

Item # 36

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Minor Plat for ORM Estates

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 9/13/2005 **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 ORM Estates – Donald L. and Nancy V. Orman, applicant.

District 1 - Dallari (Cynthia Sweet, Planner) *rh*

BACKGROUND:

The applicant, Donald L. and Nancy V. Orman, is requesting approval of the minor plat for ORM Estates subdivision. The plat contains a total of 5.792 acres and consists of four lots each containing a minimum of 1 acre. The property is zoned A-1 (Agriculture) and is located on the south side of East Chapman Road, approximately 1/2 mile east of Alafaya Trail, in Section 27, Township 21 S, Range 31 E.

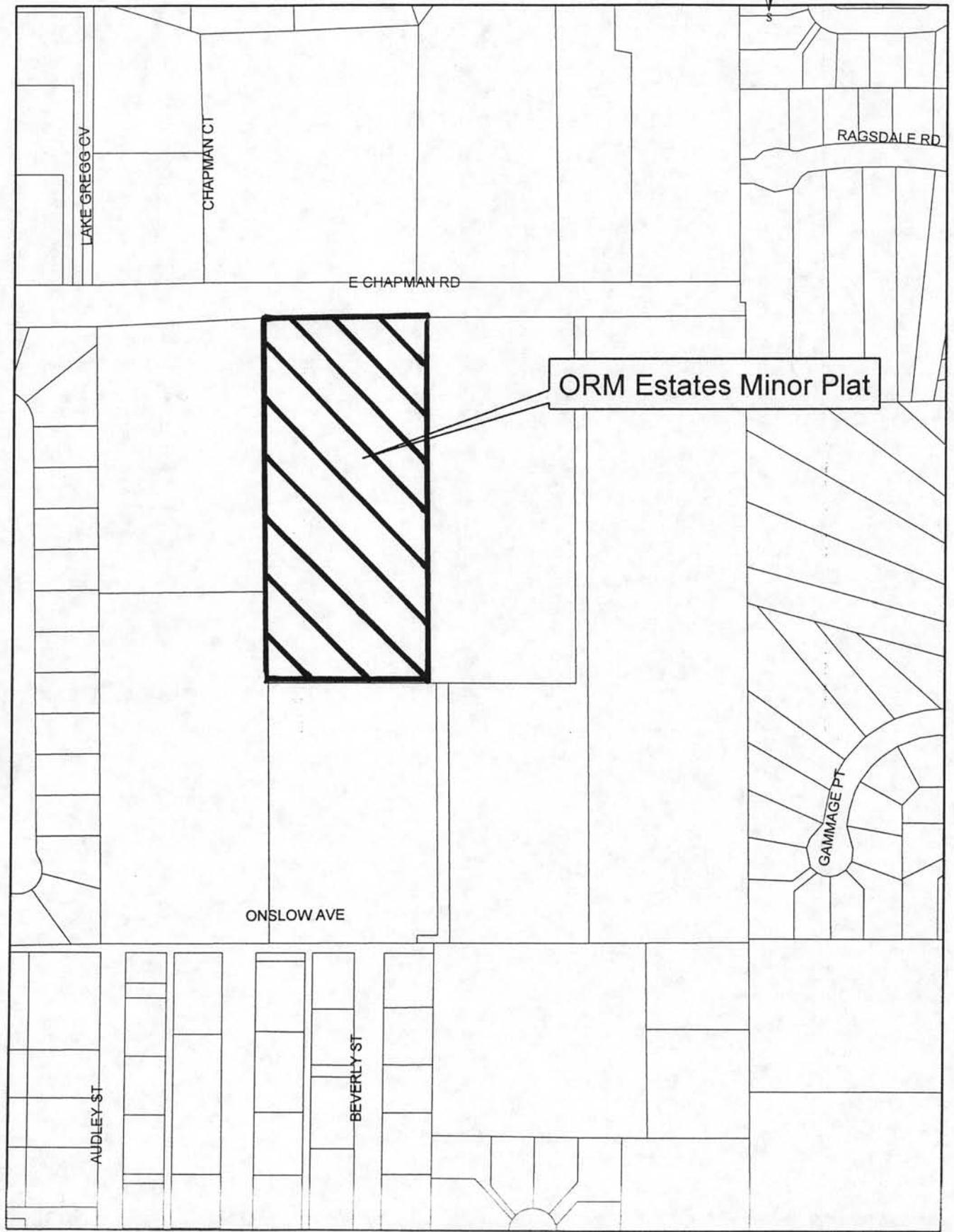
The plat meets all applicable requirements of Chapter 35, Seminole County Land Development Code and Section 177, Florida Statutes. The Development Review Manager has authorized the existing use of cold mix pavement for this section of the roadway, and has inspected the roadway and determined it is in good condition. The potential of additional subdivision of land on this roadway has also been verified by the Development Review Manager and determined not to be detrimental to the structural integrity of the roadway under similar platting.

