

Item # 31

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Minor Plat approval for Carlisle Point

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Cynthia Sweet <sup>eds</sup> **EXT.** 7443

<b>Agenda Date</b> <u>11/7/2006</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the minor plat for Carlisle Point – Velma M. Sutter, applicant.

District 2 – Morris

Cynthia Sweet, Senior Planner

**BACKGROUND:**

The applicant, Velma M. Sutter, is requesting approval of the minor plat for Carlisle Point. The plat consists of two (2) lots (minimum of one-acre each) containing a total of 4.9 acres. Both lots will have frontage on an existing county road (Center Drive). Each lot will utilize private septic and Seminole County for public water. The property is zoned A-1 (Agriculture) and is located on the south side of Center Drive, approximately 1/2 mile west of East Lake Drive, in Section 14, Township 21 S, Range 30 E.

The plat meets all applicable requirements of Chapter 35, Section 35.122, Seminole County Land Development Code and Section 177, Florida Statutes.

**STAFF RECOMMENDATION:**

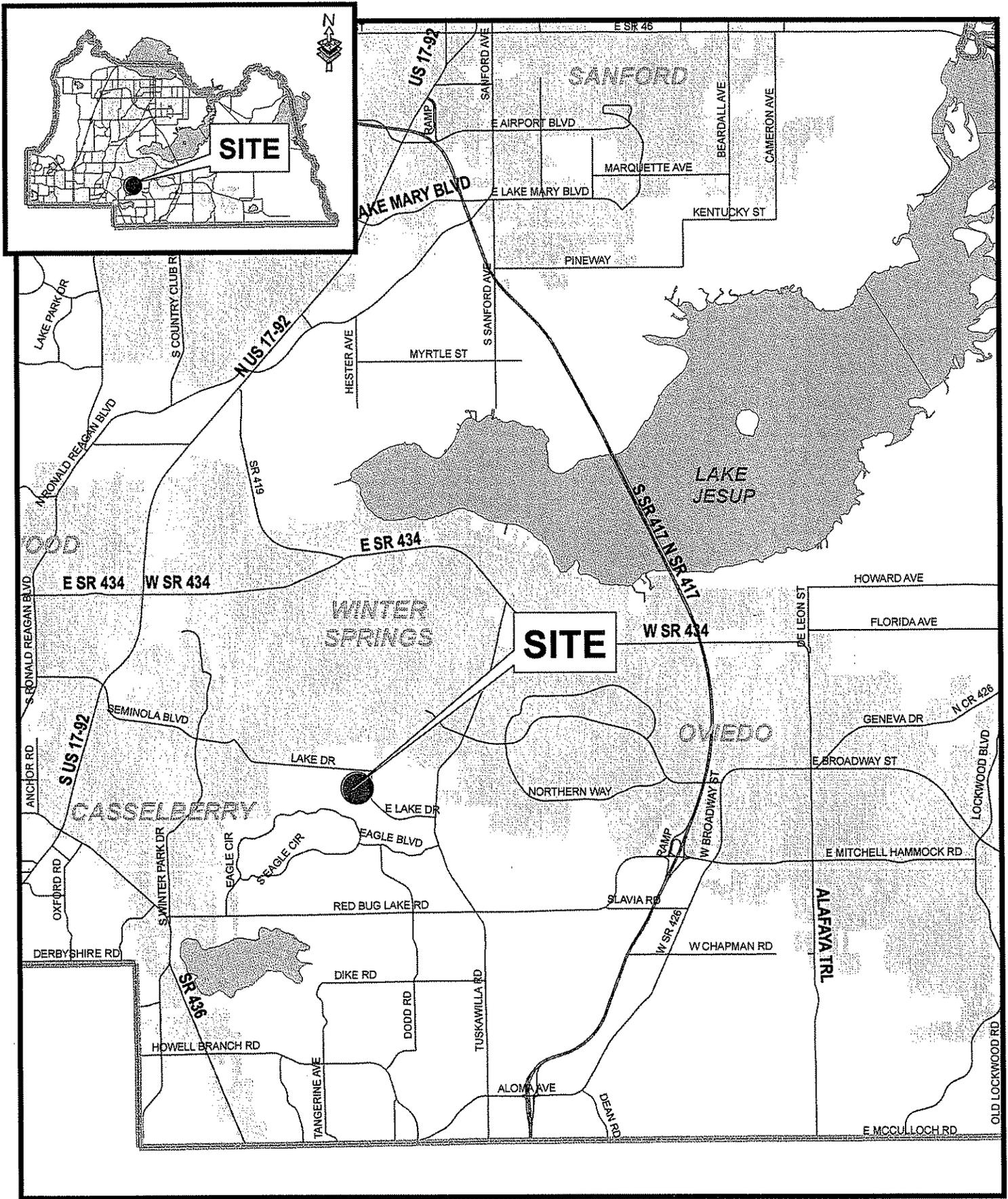
Staff recommends the Board approve and authorize the Chairman to execute the minor plat for Carlisle Point as requested by the applicant.

