

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: ANNEBURY FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Denny Gibbs EXT. 7359

Agenda Date	<u>9/14/04</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"/>				

MOTION/RECOMMENDATION:

Approve the final plat for Annebury Subdivision, located on the south side of Dike Road, west of Tuskawilla Road in Section 25, Township 21S, and Range 30E.

District 1 – Maloy (Denny Gibbs, Planner) *DF*

BACKGROUND:

The applicant, Centex Homes, is requesting final plat approval for Annebury located on Dike Road. This subdivision is comprised of 27 single family lots on 9.745 acres and is zoned R1-A. The project will connect to Seminole County utilities for water and sewer.

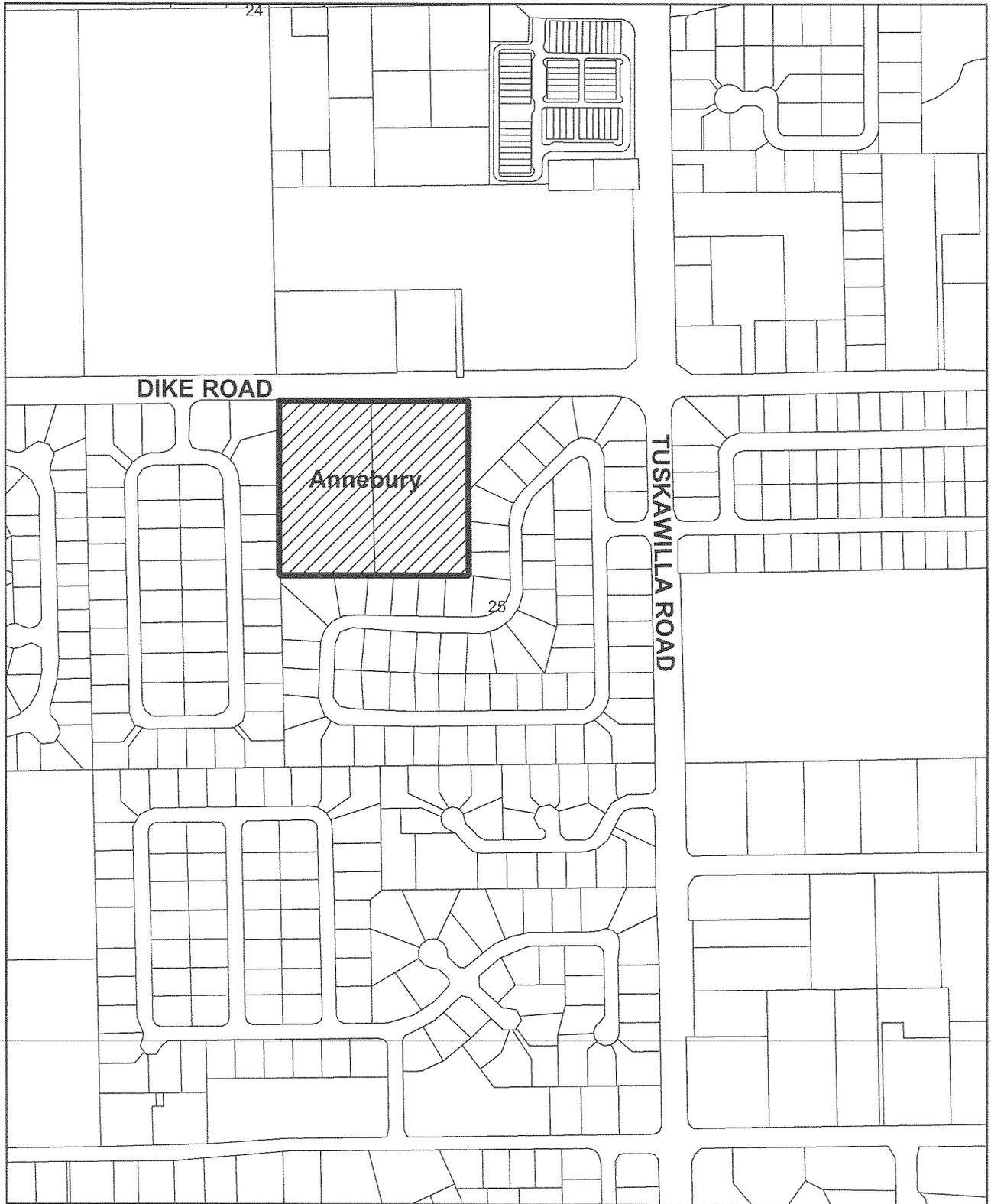
The applicant has submitted a performance bond for completion of subdivision improvements. Staff has reviewed the plat and finds that it meets all requirements of the applicable zoning and of Ch. 177 F.S. and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Annebury Subdivision.

