

Item # 24

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of the Final Plat for Hester Oaks Subdivision

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Michael Rumer <sup>TRJ</sup> **EXT.** 7337

<b>Agenda Date</b> <u>08/10/04</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Approve the final plat for Hester Oaks Subdivision, located on the west side of Hester Ave., ¼ mile south of CR 427 in Sections 23, Township 20, and Range 30.

District 5 – McLain (Michael Rumer, Planner) *MR*

**BACKGROUND:**

The applicant, Cambridge Homes, is requesting final plat approval for Hester Oaks located on Hester Avenue. This subdivision is comprised of 40 single family lots on approximately 18.61 acres and is zoned PUD. The project will connect to Seminole County utilities for water and sewer.

The applicant has submitted a performance bond for completion of subdivision improvements. Staff has reviewed the plat and finds that it meets all requirements of the applicable zoning and of Ch. 177 F.S. and the Land Development Code.

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat for Hester Oaks Subdivision.

District 5 - McLain  
Attachments: Location map  
Reduced Copy of Plat

<b>Reviewed by:</b> <i>KZC</i> <b>Co Atty:</b> _____ <b>DFS:</b> _____ <b>Other:</b> _____ <b>DCM:</b> <i>WSE</i> <b>CM:</b> <i>KS</i> <b>File No.</b> <u>cpdd01</u>
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# Hester Oaks

A Portion of Section 23, Township 20 South, Range 30 East,  
Seminole County, Florida

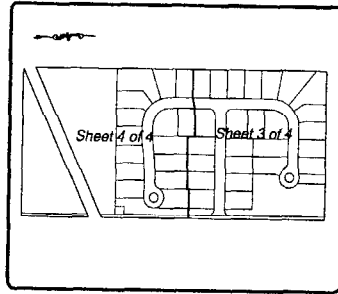
**LEGAL DESCRIPTION**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°49'25" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 A DISTANCE OF 1984.99 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE NORTH 00°02'27" EAST ALONG SAID WEST LINE A DISTANCE OF 52.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'27" EAST ALONG SAID WEST LINE A DISTANCE OF 1276.41 FEET TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID WEST LINE SOUTH 89°56'18" EAST ALONG SAID NORTH LINE A DISTANCE OF 633.72 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HESTER AVENUE; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 927.41 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE SOUTH 84°33'33" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 703.06 FEET TO THE POINT OF BEGINNING.

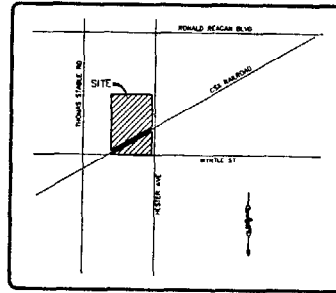
TOGETHER WITH:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°49'25" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 A DISTANCE OF 1991.18 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD AND THE POINT OF BEGINNING; THENCE NORTH 64°33'10" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 696.12 FEET TO THE WEST RIGHT OF WAY LINE OF HESTER AVENUE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°00'00" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 207.02 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE NORTH 89°49'25" WEST ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 30 A DISTANCE OF 630.48 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAIN 18.61 ACRES, MORE OR LESS



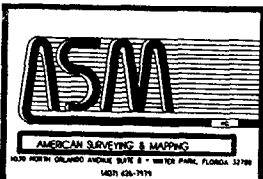
Key Map  
NOT TO SCALE



Vicinity Map  
NOT TO SCALE

**GENERAL NOTES**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 23-20-30, HAVING AN ASSUMED BEARING OF SOUTH 89°49'25" EAST.
2. ALL TRACTS SHOWN HEREON EXCEPT TRACTS 'A' AND 'I' (RIGHT OF WAY DEDICATION) AND TRACT 'G' (LIFT STATION) WILL BE OWNED AND MAINTAINED BY THE HESTER OAKS HOMEOWNERS ASSOCIATION.
3. DEVELOPMENT RIGHTS TO TRACTS 'D' AND 'F' (STORMWATER POND) AND TRACT 'E' (OPEN SPACE/CONSERVATION) ARE DEDICATED TO SEMINOLE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO THIS TRACTS ARE PERMITTED WITHOUT PRIOR APPROVAL FROM SEMINOLE COUNTY, FLORIDA AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
4. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR 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.
5. ALL LINES ARE RADIAL UNLESS SHOWN AS NON-RADIAL (N.R.)
6. ALL DRAINAGE EASEMENTS, OPEN SPACE EASEMENTS, AND SIDEWALK EASEMENTS SHOWN HEREON ARE TO BE DEDICATED TO AND MAINTAINED BY THE HESTER OAKS HOMEOWNERS ASSOCIATION.