District 2 - Morris

Attachments: Location Maps – Exhibit A

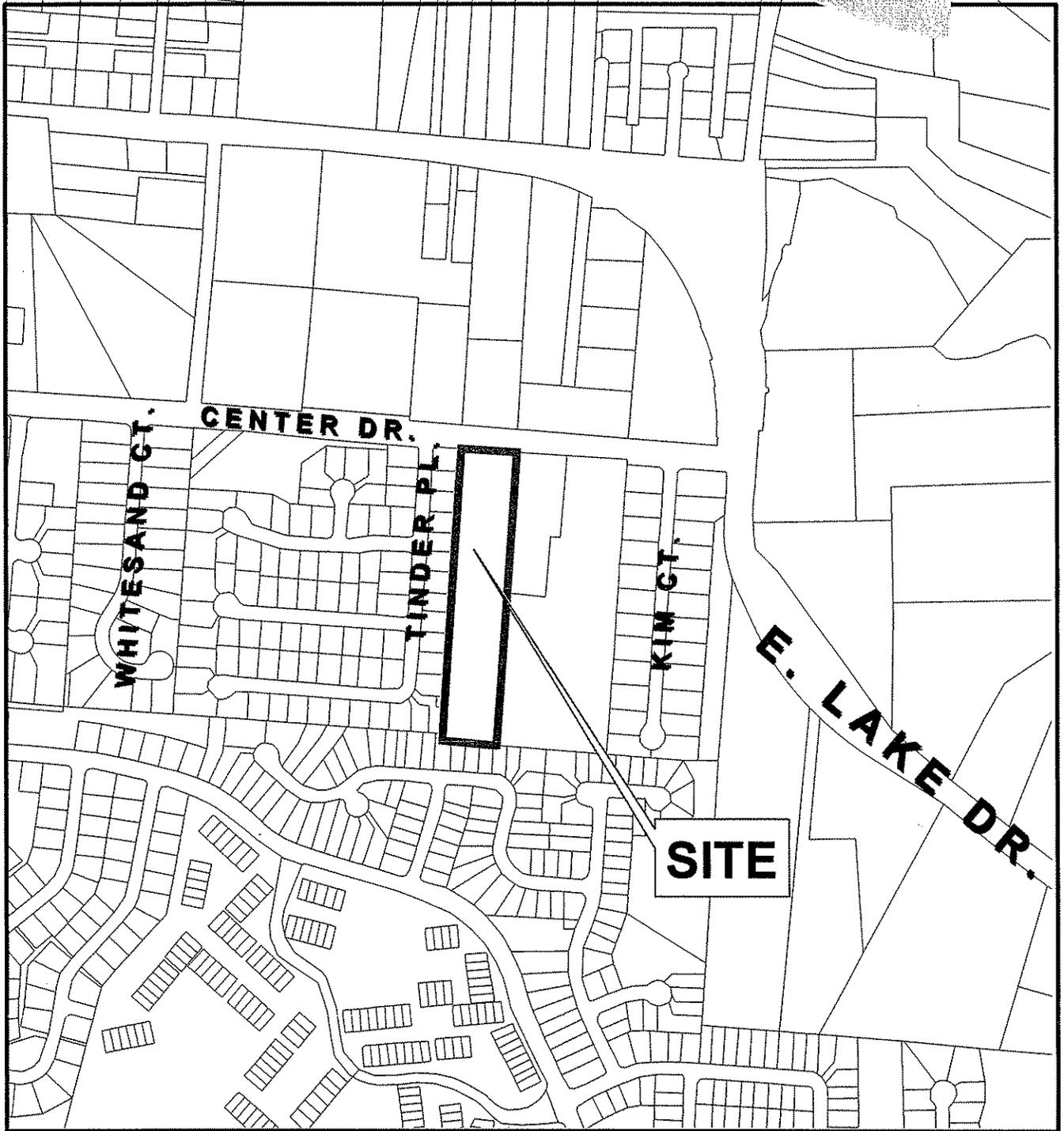
Reduced Copies of Plat – Exhibit B

Reviewed by:	
Co Atty:	<u>KDT</u>
DFS:	
Other:	<u>JSP</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd04</u>



