

Item # 34

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of final plat for Off Broadway Industrial Park

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

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

**Agenda Date** 10/14/03 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

Approve the final plat of Off Broadway Industrial Park and acceptance of the warranty deed for additional right of way on Sixth Street. The site is located on the east side of Sixth Street, approximately 655 feet south of CR 426 in Section 11, Township 21 S, Range 31 E – David E. Axel, Representative

District 2 – Morris (Cynthia Sweet, Planner)

**BACKGROUND:**

The applicant, David E. Axel, representative for the owners is requesting approval of the final plat of Off Broadway Industrial Park. The plat consists of 8 industrial zoned lots.

The internal roadway is dedicated to the public by this plat.

As a result of road improvements on Sixth Street the owners hereby voluntarily agreed to dedicate 10 feet of additional right of way on Sixth Street to the county by a separate warranty deed.

The plat meets the conditions of the FL Statutes 177 and the Seminole County Land Development Code Chapter 35.

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat of Off Broadway Industrial Park and acceptance of the warranty deed for additional right of way on Sixth Street.

District 2 - Morris  
Attachments: Reduced copy of plat - Exhibit A  
Location map - Exhibit B  
Warranty deed – Exhibit C

Reviewed by: \_\_\_\_\_  
Co Atty: KTC  
DFS: \_\_\_\_\_  
Other: AS  
DCM: SS  
CM: TKB  
File No. cpdd02

# OFF BROADWAY INDUSTRIAL PARK

## SECTION 11, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

**PLAT BOOK PAGE**

OFF BROADWAY INDUSTRIAL PARK  
DEDICATION

BEFORE ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat hereby dedicates Kennedy Point to the Public with the exception of Kennedy Point, no part of said lands are dedicated to the County of Seminole or the Public unless specifically stated in the Covenants, Conditions and Restrictions of Off Broadway Industrial Park filed concurrently with this plat. The easements as shown on this plat shall be dedicated as set forth in said Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, the undersigned does hereunto set his hand on this \_\_\_ day of 2003.

WITNESSES: DVMORS

\_\_\_\_\_  
ROBERT G. MARTIN

\_\_\_\_\_  
JEAN B. MARTIN

\_\_\_\_\_  
K & H Commercial Properties, LLC  
Karen L. Veever, Manager

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 10 FEET THEREOF FOR ROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN S00°00'25"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 659.66 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE N80°30'11"W, ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 TO A POINT ON THE EAST LINE OF THE WEST 10 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SAID SOUTHEAST 1/4; THENCE N00°03'08"E, ALONG THE EAST LINE OF SAID WEST 10 FEET, A DISTANCE OF 659.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE S89°29'56"E, A DISTANCE OF 1315.66 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 19.929 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 11-21-31, AS BEING N00°00'25"E, ASSUMED.
2. ALL LINES ARE NON-RADIAL (N.R.) UNLESS INDICATED AS RADIAL (R).
3. 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 DAMAGES.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE BASED UPON SEMINOLE COUNTY ENGINEERING DEPARTMENT POINT NUMBERS 173 AND 175. THE BEARINGS AND DISTANCES DERIVED HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTENT WITH THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT. STATE PLANE COORDINATES FOR POINTS 173 AND 175 AS PUBLISHED BY SEMINOLE COUNTY ENGINEERING DEPARTMENT ARE AS FOLLOWS: POINT NO.173 N.1983342.363 E. 8062584.926 POINT NO.175 N.1582600.229 E. 804921.698
5. ALL OF THE LANDS DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO THE LOTS, TRACTS, EASEMENTS AND WETLAND CONSERVATION AREA, BUT NOT KENNEDY POINT, ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF OFF BROADWAY OWNER'S ASSOCIATION, INC., AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY.
6. TRACT "A" IS A PRIVATE RETENTION AND DRAINAGE AREA TO BE OWNED AND MAINTAINED BY OFF BROADWAY OWNER'S ASSOCIATION, INC.
7. TRACT "B" AND THE ADJACENT WETLAND BUFFER EASEMENT ARE HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA.
8. THE 10' UTILITY EASEMENT LOCATED ON BOTH SIDES OF KENNEDY POINT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATE AND OFF BROADWAY OWNER'S ASSOCIATION, INC. SHALL HAVE AN EASEMENT FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND REPAIR OF DRAINAGE PIPING, STRUCTURES AND RELATED FACILITIES.
9. THE 20' DRAINAGE EASEMENTS ON LOTS 2,3,4,8 AND 7 SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATE AND OFF BROADWAY OWNER'S ASSOCIATION SHALL HAVE AN EASEMENT FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND REPAIR OF DRAINAGE PIPING, STRUCTURES AND RELATED FACILITIES.
10. NOTICE SEE SEMINOLE COUNTY DEVELOPMENT ORDER #08-243, RECORDED IN OFFICIAL RECORDS BOOK 2070, PAGE 1510, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR CONTINGENCIES AS TO PUBLIC FACILITY CAPACITY ENCUMBRANCE OR RESERVATION AND OTHER INFORMATION.

STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2003 by \_\_\_\_\_

Who is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath.

