

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: VILLAS AT DEER RUN FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date <u>7/26/05</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 Villas at Deer Run located on the west side of Daneswood Way between South Eagle Circle and Deer Run Country Club in Section 15, Township 21 S, Range 30 E in the Deer Run Planned Unit Development.

District 1- Dallari (Rebecca Hammock, Principal Planner)

**BACKGROUND:**

The applicant, Centex Homes is requesting final plat approval for a 26 townhome lot subdivision located at the SW intersection of Daneswood Way and Eagle Circle north of Red Bug Road and west of Tuskawilla Road in the Deer Run Planned Unit Development.

The subject property is zoned Planned Unit Development and is 3.652 acres in size. Water and sewer for the proposed townhomes will be provided by Seminole County. The internal subdivision road will be private and owned and maintained by the Home Owner's Association.

A performance bond has been submitted in compliance with SCLDC 35.44(e)(1) for the cost of the remaining infrastructure improvements.

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat for the Villas at Deer Run.

District 1  
Attachments: Location Map  
Plat

Reviewed by:	
Co Atty:	
DFS:	
Other:	
DCM:	
CM:	
File No.	<u>cpdd03</u>

**VILLAS AT DEER RUN**  
 LYING IN SECTION 15, TOWNSHIP 21 SOUTH, RANGE 30 EAST  
 SEMINOLE COUNTY FLORIDA

SHEET 1 OF 4

PLAT BOOK PAGE

**VILLAS AT DEER RUN  
 DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that the corporations named below, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate the utility easements to the perpetual use of the public. County ownership of said easements and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Seminole County. Recording of this Plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, the undersigned, Centex Homes a Nevada general partnership, has caused these presents to be executed and acknowledged by its undersigned ( Title ) thereto duly authorized on this \_\_\_\_\_ day of \_\_\_\_\_ 2005.

By: Centex Homes  
 a Nevada general partnership  
 By: Centex Real Estate Corporation  
 a Nevada corporation, as it's  
 managing partner

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness



STATE OF FLORIDA  
 COUNTY OF SEMINOLE

The foregoing Dedication was executed and acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2005, by \_\_\_\_\_ of Centex Real Estate Corporation; a Nevada corporation the managing general partner of Centex Homes, a Nevada general partnership, for and on behalf of said partnership and corporation. He is personally known to me.

Signature of Notary Public

Printed Name of Notary Public

Notary Public, State of Florida

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned, Golf Enterprises of Central Florida, Inc., has caused these presents to be executed and acknowledged by its undersigned ( Title ) thereto duly authorized on this \_\_\_\_\_ day of \_\_\_\_\_ 2005.

By: Golf Enterprises of Central Florida,  
 Inc.

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness



STATE OF FLORIDA  
 COUNTY OF SEMINOLE

The foregoing Dedication was executed and acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2005, by Robert G. Della Russo, President of Golf Enterprises of Central Florida, Inc. for and on behalf of said corporation. He is personally known to me.

Signature of Notary Public

Printed Name of Notary Public

Notary Public, State of Florida

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 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.

By: James L. Rickman, P.S.M. #5633  
 Allen & Company  
 16 East Plant Street  
 Winter Garden, Florida 34787  
 Licensed Business number 6723

Date: \_\_\_\_\_

**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 ATTEST: \_\_\_\_\_

By: \_\_\_\_\_ D.C.

**COUNTY SURVEYOR'S CERTIFICATE**

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

Signed: GARY A. LEISE Date: \_\_\_\_\_  
 Florida Registration Number 4723  
 County Surveyor for Seminole County, Florida

**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.

**Legal Description:**

A portion of land lying in Section 15, Township 21 South, Range 30 East, being more particularly described as follows:

Begin at the most Easterly corner of Lot 15, Deer Run Unit - 8 "A", as recorded in Plat Book 26, Pages 89 through 90 of the Official Records of Seminole County, Florida, said point also being on the Westerly right-of-way line of Eagle Circle Drive; thence departing said Westerly right-of-way line run North 35°12'21" West along the Northerly lines Lot 15 and Lot 16 of said Deer Run Unit - 8 "A" for a distance of 229.50 feet to a Northerly corner of said Lot 16; thence run North 89°48'18" West along the Northerly lines of said Lot 16 and Lot 17 of said Deer Run Unit - 8 "A" for a distance of 150.00 feet to a Northerly corner of said Lot 17; thence run South 45°46'17" West along the Northwesterly line of said Lot 17 for a distance of 100.00 feet to the Westerly corner of said Lot 17; thence run South 17°59'23" West along the Westerly line of Lot 18 of said Deer Run Unit - 8 "A" for a distance of 114.98 feet to the Westerly corner of said Lot 18; thence departing said Westerly corner run North 89°46'06" West for a distance of 222.88 feet; thence run North 34°17'02" West for a distance of 146.55 feet; thence run North 55°42'58" East for a distance of 577.64 feet; thence run South 34°17'02" East for a distance of 77.68 feet; thence run South 88°26'57" East for a distance of 50.00 feet to a point on a non-tangent curve, concave to the East and having a radius of 150.32 feet, thence from a tangent bearing of South 01°33'03" West, run Southeasterly along said curve through a central angle of 47°13'04" for an arc distance of 123.68 feet to a point of tangency; thence run South 45°40'01" East for a distance of 244.87 feet to a point on a non-tangent curve concave Southeasterly and having a radius of 819.33 feet said point also being on the aforesaid Westerly right-of-way line of Eagle Circle Drive; thence from a tangent bearing of South 46°50'18" West run Southwesterly along said curve and aforesaid Westerly right of way line through a central angle of 10°08'32" for an arc distance of 145.03 feet to aforesaid POINT OF BEGINNING.

