

Item # 25

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Wal-Mart Neighborhood Market at Red Bug Village Minor Plat

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Mike Rumer EXT. 7337

Agenda Date <u>8/26/03</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 the plat for the Wal-Mart Neighborhood Market at Red Bug Village plat;
Located at the northeast corner of Red Bug Lake Road and Dodd Road in Section 24,
Township 21 South, Range 30 East in Winter Springs.

District 1 - Maloy (Mike Rumer, Planner) L

BACKGROUND:

Wal-Mart Stores East, LP is requesting approval of a three lot minor plat on approximately 10 acres of property with a PCD zoning. The new Neighborhood Market grocery store exists on Lot 1, while Lot 2 will include a second phase of development under the Red Bug Village PCD and Lot 3 will be the site for an outparcel development. Cross-access easements among all of the lots are being dedicated on the plat and all of the common infrastructure has been completed and accepted by Seminole County. The proposed plat meets the applicable requirements of the Land Development Code, the Red Bug Village PCD and Chapter 177, F.S.

STAFF RECOMMENDATION:

Staff recommends approval of the Wal-Mart Neighborhood Market at Red Bug Village plat.

District: 1-Maloy
Attachments: Exhibit A: Plat Reduction
Exhibit B: Location map

Reviewed by:	
Co Atty:	<u>KZC</u>
DFS:	
Other:	<u>JAN</u>
DCM:	<u>DF</u>
CM:	<u>KB</u>
File No.	<u>cpdd01</u>

WAL-MART NEIGHBORHOOD MARKET AT RED BUG VILLAGE

LOCATED IN SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT
BOOK PAGE

WAL-MART NEIGHBORHOOD MARKET AT
RED BUG VILLAGE

KNOW ALL MEN BY THESE PRESENTS, That the Corporation 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 the easements and utility easements shown hereon to the perpetual use of the public. However dedication of said easements shall not be construed as creating an obligation upon the Seminole County to perform construction or maintenance within such areas.

IN WITNESS WHEREOF, I have caused these presents to be signed by the officer named below on _____

Walmart Stores East, L.P., a Delaware Limited Partnership
2001 BE 10TH STREET
BENTONVILLE, AR 72718-0650

BY: _____
Robert M. Bedard, Assistant Vice President

SIGNED and SEALED IN THE PRESENCE OF:

_____/s/ _____/s/

STATE OF ARKANSAS COUNTY OF BENTON

THIS IS TO CERTIFY, That on this _____ day of _____ 2008 A.D. before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ who is personally known to me and he did take an oath that he is the person described in and who executed the foregoing Dedication and the acknowledgment the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

ROTARY PUBLIC
Printed Name: _____
My Commission Expires: _____

CERTIFICATE OF SURVEYOR

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

Dated: _____
W. C. ELIOTT, P.S.M. Registration No. 8689

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: _____
Clerk of the Board

BY: _____ D. C.

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 _____ of _____ at _____ File No. _____

CLERK OF THE COURT
In and for Seminole County
BY: _____ D. C.

Legal Description:

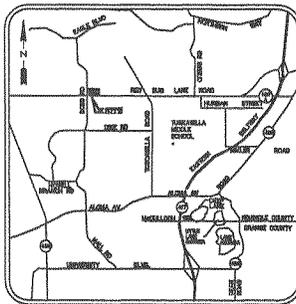
A tract of and being a portion of the Northwest ¼ of Section 24, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest ¼ of said Section 24; thence North 89° 52' 29" East, along the South line of the Northwest ¼ of Section 24 for 1118.22 feet; thence North 00° 17' 43" East for 80.00 feet; thence South 89° 52' 34" West along the north right-of-way of Red Bug Lake Road for 132.01 feet to the Point of Beginning; thence North 00° 00' 00" East 33.27 feet; thence North 90° 00' 00" East 18.30 feet; thence North 00° 00' 00" East 180.50 feet; thence North 90° 00' 00" East 13.32 feet; thence North 00° 00' 00" East 154.48 feet; thence North 82° 10' 55" West, 51.55 feet; thence North 49° 48' 08" West 113.11 feet; thence North 05° 46' 43" West, 54.49 feet; thence North 89° 59' 50" West, 208.00 feet; thence South 44° 23' 12" West, 131.53 feet; thence South 89° 47' 03" West, 51.98 feet to a point on a curve concave Southerly having a tangent bearing of North 85° 02' 46" West and a radius of 170.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 31° 07' 21" for a distance of 92.34 feet to a Point of Tangency; thence run North 86° 10' 07" West, 103.71 feet; thence South 00° 00' 10" West, 22.01 feet to a point on a curve concave Southeasterly having a tangent bearing of North 89° 59' 50" West and a radius of 110.51 feet; thence run Southwesterly along the arc of said curve through a central angle of 54° 41' 20" for a distance of 105.48 feet; thence departing said curve and run radial North 84° 41' 09" West, 43.79 feet to a point on a curve concave Southerly having a tangent bearing of North 79° 29' 23" West and a radius of 452.99 feet; thence run Westerly along the arc of said curve through a central angle of 11° 13' 08" for a distance of 68.70 feet to a Point of Tangency; thence run South 89° 17' 29" West, 35.72 feet to a Point of Curvature of a curve concave Southeasterly and having a radius of 17.50 feet; thence run Southwesterly along the arc of said curve through a central angle of 80° 00' 48" for a distance of 27.40 feet to the Point of Tangency; thence run South 00° 43' 17" East, 17.72 feet to a point on the Easterly right-of-way line of Dodd Road; thence continue South 00° 43' 17" East along said Easterly right-of-way line for 350.89 feet; thence South 48° 23' 59" East 49.75 feet to a point on the North right-of-way line of Red Bug Lake Road; thence run Easterly along said North right-of-way line for the following courses: North 89° 52' 29" East, 58.09 feet; thence South 87° 06' 53" East, 100.50 feet; thence South 88° 38' 38" East, 856.36 feet; thence North 89° 52' 34" East, 168.97 feet to the Point of Beginning

Containing: 10.038 Acres, more or less.

Surveyors Notes:

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATA AS BEING N 00°48'10" W ALONG THE EAST LINE OF HERITAGE OAKS, AS RECORDED IN PLAT BOOK 47, PAGES 63 AND 65, SEMINOLE COUNTY, FLORIDA.
- THE "LAND DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, PER O.R. BOOK 3706, PAGES 038B-037B & O.R. BOOK 3708, PAGES 0377-0378.
- TRACT "A" DRAINAGE AND RETENTION AREA IS OWNED BY THE OWNER OF LOT 1.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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.
- OWNER OF LOT 2 SHALL GRANT OWNER OF LOT 1 A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING ACCESS (INGRESS AND EGRESS) TO AND FROM ENGLISH TOWN LANE.
- OWNER OF LOT 1 SHALL GRANT OWNER OF LOT 2 A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING ACCESS (INGRESS AND EGRESS) TO AND FROM RED BUG LAKE ROAD.
- OWNER OF LOT 1 SHALL GRANT OWNER OF LOT 3 A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING ACCESS (INGRESS AND EGRESS) TO AND FROM RED BUG LAKE ROAD AND DODD ROAD. DIRECT DRIVEWAY CONNECTIONS TO THE RIGHT-OF-WAYS FROM LOT 3 WILL NOT BE ALLOWED.