NOTARY PUBLIC  
Commission No. \_\_\_\_\_  
My Commission expires \_\_\_\_\_

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.

Steve L. Wessiah, P.L.S.  
Florida Registration Number 4589  
County Surveyor for Seminole County, Florida

DATE: \_\_\_\_\_

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 plat and survey data contained herein comply with all requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.08(7) regarding "permanent reference monuments" and that the land is located within Seminole County, Florida.

ALTAMONTE SURVEYING AND PLATTING, INC.  
Signature: \_\_\_\_\_ Dated: \_\_\_\_\_  
Florida Registration No. 4458  
Licensee Number No. 8320

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.

JOINDER AND CONSENT TO DEDICATION

The undersigned, Citibank Bank of Orlando, hereby certifies that it is the holder of mortgages, liens or other encumbrances upon the above described property and that the undersigned hereby joins in and consents to the dedication of lands described above by the owner thereof, and agrees that its mortgages, liens or other encumbrances recorded in Official Record Book 4901, Page 1520, Official Records Book 4901 Page 1541, of the Public Records of Seminole County, Florida, shall be subordinated to the above dedication.

By: \_\_\_\_\_ Timothy M. Slatery, Vice President, Citibank Bank of Orlando  
a Florida Banking Corporation

Signed, sealed and delivered in the presence of \_\_\_\_\_

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
State of Florida, County of Seminole

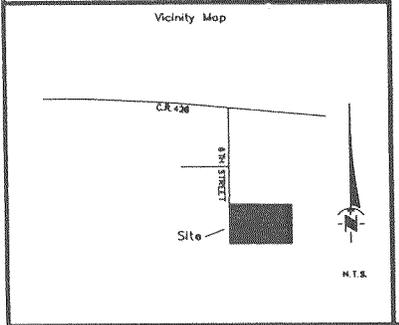
This is to certify that on \_\_\_\_\_ 2003 before me, Timothy M. Slatery, as Vice President, Citibank Bank of Orlando, a Florida Banking Corporation, personally known to me to be the person described to and who executed the Joinder and Consent to Dedication and severally acknowledges the execution thereof to be the free act and deed of said corporation for the uses and purposes therein expressed, under authority duly vested in him.

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.

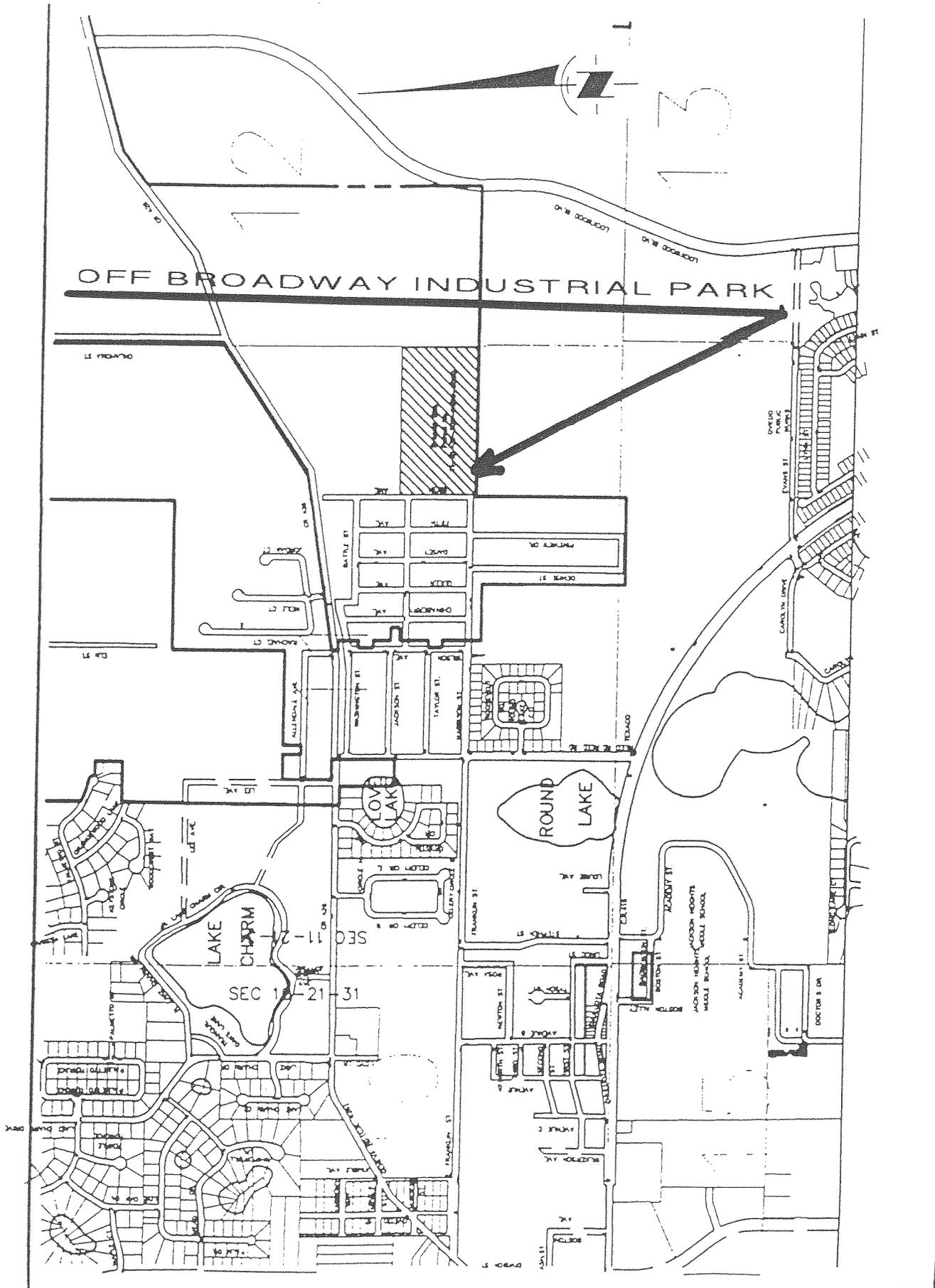
NOTICE: THIS PLAT, AS DESCRIBED IN ITS GRAPHIC FORM IS THE OFFICIAL INSTRUMENT OF THE SUBMITTED LINES RECORDS HEREON AND SHALL BE NO CIRCUMSTANCES BE SUPPLANTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



