

Item # 22

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of the final plat for Walden Chase

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

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

**Agenda Date** 8/8/2006 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the final plat for Walden Chase (Centex Homes, applicant)

District 1 – Dallari

Cynthia Sweet, Senior Planner

**BACKGROUND:**

The applicant, Centex Homes, is requesting approval of the final plat for Walden Chase. The plat consists of 64 single family townhome lots zoned PUD (Planned Unit Development) on an 8.096 acre parcel. Each lot will be served by Seminole County for water and sewer and all internal roads are private. The site is located on the south side of Park Road, approximately 586 feet east of Alafaya Trail (SR 434), and north side of East Palm Valley Drive, within Walden Chase PUD, in Section 34, Township 21 S, Range 31 E.

The plat meets all applicable requirements of the approved Final Master Plan and Developer's Commitment Agreement for the Walden Chase PUD, Chapter 35, Seminole County Land Development Code (SCLDC), and Section 177, Florida Statutes. The applicant has provided a performance bond in compliance with SCLDC Section 35.44 (e) (1) to ensure the completion of the subdivision improvements.

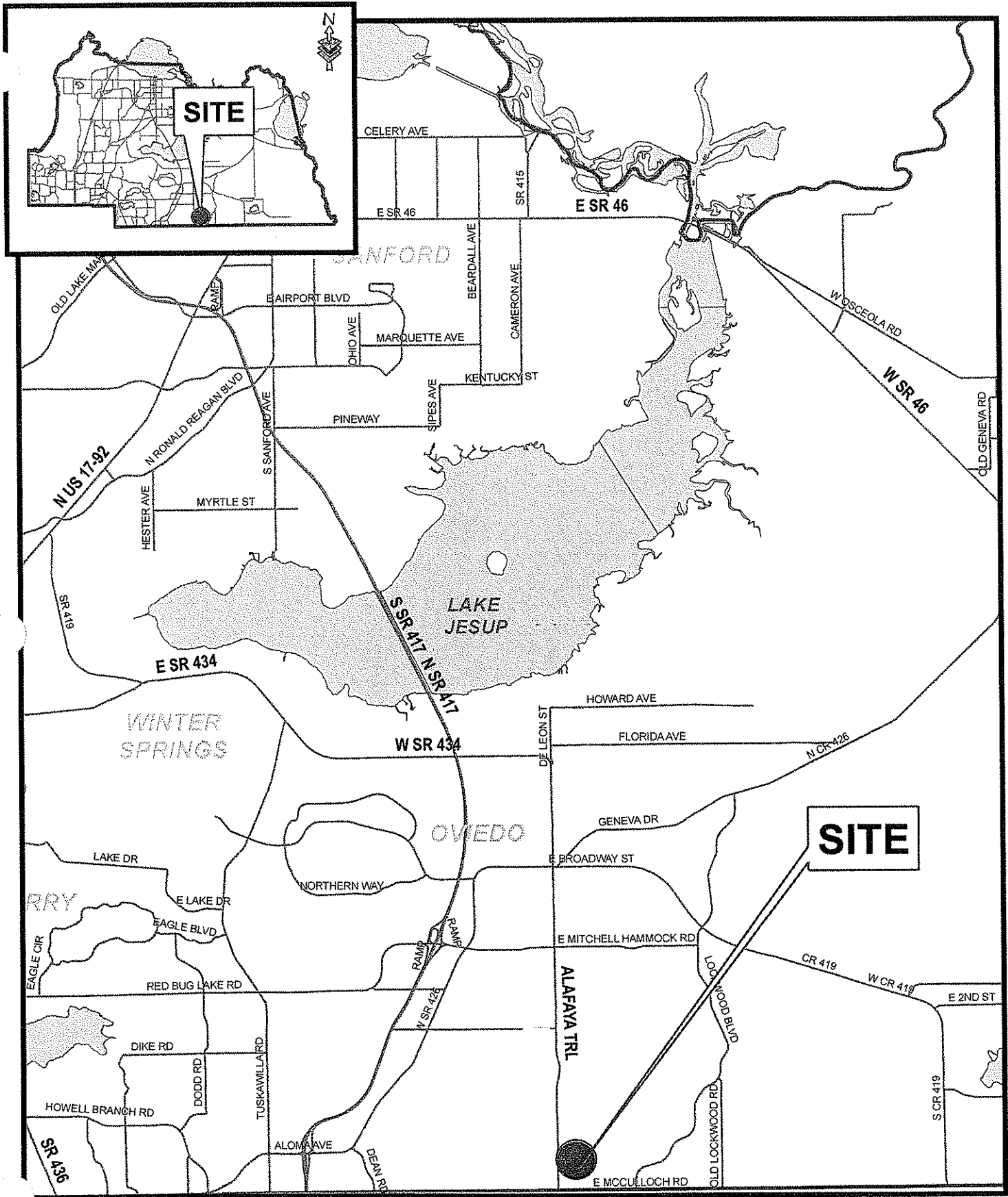
**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat for Walden Chase.

