

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: OVIEDO STOR-ALL MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

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

(Signature)

Agenda Date 8/22/06 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 Oviedo Stor-All – Oviedo Stor-All, Ltd., applicant.

District 1 – Dallari

(Brian M. Walker – Planner)

BACKGROUND:

The applicant, Oviedo Stor-All, is requesting approval of the minor plat for Oviedo Stor-All. The plat consist of two (2) lots on 6.73 acres more or less. These are fully developed commercial lots. Each lot is served by Seminole County water and sanitary system. The property is zoned M-1 and is located on the east side of Aloma Ave. and south of Mitchell Hammock Rd. in Section 16, Township 21, Range 31.

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

STAFF RECOMMENDATION:

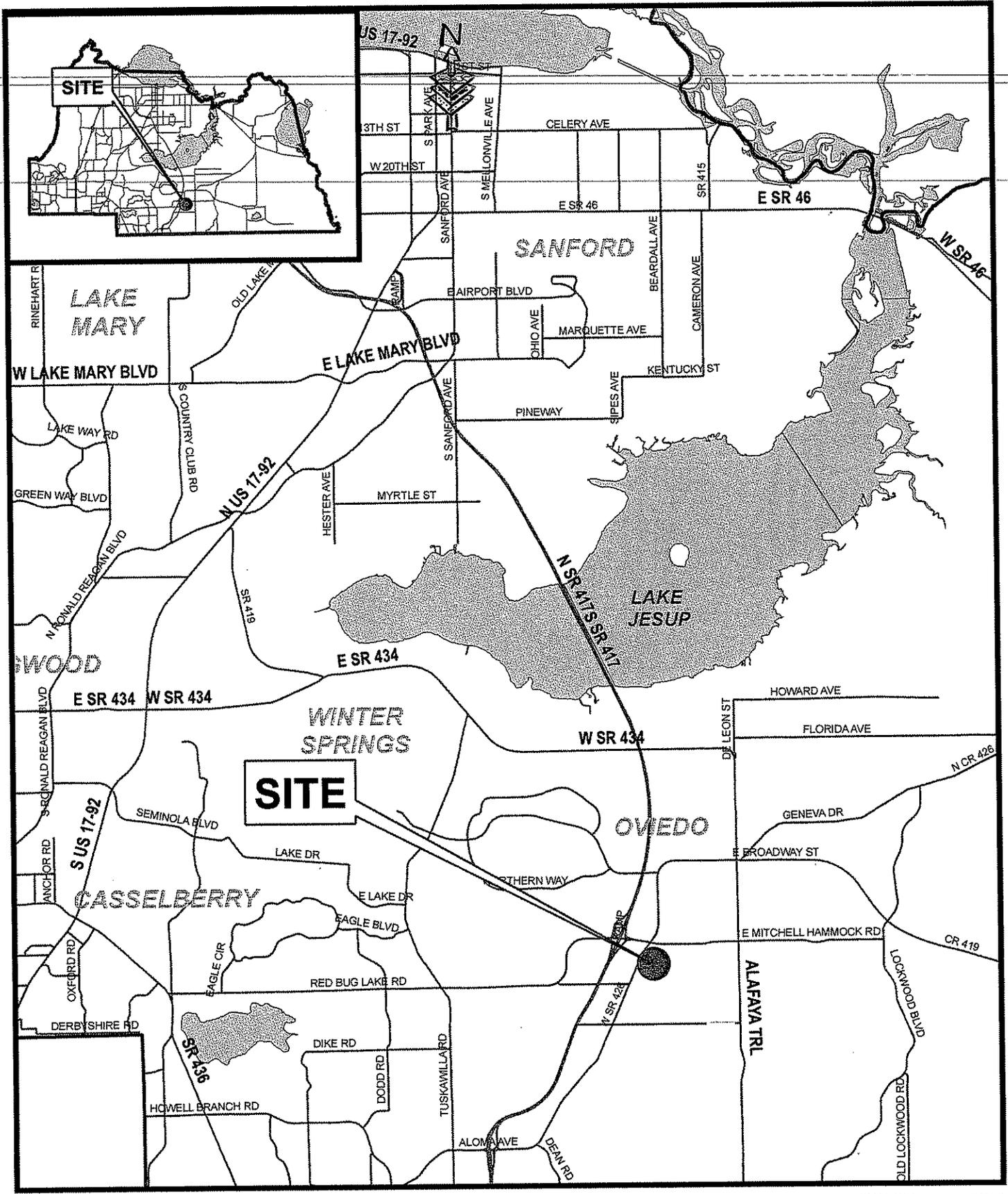
Staff recommends approval of the Oviedo Stor-All minor plat.

