

Item # 18

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** TALMAN MEWS FINAL PLAT

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

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

<b>Agenda Date</b> <u>10/12/04</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the final plat for Talman Mews located on the north side Gabriella Lane, west of Tuskawilla Road in Section 25 Township 21S Range 30E.

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

**BACKGROUND:**

The applicant, Talman Mews LLC. is requesting final plat approval of Talman Mews. This subdivision is comprised of 8 single family lots on 5.1 acres zoned R1-AAA and R1-AAAA. The lots will be on septic and water which is being provided by Seminole County. The road will be private.

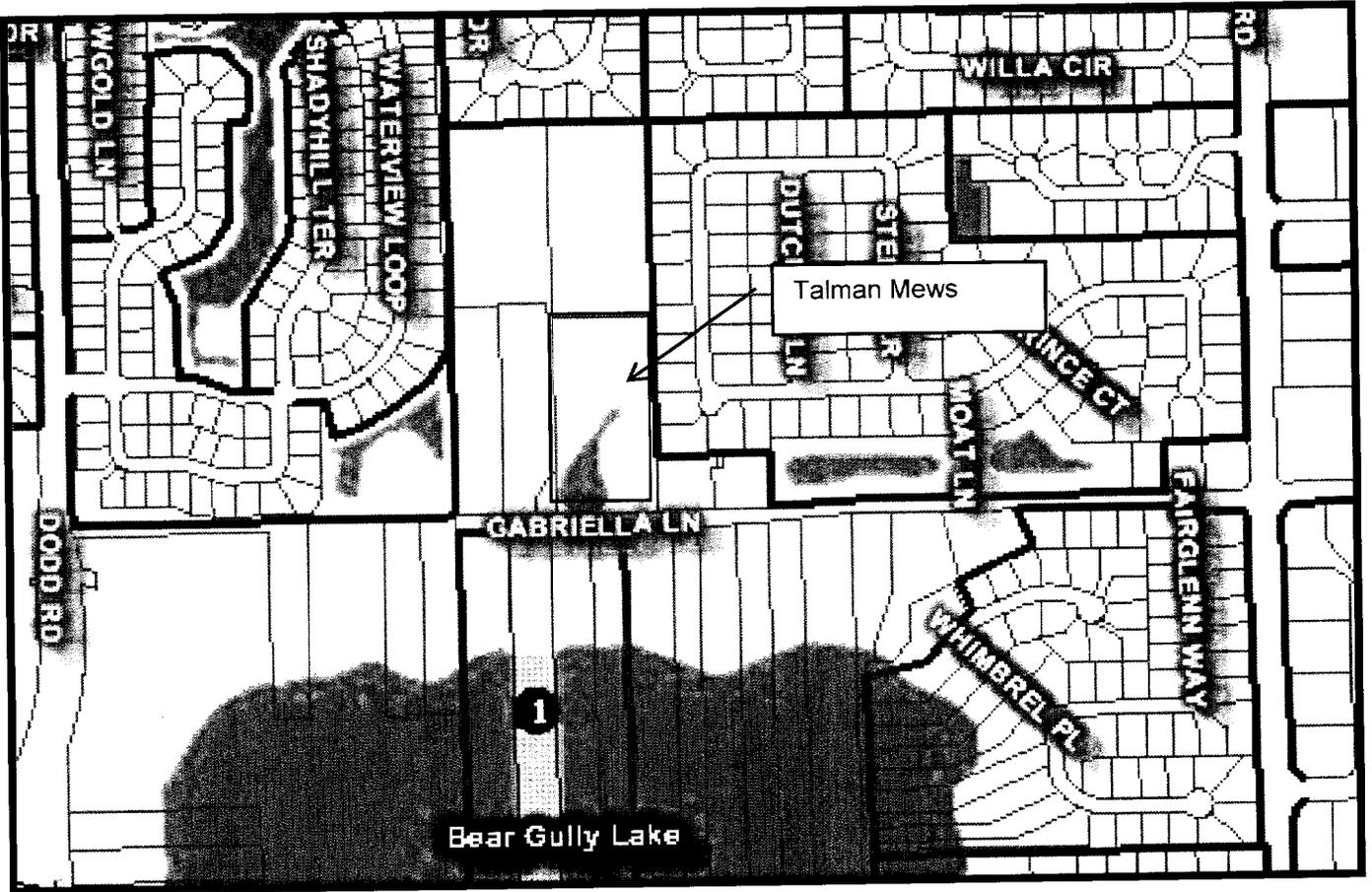
The applicant will provide (1) an irrevocable letter of credit for completion of subdivision improvements in compliance with SCLDC 35.44(e)(1) prior to recording and (2) an executed Certificate of Consent and Approval by First National Bank prior to recording in compliance with SCLDC 35.44 (b) (15). 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 Talman Mews Subdivision.