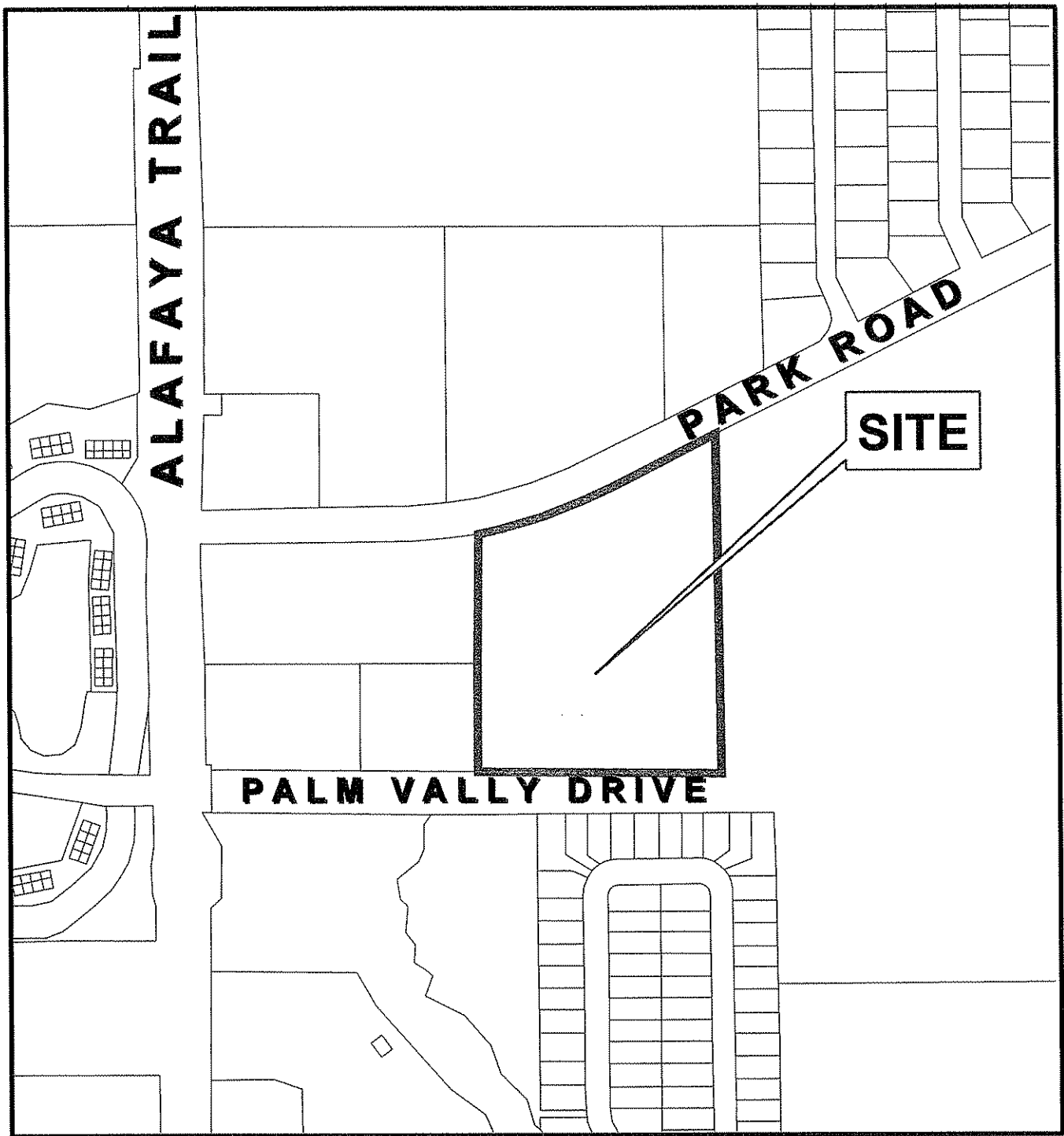
District 1 - Dallari

Attachments: Location Maps and Aerial – Exhibit A  
Reduced Copy of Plat – Exhibit B

Reviewed by:	<u>KFT</u>
Co Atty:	
DFS:	
Other:	
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd01</u>