District 1 - Dallari

Attachments: Location Map

Reduced Copy of Plat

Reviewed by:	
Co Atty:	<i>KFT</i>
DFS:	
Other:	<i>[Signature]</i>
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	CPDD03



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Oviedo Stor-All Minor Plat

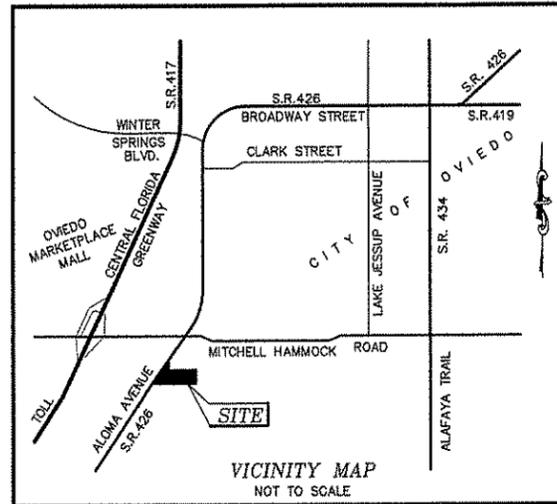
OVIEDO STOR-ALL, A RE-PLAT
 RE PLATTING A PORTION OF LOTS 22, 26, AND 123, SLAVIA COLONY COMPANY'S SUBDIVISION
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71
 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST; BEING THAT PART OF LOT 26 AND THE NORTH 1/2 OF LOT 22 LYING EAST OF STATE ROAD 426; AND THE NORTH 1/2 OF LOT 123 IN SLAVIA COLONY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 24 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 984.63 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 426, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 77060-2518; THENCE SOUTH 38 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 450.61 FEET TO A POINT OF CURVATURE; THENCE 128.51 FEET ALONG SAID CENTERLINE OF SURVEY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,910.08 FEET, A DELTA ANGLE OF 03 DEGREES 51 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 36 DEGREES 37 MINUTES 57 SECONDS WEST, AND A CHORD LENGTH OF 128.49 FEET TO A POINT; THENCE SOUTH 55 DEGREES 17 MINUTES 42 SECONDS EAST A DISTANCE OF 68.90 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 426 WITH THE WESTERLY LINE OF LOT 122 OF SAID SLAVIA COLONY COMPANY'S SUBDIVISION, AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 22 MINUTES 42 SECONDS EAST A DISTANCE OF 175.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 122; THENCE NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 122, A DISTANCE OF 669.37 FEET TO THE NORTHWEST CORNER OF LOT 124 OF SAID SLAVIA COLONY COMPANY'S SUBDIVISION; THENCE SOUTH 01 DEGREE 15 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 124, A DISTANCE OF 325.47 FEET TO A POINT; THENCE SOUTH 89 DEGREES 29 MINUTES 12 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 123 AND LOT 22, A DISTANCE OF 929.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 426; THENCE NORTH 23 DEGREES 15 MINUTES 06 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 257.57 FEET TO A POINT OF CURVATURE; THENCE 132.73 FEET ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,860.08 FEET, A DELTA ANGLE OF 04 DEGREES 05 MINUTES 18 SECONDS, A CHORD BEARING OF NORTH 25 DEGREES 17 MINUTES 45 SECONDS EAST, AND A CHORD LENGTH OF 132.70 FEET TO A POINT; THENCE N 49 DEGREES 40 MINUTES 48 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 26.00 FEET TO A POINT; THENCE 158.87 FEET ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1841.18 FEET, A DELTA ANGLE OF 04 DEGREES 56 MINUTES 38 SECONDS, A CHORD BEARING OF NORTH 32 DEGREES 14 MINUTES 00 SECONDS EAST, AND A CHORD LENGTH OF 158.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 293,323 SQUARE FEET OR 6.734 ACRES MORE OR LESS.



