Printed name: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
 Signed and sealed in the presence of \_\_\_\_\_

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

Printed Name: \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**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 survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "permanent reference monuments" and that the land is located within Seminole County, Florida.

Signature: \_\_\_\_\_ Dated 4/23/05  
 P.R.(ROCK) BURNS  
 Registration No. 4702  
 LINDSEY SURVEYING & MAPPING CORP.  
 330 S. Central Ave., Ocala, FL 32765  
 Certificate of Authorization No. 5777

**CERTIFICATE OF APPROVAL BY SEMINOLE COUNTY**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.

ATTEST: \_\_\_\_\_ CHAIRMAN OF THE BOARD

\_\_\_\_\_ 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 in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

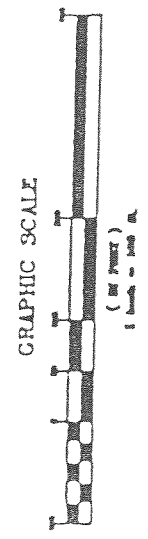
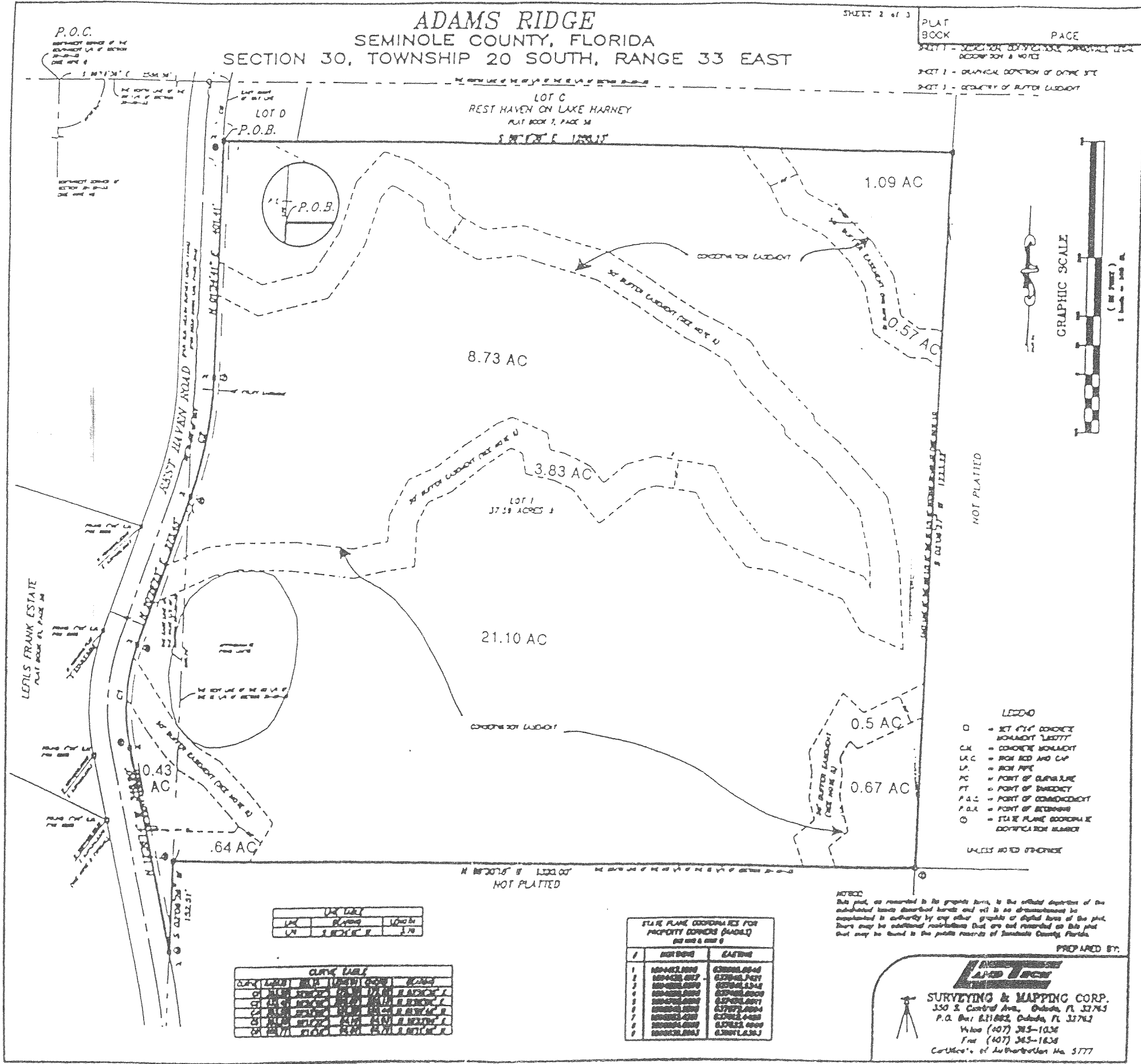
CLERK OF THE COURT  
 In and for Seminole County, Florida