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET 1 =	COVER SHEET
SHEET 2 =	BOUNDARY AND LOT GEOMETRY AND EXISTING EASEMENTS
SHEET 3 =	WATER AND ELECTRIC EASEMENTS (DEDICATED BY PLAT)
SHEET 4 =	SANITARY AND DRAINAGE EASEMENTS (DEDICATED BY PLAT)

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Surveyors
Construction Management
www.cphengineers.com
500 West Fulton Street, Sanford, FL 32771 P.O. Box 2808, Sanford, FL 32772-2808
Phone: 407.322.6841 Fax: 407.330.0639

NOTICE:
THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED 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 INSTRUCTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

CM - CONCRETE MONUMENT	L - ARC LENGTH	POC - POINT OF COMMENCEMENT
CA - CENTRAL ANGLE	MEAS - MEASURED BEARING	PRM - PERMANENT REFERENCE MONUMENT
DE - DRAINAGE EASEMENT	MEAS - MEAS & BEAR	PT - POINT OF TANGENCY
ESMT - EASEMENT	PC - POINT OF CURVATURE	R - CURVE RADIUS
FL DOT - FLORIDA DEPARTMENT OF TRANSPORTATION	PC - POINT OF CURVATURE	R/W - RIGHT OF WAY
FOI - FLOOD	PCP - PERMANENT CONTROL POINT	UE - UTILITY EASEMENT
GIS - GEODETIC INFORMATION SYSTEM	PI - POINT OF INTERSECTION	UB - UTILITY BOOK
IP - IRON PIPE	POB - POINT OF BEGINNING	NT - NON TANGENT
IR - IRON ROD		

24-1215-831K - SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST

COUNTY SURVEYOR CERTIFICATE

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

Dated: _____
Steve L. Womack, PLS
Florida Registration Number 4509
County Surveyor for Seminole County, Florida

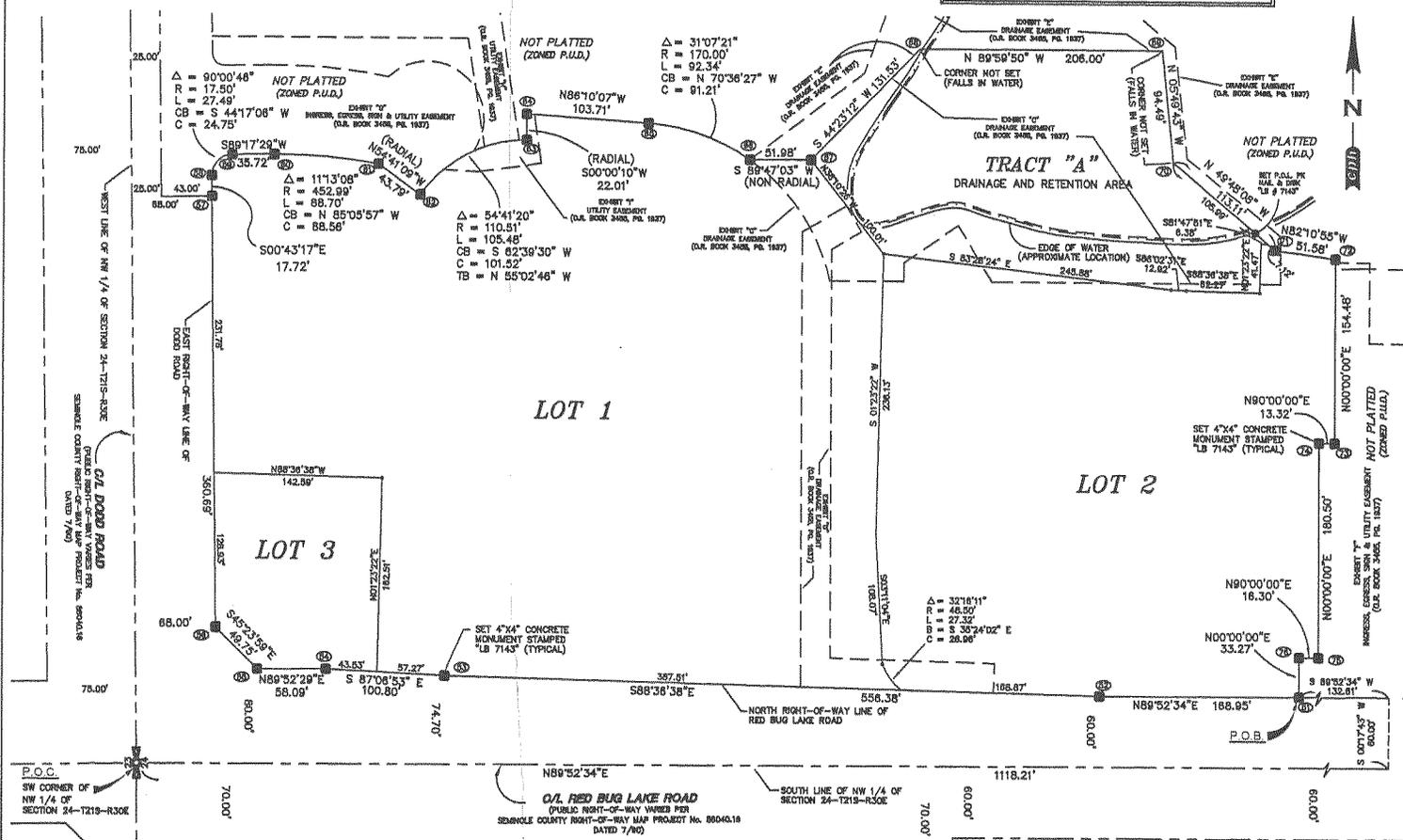
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LOCATED IN SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