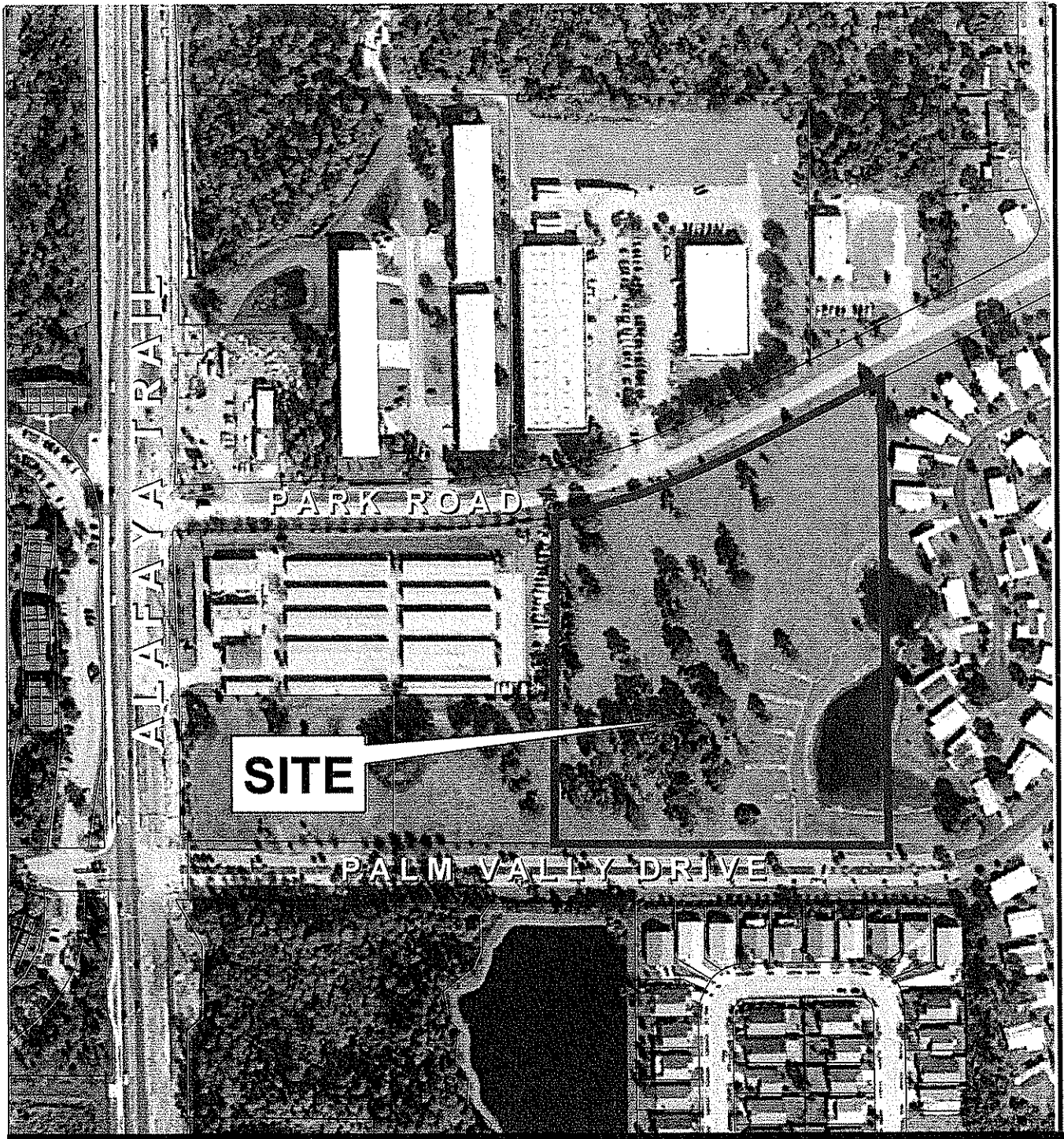


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Walden Chase  
Final Plat





Walden Chase  
Final Plat

-  Parcel
-  Subject Property



January 2004 Color Aerials

# WALDEN CHASE

SHEET 1 OF 3

PLAT BOOK

PAGE

A REPLAT OF A PORTION OF LOT 23 OF ORLANDO INDUSTRIAL PARK AS RECORDED IN  
PLAT BOOK 10, PAGE 100 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA  
LYING IN A PORTION OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A parcel of land comprising of a portion of Lot 23, ORLANDO INDUSTRIAL PARK, as recorded in Plat Book 10, Page 100 of the Public Records of Seminole County, Florida and lying in a portion of Section 34, Township 21 South, Range 31 East. Being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 23, said corner also being a point along the Southerly right of way of Park Road and a point of curvature of a curve concave Northwesterly having a radius of 1156.78 feet; thence run along said curve and said Southerly right of way through a central angle 15°37'13" of for an arc distance of 316.37 feet; thence continue along said Southerly right of way North 63°53'26" East for a distance of 263.01 feet to a point along the West line of the Easterly 125.00 feet of said Lot 23; thence departing said Southerly right of way run South 00°02'02" West along said West line for a distance of 784.53 feet; thence departing said West line run North 89°05'16" West for a distance of 537.29 feet to a point along the West line of said Lot 23; thence run North 00°18'31" East along said West line for a distance of 561.53 feet to the aforesaid POINT OF BEGINNING

Said parcel contains 8.096 acres, more or less.

**SURVEYOR'S NOTES:**

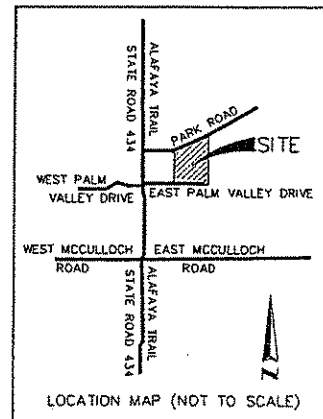
1. Bearings shown hereon are based on assumed datum, the North line of the Southeast 1/4 of Section 36-21-30 as being North 89°24'38" East, for angular designation only.
2. All lot lines are radial, unless otherwise noted non-radial ( N.R. ).
3. The designation for Tract "E" has been purposely omitted from this plat.
4. Tracts "A" (Private Roadway) including Amaryllis Way, Collingwood Lane, Kirkstone Way, and Shaftbury Place, Tracts "B" and "C" (Detention/Open Space), and Tract "D" (Recreation/Swale/Open Space) together with any improvements constructed thereon, are all Common Property under the Declaration of Covenants, Conditions, and Restrictions for Walden Chase Townhomes and shall be owned and maintained by the Walden Chase Townhome Owners Association, Inc., a Florida non-profit corporation (hereinafter referred to as the "Association").
5. Tract "F" (Lift Station) shall be owned and maintained by Seminole County.
6. Utility facilities shall be placed underground within dedicated utility easements.
