

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Plat Approval for Trails – Unit 2A

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Cynthia Sweet EXT. 7443

Agenda Date 9/28/2004 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Trails – Unit 2A, for Maronda Homes, Inc. of Florida, Wayne Von Dreele, President, applicant

District 1 – Maloy (Cynthia Sweet)

BACKGROUND:

The applicant, Maronda Homes, Inc. of Florida, is requesting approval of the Final Plat for the Trails – Unit 2A. The plat consists of 41 single family residential lots zoned PUD (Planned Unit Development) on a 15.138 acre parcel. Each lot is serviced by Florida Water Services for water and sewer and all internal roads within the development are public. The site is located on the south side of Snowhill Road and west of Avenue H, in Chuluota, within The Trails PUD in Section 21, Township 21 S, and Range 32 E.

The plat meets all the applicable conditions of the approved Developer’s Commitment Agreement for The Trails Planned Unit Development, Chapter 35 of the Seminole County Land Development Code, and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval for the Final Plat of Trails Unit 2A.

District 1 - Maloy

Attachments: Location Map – Exhibit A

Reduced Copy of Plat – Exhibit B

Reviewed by: _____
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. cpdd04



EXHIBIT A

TRAILS - UNIT 2A

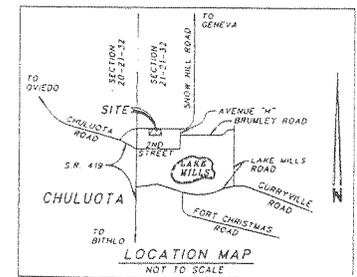
Section 21, Township 21 South, Range 32 East
Seminole County, Florida

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S.01°50'37"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 21, A DISTANCE OF 663.53 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTH 1/2 OF SAID SECTION 21; THENCE RUN S.89°04'12"W ALONG SAID SOUTH LINE 1359.33 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AVENUE "M" AS RECORDED IN PLAT BOOK 6, PAGE 64 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE CONTINUE S.89°04'12"W ALONG AFORESAID SOUTH LINE 1299.33 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE RUN S.89°03'30"W ALONG SAID SOUTH LINE 350.41 FEET TO THE POINT OF BEGINNING; THENCE RUN N.00°56'30"W, 229.00 FEET; THENCE RUN S.89°03'30"W, 55.93 FEET; THENCE RUN N.00°29'18" W, 165.01 FEET; THENCE RUN N.18°58'19"W, 78.87 FEET; THENCE RUN N.00°29'18"W, 93.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SNOW HILL ROAD; THENCE RUN S.89°03'33"W ALONG SAID SOUTH RIGHT-OF-WAY LINE 90.00 FEET; THENCE RUN N.89°01'53"W, 540.18 FEET; THENCE RUN S.89°03'33"W, 482.47 FEET; THENCE RUN S.01°44'51"E, 580.72 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH 1/4 OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST; THENCE RUN N.89°03'30"E ALONG SAID SOUTH LINE 1618.66 FEET TO THE POINT OF BEGINNING CONTAINING 15.138 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.09(9) FLORIDA STATUTES.
2. TRACT "A" (RETENTION AREA) SHALL BE OWNED AND MAINTAINED BY TRAILS HOMEOWNERS ASSOCIATION, INC.
3. THE WALL EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY TRAILS HOMEOWNERS ASSOCIATION, INC. FOR MAINTENANCE OF THE COMMON SUBDIVISION WALL.
4. THE SEMINOLE COUNTY DEVELOPMENT ORDER #99-565 AFFECTS THE ENTIRE PLATTED PARCEL.
5. ALL LOTS AND TRACTS ARE SUBJECT TO A 10' SIDEWALK & UTILITY EASEMENT (DEDICATED TO SEMINOLE COUNTY) ADJACENT TO STREET RIGHT-OF-WAYS EXCEPT AS OTHERWISE SHOWN HEREON.
6. DIRECT/ DRIVEWAY ACCESS TO SNOW HILL ROAD FROM LOTS 3 THROUGH 16 IS PROHIBITED.
7. TRACT "B" (DRAINAGE & UTILITY EASEMENT) SHALL BE OWNED AND MAINTAINED BY TRAILS HOMEOWNERS ASSOCIATION, INC. WITH A DRAINAGE EASEMENT DEDICATED TO SEMINOLE COUNTY.
8. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTH 1/2 OF SECTION 21-21-32 AS BEING N.89°03'30"E, PER PLAT OF TRAILS-UNIT 1, PLAT BOOK 62, PAGES 59-64, SEMINOLE COUNTY, FLORIDA.
9. ALL 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. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.



