

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: Approval of the Final Plat for Lake Forest Section 19

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Kent Cichon CONTACT: Shannon Suffron EXT. 7337

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"/>
---

**MOTION/RECOMMENDATION:**

Approve the Final Plat for Lake Forest Section 19 as requested by Orlando Lake Forest Joint Venture.

The subdivision is located on the Southeast side of Orange Boulevard, North of SR 46 and South of Nevada Avenue in Sections 19 and 30, Township 19 South, Range 30 East, Seminole County, Florida. The applicant is Dyer, Riddle, Mills and Precourt, representing Orlando Lake Forest Joint Venture.

District 5 – McLain (Shannon C. Suffron – Planner) *SS*

**BACKGROUND:**

The applicant is requesting approval of 6 single family residential lots on approximately 4.24 acres. The lots are part of the existing Lake Forest Planned Unit Development located on the Southeast side of Orange Boulevard, North of SR 46 and South of Nevada Avenue.

Staff has reviewed the Final Plat and found that it meets the applicable conditions of the PUD Developer's Commitment Agreement in addition to being in conformance with State Statutes and the Seminole County Land Development Code.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat of Lake Forest Section 19.

District: 5 - McLain

Attachments: Reduction of the Plat  
Location map

Reviewed by: _____ Co Atty: <i>KCC</i> DFS: _____ Other: <i>[Signature]</i> DCM: <i>[Signature]</i> CM: <i>[Signature]</i> File No. <u>cpdd02</u>
---

# LAKE FOREST SECTION 19

SECTIONS 13 AND 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

REPLATTING A PORTION OF VACATED "MAP OF SANFORD FARMS" AS  
RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

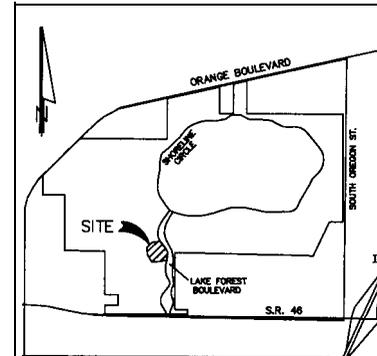
## LEGAL DESCRIPTION:

LEGAL DESCRIPTION: LAKE FOREST SECTION 19

A PORTION OF LAND SITUATE IN SECTIONS 19 AND 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST CORNER OF LOT 27, LAKE FOREST - SECTION ONE AS RECORDED IN PLAT BOOK 41, PAGES 13 THROUGH 17 (INCLUSIVE), OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 35°08'13" WEST ALONG THE EASTERLY LINE OF LAKE FOREST SECTION 8A AS RECORDED IN PLAT BOOK 54, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF THE PLAT OF LAKE FOREST BOULEVARD AS RECORDED IN PLAT BOOK 41, PAGES 11 AND 12, OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 248.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 347.75 FEET AND A CENTRAL ANGLE OF 70°19'56"; THENCE FROM A CHORD BEARING OF SOUTH 00°01'45" EAST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 426.87 FEET TO A POINT ON SAID CURVE FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A POINT OF CONTINUOUS CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 347.75 FEET AND A CENTRAL ANGLE OF 08°30'07"; THENCE FROM A CHORD BEARING OF SOUTH 39°29'47" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.21 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 43°47'50" EAST 91.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 332.25 FEET AND A CENTRAL ANGLE OF 82°39'38"; THENCE FROM A CHORD BEARING OF SOUTH 12°28'02" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 363.36 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 18°51'48" WEST 7.32 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF LAKE FOREST BOULEVARD, RUN SOUTH 82°03'21" WEST 339.10 FEET; THENCE RUN NORTH 33°33'25" WEST 204.12 FEET; THENCE RUN NORTH 05°58'41" WEST 181.48 FEET; THENCE RUN NORTH 45°08'58" EAST 183.28 FEET; THENCE RUN NORTH 84°00'13" EAST 169.75 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 4.238 ACRES, MORE OR LESS.