7. All platted utility 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.
8. A perpetual non-exclusive access, drainage, road, and utility easement over and under all of the private roadways are hereby dedicated to Seminole County, Florida. Said private roadways are not required for public use and are not, and will not be, a part of the Seminole County system of public roads and shall remain private.
9. All easements reserved on this plat are in favor of the Association unless otherwise noted.
10. A non-exclusive and perpetual right of ingress and egress over and across said private roadways is hereby granted to the present and future owners of adjacent lands and their guests, invitees, domestic help, delivery, pickup and fire protection services, police and other authorities of the law, United States postal service mail carriers, and representatives of the utilities authorized by the Association to serve the lands shown on this plat.
11. An easement for emergency access and maintenance purposes is hereby granted to Seminole County, Florida and all public agencies and entities over and across all tracts, roadways, access, and utility easements shown on the plat. 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.
12. A non-exclusive easement for drainage is dedicated to Seminole County over and under all of the private stormwater drainage system.
13. Easement in favor of Southern Bell Telephone and Telegraph Company set forth in instrument recorded in Official Records Book 951, Page 1489 affects this plat by a blanket easement.
14. Unrecorded easement in favor of Florida Power Corporation over a portion of said land as disclosed by Agreement recorded in Official Records Book 1746, Page 1314 affects this plat by a blanket easement.
15. State Plane Coordinates State as shown hereon are based on Seminole County Control Datum, G.I.S. monuments, "0189 / AC DC" and "0170 / NAK NAK" (State Plane Coordinates being, N 1555225.241, E 600122.016 and N 1557949.236, E 600095.930 respectively)
16. All areas shown on plot as 10 feet utility easements are hereby granted to Public Service providers to the subdivision on a non-exclusive basis for above ground and underground installation, operation, and maintenance of such equipment as necessary to provide service to the subdivision.
17. The roadway and road rights of way are subject to a non-exclusive utility easement granted to public utility providers for the purpose of installation, operation and maintenance of street lights and such underground lines and equipment as necessary to provide services to the subdivision.
18. There is a blanket utility easement over Tracts "B" and "C" (Detention/Open Space), and Tract "D" (Recreation/Swale/Open Space).