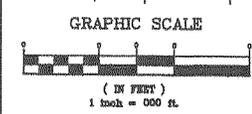
PLAT BOOK PAGE

SHEET 2 OF 4

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P.O.C. SW CORNER OF NW 1/4 OF SECTION 24-7218-R30E



STATE PLANE COORDINATE LIST

Number	Northing	Easting	Number	Northing	Easting
51	1868315.845	567261.731	64	1868706.262	567001.613
52	1868314.379	567382.785	65	1868706.808	567005.135
53	1868324.247	566838.492	66	1868780.881	567001.368
54	1868328.685	566735.789	67	1868781.415	567433.344
55	1868328.160	566677.701	68	1868858.009	567234.734
56	1868382.881	566642.082	69	1868987.340	567440.730
57	1868723.485	566635.163	70	1868783.403	567480.638
58	1868741.202	566634.623	71	1868990.963	567537.807
59	1868789.033	566681.890	72	1868984.280	567588.852
60	1868759.707	566687.703	73	1868928.903	567588.958
61	1868752.717	566775.984	74	1868928.718	567678.439
62	1868727.637	566891.880	75	1868348.220	567577.814
63	1868774.852	566901.756	76	1868348.114	567581.815

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ESMT - EASEMENT	PC - POINT OF CURVATURE	PT - POINT OF TANGENCY
FL DOT - FLORIDA DEPARTMENT OF TRANSPORTATION	PCP - PERMANENT CONTROL POINT	R - CURVE RADIUS
FND - FUND	PI - POINT OF INTERSECTION	R/W - RIGHT OF WAY
GIS - GEOSPATIAL INFORMATION SYSTEM	PI - POINT OF INTERSECTION	UB - UTILITY EASEMENT
IP - IRON PIPE	SET 4"X4" CONCRETE MONUMENT STAMPED LB 7143	PB - PLAT BOOK
IR - IRON ROD		NT - NON TANGENT

