Item #26

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Plat for the Sturbridge Oaks Subdivision

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** John Thomson JT **EXT.** 7346

Agenda Date 11/12/02 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Final Plat for the Sturbridge Oaks Subdivision.

This subdivision is located on the east side of East Lake Drive and the west side of Little Lake Howell in Section 11, Township 21 South, and Range 30 East.

District 2 - Morris (John Thomson-Principal Coordinator) JT

BACKGROUND:

This subdivision contains 7 single-family residential lots on 23 acres. The applicant is Mark Crone of Resource Reliance, Inc. which is the developer of this subdivision.

The plat is in conformance with the subdivision requirements of Seminole County's Land Development Code and the platting requirements of Chapter 177 of the Florida Statutes.

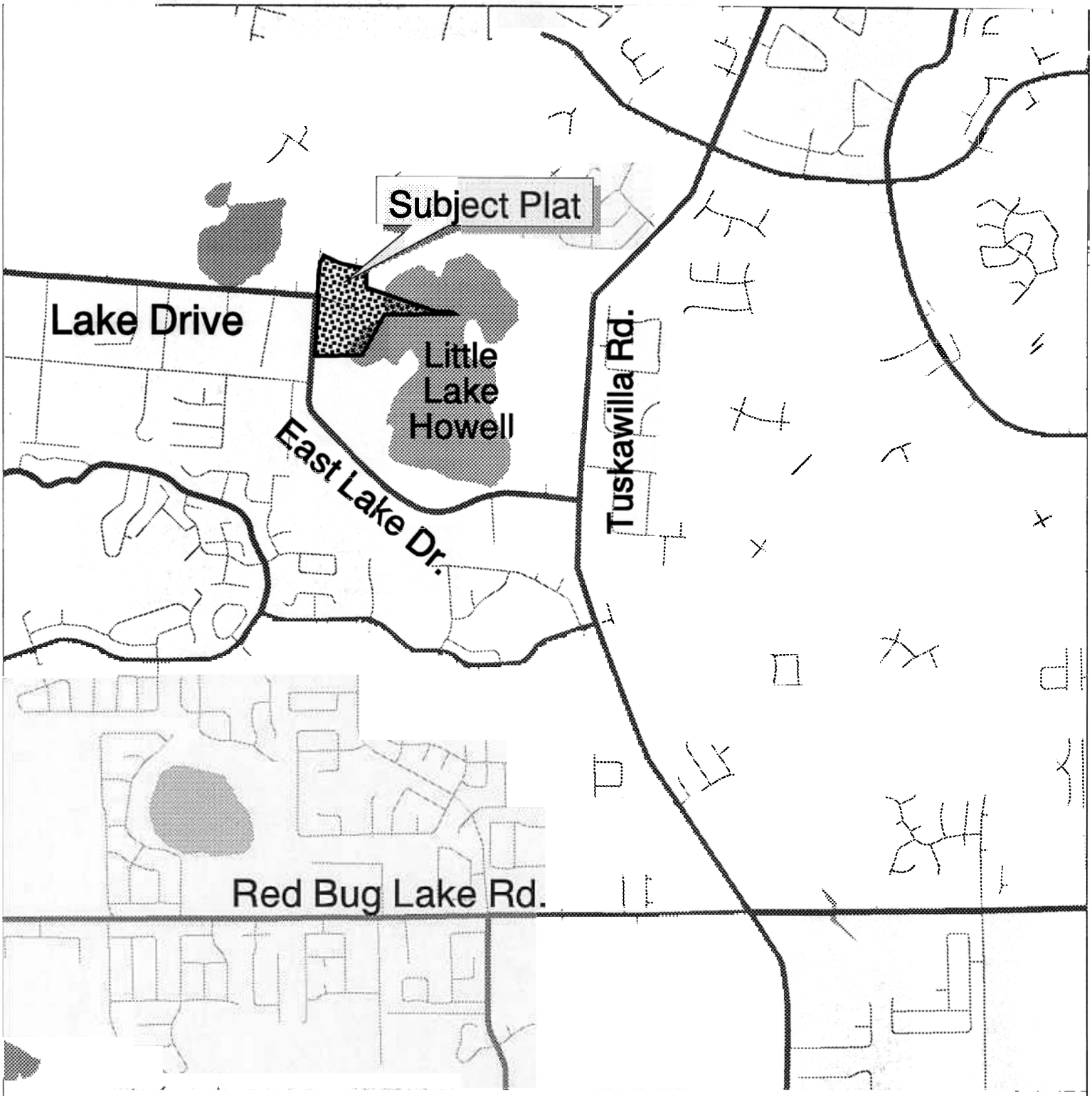
STAFF RECOMMENDATION:

