

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Graves Replat at Alaqua Lakes Minor Plat

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

AUTHORIZED BY: Kent Cichon **CONTACT:** Ian Ratliff **EXT.** 7438

Agenda Date <u>12/10/02</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"/>
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MOTION/RECOMMENDATION:

Approve the minor plat for the Graves Replat at Alaqua Lakes.

Located at 853 Eagle Claw Court, Lake Mary in the Alaqua Lakes Phase 5B subdivision, Section 11, Township 20, Range 29.

District 5-McLain (Ian Ratliff, Principal Planner)

BACKGROUND:

Andrea and Daniel Graves are requesting approval of a minor plat that would combine two existing platted lots within the Alaqua Lakes Phase 5B subdivision into a single platted lot comprising a total of 1.46 acres zoned PUD. The applicant owns an existing home on Lot 13 and has purchased the adjacent Lot 12 to accommodate an expansion of their home. Taylor-Woodrow, Inc., the developer of Alaqua Lakes and the original owner of Lot 12, required the Graves to replat both of their lots into one lot as part of their sales contract. The proposed plat meets all applicable requirements of the Alaqua Lakes PUD, the Land Development Code and Chapter 177, F.S.

STAFF RECOMMENDATION:

Staff recommends approval of the Graves Replat at Alaqua Lakes Minor Plat.

District: 5-McLain
Attachments: Exhibit A: Plat Reduction
Exhibit B: Location map

Reviewed by: Co Atty: <u>RZC</u> DFS: _____ Other: _____ DCM: _____ CM: _____ File No. <u>cpdd01</u>

GRAVES REPLAT AT ALAQUA LAKES SHEET 1 OF 2

A REPLAT OF LOTS 12 AND 13 OF
ALAQUA LAKES PHASE 5B, PLAT BOOK 59, PAGES 42 AND 43,
LOCATED IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

- 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 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.

DESCRIPTION:

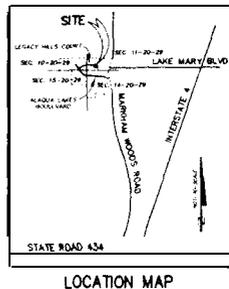
Lots 12 and 13, ALAQUA LAKES PHASE 5B, according to the plat thereof as recorded in Plat Book 59, Pages 42 and 43, of the Public Records of Seminole County, Florida, described as follows:

BEGIN at the Southeast corner of Lot 11 of said ALAQUA LAKES PHASE 5B; thence run N10°25'12"E along the East line of said Lot 11 for a distance of 200.00 feet to the Southerly right-of-way line of Legacy Hills Court and a point on a non-tangent curve concave Northwestly having a radius of 50.00 feet and a chord bearing of N39°17'32"E; thence run Northeastly along said Southerly right-of-way line and the arc of said curve through a central angle of 122°15'20" for a distance of 106.69 feet to the South line of Lot 14 of said ALAQUA LAKES PHASE 5B and a radial line; thence run N68°09'52"E for a distance of 27.55 feet; thence run the following seven (7) courses along the Westerly boundary of Tract "C5" of ALAQUA LAKES PHASE 1, according to the plat thereof, as recorded in Plat Book 52, Pages 70 through 80, of said Public Records: S41°49'36"E for a distance of 22.25 feet; thence run S38°05'57"E for a distance of 98.92 feet; thence run S50°58'23"E for a distance of 70.30 feet; thence run S79°01'27"E for a distance of 50.90 feet; thence run S19°20'06"E for a distance of 72.36 feet; thence run S16°43'27"E for a distance of 70.71 feet; thence run S00°35'27"W for a distance of 53.11 feet to the North line of Tract "F1" of said ALAQUA LAKES PHASE 1; thence run N79°34'48"W along said North line for a distance of 347.15 feet to the POINT OF BEGINNING.

Containing 1.552 acres more or less.

SURVEYOR'S NOTES:

- Bearings based on the East line of Lot 11, ALAQUA LAKES PHASE 5B, (PB 59, Pgs 42 & 43) being N10°25'12"E (per plat).
- All lines are Radial to curves.
- All platted utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- A 10.00 foot wide Drainage and Utility easement is reserved along the front lot line of all lots and adjacent to all Private rights-of-way unless otherwise shown.



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

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 _____ at _____ File No. _____

CLERK OF THE COURT
in and for Seminole County, Florida
BY _____ D.C.