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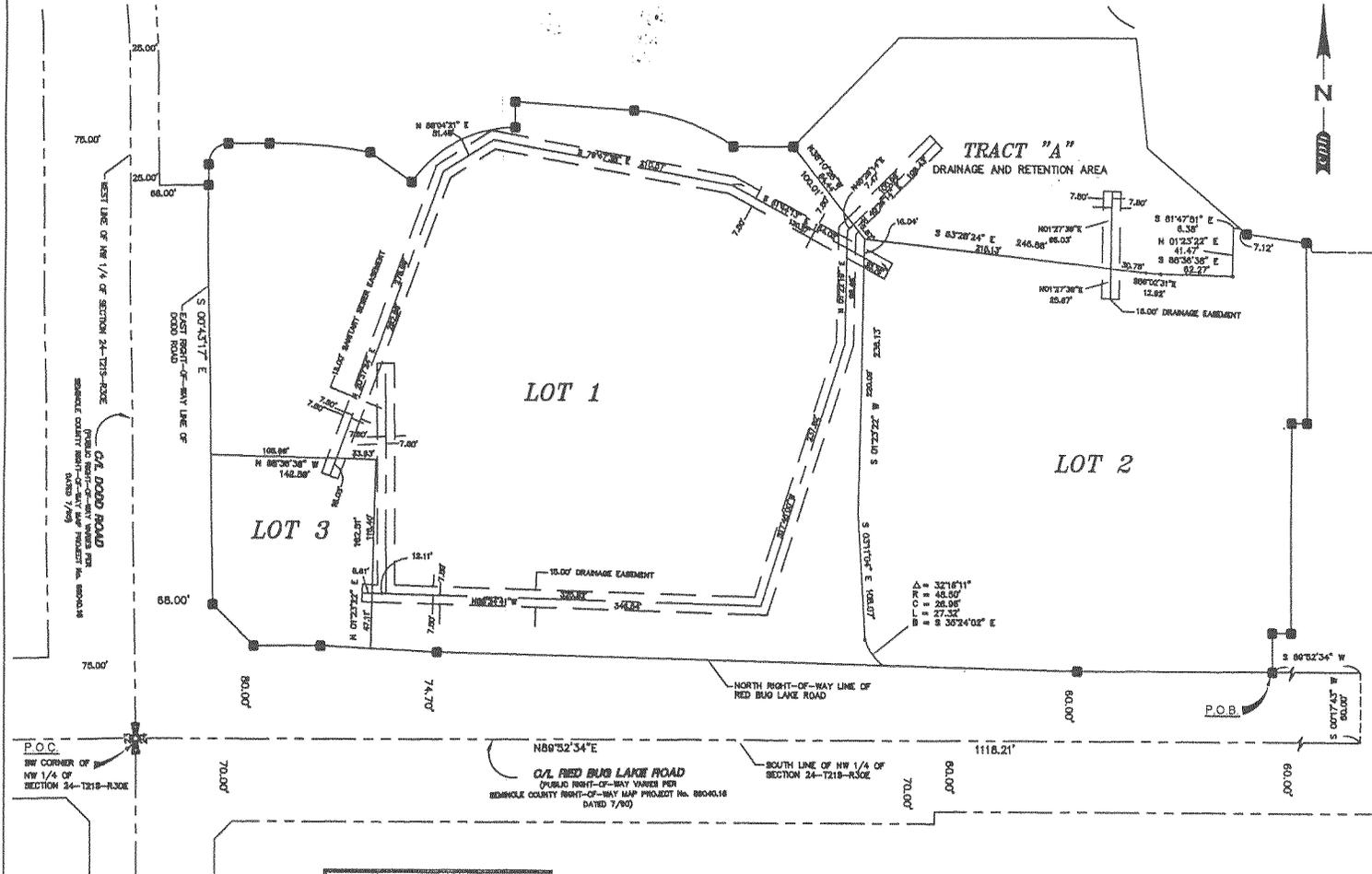
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SEMINOLE COUNTY, FLORIDA