Staff recommends approval of the final plat for the Sturbridge Oaks Subdivision.

District: 2 - Morris
Attachments: Location Map
Plat Reduction

Reviewed by:
Co Atty: KZC
DFS:
Other:
DCM:
CM:

File No. cpdd04



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LOCATION MAP
Sturbridge Oaks Subdivision

Subject Parcel

1000 0 1000 2000 Feet

STURBRIDGE OAKS

LYING IN SECTIONS 11 AND 14, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION:

A parcel of land situated in Sections 11 and 14, Township 21 South, Range 30 East, Seminole County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of Section 11, Township 21 South, Range 30 East, Seminole County, Florida; thence run North 88°47'12" West, along the South line of said Section 11, for a distance of 198.00 feet to the POINT OF BEGINNING; thence continue North 88°47'12" West along said South line, for a distance of 1027.16 feet; thence departing said South line, run South 33°01'16" West for a distance of 608.07 feet; thence run North 88°47'12" West for a distance of 585.49 feet to the Easterly right of way line of East Lake Drive; thence run North 05°29'57" East along said Easterly right of way line for a distance of 813.84 feet to the Northerly right of way line of said East Lake Drive; thence run North 84°08'03" West along said Northerly right of way line for a distance of 44.06 feet to the Easterly right of way line of Bird Road; thence run North 05°29'57" East along said Easterly right of way line for a distance of 343.79 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 436.36 feet, a chord bearing of North 14°24'44" East, and a chord distance of 135.56 feet; thence run along said Easterly right of way line and said curve, through a central angle of 17°52'34" for a distance of 136.14 feet to the intersection of said Easterly right of way line and the Northerly line of a 30.00 foot wide Ingress/Egress and utility easement per Official Records Book 2284, page 1178, and Official Records Book 2284, page 1200, and Official Records Book 2320, page 1339, and Official Records Book 3515, page 1293, also being the Northerly line of the lands herein described; thence departing said Easterly right of way line, run South 66°37'43" East along said Northerly easement line for a distance of 215.76 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 803.74 feet, a chord bearing of South 72°12'33" East, and a chord distance of 156.33 feet; thence run along the arc of said curve and said Northerly easement line, through a central angle of 11°09'42 for a distance of 156.57 feet to the point of tangency; thence run South 77°47'24" East for a distance of 250.32 feet; thence departing said Northerly easement line, run South 00°14'58" West for a distance of 242.50 feet; thence run South 69°29'54" East for a distance of 981.96 feet; thence run South 88°54'06" East for a distance of 351.37 feet; thence run South 00°14'58" East for a distance of 39.99 feet to the POINT OF BEGINNING.

Containing 22.85 acres, more or less.

LEGEND:

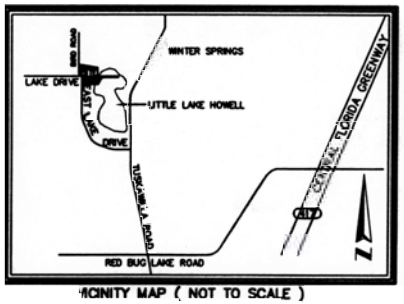
℄	Denotes centerline	P.B.	Denotes Plat Book
●	Denotes Set nail & disk LB # 6723	PG.	Denotes page
■	Denotes Set 4"x4" Concrete Monument PSM # 5633	PLS	Denotes Professional Land Surveyor
R/W	Denotes Right of Way line	PSM	Denotes Professional Surveyor and Mapper
U.E.	Denotes Utility Easement	PRM	Denotes Permanent Reference Monument
D.E.	Denotes Drainage Easement	GIS	Denotes Geographic Information System
①	Denotes Point number designation for State Plane Coordinates (See Point Table)	GPS	Denotes Global Positioning System

