

Item # 17

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Minor Plat approval for Willis Subdivision

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

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

Agenda Date <u>10/24/2006</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 and authorize the Chairman to execute the minor plat for Willis Subdivision – O. C. and Betty J. Strickland, applicant.

District 1 – Dallari

(Cynthia Sweet, Senior Planner)

BACKGROUND:

The applicant, O. C. and Betty J. Strickland, is requesting approval of the minor plat for Willis Subdivision. The plat consists of two (2) lots (minimum of one-acre each) containing a total of 2.07 acres. Both lots will have frontage on an existing county road (Dike Road) and utility services provided by Seminole County for water and sewer. The property is zoned A-1 (Agriculture) and is located on the south side of Dike Road, approximately ¼ mile west of Dodd Road, in Section 26, Township 21 S, Range 30 E.

The plat meets all applicable requirements of Chapter 35.122, Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

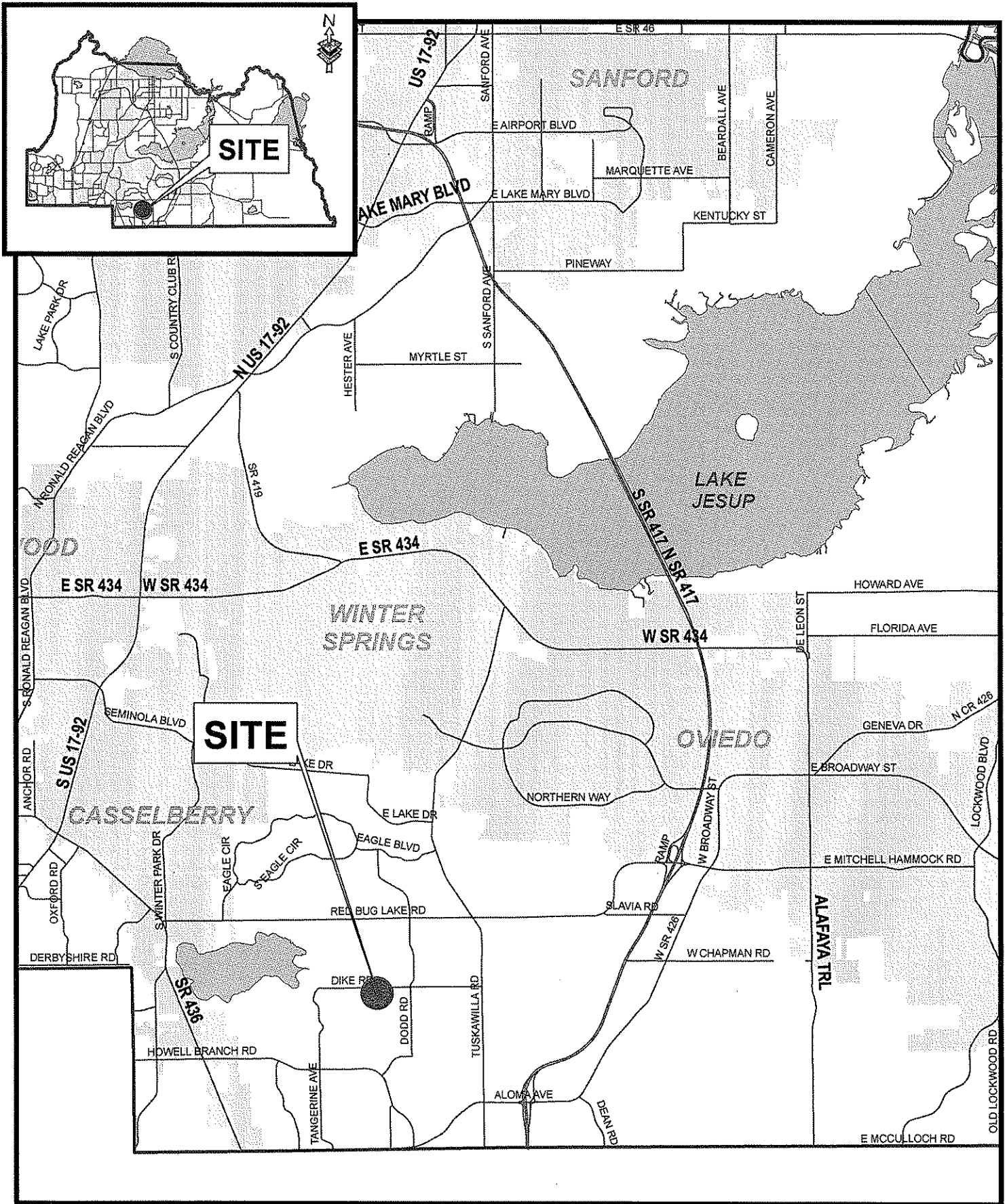
Staff recommends approval of the minor plat of Willis Subdivision.

