

Item # 39

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approve the final plat of Lake Forest Section 12B

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 6/24/2003 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Approve the final plat of Lake Forest Section 12B containing 8 single family residential lots zoned PUD on a 4.263 acre parcel within the Lake Forest Planned Unit Development located north side of SR 46, west of S. Oregon Street and south side of Orange Boulevard in Sections 19 and 20, Township 19 S, Range 30 E – Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President.

District 5 – McLain (Cynthia Sweet, Planner) *TS*

BACKGROUND:

The applicant, Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President is requesting approval of the Final Plat of Lake Forest Section 12B. The plat consists of 8 single family residential lots zoned PUD (Planned Unit Development) on a 4.263 acre parcel. Each lot is serviced by Seminole County as the utility provider for water and sewer and all internal roads within the development are private. The site is located on the north side of SR 46, west of S. Oregon Street and south side of Orange Boulevard in Sections 19 and 20, Township 19 S, and Range 30 E.

The plat meets all the applicable conditions of the approved Developer’s Commitment Agreement for the Lake Forest Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Lake Forest Section 12B.

District 5 - McLain
Attachments: Reduced copy of plat - Exhibit A
Location map - Exhibit B

Reviewed by:
Co Atty: *MSC*
DFS: _____
Other: *SC*
DCM: *MM*
CM: *KB*
File No. cpdd02

LAKE FOREST SECTION 12B

SECTIONS 19 AND 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

REPLATTING A PORTION OF VACATED 'MAP OF SANFORD FARMS', AS RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2 AND REPLATTING A PORTION OF LAKE FOREST-SECTION TWO B, AS RECORDED IN PLAT BOOK 43, PAGES 62 AND 63 OF SEMINOLE COUNTY, FLORIDA

LAKE FOREST SECTION 12B

LEGAL DESCRIPTION:

THAT PART OF LOT 8, BLOCK 8, OF MAP SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 THROUGH 128-1/2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

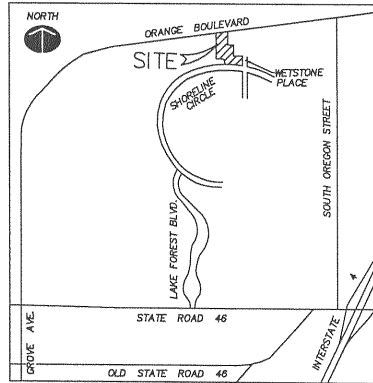
BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 138 OF LAKE FOREST - SECTION TWO B, AS RECORDED IN PLAT BOOK 43, PAGES 62 AND 63, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°28'56" EAST ALONG THE NORTH LINE OF LOTS 141 AND 142 OF SAID LAKE FOREST - SECTION TWO B A DISTANCE OF 140.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 142; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 25°36'33" EAST ALONG THE EASTERLY LINE OF SAID LOT 142 A DISTANCE OF 104.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 142, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS 639.63 FEET; THENCE FROM A CHORD BEARING OF NORTH 62°01'46" EAST, RUN NORTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SHORELINE CIRCLE OF SAID LAKE FOREST - SECTION TWO B, AND THE ARC OF SAID CURVE 52.72 FEET THROUGH A CENTRAL ANGLE OF 04°43'21" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 432.72 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE 150.29 FEET THROUGH A CENTRAL ANGLE OF 19°54'01" TO A POINT ON SAID CURVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 143, LAKE FOREST - SECTION TWO B; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF SHORELINE CIRCLE, RUN NORTH 10°26'53" WEST ALONG THE WEST LINE OF SAID LOT 143 A DISTANCE OF 154.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 143; THENCE RUN SOUTH 69°54'04" EAST ALONG THE NORTH LINE OF SAID LOT 143 A DISTANCE OF 127.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 143, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF WESTSTONE PLACE OF LAKE FOREST SECTION 12A, AS RECORDED IN PLAT 56, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 03°54'47" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF WESTSTONE PLACE 5.09 FEET TO THE SOUTHEAST CORNER OF LOT 415 OF SAID LAKE FOREST SECTION 12A; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF WESTSTONE PLACE, RUN NORTH 89°58'54" WEST ALONG THE SOUTH LINE OF SAID LOT OF 415, A DISTANCE OF 142.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 415; THENCE NORTH 00°04'44" EAST ALONG THE WEST LINE OF SAID LAKE FOREST SECTION 12A, A DISTANCE OF 218.09 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°58'08" WEST 130.00 FEET; THENCE NORTH 00°04'44" EAST A DISTANCE OF 286.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ORANGE BOULEVARD, A 50 FEET WIDE RIGHT OF WAY (AS IT IS NOW ESTABLISHED), AS SHOWN ON SAID MAP OF SANFORD FARMS; THENCE SOUTH 78°55'23" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 205.39 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LOT 8, BLOCK 8, OF MAP OF SANFORD FARMS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 00°04'44" WEST ALONG THE EASTERLY LINE OF LAKE FOREST SECTION TWO A, AS RECORDED IN PLAT BOOK 43, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 594.84 FEET TO THE POINT OF BEGINNING;

CONTAINING 4.263 ACRES, MORE OR LESS.

