

Item # 21

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approve the final plat of Lake Forest Section 10C

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

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

Agenda Date <u>10/28/2003</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"/>
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MOTION/RECOMMENDATION:

Approve the final plat of Lake Forest Section 10C containing 20 single family residential lots zoned PUD on a 8.319 acre parcel within the Lake Forest Planned Unit Development located north side of SR 46, west of N. Oregon Street and south side of Orange Boulevard in Section 19, Township 19 S, Range 30 E – Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President.

District 5 – McLain (Cynthia Sweet, Planner)

BACKGROUND:

The applicant, Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President is requesting approval of the Final Plat of Lake Forest Section 10C. The plat consists of 20 single family residential lots zoned PUD (Planned Unit Development) on a 8.319 acre parcel. Each lot is serviced by Seminole County as the utility provider for water and sewer and all internal roads within the development are private. The site is located on the north side of SR 46, west of N. Oregon Street and south side of Orange Boulevard in Section 19, Township 19 S, and Range 30 E.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Lake Forest Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Lake Forest Section 10C.

District 5 - McLain
Attachments: Reduced copy of plat - Exhibit A
Location map - Exhibit B

Reviewed by: Co Atty: <u>KCC</u> DFS: _____ Other: <u>AS</u> DCM: <u>SS</u> CM: <u>KB</u> File No. <u>cpdd01</u>

LAKE FOREST SECTION 10C

SHEET 1 OF 2

SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA
REPLATTED 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 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN S.89°59'43"E. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 75.82 FEET; THENCE DEPARTING SAID NORTH LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF LAKE FOREST SECTION 10A AS RECORDED IN PLAT BOOK 56, PAGES 72, 73, 74, AND 75, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA: S.04°30'37"E. A DISTANCE OF 241.41 FEET; THENCE S.14°14'42"E. 50.02 FEET; THENCE S.12°07'27"E. 194.04 FEET TO A POINT ON THE BOUNDARY LINE OF CONSERVATION AREA A, AS SHOWN ON A BOUNDARY SURVEY PREPARED BY DYER, RIDDLE, MILLS & PRECOURT, INC., DATED 12/03/97, JOB NUMBER 98-0071.017; THENCE RUN ALONG SAID BOUNDARY LINE OF CONSERVATION AREA A, AND THE SOUTH LINE OF THE AFORESAID LAKE FOREST SECTION 10A THE FOLLOWING COURSES AND DISTANCES: S.88°31'55"W. 157.47 FEET; THENCE N.90°00'00"W. 95.00 FEET; THENCE N.87°57'48"W. 95.06 FEET; THENCE N.80°46'23"W. 96.25 FEET; THENCE N.88°52'35"W. 365.97 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF SAID PLAT CONTINUE ALONG SAID BOUNDARY LINE OF CONSERVATION AREA A, S.26°51'36"E. 130.59 FEET; THENCE S.33°58'56"E. 87.67 FEET; THENCE S.41°32'09"E. 95.87 FEET; THENCE S.51°22'50"E. 56.09 FEET; THENCE S.56°52'22"E. 183.43 FEET; THENCE S.41°35'16"E. 108.89 FEET; THENCE S.09°08'12"E. 156.10 FEET; THENCE S.32°31'4"W. 130.97 FEET; THENCE S.58°52'19"W. 129.74 FEET; THENCE N.86°22'46"W. 129.08 FEET; THENCE N.56°35'58"W. 172.69 FEET; THENCE N.29°00'40"W. 106.28 FEET; THENCE N.48°03'25"W. 118.59 FEET; THENCE N.41°08'28"W. 135.57 FEET; THENCE N.34°14'10"W. 100.51 FEET; THENCE N.26°51'36"W. 172.01 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LAKE FOREST SECTION 10A; THENCE DEPARTING SAID BOUNDARY LINE OF CONSERVATION AREA A, RUN ALONG SAID SOUTH LINE OF LAKE FOREST SECTION 10A THE FOLLOWING COURSES AND DISTANCES: N.48°21'13"E. 182.65 FEET; THENCE N.26°27'27"W. 29.12 FEET; THENCE N.63°32'33"E. 129.91 FEET; THENCE S.84°58'36"E. 111.55 FEET TO THE POINT OF BEGINNING.