**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.

**NOTICE**  
SEE SEMINOLE COUNTY DEVELOPMENT ORDER # \_\_\_\_\_, RECORDED IN THE PUBLIC RECORDS BOOK OF SEMINOLE COUNTY, FLORIDA, FOR CONTINGENCIES AS TO PUBLIC FACILITY CAPACITY ENCUMBRANCE OR RESERVATION AND OTHER INFORMATION.

**Hester Oaks  
Dedication**

Know all men by these presents, that the Florida Limited Liability Company named below, 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 Tracts 'A' and 'I' (right-of-way dedication), Tract 'G' (Lift Station) rights of way and utility easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned officer hereunto set his hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

Hester Oaks, LLC, a Florida Limited Liability Company

By: \_\_\_\_\_  
Printed Name: Kyle A. Sanders  
Title: Vice President of Cambridge Development, Inc.  
Managing Partner of Hester Oaks, LLC.

Signed and sealed in the presence of:

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this day of \_\_\_\_\_ 2004 by Kyle Sanders, President of Hester Oaks, LLC on behalf of the Company.

\_\_\_\_\_ He is personally known to me or \_\_\_\_\_ He has produced \_\_\_\_\_ as identification.

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

NOTARY PUBLIC

My Commission Expires on \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was under my responsible direction and supervision, and this 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 in Seminole County, Florida.

Surveyor's Name : Brett A. Moscovitz  
Date \_\_\_\_\_  
Florida Professional Land Surveyor  
Registration Number : PSM #5011  
Registration Number of Legal Entity : LB #6393  
American Surveying and Mapping, Inc.  
1030 North Orlando Avenue, Suite B  
Winter Park, Florida 32789

**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. Date \_\_\_\_\_  
Florida Registration Number 4589  
County Surveyor for Seminole County, Florida

**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 \_\_\_\_\_

Clerk of the Board \_\_\_\_\_

**CLERK OF THE COURT**

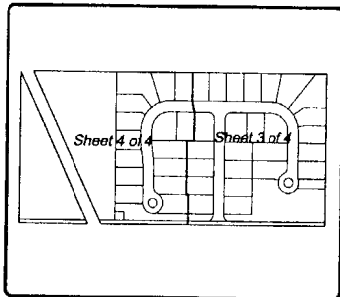
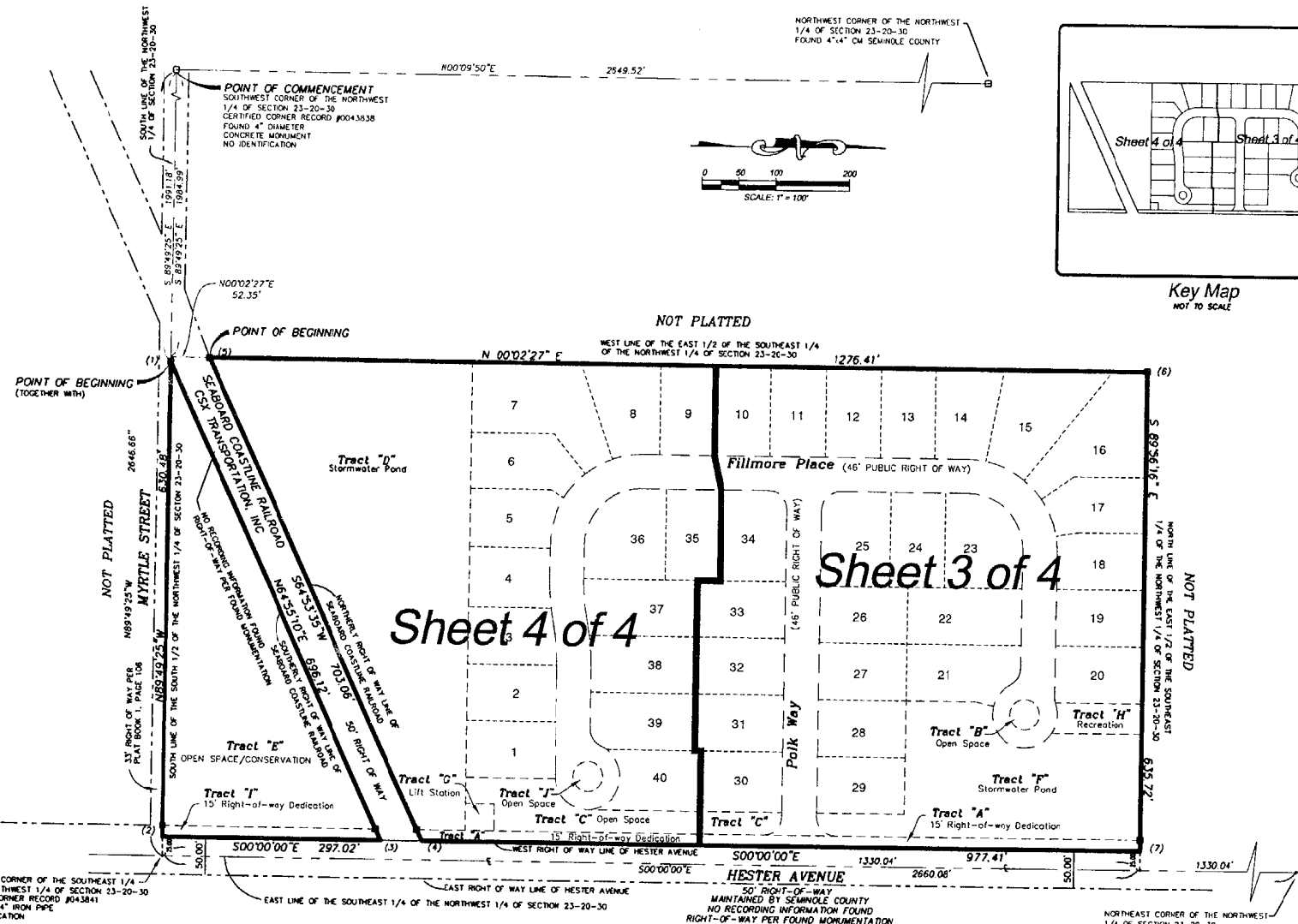
I HEREBY CERTIFY, that I have examined the foregoing Plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and the Osceola County Land Development Code and was filed for record on \_\_\_\_\_.

