

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Approval of the Minor Plat for Milford Estates

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date	<u>11/7/2006</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 Milford Estates – Ganesh and Daaneeshwari Sukhai, applicant.

District 1 – Dallari (Cynthia Sweet, Senior Planner)

BACKGROUND:

The applicant, Ganesh and Daaneeshwari Sukhai, is requesting approval of the minor plat for Milford Estates. The plat consists of four (4) lots (minimum of one-acre each) containing a total of 4.5 acres. Each lot will be served by private well and septic. The property is zoned A-1 (Agriculture) and is located on the east side of Brooks Lane, approximately 1 ¼ mile south of Red Bug Lake Road, in Section 30, Township 21 S, Range 31 E.

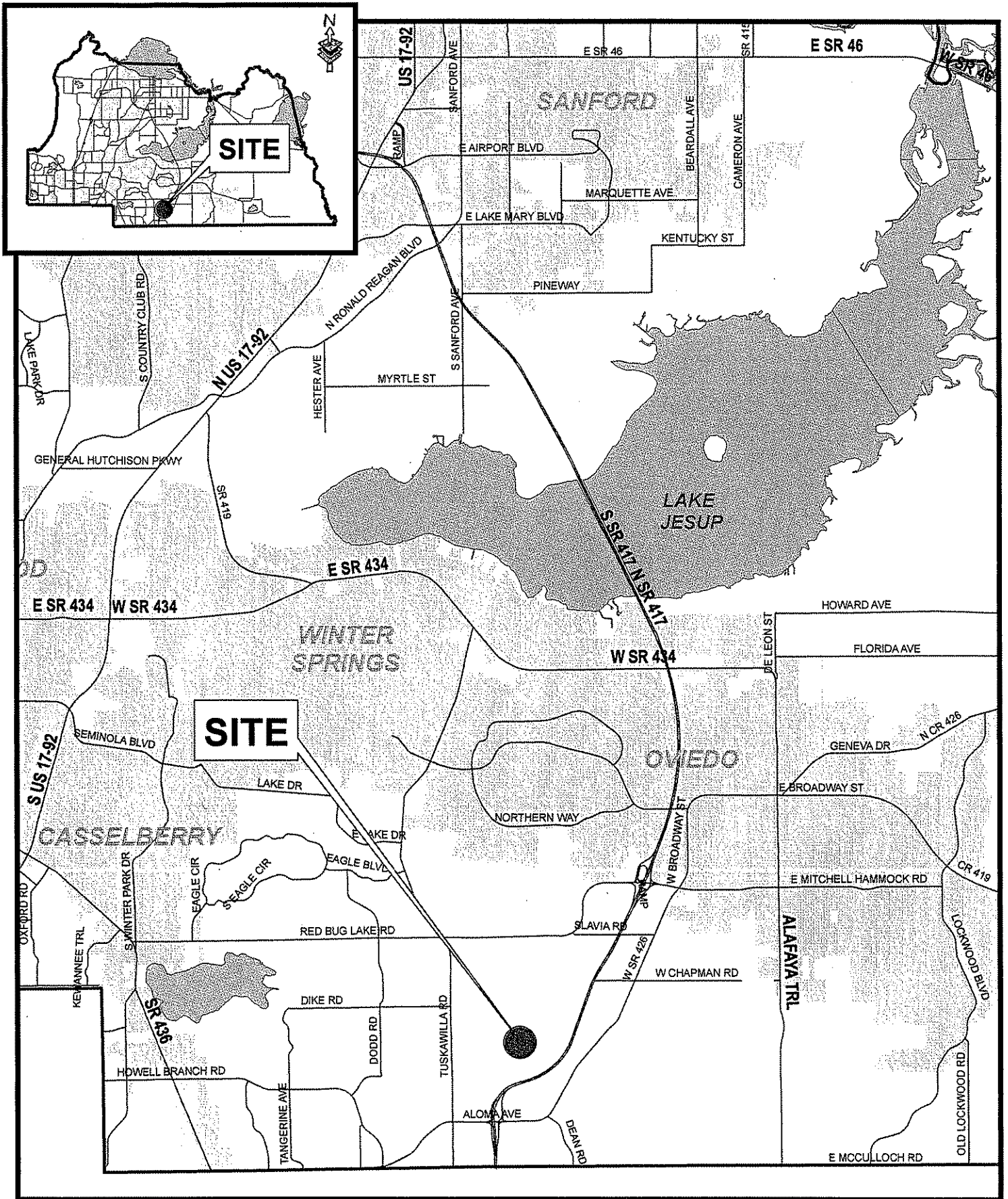
The plat meets all applicable requirements of Chapter 35.122, Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorizes the Chairman to execute the minor plat for Milford Estates as requested by the applicant.