District 1 - Dallari

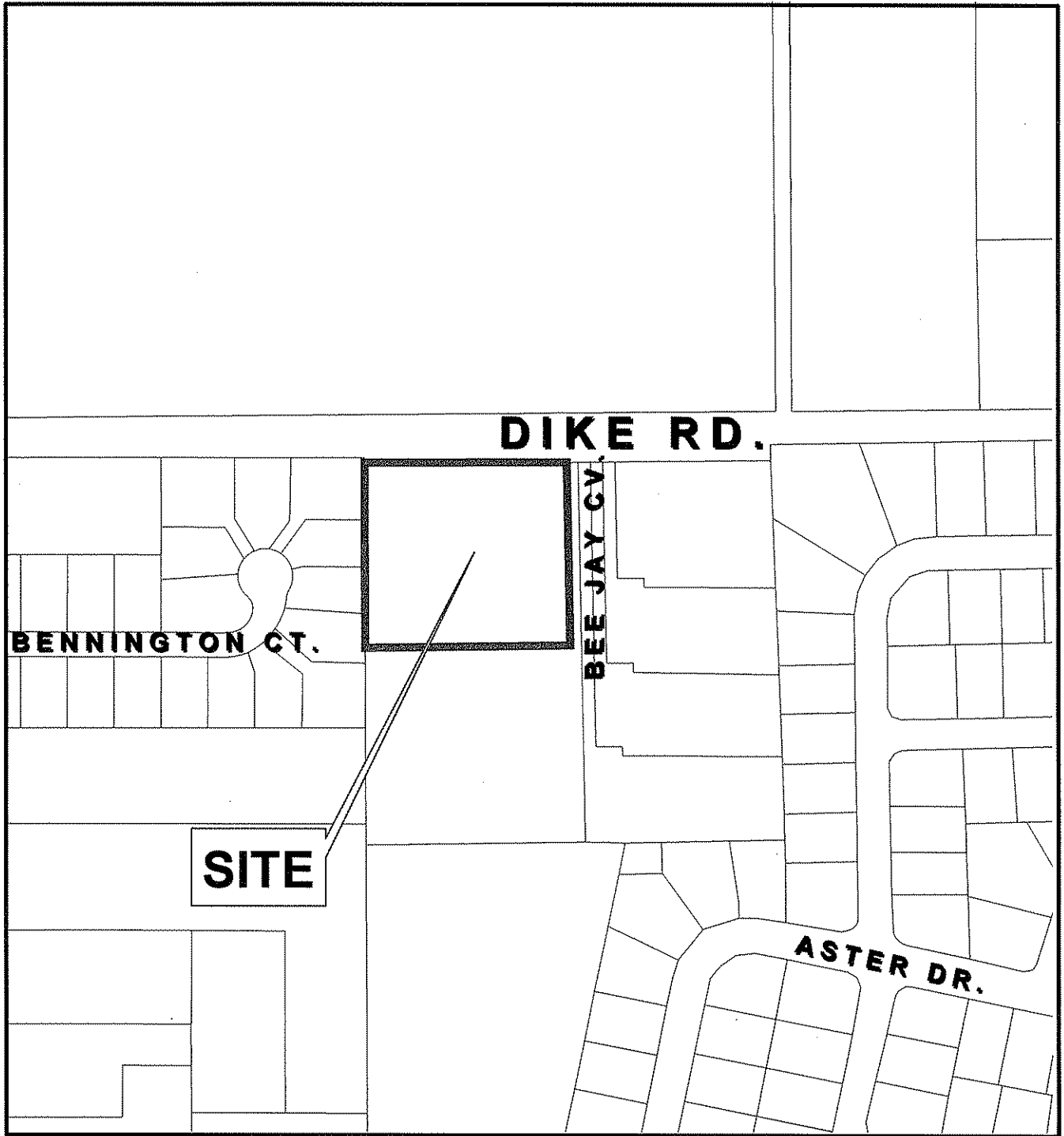
Attachments: Location Maps – Exhibit A

Reduced Copy of Plat – Exhibit B

Reviewed by:
Co Atty: <u>KFT</u>
DFS: _____
Other: <u>BP</u>
DCM: _____
CM: <u>Ca</u>
File No. <u>cpdd03</u>