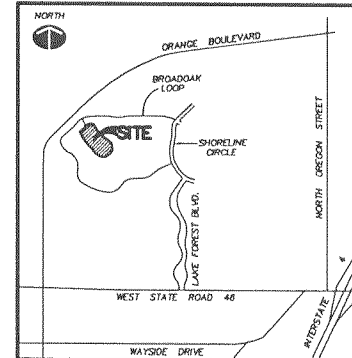
CONTAINING 8.319 ACRES, MORE OR LESS.

PLAT NOTES:

- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ABBREVIATIONS LEGEND:

P.L.S. PROFESSIONAL LAND SURVEYOR
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
No./# NUMBER
N.T.S. NOT TO SCALE
F/X/A FORMERLY KNOWN AS
L.B.# LICENSED BUSINESS NUMBER



VICINITY MAP
N.T.S.

PLAT BOOK _____ PAGE _____

LAKE FOREST SECTION 10C 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 10C, 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, the private streets shown hereon are a perpetual non-exclusive access and a utility easement over and under all of 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 it does hereby grant to the present and future owners of adjacent lands and their guest, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the United States postal services 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 _____, 2003

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

ORLANDO LA BAUC (EXECUTIVE VICE PRESIDENT)

Signed and sealed in the presence of:

PRINT NAME _____ PRINT NAME _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____, 2003, by _____ of _____, a _____ corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

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, and 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 _____
Dimitri Ray Holt, P.S.M.
Florida Registration Number 3775

DRMP (Dyer, Riddle, Mills & Precourt, Inc.)
1505 E. Colonial Drive
Orlando, Florida 32803
Florida Licensed Business Number 2648

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 COUNTY SURVEYOR

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

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

Date _____

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.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
1405 E. COLONIAL DRIVE, ORLANDO, FL 32803 TELEPHONE (407) 986-0594
DRAWN BY: B.WAND FILE PATH: 98-0087.003 \SURV\design\100c1a\fig1.dwg

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.