File Number: \_\_\_\_\_

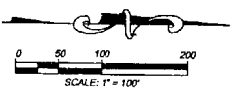
Clerk of the Circuit Court  
Seminole County, Florida

# Hester Oaks

A Portion of Section 23, Township 20 South, Range 30 East,  
Seminole County, Florida



Key Map  
NOT TO SCALE



Sheet 4 of 4

Sheet 3 of 4

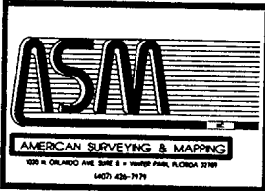
**LEGEND**

- CENTERLINE
- LB LICENSED BUSINESS
- (3) STATE PLANE COORDINATE ANNOTATION
- ▣ DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
- DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.

**STATE PLANE COORDINATES**

BASED ON SEMINOLE COUNTY HORIZONTAL POINTS  
 GPS 0113 NORTH, 1,602,785,900G, EAST: 560,329,282  
 (SCALE FACTOR 0.999951703)  
 GPS 0117 NORTH, 1,601,816,178, EAST: 561,061,774  
 (SCALE FACTOR 0.999951543)

(1)	1,599,904.0938	562,892.0382
(2)	1,599,907.5922	563,522.5085
(3)	1,600,204.6012	563,519.9450
(4)	1,600,260.1636	563,519.4651
(5)	1,599,956.5680	562,885.1336
(6)	1,601,232.2382	562,873.3280
(7)	1,601,237.5338	563,511.0299



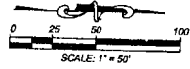
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A Portion of Section 23, Township 20 South, Range 30 East,  
Seminole County, Florida