Surveyor's Notes

- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- 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. 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.
- The bearings shown hereon are assumed and based on the North line of the Northwest 1/4 of Section 21, Township 21 South, Range 31 East being N 89°24'11" E. The coordinates shown hereon are based on Florida State Plane, East Zone 901, NAD83/90, U.S. Survey Feet, Scale Factor 0.999947009.
- The Drainage Easement shown hereon is a private drainage easement to be maintained by the lot owners.
- The Cross Access Easement shown hereon is a private easement to be maintained by the lot owners.
- The 10' wide Distribution Easement shown hereon is a private easement for the purpose of electric power distribution.

PLAT
BOOK

PAGE

OVIEDO STOR-ALL, A RE-PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited partnership 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 uses and purposes herein expressed, and dedicates the lift station and utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and witnessed to by the individual named below.

Oviedo Stor-All, Ltd.
A Florida Limited Partnership

By: _____

Printed Name: _____

Title: _____

WITNESSES

Printed Name: _____

Printed Name: _____

STATE OF _____ } ss

COUNTY OF _____ }

THIS IS TO CERTIFY that on this _____ day of _____, 2006 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____, to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the purposes therein expressed.

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

NOTARY PUBLIC _____

Print Name: _____

Commission Number: _____

My commission expires: _____

CERTIFICATE OF PREPARING SURVEYOR

I hereby certify that this 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 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 the Seminole County Florida.

Date: _____

H. Paul deVivero, P.L.S.
Florida Registration No.: 4990
Geodata Consultants, Inc.
Certificate of Authorization Number LB 6556
2700 Westhall Lane
Suite 137
Maitland, Florida 32810
(407) 660-2322

CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on the _____ day of _____, _____ the Altamonte Springs City Commission approved the foregoing plat.

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.

Date: _____

Steve L. Wessels, P.L.S.
Florida Registration No.: 4589
County Surveyor for Seminole County, Florida.

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. _____

Clerk of the Circuit Court
in and for Seminole County, FL

BY _____ D.C.

Printed Name _____ D.C.

PREPARED BY:

 **GEODATA CONSULTANTS, INC.**
SURVEYING & MAPPING
2700 WESTHALL LANE
SUITE 137
MAITLAND, FLORIDA 32751
VOICE: (407) 660-2322 FAX: 660-8223
H. Paul deVivero, Professional Land Surveyor No. 4990
Land Surveyor Business Certificate No. 6556

SHEET 1 COVER SHEET & DEDICATIONS
SHEET 2 SKETCH OF PLAT
SHEET 3 EASEMENT DETAIL

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.

Development Review
JUN 20 2006

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LEGEND

- Δ DELTA ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- C CHORD LENGTH
- LS LAND SURVEYOR
- LB LAND SURVEYOR BUSINESS
- RLS REGISTERED LAND SURVEYOR
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- S.I.R. SET 5/8" IRON ROD & CAP LB6556

Δ = 03°51'18"
 R = 1910.08'
 L = 128.51'
 CB = S 36°37'57" W
 C = 128.49'

Δ = 04°56'38"
 R = 1841.18'
 L = 158.87'
 CB = N 32°14'00" E
 C = 158.82'