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.

This is to certify that the undersigned, MARONDA HOMES, INC. OF FLORIDA, a Florida corporation, is the lawful owner in fee simple of the lands described in the caption hereon and has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of such lands.
The Owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates the streets and easements (except for those noted as private) shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, MARONDA HOMES, INC. OF FLORIDA has caused these presents to be signed and attested to or witnessed by the officer named below on the ____ day of _____, 2004.

MARONDA HOMES, INC. OF FLORIDA, a Florida Corporation
By: _____
Name: Wayne Van Dreele, President

Printed Name: _____ Printed Name: _____
STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this ____ day of _____, 2004, by Wayne Van Dreele who is the President of MARONDA HOMES, INC. OF FLORIDA, a Florida Corporation, on behalf of said corporation. He [] is personally known to me or [] has produced a valid driver's license as identification.

Signature of Person Taking Acknowledgement
Print Name: _____
Serial No. (if any) _____ Commission Expires: _____

COUNTY SURVEYOR'S CERTIFICATE

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

Steve L. Wessels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida.
Date: _____

CERTIFICATE OF PREPARING SURVEYOR

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature Date July 27, 2004

MARK I. LUKE L. S. 5006
Surveyor's Name (printed) Surveyor's Registration Number

HENRICH-LUKE & SWAGGERTY, LLC
Legal Entity's Name
L. B. 7276

Legal Entity's Certificate of Authorization Number
250 S. RONALD REAGAN BLVD., SUITE 114, LONGWOOD, FL 32750
Legal Entity's Address

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 CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies 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.

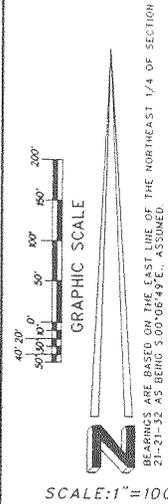
HENRICH-LUKE & SWAGGERTY, LLC
surveyors & mappers
250 S. Ronald Reagan Blvd.
Suite 114
Longwood, FL 32750
(407) 647-5248
Fax (407) 647-8097
Licensed Business No. 7276