PLAT  
BOOK

PAGE

Sheet 3 of 4

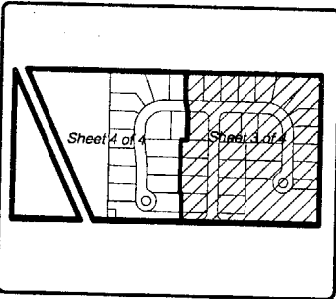


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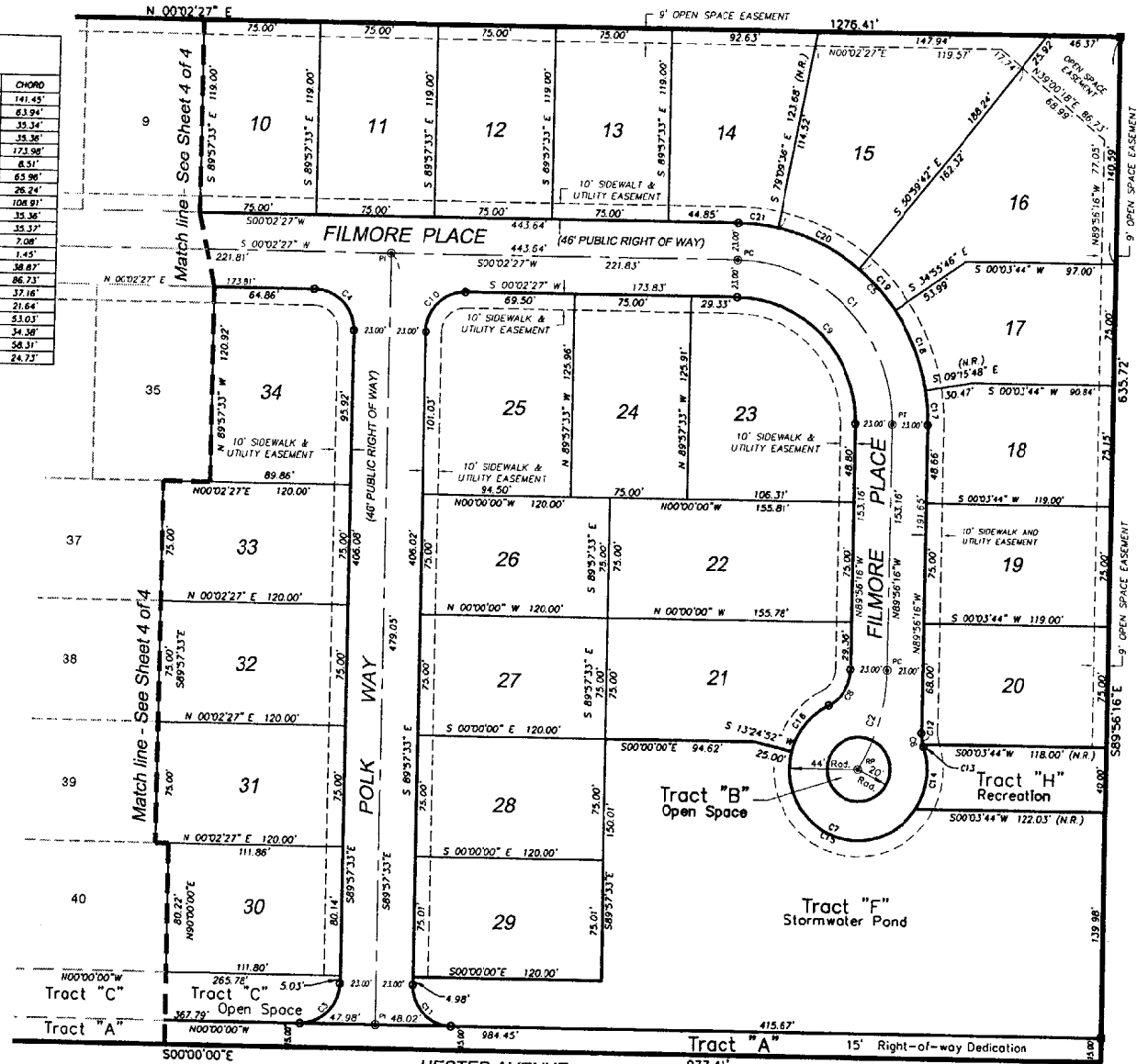
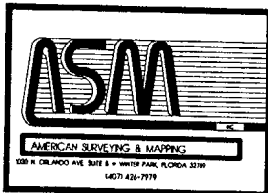
CURVE TABLE THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	100.00'	157.12'	90°11'37"	N43°03'09"E	141.45'
C2	120.26'	64.72'	30°50'07"	S71°31'13"E	83.94'
C3	25.00'	39.25'	89°57'33"E	S44°36'47"E	35.34'
C4	25.00'	39.27'	90°00'00"	N45°02'27"E	35.36'
C5	123.00'	193.25'	90°01'17"	N45°03'09"E	173.98'
C6	25.00'	8.55'	19°36'18"	S60°15'35"W	8.51'
C7	44.00'	201.90'	262°34'28"	S21°34'40"W	63.98'
C8	25.00'	27.69'	63°18'10"	S58°17'11"E	26.24'
C9	25.00'	120.38'	90°01'17"	N45°03'09"E	108.91'
C10	25.00'	39.27'	90°00'00"	N44°57'33"W	35.36'
C11	25.00'	39.27'	90°00'00"	S45°01'13"W	35.37'
C12	25.00'	7.16'	16°18'13"	S81°55'37"W	7.08'
C13	25.00'	1.45'	3°00'04"	S72°02'28"W	1.45'
C14	44.00'	40.26'	52°25'35"	S63°19'37"E	38.87'
C15	44.00'	123.27'	160°31'32"	S23°09'07"W	86.73'
C16	44.00'	38.34'	48°57'01"	N51°36'37"W	37.16'
C17	123.00'	21.87'	10°05'39"	N85°00'54"E	21.64'
C18	123.00'	53.45'	24°53'31"	N67°31'09"E	53.03'
C19	123.00'	34.49'	16°03'56"	N47°02'16"E	34.38'
C20	123.00'	58.87'	23°25'27"	N25°17'35"E	58.31'
C21	123.00'	34.71'	11°32'24"	N05°48'39"E	24.73'

