

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: OLSEN ESTATES MINOR PLAT

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Brian M. Walker **EXT.** 7337

(Signature)

Agenda Date 8/8/06 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION / RECOMMENDATION:

Approve and authorize the Chairman to execute, the minor plat for Olsen Estates – Dennis Baldwin, applicant.

District 5 – Brenda Carey

(Brian M. Walker – Planner)

BACKGROUND:

The applicant, Dennis Baldwin, is requesting approval of the minor plat for Olsen Estates. The plat consists of three (3) lots on 2.02 acres more or less. Each lot will be serviced by Seminole County water and sanitary system. Access will be provided to all lots by way of a forty (40) foot ingress / egress easement. The property is zoned R-1AAA (minimum 13,500 sq. ft. lots) and is located on the north side of Wayside Dr., east of Orange Blvd., and west of International Parkway in Section 30, Township 19 S, Range 30 E.

The plat meets all applicable requirements of Chapter 35, Section 35.122, Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

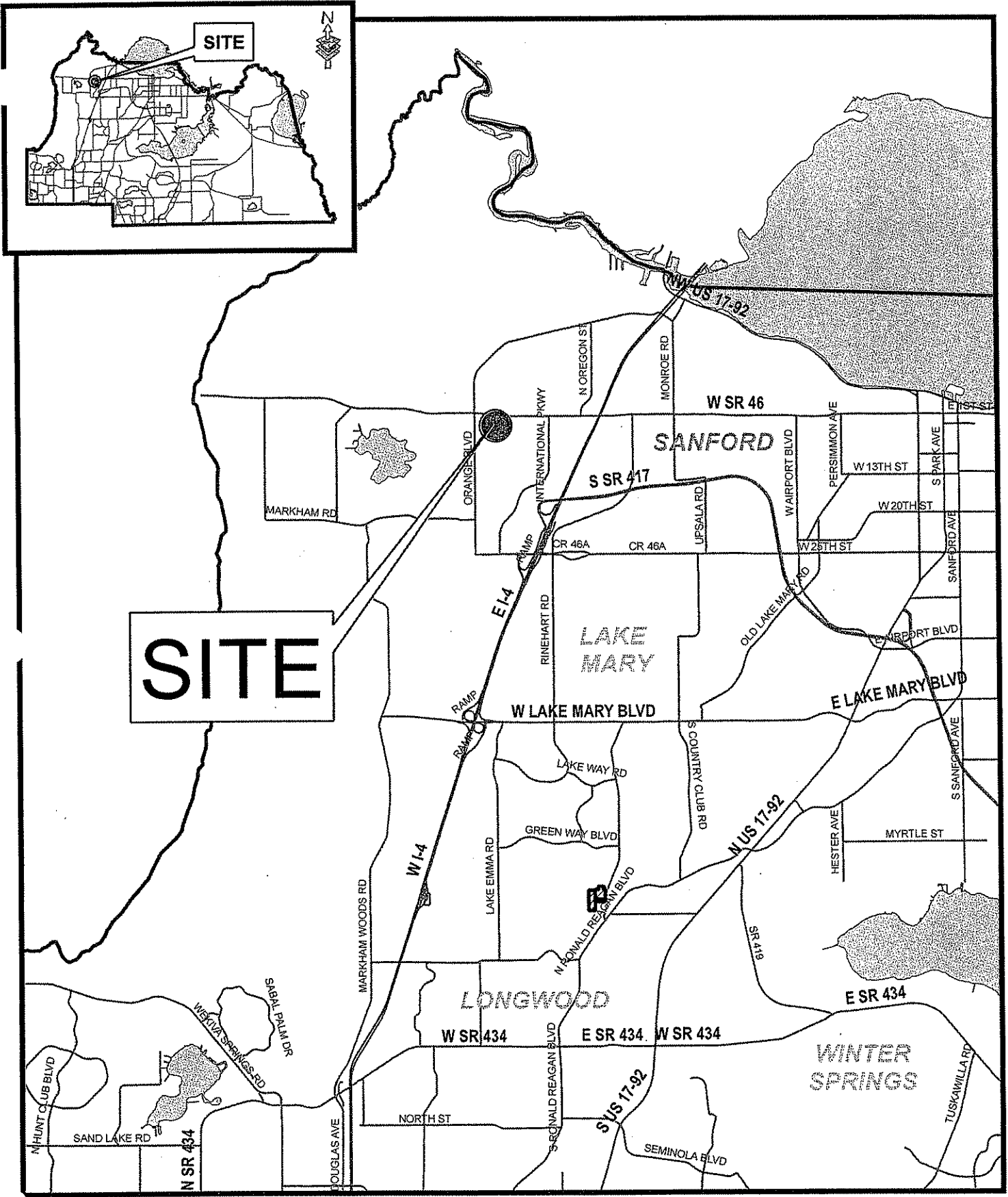
Staff recommends approval of the Olsen Estates minor plat.