SHEET INDEX:

Sheet 1 of 3 – Legal, notes, legend, vicinity map
Sheet 2 of 3 – geometry of lots and existing easements
Sheet 3 of 3 – geometry of plat easements

SURVEYOR'S NOTES:

1. Plat bearing structure based on the South line of Section 11, Township 21 South Range 30 East, Seminole County, Florida, as being an assumed bearing of North 88°47'12" West.
2. There may be environmental issues and/or other matters regulated by various Departments of Federal, State or Local Governments affecting the subject property not shown hereon.
3. There is a Conservation Easement over and across Tract "B", in favor of St. John's River Water Management District and Seminole County, as recorded in Official Records Book _____ page _____.
4. The Ingress/Egress easements are for the benefit of and private use of the owners of specific lots as described in the Declaration of Covenants and Restrictions for Sturbridge Oaks, and shall be maintained by said owners.
5. Retention Tract "A" is common property under the Declaration of Covenants and Restrictions for Sturbridge Oaks, and shall be owned and maintained by the Sturbridge Oaks Community Association, Inc. Seminole County reserves the rights for access and maintenance to said Tract "A", but is not liable or responsible for maintenance.
6. All platted utility easements hereby provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services subject to statutory limitations thereon, and subject to additional restrictions of Florida Power Corporation when located within the Florida Power Corporation utility easement recorded in Official Records Book 419, page 251, of the Public Records of Seminole County, Florida.
7. Vehicle access to Lots 2 and 7 are limited to the Access Easements
8. Vehicle access to Lots 5 and 6 are limited to the Cross Access Easement
9. Tract "B" will be owned and maintained by Resource Alliance, Inc.
10. Vehicle access to Lot 4 is limited to that 30.00' Cross Access Easement across Lot 1 and Tuska Trail, as shown hereon.



VICINITY MAP (NOT TO SCALE)

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.

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654 5355

COUNTY SURVEYOR'S CERTIFICATE

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

Signed: _____ Date: _____
STEVE L. WESSELS, PLS
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

JOINDER AND CONSENT

The undersigned, on behalf of CROWN BANK, a Federal Savings Bank, a Florida Corporation, (the "Lender") being the owner and holder of (i) that certain MORTGAGE AND SECURITY AGREEMENT executed March 15, 2002 by Resource Alliance, Inc., recorded on March 19, 2002, in Official Records Book 4355, Page 0886, of Seminole County, Florida, and (ii) that certain UCC-1 Financing Statement recorded March 15, 2002 in Official Records Book 4355, Page 0887, of the Public Records of Seminole County, Florida. The aforesaid loan documents are collectively referred to in this Joinder as the "Security Documents". The Lender hereby joins in the execution of the within and foregoing Plat of Sturbridge Oaks for the express purpose of manifesting its agreement with and consent to the recordation of said Plat.

IN WITNESS THEREOF, Mortgagee has executed this Joinder and Consent of the Plat on this _____day of _____, 2002

CROWN BANK, a Federal Savings Bank
a Florida Corporation,

By: _____
Printed Name_____
Title: _____

CORPORATE SEAL

Witness_____ Witness_____
Printed Name_____ Printed Name_____

STATE OF _____
COUNTY OF _____

The foregoing Joinder and Consent was acknowledged before me this _____ day of _____, 2002, by _____ as _____ of CROWN BANK, a Federal Savings Bank, a Florida Corporation on behalf of the Bank, who { } is personally known to me or { } has produced_____ as identification.