PLAT NOTES:

- 1) 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, whether graphic or digital.
- 2) NOTE: There may additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- 3) 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 cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

NOTICE: PCP'S AND LOT CORNERS (177.091 (8) (9) F.S.)
All PCP's and lot corners must be set prior to the expiration of the Maintenance Bond. The professional surveyor responsible for setting the monumentation will notify the County Surveyor in writing of same.



**LAKE FOREST SECTION 12B
DEDICATION**

This is to certify that the undersigned Orlando Lake Forest Joint Venture, a Florida general partnership (hereinafter referred to as "Lawful Owner") is the lawful owner of the lands described in the caption herein and that it has caused the lands described hereon to be surveyed and this plat, entitled Lake Forest Section 12B, to be hereby adopted as a true and correct plat of said lands. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads. Provided however, a perpetual non-exclusive access and utility easement over and under all of the private streets shown hereon are hereby dedicated to Seminole County, Florida. Said streets and easements shall remain private and the sole and exclusive property of the Lawful Owner, unless otherwise noted, and it does hereby grant to the present and future owners of adjacent lands and their guest, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the United States postal service mail carriers, representatives of utilities authorized by the Lawful Owner to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements.

IN WITNESS WHEREOF, the said Owner has executed these presents this _____ day of _____ 2003.

WITNESS: ORLANDO LAKE FOREST JOINT VENTURE
F/K/A KINGWOOD JOINT VENTURE, A
FLORIDA GENERAL PARTNERSHIP
BY ORLANDO LAKE FOREST, INC.,
A FLORIDA CORPORATION,
ITS MANAGING PARTNER

.....
RICHARD D. BAVEC (SENIOR VICE PRESIDENT)
Signed and sealed in the presence of:

PRINT NAME: _____ PRINT NAME: _____
STATE OF FLORIDA
COUNTY OF SEMINOLE
The foregoing instrument was acknowledged before me this _____ by _____ a _____ corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Printed Name: _____
NOTARY PUBLIC
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does 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 the requirements of Chapter 177, Florida Statutes, and the said land is located in Seminole County, Florida.

Signature: _____ Dated: _____
Abby A. Schaefer, P.L.S. Florida Registration No. 5221
Dyer, Riddie, Mills & Precourt Inc.
1505 E. Colonial Drive
Orlando, Florida 32803
Florida Licensed Business No. 2648

**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 _____

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.

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. Wassels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

Date _____

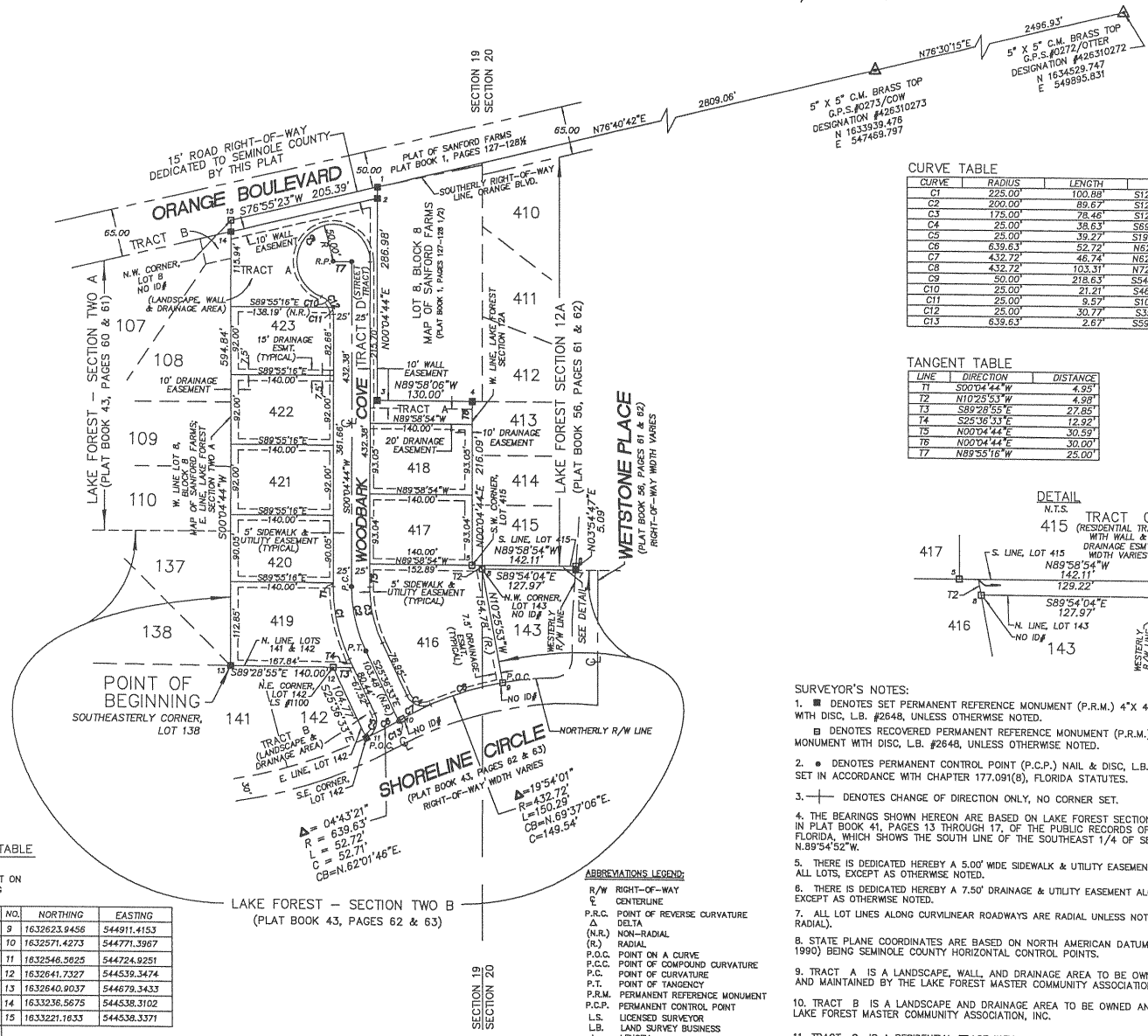
EXHIBIT A



LAKE FOREST SECTION 12B

SECTIONS 19 AND 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

REPLATTING A PORTION OF VACATED "MAP OF SANFORD FARMS", AS RECORDED IN PLAT BOOK 1,
PAGES 127-128 1/2 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

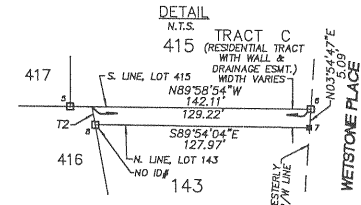


CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	DELTA
C1	225.00'	100.89'	S12°45'54\"/>	

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	S00°04'44\"/>	

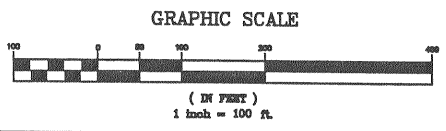


STATE PLANE COORDINATE TABLE

NOTE:
STATE PLANE COORDINATES ARE NOT ON LAKE FOREST SECTION 12B, BEARING BASE. SCALE FACTOR 0.999954717

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	1633203.6631	544738.2284	9	1632623.6456	544911.4153
2	1633268.2589	544738.2552	10	1632571.4273	544771.3967
3	1632996.6879	544738.7288	11	1632546.5825	544724.9251
4	1632997.0217	544868.7284	12	1632641.7327	544539.3474
5	1632780.9356	544869.1052	13	1632640.9037	544679.3433
6	1632781.3333	545011.2146	14	1633236.5675	544538.3102
7	1632776.2541	545010.8831	15	1633221.1633	544538.3712
8	1632776.0759	544882.9132			

- ABBREVIATIONS LEGEND:**
- R/W RIGHT-OF-WAY
 - C CENTERLINE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (N.R.) NON-RADIAL
 - (R) RADIAL
 - P.O.C. POINT ON A CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L. LICENSED SURVEYOR
 - L.B. LAND SURVEY BUSINESS
 - L. CHORD
 - R. RADIUS
 - C.B. CHORD BEARING
 - N.T.S. NOT TO SCALE
 - C.M. CONCRETE MONUMENT
 - G.P.S. GLOBAL POSITIONAL SYSTEM
 - R.P. RADIUS POINT
 - N.O. NUMBER
 - E.S.M.T. EASEMENT AND
 - B.V.D. BOULEVARD