District 1 – Maloy  
Attachments: Location Map  
Plat reduction

<b>Reviewed by:</b> <b>Co Atty:</b> <i>CR</i> <b>DFS:</b> _____ <b>Other:</b> <i>AS</i> <b>DCM:</b> _____ <b>CM:</b> <i>JK</i> <b>File No.</b> <u>cpdd02</u>
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LOCATION MAP  
TALMAN MEWS FINAL PLAT

# TALMAN MEWS

## SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

**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.

**NOTES:**  
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY FOR GABRIELLA LANE AS HAVING A BEARING OF N 89°25'38" W BETWEEN RECOVERED PLAT MONUMENTS TO MATCH THE NEARBY PLAT OF AUTUMN GLEN PHASE II, AS RECORDED IN PLAT BOOK 35, PAGES 48 AND 49, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

4. THERE ARE 10 FOOT DRAINAGE, SIDEWALK AND UTILITY EASEMENTS ALONG ALL FRONT LINES AND RIGHTS OF WAY, UNLESS SHOWN OR NOTED OTHERWISE.

5. THE FOLLOWING TRACTS COMPRISE THE 'COMMON PROPERTY' AS MORE PARTICULARLY DEFINED IN THE COVENANTS AND RESTRICTIONS FOR 'TALMAN MEWS' AND ARE HEREBY OWNED AND MAINTAINED BY THE 'TALMAN MEWS HOMEOWNERS ASSOCIATION, INC':

- TRACT "A" - PRIVATE ROADWAY/DRAINAGE EASEMENT
- TRACT "B" - COMMON OPEN AREA
- TRACT "C" - DRAINAGE/DETENTION AREA

6. DEVELOPMENT RIGHTS TO TRACT "C" ARE HEREBY DEDICATED TO SEMINOLE COUNTY, NO CONSTRUCTION, CLEARING OR ALTERATION IS ALLOWED WITHIN TRACT "C" UNLESS APPROVED BY SEMINOLE COUNTY AND OTHER JURISDICTIONAL AGENCIES. A DRAINAGE EASEMENT IS HEREBY DEDICATED TO SEMINOLE COUNTY ACROSS TRACT "C".

7. 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. IN THE EVENT A TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

8. THE THIRTY FEET WIDE DRAINAGE AND CONSERVATION EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE TO BE MAINTAINED BY THE 'TALMAN MEWS HOMEOWNERS ASSOCIATION, INC' WITH ACCESS RIGHTS THERETO ALSO DEDICATED TO SEMINOLE COUNTY, FLORIDA.

9. ACCESS RIGHTS TO GABRIELLA LANE FROM LOT 1 IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA.

**SHEET INDEX**  
SHEET 1 - COVER SHEET  
SHEET 2 - SURVEY INFORMATION

**Holt Surveying, Inc.**

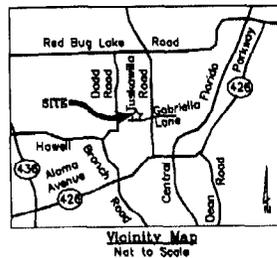
1801 North Central Avenue #703  
Pleasant Beach, Florida 32136  
Phone: 407-297-1099  
Donald Lee Holt P.L.S. #3989  
L.B. #5013



**LEGAL DESCRIPTION**

THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4, SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND

CONTAINING THEREIN 8.07 GROSS ACRES MORE OR LESS.



Vicinity Map  
Not to Scale

**Legend and Abbreviations**

- - POINT OF CURVATURE OR POINT OF TANGENCY
- - SET 4"x4" CONCRETE MONUMENT LS# 3989
- - PERMANENT CONTROL POINT NAIL AND DISC LS# 3989
- - RECOVERED 4"x4" CONCRETE MONUMENT LS# 2090
- NR - NON-RADIAL
- R - RADIAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY

**CLERK OF THE COURT**  
Comptroller as to Statutory compliance and filed for record in Seminole County, Florida at \_\_\_\_\_ day of \_\_\_\_\_ 2004  
File No. \_\_\_\_\_  
CLERK OF THE COURT, Seminole County, Florida

**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 COUNTY SURVEYOR**  
I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177.06(1) FLORIDA STATUTES.  
Steve L. Wernick Date \_\_\_\_\_  
P.L.S. Florida Registration Number 4589  
County Surveyor for Seminole County, Florida

**CERTIFICATE OF SURVEYOR**  
I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was under my responsible direction and supervision, and the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I Am a Professional Engineer and I have complied with the requirements of Chapter 177(1) regarding permanent reference monuments and their locations as located in Seminole County, Florida.  
Professionals \_\_\_\_\_ and \_\_\_\_\_ No. 3689  
Signature \_\_\_\_\_ Date 9-21-04  
P.E. #3989 L.B. #5013  
Holt Surveying Inc. 1801 North Central Avenue #703 Pleasant Beach, Florida 32136