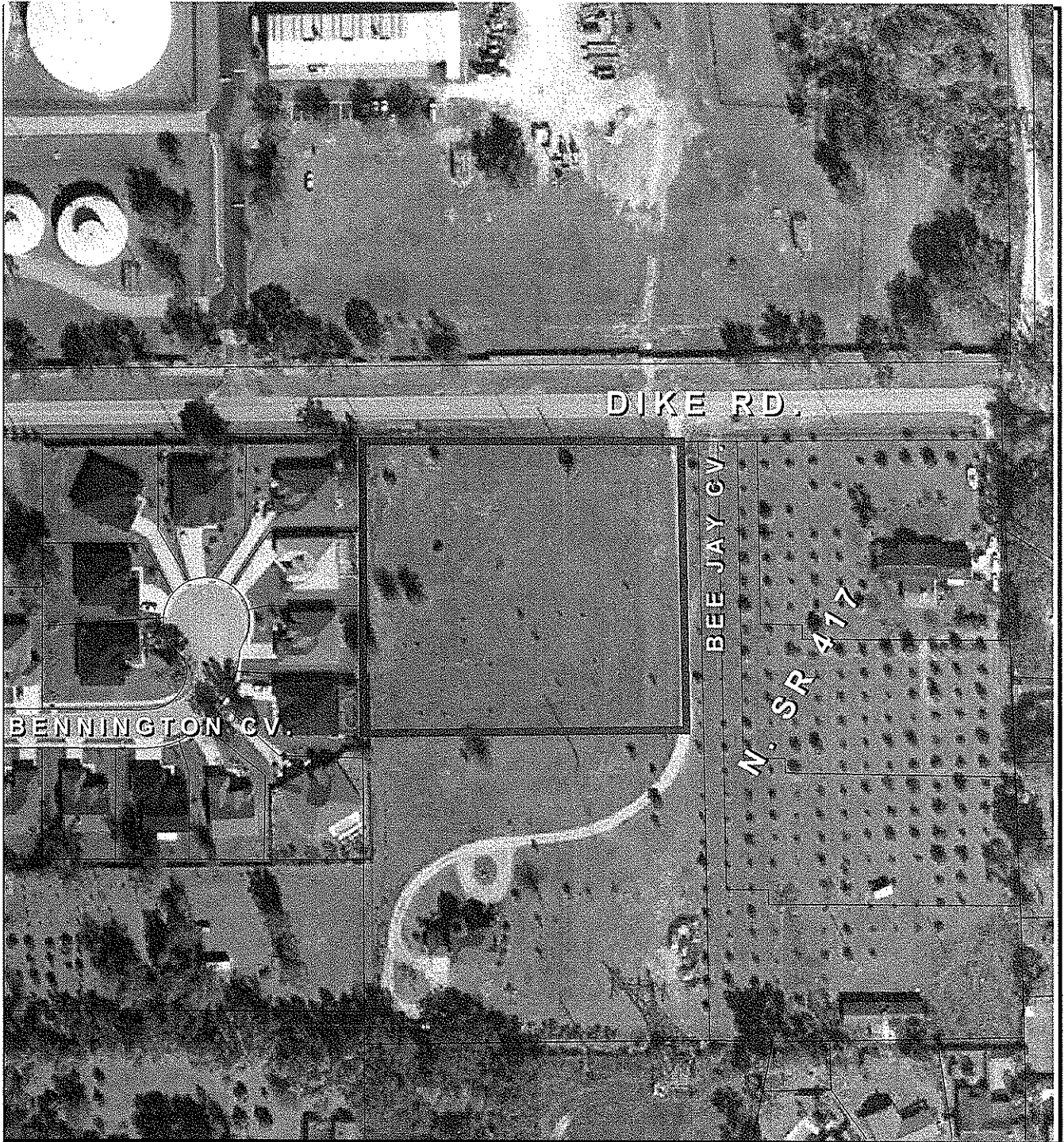


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



Willis Subdivision
Minor Plat





Willis Subdivision
Minor Plat

-  Parcel
-  Subject Property



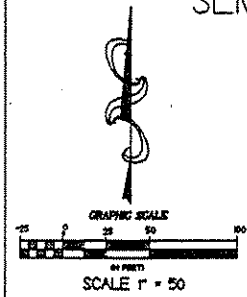
January 2006 Color Aerials

WILLIS SUBDIVISION

SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF NORTHEAST 1/4 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST; RUN S 00°28'01" E, 