

Item # 33

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: WAYSIDE ESTATES FINAL PLAT

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

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

Agenda Date <u>10/14/03</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 final plat for Wayside Estates located on northeast corner of Wayside Drive and Henderson Lane, Section 30, Township 19S, Range 30E.

District 5 – McLain (Denny Gibbs, Planner)

BACKGROUND:

The applicant, Bovis Homes Florida, LLC, is requesting approval of the final plat for Wayside Estates. This plat consists of 10 single family residential lots on 5.316 acres zoned R-1AAA. The subdivision is served by Seminole County water and each lot will be on septic. The road is dedicated to the public.

The plat meets all the applicable requirements of the Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

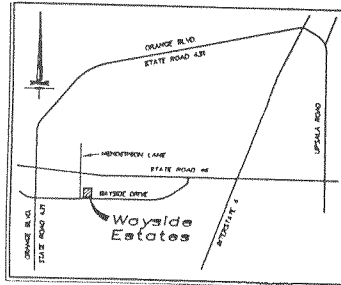
Staff recommends approval of the Final Plat for Wayside Estates.

District 5 – McLain
Attachments: Reduced copy of plat
Location map

Reviewed by: <u>KTC</u> Co Atty: <u>KTC</u> DFS: _____ Other: <u>KS</u> DCM: <u>KS</u> CM: <u>KS</u> File No. <u>cpdd01</u>
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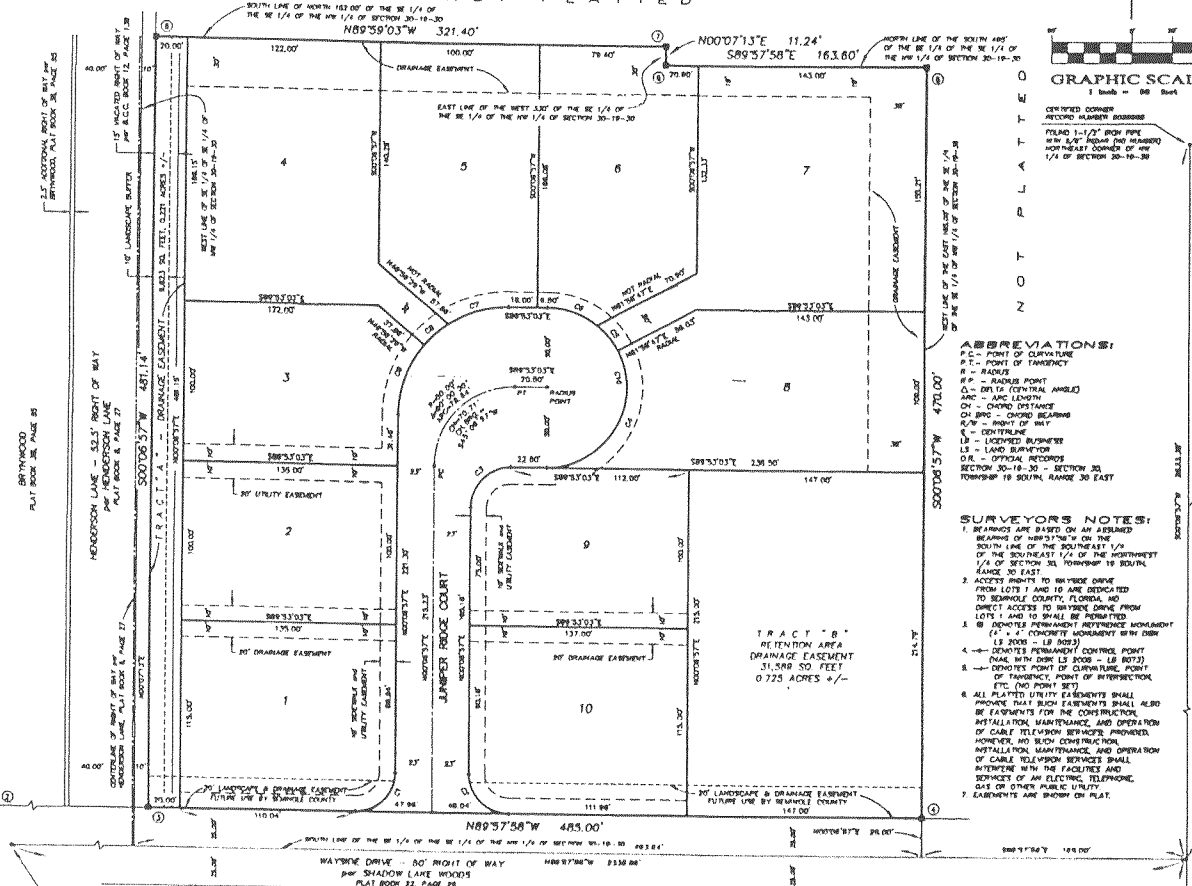
Wayside Estates