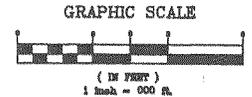
PLAT BOOK PAGE

SHEET 4 OF 4

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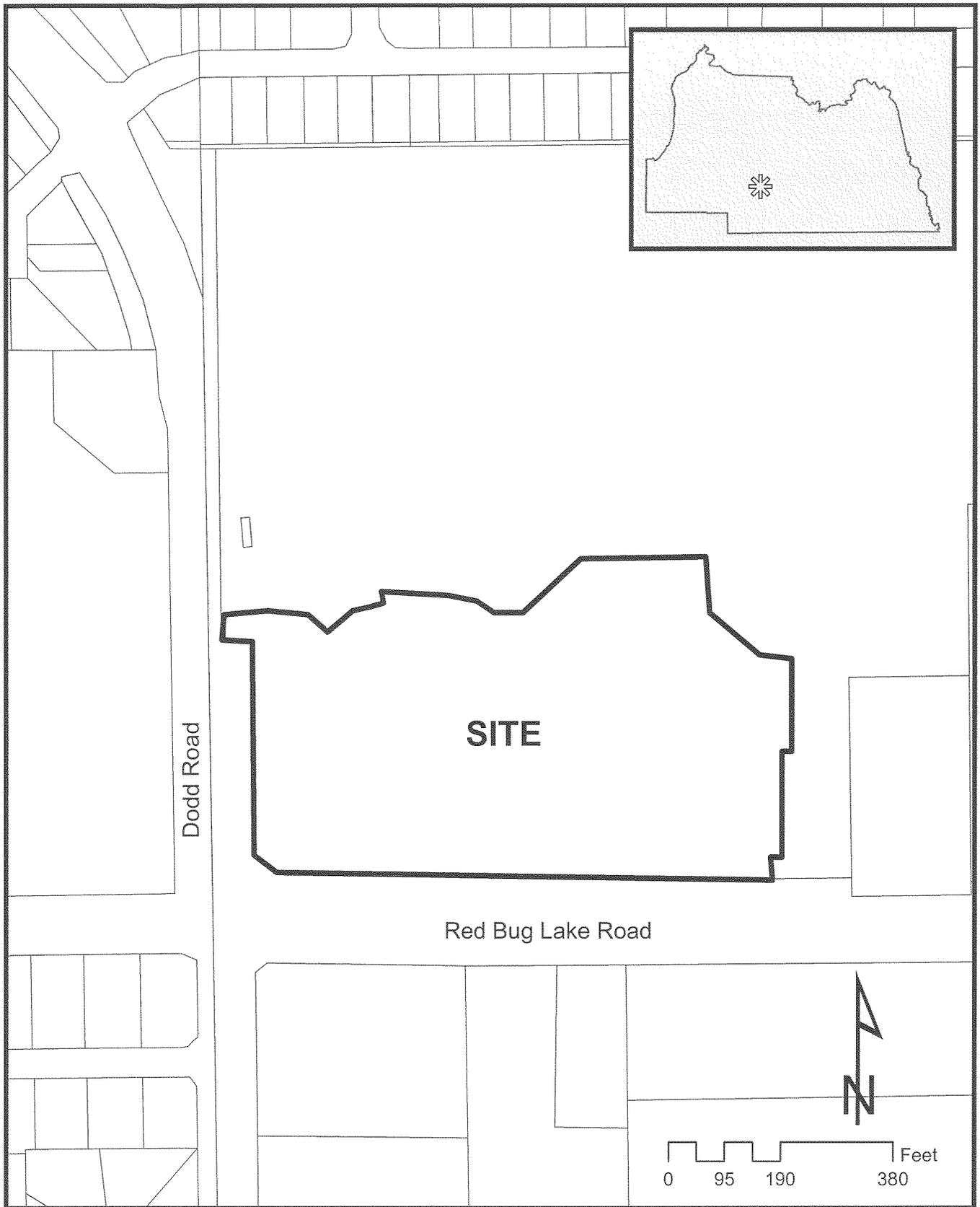


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IP	- IRON PIPE	M	- POINT OF INTERSECTION	PLB	- PLAT BOOK
IR	- IRON ROD	POB	- POINT OF BEGINNING	HT	- HIGH TANGENT

24-1218-230E - SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST

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**Exhibit B-Location Map
Wal-Mart Neighborhood Market Red Bug Village**