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF DIKE ROAD; THENCE N 89°50'28" W ALONG SAID RIGHT-OF-WAY, 346.72 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°50'28" W, 306.72 FEET; THENCE S 00°21'58" E, 318.64 FEET; THENCE S 89°50'30" E, 306.88 FEET; THENCE N 00°25'00" W 318.64 FEET TO THE POINT OF BEGINNING. (LESS THE NORTH 25.0 FEET THEREOF)
CONTAINING 2.24 ACRES ±

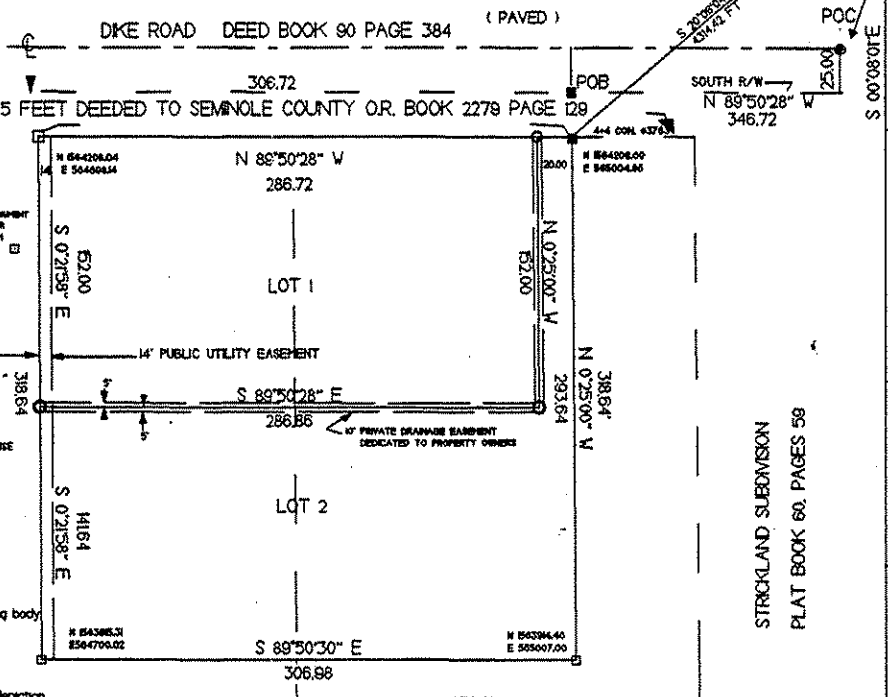
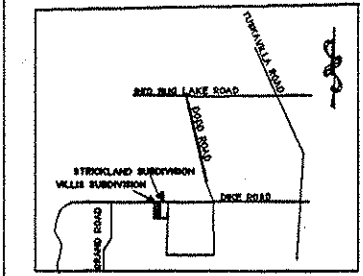