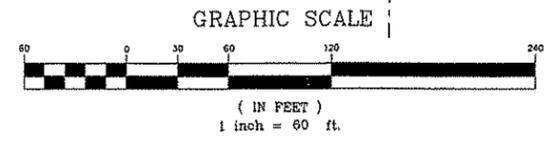
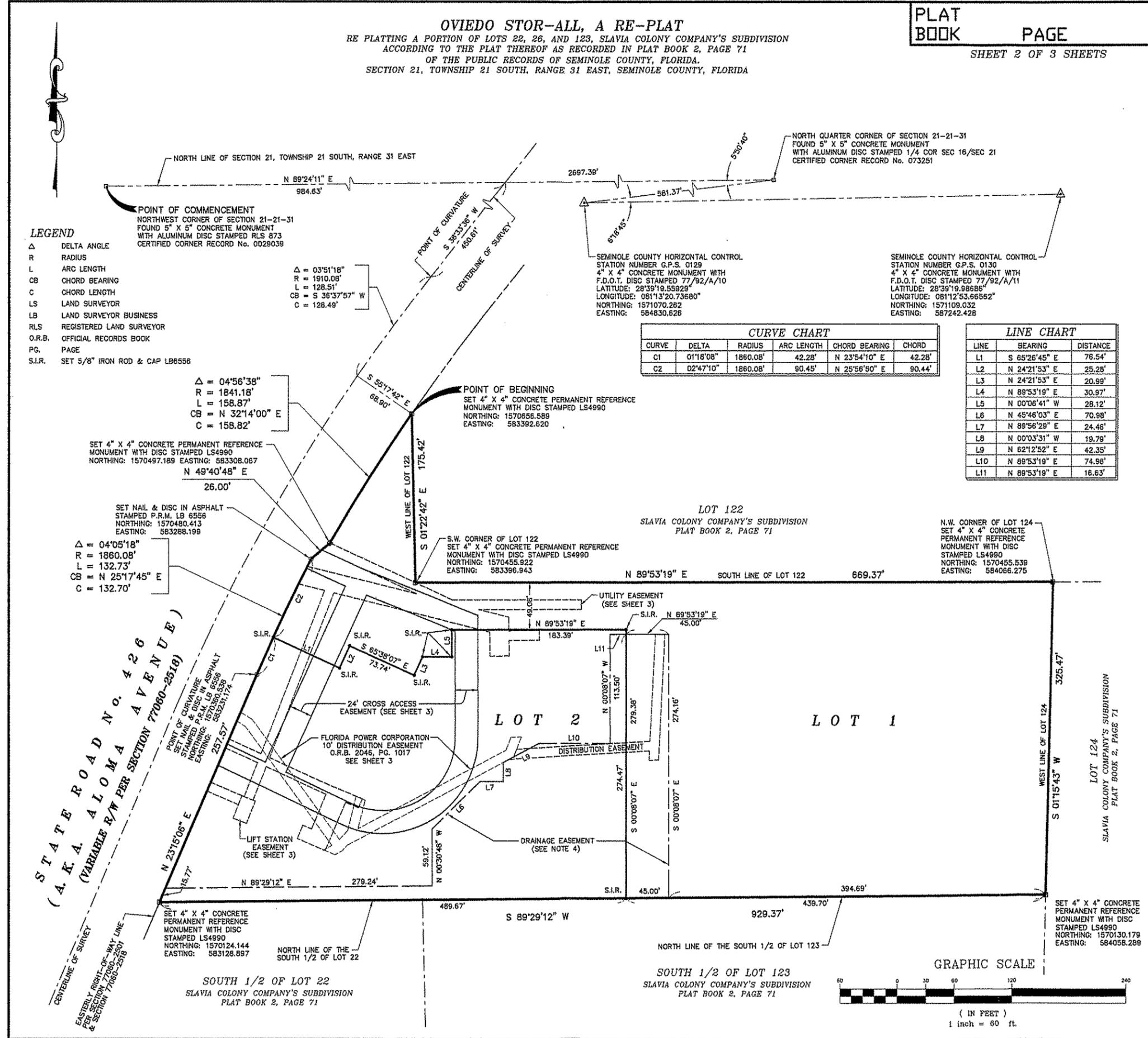
Δ = 04°05'18"
 R = 1860.08'
 L = 132.73'
 CB = N 25°17'45" E
 C = 132.70'

