

Item # 15

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Minor Plat for Lake Cochran View

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Rebecca Hammock **EXT.** 7438

Agenda Date <u>6/28/2005</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 Minor Plat for Lake Cochran View – Patrick and Donna Noftz, applicant.

District 2 – Morris (Rebecca Hammock, Principal Planner)

BACKGROUND:

The applicant, Patrick and Donna Noftz, is requesting approval of the minor plat for Lake Cochran View. The plat consists of two 5-acre lots containing a total of 16.11 acres with a net buildable of 11.05 acres. The remaining 5.06 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 S. Cochran Road, approximately 10,000 feet south west of SR 46, in Section 20, Township 20 S, Range 32 E.

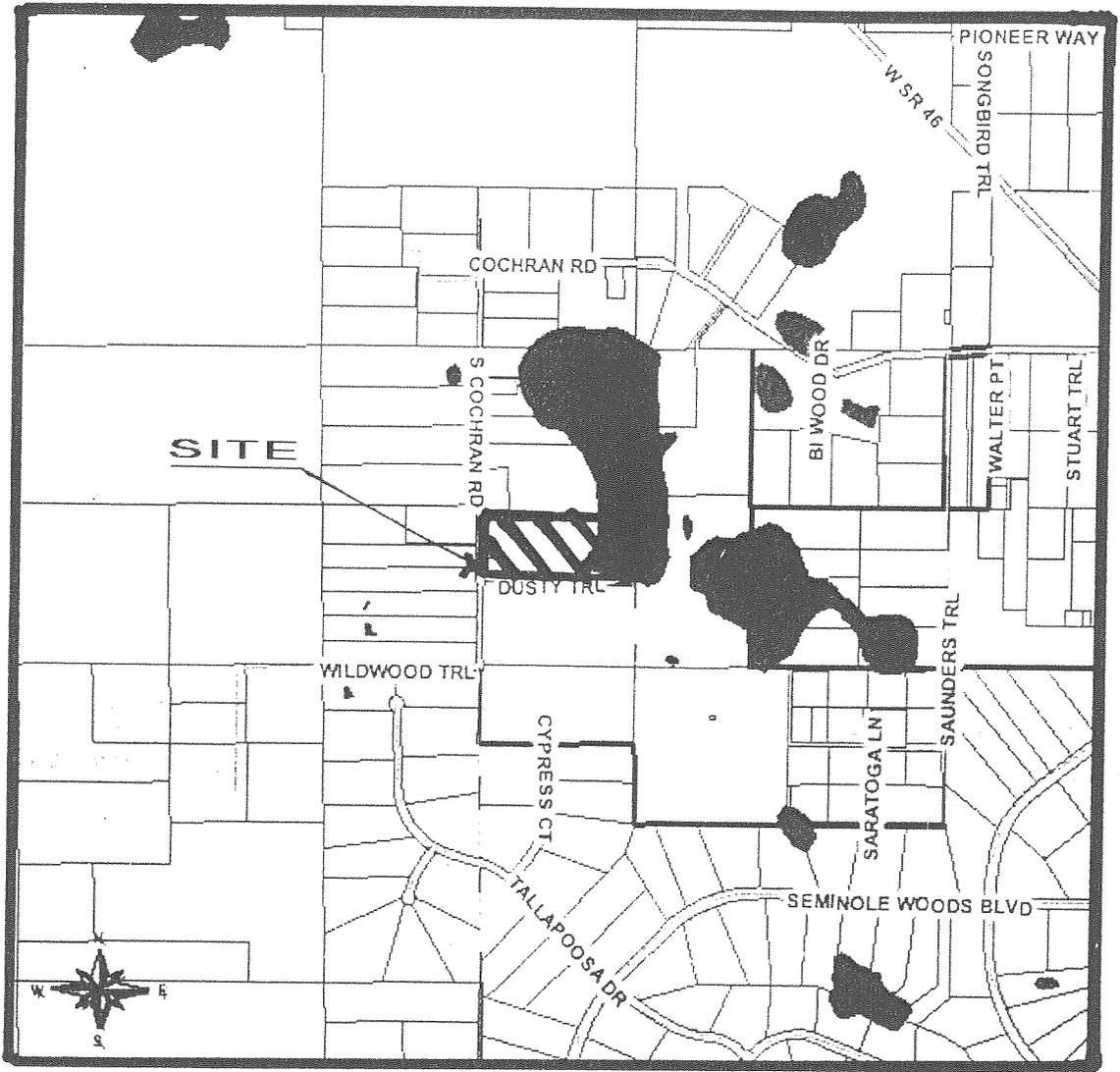
The plat meets all applicable requirements of Chapter 35, Seminole County Land Development Code and Section 177, Florida Statutes. The existing roadway is a cold mix pavement and has been authorized by the Development Review Manager under Chapter 35 and Appendix A of the Land Development Code as the two newly created parcels are each 5 acres in size and fall under the rural development standards.