PLAT BOOK PAGE _____

GRAVES REPLAT AT ALAQUA LAKES DEDICATION

(NOW ALL MEN BY THESE PRESENTS, that the entity named below the "Owner", being the owner of the sample title to the lands described by this Plat (the "Property") hereby dedicates for the uses and purposes described herein subject to covenants, conditions and restrictions as described in the Declaration of Covenants, Conditions, Restrictions, and Easements for Alauqa Lakes recorded in (D.R.B.3275, PG.1009) of the Public Records of Seminole County, Florida.

The Drainage and Utility Easements shown hereon are dedicated for use of the Owner, the Association, Seminole County, Florida and all utility companies serving the Property for the purpose of installation, maintenance and replacement of utility distribution and collection facilities, including underground lines and equipment, above ground junction boxes, transformers and similar equipment.

IN WITNESS WHEREOF, the Owner has caused these presents to be signed by the officer named below on MAY 27 2002.

<p><i>[Signature]</i> Print Name: <u>Daniel P. Graves</u></p> <p><i>[Signature]</i> Print Name: <u>Marilyn B. Carney</u></p> <p><i>[Signature]</i> Print Name: <u>Andrea S. Graves</u></p> <p><i>[Signature]</i> Print Name: <u>Daniel P. Graves</u></p> <p><i>[Signature]</i> Print Name: <u>Marilyn B. Carney</u></p>	<p><i>[Signature]</i> DANIEL P. GRAVES Address: <u>853 EAGLE CLAW COURT</u> <u>LAKE MARY, FL 32746</u></p> <p><i>[Signature]</i> ANDREA S. GRAVES Address: <u>853 EAGLE CLAW COURT</u> <u>LAKE MARY, FL 32746</u></p>
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STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 27 day of 2002, by DANIEL P. GRAVES and ANDREA S. GRAVES as owners. He and she are personally known to me or has produced as Identification.

My Commission Expires: _____
SERIAL No. _____

Notary Public
[Signature]
PRINT NAME: Donna Faye Ruby
DONNA FAYE RUBY
MAY 14, 2005
NOTARY PUBLIC - FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

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

Signature: _____ Dated: _____
STEVE L. WESSELS, P.L.S.
Florida Registration No. 4589

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 177.09(7) regarding "permanent reference monuments", and that the land is located within Seminole County, Florida.

DONALD W. McINTOSH ASSOCIATES, INC.
Certificate of Authorization #B68
Signature: *[Signature]* Dated: 5/27/02
RICHARD CARLSON
Registration No. 4285

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.

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

GRAVES REPLAT AT ALAQUA LAKES

A REPLAT OF LOTS 12 AND 13 OF
 ALAQUA LAKES PHASE 5B, PLAT BOOK 59, PAGES 42 AND 43,
 LOCATED IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 29 EAST
 SEMINOLE COUNTY, FLORIDA

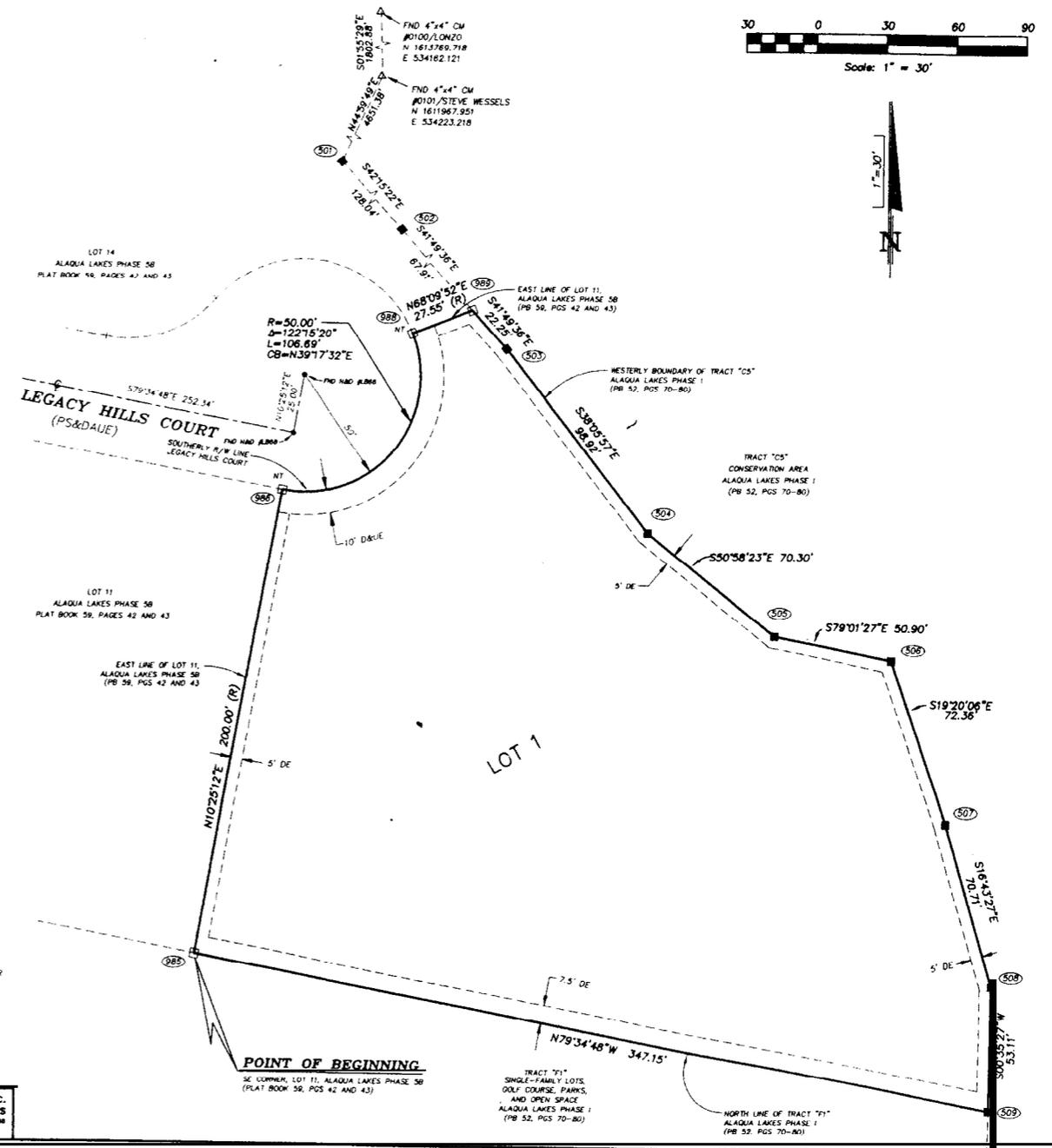
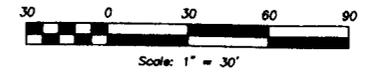
PLAT _____ BOOK PAGE _____
 SHEET 2 OF 2

STATE PLANE COORDINATES
 OF PERMANENT REFERENCE MONUMENTS

POINT	Y (Northing)	X (Easting)
501	1608677.891	530935.509
502	1608583.149	531021.637
503	1608532.563	531066.937
504	1608454.737	531127.997
505	1608410.488	531182.622
506	1608400.813	531232.592
507	1608332.541	531256.571
508	1608264.927	531276.940
509	1608211.717	531276.408
985	1608274.395	530934.980
986	1608471.094	530971.090
988	1608538.886	531026.523
989	1608549.141	531052.091

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

- LEGEND**
- CT = CURVE NUMBER (SEE TABLE)
 - LI = LINE NUMBER (SEE TABLE)
 - Δ = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - C = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - NT = NON-TANGENT
 - (NR) = NON-RADIAL
 - (R) = RADIAL
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - CCR = CERTIFIED CORNER RECORD
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - PGS = PAGES
 - LE = LANDSCAPE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - D&UAE = DRAINAGE AND UTILITY EASEMENT
 - PS&DAUE = PRIVATE STREET AND DRAINAGE ACCESS AND UTILITY EASEMENT
 - D&IAE = DRAINAGE AND ACCESS EASEMENT
 - IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - FND = FOUND
 - (TYP) = TYPICAL
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - = DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #888 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - = DENOTES PERMANENT REFERENCE MONUMENT (FND 4"x4" CONCRETE MONUMENT #888 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - = DENOTES PERMANENT CONTROL POINT (FND 80 PENNY NAIL AND DISK #888) PER CHAPTER 177, FLORIDA STATUTES.
 - (PS&DAUE) = PRIVATE STREET & DRAINAGE, ACCESS AND UTILITY EASEMENT
 - = STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENTS
 - SEC. 10 = SECTION 10 TOWNSHIP 20 SOUTH, RANGE 29 EAST