EXHIBIT A

LAKE FOREST SECTION 10C

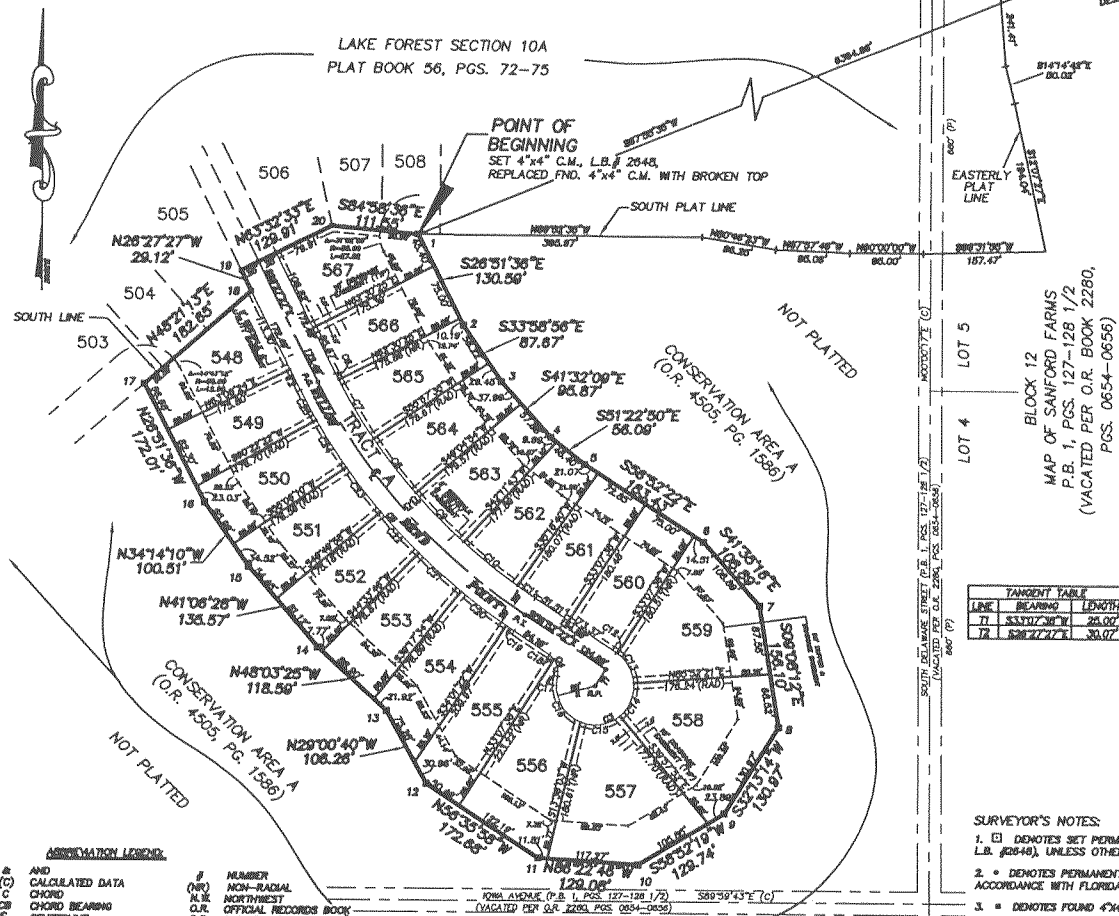
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

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

POINT OF COMMENCEMENT
N.E. COR. N.E. 1/4, S.W. 1/4,
SECTION 10-19-30
LOT 5

PLAT BOOK PAGE
SHEET 2 OF 2



STATE PLANE COORDINATE TABLE

NO.	NORTHING	EASTING
1	1631088.3474	641828.0882
2	1631412.8189	641638.3888
3	1631340.3741	641687.6207
4	1631288.0120	641701.4110
5	1631233.9430	641705.3434
6	1631154.1777	641848.4718
7	1631058.9274	642021.8095
8	1630998.8180	642247.0733
9	1630787.8954	641977.2871
10	1630720.4818	641886.7407
11	1630708.2313	641737.8888
12	1630682.6370	641683.4364
13	1630618.8868	641614.8140
14	1630684.0880	641453.1571
15	1631086.4611	641363.7035
16	1631178.3785	641306.8894
17	1631332.8807	641238.7020
18	1631484.3985	641384.8085
19	1631483.1188	641381.7831
20	1631638.8578	641467.8788

NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST SECTION 10C, BEARING BASE. SCALE FACTOR 0.999984717

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
C1	780.00	408.70	401.38	302°24'00"	S41°38'24"E
C2	740.00	382.83	388.23	307°24'00"	S41°38'24"E
C3	80.00	218.83	81.86	250°21'44"	N88°21'30"E
C4	28.00	30.77	28.67	70°31'44"	N21°38'30"W
C5	780.00	418.37	414.48	307°24'00"	S41°38'24"E
C6	740.00	8.34	8.34	0°00'00"	S00°00'00"E
C7	740.00	88.80	88.54	08°53'28"	S89°38'36"E
C8	740.00	88.84	88.78	08°53'48"	S89°38'36"E
C9	740.00	88.94	88.69	08°53'11"	S44°21'42"E
C10	740.00	88.81	88.68	08°53'03"	S44°21'42"E
C11	740.00	28.27	28.20	02°11'02"	S89°48'11"E
C12	80.00	1.63	1.63	07°51'48"	N89°38'24"E
C13	80.00	44.40	45.98	80°28'24"	N89°38'24"E
C14	80.00	47.77	45.53	84°38'47"	N89°38'24"E
C15	80.00	64.27	61.86	84°11'32"	N81°07'24"E
C16	80.00	71.08	68.23	81°28'54"	S73°03'24"E
C17	28.00	22.88	21.80	81°42'04"	N12°14'48"W
C18	28.00	8.22	8.18	18°49'40"	N47°27'32"W
C19	780.00	12.35	12.38	00°18'43"	S89°28'30"E
C20	780.00	72.86	72.84	08°18'12"	S89°28'30"E
C21	780.00	72.86	72.84	08°18'12"	S89°28'30"E
C22	780.00	72.86	72.84	08°18'12"	S42°48'00"E
C23	780.00	72.86	72.84	08°18'12"	S37°31'36"E
C24	780.00	72.86	72.84	08°18'12"	S37°31'36"E
C25	780.00	43.72	43.70	03°07'11"	S09°24'33"E

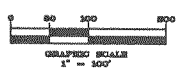
TANGENT TABLE		
LINE	BEARING	LENGTH
T1	S53°07'30"W	28.00'
T2	S88°27'27"E	30.00'

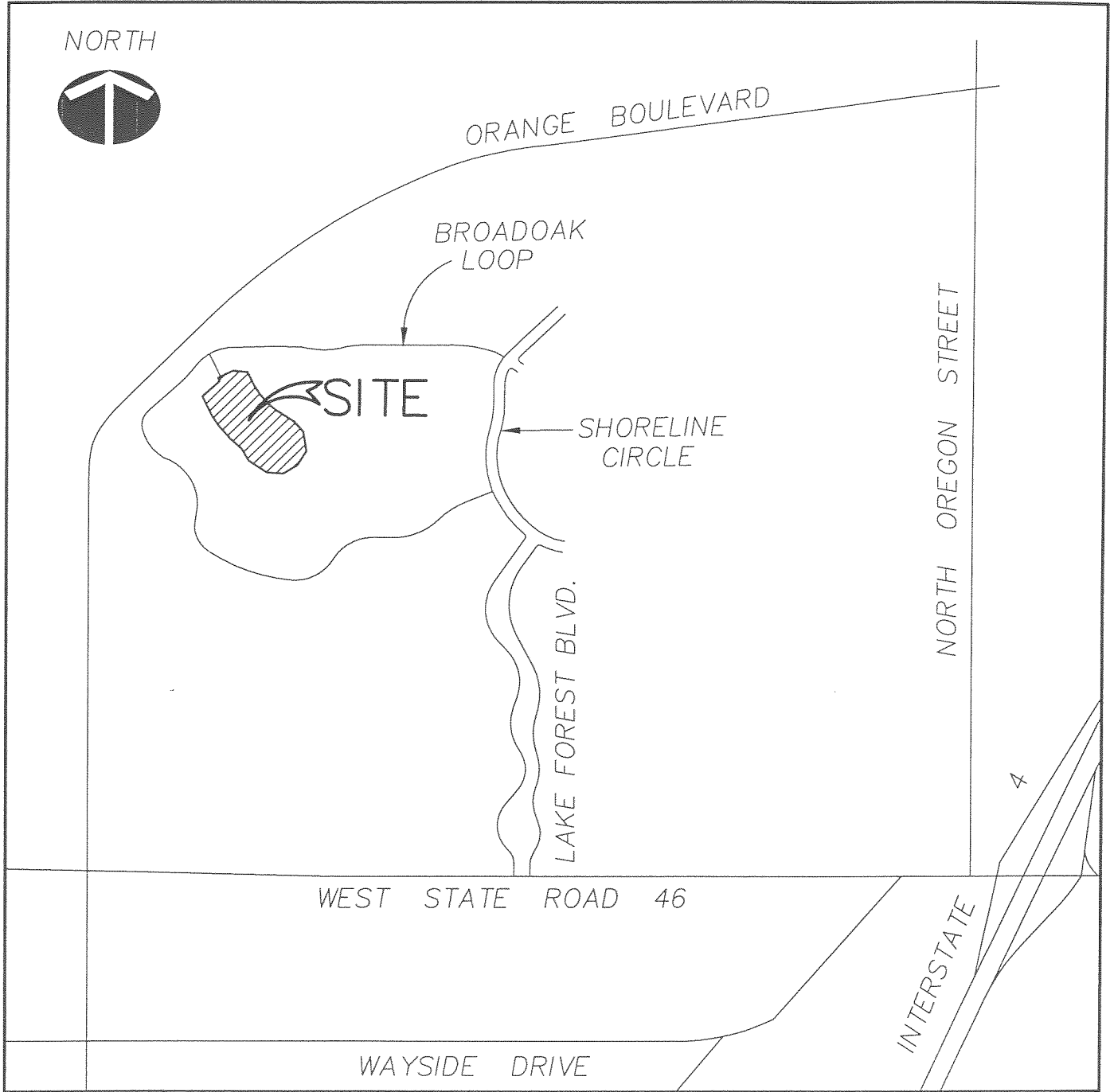
- ABBREVIATION LEGEND:**
- B AND (C) AND CALCULATED DATA
 - C CHORD
 - CB CHORD BEARING
 - E CENTERLINE
 - CM CONCRETE MONUMENT
 - CON. CORNER
 - Δ DELTA
 - E EASTING
 - E EAST
 - G.P.S. GLOBAL POSITIONING SYSTEM
 - LD. IDENTIFICATION
 - L. LENGTH
 - L.B. LAND SURVEY BUSINESS
 - L.S. LICENSED SURVEYOR
 - N. NORTH
 - N.E. NORTHEAST
 - # NUMBER
 - (NR) NON-RADIAL
 - N.W. NORTHWEST
 - O.R. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - POC(S) PAGE(S)
 - P.O.C. POINT OF A CURVE
 - P.O.C. POINT OF BEGINNING CURVATURE
 - P.T. POINT OF TANGENCY
 - R. RADIUS
 - (RAD) RADIAL
 - S.E. SOUTHEAST
 - SEC. SECTION
 - S.W. SOUTHWEST
 - T. TANGENT
 - (TYP) TYPICAL
 - W. WEST

UNNAMED BLOCKS
MAP OF SANFORD FARMS
P.B. 1, PGS. 127-128 1/2
(VACATED PER O.R. BOOK 2280, PGS. 0654-0656)

- SURVEYOR'S NOTES:**
- ☐ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #2848), UNLESS OTHERWISE NOTED.
 - * DENOTES PERMANENT CONTROL POINT (P.C.P.) (NAIL AND DISC, L.B. #2848), TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8).
 - ≡ DENOTES FOUND 4"x4" CONCRETE MONUMENT (NO L.D.), UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY FLORIDA, AS BEING S.89°04'34"E, ASSUMED.
 - THERE IS DEDICATED HEREBY A 5.00' WIDE SIDEWALK & UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS.
 - THERE IS DEDICATED HEREBY A 7.50' DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES, EXCEPT AS OTHERWISE NOTED.
 - STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1980) BEING SEMINOLE COUNTY HORIZONTAL CONTROL POINTS.
 - WITH THE EXCEPTION OF THE BERM AND DRAINAGE SYSTEM CONSTRUCTION, ALL OTHER CONSTRUCTION AND RELATED ACTIVITIES ARE HEREBY PROHIBITED WITHIN THE 50.00' BUFFER AND DRAINAGE EASEMENT.
 - 19-30 DENOTES SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
 - TRACT A (MELLOW BEND POINT) IS THE STREET TRACT TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
1000 N. CHESAPEAKE DRIVE, SUITE 200, FT. LAUDERDALE, FL 33309
PHONE 954-352-0000 FAX 954-352-0001 WWW.DRMPFL.COM





VICINITY MAP

N.T.S.