STAFF RECOMMENDATION:

Staff recommends approval of the minor plat of ORM Estates.

District 1 - Dallari
Attachments: Location Map
Reduced Copy of Plat

Reviewed by: KR
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. cpdd01

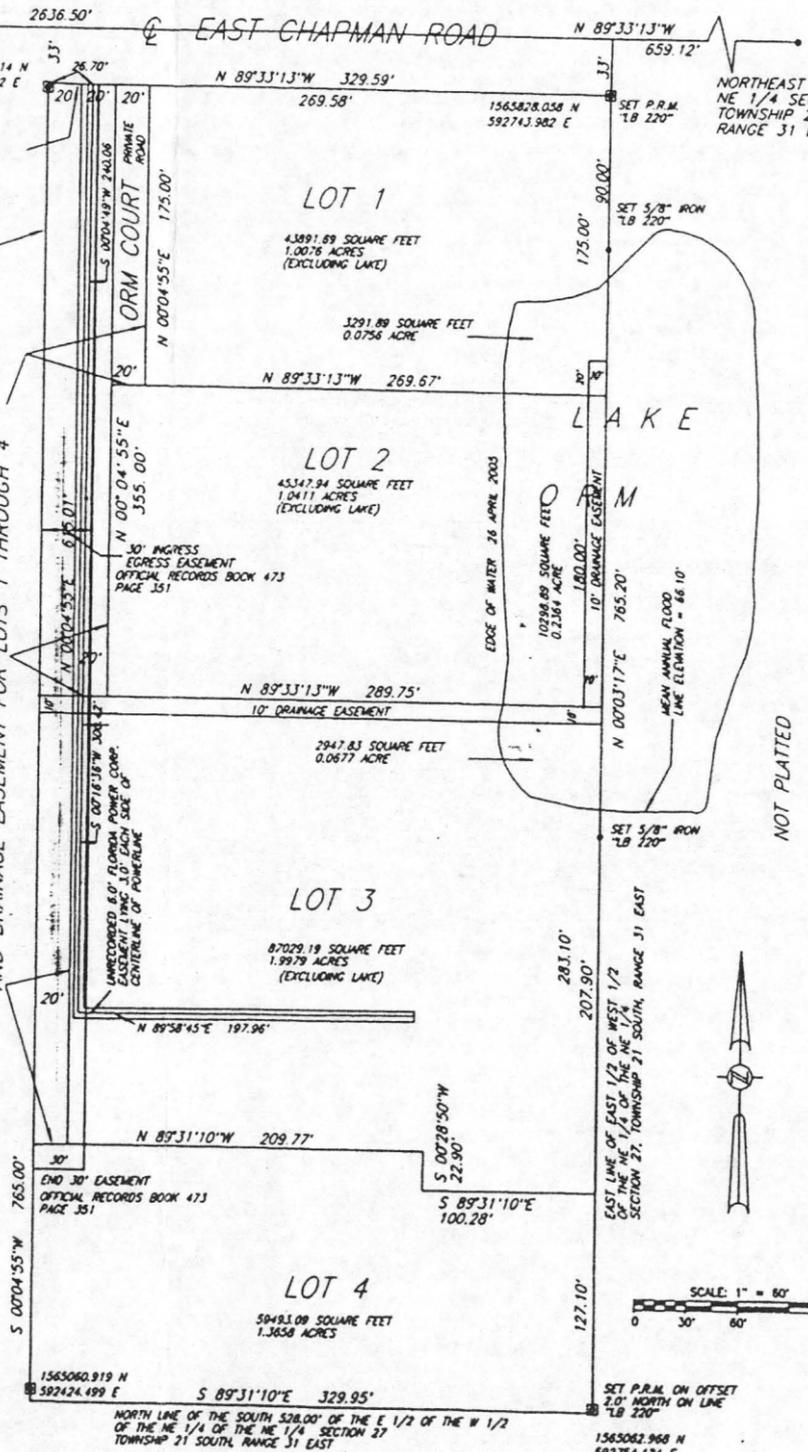
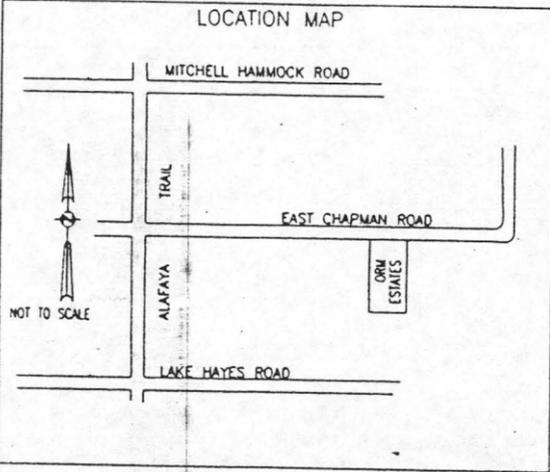


LOCATION MAP

ORM ESTATES

SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

DESCRIPTION:
The East 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 21 South, Range 31 East. Less the South 528.00 feet and less the North 33.00 feet for road right-of-way. Containing 252,300.52 square feet or 5.7920 acres.