District 1 - Dallari
Attachments: Location Maps – Exhibit A
Reduced Copy of Plat – Exhibit B

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



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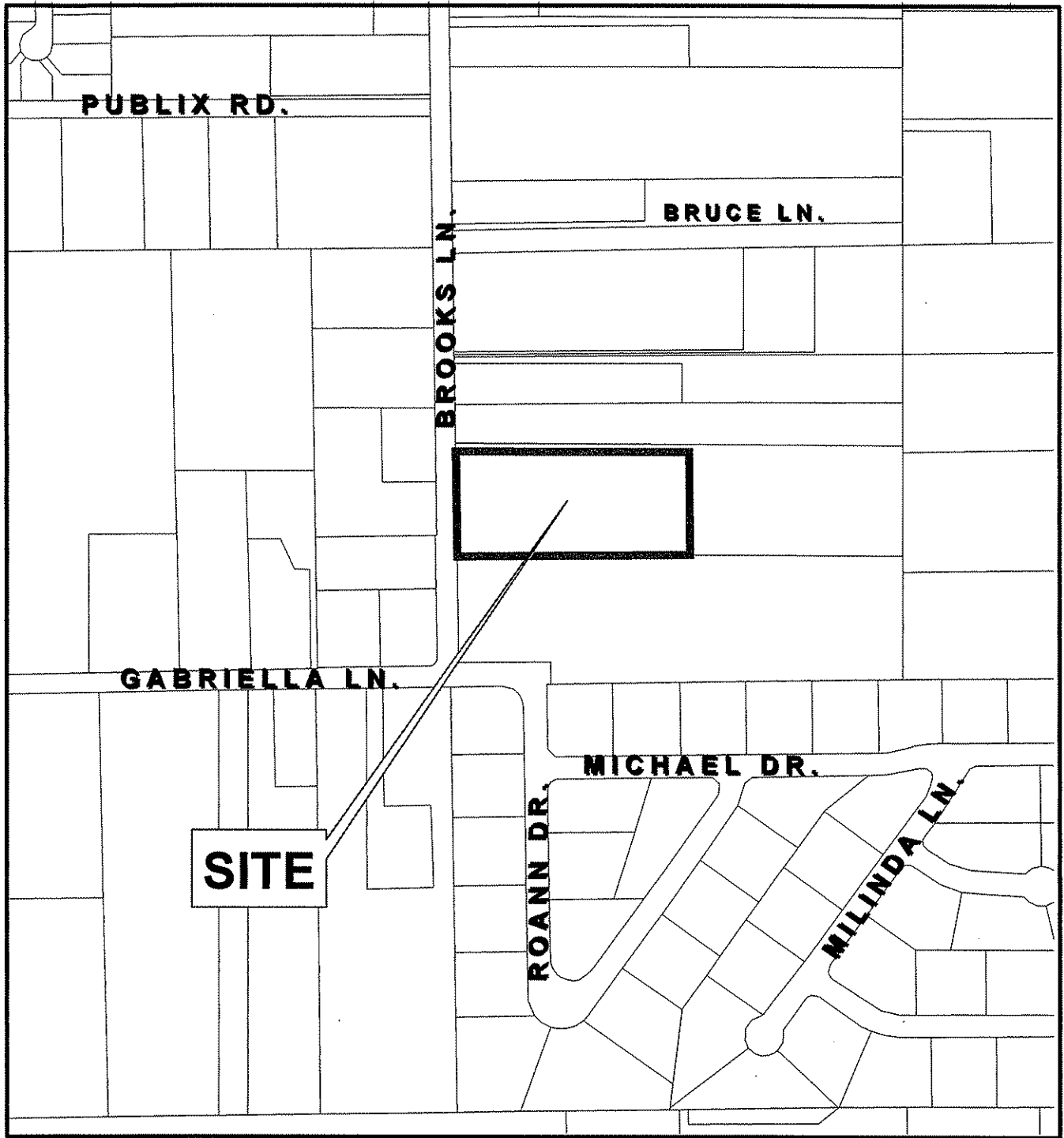
BROOKS LN

Milford Estates

-  Parcel
-  Subject Property

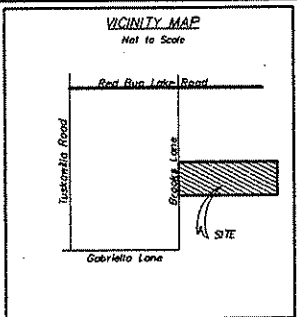


January 2006 Color Aerials



Milford Estates



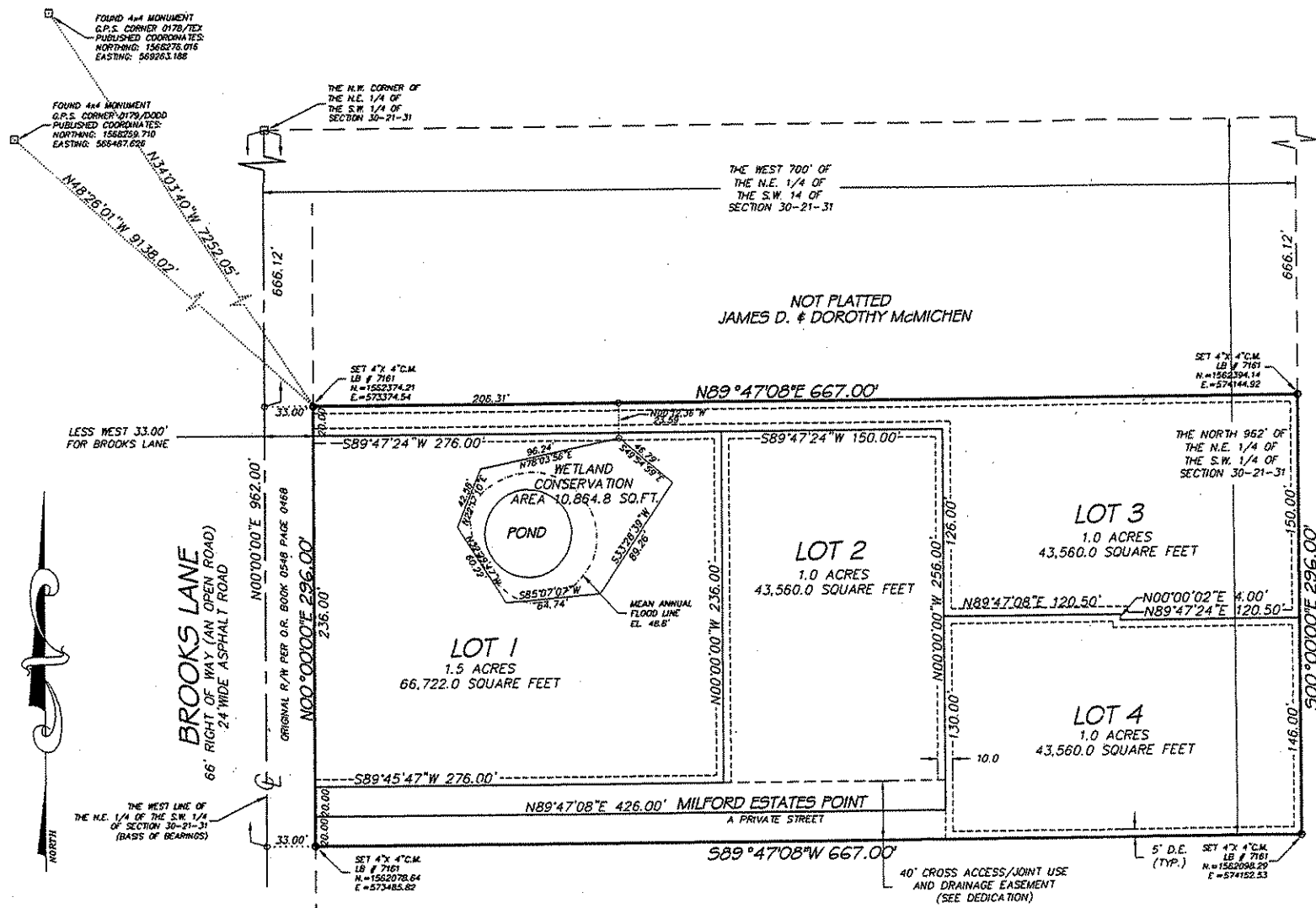


MILFORD ESTATES

SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

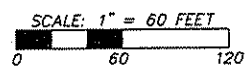
SHEET 1 OF 1

LEGAL DESCRIPTION:
 THE SOUTH 296.00 FEET OF THE WEST 700.00 FEET OF THE NORTH 962.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 33.00 FEET FOR BROOKS LANE.