District 1 – Maloy
Attachments: Location Map
Plat Reduction

Reviewed by:	<i>DF</i>
Co Atty:	<i>DF</i>
DFS:	<i>DF</i>
Other:	<i>DF</i>
DCM:	<i>DF</i>
CM:	<i>DF</i>
File No.	cpdd06



LOCATION MAP ANNEBURY SUBDIVISION

ANNEBURY
 A PORTION OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION :

LEGAL DESCRIPTION:

The Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 30 East, Seminole County, Florida.

Being more particularly described as:

Commence at the Northwest corner of the Northeast 1/4 of aforesaid Section 25; thence run South 00°40'51" East along the West line of said Northeast 1/4 for a distance of 1350.93 feet to a point on a line 25.00 feet South of and parallel to the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 25, also being a point on the Southerly right-of-way line of Dike Road, also being the POINT OF BEGINNING; thence departing said West line run North 89°42'35" East along said parallel line and said Northerly right-of-way line for a distance of 665.04 feet to a point on the Northerly extension of the Northerly line of WILLA GROVE according to the Plat thereof as recorded in Plat Book 29, Page 54 of the Public Records of Seminole County, Florida; thence departing said parallel line and said Northerly right-of-way line run South 00°46'59" East along said Northerly extension also being said Northerly line, also being the East line of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of aforesaid Section 25 for a distance of 637.55 feet to the Southeast corner of said Northwest 1/4; thence continuing along said Northerly line of WILLA GROVE, also being the South line of said Northwest 1/4 run South 89°40'23" West for a distance of 666.17 feet to the Southwest corner of said Northwest 1/4, also being a point on the Easterly line of TAMARAK according to the Plat thereof as recorded in Plat Book 25, Page 29 of aforesaid Public Records of Seminole County, Florida; thence departing aforesaid Northerly line of WILLA GROVE, also being said South line run North 00°40'51" West along said Easterly line, also being the West line of said Northwest 1/4 for a distance of 637.97 feet to aforesaid POINT OF BEGINNING.

Contains 9.745 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 the County.
- No part of the said lands, except as specifically provided on the face of the plat, is dedicated to the City of Oviedo, Seminole County, or the public.
- All lines intersecting curves are radial unless otherwise noted, eg. (N.R.).
- Bearings shown herein are based on West line of the Northeast 1/4 of Section 25-21-30 as being an assumed bearing of South 00°40'51" East, for angular designation only.
- There is a 10 foot Utility Easement along all lot lines adjacent to internal road rights-of-way.
- 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. In the event a cable television company damages the facilities of a 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.

LEGEND:

- R/W Denotes right-of-way
 C Denotes centerline
 □ Denotes recovered 4x4 concrete permanent reference monument pla # 5633
 ■ Denotes set 4x4 concrete permanent reference monument pla # 5633
 ⊙ Denotes set p.k. nail & disk and/or 1/2" iron rod & cap permanent control point pla # 5633
 P.C. Denotes point of curvature
 P.T. Denotes point of tangency
 P.I. Denotes point of intersection

- N.R. Denotes non-radial
 U.E. Denotes utility easement
 D.&F.E. Denotes drainage and fence easement
 F.E. Denotes fence easement
 D.E. Denotes drainage easement
 D.R. Denotes Official Records
 P.B. Denotes Plat Book
 P.G. Denotes Page
 R.P. Denotes radius point
 P.R.C. Denotes point of reverse curvature

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- SHEET 1 OF 3 - LEGAL DESCRIPTIONS, DEDICATIONS, SURVEYORS NOTES AND LEGEND
 SHEET 2 OF 3 BOUNDARY INFORMATION AND GEOMETRY
 SHEET 3 OF 3 DETAILS

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.

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 COURT
 In and for Seminole County, Florida
 BY: _____ D.C.