## LEGEND

- CL CENTERLINE
- LB LICENSED BUSINESS
- (NR) NON-RADIAL
- RP RADIUS POINT
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- RAD. RADIUS
- DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES
- ⊙ DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES



Key Map  
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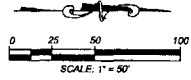


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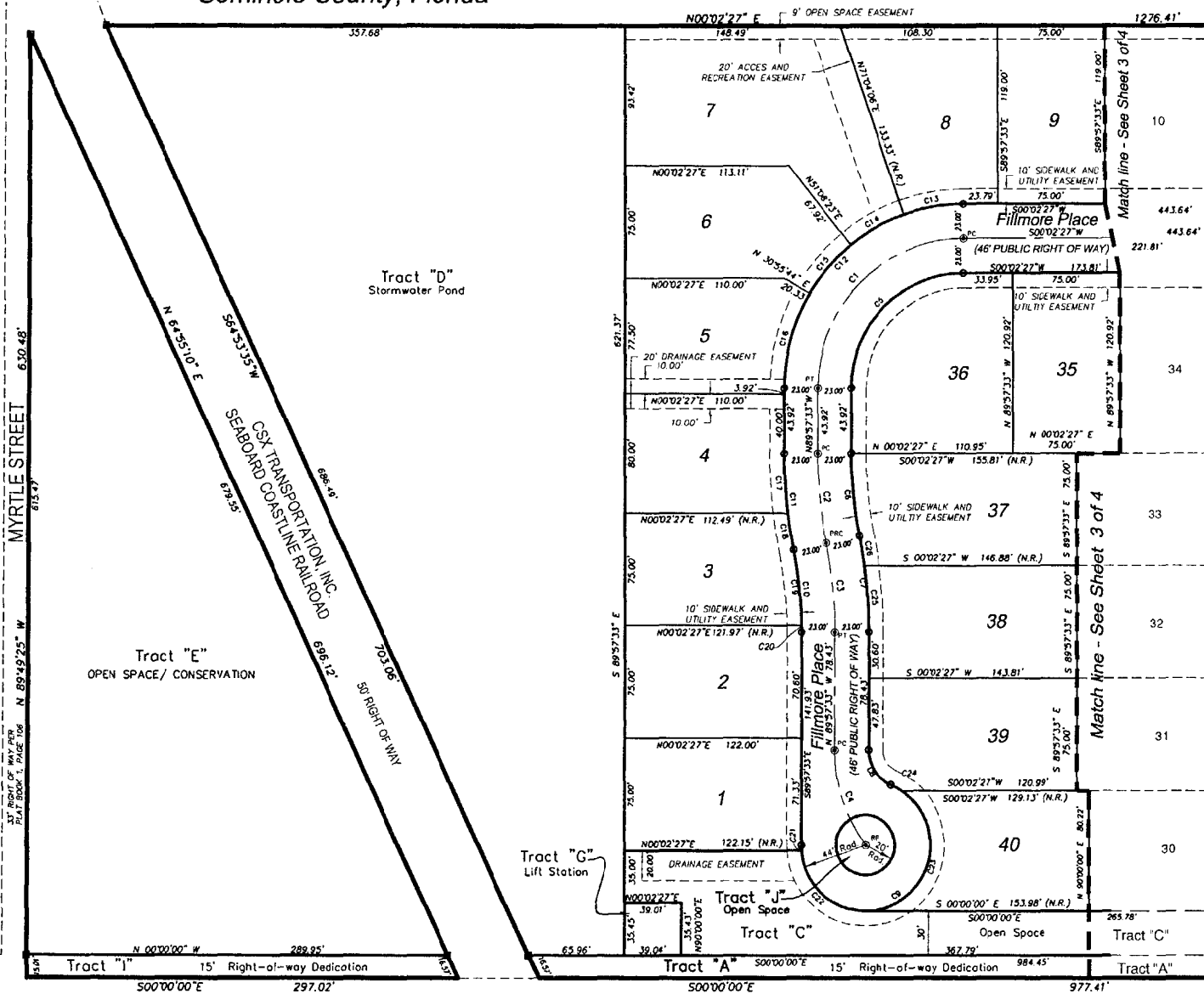
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Seminole County, Florida