District 5 - Carey

Attachments: Location Map

Reduced Copy of Plat

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



OLSEN ESTATES

LYING IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

Legal Description

The East 200.00 feet of the West 320.00 feet of the South 465.00 feet of the Northeast 1/4 of Section 30, Township 19 South, Range 30 East, LESS the South 25.00 feet for Wayside Drive. Containing 2.0202 acres, more or less.

PLAT BOOK

PAGE

OLSEN ESTATES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the corporation named below, being the owners in fee simple of the lands described in the attached plat entitled OLSEN ESTATES, located in Seminole County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed, and dedicates the additional right-of-way for Wayside Drive and the easements as described or shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed this ____ day of _____, 2006.

VENTURE THIRTY TWO, INC.

WITNESSES:

WALLACE OLSEN, JR. President

(Print Name)

(Print Name)

State of Florida, County of Seminole

I HEREBY CERTIFY, that on this ____ day of _____, 2006, before me, personally appeared WALLACE OLSEN, JR., president of VENTURE THIRTY TWO, INC., personally known to me and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Printed Name:
Notary Public Commission No. CC
My Commission Expires:

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that this plat is a true and correct representation of the lands surveyed. That the plat 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, and meets the Minimum Technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091 (7) regarding "Permanent Reference Monuments", that this land is located in Seminole County, Florida, and that I am a Professional Surveyor and Mapper pursuant to Section 177.061 of the Florida Statutes.

R. Blair Kitner - P.S.M. No. 3382
2597 Sanford Avenue - Sanford, Florida 32773
(407) 322-2000
Dated this 21st day of November 2005

SEAL

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that on this ____ day of _____, 2006, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

By: _____ Date: _____
Chairman of the Board

Attest: _____

CERTIFICATE OF REVIEW

This is to certify that on this ____ day of _____, I reviewed this plat and find that it complies with the survey requirements of Chapter 177 of the Florida Statutes.

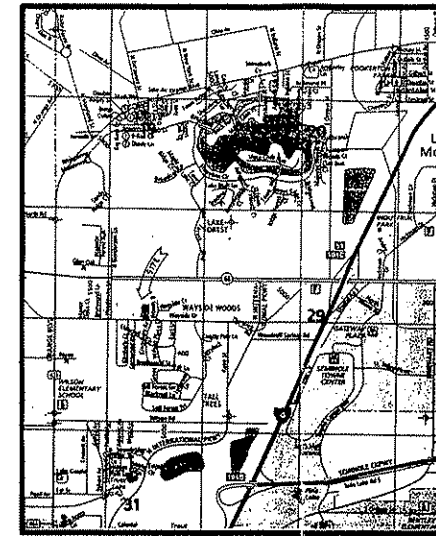
Date: _____

STEVE L. WESSELS
Florida Registration No. 4589
County Surveyor for Seminole County, Florida