Notary Public-State of _____
Commission Number: _____ (SEAL)

STURBRIDGE OAKS
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned named below, being the owner in fee simple of the lands described in the forgoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the easements shown hereon to the perpetual use of the public, unless otherwise indicated.

IN WITNESS WHEREOF, has caused these presents to be signed on behalf of the owner on ....., 2002

Resource Alliance, Inc.
1050 S. Lake Sybelia Drive
Maitland, Florida 32751

By.....
Mark A. Crone, President
Resource Alliance, Inc.

Signed and sealed in the presence of:

By..... By.....
PRINTED NAME: PRINTED NAME:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ by Mark A. Crone of Resource Alliance, Inc. a Florida corporation, on behalf of the corporation. He is personally known to me or has produced..... as identification and did/did not take an oath.

.....
Printed Name:
NOTARY PUBLIC
COMMISSION NUMBER .....
MY COMMISSION EXPIRES .....

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 of 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 the land is located within Seminole County, Florida.

Signature..... Dated.....

Allen & Company, Inc. Authorization Number LB 6723
16 East Plant Street James L. Rickman
Winter Garden, Florida 34787 Registration Number 5633

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 .....D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the forgoing 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

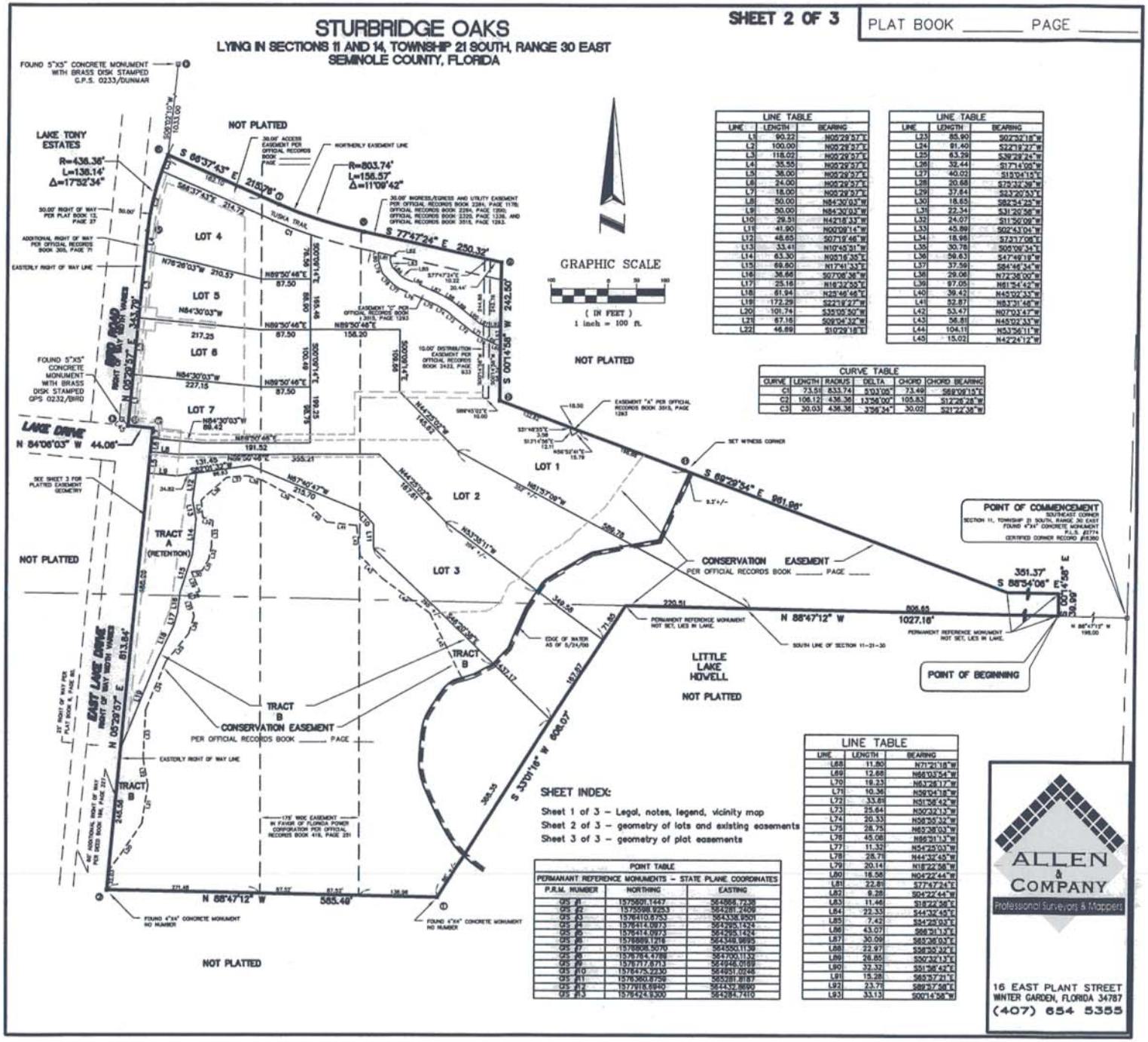
BY ..... D.C.