EXHIBIT B

TRAILS - UNIT 2A

Section 21, Township 21 South, Range 32 East
Seminole County, Florida

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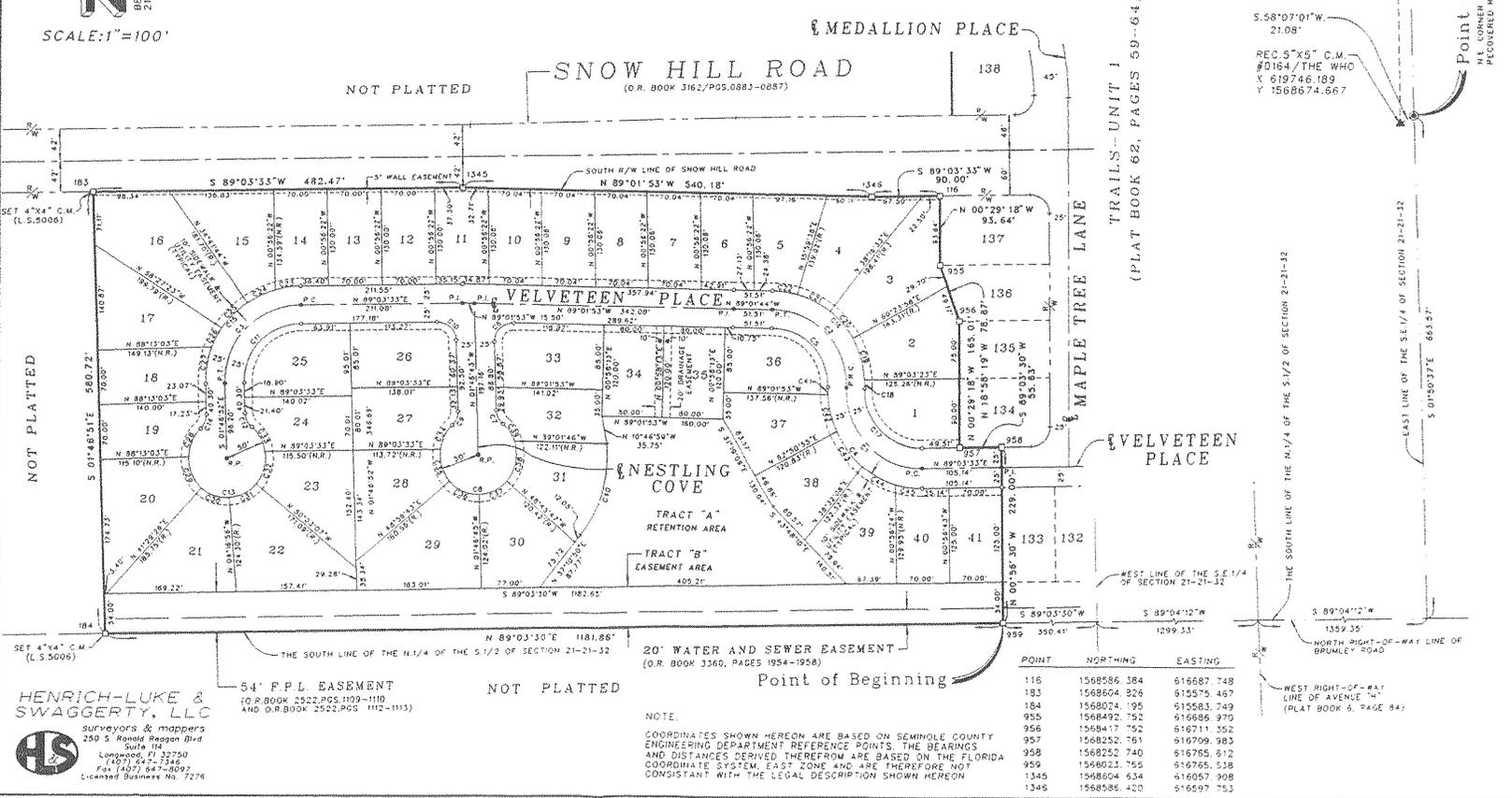


ABBREVIATIONS/LEGEND:

- RECOVERED CONCRETE MONUMENT
 REC PERMANENT REFERENCE MONUMENT (PRM) (4"x 4" C.M. MARKED "P.R.M. L.S. 3784")
 CHANGE IN RIGHT-OF-WAY DIRECTION
 SET NAIL AND DISK MARKED "PCP L.S. 5008"
 CENTERLINE
 FLORIDA POWER AND LIGHT LICENSED SURVEYOR
 LICENSED BUSINESS
 NON-RADIAL
 OFFICIAL RECORDS
 RADIAL
 RIGHT-OF-WAY
 POINT OF CURVATURE
 PERMANENT CONTROL POINT
 POINT OF INTERSECTION
 POINT OF REVERSE CURVATURE
 POINT OF TANGENCY