**ANNEBURY
 DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned 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 the uses and purposes herein expressed and dedicates the streets, drainage easements between Lots 4 through 11 and utility easements to the perpetual use of the public.
 Tract "A" (Lift Station Tract) and Tract "D" (additional right-of-way) are hereby dedicated in fee simple to Seminole County without any restriction whatsoever to Seminole County ownership of these Tracts and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Seminole County, Recording of this Plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforesaid mentioned.

Tract "B" (Stormwater Retention Tract) is dedicated to and shall be maintained by the Annebury Homeowners Association. Tract "C" (Landscape Tract) is dedicated to and shall be maintained by the Annebury Homeowners Association. Drainage easements (other than those located between Lots 4 through 11) are dedicated to and shall be maintained by the Annebury Homeowners Association. Drainage and fence easements are dedicated to and shall be maintained by the Annebury Homeowners Association. Fence easements are dedicated to and shall be maintained by the Annebury Homeowners Association.

IN WITNESS WHEREOF, the undersigned, Centex Homes a Nevada general partnership, has caused these presents to be executed and acknowledged by its undersigned (Title) thereunto duly authorized on this _____ day of _____, 2004.

Centex Homes
 a Nevada general partnership
 By: Centex Real Estate Corporation
 a Nevada corporation

By: _____
 Printed Name _____
 Title _____

Signature of Witness _____

Printed Name of Witness _____

(CORPORATE SEAL)

Signature of Witness _____

Printed Name of Witness _____



STATE OF FLORIDA
 COUNTY OF ORANGE

The foregoing Dedication was executed and acknowledged before me on this _____ day of _____, 2004, by _____ of Centex Real Estate Corporation a Nevada corporation of Centex Homes a Nevada general partnership for and on behalf of said corporation. He is personally known to me.

Signature of Notary Public _____

Printed Name of Notary Public _____

Notary Public, State of Florida

Commission No. _____

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

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 survey data contained herein complies with all of 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 Seminole County, Florida.

By: _____ Date: _____

James L. Rickman, P.S.M. #5633
 Allen & Company
 16 East Plant Street
 Winter Garden, Florida 34787
 Licensed Business number 6723

**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.

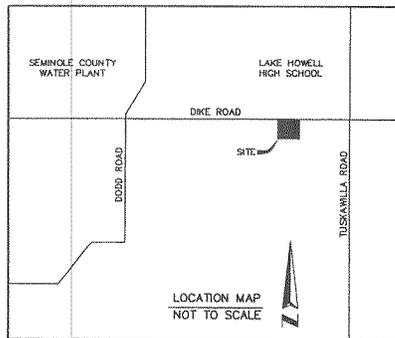
COUNTY SURVEYOR'S CERTIFICATE

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

Signed: _____ Date: _____
 STEVE L. WESSELS, PLS
 Florida Registration Number 4589
 County Surveyor for Seminole County, Florida



