

MOTION/RECOMMENDATION:

Approve the Minor Plat for the Brantley Heights Subdivision subject to the acceptance by County staff of the completion of Brantley Drive.

This minor plat is located on the east side of Brantley Drive approximately 400 feet to the south of Wekiva Springs Road in Section 33, Township 20 South, and Range 29 East.

District 3 - Van Der Weide (John Thomson-Principal Coordinator) *JS*

BACKGROUND:

This minor plat subdivides a 0.7 acre parcel into 2 lots. The applicant is Jamie Adley who is the owner of the property.

The applicant has requested that the plat be approved subject to the completion and final inspection of the construction of Brantley Drive. The two lots of this subdivision access Brantley Drive which is being built as part of the subdivision improvements for the adjacent Tranquility on Lake Brantley subdivision. Staff concurs with this request.

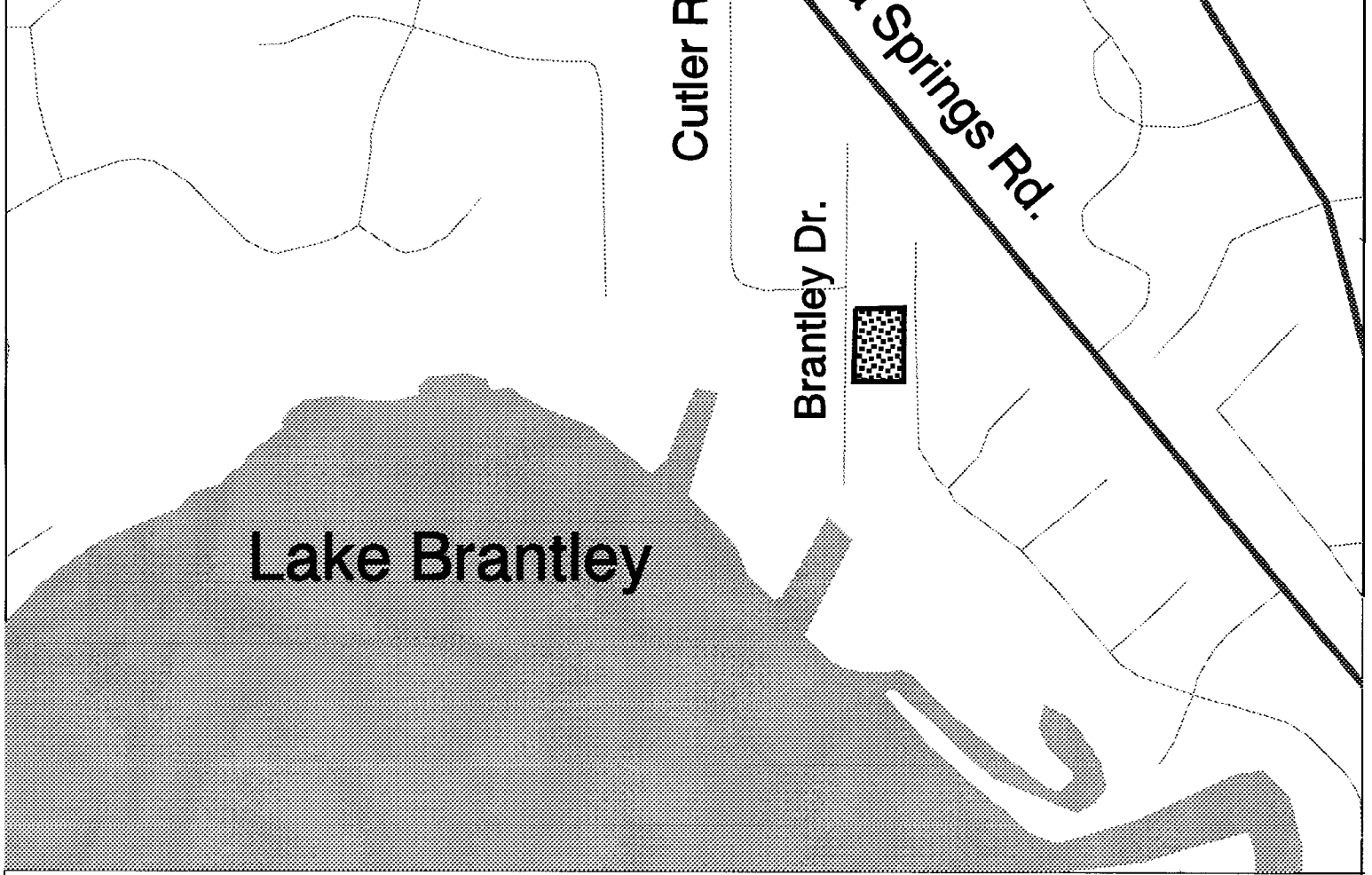
The plat is in conformance with the subdivision requirements of Seminole County's Land Development Code and the platting requirements of Chapter 177 of the Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for the Brantley Heights Subdivision subject to the acceptance by County staff of the completion of Brantley Drive.

District: 3 - Van Der Weide
Attachments: Location Map
Plat Reduction

Reviewed by:
Co Atty: <i>RL C</i>
DFS: _____
Other: <i>JS</i>
DCM: <i>JS</i>
CM: <i>JS</i>
File No. <u>cpdd02</u>



LOCATION MAP Brantley Heights



Subject Plat

300 0 300 600 Feet
- -

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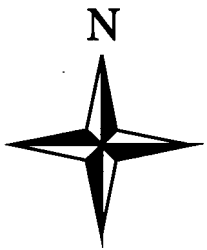
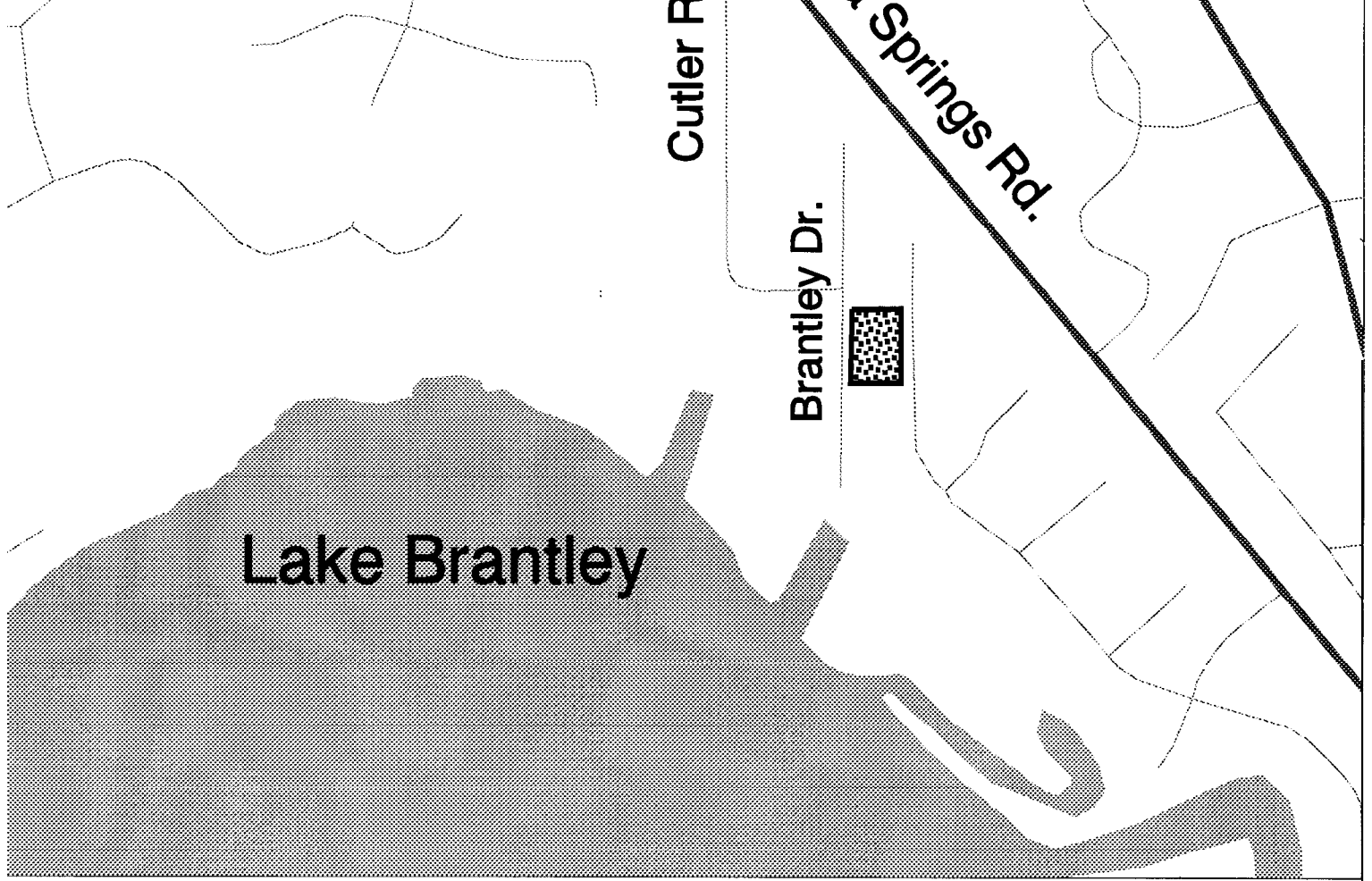
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Co Atty:	<i>KZC</i>
DFS:	
Other:	<i>AK</i>
DCM:	<i>SS</i>
CM:	<i>tw</i>
File No.	<u>cpdd02</u>