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
0.1	92°18'57"	100.01'	161.13'	104.13'	144.26'	N 44°47'07"W	0.23	153°35'29"	125.00'	34.01'	17.11'	33.91'	S 81°15'48"W
0.2	92°18'57"	99.99'	157.77'	100.70'	141.31'	N 43°49'45"W	0.24	181°10'03"	125.00'	39.63'	19.38'	39.47'	S 84°12'09"W
0.3	90°30'26"	100.00'	158.54'	101.48'	142.45'	N 43°38'18"W	0.25	181°10'03"	125.00'	47.47'	24.92'	47.39'	S 84°24'39"W
0.4	92°18'57"	125.00'	201.40'	130.15'	160.31'	N 44°47'07"W	0.26	151°16'25"	125.00'	28.96'	14.54'	28.96'	S 28°54'48"W
0.5	90°24'55"	74.99'	118.34'	75.54'	106.44'	N 43°49'45"W	0.27	22°02'56"	125.00'	48.10'	24.35'	47.61'	S 09°14'22"W
0.6	92°40'26"	125.00'	201.40'	130.15'	160.31'	N 44°47'07"W	0.28	44°35'40"	50.00'	38.92'	20.59'	37.94'	S 24°05'57"W
0.7	48°11'35"	25.00'	21.02'	11.18'	20.41'	S 25°52'24"E	0.29	50°19'03"	50.00'	43.81'	23.48'	42.51'	S 23°20'56"W
0.8	278°23'09"	50.00'	241.21'	11.18'	20.41'	N 22°19'58"E	0.30	45°16'22"	50.00'	39.94'	21.11'	38.89'	S 21°23'45"E
0.9	48°11'35"	25.00'	21.02'	11.18'	20.41'	N 46°29'05"W	0.32	45°46'11"	50.00'	39.94'	21.11'	38.89'	S 20°49'59"E
0.10	89°21'32"	125.00'	201.40'	130.15'	160.31'	N 44°47'07"W	0.33	48°42'00"	50.00'	43.37'	23.15'	42.02'	S 15°05'10"E
0.11	90°50'27"	75.00'	118.91'	76.11'	106.54'	S 43°38'18"W	0.34	40°12'37"	49.99'	35.09'	18.20'	34.37'	N 29°51'48"W
0.12	48°11'35"	25.00'	21.02'	11.18'	20.41'	S 25°52'24"E	0.35	38°32'14"	50.00'	43.81'	23.48'	42.51'	S 27°07'50"W
0.13	278°22'15"	50.00'	241.17'	11.18'	20.41'	N 22°19'58"E	0.36	48°55'35"	50.00'	42.70'	22.73'	41.41'	S 16°15'31"E
0.14	48°12'29"	25.00'	21.03'	11.18'	20.42'	N 22°19'58"E	0.38	50°43'28"	50.00'	44.27'	23.70'	42.83'	S 66°25'01"E
0.15	90°50'26"	125.00'	201.40'	130.15'	160.31'	N 44°47'07"W	0.37	46°20'02"	50.00'	41.00'	21.73'	39.85'	S 84°43'44"E
0.16	90°50'26"	125.00'	201.40'	130.15'	160.31'	N 44°47'07"W	0.38	60°04'13"	50.00'	52.42'	28.91'	50.05'	N 11°11'58"E
0.17	92°19'01"	75.00'	120.85'	78.10'	108.19'	S 44°47'14"E	0.38	31°08'29"	50.00'	17.18'	13.93'	16.84'	N 54°23'52"W
0.18	05°29'18"	124.99'	197.23'	125.89'	177.40'	N 89°01'53"W	0.40	41°55'56"	170.00'	124.41'	88.14'	121.65'	N 16°13'12"E
0.19	05°29'18"	124.99'	197.23'	125.89'	177.40'	N 89°01'53"W	0.41	34°20'40"	125.00'	8.48'	6.74'	8.48'	S 00°04'48"E
0.20	12°16'55"	124.99'	201.40'	130.15'	160.31'	N 44°47'07"W	0.42	23°10'01"	125.00'	50.34'	25.62'	50.20'	S 14°33'43"E
0.21	12°16'55"	124.99'	201.40'	130.15'	160.31'	N 44°47'07"W	0.43	25°41'36"	125.00'	56.05'	28.51'	55.98'	S 38°59'03"E
0.22	15°10'42"	124.99'	32.78'	18.49'	32.59'	N 81°01'02"W	0.44	22°55'26"	125.00'	50.01'	23.55'	49.68'	S 63°15'24"E
0.23	15°10'42"	124.99'	32.78'	18.49'	32.59'	N 81°01'02"W	0.45	16°11'08"	125.00'	35.31'	17.77'	35.20'	S 82°51'22"E



HENRICH-LUKE & SWAGGERTY, LLC
 Surveyors & Mappers
 250 S. Ronald Reagan Blvd
 Suite 114
 Leesville, FL 32750
 (904) 642-1346
 Fax (904) 647-8097
 Licensed Business No. 2276

NOTE:
 COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTANT WITH THE LEGAL DESCRIPTION SHOWN HEREON