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

**ADAMS RIDGE**  
 SEMINOLE COUNTY, FLORIDA  
 SECTION 30, TOWNSHIP 20 SOUTH, RANGE 33 EAST

SHEET 2 of 3

PLAT BOOK PAGE  
 SHEET 1 - SURVEY DATA  
 SHEET 2 - GRAPHICAL LOCATION OF OTHER SITE  
 SHEET 3 - GEOMETRY OF ALTERED LADDOUT



NOT PLATTED

- LEGEND**
- = SET 4" CONCRETE MONUMENT
  - CK = CONCRETE MONUMENT
  - U.C. = IRON ROD AND CAP
  - U.P. = IRON PIPE
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  - = STATE PLANE COORDINATE IDENTIFICATION NUMBER

UNLESS NOTED OTHERWISE

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PREPARED BY:

LINE	BEARING	LENGTH
LN 1	S 89° 12' 00" E	1.70

LINE	BEARING	LENGTH
LN 1	S 89° 12' 00" E	1.70
LN 2	S 89° 12' 00" E	1.70
LN 3	S 89° 12' 00" E	1.70
LN 4	S 89° 12' 00" E	1.70
LN 5	S 89° 12' 00" E	1.70
LN 6	S 89° 12' 00" E	1.70
LN 7	S 89° 12' 00" E	1.70
LN 8	S 89° 12' 00" E	1.70
LN 9	S 89° 12' 00" E	1.70
LN 10	S 89° 12' 00" E	1.70

#	STATE PLANE COORDINATES FOR PROPERTY CORNERS (METERS)	
	NORTHING	EASTING
1	89461.898	63864.868
2	89461.897	63864.867
3	89461.896	63864.866
4	89461.895	63864.865
5	89461.894	63864.864
6	89461.893	63864.863
7	89461.892	63864.862
8	89461.891	63864.861
9	89461.890	63864.860