**TALMAN MEWS DEDICATION**

This is to certify that the undersigned, Talman Mews, LLC, a Florida Limited Liability Corporation hereafter referred to as "Owner", is the lawful owner of the lands described in the section hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby certified as the true and correct plat of said lands and hereby dedicates drainage easements and Tract "C" Drainage Detention Area Easement to Seminole County. No other part of said lands, except as noted on the face of this plat, is dedicated to Seminole County or to the public. All other roads and easements shown on this plat are not required for public use and such roads and easements are not and will not be a part of the county system of public roads. None of the property designated "Common Property" on this plat is required for public use, and such "Common Property" is not and will not be a part of the County System of public roads. Said "Common Property" is instead part of the "Common Property" created by this plat and will be subject to "Declaration of Covenants and Restrictions for Talman Mews" as recorded in Official Record Book \_\_\_\_\_ Page \_\_\_\_\_ Public Records of Seminole County, Florida (hereafter referred to as the "Declaration"). Said "Common Property" shall remain private and the sole exclusive property of the Owner, its successors and assigns. Owner does hereby grant to all homeowners in the Talman Mews Homeowners Association and their guests, invitees, licensees and domestic help, and to delivery, pickup and fire protection services, police protection and other authorities of the law, United States mail carriers, representatives of utilities and holders of mortgage liens on such lands or such persons as the Owner, its successors and assigns, may from time to time designate the non-exclusive and personal right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on Tract "A" of the "Common Property". The Owner, in recording this plat has created the "Common Property" shown hereon, which Common Property is not dedicated to the use and enjoyment of the general public, but its use is reserved for common use and enjoyment of the property owners of Talman Mews. The nature and extent of, and the reservation and restrictions on such common use and enjoyment are more fully set forth in the Declaration, notwithstanding the foregoing: An emergency assessment in the private storm drainage system over Tract "C" and over of drainage easements on this plat is hereby dedicated to Seminole County for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health safety and general welfare. The emergency assessment granted above does not impose any obligation, burden, responsibility or liability upon Seminole County to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across Tract "A" and all utility easements shown hereon is hereby dedicated for use by all public utilities for the purpose of constructing, maintaining and repairing their respective facilities serving the lands encompassed by this plat.

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the affiant named below and its corporate seal to be affixed hereto on \_\_\_\_\_ 2004.  
Talman Mews, LLC  
A Florida Limited Liability Corporation

By: \_\_\_\_\_  
Jay Barfield  
President

Signed and Sealed in the presence of: \_\_\_\_\_

Printed Name \_\_\_\_\_

Printed Name \_\_\_\_\_  
State Of Florida \_\_\_\_\_ County of Seminole

THIS IS TO CERTIFY, that on \_\_\_\_\_ 2004 before me, an officer duly authorized to take oaths in the State and County aforesaid, personally appeared Jay Barfield, President, to me to be sworn to be the individual and officer described in and who executed the foregoing Declaration and acknowledged the execution thereof to be his free act and deed, as each officer therein duly authorized; and that the said Declaration is the act and deed of said corporation.

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

Notary Public  
Commission No. \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ 2004

# TALMAN MEWS

## SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

NORTHWEST CORNER OF THE SOUTH 1/4 OF THE EAST 1/4 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST; SET 4"x4" CONCRETE MONUMENT L&# 3989

**State Plane Coordinates**  
Based on Seminole County Control Points  
GPS 178 & GPS 179  
Scale Factor .99995536

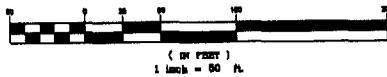
**Corner Northing Easting**  
(1) 1562316.3607 568368.2209  
(2) 1562320.6358 568704.9008  
(3) 1561663.4692 568714.4053  
(4) 1561680.5551 568378.8912

Bearings shown herein are not based on State Plane Coordinates



Scale: 1" = 50'

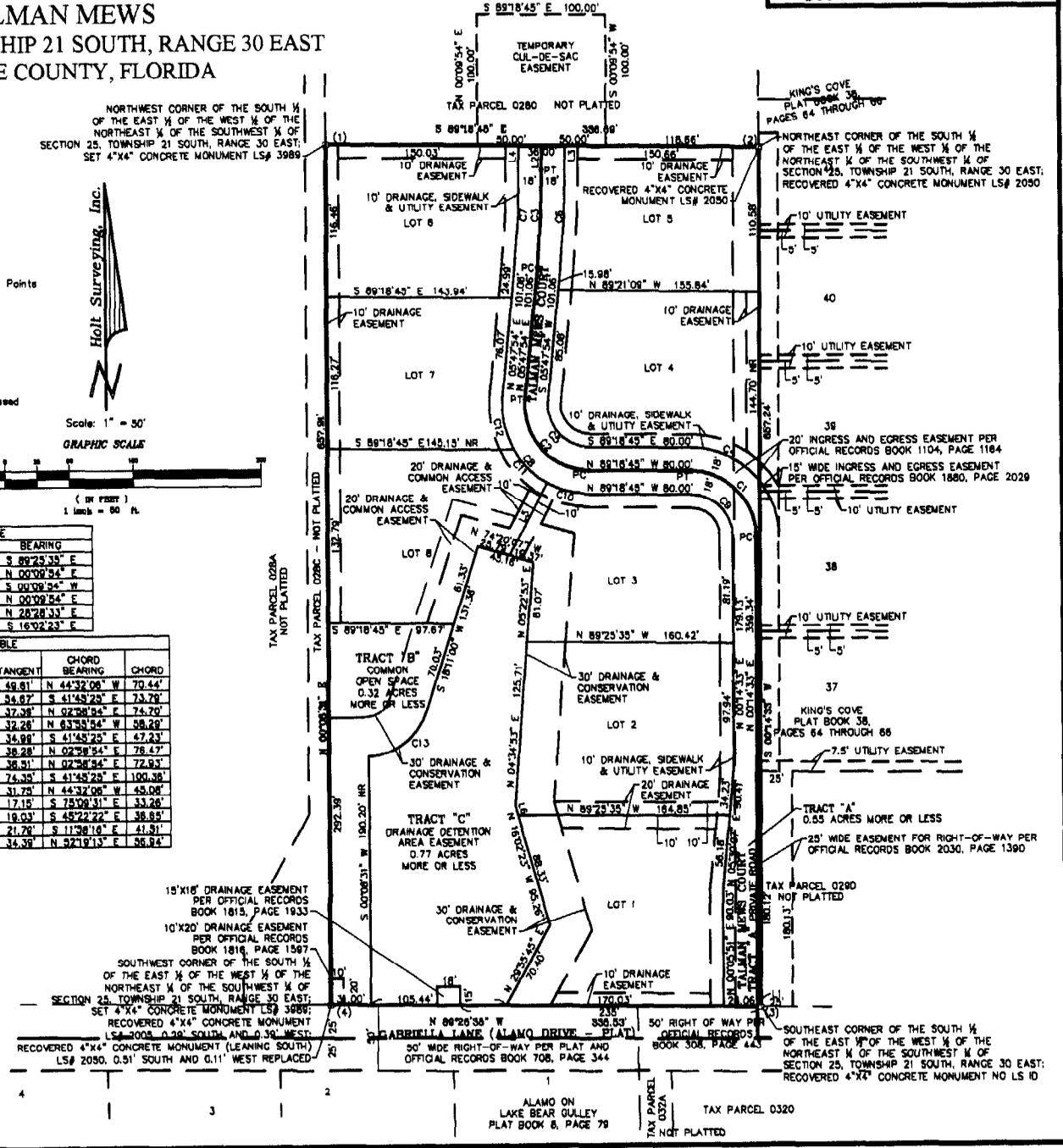
GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.00'	S 89°23'39" E
L2	18.53'	N 00°02'54" E
L3	18.37'	S 00°02'54" W
L4	18.89'	N 00°02'54" E
L5	82.78'	N 28°28'33" E
L6	0.93'	S 16°02'23" E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	30.00'	78.15'	86°13'18"	49.81'	N 44°32'06" W 70.44'	
C2	30.00'	83.00'	83°08'39"	54.87'	S 41°43'29" E 73.78'	
C3	750.00'	74.73'	5°38'01"	37.38'	N 92°38'54" E 74.70'	
C4	88.00'	60.25'	50°45'43"	32.28'	N 63°38'54" W 58.28'	
C5	32.00'	53.12'	85°08'39"	34.88'	S 41°43'25" E 47.23'	
C6	728.00'	78.80'	5°38'01"	38.28'	N 92°38'54" E 78.47'	
C7	742.00'	72.80'	5°38'01"	36.51'	N 92°38'54" E 72.83'	
C8	88.00'	112.86'	85°08'39"	74.33'	S 41°43'29" E 100.36'	
C9	32.00'	50.02'	86°33'18"	31.72'	N 44°32'06" W 45.08'	
C10	88.00'	33.60'	26°18'28"	17.15'	S 78°08'31" E 33.26'	
C11	88.00'	37.10'	31°15'49"	19.03'	S 48°22'22" E 36.85'	
C12	88.00'	42.18'	35°32'22"	21.78'	S 11°38'16" E 41.81'	
C13	30.73'	80.43'	68°16'26"	34.39'	N 52°19'13" E 86.84'	

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L.B. #6015



ALAMO ON LAKE BEAR GULLEY PLAT BOOK 6, PAGE 79  
TAX PARCEL 037A NOT PLATTED  
TAX PARCEL 0320