

Item # 26

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: C & C PLAZA MINOR PLAT

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

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

Agenda Date <u>8/23/05</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 C & C Plaza, a two lot minor plat, located on the north side of S.R. 46, east of Orange Blvd. in Section 30, Township 19 South, Range 30 East

District 5- Carey

BACKGROUND:

The applicant, Young Bok Kim, is requesting final plat approval for two (2) lots on 5.25 acres zoned A-1 (Agriculture). The subject property is located on the NW corner of S.R. 46 and Henderson Lane, between Orange Blvd. and International Parkway.

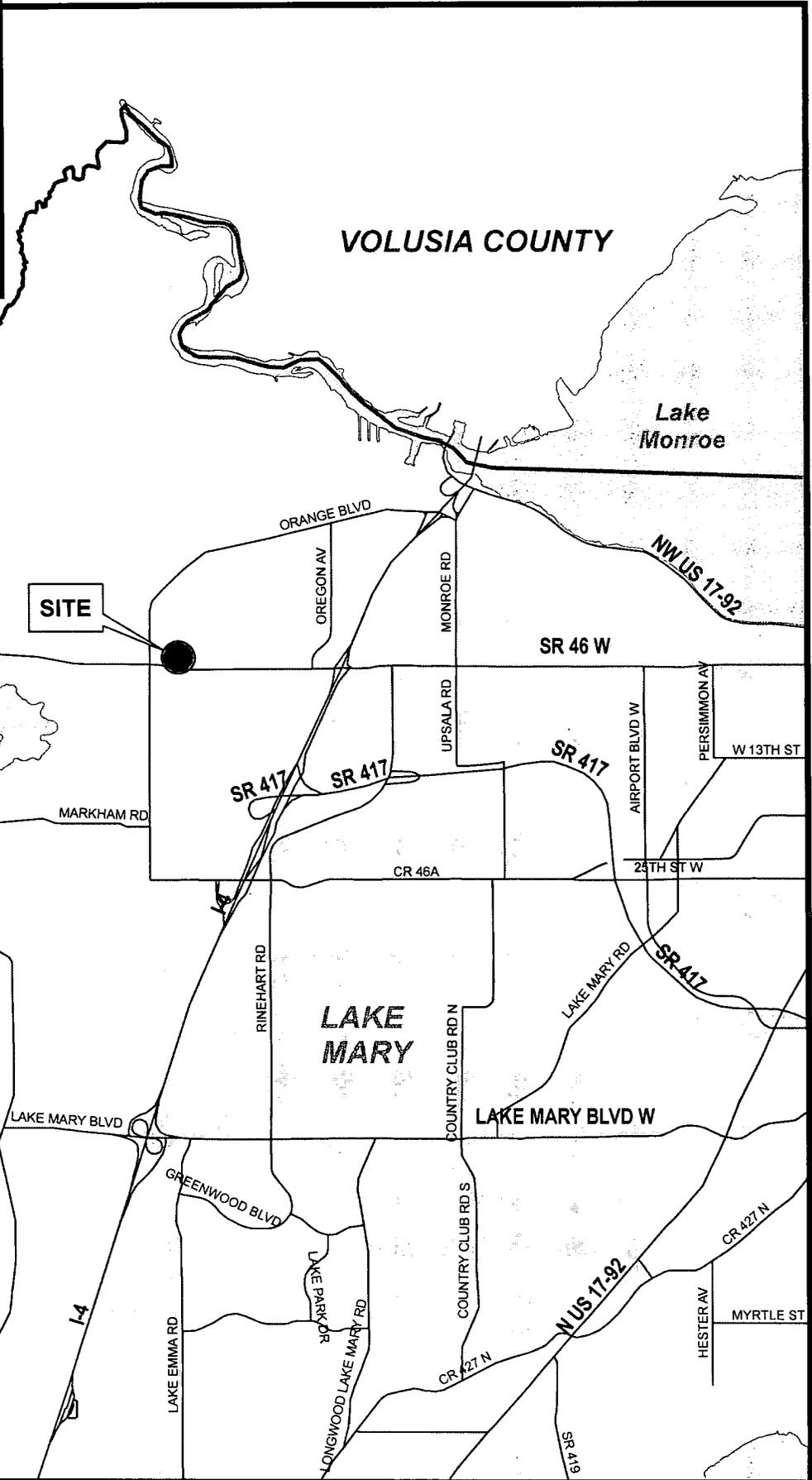
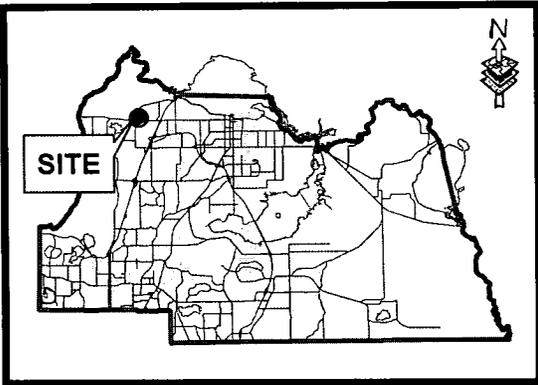
Lot one (1) is 1 acre in size and lot two (2) is 4.33 acres. The two lots will share access from S.R. 46 with cross access easements being granted per this plat. Both lots will be serviced by Seminole County water and sewer.