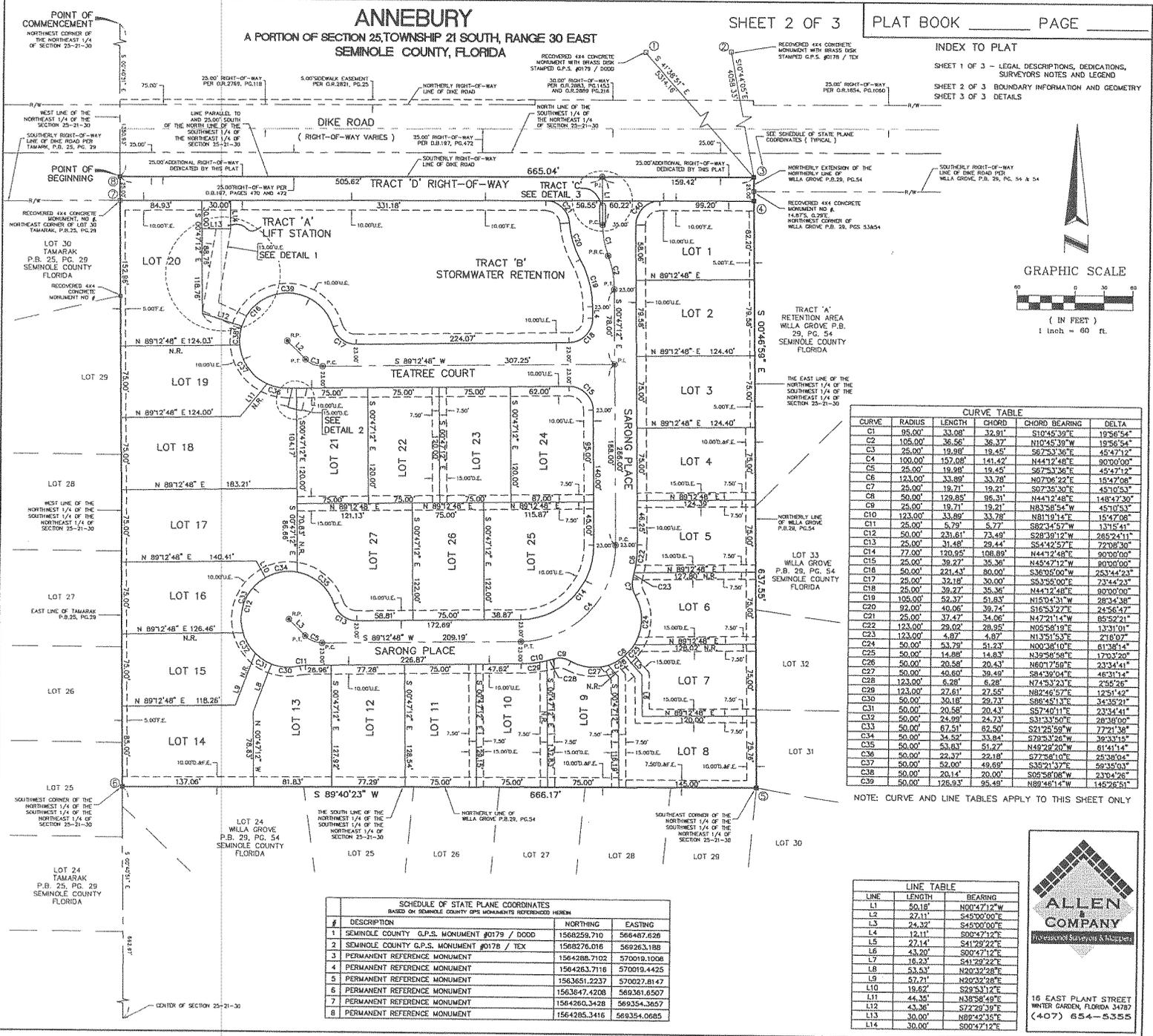
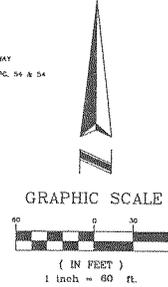
16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355