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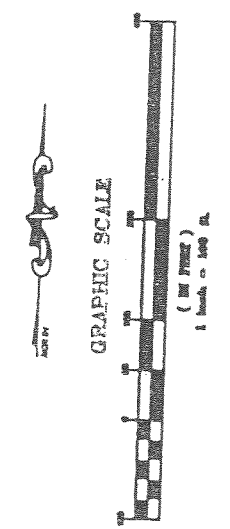
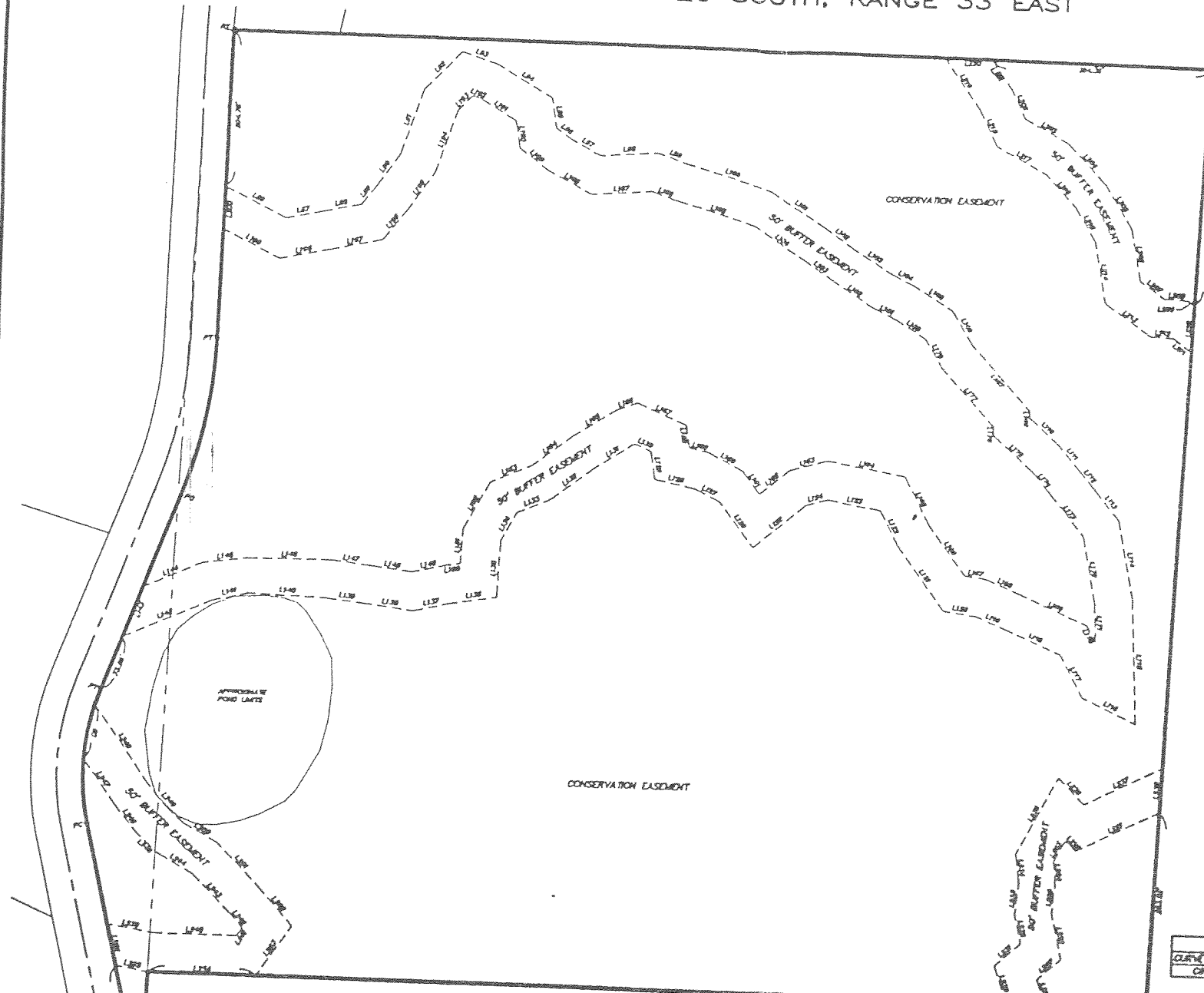
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SHEET 3 of 3

PLAT  
BOOK

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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH CHORD	BEARING
CP	363.56'	172.73°	76.84'	8 DEGS 51' 51"

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH									
L121	S 89° 58' 00" W	1.00	L122	S 89° 58' 00" W	1.00	L123	S 89° 58' 00" W	1.00	L124	S 89° 58' 00" W	1.00	L125	S 89° 58' 00" W	1.00	L126	S 89° 58' 00" W	1.00									
L127	S 89° 58' 00" W	1.00	L128	S 89° 58' 00" W	1.00	L129	S 89° 58' 00" W	1.00	L130	S 89° 58' 00" W	1.00	L131	S 89° 58' 00" W	1.00	L132	S 89° 58' 00" W	1.00	L133	S 89° 58' 00" W	1.00						
L134	S 89° 58' 00" W	1.00	L135	S 89° 58' 00" W	1.00	L136	S 89° 58' 00" W	1.00	L137	S 89° 58' 00" W	1.00	L138	S 89° 58' 00" W	1.00	L139	S 89° 58' 00" W	1.00	L140	S 89° 58' 00" W	1.00	L141	S 89° 58' 00" W	1.00			
L142	S 89° 58' 00" W	1.00	L143	S 89° 58' 00" W	1.00	L144	S 89° 58' 00" W	1.00	L145	S 89° 58' 00" W	1.00	L146	S 89° 58' 00" W	1.00	L147	S 89° 58' 00" W	1.00	L148	S 89° 58' 00" W	1.00	L149	S 89° 58' 00" W	1.00	L150	S 89° 58' 00" W	1.00
L151	S 89° 58' 00" W	1.00	L152	S 89° 58' 00" W	1.00	L153	S 89° 58' 00" W	1.00	L154	S 89° 58' 00" W	1.00	L155	S 89° 58' 00" W	1.00	L156	S 89° 58' 00" W	1.00	L157	S 89° 58' 00" W	1.00	L158	S 89° 58' 00" W	1.00	L159	S 89° 58' 00" W	1.00

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PREPARED BY:

**LAND TECH**

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