STURBRIDGE OAKS

LYING IN SECTIONS 11 AND 14, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 3

PLAT BOOK _____ PAGE _____



LINE TABLE		
LINE	LENGTH	BEARING
L1	90.22	N05°29'57"E
L2	100.00	N05°29'57"E
L3	118.02	N05°29'57"E
L4	35.55	N05°29'57"E
L5	38.00	N05°29'57"E
L6	24.00	N05°29'57"E
L7	18.00	N05°29'57"E
L8	50.00	N84°30'03"W
L9	50.00	N84°30'03"W
L10	29.51	N42°18'33"W
L11	41.90	N00°09'14"W
L12	48.65	S07°19'46"W
L13	33.41	N10°45'31"W
L14	63.30	N03°16'35"E
L15	69.80	N17°41'33"E
L16	36.66	S07°08'38"W
L17	25.16	N16°32'50"E
L18	61.94	N25°46'46"E
L19	172.29	S22°16'27"W
L20	101.74	S35°05'50"W
L21	67.16	S09°04'32"W
L22	46.89	S10°29'18"E

LINE TABLE		
LINE	LENGTH	BEARING
L23	85.90	S02°30'18"W
L24	91.40	S22°19'27"W
L25	63.29	S38°28'24"W
L26	32.44	S17°14'09"W
L27	40.02	S13°04'15"E
L28	20.68	S79°32'38"W
L29	37.84	S23°20'53"E
L30	18.65	S82°54'25"W
L31	22.34	S31°20'56"W
L32	24.07	S11°50'08"W
L33	45.89	S02°43'04"W
L34	18.98	S73°17'08"E
L35	30.78	S05°08'34"E
L36	56.63	S47°49'19"W
L37	37.58	S84°46'34"W
L38	29.08	N72°34'00"W
L39	97.05	N81°54'42"W
L40	39.42	N45°02'33"W
L41	52.87	N83°31'48"W
L42	53.47	N07°03'47"W
L43	56.81	N45°02'33"W
L44	104.11	N53°36'11"W
L45	15.02	N42°24'12"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	73.51	833.74	5°03'05"	73.49	S89°09'15"E
C2	106.12	436.36	13°56'00"	105.83	S12°28'28"W
C3	30.03	436.36	3°56'34"	30.02	S21°22'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L68	11.80	N71°21'18"W
L69	12.68	N66°03'54"W
L70	18.23	N63°28'17"W
L71	10.36	N28°04'18"W
L72	33.61	N51°38'42"W
L73	25.64	N50°32'13"W
L74	20.33	N58°35'32"W
L75	28.75	N65°38'03"W
L76	45.06	N66°31'13"W
L77	11.32	N54°25'03"W
L78	28.75	N44°32'45"W
L79	20.14	N18°22'58"W
L80	18.58	N04°22'44"W
L81	22.81	S77°47'24"E
L82	9.28	S04°22'44"E
L83	11.46	S18°22'58"E
L84	22.33	S44°32'45"E
L85	7.42	S54°25'03"E
L86	43.07	S66°31'13"E
L87	30.09	S65°38'03"E
L88	22.97	S58°32'32"E
L89	26.85	S50°32'13"E
L90	32.32	S51°38'42"E
L91	15.28	S65°57'21"E
L92	23.71	S89°57'58"E
L93	33.13	S00°14'58"W