**LEGEND:**

⊕ denotes centerline	LB denotes licensed business
OR denotes Official Records Book	OR denotes Official Records Book
PG denotes page	PG denotes Page
P.C. denotes point of curvature	∠ denotes interior angle
P.T. denotes point of tangency	R denotes radius
P.I. denotes point of intersection	L denotes arc length
R.P. denotes radius point	⊙ denotes set 1/2" iron rod and/or nail & disk stamped "P.C.P. LB #6723"
(N.R.) denotes non-radial	G.I.S. denotes Geographic Information System
CCR # denotes Certified Corner Record Number	■ denotes set 4" x 4" concrete monument stamped "P.R.M. LB #6723"
R/W denotes right-of-way	P.R.M. denotes Permanent Reference Monument
↪ denotes change in direction along right-of-way lines	P.C.P. denotes Permanent Control Point
U.E. denotes utility easement	

**SHEET INDEX:**

- SHEET 1 OF 3 - LEGAL DESCRIPTION, DEDICATION, NOTES, & LEGEND
- SHEET 2 OF 3 - BOUNDARY INFORMATION
- SHEET 3 OF 3 - 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.



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

WALDEN CHASE  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That CENTEX HOMES, a Nevada general partnership, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the drainage and utility easements to the perpetual use of the public. Tract "F" (Lift Station) is hereby dedicated in fee simple to Seminole County without any restriction whatsoever to Seminole County. County ownership of this Tract 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. 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, has caused these presents to be signed and attested to by the officer named below and its seal affixed hereto on