- ③ - STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENT
- - RECOVERED 4" DIA CONCRETE MONUMENT (UNRECOVERED)
- - SET 4" DIA CONCRETE MONUMENT (REMOVED OR AS NOTED)
- - SET 1/2" IRON ROD (REMOVED AFTER CONSTRUCTION)
- A - P.C.P. - SET MARK & OSK (REMOVED AFTER CONSTRUCTION)
- Δ - BENCH
- Δ - DELTA ANGLE P.T. - POINT OF TANGENCY
- L - ARC LENGTH P.C.C. - POINT OF COMPOUND CURVATURE
- RED - REDUCED
- CONC. - CONCRETE
- MON. - MONUMENT
- CH. - CHORD
- TAN. - TANGENT
- ⊕ - CENTERLINE
- P.R.M. - PERMANENT REFERENCE MONUMENT

EXHIBIT A





OFF-BROADWAY INDUSTRIAL SUBDIVISION  
 LOCATION MAP  
 SCALE 1" = 100'  
 SHEET 1 OF 1

David E. Allen and Associates  
 Consulting Engineers  
 P. O. Box 81808 Longwood, Florida 32781-8008 (407) 482-2912

Prepared By	Designed By	Checked By
mm	mm	mm
Project Number	File Name	Drawing Date
1000000000	1000000000	1000000000

THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:  
Margaret A. Wharton, P.A.  
P. O. Box 621172, Oviedo, FL 32762

PARCEL IDENTIFICATION NO.: \_\_\_\_\_

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made as of the 18 day of August, 2003, by JON M. HALL CO., a Florida corporation, having an address at: 199 Hickman Drive, Suite 2001, Sanford, FL 32771 and JON M. HALL and PRISCILLA K. HALL, his wife, whose address is 1230 Lakeview Drive, Winter Park, Florida 32789, hereinafter called Grantor, to SEMINOLE COUNTY, FLORIDA, whose address is: 1101 E FIRST STREET, SANFORD, FL 32771, hereinafter called the Grantee.

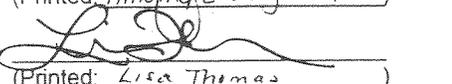
(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requests.)

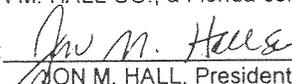
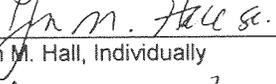
WITNESSETH, that the Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Seminole County, State of Florida, viz:

The West 10 feet of the South 1/2 of the NE 4 of the SE 1/4 of  
Section 11, Township 21 South, Range 31 East, Seminole  
County, Florida

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining including all mineral rights. To have and to hold, the same in fee simple forever. Said property shall be used solely for road right-of-way purposes.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

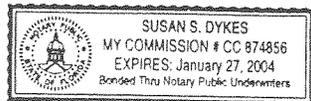
Witnesses:  
  
(Printed: Timothy E. Loughran)  
  
(Printed: Lisa Thomas)

JON M. HALL CO., a Florida corporation  
BY:   
JON M. HALL, President  
  
Jon M. Hall, Individually  
  
Priscilla K. Hall, Individually

STATE OF FLORIDA  
COUNTY OF SEMINOLE

This instrument was acknowledged before me on this 18 day of August, 2003, by JON M. HALL, as President of JON M. HALL CO., a Florida corporation, under authority duly vested in him as the act and deed of said corporation. Affiant is personally known by me or \_\_\_\_\_ produced a Florida driver's license for identification.

(SEAL)



  
NOTARY PUBLIC-STATE OF FLORIDA  
My commission expires \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SEMINOLE

This instrument was acknowledged before me on this 18 day of August, 2003, by JON M. HALL and PRISCILLA K. HALL, his wife, and they  are personally known by me or  produced Florida driver's licenses for identification.



  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: