

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Plat for Oviedo Crossing - Phase 4

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date 10/28/2003 Regular Consent Work Session Briefing
Public Hearing - 1:30 Public Hearing - 7:00

MOTION/RECOMMENDATION:

Approve the final plat of Oviedo Crossing - Phase 4, consisting of 2 lots on a 22.912 acre parcel zoned PUD within the Oviedo Crossing Planned Unit Development located at the most north westerly side of Red Bug Lake Road at the intersection of Slavia Road in Section 20, Township 21 South, Range 31 East - The Viera Company, Stephen L. Johnson, Co-Vice President.

District 1 - Maloy (Cynthia Sweet, Planner) AH

BACKGROUND:

The applicant, The Viera Company, Stephen L. Johnson, Co-Vice President, is requesting approval of the Final Plat of Oviedo Crossing - Phase 4. The plat contains 2 commercial lots zoned PUD (Planned Unit Development) on a 22.912 acre parcel. Each lot is serviced by Seminole County as the utility provider for water and sewer and will have access on Red Bug Lake Road; no new roads will be created. The site is located at the most north westerly side of Red Bug Lake Road at the intersection of Slavia Road in Section 20, Township 21 South, and Range 31 East.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Oviedo Crossing 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 Oviedo Crossing - Phase 4.

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

Reviewed by: SA
Co Atty: SA
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. cpdd02

OVIEDO CROSSING-PHASE 4

LOCATED IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA
REPLATTING PORTIONS OF LOTS 61 THROUGH 65, SLAVIA COLONY COMPANY'S SUBDIVISION
AS RECORDED IN PLAT BOOK 2, PAGE 71

PLAT BOOK	PAGE
OVIEDO CROSSING-PHASE 4 DEDICATION	
KNOW ALL MEN BY THESE PRESENTS, That The Viera Company, a Florida Corporation, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicatos <u>NOT APPLICABLE</u> shown hereon to	
Seminole County for the use of the public.	
IN WITNESS THEREOF, The Viera Company has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto. <u>July 25, 2007</u>	
BY: <u>Stephen L Johnson</u>	
Name Printed <u>STEPHEN L JOHNSON</u>	
Title <u>CO-VICE PRESIDENT</u>	
ATTESTED: <u>Jay Decator III</u>	
Printed Name <u>JAY DECATOR III</u>	
Title <u>ASST. SECRETARY</u>	
STATE OF <u>FLORIDA</u> COUNTY OF <u>SEMINOLE</u>	
THIS IS TO CERTIFY, that on <u>July 25, 2007</u> before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared <u>STEPHEN L JOHNSON</u> and <u>JAY DECATOR III</u> respectively <u>CO-VICE PRESIDENT</u> and <u>ASST. SECRETARY</u> of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and who severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that official seal of said corporation is duly affixed; that the Dedication is the act and deed of said corporation; and that they are personally known to me and did not take an oath.	
IN WITNESS WHEREOF, I have hereunto set my hand and the above date.	
<u>Mary Ellen McKibben</u>	
NOTARY PUBLIC	PERSONALLY KNOWS HIM
My Commission Expires <u>July 25, 2007</u>	
Printed Name: <u>MARY ELLEN MCKIBBEN</u>	
QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes. Signature: <u>David A. White</u> Date: <u>July 25, 2007</u> David A. White, Professional Surveyor and Mapper, Florida Registration No. 4044 PROFESSIONAL ENGINEERING CONSULTANTS, INC. 200 E. Robinson Street, Suite 1560, Orlando Florida, 32801 Certificate of Authorization Number LB. # 3558	
CERTIFICATE OF REVIEW BY COUNTY SURVEYOR I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes Steve L. Wassels, PLS Florida Registration Number 4589 County Surveyor for Seminole County, Florida.	
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, Fla. _____ 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 In and for Seminole County, Fla. BY: _____ D.C.	

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING A PORTION OF LOTS 61 THROUGH 65, SLAVIA COLONY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE UNBURNED AND UNOPENED RIGHT-OF-WAYS DESCRIBED IN THE FOLLOWING DESCRIPTION:

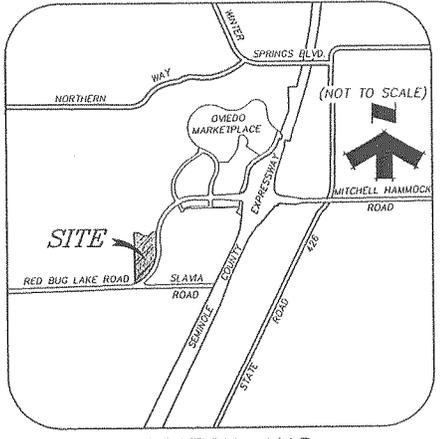
BEGIN AT THE SOUTHWEST CORNER OF TUSKA RIDGE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 66 THROUGH 68 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTH LINE OF SAID TUSKA RIDGE UNIT TWO, THE FOLLOWING COURSES: NORTH 88°51'04" EAST, 154.97 FEET; SOUTH 86°37'13" EAST, 190.07 FEET; SOUTH 84°26'46" EAST, 168.61 FEET; NORTH 42°08'31" EAST, 175.00 FEET; NORTH 88°53'26" EAST, 119.98 FEET; SOUTH 73°14'49" EAST, 37.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE RED BUG LAKE ROAD.

ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR RED BUG LAKE ROAD, SHEETS 17 THROUGH 19, PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., AND RIGHT-OF-WAY RESERVATION, MAP BOOK 2, PAGES 50 THROUGH 50 OF SAID PUBLIC RECORDS; SAID POINT LIES ON A CURVE CONCAVE EASTERLY; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1343.24 FEET, A CENTRAL ANGLE OF 05°18'54", AN ARC LENGTH OF 124.47 FEET, A CHORD LENGTH OF 124.43 FEET AND A CHORD BEARING OF SOUTH 02°17'11" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 02°22'00" EAST, 19.46 FEET; THENCE RUN SOUTH 03°28'51" WEST, 180.40 FEET; THENCE RUN SOUTH 00°22'00" EAST, 221.00 FEET; THENCE RUN NORTH 88°37'58" EAST, 12.00 FEET; THENCE RUN SOUTH 00°22'00" EAST, 45.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1227.26 FEET, A CENTRAL ANGLE OF 07°39'13", AN ARC LENGTH OF 163.94 FEET, A CHORD LENGTH OF 163.82 FEET AND A CHORD BEARING OF SOUTH 03°27'37" WEST TO THE NORTH EAST CORNER OF THAT CERTAIN SEMINOLE COUNTY LIFT STATION PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2891, PAGE 1213 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 82°42'47" WEST, ALONG THE NORTH LINE OF SAID PARCEL AND RADIAL TO SAID CURVE, 20.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL AND SAID CURVE, HAVING A RADIUS OF 1207.20 FEET, A CENTRAL ANGLE OF 03°19'20", AN ARC LENGTH OF 70.00 FEET, A CHORD LENGTH OF 69.99 FEET, AND A CHORD BEARING OF SOUTH 08°58'53" WEST; THENCE RUN SOUTH 79°23'27" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, RADIAL TO SAID CURVE, 20.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID RED BUG LAKE ROAD; SAID POINT LIES ON A CURVE CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 1227.26 FEET, A CENTRAL ANGLE OF 04°56'43", AN ARC LENGTH OF 176.91 FEET, A CHORD LENGTH OF 1132.33 FEET AND A CHORD BEARING OF SOUTH 38°04'55" WEST TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 01°08'20" WEST, ALONG SAID WEST SECTION LINE, 1711.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 22.912 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING NORTH 01°08'20" WEST.
- (2) —○— DENOTES A (P.R.M.) PERMANENT REFERENCE MONUMENT, A SET 4" X 4" CONCRETE MONUMENT AND BRASS DISC, STAMPED LS. 4044, UNLESS OTHERWISE NOTED
- (3) —■— DENOTES A (P.R.M.) PERMANENT REFERENCE MONUMENT, A RECOVERED 4" X 4" CONCRETE MONUMENT AND BRASS DISC, STAMPED RLS. 3421, UNLESS OTHERWISE NOTED
- (4) VEHICULAR ACCESS RIGHTS TO AND FROM LOT 1, LOT 2 AND TRACT "A" FROM RED BUG LAKE ROAD ARE SUBJECT TO REGULATION BY SEMINOLE COUNTY, FLORIDA IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES.
- (5) TRACT "A" (CONSERVATION AREA) SHALL BE OWNED AND MAINTAINED BY THE VIERA COMPANY AND ITS SUCCESSORS AND/OR ASSIGNS, INCLUDING THE DOVERA COMMUNITY DEVELOPMENT DISTRICT, THE VIERA COMPANY, FOR ITSELF AND ITS SUCCESSORS AND/OR ASSIGNS, RESERVES THE RIGHT RIGHT TO CONSTRUCT, MAINTAIN, REPAIR AND IMPROVE STORMWATER DRAINAGE IMPROVEMENTS WITHIN TRACT "A" IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL PERMITS.
- (6) LOT 1 AND 2 SHALL NOT HAVE OR ACQUIRE RIPARIAN RIGHTS WITH RESPECT TO ANY LAKE, POND, WATER BODY, DRAINAGE FACILITY OR AQUATIC LANDSCAPE FEATURE NOW OR HEREAFTER LOCATED UPON OR WITHIN TRACT "A".
- (7) THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR OVIEDO CROSSING, RECORDED IN OFFICIAL RECORDS BOOK 2631, AT PAGE 0134, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS THE SAME IS AMENDED OR SUPPLEMENTED FROM TIME TO TIME.



LOCATION MAP

NOTICE:

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EXHIBIT A

OVIEDO CROSSING-PHASE 4

LOCATED IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

REPLATTING PORTIONS OF LOTS 61 THROUGH 65, SLAVA COLONY COMPANY'S SUBDIVISION
AS RECORDED IN PLAT BOOK 2, PAGE 71

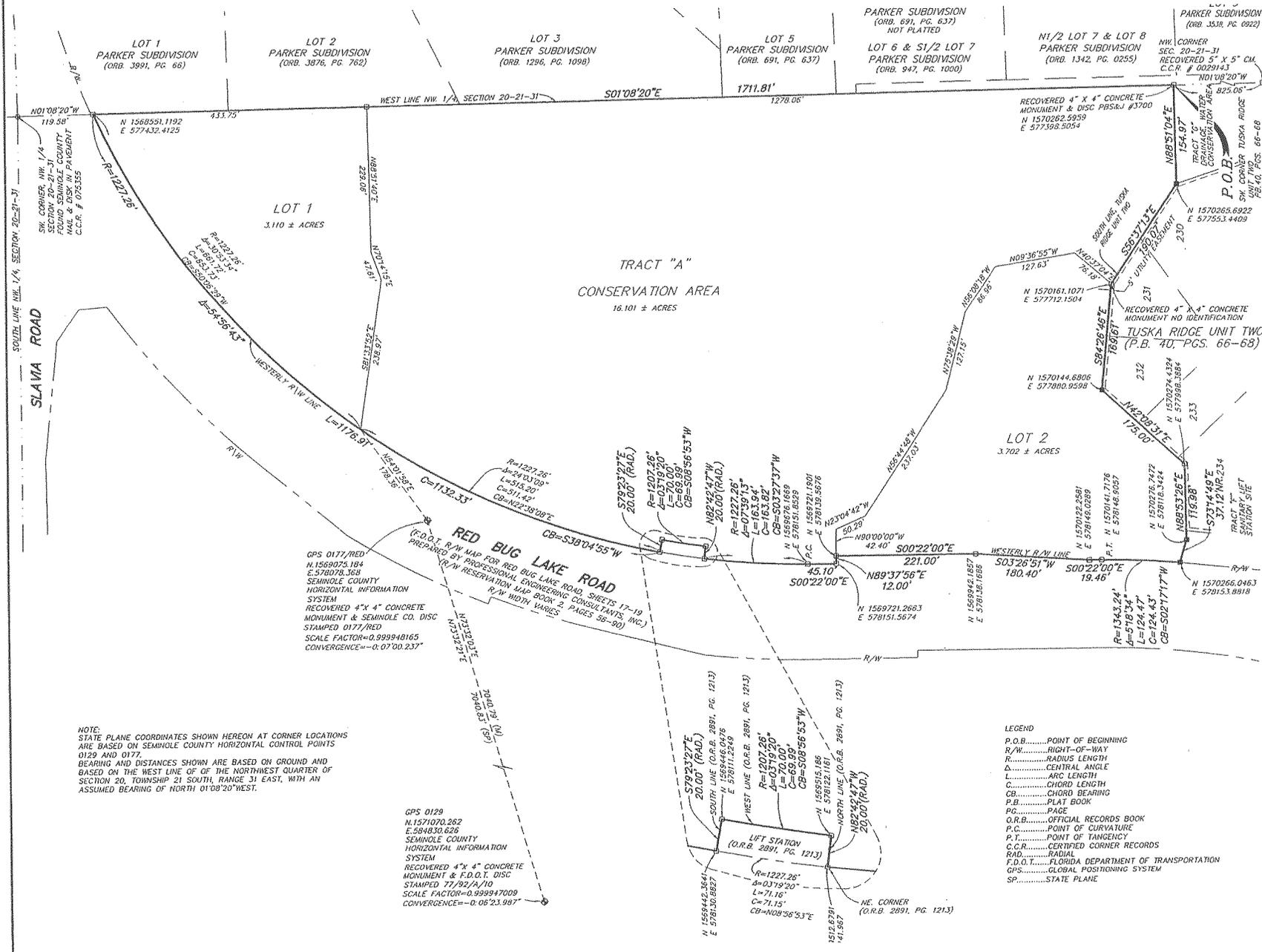
PLAT BOOK

PAGE

SHEET 2 OF 2



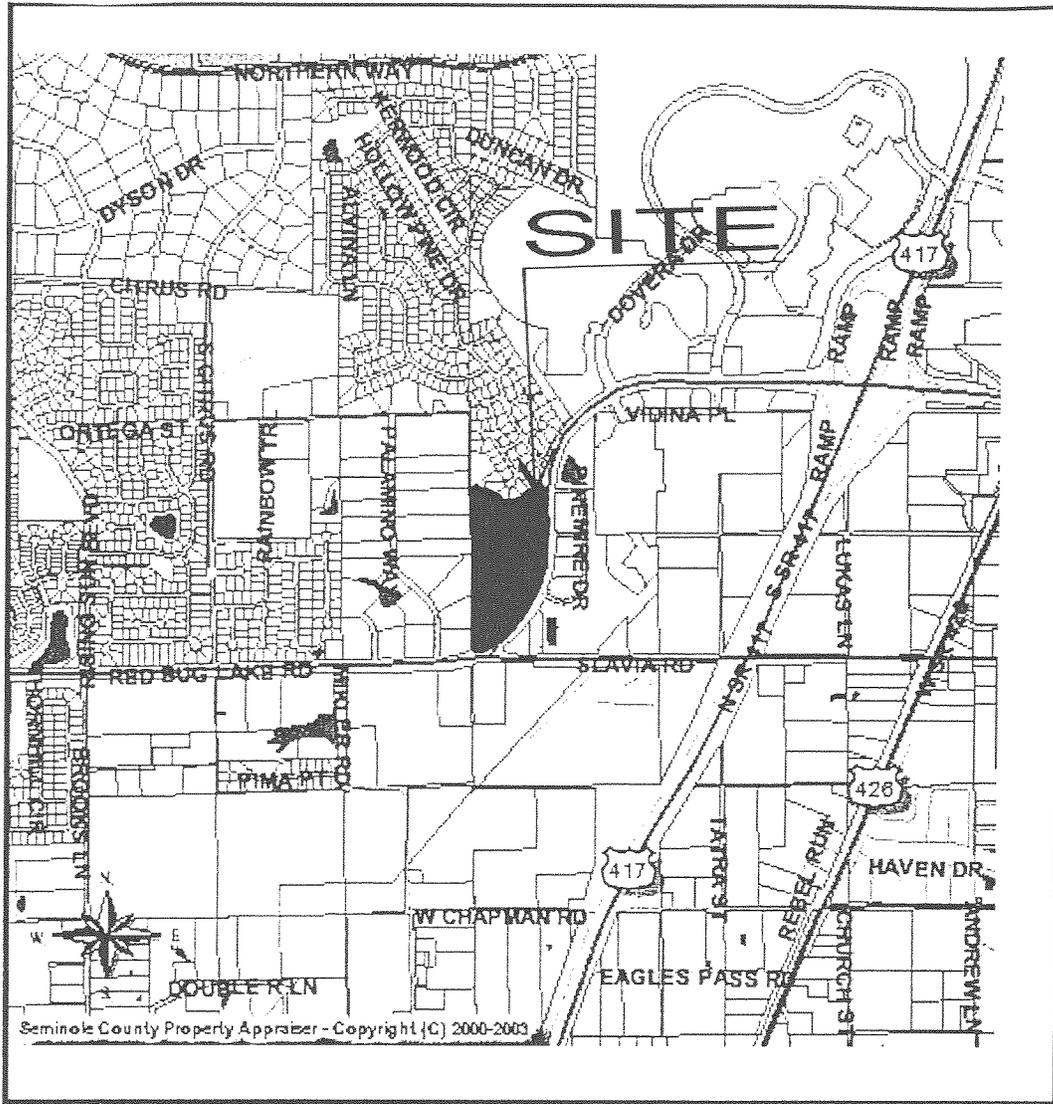
SCALE 1"=100'



NOTE:
STATE PLANE COORDINATES SHOWN HEREON AT CORNER LOCATIONS
ARE BASED ON SEMINOLE COUNTY HORIZONTAL CONTROL POINTS
0129 AND 0177.
BEARING AND DISTANCES SHOWN ARE BASED ON GROUND AND
BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF
SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, WITH AN
ASSUMED BEARING OF NORTH 01°08'20" WEST.

GPS 0177/RED
N 1569075.184
E 578078.368
SEMINOLE COUNTY
HORIZONTAL INFORMATION
SYSTEM
RECOVERED 4" X 4" CONCRETE
MONUMENT & SEMINOLE CO. DISC
STAMPED 0177/RED
SCALE FACTOR=D.999940165
CONVERGENCE=-0.07200237"

GPS 0129
N 1571070.262
E 584830.626
SEMINOLE COUNTY
HORIZONTAL INFORMATION
SYSTEM
RECOVERED 4" X 4" CONCRETE
MONUMENT & F.D.O.T. DISC
STAMPED 77/92/4/10
SCALE FACTOR=D.999947009
CONVERGENCE=-0.0623.987"



LOCATION MAP