- LEGEND**
- | | | |
|--------------------------|------------------------|--------------------|
| FO - FLOOD | CON - CONCRETE | SBT - SLABMENT |
| SWT - SLOUGHT | FRM - FORMENT | SP - SIGN POST |
| STY - STORY | RD - ROAD | A - ARC LENGTH |
| CR - CENTERLINE | Q - NET BEAR 225° | B - BOUND |
| W-C-K - FENCE | DEA - DEBRIDGE | A - DELTA |
| WD - WOOD FRAME | W - WARE | C - CHORD |
| UTL - UTILITY | W - WOOD CONCRETE | L - LENGTH |
| POB - POINT OF BEGINNING | W - POINT OF BEGINNING | BLK - BLOCK |
| R/W - RIGHT-OF-WAY | W - WOOD CONCRETE | R/W - RIGHT OF WAY |
| SEC - SECTION | W - WOOD CONCRETE | W - WOOD CONCRETE |
| NE - NORTHEAST | W - WOOD CONCRETE | W - WOOD CONCRETE |
| SE - SOUTHEAST | W - WOOD CONCRETE | W - WOOD CONCRETE |
| SW - SOUTHWEST | W - WOOD CONCRETE | W - WOOD CONCRETE |
| NW - NORTHWEST | W - WOOD CONCRETE | W - WOOD CONCRETE |

BENNINGTON
PLAT BOOK 61, PAGE 10

- NOTES:**
- UNLESS EMBOSSED WITH SURVEYORS SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
 - THIS SURVEY WAS OBTAINED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR; THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
 - NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
 - DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 - VERTICAL CONTROL (NATIONAL GEODETIC VERTICAL DATUM 1988)
 - BEARINGS BASED ON THE EAST LINE OF NE 1/4 OF SW 1/4 OF NE 1/4 SECTION 26 TOWNSHIP 21 SOUTH RANGE 30 EAST AS BEING 0°02'00" E.
 - PROPERTY ZONE - A-1 - LOTS TO HAVE SET BACK OF 50 FEET IN FRONT 30 FEET IN REAR AND 10 FEET ON SIDES.
 - However nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation voluntarily assumed by the governing body.

NOTICE: The 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 the plat that may be found in the public records of Seminole County, Florida.



FLORIDA POWER CORPORATION
EASEMENT OR BOOK 429 PAGES 565-567
OR BOOK 632 PGS 656-658

NOT PLATTED

PLAT BOOK PAGE

WILLIS SUBDIVISION
DEDICATION

KNOW YE BY THESE PRESENTS, that the undersigned, named below, being the owner in fee simple of the lands described in the foregoing portion to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed.

IN WITNESS WHEREOF, has caused these presents to be signed

IN WITNESS WHEREOF, the undersigned hereunto set

WITNESSES
OSBURN C. STRICKLAND
BETTY J. STRICKLAND
Conna H. Smith
Pamela Cummins
Pamela Cummings

STATE OF FLORIDA, COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on _____ before me, an office duly authorized to take acknowledgments in the State and County aforesaid personally appeared OSBURN C. STRICKLAND BETTY J. STRICKLAND to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC
COMMISSION NUMBER _____
My commission expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that on AUGUST 23, 2008 he completed the survey of the lands as shown in the foregoing plat or plan, that said plat is a correct representation of the lands therein described and platted or subdivided; that the said plat was made under his responsible direction and supervision; that permanent reference monuments have been placed as shown thereon, as required by Chapter 177, Florida Statutes, and that said land is located in Seminole County, Florida. Also the survey data complies with all requirements of chapter 177, Florida Statutes, dated AUGUST 23, 2008.

Signature: M. Edward Gordon
Name: M. EDWARD GORDON Req. No. 2259

CERTIFICATE OF COUNTY SURVEYOR

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

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

Date _____

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 THE 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 Circuit Court MARYANNE MORSE
in and for Seminole County, Florida

BY _____ D.C.

M. EDWARD GORDON
LAND SURVEYING
509 W. II STREET
SANFORD, FLORIDA 32771
(407) 824-5720

SHEET 1 OF 1

