

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Approval of the Final Plat for Lake Forest Section 18

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Shannon Suffron EXT. 7337

| | | | | |
|-----------------------------|--|---|--|-----------------------------------|
| Agenda Date <u>10/22/02</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 Lake Forest Section 18 as requested by Orlando Lake Forest Joint Venture.

The subdivision is located on the Southeast side of Orange Boulevard, North of SR 46 and South of Nevada Ave., in Section 20, Township 19, Range 30 East, Seminole County, Florida. The applicant is Dyer, Riddle, Mills and Precourt representing Orlando Lake Forest Joint Venture.

District 5 – McLain (Shannon C. Suffron – Planner) *SCS*

BACKGROUND:

The applicant is requesting approval of 18 single family residential lots on approximately 9 acres. The lots are part of the existing Lake Forest Planned Unit Development located on the Southeast side of Orange Boulevard, North of SR 46 and South of Nevada Avenue.

Staff has reviewed the Final Plat and found that it meets the applicable conditions of the PUD Developer's Commitment Agreement in addition to being in conformance with State Statutes and the Seminole County Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of Lake Forest Section 18.

District: 5 - McLain
Attachments: Reduction of the Plat
Location map

| |
|---------------------------|
| Reviewed by: <u>KZC</u> |
| Co Atty: <u>KZC</u> |
| DFS: _____ |
| Other: <u>[Signature]</u> |
| DCM: <u>[Signature]</u> |
| CM: _____ |
| File No. <u>cpdd01</u> |

