

Item # 52

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: WELBORN ESTATES MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Ian Ratliff EXT. 7438

Agenda Date 7/22/03 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve the minor plat for Welborn Estates;
Located on the west side of Sanford Avenue, approximately 1/4 mile north of Myrtle Street in Sanford, Section 24, Township 20 South, Range 30 East.

District 5-McLain (Ian Ratliff, Principal Planner) *IR*

BACKGROUND:

Clay and Lori Littleton are requesting approval of a two lot minor plat on 4.9 acres zoned A-1. An existing house is located on the proposed Lot 2 while Lot 1 is currently vacant. Both lots will access Sanford Avenue and will be served by well and septic. The proposed plat meets the applicable requirements of the Land Development Code and Chapter 177, F.S.

STAFF RECOMMENDATION:

Staff recommends approval of the minor plat.

District: 5-McLain
Attachments: Exhibit A: Plat Reduction
Exhibit B: Location map

Reviewed by:
Co Atty: KJC
DFS: _____
Other: IR
DCM: SSM
CM: _____
File No. cpdd01

EXHIBIT A

WELBORN ESTATES

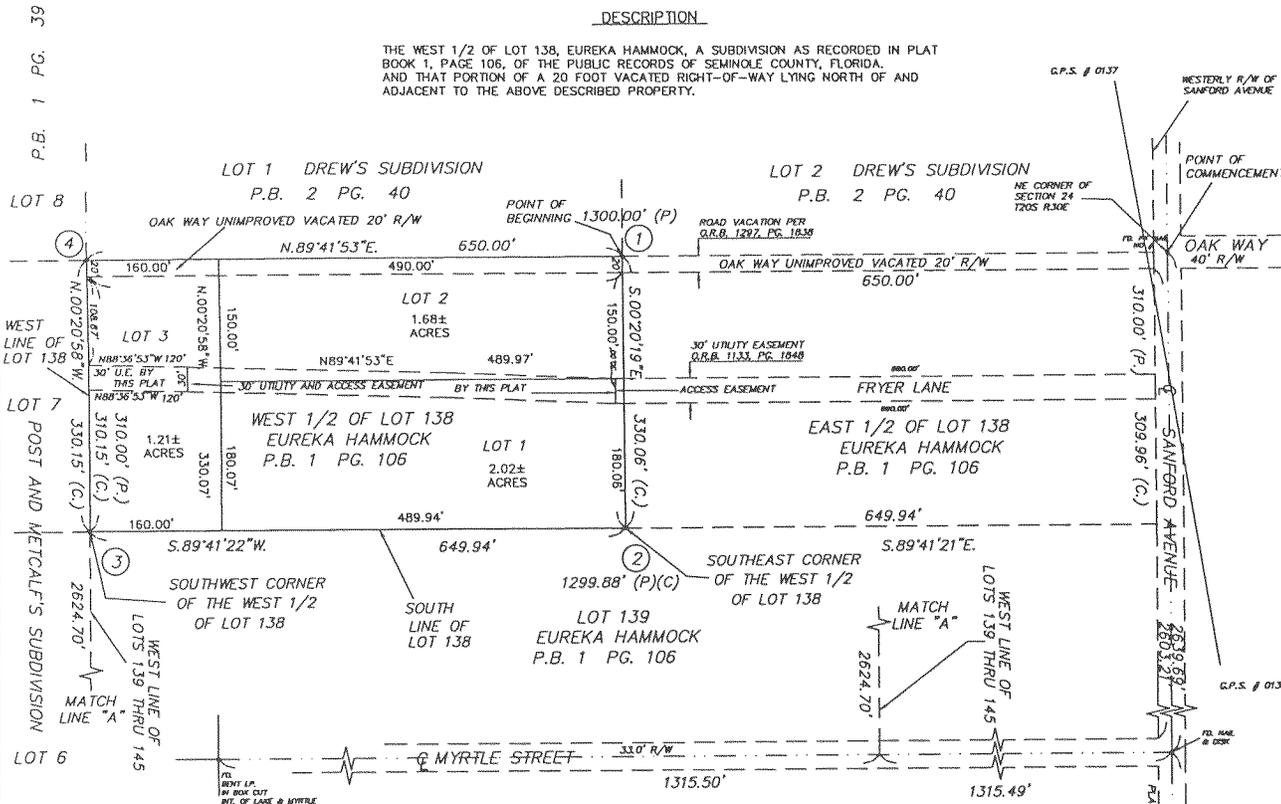
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA
Replatting a portion of Lot 138, Eureka Hammock
as recorded in Plat Book 1, Page 106