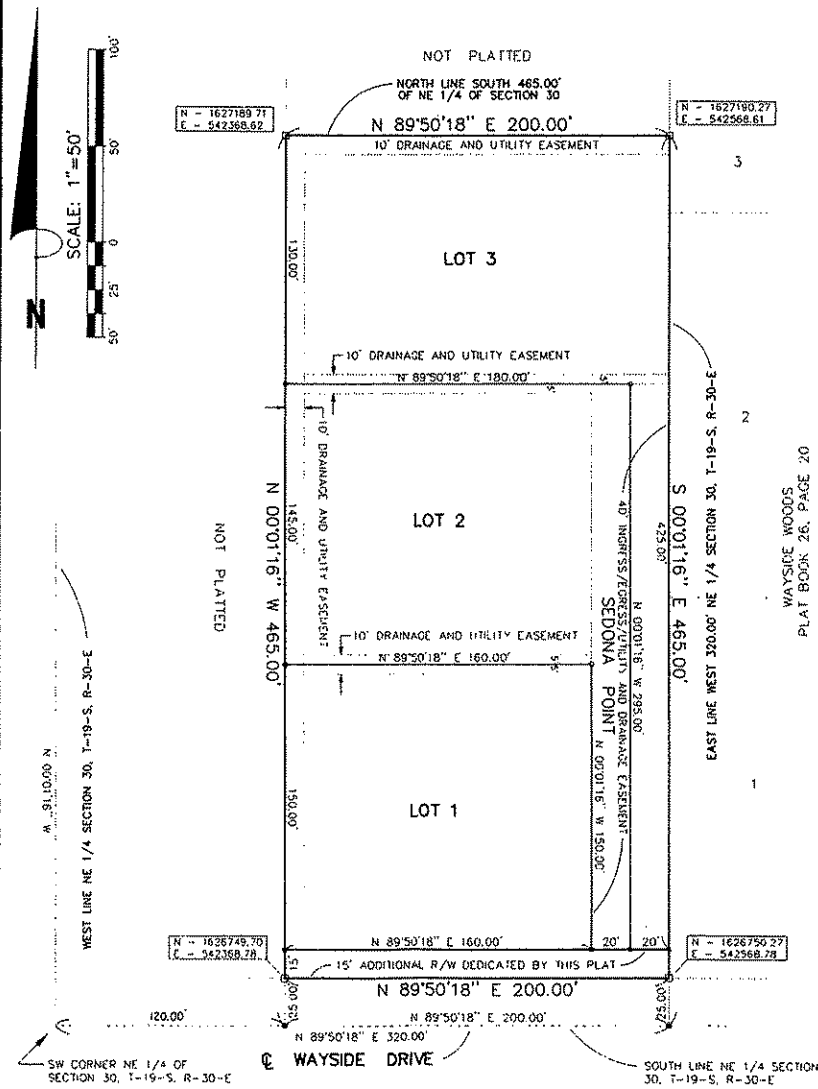
CERTIFICATE OF CLERK OF THE COURT

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177 of the Florida Statutes and was filed for record this ____ day of _____, 2006 at _____.

BY: _____ File Number: _____
Maryanne Morse, Clerk of the Court in and for Seminole County, Florida



LOCATION SKETCH
NOT TO SCALE



NOTES:

- 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.
- Access rights to Wayside Drive for Lot 1 are hereby dedicated to Seminole County.
- The 40 foot ingress/egress easement is to provide for access to all three lots by way of a common access point on Wayside Drive.
- All platted utility easements must provide that such easements will also be easements for the construction, installation, maintenance, and operation of cable television services, electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, the cable television company will be solely responsible for the damages.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on Seminole County GPS Stations 268 and 269, as are the State Plane Coordinates shown hereon.
- - indicates State Plane Coordinates.
- - indicates Permanent Reference Monument set (4"x4" concrete monument stamped P.R.M. # 3382).
- - indicates Permanent Control Point set (nail & cap #3382)
- - indicates iron and cap #3382 set
- Dimensions shown hereon are expressed in feet and decimals thereof.

LEGEND:

- T - Township
- R - Range

PREPARED BY:
R. BLAIR KITNER - P.S.M. NO. 3382
2597 SANFORD AVENUE - SANFORD, FLORIDA 32773
407 3222000