SHEET INDEX:

Sheet 1 of 3 – Legal, notes, legend, vicinity map
Sheet 2 of 3 – geometry of lots and existing easements
Sheet 3 of 3 – geometry of plat easements

POINT TABLE		
PERMANENT REFERENCE MONUMENTS – STATE PLANE COORDINATES		
P.R.M. NUMBER	NORTHING	EASTING
GPS #1	1575601.1447	564868.7238
GPS #2	1575598.9253	564281.2409
GPS #3	1576410.8753	564338.9501
GPS #4	1576414.0873	564285.1424
GPS #5	1576414.0873	564285.1424
GPS #6	1576886.1215	564288.9895
GPS #7	1576868.5070	564550.1129
GPS #8	1576784.4788	564700.1132
GPS #9	1576717.8713	564946.0169
GPS #10	1576475.9230	564831.0048
GPS #11	1576360.8796	565281.8187
GPS #12	1577918.8940	564432.8890
GPS #13	1576424.9300	564284.7410

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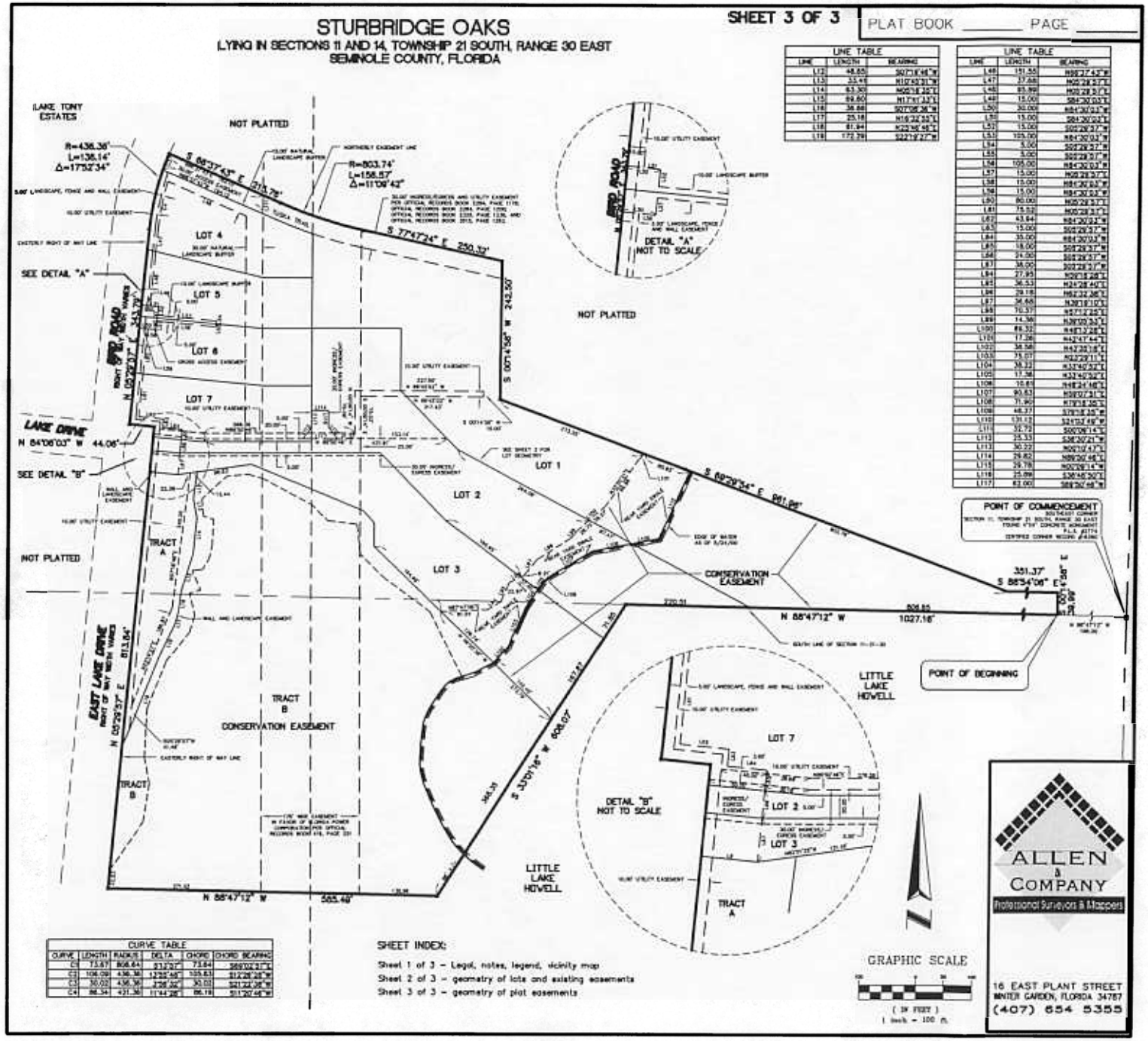
SHEET 3 OF 3