CURVE CHART

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	01°18'08"	1860.08'	42.28'	N 23°54'10" E	42.28'
C2	02°47'10"	1860.08'	90.45'	N 25°56'50" E	90.44'

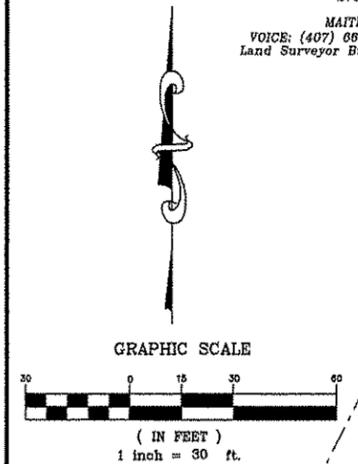
LINE CHART

LINE	BEARING	DISTANCE
L1	S 65°26'45" E	76.54'
L2	N 24°21'53" E	25.28'
L3	N 24°21'53" E	20.99'
L4	N 89°53'19" E	30.97'
L5	N 00°06'41" W	28.12'
L6	N 49°46'03" E	70.98'
L7	N 89°56'29" E	24.46'
L8	N 00°03'31" W	19.79'
L9	N 62°12'52" E	42.35'
L10	N 89°53'19" E	74.96'
L11	N 89°53'19" E	16.63'



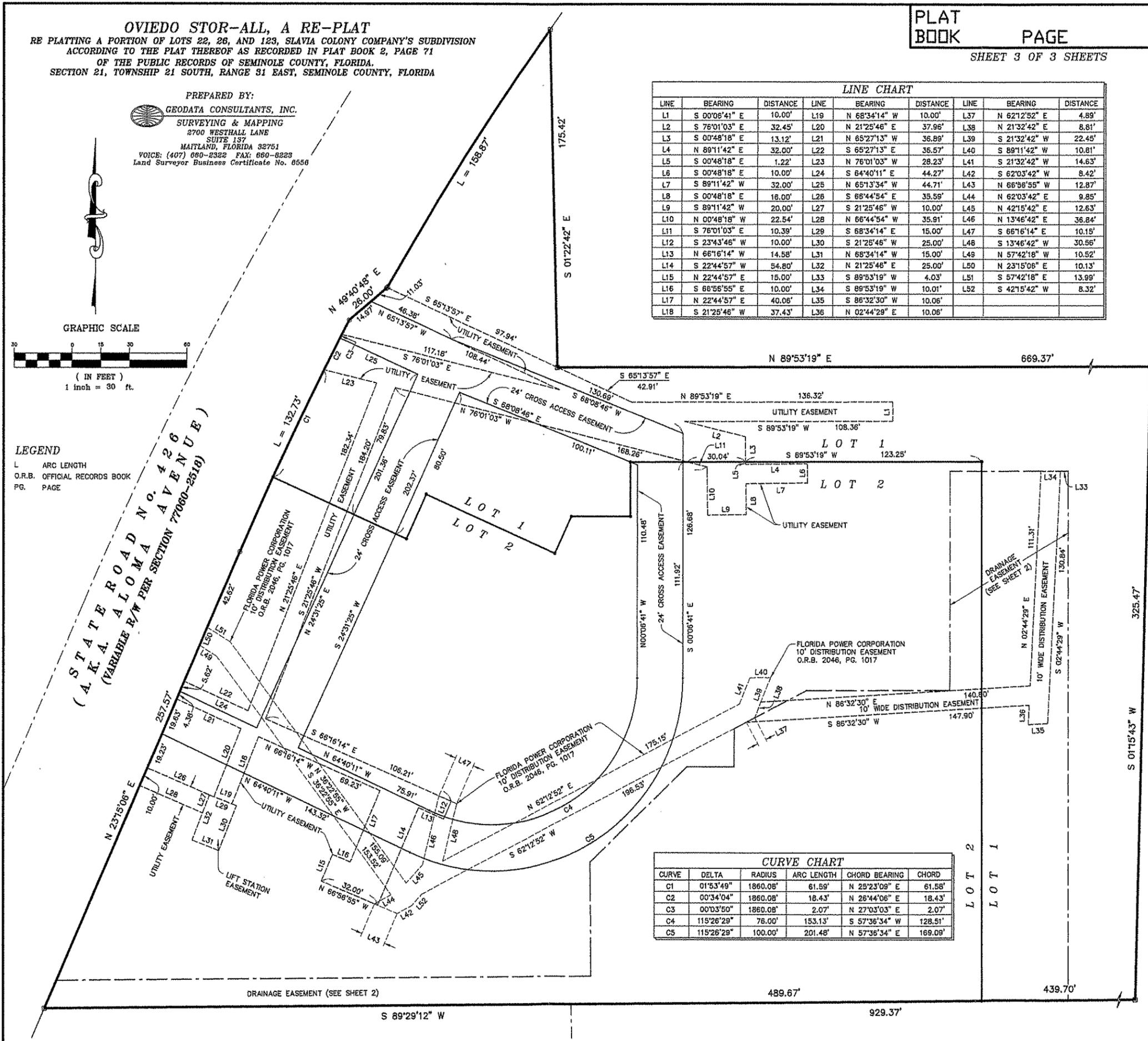
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 Land Surveyor Business Certificate No. 8558