Section 30, Township 19 South, Range 30 East Seminole County, Florida



VICINITY MAP
NOT TO SCALE

DESCRIPTION:
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 152 FEET OF THE WEST 330 FEET, AND LESS (THAT PART LYING EAST OF THE WEST 330 FEET THAT IS NORTH OF THE SOUTH 495 FEET THEREOF); AND ALSO LESS THE EAST 185 FEET OF THE NORTH 171 FEET OF THE SOUTH 495 FEET THEREOF; AND ALSO LESS THE EAST 185 FEET OF THE SOUTH 324 FEET THEREOF; AND ALSO LESS THE RIGHT OF WAY FOR HENDERSON LANE TO THE WEST; AND ALSO LESS THE SOUTH 25 FEET FOR RIGHT OF WAY FOR WAYSIDE DRIVE. PARCEL CONTAINS 231,548 SQUARE FEET, 5.318 ACRES, MORE OR LESS.



CEMENTED CONNER RECORD NUMBER 808888
FIELD 1-1/2" HIGH PIPE
13 - 1/2" DIAMETER THE HIGHER
NORTH-EAST CORNER OF THE
1/4 OF SECTION 30-19-30

ABBREVIATIONS:
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
R - RADIUS
M.P. - MARCH POINT
Δ - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
O.D. - CHORD DISTANCE
O.S. - CHORD BEARING
C.P. - POINT OF CURVATURE
L.S. - LAND SURVEYOR
O.R. - OFFICIAL RECORDS
SECTION 30-19-30 - SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SURVEYORS NOTES:
1. BEARINGS ARE BASED ON AN ASSUMED BEARING OF SUBSTANTIAL ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
2. ACCESS RIGHTS TO WAYSIDE DRIVE FROM LOTS 1 AND 10 ARE RESERVED TO SEMINOLE COUNTY, FLORIDA. NO DIRECT ACCESS TO WAYSIDE DRIVE FROM LOTS 1 AND 10 SHALL BE PERMITTED.
3. 8' DENOTES PERMANENT REFERENCE MONUMENT (1" x 1" CONCRETE MONUMENT OR IRON PIPE 1 1/2" DIA. WITH ORN. LB. 2008 - LB. 8072).
4. 8' DENOTES PERMANENT CONTROL POINT (1" x 1" CONCRETE MONUMENT OR IRON PIPE 1 1/2" DIA. WITH ORN. LB. 2008 - LB. 8072).
5. 8' DENOTES POINT OF CURVATURE, POINT OF TANGENCY, POINT OF INTERSECTION (P.T. OR POINT SET).
6. 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.
7. EASEMENTS ARE SHOWN ON PLAT.

NOTE:
COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES SHOWN THEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, AND ARE THEREFORE NOT CONSISTENT WITH THE LEGAL DEFINITION THEREOF HEREON.

CURVE TABLE

CHORD	RADIUS	DELTA	ARC	CHORD BEARING	CHORD BEARING
11	25.00	98.3400	38.17	33.17	148.6500
12	25.00	101.6500	38.71	30.29	149.3000
13	25.00	105.0000	39.27	26.38	149.9800
14	25.00	108.3900	39.85	22.45	150.6800
15	25.00	111.8100	40.44	18.50	151.4000
16	25.00	115.2600	41.04	14.53	152.1300
17	25.00	118.7400	41.65	10.54	152.8700
18	25.00	122.2400	42.27	6.53	153.6200
19	25.00	125.7600	42.90	2.50	154.3800
20	25.00	129.3000	43.54	1.45	155.1500
21	25.00	132.8600	44.19	0.38	155.9200

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPERSEDED 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.

Wayside Estates DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the corporations named below, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate the streets, drainage, electric and utility easements, shown hereon to the perpetual use of the public; Tract A (Drainage Easement) and Tract B (Drainage Easement - Retention Area) are dedicated in fee simple to the Homeowners Association, and maintained by the Homeowners Association. Recording of this plat shall act as conveyance to Seminole County, Florida and no further instrument shall be necessary to vest fee simple title in the county as aforementioned.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below and it's Corporate seal affixed hereto on

BOYS HOWES FLORIDA, LLC
by *Arthur Tyl*
ARTHUR TYL, PRESIDENT

Signed and Sealed in the presence of:
Witness:
(Printed Name) *William Decker*
WITNESSES:
(Printed Name) *Frank Williams*

STATE OF FLORIDA, COUNTY OF SEMINOLE
THIS IS TO CERTIFY, that on August 14th, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid personally appeared Arthur Tyl of the above named corporation, incorporated under the laws of the State of Florida, personally known to me and (did) (did not) take an oath that he is the person in and who executed the foregoing dedication and severally acknowledged the same to be his free act and deed as such officer, the said officer authorized; that the official seal of said corporation as duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Donna F. Canone
NOTARY PUBLIC
My commission expires 12/31/2005
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below and it's Corporate seal affixed hereto on