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# EXHIBIT A



Carlisle Point  
Minor Plat





Carlisle Point  
Minor Plat

- Parcel
- Subject Property

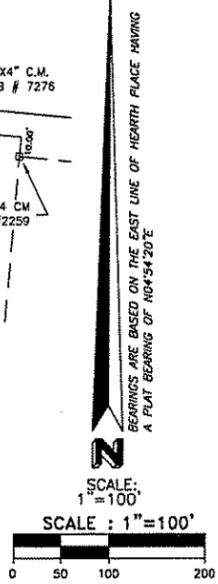
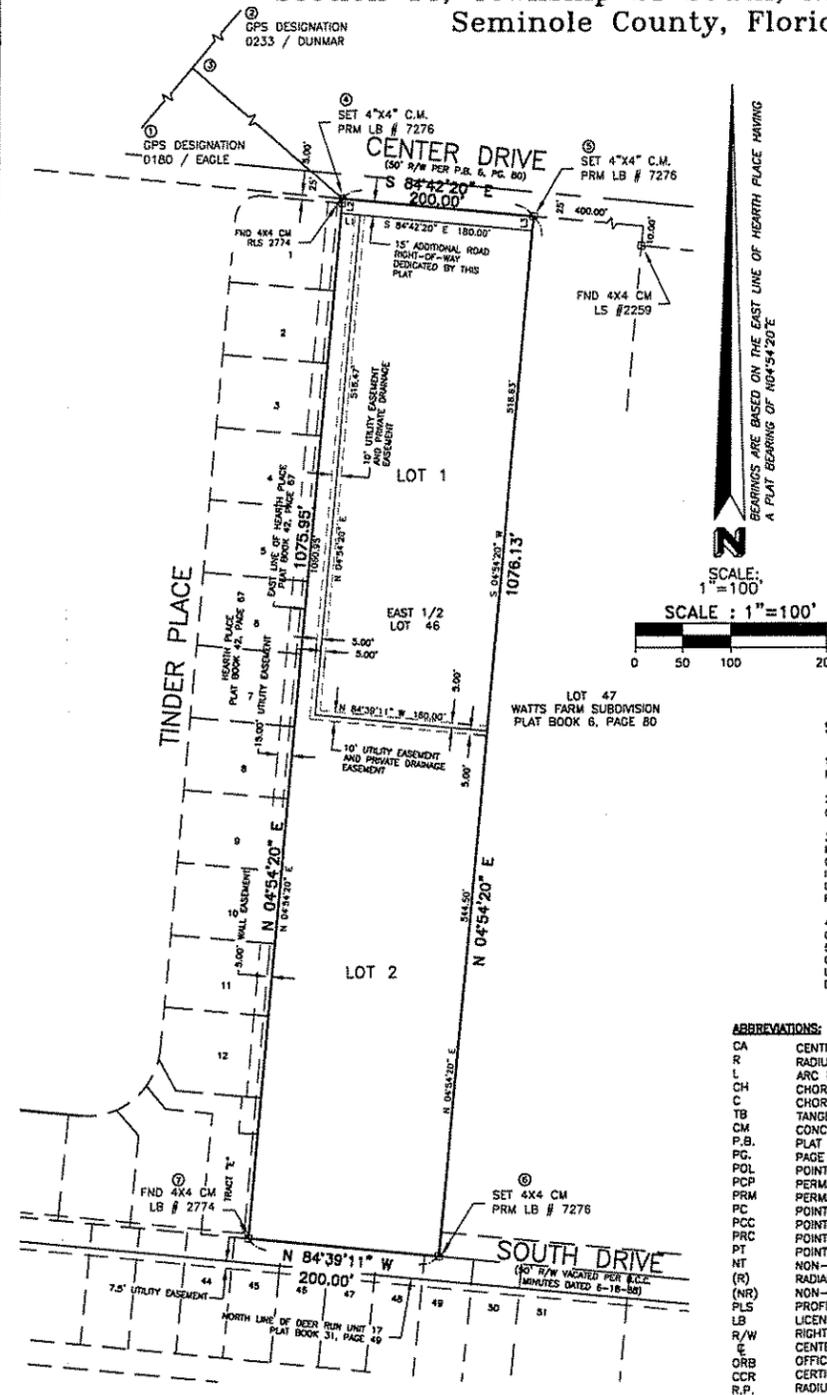


January 2006 Color Aerials

# CARLISLE POINT

A Replat of the East half of lot 46, Watts Farms,  
Recorded in Plat Book 6, Page 80  
Section 14, Township 21 South, Range 30 East  
Seminole County, Florida

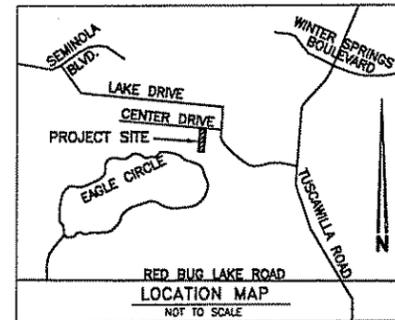
SHEET 1 OF 1



**DESCRIPTION:**

THE EAST 1/2 OF LOT 46, WATTS' FARMS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 80, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF SOUTH DRIVE LYING SOUTH OF AND ADJACENT TO THE EAST 1/2 OF LOT 46, WATTS' FARMS, AS DESCRIBED ABOVE.