LEGEND
 L ARC LENGTH
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE

LINE CHART								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 00°08'41" E	10.00'	L19	N 68°34'14" W	10.00'	L37	N 62°12'52" E	4.89'
L2	S 76°01'03" E	32.45'	L20	N 21°25'46" E	37.96'	L38	N 21°32'42" E	8.81'
L3	S 00°48'18" E	13.12'	L21	N 65°27'13" W	36.89'	L39	S 21°32'42" W	22.45'
L4	N 89°11'42" E	32.00'	L22	S 65°27'13" E	36.57'	L40	S 89°11'42" W	10.81'
L5	S 00°48'18" E	1.22'	L23	N 76°01'03" W	28.23'	L41	S 21°32'42" W	14.63'
L6	S 00°48'18" E	10.00'	L24	S 64°40'11" E	44.27'	L42	S 62°03'42" W	8.42'
L7	S 89°11'42" W	32.00'	L25	N 65°13'34" W	44.71'	L43	N 66°56'55" W	12.87'
L8	S 00°48'18" E	18.00'	L26	S 68°44'54" E	35.59'	L44	N 62°03'42" E	9.85'
L9	S 89°11'42" W	20.00'	L27	S 21°25'46" W	10.00'	L45	N 42°15'42" E	12.63'
L10	N 00°48'18" W	22.54'	L28	N 66°44'54" W	35.91'	L46	N 13°46'42" E	36.84'
L11	S 76°01'03" E	10.39'	L29	S 68°34'14" E	15.00'	L47	S 66°16'14" E	10.15'
L12	S 23°43'46" W	10.00'	L30	S 21°26'46" W	25.00'	L48	S 13°46'42" W	30.56'
L13	N 66°16'14" W	14.58'	L31	N 68°34'14" W	15.00'	L49	N 57°42'18" W	10.52'
L14	S 22°44'57" W	54.80'	L32	N 21°25'46" E	25.00'	L50	N 23°15'08" E	10.13'
L15	N 22°44'57" E	15.00'	L33	S 89°53'19" W	4.03'	L51	S 67°42'18" E	13.99'
L16	S 66°56'55" E	10.00'	L34	S 89°53'19" W	10.01'	L52	S 42°15'42" W	8.32'
L17	N 22°44'57" E	40.06'	L35	S 86°32'30" W	10.06'			
L18	S 21°25'46" W	37.43'	L36	N 02°44'29" E	10.06'			



CURVE CHART					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	01°53'49"	1860.08'	61.59'	N 25°23'09" E	61.58'
C2	00°34'04"	1860.08'	18.43'	N 28°44'06" E	18.43'
C3	00°03'50"	1860.08'	2.07'	N 27°03'03" E	2.07'
C4	115°26'29"	76.00'	153.13'	S 57°36'34" W	128.51'
C5	115°26'29"	100.00'	201.48'	N 57°36'34" E	169.09'