LAKE FOREST SECTION 78

SECTION 20, TOWNSHIP 19, SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

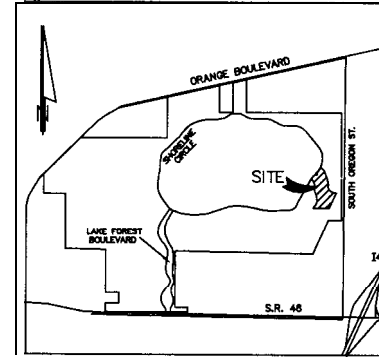
REPLACING A PORTION OF VACATED 'MAP OF SANFORD FARMS' AS
RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF LAND SITUATE IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 304 OF LAKE FOREST SECTION 58, AS RECORDED IN PLAT BOOK 52, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY LINE OF SAID LAKE FOREST SECTION 58, SOUTH 37°56'59" EAST 80.06 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 49°52'29" EAST 1.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1540.00 FEET; THENCE FROM A CHORD BEARING OF NORTH 47°55'03" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.32 FEET, THROUGH A CENTRAL ANGLE OF 03°52'52" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE FROM A CHORD BEARING OF SOUTH 87°00'25" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.01 FEET, THROUGH A CENTRAL ANGLE OF 93°59'57" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN NORTH 48°58'34"E 50.00 FEET; THENCE NORTH 40°02'28"W 10.23 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE FROM A CHORD BEARING OF NORTH 01°09'10" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.92 FEET, THROUGH A CENTRAL ANGLE OF 82°19'12" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1540.00 FEET; THENCE FROM A CHORD BEARING OF NORTH 41°30'38" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.15 FEET, THROUGH A CENTRAL ANGLE OF 01°38'20" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE FROM A CHORD BEARING OF NORTH 31°59'04" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.97 FEET, THROUGH A CENTRAL ANGLE OF 17°28'44" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 40°00'26" EAST 182.40 FEET; THENCE SOUTH 19°37'13" EAST 223.77 FEET; THENCE SOUTH 10°39'49" EAST 130.42 FEET; THENCE SOUTH 10°36'38" WEST 72.20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE FROM A CHORD BEARING OF SOUTH 48°22'28" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 200.54 FEET, THROUGH A CENTRAL ANGLE OF 63°48'18" TO THE POINT OF TANGENCY; THENCE SOUTH 78°15'34" EAST 83.03 FEET; THENCE SOUTH 24°57'48" WEST 442.32 FEET; THENCE NORTH 80°00'00" WEST 430.20 FEET TO SAID EASTERLY LINE OF LAKE FOREST SECTION 58; THENCE RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG SAID EASTERLY LINE: NORTH 38°28'41" EAST 158.51 FEET; THENCE NORTH 00°58'54" EAST 181.29 FEET; THENCE NORTH 18°13'02"W 94.48 FEET; THENCE NORTH 19°57'28" WEST 98.68 FEET; THENCE NORTH 01°12'09" EAST 170.42 FEET; THENCE NORTH 28°32'36" WEST 178.49 FEET; THENCE NORTH 49°52'29" EAST 5.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.035 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. DENOTES P.R.M. - PERMANENT REFERENCE MONUMENT, 4" X 4" CONCRETE MONUMENT L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 277.091(8), UNLESS OTHERWISE NOTED.
2. DENOTES P.C.P. - PERMANENT CONTROL POINT, NAIL AND DISK L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 277.091(8).
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE FOREST SECTION 58 AS RECORDED IN PLAT BOOK 52, PAGES 34 & 35 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, AS BEING S.37°56'59"E.
4. THERE IS A 5.00' WIDE SIDEWALK & UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS.
5. THERE IS A 7.50' DRAINAGE EASEMENT ALONG ALL LOT LINES, AND A 10.00' DRAINAGE EASEMENT ALONG THE REAR LOT LINES, EXCEPT AS OTHERWISE NOTED.
6. STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990) BEING SEMINOLE COUNTY HORIZONTAL CONTROL POINTS.
7. 20-19-30 DENOTES SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
8. DENOTES P.R.M. - PERMANENT REFERENCE MONUMENT, RECOVERED 4" X 4" CONCRETE MONUMENT L.S. #2353, UNLESS OTHERWISE NOTED.
9. ALL CURVILINEAR LOT LINES ARE RADIAL (RAD.) UNLESS NOTED AS N.R. (NON-RADIAL).
10. DENOTES CHANGE IN DIRECTION ONLY. NO CORNER SET OR RECOVERED.
11. TRACT A IS THE STREET TRACT (WHOOPIING CRANE COURT) TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
12. THE 50.00 FEET WIDE DRAINAGE AND CONSERVATION EASEMENT LOCATED ALONG THE REAR LOT LINES OF LOTS 858 AND 859, IS HEREBY DEDICATED TO THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC. AND SEMINOLE COUNTY, FLORIDA FOR DRAINAGE AND MAINTENANCE PURPOSES. CONSTRUCTION AND ACTIVITIES RELATED THERETO ARE HEREBY PROHIBITED WITHIN SAID DRAINAGE AND CONSERVATION EASEMENT.
13. THE LANDSCAPE EASEMENT LOCATED ALONG THE REAR LOT LINES OF LOTS 849 THROUGH 856 (INCLUSIVE) IS HEREBY RESERVED IN FAVOR OF THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC. NO CLEARING, DREDGING, FILLING OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE LANDSCAPE EASEMENT WITHOUT PRIOR WRITTEN APPROVAL BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.

NOTICE: PCP'S AND LOT CORNERS - (177.091 (8) (9) F.S.)
ALL PCP'S AND LOT CORNERS MUST BE SET PRIOR TO THE EXPIRATION
OF THE MAINTENANCE BOND. THE PROFESSIONAL SURVEYOR RESPONSIBLE
FOR SETTING THE MONUMENTATION WILL NOTIFY THE COUNTY SURVEYOR
IN WRITING OF SAME.



PLAT NOTES:

- 1) 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, WHETHER GRAPHIC OR DIGITAL.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) 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 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.

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

Date

SHEET 1 OF 2

PLAT
BOOK

PAGE

LAKE FOREST SECTION 18
DEDICATION

This is to certify that the undersigned Orlando Lake Forest Joint Venture, a Florida general partnership (hereinafter referred to as "Lawful Owner") is the lawful owner of the lands described in the caption therein and that it has caused the lands described herein to be surveyed and this plat, entitled Lake Forest Section 18, is hereby adopted as a true and correct plat of said lands. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads. Provided however, perpetual non-exclusive access and utility easement over and under all of the private streets shown hereon are hereby dedicated to Seminole County, Florida. Said streets and easements shall remain private and the sole and exclusive property of the Lawful Owner, unless otherwise noted, and I do hereby grant to the present and future owners of adjacent lands and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the United States postal service mail carriers, representatives of utilities authorized by the Lawful Owner to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements.