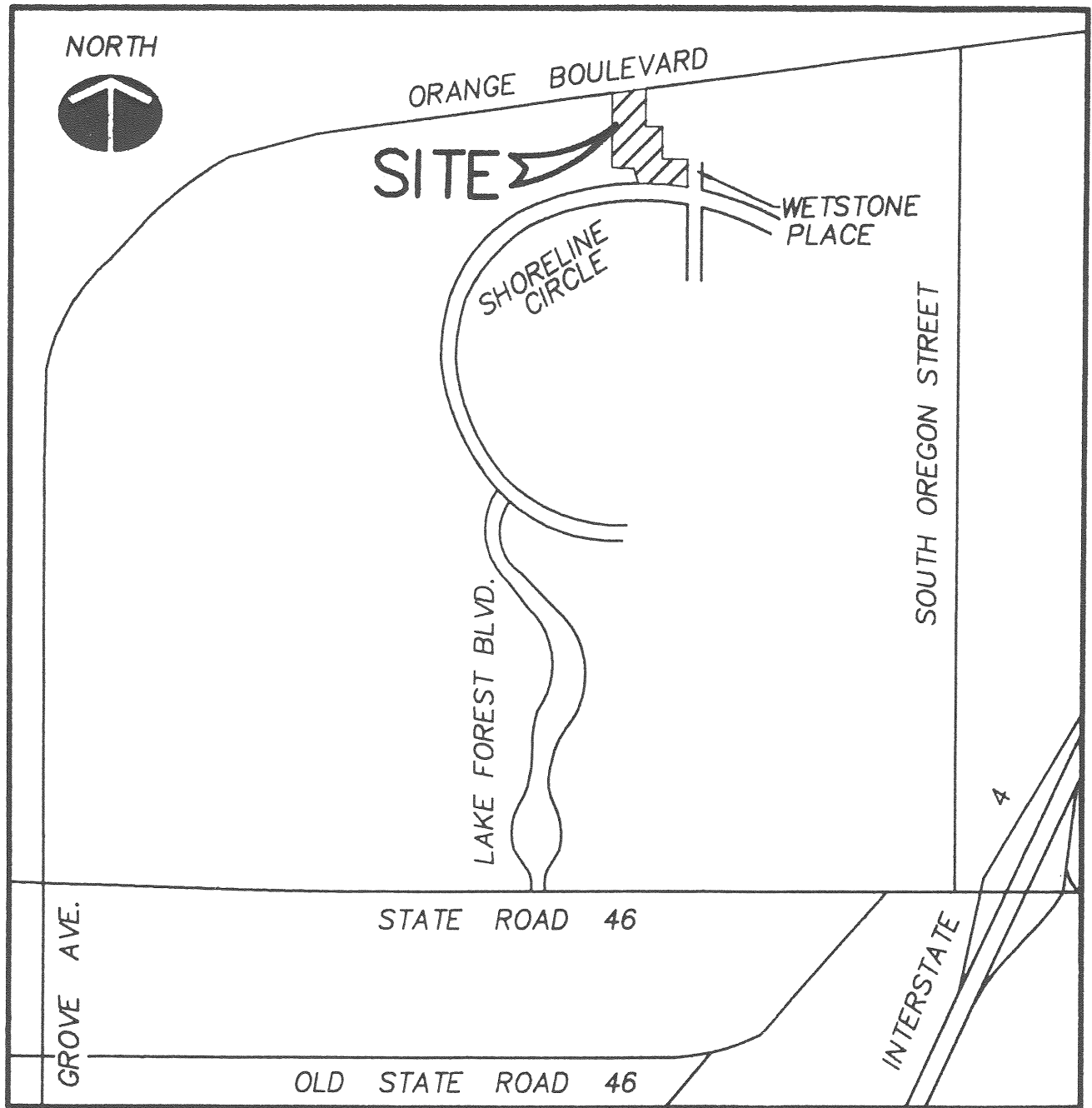


DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

1905 East Colonial Drive - Orlando, Florida 32805

96-0071.000\DESIGN\SURVEY\SEC-12B\0471P12B.DWG

- SURVEYOR'S NOTES:**
- DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4" x 4" CONCRETE MONUMENT WITH DISC, L.B. #264B, UNLESS OTHERWISE NOTED.
 - DENOTES RECOVERED PERMANENT REFERENCE MONUMENT (P.R.M.) 4" x 4" CONCRETE MONUMENT WITH DISC, L.B. #264B, UNLESS OTHERWISE NOTED.
 - DENOTES PERMANENT CONTROL POINT (P.C.P.) NAIL & DISC, L.B. #264B, TO BE SET IN ACCORDANCE WITH CHAPTER 177.09(8), FLORIDA STATUTES.
 - ± DENOTES CHANGE OF DIRECTION ONLY, NO CORNER SET.
 - THE BEARINGS SHOWN HEREON ARE BASED ON LAKE FOREST SECTION ONE, AS RECORDED IN PLAT BOOK 43, PAGES 13 THROUGH 17, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, WHICH SHOWS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, AS BEING N.89°54'52\"/>



VICINITY MAP

N.T.S.