PLAT BOOK _____ PAGE _____



LINE TABLE		
LINE	LENGTH	BEARING
L12	48.65	S07°18'46"W
L13	33.41	N10°43'31"W
L14	63.30	N05°18'35"E
L15	69.60	N17°11'33"E
L16	38.88	S07°08'36"W
L17	25.18	N16°32'55"E
L18	81.94	N25°46'48"E
L19	172.29	S22°19'27"W

LINE TABLE		
LINE	LENGTH	BEARING
L46	151.55	N66°37'42"W
L47	37.68	N05°29'57"E
L48	85.89	N05°29'57"E
L49	15.00	S84°30'03"E
L50	30.00	N84°30'03"W
L51	15.00	S84°30'03"E
L52	15.00	S05°29'57"W
L53	105.00	N84°30'03"W
L54	5.00	S05°29'57"W
L55	5.00	S05°29'57"W
L56	105.00	N84°30'03"W
L57	15.00	N05°29'57"E
L58	15.00	N84°30'03"W
L59	15.00	N84°30'03"W
L60	80.00	N05°29'57"E
L61	75.52	N05°29'57"E
L62	43.64	N84°30'03"W
L63	15.00	S05°29'57"W
L64	35.00	N84°30'03"W
L65	18.00	S05°29'57"W
L66	24.00	S05°29'57"W
L67	38.00	S05°29'57"W
L84	27.95	N30°18'28"E
L85	36.53	N24°28'40"E
L86	29.18	N62°32'38"E
L87	36.68	N39°18'10"E
L88	70.37	N57°12'25"E
L89	14.38	N39°00'33"E
L100	89.32	N48°13'28"E
L101	17.26	N43°47'44"E
L102	38.58	N43°20'18"E
L103	75.07	N52°29'11"E
L104	38.22	N33°40'32"E
L105	17.38	N33°40'32"E
L106	10.81	N48°24'46"E
L107	90.63	N59°07'31"E
L108	71.90	N79°18'35"E
L109	48.37	S79°18'35"W
L110	131.12	S21°03'49"W
L111	32.72	S00°06'14"E
L112	25.33	S38°30'21"W
L113	30.22	N00°10'47"E
L114	29.82	N89°00'46"E
L115	29.78	N00°09'14"W
L116	25.09	S38°46'50"E
L117	63.00	S89°50'46"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	73.67	806.64	5°12'57"	73.64	S69°02'51"E
C2	106.09	436.36	12°55'46"	105.83	S12°28'28"W
C3	30.02	436.36	2°56'32"	30.02	S21°22'38"W
C4	86.34	421.36	11°44'28"	86.19	S11°20'46"W

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