Contains 3.652 acres more or less.

**LEGEND:**

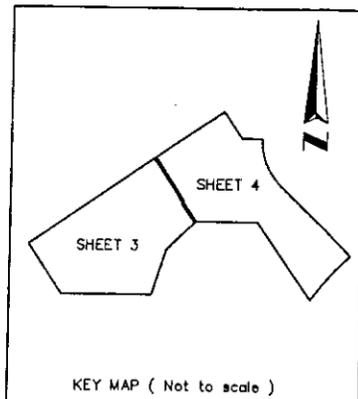
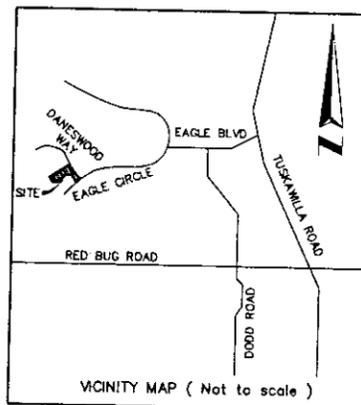
- |  |  |
|--|--|
| P.C. denotes point of curvature            | Δ denotes interior angle   |
| P.T. denotes point of tangency             | R denotes radius   |
| P.I. denotes point of intersection         | L denotes arc length   |
| P.R.C. denotes point of reverse curvature  | T.B. denotes tangent bearing   |
| (N.R.) denotes non-radial                  | C denotes centerline   |
| P.B. denotes Plat Book                     | ⊙ denotes set 1/2" iron rod and/or nail & disk L.B. # 6723 permanent control point |
| O.R. denotes Official Records Book         | ⊙ denotes set 4" x 4" concrete monument L.B. # 6723 permanent reference monument   |
| P.G. denotes page                          | ↻ denotes change in direction along right-of-way lines                             |
| R/W denotes right-of-way                   |  |
| LB denotes licensed business               |  |
| D.E. denotes drainage easement             |  |
| U.E. denotes utility easement              |  |
| D.U.E. denotes drainage & utility easement |  |
| S.E. denotes sidewalk easement             |  |

**SHEET INDEX**

- SHEET 1 OF 4 - LEGAL DESCRIPTION, DEDICATION, NOTES AND LEGEND  
 SHEET 2 OF 4 - BOUNDARY INFORMATION  
 SHEET 3 THROUGH 4 OF 4 - GEOMETRY