STAFF RECOMMENDATION:

Staff recommends approval of the minor plat of Lake Cochran View.

District 2 - Morris
Attachments: Location Map
Reduced Copy of Plat

Reviewed by: <u>KR</u> Co Atty: _____ DFS: _____ Other: _____ DCM: _____ CM: <u>156</u> File No. <u>cpdd02</u>



LOCATION MAP

LAKE COCHRAN VIEW

SECTION 20 TOWNSHIP 20 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

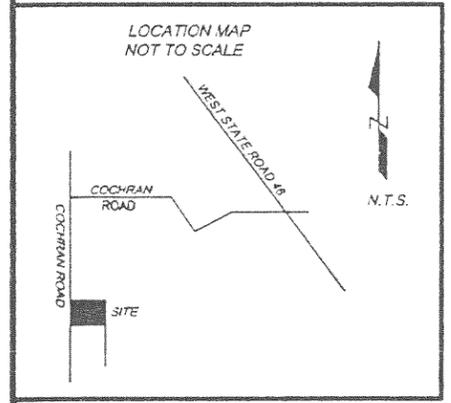
THE SOUTH 570.30 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 33.00 FEET THEREOF, AND SUBJECT TO A 50.00 FEET EASEMENT OVER THE SOUTH SIDE FOR INGRESS AND EGRESS FOR THE ADJOINING PROPERTIES.

LESS AND EXCEPT, THE SOUTH 25 FEET OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER IF THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 33 FEET THEREOF.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 00°24'39" W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 687.21 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE CONTINUE TO RUN N 00°24'39" W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE RUN N 89°53'49" W, PARALLEL WITH AND 25.00 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 1285.24 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COCHRAN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3519, PAGE 243 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N 00°16'21" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 546.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 571.30 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN S 89°53'49" E, ALONG SAID NORTH LINE, A DISTANCE OF 1283.92 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN S 00°24'39" E, ALONG SAID EAST LINE, A DISTANCE OF 546.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.11 ACRES, MORE OR LESS.



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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK PAGE

LAKE COCHRAN VIEW DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THE ENTITIES LISTED BELOW BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED AS LAKE COCHRAN VIEW BEING A PORTION OF SECTION 20, TOWNSHIP 20 SOUTH RANGE 32 EAST, AND THAT THEY DEDICATE SAID LANDS, EASEMENTS AND PLAT FOR THE USES AND PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS, HAVE CAUSED THESE PRESENTS TO BE EXECUTED AND DELIVERED ON _____

IN WITNESS WHEREOF, THE UNDERSIGNED DOES HEREBY SET HIS HAND ON THIS _____ DAY OF _____, 2005.

WITNESS: _____ OWNER: _____
_____ PATRICK NOFTZ
_____ SCANNA NOFTZ

STATE OF FLORIDA, COUNTY OF SEMINOLE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2005 BY PATRICK NOFTZ AND SCANNA NOFTZ WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
COMMISSION NO: _____
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 THE PLAT AND SURVEY DATA CONTAINED HEREIN COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF CHAPTER 177.08(1) REGARDING "PERMANENT REFERENCE MONUMENTS" AND THAT THE LAND IS LOCATED WITHIN SEMINOLE COUNTY, FLORIDA.