ANNEBURY
A PORTION OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

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SHEET 2 OF 3 BOUNDARY INFORMATION AND GEOMETRY
SHEET 3 OF 3 DETAILS



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	95.00'	33.08'	32.91'	S10°45'39"E	19°56'54"
C2	105.00'	36.36'	36.37'	N10°45'39"W	19°56'54"
C3	25.00'	19.88'	19.45'	S82°53'36"E	45°47'12"
C4	100.00'	157.08'	141.42'	N44°12'48"E	90°00'00"
C5	25.00'	19.88'	19.45'	S87°53'36"E	45°47'12"
C6	123.00'	33.89'	33.78'	N07°06'22"E	15°47'08"
C7	25.00'	19.71'	19.27'	S97°25'30"E	45°10'53"
C8	50.00'	129.85'	96.31'	N44°12'48"E	148°42'30"
C9	25.00'	19.71'	19.41'	N83°58'54"W	45°10'53"
C10	123.00'	33.89'	33.78'	N81°19'14"E	15°47'08"
C11	25.00'	5.79'	5.77'	S82°34'57"W	1°14'41"
C12	50.00'	23.61'	23.49'	S28°39'22"W	265°24'11"
C13	25.00'	31.48'	28.44'	S54°42'57"E	72°05'30"
C14	77.00'	128.65'	108.89'	N44°12'48"E	90°00'00"
C15	25.00'	39.27'	35.36'	N45°47'12"W	90°00'00"
C16	50.00'	221.43'	80.00'	S36°05'00"W	283°44'24"
C17	25.00'	32.18'	30.00'	S53°50'00"E	73°44'23"
C18	25.00'	39.27'	35.36'	N44°12'48"E	90°00'00"
C19	105.00'	52.37'	51.83'	N15°04'31"W	28°34'38"
C20	92.00'	49.06'	39.74'	S16°53'27"E	24°56'47"
C21	25.00'	37.47'	34.06'	N47°21'14"W	85°52'21"
C22	123.00'	29.02'	28.95'	N05°58'18"E	13°31'01"
C23	123.00'	4.87'	4.87'	N13°51'53"E	2°16'07"
C24	50.00'	53.78'	51.23'	N00°38'10"E	61°38'14"
C25	50.00'	14.88'	14.88'	N39°58'58"E	17°03'20"
C26	50.00'	20.58'	20.43'	N60°17'58"E	23°34'41"
C27	50.00'	40.60'	39.49'	S84°39'04"E	46°31'14"
C28	123.00'	6.28'	6.28'	N74°53'23"E	2°55'26"
C29	173.00'	22.61'	22.55'	N82°46'57"E	12°51'42"
C30	50.00'	30.18'	29.73'	S88°45'13"E	34°35'21"
C31	50.00'	20.58'	20.43'	S57°40'11"E	23°34'41"
C32	50.00'	24.99'	24.73'	S31°33'50"E	28°38'00"
C33	50.00'	67.51'	62.50'	S21°25'58"W	77°21'36"
C34	50.00'	24.52'	23.84'	S29°53'46"W	36°33'15"
C35	50.00'	53.83'	51.27'	N49°02'00"W	61°41'14"
C36	50.00'	22.37'	22.18'	S77°58'10"E	25°38'04"
C37	50.00'	52.00'	49.65'	S35°21'37"E	58°35'03"
C38	50.00'	20.14'	20.00'	S05°58'08"W	23°24'26"
C39	50.00'	128.93'	95.49'	N89°48'14"W	148°28'51"

NOTE: CURVE AND LINE TABLES APPLY TO THIS SHEET ONLY

SCHEDULE OF STATE PLANE COORDINATES BASED ON SEMINOLE COUNTY G.P.S. MONUMENTS REFERENCED HEREIN			
#	DESCRIPTION	NORTHING	EASTING
1	SEMINOLE COUNTY G.P.S. MONUMENT #0179 / DODD	1568259.710	566487.628
2	SEMINOLE COUNTY G.P.S. MONUMENT #0178 / TEX	1568276.016	569263.188
3	PERMANENT REFERENCE MONUMENT	1564266.7102	570019.1008
4	PERMANENT REFERENCE MONUMENT	1564263.7118	570019.4425
5	PERMANENT REFERENCE MONUMENT	1563651.2237	570027.8147
6	PERMANENT REFERENCE MONUMENT	1563647.4208	569361.6507
7	PERMANENT REFERENCE MONUMENT	1564260.3428	569354.3657
8	PERMANENT REFERENCE MONUMENT	1564285.3416	569354.0685

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.18'	N00°47'12"W
L2	27.11'	S45°00'00"E
L3	24.32'	S45°00'00"E
L4	12.11'	N00°47'12"E
L5	27.14'	S41°28'22"E
L6	43.20'	S00°47'12"E
L7	18.23'	S41°28'22"E
L8	53.53'	N00°39'28"E
L9	57.71'	N20°32'28"E
L10	49.62'	S29°53'12"E
L11	44.35'	N38°58'49"E
L12	43.36'	S72°29'37"E
L13	30.00'	N02°42'35"E
L14	30.00'	N00°47'12"E