IN WITNESS WHEREOF, the said Owner has executed these presents this _____ day of _____, 2002.

WITNESS: ORLANDO LAKE FOREST JOINT VENTURE
F/K/A KINGWOOD JOINT VENTURE, A
FLORIDA GENERAL PARTNERSHIP
BY ORLANDO LAKE FOREST INC.
A FLORIDA CORPORATION
ITS MANAGING PARTNER

.....
GARY ADAMS (SENIOR VICE PRESIDENT)

Signed and sealed in the presence of:

PRINT NAME: STATE OF FLORIDA
PRINT NAME: COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ by _____ of _____ a _____ corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Printed Name:

NOTARY PUBLIC
COMMISSION NUMBER:
MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does 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 the requirements of Chapter 177, Florida Statutes, and the said land is located in Seminole County, Florida.

Signature: _____ Dated _____
Abby A. Schaefer, P.L.S. Registration No. 5221
Dyer, Riddle, Miller & Freecourt Inc.
1505 E. Colonial Drive
Orlando, Florida
Florida Licensed Business No. 2648

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

Examined &
Approved

.....Date.....
Chairman

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.

ATTEST:
.....
Chairman of the Board Clerk of the Board

by _____, D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

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.

LAKE FOREST SECTION 18

SECTION 20, TOWNSHIP 19, SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

REPLATTING A PORTION OF VACATED "MAP OF SANFORD FARMS" AS
RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

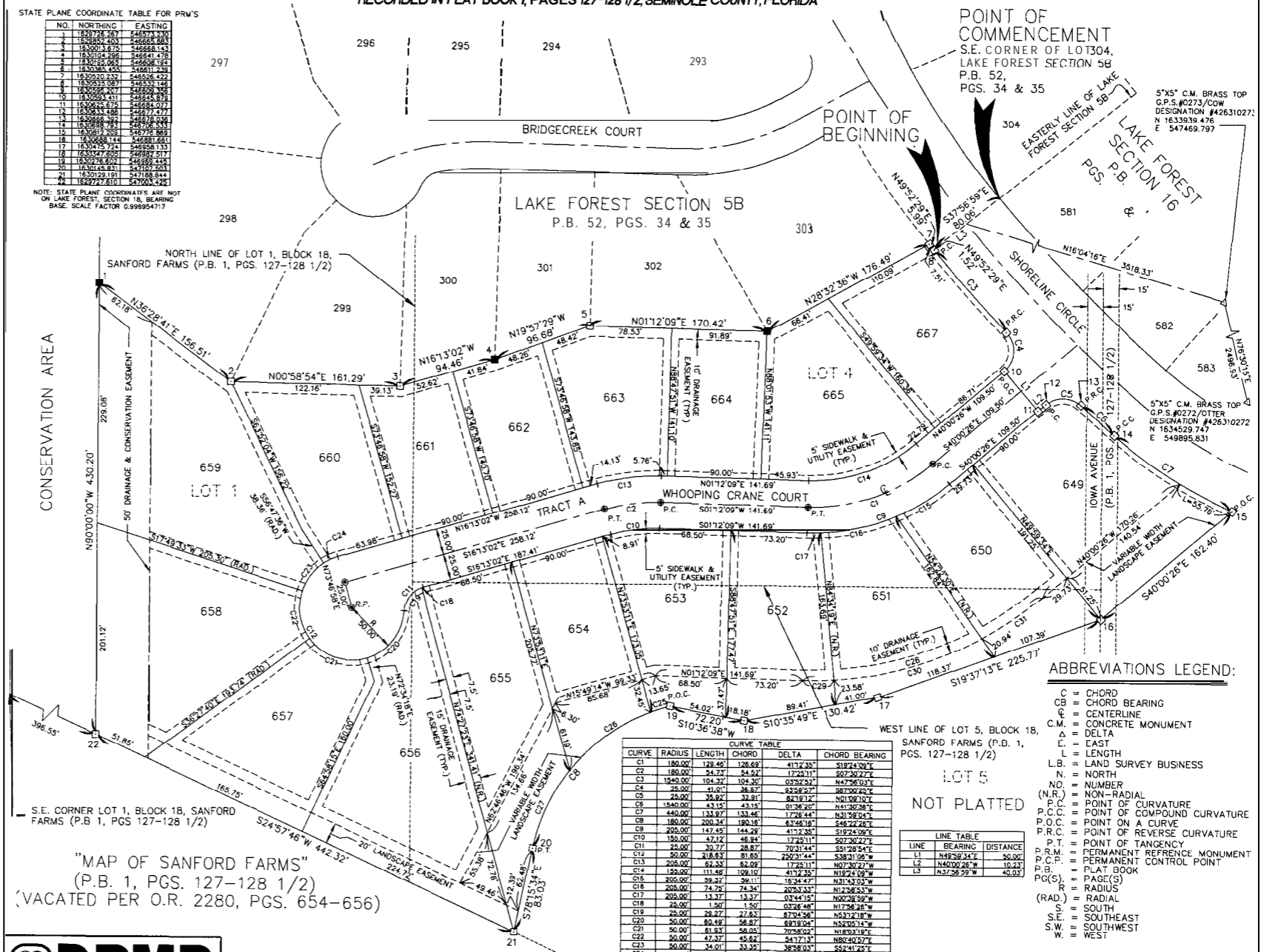
PLAT
BOOK

PAGE

STATE PLANE COORDINATE TABLE FOR PRM'S

| NO. | NORTHING | EASTING |
|-----|------------|------------|
| 1 | 183029.763 | 246551.930 |
| 2 | 183051.400 | 246555.883 |
| 3 | 183020.175 | 246550.143 |
| 4 | 183014.426 | 246541.473 |
| 5 | 183025.065 | 246508.153 |
| 6 | 183045.456 | 246511.233 |
| 7 | 183020.232 | 246526.422 |
| 8 | 183055.087 | 246511.148 |
| 9 | 183050.407 | 246520.365 |
| 10 | 183050.411 | 246545.873 |
| 11 | 183046.675 | 246506.017 |
| 12 | 183033.488 | 246577.477 |
| 13 | 183068.984 | 246573.244 |
| 14 | 183068.984 | 246573.244 |
| 15 | 183061.202 | 246772.869 |
| 16 | 183068.142 | 246581.561 |
| 17 | 183045.724 | 246558.131 |
| 18 | 183047.002 | 246582.217 |
| 19 | 183024.604 | 246581.442 |
| 20 | 183014.831 | 246167.803 |
| 21 | 183019.191 | 246168.614 |
| 22 | 182727.810 | 247003.424 |

NOTE: STATE PLANE COORDINATES ARE NOT
ON LAKE FOREST, SECTION 18, BEARING
BASE. SCALE FACTOR 0.999954717



POINT OF COMMENCEMENT
S.E. CORNER OF LOT 304,
LAKE FOREST SECTION 5B
P.B. 52,
PGS. 34 & 35

POINT OF BEGINNING

5"x5" C.M. BRASS TOP
G.P.S. #0273/COW
DESIGNATION #426310272
N 1633939.476
E 547469.797

5"x5" C.M. BRASS TOP
G.P.S. #0272/OTTR
DESIGNATION #426310272
N 1634529.747
E 549895.831

CONSERVATION AREA

"MAP OF SANFORD FARMS"
(P.B. 1, PGS. 127-128 1/2)
(VACATED PER O.R. 2280, PGS. 654-656)