CERTIFICATE OF PLAT SURVEYOR
This plat was prepared under my personal supervision. This plat complies with the requirements of Chapter 177 Florida Statutes.
Donna F. Canone
SURVEYOR'S SIGNATURE
DONNA F. CANONE
SURVEYOR'S NAME (PRINTED)
CAYONE, INC.
SURVEYOR'S NAME
300 COUNTY ROAD 427 SOUTH
LONGWOOD, FLORIDA 32750-5409
LEGAL ENTITY'S ADDRESS
5073
LEGAL ENTITY'S NAME
5073
LEGAL ENTITY'S REGISTRATION NUMBER

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLES CHAPTER 177 FLORIDA STATUTES.
STEVE L. WESSLES, PLS. DATE
FLORIDA REGISTRATION NUMBER 4589
COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA

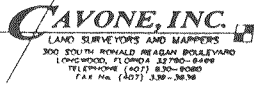
CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

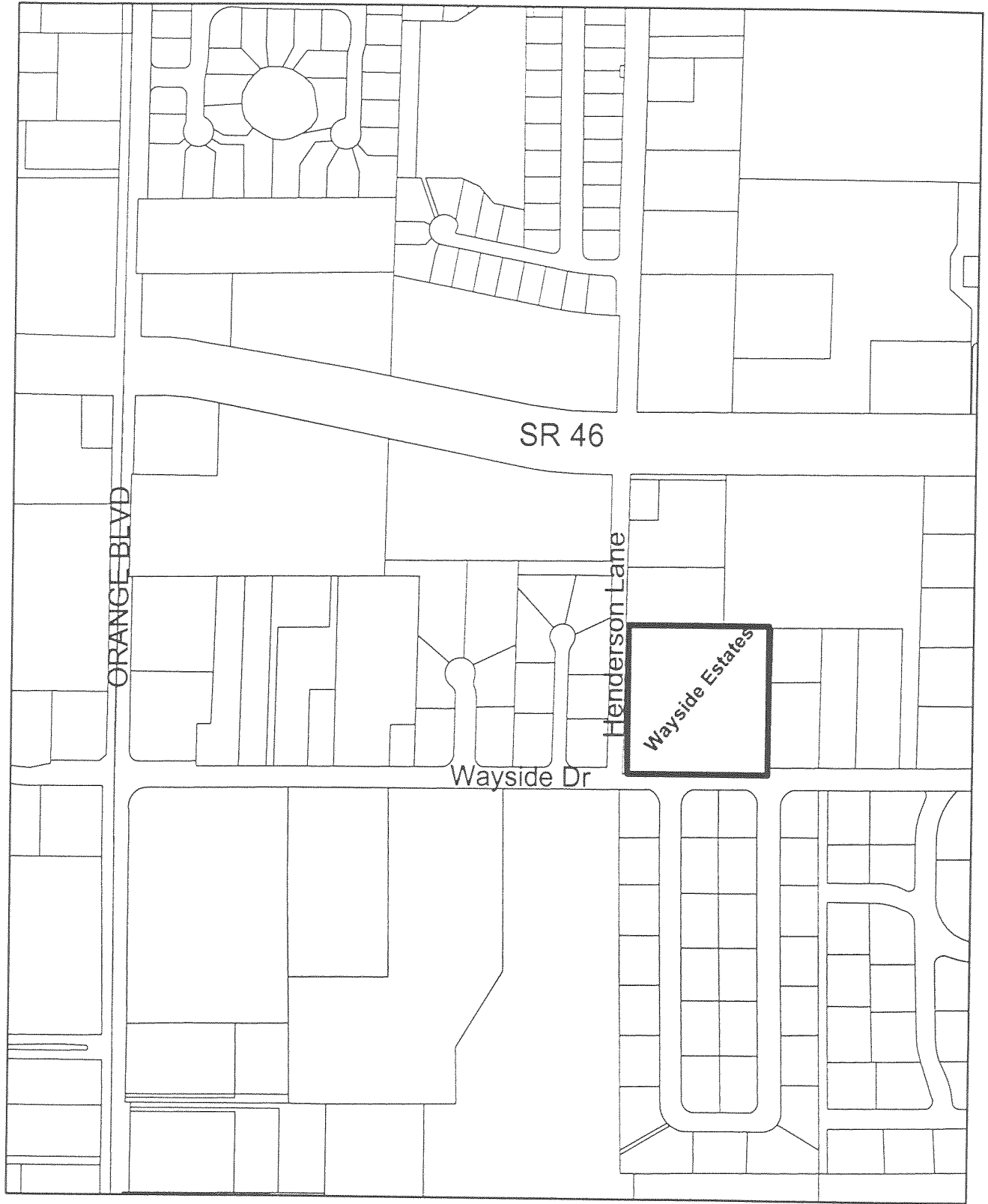
Chairman of the Board

Attest

Clerk of the Board
By _____ D.C.

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT
I HEREBY CERTIFY, that I 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 _____
MARY ANNE MORSE - Clerk of the Circuit Court in and for Seminole County, Florida





LOCATION MAP
Wayside Estates