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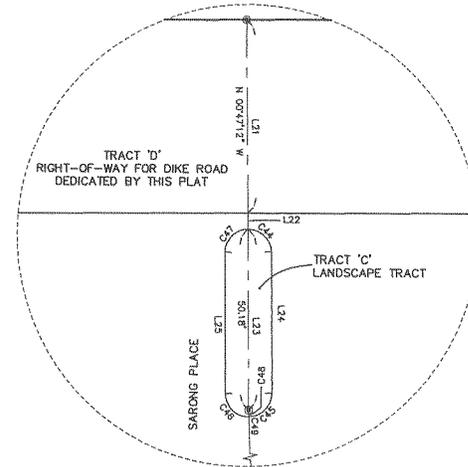
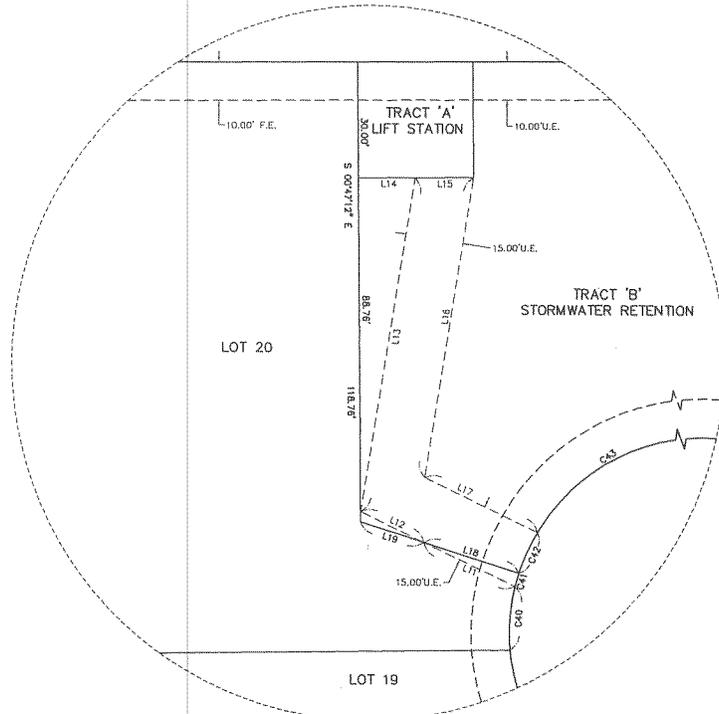
ANNEBURY
 A PORTION OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

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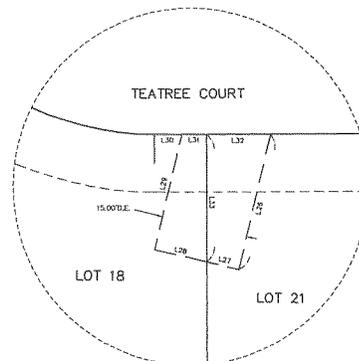
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DETAIL 3
NOT TO SCALE



DETAIL 2
NOT TO SCALE

LINE	LENGTH	BEARING
L11	28.32'	S64°50'48"E
L12	18.06'	S64°50'48"E
L13	87.35'	S08°54'26"W
L14	14.81'	N89°42'36"E
L15	15.20'	N89°42'36"E
L16	78.52'	S08°54'26"W
L17	32.84'	S64°50'48"E
L18	25.87'	S72°28'38"E
L19	17.40'	S72°28'38"E
L21	25.00'	N00°47'12"W
L22	2.05'	N00°47'12"W
L23	23.13'	N00°47'12"W
L24	17.88'	N00°47'12"W
L25	18.92'	N00°47'12"W
L26	24.01'	N12°40'06"W
L27	5.21'	N77°12'54"W
L28	9.29'	N77°12'54"W
L29	20.42'	N12°40'06"W
L30	4.29'	S89°12'48"W
L31	4.29'	S89°12'48"W
L32	11.14'	S89°12'48"W
L33	22.02'	S00°47'12"E

DETAIL 1
NOT TO SCALE

NOTE: CURVE AND LINE TABLES APPLY TO THIS SHEET ONLY

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C40	50.00'	16.63'	16.55'	S03°57'36"W	19°03'23"
C41	50.00'	3.51'	3.51'	S15°29'48"W	43°1'03"
C42	50.00'	11.57'	11.50'	S24°08'18"W	13°15'38"
C43	50.00'	115.35'	91.42'	N83°08'24"W	132°11'13"
C44	3.00'	4.71'	4.24'	N44°34'17"E	80°08'00"
C45	3.00'	4.72'	4.25'	N44°34'17"E	80°08'00"
C46	3.00'	4.71'	4.24'	S45°25'43"E	88°51'55"
C47	3.00'	4.71'	4.24'	S44°12'48"W	80°00'00"
C48	95.00'	0.86'	0.86'	S01°02'42"E	0°31'11"
C49	95.00'	32.21'	32.06'	S110°11'4"E	19°25'44"



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