NOT PLATTED



NOT PLATTED



### LEGEND

- CL CENTERLINE
- LB LICENSED BUSINESS
- NR NON-RADIAL
- RP RADIUS POINT
- RD. RADIUS
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- CI DENOTES PERM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES
- © DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.

33' RIGHT OF WAY PER PLAT BOOK 1, PAGE 106 N 89°49'25" W 630.48'

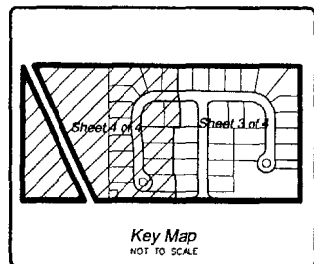
Tract "E"  
OPEN SPACE/ CONSERVATION

Tract "D"  
Stormwater Pond

Tract "G"  
Lift Station

Tract "J"  
Open Space

Tract "C"  
Open Space



Key Map  
NOT TO SCALE

CURVE TABLE THIS SHEET ONLY				
Curve	Radius	Length	Delta	Chord Bearing Chord
C1	100.00'	152.08'	90°00'00"	N44°57'53"W 141.42'
C2	300.00'	80.10'	11°28'42"	S84°18'06"E 60.00'
C3	300.00'	80.10'	11°28'42"	N84°18'06"E 60.00'
C4	108.90'	68.01'	34°39'00"	S71°42'11"W 66.88'
C5	22.00'	120.95'	90°00'00"	N44°57'53"W 108.89'
C6	227.00'	55.49'	11°28'42"	S84°18'06"E 55.40'
C7	323.00'	84.71'	11°28'42"	N84°18'06"E 65.60'
C8	28.00'	28.22'	88°52'52"	S6°11'11"W 27.58'
C9	44.00'	189.65'	248°52'52"	S11°28'22"E 71.40'
C10	227.00'	55.49'	11°28'42"	N84°18'06"E 55.40'
C11	323.00'	84.71'	11°28'42"	S84°18'06"E 65.60'
C12	123.00'	193.21'	90°00'00"	N11°53'17"W 123.95'
C13	123.00'	41.87'	19°33'02"	N09°44'04"W 41.77'

CURVE TABLE THIS SHEET ONLY				
Curve	Radius	Length	Delta	Chord Bearing Chord
C14	123.00'	41.54'	19°21'02"	N29°31'08"W 41.54'
C15	123.00'	41.39'	20°12'38"	N48°57'57"W 45.16'
C16	123.00'	66.31'	30°53'17"	N74°30'25"W 68.51'
C17	123.00'	42.10'	17°06'49"	S00°02'02"W 60.00'
C18	123.00'	24.61'	4°21'53"	S80°44'41"W 24.60'
C19	227.00'	51.02'	10°24'07"	N83°50'48"E 51.02'
C20	227.00'	4.40'	0°24'35"	N89°45'02"E 4.40'
C21	44.00'	1.68'	4°17'11"	S87°48'07"E 1.68'
C22	44.00'	63.47'	82°15'14"	S42°37'37"W 59.80'
C23	44.00'	111.62'	145°36'45"	S72°46'22"E 84.07'
C24	44.00'	8.69'	11°18'40"	N28°43'25"E 8.67'
C25	123.00'	44.54'	7°54'01"	N86°02'16"W 44.50'
C26	123.00'	20.17'	3°34'40"	N80°21'02"E 20.17'