DEDICATION NOTES:

- 1) Access rights to East Chapman Road from Lot 1 are hereby dedicated to Seminole County, Florida. No direct access to East Chapman Road from Lot 1 will be permitted.
- 2) The Ingress, Egress, Utility and Drainage Easements is for a common driveway for access to and from Lots 1 through 4 to East Chapman Road and for Utility and Drainage purposes, granting access for the installation and maintenance of the utilities and drainage facilities to Seminole County, Florida and the private utility companies serving this land. The Ingress, Egress, Utility and Drainage Easements are to remain private, owned and maintained by the owner of the lot upon which it is situated.
- 3) An easement for emergency access and maintenance purposes is hereby granted to Seminole County, Florida and all public agencies and entities ever and across all driveways, access and utility easements shown on this plat. Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
- 4) All utility easements shown hereon are also for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television service shall interfere with the facilities and services of an electric, gas, telephone 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. This does not apply to private easements granted to or obtained by a particular electric, gas, telephone or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Utilities Commission. (F.S. 177.091-29)
- 5) The 10' drainage easement on lots 1 through 4 shall be used for storm water runoff from lots 1 through 4 and shall be owned and maintained by the owner of the lot upon which it is situated.

SURVEYOR'S NOTES:

- 1) The bearing structure is based on the centerline of East Chapman Road as being N 89°33'13"W.
- 2) P.R.M. denotes a Permanent Reference Monument, a 4 inch by 4 inch concrete monument with an LB 220 P.R.M. cap unless otherwise noted.
- 3) The coordinate values noted at the Permanent Reference Monuments are based on State Plane Coordinates relative to the North American Datum of 1983 (1990 adjustment) Florida East Zone on recovered Seminole County Global Positioning System Monuments 0187 and 0188.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.

PLAT BOOK PAGE
PAGE 1 OF 1

DEDICATION OF
ORM ESTATES

KNOW ALL MEN BY THESE PRESENTS, that the owners named below, being the owners in fee simple of the lands described in the foregoing caption, have caused said lands to be surveyed, laid out and plotted, and to be known as ORM ESTATES, and do hereby dedicate said lands and plat for the uses and purposes therein expressed. No part of said lands is dedicated to the Public except as noted, and, IN WITNESS WHEREOF, has caused these presents to be signed and attested to on the dates indicated.

Date: 29 July 05
DONALD L. ORMAN
OWNER

JOHN I. MCGOWEN
WITNESS

DAVID A. DOUDNEY
WITNESS

Date: 29 July 05
NANCY V. ORMAN
OWNER

JOHN I. MCGOWEN
WITNESS

DAVID A. DOUDNEY
WITNESS

STATE OF FLORIDA
COUNTY OF
THIS IS TO CERTIFY, that on 29 July 2005, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Donald L. Orman and Nancy V. Orman, owners of ORM ESTATES, to me known to be the individuals described in and who executed the foregoing Dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have set my hand and seal on the date above.

Notary Public
Printed Name ANGELA C. FRANCISCO
My Commission expires 19 December 2008

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that this plat was prepared under his direction and supervision and is a correct representation of the lands herein described and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

DAVID A. DOUDNEY, FLORIDA REGISTRATION NUMBER 3939
DOUDNEY COMPANIES, INC., CERTIFICATE NUMBER LB 220
200 EAST COMMERCIAL STREET, SANFORD, FLORIDA 32771

CERTIFICATE OF
COUNTY SURVEYOR

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

GARY A. LEISE, FLORIDA REGISTRATION NUMBER 4723
COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA
DATE: 2005.

CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 2005 the foregoing Plat was approved by the Board of County Commissioners of Seminole County, Florida.

Attest:
CARLTON D. MENLEY, CHAIRMAN
MARIYANNE MORSE, CLERK OF THE BOARD

CERTIFICATE OF THE CLERK
OF THE CIRCUIT COURT

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177, Florida Statutes, and was filed for record
on 2005.
at File No

MARIYANNE MORSE, Clerk of the Circuit Court in and for Seminole County, Florida.

DOUDNEY COMPANIES, INC.
200 EAST COMMERCIAL STREET
SANFORD, FLORIDA 32771
PHONE: (407)322-1451
FAX: (407)322-1495