**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 THIS COUNTY.

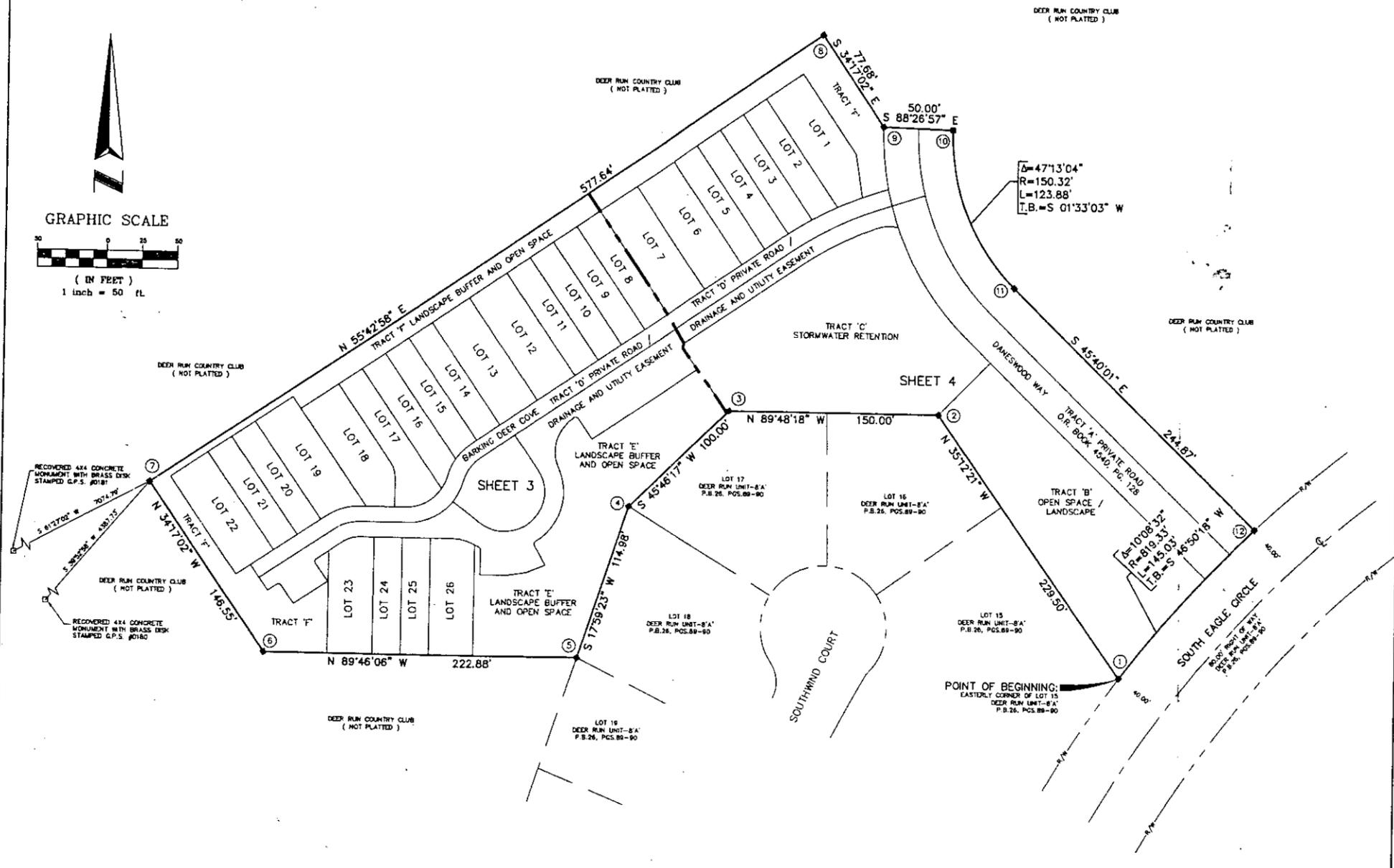
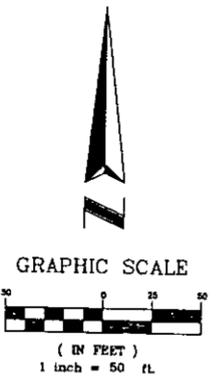


**RECEIVED**

JUN 21 2005

DEVELOPMENT  
 REVIEW DIVISION  
 SEMINOLE COUNTY

**VILLAS AT DEER RUN**  
 LYING IN SECTION 15, TOWNSHIP 21 SOUTH, RANGE 30 EAST  
 SEMINOLE COUNTY FLORIDA



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SCHEDULE OF STATE PLANE COORDINATES <small>BASED ON SEMINOLE COUNTY GPS MONUMENTS REFERENCED HEREIN</small>			
#	DESCRIPTION	NORTHING	EASTING
	SEMINOLE COUNTY G.P.S. MONUMENT #0180 / EAGLE	1568078.224	556060.417
	SEMINOLE COUNTY G.P.S. MONUMENT #0181 / CORAL	1568064.027	552659.380
1	PERMANENT REFERENCE MONUMENT	1571314.2799	559568.8154
2	PERMANENT REFERENCE MONUMENT	1571501.8009	559436.5048
3	PERMANENT REFERENCE MONUMENT	1571502.3111	559286.5056
4	PERMANENT REFERENCE MONUMENT	1571432.5587	559214.8495
5	PERMANENT REFERENCE MONUMENT	1571323.1997	559179.3386
6	PERMANENT REFERENCE MONUMENT	1571324.1009	558956.4589
7	PERMANENT REFERENCE MONUMENT	1571445.1865	558873.9099
8	PERMANENT REFERENCE MONUMENT	1571770.5649	558351.186
9	PERMANENT REFERENCE MONUMENT	1571706.3809	559394.9429
10	PERMANENT REFERENCE MONUMENT	1571705.0277	559444.9245
11	PERMANENT REFERENCE MONUMENT	1571593.4382	559490.1412
12	PERMANENT REFERENCE MONUMENT	1571422.3133	559665.2976

**ALLEN & COMPANY**  
 Professional Surveyors & Mappers

16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355  
 LB #6723