STAFF RECOMMENDATION:

Staff recommends approval of the minor plat for C & C Plaza located on the north side of S.R. 46, east of Orange Blvd. in Section 30, Township 19 South, Range 30 East.

District: 5
Attachments: Location Map
Proposed Plat

Reviewed by:	
Co Atty:	<u>RR</u>
DFS:	
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd02</u>



C & C PLAZA

A PORTION OF SECTION 30,
TOWNSHIP 19 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

A PORTION OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF FOREST GLEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 21 AND 22, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S79°15'44"E, A DISTANCE OF 525.64 FEET ALONG THE SOUTH LINE OF SAID FOREST GLEN SUBDIVISION TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1509.86 FEET, A CHORD BEARING OF S83°57'38"E AND A CHORD DISTANCE OF 247.35 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°23'41", A DISTANCE OF 247.63 FEET TO A POINT OF THE WEST RIGHT OF WAY LINE OF HENDERSON LANE; THENCE S00°12'23"E 300.41 FEET ALONG THE WEST LINE OF HENDERSON LANE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF W. STATE ROAD 46, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1809.86 FEET, A CHORD BEARING OF N84°05'35"W AND A CHORD DISTANCE OF 305.17 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH RIGHT OF WAY LINE OF W. STATE ROAD 46 A DISTANCE OF 305.54 FEET; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF W. STATE ROAD 46, RUN N79°15'25"W 466.41 FEET, TO A POINT OF THE EAST LINE OF THE WEST 880 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE N00°19'04"W 306.03 ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 5.33 ACRES, MORE OR LESS.

JOINDER AND CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IS THE HOLDER OF A MORTGAGE DEED UPON FIVE ACRES BY MORTGAGE RECORD IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE PLATTING OF LANDS DESCRIBED BY THE OWNER THEREOF AND THAT THE LEND OF ITS SAID MORTGAGE SHALL BE SUBORDINATED TO THE ATTACHED EASEMENTS.

SIGNED, SEALED AND DELIVERED THE CITIZENS BANK OF OVEDO IN THE PRESENTS OF:

WITNESS

WITNESS

STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS IS TO CERTIFY ON THIS DAY BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO MAKE ACKNOWLEDGMENTS PERSONALLY APPEARED _____ AND _____

PERSONALLY KNOWN TO ME AND/OR HAS SHOWN SATISFACTION IDENTIFICATION AND TO BE RESPECTIVELY THE _____ OF THE CORPORATION DESCRIBED IN THE FOREGOING INSTRUMENT AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATED AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED AND THE THE OFFICIAL SEAL OF SAID CORPORATION WAS DULY AFFIXED THEREON AND THAT THE JOINDER AND CONSENT TO DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS my hand and official seal in the county and state last aforesaid this _____ day of _____ 2004.

Notary Public
State of Florida

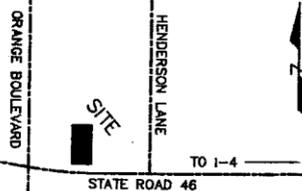
CORPORATE SEAL

EASEMENT NOTE

ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.

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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LOCATION MAP NOT TO SCALE



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 CIRCUIT COURT
IN AND FOR SEMINOLE COUNTY, FLORIDA

BY: _____ D.C.

PLAT
BOOK

PAGE

C & C PLAZA DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THE ENTITIES LISTED BELOW BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED AS "C & C PLAZA", AND THAT THEY DEDICATE SAID LANDS, EASEMENTS AND PLAT FOR THE USES AND PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS, HAVE CAUSED THESE PRESENTS TO BE EXECUTED AND DELIVERED ON _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me, the undersigned authority, personally appeared Gunboe Kim and Joeyron Ho, to me known to be the persons in and who executed the foregoing instrument and he acknowledged before me that he executed the same and who produced a Florida driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid this _____ day of _____ 2005.

Gunboe Kim
Owner
Witness: _____
Printed Name: _____

Joeyron Ho
OWNER
Witness: _____
Printed Name: _____

Notary Public
State of Florida

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me, the undersigned authority, personally appeared Gunboe Kim & Joeyron Ho, to me known to be the person in and who executed the foregoing instrument and he acknowledged before me that he executed the same and who produced a Florida driver's license as identification and who took an oath.

WITNESS my hand and official seal in the county and state last aforesaid this _____ day of _____ 2005.

Gunboe Kim
Owner
Joeyron Ho
Owner

Notary Public
State of 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 _____

ATTEST:

_____ BY _____ D.C.

PROFESSIONAL SURVEYOR AND MAPPERS CERTIFICATE

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 plat and survey data contained herein complies with all 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.

ALTAMONTE SURVEYING AND PLATTING, INC.

Signature: Michael W. Solitra, President Dated: _____

Florida Registration No. 4458
Licensed Business No. 6300

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.

Gary A. Leiss, P.L.S.
Florida Registration Number 4723
County Surveyor for Seminole County, Florida

DATE: _____

ALTAMONTE SURVEYING
AND PLATTING, INC.

10000 N. W. 11th St.
Altamonte Springs, FL 32714
Phone: (407) 562-1111
Fax: (407) 562-1112

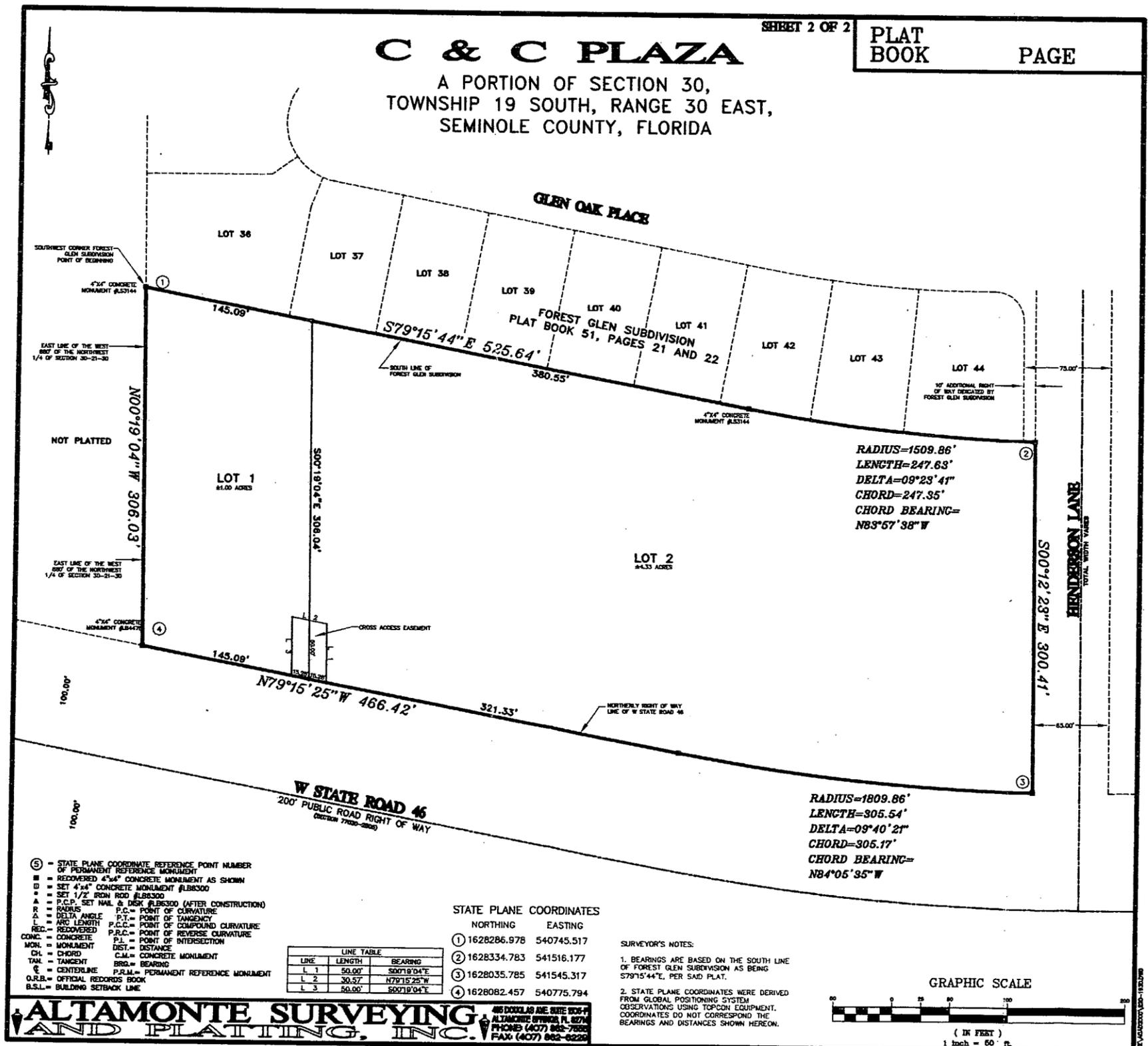
C & C PLAZA

A PORTION OF SECTION 30,
TOWNSHIP 19 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT
BOOK

PAGE



- ⑤ - STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENT
- - RECOVERED 4"x4" CONCRETE MONUMENT AS SHOWN
- - SET 4"x4" CONCRETE MONUMENT #188300
- - SET 1/2" IRON ROD #188300
- ▲ - P.C.P. SET NAIL & DISK #188300 (AFTER CONSTRUCTION)
- R - RADIUS
- A - DELTA ANGLE
- L - ARC LENGTH
- REC. - RECOVERED
- CONC. - CONCRETE
- MON. - MONUMENT
- CH. - CHORD
- TAN. - TANGENT
- CL. - CENTERLINE
- O.R.B. - OFFICIAL RECORDS BOOK
- B.S.L. - BUILDING SETBACK LINE
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.I. - POINT OF INTERSECTION
- DIST. - DISTANCE
- C.M. - CONCRETE MONUMENT
- BRO. - BEARING
- P.R.M. - PERMANENT REFERENCE MONUMENT

STATE PLANE COORDINATES

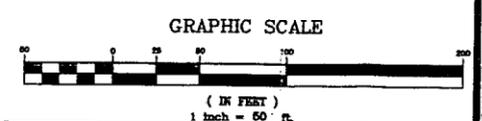
	NORTHING	EASTING
①	1628286.978	540745.517
②	1628334.783	541516.177
③	1628035.785	541545.317
④	1628082.457	540775.794

LINE TABLE

LINE	LENGTH	BEARING
L 1	50.00'	S00°19'04"E
L 2	30.57'	N79°15'25"W
L 3	46.00'	S00°19'04"E

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF FOREST GLEN SUBDIVISION AS BEING S79°15'44"E, PER SAID PLAT.
- STATE PLANE COORDINATES WERE DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS USING TOPCON EQUIPMENT. COORDINATES DO NOT CORRESPOND TO THE BEARINGS AND DISTANCES SHOWN HEREON.



ALTAMONTE SURVEYING AND PLATTING, INC.
 485 DIXIE LANE, SUITE 1007
 ALTAMONTE, FLORIDA 32714
 PHONE (407) 862-7882
 FAX (407) 862-0220