DONALD W. MCINTOSH ASSOCIATES, INC.
 PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WESTER PARK, FLORIDA 32788 (407) 844-4088
 CERTIFICATE OF AUTHORIZATION No. 1288

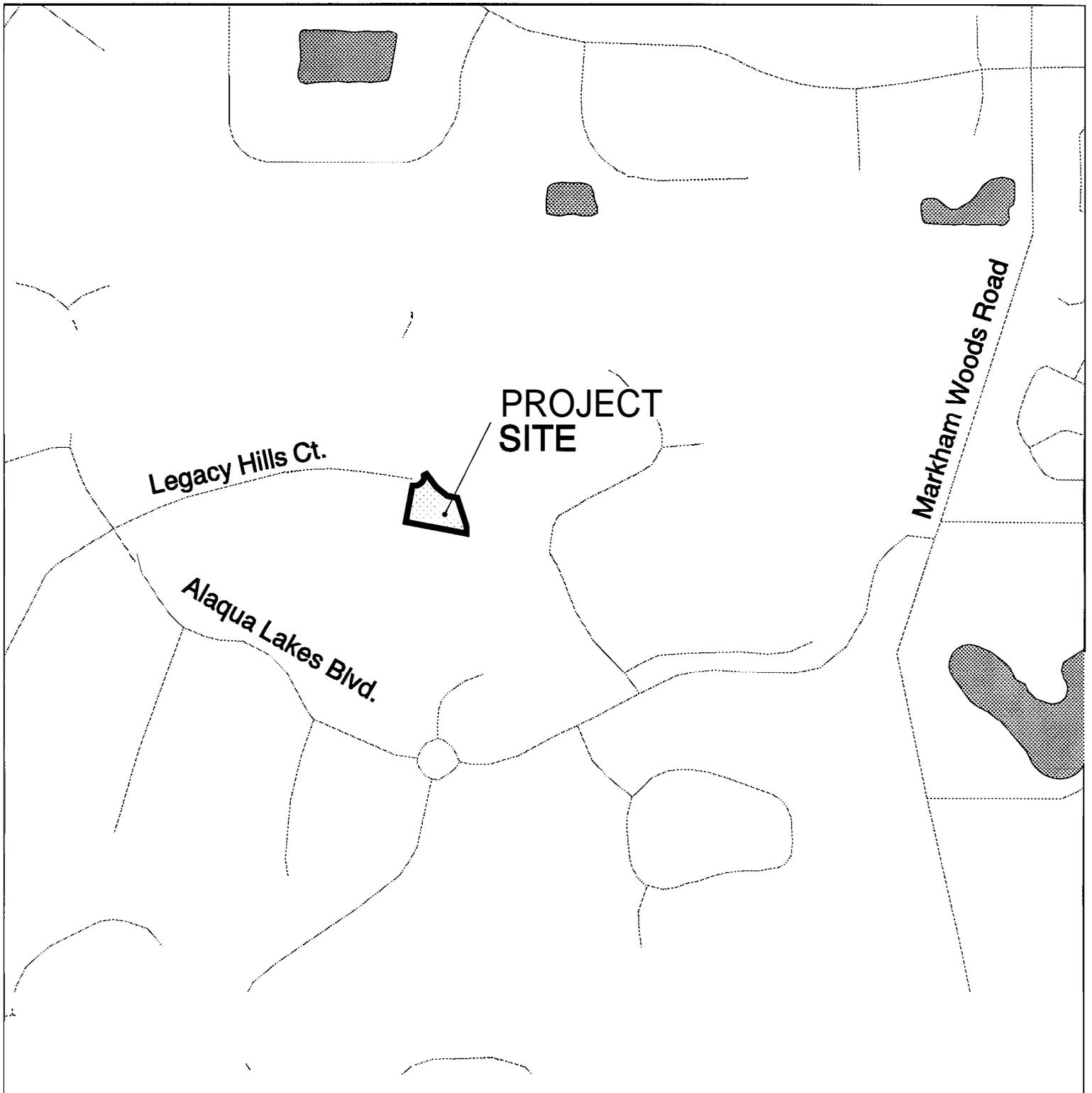


EXHIBIT B



Graves Replat at Alaqua Lakes Minor Plat Location Map