- SURVEYOR'S NOTES:**
- THE OWNER OF LOT 1 SHALL NOT HAVE ACCESS TO BROOKS LANE.
 - COORDINATES SHOWN HEREON ARE BASED ON MONUMENT DATA PROVIDED BY SEMINOLE COUNTY, REFERENCING G.P.S. LOCATED MONUMENTS SHOWN HEREON.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, AND ARE NOT REFERENCED TO THE COORDINATES PROVIDED BY SEMINOLE COUNTY. BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 30-21-31 BEING N00°00'00"E.
 - FOR ALL DRAINAGE EASEMENTS SHOWN, RECIPROCAL DRAINAGE RIGHTS ARE GRANTED TO ADJACENT LOT OWNERS.
 - THE AREA WITHIN THE DELINEATED MEAN ANNUAL FLOOD LINE IS ±5,792 SQUARE FEET.
 - ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK #479-31-01 HAVING AN ELEVATION OF 49.71'

- LEGEND:**
- PERMANENT REFERENCE MONUMENT
 - ◊ REFERENCE POINT, NOT SET OR FOUND
 - ⊕ CENTERLINE



ACE
 Surveying, Inc.
 20751 SR 520 Suite 206
 Orlando, FL 32835
 407-568-6399
 L.B. #6150

NOTICE:
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I have reviewed this plat and found it in conformity with Chapter 177, Florida Statutes.

Signature: Steve L. Wessels Dated: _____
 Steve L. Wessels, P.S.M., Registration #4569

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.

PLAT BOOK	PAGE
	DEDICATION

MILFORD ESTATES
ADOPTION AND DEDICATION OF PLAT
 KNOW ALL MEN BY THESE PRESENTS, That the entity named below (the "Owner"), being the owner of fee simple title to the lands described by this plat (the "Property") hereby dedicates for the uses and purposes described herein:

- Exclusive access rights are dedicated to Seminole County for Lots 1, 2, 3, and 4.
- Access rights to the 40' CROSS ACCESS/JOINT USE & DRAINAGE EASEMENT are dedicated to the owners of Lots 1, 2, and 4. Drainage rights are dedicated to all lot owners.
- The Wetland Conservation Area is dedicated to Seminole County by this plat.

IN WITNESS WHEREOF, the Owner has caused these presents to be signed by the individual named below on _____, 2006.

Ganesh Sukhi Daaneeshwari Sukhi
 Ganesh Sukhi Daaneeshwari Sukhi

11912 FALCON CREST 11912 Falcon Crest
 Address Address
McClermont FL 34711 McClermont FL 34711
 Witness-Sign Name Witness-Sign Name

Richard J. ...
 Witness-Sign Name Witness-Sign Name

Richard J. ...
 Witness-Print Name Witness-Print Name

Witness-Sign Name Witness-Sign Name

Witness-Print Name Witness-Print Name

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by Ganesh and Daaneeshwari Sukhi as Owners. THIS PERSON IS PERSONALLY known to me or has produced _____ as identification.

Jean Marie Bell
 Notary Public
 Print Name Jean Marie Bell
 Serial Number

JOINDER AND CONSENT

The undersigned hereby certifies that it is the holder of a mortgage lien or other encumbrance upon a portion of the Property, and that the undersigned hereby joins in and consents to the dedication of the Property by the owners thereof, and agrees that its mortgage, lien, or other encumbrance which was recorded in O.R.B. _____ Page _____ of the public records of _____ County, shall be subordinate to the above Dedication.

Signed, Sealed and Delivered in the presence of
Carol Thomas (print name) Neil Dison
 Witness Mortgage Electronic
Christina Costo By Registration Systems, Inc.
 (print name) Vice President

State of Florida County of Palm Beach

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by Neil Dison as Notary Public who is personally known to me or has produced _____ as identification.

Kevin Mager
 Notary Public My Commission DD1878M
 Print Name Expires March 27 2007
 My Commission expires March 27 2007

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 survey data contained herein complies with all the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "Permanent Reference Monuments", and that all the land is located within Seminole County, Florida.

Ace Surveying, Inc.
 Certificate of Authorization #LB7161
 Signature: Kevin Mager Dated: 9/21/06
 KEVIN J. HALSH
 Registration Number: 6150

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 _____, 2006 at _____.

File No. _____

CLERK OF THE COURT
 in and for Seminole County, Florida.

By _____ D.C.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board ATTEST:
 By _____ D.C.