ALTAMONTE SURVEYING AND PLATTING, INC.
SIGNATURE: _____
MICHAEL W. SCLITRO, PRESIDENT

DATED: _____
FLORIDA REGISTRATION NUMBER: 4458
LICENSED BUSINESS NUMBER: 8300

CERTIFICATE OF APPROVAL 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: _____
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 NUMBER _____

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. WESSELS, P.L.S.
FLORIDA REGISTRATION NUMBER 4589
COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA
DATE: _____

ALTAMONTE SURVEYING AND PLATTING, INC.
4010 W. STATE ROAD 18, SUITE 100, ALTAMONTE, FLORIDA 32714
PHONE (407) 888-7777 FAX (407) 888-6882

LAKE COCHRAN VIEW

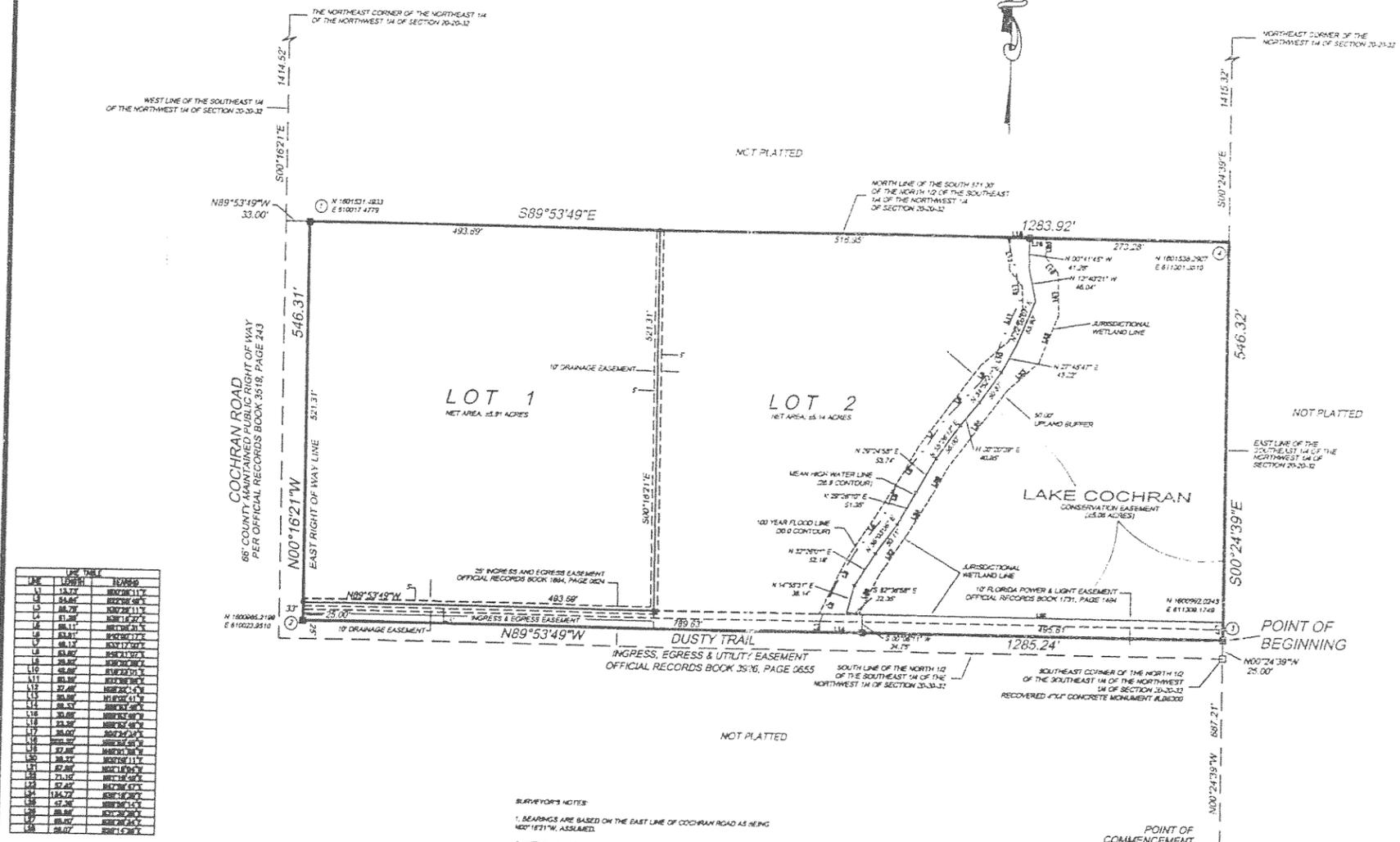
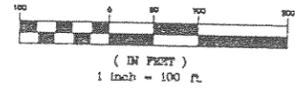
SECTION 20, TOWNSHIP 20 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK

PAGE

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	1283.92'	S89°53'49\"
L2	515.35'	N00°16'21\"
L3	493.59'	N00°16'21\"
L4	1283.92'	S89°53'49\"
L5	515.35'	N00°16'21\"
L6	493.59'	N00°16'21\"
L7	1283.92'	S89°53'49\"
L8	515.35'	N00°16'21\"
L9	493.59'	N00°16'21\"
L10	1283.92'	S89°53'49\"
L11	515.35'	N00°16'21\"
L12	493.59'	N00°16'21\"
L13	1283.92'	S89°53'49\"
L14	515.35'	N00°16'21\"
L15	493.59'	N00°16'21\"
L16	1283.92'	S89°53'49\"
L17	515.35'	N00°16'21\"
L18	493.59'	N00°16'21\"
L19	1283.92'	S89°53'49\"
L20	515.35'	N00°16'21\"
L21	493.59'	N00°16'21\"
L22	1283.92'	S89°53'49\"
L23	515.35'	N00°16'21\"
L24	493.59'	N00°16'21\"
L25	1283.92'	S89°53'49\"
L26	515.35'	N00°16'21\"
L27	493.59'	N00°16'21\"
L28	1283.92'	S89°53'49\"

- ⑤ = STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENT
- ◻ = RECOVERED 4"x4" CONCRETE MONUMENT (LB #6300)
- = SET 4"x4" CONCRETE MONUMENT #LB6300 OR AS NOTED
- = SET 1/2" IRON ROD #LB6300
- ▲ = P.C.P. SET NAIL & DISK #LB6300
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.I. = POINT OF INTERSECTION
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT

- SURVEYOR'S NOTES:**
- BEARINGS ARE BASED ON THE EAST LINE OF COCHRANS ROAD AS BEING N00°16'21\"
 - WETLANDS SHOWN HEREON WERE REVIEWED BY JAMES LEE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION ON DECEMBER 16, 2004
 - STATE PLANE COORDINATES WERE DERIVED FROM SEMINOLE COUNTY CONTROL DATA POINTS 015899AKE AND 015572REE NAT. COORDINATES DO NOT CORRESPOND TO THE BEARINGS AND DISTANCES SHOWN HEREON
 - THE REAR SETBACK LINE FOR LAKE FRONT LOTS REQUIRES A 30' SETBACK FROM THE MEAN HIGH WATER LINE
 - DRIVEWAYS MUST BE A MINIMUM OF 20' APART PER SEMINOLE COUNTY
 - THE CONSERVATION EASEMENT AND UPLAND BUFFER ARE HEREBY DEDICATED TO SEMINOLE COUNTY
 - ELEVATIONS ARE BASED ON SEMINOLE COUNTY CONTROL DATA POINT 015899AKE, ELEVATION 48.801, NAVD83
 - AREAS: LOT 1 ABOVE 100 YEAR FLOOD LINE IS 81 ACRES, LOT 2 ABOVE 100 YEAR FLOOD LINE IS 14 ACRES
 - LOT 2 IS SUBJECT TO A 25.00' EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 483.89' OF THE SOUTH 25.00', THEREOF

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ALTAMONTE SURVEYING AND PLATTING, INC.