LOCATION MAP Brantley Heights



Subject Plat

300 0 300 600 Feet

BRANTLEY HEIGHTS

SECTION 33, TOWNSHIP 20 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

DESCRIPTION

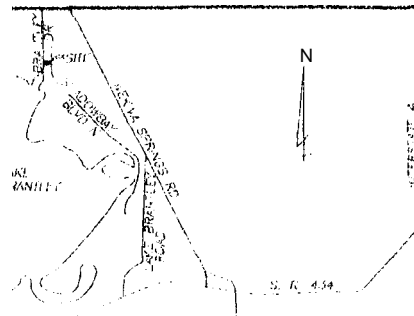
Commence at the South 1/4 corner of Section 33, Township 20 South, Range 29 East, Seminole County, Florida, run thence N00°47'20"E a distance of 293.34 feet to a point on the West right-of-way line of Shadowbay Boulevard North and for a Beginning; thence N89°12'40"W a distance of 144.57 feet to the East right-of-way line of Brantley Drive; thence N00°40'20"E along the East right-of-way line a distance of 200.00 feet; thence S45°00'47'20"W a distance of 144.98 feet to said West right-of-way line; thence S00°47'20"W along said West right-of-way line a distance of 293.34 feet to the Point of Beginning.

Contains 0.665 acres or 28955 square feet more or less

NOTES:

1. BEARING STRUCTURE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 29 EAST BEING S00°47'20"W.
2. ■ DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475".
3. ○ DENOTES A 5/8" IRON ROD & SURVEYOR'S CAP MARKED "LB 4475".
4. THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

VICINITY MAP N.T.S.

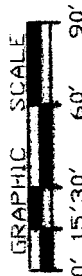


ACCURIGHT SURVEYS

of Orlando Inc., LB 4475
2012 E. Robinson St.
Orlando, Florida 32803
(407) 894-6314

BRANTLEY HEIGHTS

SECTION 33, TOWNSHIP 20 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA



1" = 30'

CUTLER COVE
PLAT BOOK 13, PAGE 18
LOT 1

CUTLER ROAD (50.00' R/W)

STATE PLANE COORDINATE CHART
FLORIDA EAST ZONE, NAD 83

COORDINATES BELOW BASED ON
SEMINOLE COUNTY CONTROL DATA

DESIGNATION #426110247

NORTHING = 1507594.446

EASTING = 522392.476

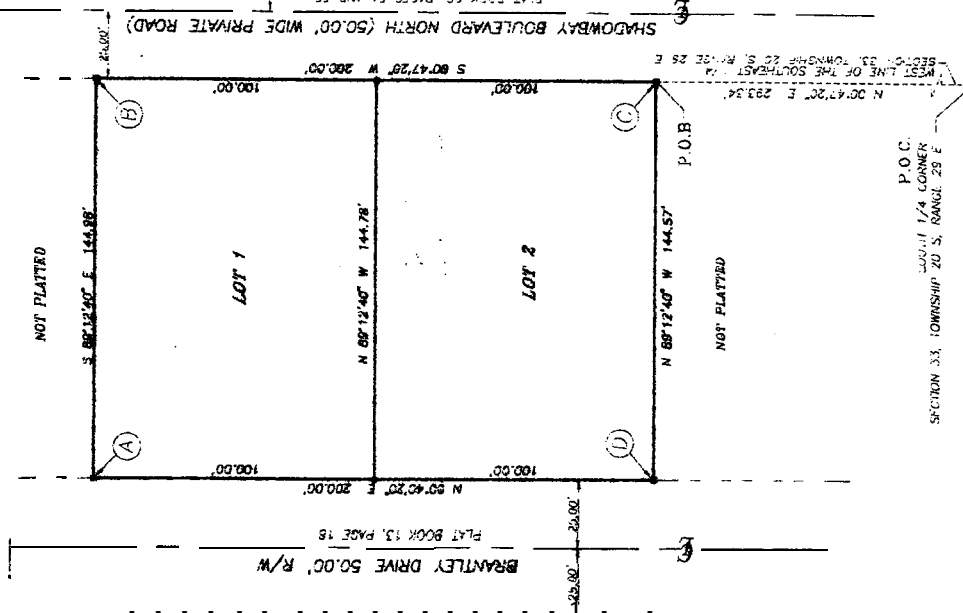
AND:
DESIGNATION #408760244

NORTHING = 1500078.841

EASTING = 511580.462

POINT	NORTHING	EASTING
A	1507025.90	522250.83
B	1507024.71	522392.81
C	1506824.22	522393.49
D	1506825.91	522248.90

- LEGEND**
- CM - CONCRETE MONUMENT
 - Δ - CENTRAL ANGLE
 - DI - DRAINAGE EASEMENT
 - FSM - FASCEMENT
 - FLIBI - FLORIDA DEPARTMENT OF TRANSPORTATION
 - FND - FOUND
 - GIS - GEODETIC INFORMATION SYSTEM
 - IP - IRON PIPE
 - IP - IRON ROD
 - L - ARC LENGTH
 - MEAS - MEASURED BEARING
 - N&D - NAIL & DISK
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PP - PERMANENT CONTROL POINT
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PRM - PERMANENT REFERENCE MONUMENT
 - PT - POINT OF TANGENCY
 - R - CURVE RADIUS
 - R/W - RIGHT OF WAY
 - UE - UTILITY EASEMENT



P.O.C.
SECTION 33, TOWNSHIP 20 S, RANGE 29 E
CUTLER 1/4 CORNER

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