

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Minor Plat Approval for Seaver Estates .

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Michael Rumer ^{MR} **EXT.** 7337

Agenda Date <u>08/24/04</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"/>
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MOTION/RECOMMENDATION:

Approve the minor plat for Seaver Estates located on E SR 46 and Justamere Rd in Section 26, Township 20 South, and Range 32 East.

District 2 – Morris (Michael Rumer, Planner) *2A*

BACKGROUND:

The applicant, Eric and Sherri Seaver, is requesting minor plat approval for the Seaver Estate Subdivision, a two (2) lot minor plat on approximately 5 acres, located on East SR 46 and Justamere Rd. Lots 1 is zoned C-2 and Lot 2 is zoned A-5.

STAFF RECOMMENDATION:

Staff recommends approval of the minor plat for Seaver Estates.

District 2 - Morris
Attachments: Reduced copy of Plat
 Location Map

Reviewed by:	_____
Co Atty:	<i>CM</i> _____
DFS:	_____
Other:	_____
DCM:	<i>MS</i> _____
CM:	<i>MS</i> _____
File No.	<u>cpdd01</u>

SEAVER ESTATES
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 32 EAST
SEMINOLE COUNTY, FLORIDA

Legal Description:

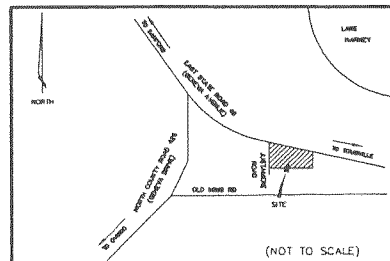
Begin at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 32 East, Seminole County, Florida, run North 89°48'24" West along the South line of the Northwest 1/4 of said Section 26, a distance of 660.00 feet; thence run North 00°11'36" East a distance of 136.92 feet to a point of curvature of a curve concave Westerty having a radius of 955.36 feet, thence run Northwesterly along the arc of said curve, through a central angle of 13°30'00", a an arc distance of 225.10 feet to the point of tangency; thence run North 13°18'24" West, 40.60 feet to the point of curvature of a curve concave Easterly having a radius of 289.85 feet; thence run Northerly along the arc of said curve, through a central angle of 32°40'00" an arc distance of 165.26 feet to the point of tangency; thence run North 19°21'36" East, a distance of 74.88 feet to the Southerly right-of-way line of State Road No. 46; thence run South 70°37'24" East along said right-of-way line a distance of 701.71 feet to the East line of the Southeast 1/4 of the Northwest 1/4 of said section; thence run South 00°07'41" West along said East line a distance of 402.27 feet to the Point of Beginning to close.

NOTES:

The bearings are based on the East line of the NW 1/4 of Section 26, Township 20 South, Range 32 East assumed as being N.00°05'45"E.

All P.M.'s are set concrete monuments with PLS #3144 and displayed as @, unless otherwise noted.

Utility easements shall also be easements for cable television services.



VICINITY MAP

Mortgage Consents are as follows:

Mortgage Consent for dedication found in O. R. Book _____ Pages _____ through _____, Public Records Seminole County, Florida.

Mortgage Consent for dedication found in O. R. Book _____

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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT

PLAT BOOK	PAGE
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SEAVER ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the exclusive 30 foot wide water line easement as shown hereon to the perpetual use of Seminole County.

IN WITNESS WHEREOF, the undersigned, Eric N. Seaver, Sherri L. Seaver, and S and W Properties of Orlando, LLC have set their seals this _____ day of _____, 2004.
Signed, sealed and delivered in the presence of:

By _____
Eric N. Seaver

(Witness sign and print name)

By _____
Sherri L. Seaver

(Witness sign and print name)

Signed, sealed and delivered in the presence of:

By _____
S and W Properties of Orlando, LLC, a Florida Limited Liability Company
Managing Member
Keith L. Stephens

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____, 2004 by _____

(Signature of Notary Public - State of Florida)

(Print name of Notary Public)

Personally known _____ OR Produced identification _____

Type of identification Produced _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on November 1, 2003 he completed the survey of the lands as shown in the foregoing plat or plan, that said plat is a correct representation of the lands therein described and plotted or subdivided, that permanent reference monuments have been placed as shown thereon and comply with all the requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Dated _____ 11/01/03 _____
R. L. ROBERTS, P.S.M.
Florida Registration No. 3144
First Financial Surveyors, Inc.
950 South Winter Park Drive
Casselberry, FL 32709