DRMP
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
1505 East Colonial Drive - Orlando, Florida 32803

| CURVE | RADIUS | LENGTH | CHORD | DELTA | CHORD BEARING |
|-------|---------|--------|--------|--------|---------------|
| C1 | 180.00 | 128.46 | 128.69 | 411.25 | S192.409°E |
| C2 | 180.00 | 54.72 | 54.52 | 172.41 | S27.322°E |
| C3 | 1840.00 | 104.32 | 104.30 | 032.92 | N47.560°E |
| C4 | 25.00 | 41.01 | 36.87 | 83.28 | S87.002°E |
| C5 | 25.00 | 38.92 | 32.81 | 84.18 | N100.101°E |
| C6 | 1540.00 | 43.15 | 43.15 | 00.00 | N41.902°E |
| C7 | 440.00 | 133.97 | 133.46 | 17.26 | N31.580°E |
| C8 | 180.00 | 200.24 | 190.18 | 87.98 | S48.222°E |
| C9 | 205.00 | 147.45 | 144.29 | 41.23 | S19.292°E |
| C10 | 155.00 | 42.12 | 46.94 | 17.25 | S07.302°E |
| C11 | 25.00 | 30.77 | 28.87 | 70.31 | S51.284°E |
| C12 | 50.00 | 21.63 | 21.63 | 00.00 | N31.520°E |
| C13 | 205.00 | 62.33 | 62.09 | 17.25 | N07.221°W |
| C14 | 150.00 | 111.48 | 109.10 | 41.12 | N19.209°W |
| C15 | 205.00 | 38.32 | 39.11 | 16.24 | N31.520°W |
| C16 | 205.00 | 74.25 | 74.34 | 00.00 | N17.263°W |
| C17 | 205.00 | 13.37 | 13.37 | 02.44 | N00.350°W |
| C18 | 25.00 | 1.50 | 1.50 | 03.48 | N17.262°W |
| C19 | 25.00 | 22.77 | 21.63 | 67.54 | N53.119°W |
| C20 | 50.00 | 60.49 | 56.87 | 69.19 | N50.014°W |
| C21 | 50.00 | 81.93 | 56.05 | 70.80 | N18.031°E |
| C22 | 50.00 | 47.37 | 45.62 | 54.72 | N82.465°E |
| C23 | 50.00 | 34.01 | 33.35 | 39.38 | S24.212°E |
| C24 | 50.00 | 14.83 | 14.77 | 16.28 | S24.424°E |
| C25 | 180.00 | 19.88 | 19.65 | 06.12 | S73.204°E |
| C26 | 180.00 | 96.90 | 95.82 | 30.52 | S30.562°E |
| C27 | 180.00 | 83.89 | 82.84 | 29.28 | S24.262°E |
| C28 | 345.00 | 248.14 | 242.82 | 411.25 | N18.240°W |
| C29 | 345.00 | 29.58 | 29.57 | 62.54 | N105.153°W |
| C30 | 345.00 | 148.72 | 147.60 | 24.61 | N103.540°W |
| C31 | 345.00 | 89.81 | 89.70 | 11.35 | N34.123°W |

ABBREVIATIONS LEGEND:

- C = CHORD
- CB = CHORD BEARING
- CL = CENTERLINE
- C.M. = CONCRETE MONUMENT
- Δ = DELTA
- E = EAST
- L = LENGTH
- L.B. = LAND SURVEY BUSINESS
- N = NORTH
- NO. = NUMBER
- (N.R.) = NON-RADIAL
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.C. = POINT ON A CURVE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PAGE(S)
- R = RADIUS
- (RAD.) = RADIAL
- S = SOUTH
- S.E. = SOUTHEAST
- S.W. = SOUTHWEST
- W = WEST