CENTEX HOMES, a Nevada general partnership

WITNESSES:

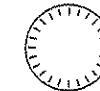
By: CENTEX REAL ESTATE CORPORATION, a Nevada corporation, its Managing General Partner

Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Land Development Manager

Print Name: \_\_\_\_\_

(CORPORATE SEAL)



STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006 by \_\_\_\_\_ Land Development Manager of CENTEX REAL ESTATE CORPORATION, a Nevada corporation, the Managing General Partner of CENTEX HOMES, a Nevada general partnership, on behalf of said corporation and general partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public, State of \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Commission No: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**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 No: \_\_\_\_\_

CLERK OF THE COURT in and for Seminole County, Florida BY: \_\_\_\_\_ D.C.

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

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

**COUNTY SURVEYOR'S CERTIFICATE**

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

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

STEVE L. WESSELS, P.L.S.  
Florida Registration Number 4569  
County Surveyor for Seminole County, Florida

# WALDEN CHASE

A REPLAT OF A PORTION OF LOT 23 OF ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING IN A PORTION OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 3

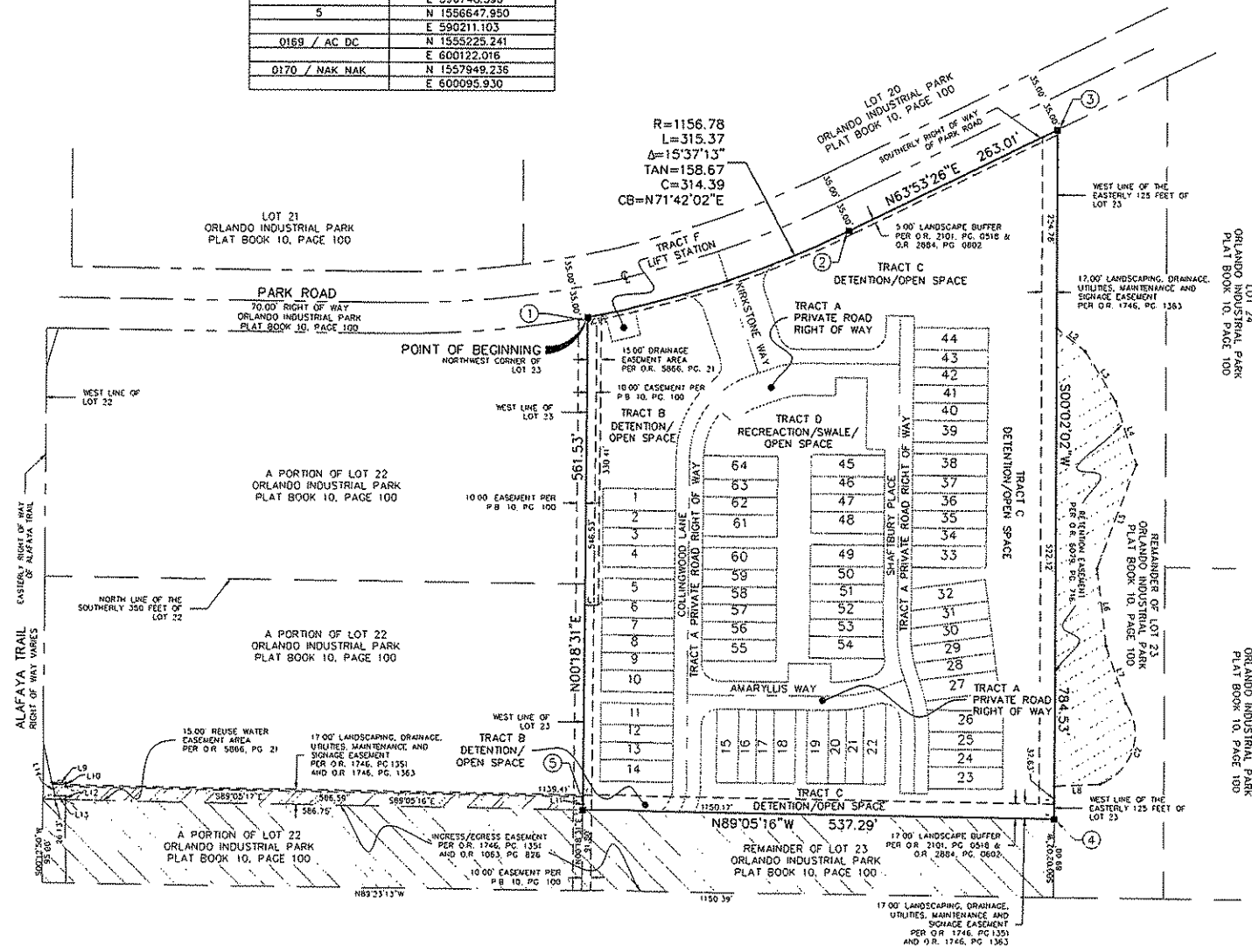
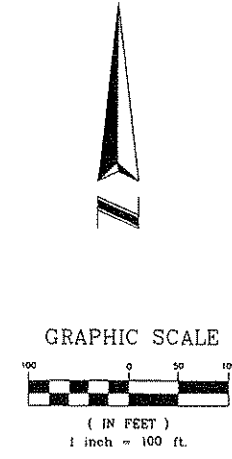
PLAT BOOK