CONTAINING 215,208 SQUARE FEET OR 4.9405 ACRES, MORE OR LESS.



**SURVEYOR'S NOTES:**

1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
2. BEARINGS BASED ON THE EAST LINE OF HEARTH PLACE, PLAT BOOK 42, PAGES 67, SEMINOLE COUNTY, FLORIDA; BEING N. 04°54'20" E. (PER PLAT).
3. ALL UTILITY 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. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
4. ALL DRAINAGE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE RESPECTIVE PROPERTY OWNERS.
5. UTILITY EASEMENTS SHOWN HEREON ARE FOR PUBLIC UTILITIES, AS REQUIRED TO SERVE THE LOTS CREATED BY THIS PLAT, 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 IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY.

- ABBREVIATIONS:**
- CA CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - CH CHORD BEARING
  - C CHORD
  - TB TANGENT BEARING
  - CM CONCRETE MONUMENT
  - P.B. PLAT BOOK
  - P.C. PACE
  - POL POINT ON LINE
  - PCP PERMANENT CONTROL POINT
  - PRM PERMANENT REFERENCE MONUMENT
  - PC POINT OF CURVATURE
  - PCP POINT OF COMPOUND CURVATURE
  - PRC POINT OF REVERSE CURVATURE
  - PT POINT OF TANGENCY
  - NT NON-TANGENT
  - (R) RADIAL
  - (NR) NON-RADIAL
  - PLS PROFESSIONAL LAND SURVEYOR
  - LB LICENSED BUSINESS
  - R/W RIGHT-OF-WAY
  - E CENTERLINE
  - ORB OFFICIAL RECORD BOOK
  - CCR CERTIFIED CORNER RECORD
  - R.P. RADIUS POINT

**LEGEND**  
① DENOTES FLORIDA EAST ZONE STATE PLANE COORDINATE (SEE CHART FOR COORDINATES)

**STATE PLANE COORDINATE LISTING**

1.	1568078.2240	556080.4170	STATE PLANE
2.	1577918.6940	564432.8590	STATE PLANE
3.	1575819.2520	562648.0281	STATE PLANE
4.	1575347.8784	563200.6510	STATE PLANE
5.	1575332.2613	563400.0445	STATE PLANE
6.	1574258.8882	563323.3003	STATE PLANE
7.	1574274.6579	563123.9198	STATE PLANE

**NOTE**  
THE COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTANT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

**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.

**HENRICH-LUKE & SWAGGERTY, LLC**  
surveyors & mappers  
250 S. Ronald Reagan Blvd.  
Suite 114  
Longwood, FL 32750  
(407) 847-7545  
Fax (407) 847-8007  
Licensed Business No. 7276

LINE	BEARING	LENGTH
L1	S84°42'20"E	20.00
L2	N04°54'20"E	15.00
L3	S04°54'20"W	15.00

PLAT BOOK PAGE

CARLISLE POINT  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the individual named below, being the owner in fee simple of the lands described in the caption to this plat hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the 15 foot additional road right-of-way shown hereon to Seminole County, Florida and dedicates the utility easements shown hereon to the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to or witnessed this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Veilma M. Sutter, owner

Signed and sealed in the presence of:

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on \_\_\_\_\_ before me an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared:

Veilma M. Sutter

to me known to be the individuals described in and who executed the foregoing Dedication severally acknowledged the execution thereof to the their free act and deed.

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

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

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

Date: \_\_\_\_\_

**CERTIFICATE OF PREPARING SURVEYOR**

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature \_\_\_\_\_ Date \_\_\_\_\_

MARK I. LUKE L.S. 5006

Surveyor's Name (printed) \_\_\_\_\_ Surveyor's Registration Number \_\_\_\_\_

HENRICH-LUKE & SWAGGERTY, LLC

Legal Entity's Name

L.B. 7276

Legal Entity's Certificate of Authorization Number

250 S. RONALD REAGAN BLVD., SUITE 114, LONGWOOD, FL 32750

Legal Entity's Address

**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

BY \_\_\_\_\_ Clerk of the Board

D.C.

**CERTIFICATE OF CLERK OF CIRCUIT COURT**

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_

at \_\_\_\_\_ File No. \_\_\_\_\_

Maryonne Morse

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

BY \_\_\_\_\_ D.C.

EXHIBIT B