SHEET 1 OF 1

PLAT BOOK PAGE

DESCRIPTION

THE WEST 1/2 OF LOT 138, EUREKA HAMMOCK, A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THAT PORTION OF A 20 FOOT VACATED RIGHT-OF-WAY LYING NORTH OF AND ADJACENT TO THE ABOVE DESCRIBED PROPERTY.



WELBORN ESTATES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the use and purposes therein expressed and dedicate the exclusive 30 foot wide water line easement as shown hereon to the perpetual use of Seminole County.

IN WITNESS WHEREOF, the undersigned, Glenn A. Welborn, Ann Welborn, and H. J. Welborn set their seal this day of _____, 2003.

Signed, sealed and delivered in the presence of:

By: Glenn A. Welborn

(Witness sign and print name)

By: Ann Welborn

(Witness sign and print name)

By: H. J. Welborn

(Witness sign and print name)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this day of _____ 2003 by

(Signature of Notary Public - State of Florida)

(Print name of Notary Public)

Personally known _____ OR Produced Identification _____

Type of Identification Produced _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered surveyor and mapper, do hereby certify that on December 05, 2002 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon and comply with all the requirements of Chapter 177, Florida Statutes; and that said land is located in Sanford, Seminole County, Florida.

Dated 1/27/03
R. L. ROBERTS, P.S.M.
Florida Registration No. 3144
ROBERTS SURVEYING & MAPPING, INC.
185 N. COUNTRY CLUB RD.
LAKE MARY, FL 32746

PLAT CERTIFICATION FOR REVIEWING SURVEYOR

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

Steve Messels, PLS
FLORIDA REGISTRATION NUMBER 4589
SEMINOLE COUNTY SURVEYOR

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

ATTEST: _____
Chairman
(Name)

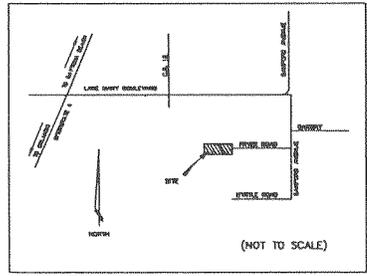
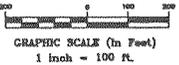
CERTIFICATE OF CLERK OF THE CIRCUIT COURT

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. _____

Deputy Clerk
In and for Seminole County, Fla.
By: _____ D.C.

NOTES:

- The bearings are based on the East line of the NE 1/4 of Section 24, Township 20 South, Range 30 East assumed as being N.00°00'00"E.
- All P.M.'s are set concrete monuments with PLS #3144 and displayed as @, unless otherwise noted.
- Utility easements shall also be easements for cable television services.
- Access easement is for the benefit of Lots 1, 2, and 3.



(TRUE PER GIS)
1" = 100'

GIS CONTROL COORDINATES

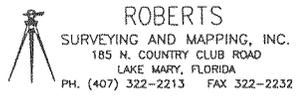
	NORTHING	EASTING
①	N 1602506.69254	E 570746.53116
②	N 1602176.65761	E 570748.48143
③	N 1602173.13500	E 570098.58672
④	N 1602503.26696	E 570096.57307

AVERAGE SCALE FACTOR: 0.999949403

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, WHETHER GRAPHIC OR DIGITAL, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Mortgage Consents are as follows:

Mortgage Consent for dedication found in O. R. Book _____ Pages _____ through _____, Public Records Seminole County, Florida.
Mortgage Consent for dedication found in O. R. Book _____ Pages _____ through _____, Public Records Seminole County, Florida.



ROBERTS
SURVEYING AND MAPPING, INC.
185 N. COUNTRY CLUB ROAD
LAKE MARY, FLORIDA
PH. (407) 322-2213 FAX 322-2232



EXHIBIT B



Welborn Estates Minor Plat

0 1000 Feet