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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	1156.78'	15.29'	15.29'	N79°07'56"E	0°45'26"
C2	61.35'	112.29'	97.26'	N17°32'54"E	104°52'24"

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N89°35'19"W
L2	41.46'	S51°23'22"E
L3	66.92'	S31°48'14"E
L4	75.83'	S18°19'44"E
L5	126.58'	S20°38'57"W
L6	89.36'	S06°59'40"E
L7	69.16'	S19°13'18"E
L8	51.58'	S87°31'38"W
L9	16.00'	S89°05'08"E
L10	3.95'	S00°32'32"E
L11	15.00'	N00°18'31"E
L12	3.95'	N00°33'26"W
L13	12.46'	N89°05'06"W
L14	15.41'	N12°20'57"W

STATE PLANE COORDINATES	
1	N 1557209.461
	E 590206.685
2	N 1557312.121
	E 590503.843
3	N 1557430.987
	E 590738.457
4	N 1556646.517
	E 590748.390
5	N 1556647.950
	E 590211.103
0189 / AC DC	N 1555225.241
	E 600122.016
0170 / NAK NAK	N 1557949.235
	E 600095.930



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**ALLEN & COMPANY**  
 Professional Surveyors & Mappers

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



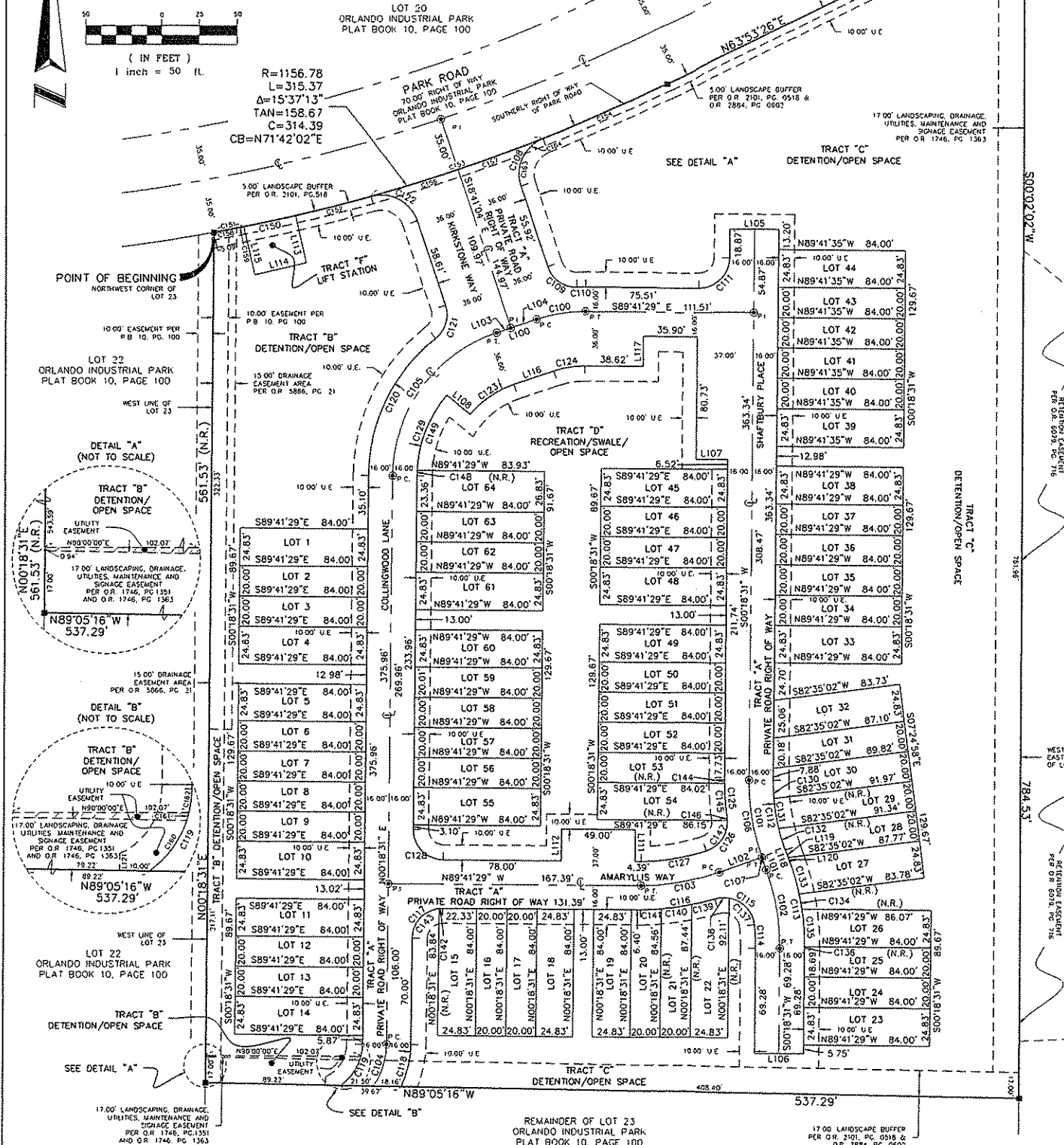
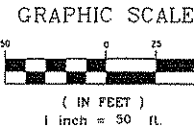
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SHEET 3 OF 3

PLAT BOOK

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**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C100	100.00'	33.15'	33.00'	S80°48'44"W	18°58'35"
C101	150.00'	52.98'	52.71'	S09°48'38"E	20°14'19"
C102	150.00'	52.98'	52.71'	N09°48'38"W	20°14'19"
C103	150.00'	52.98'	52.71'	N80°11'22"E	20°14'19"
C104	50.00'	29.19'	28.78'	N17°02'06"E	33°27'08"
C105	100.00'	123.93'	116.15'	S35°48'44"W	71°00'25"
C106	150.00'	52.18'	51.92'	S09°39'24"E	19°55'51"
C107	150.00'	0.81'	0.81'	S19°46'34"E	0°18'28"
C108	25.00'	37.97'	34.43'	S24°49'52"W	87°01'52"
C109	20.00'	25.78'	24.03'	S85°36'42"E	7°51'17"
C110	116.00'	5.77'	5.76'	S88°53'05"W	2°30'52"
C111	20.00'	31.42'	28.28'	N45°18'31"E	90°00'00"
C112	134.00'	47.33'	47.09'	S09°48'38"E	20°14'19"
C113	166.00'	58.64'	58.33'	N09°48'38"W	20°14'19"
C114	134.00'	15.61'	15.60'	N03°01'40"W	6°40'23"
C115	20.00'	35.11'	30.77'	N56°39'33"W	100°35'22"
C116	166.00'	50.01'	49.82'	N81°40'39"E	17°15'45"
C117	20.00'	31.42'	28.28'	S45°18'31"W	90°00'00"
C118	66.00'	28.64'	28.42'	N12°44'31"E	24°52'00"
C119	34.00'	31.76'	30.61'	N27°03'55"E	53°30'47"
C120	116.00'	103.58'	100.17'	S29°53'21"W	51°09'40"
C121	20.00'	24.49'	22.99'	N16°23'34"E	70°09'16"
C122	23.00'	37.98'	34.43'	N82°12'36"W	87°03'05"
C123	84.00'	35.39'	34.94'	S55°28'33"W	31°40'47"
C124	84.00'	21.22'	21.12'	S80°48'44"W	18°58'35"
C125	166.00'	26.64'	26.51'	S04°05'56"E	8°48'54"
C126	20.00'	27.82'	25.71'	N31°29'01"E	79°58'47"
C127	134.00'	44.05'	43.85'	N80°53'28"E	18°50'07"
C128	20.00'	31.42'	28.28'	S44°18'31"E	90°00'00"
C129	84.00'	57.66'	56.53'	S19°58'20"W	39°19'38"
C130	134.00'	12.25'	12.24'	S02°18'33"E	5°14'09"
C131	134.00'	20.03'	20.01'	S09°12'33"E	8°33'49"
C132	134.00'	15.06'	15.05'	S16°42'38"E	6°26'21"
C133	166.00'	22.24'	22.23'	N16°05'30"W	7°40'37"
C134	166.00'	10.15'	10.14'	N10°30'08"W	3°30'07"
C135	166.00'	24.94'	24.92'	N04°26'48"W	8°36'33"
C136	166.00'	1.31'	1.31'	N00°05'00"E	0°27'03"
C137	20.00'	25.83'	24.07'	N43°22'05"W	74°00'26"
C138	20.00'	9.28'	9.20'	S66°20'14"W	26°34'56"
C139	166.00'	16.18'	16.17'	N75°50'18"E	5°35'02"
C140	166.00'	20.22'	20.21'	N82°07'10"E	6°58'43"
C141	166.00'	13.62'	13.61'	N87°57'31"E	4°42'00"
C142	20.00'	2.51'	2.51'	S86°42'38"W	7°11'47"
C143	20.00'	28.80'	26.45'	S41°42'38"W	82°48'13"
C144	166.00'	2.27'	2.27'	S00°05'02"E	0°47'05"
C145	166.00'	23.25'	23.25'	S04°29'29"E	8°01'47"
C146	20.00'	1.68'	1.68'	N06°05'57"W	4°48'50"
C147	20.00'	26.24'	24.40'	N33°53'26"E	75°09'57"
C148	84.00'	3.47'	3.47'	S01°29'38"W	2°22'13"
C149	84.00'	54.18'	53.25'	S21°29'27"E	36°57'25"
C150	116.00'	35.00'	35.00'	N72°39'42"E	14°43'02"
C151	116.00'	19.89'	19.89'	N72°00'57"E	0°59'24"
C152	116.00'	50.84'	50.83'	N75°31'32"E	2°31'27"
C153	116.00'	119.47'	119.42'	N71°18'19"E	5°55'03"
C154	116.00'	89.97'	89.95'	N66°07'07"E	4°27'22"
C156	116.00'	59.74'	59.73'	N72°47'05"E	2°57'32"
C157	116.00'	59.73'	59.73'	N69°49'33"E	2°57'31"
C158	116.00'	15.29'	15.29'	N79°07'56"E	0°45'26"
C159	116.00'	4.70'	4.70'	N78°38'14"E	0°13'58"
C160	34.00'	21.12'	20.78'	N36°01'35"E	35°35'28"
C161	34.00'	2.65'	2.65'	N15°58'45"E	4°28'12"
C162	34.00'	7.98'	7.95'	N07°02'05"E	13°27'07"
C163	25.00'	22.05'	21.34'	S06°34'44"W	50°31'35"
C164	25.00'	15.93'	15.66'	S50°05'39"W	36°30'17"

**LINE TABLE**

LINE	LENGTH	BEARING
L100	28.01'	N71°18'56"E
L101	8.20'	N19°55'48"W
L102	29.52'	S70°04'12"W
L103	9.83'	N71°18'56"E
L104	18.18'	N71°18'56"E
L105	32.00'	N89°41'29"W
L106	32.00'	S89°41'29"E
L107	21.00'	S89°41'29"E
L108	20.00'	N50°21'51"W
L109	21.00'	S00°18'31"W
L110	21.00'	N89°41'29"E
L111	31.94'	N13°02'49"W
L112	35.00'	N76°57'11"E
L113	32.37'	N13°02'49"W
L114	28.01'	N71°18'56"E
L115	20.00'	S00°18'31"W
L116	8.20'	N19°55'48"W
L117	5.27'	N19°55'48"W
L118	2.93'	N19°55'48"W
L119	5.54'	N00°54'44"E



16 EAST PLANT STREET  
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