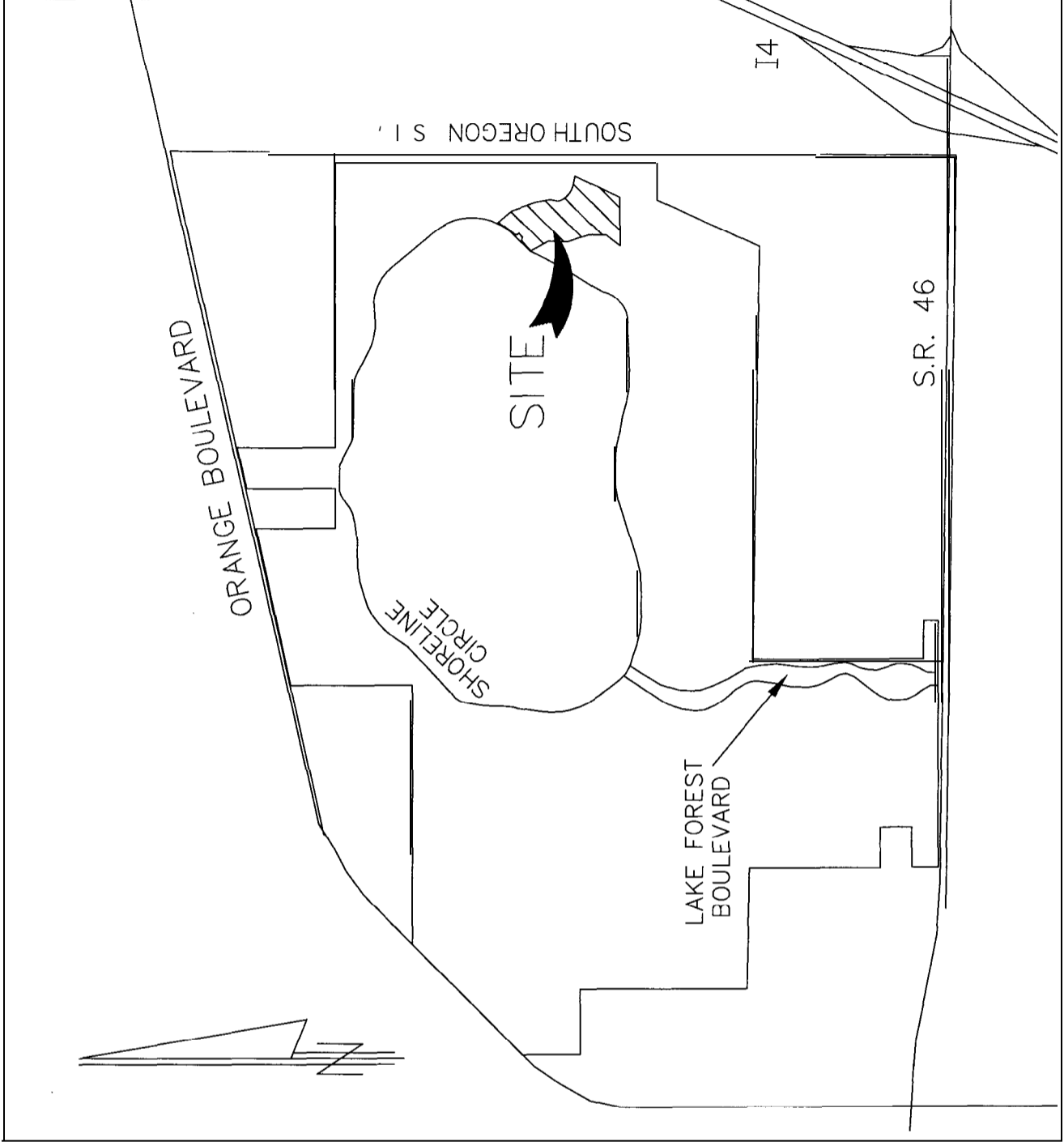
LINE TABLE

| LINE | BEARING | DISTANCE |
|------|------------|----------|
| L1 | N4600'28"W | 50.00 |
| L2 | N4600'28"W | 10.23 |
| L3 | N57'36"W | 40.03 |

LOT 5
NOT PLATTED

NOTE:

TRACT A IS THE STREET TRACT TO BE OWNED AND MAINTAINED
BY THE HOMEOWNERS' ASSOCIATION.



VICINITY MAP
NOT TO SCALE