PLAT CERTIFICATION FOR REVIEWING SURVEYOR

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

Steve Wessels, PLS
FLORIDA REGISTRATION NUMBER 4589
SEMINOLE COUNTY SURVEYOR

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

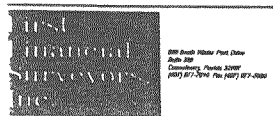
THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

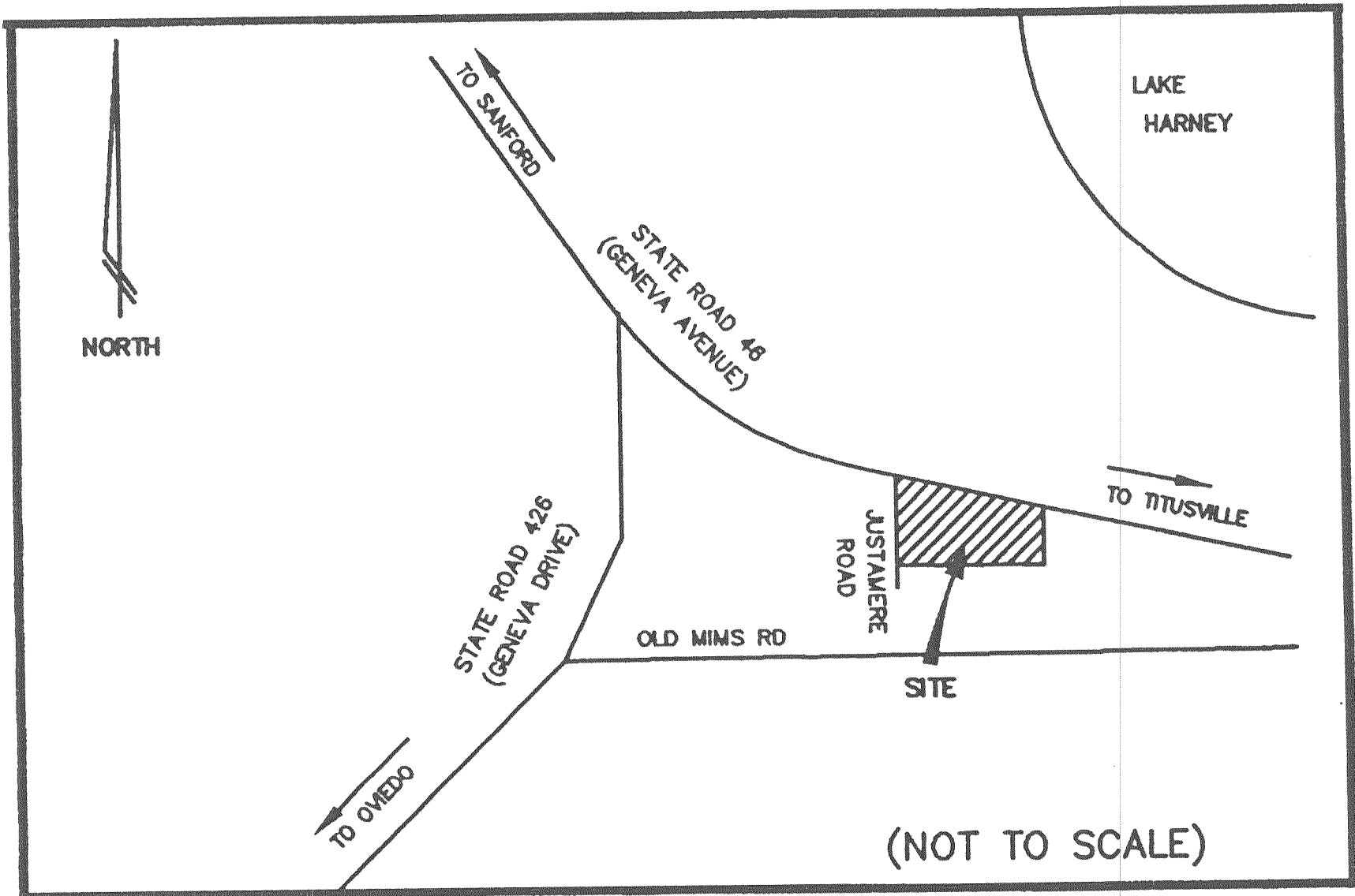
ATTEST: _____
Chairman

(Name)

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. _____





VICINITY MAP