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S NOTES:

- DENOTES P.R.M. - PERMANENT REFERENCE MONUMENT, 4"x 4" CONCRETE MONUMENT L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 277.091(8), UNLESS OTHERWISE NOTED.
- DENOTES P.C.P. - PERMANENT CONTROL POINT, NAIL AND DISK L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 277.091(8).
- THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE FOREST SECTION 8A AS RECORDED IN PLAT BOOK 54, PAGES 11 & 12 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, AS BEING 53°50'08"13"W.
- THERE IS A 5.00' WIDE SIDEWALK & UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS.
- THERE IS A 7.50' DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES, AND A 50.00' DRAINAGE AND CONSERVATION EASEMENT ALONG THE REAR LOT LINES, EXCEPT AS OTHERWISE NOTED.
- STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990) BEING SEMINOLE COUNTY HORIZONTAL CONTROL POINTS.
- 19-19-30 DENOTES SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
- DENOTES P.R.M. - PERMANENT REFERENCE MONUMENT, RECOVERED 4"x 4" CONCRETE MONUMENT L.B. #2648, UNLESS OTHERWISE NOTED.
- ALL CURVILINEAR LOT LINES ARE RADIAL (RAD.) UNLESS NOTED AS N.R. (NON-RADIAL).
- \* DENOTES CHANGE IN DIRECTION ONLY. NO CORNER SET OR RECOVERED.
- TRACT A IS THE STREET TRACT (VIA VENETO COURT) TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC..
- THE 50.00 FEET WIDE DRAINAGE AND CONSERVATION EASEMENT LOCATED ALONG THE REAR LOT LINES OF LOTS 679 THROUGH 684 (INCLUSIVE), IS HEREBY DEDICATED TO THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC., AND SEMINOLE COUNTY, FLORIDA FOR DRAINAGE AND MAINTENANCE PURPOSES. CONSTRUCTION AND ACTIVITIES RELATED THERETO ARE HEREBY PROHIBITED WITHIN SAID DRAINAGE AND CONSERVATION EASEMENT.
- TRACTS B AND C ARE HEREBY RESERVED IN FAVOR OF THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC., FOR THE PURPOSE OF LANDSCAPING AND DRAINAGE. NO CLEARING, DREDGING, FILLING OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE LANDSCAPING TRACTS WITHOUT PRIOR WRITTEN APPROVAL BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.

**NOTICE:** PCP'S AND LOT CORNERS -- (177.091 (8) (9) F.S.)  
AU PCP'S AND LOT CORNERS MUST BE SET PRIOR TO ME EXPIRATION  
OF ME. MAINTENANCE BOND. ME PROFESSIONAL SURVEYOR RESPONSIBLE  
FOR SETTING THE MONUMENTATION WILL NOTIFY ME COUNTY SURVEYOR  
IN WRITING OF SAME.

## PLAT NOTES:

- 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, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



SHEET 1 OF 2

PLAT  
BOOK

PAGE

LAKE FOREST SECTION 19  
DEDICATION

This is to certify that the undersigned Orlando Lake Forest Joint Venture, a Florida general partnership (hereinafter referred to as "Lawful Owner") is the lawful owner of the lands described in the caption therein and that it has caused the lands described herein to be surveyed and this plat, entitled Lake Forest Section 19, is hereby adopted as a true and correct plat of said lands. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads. Provided however, a perpetual non-exclusive access and utility easement over and under all of the private streets shown hereon are hereby dedicated to Seminole County, Florida. Said streets and easements shall remain private and the sole and exclusive property of the Lawful Owner, unless otherwise noted, and it does hereby grant to the present and future owners of adjacent lands and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the State and State postal service mail carriers, representatives of utilities authorized by the Lawful Owner to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements.

IN WITNESS WHEREOF, the said Owner has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

WITNESS: ORLANDO LAKE FOREST JOINT VENTURE  
F./X./A. KNOWLEDGE JOINT VENTURE, A  
FLORIDA GENERAL PARTNERSHIP  
BY ORLANDO LAKE FOREST INC.  
A FLORIDA CORPORATION  
ITS MANAGING PARTNER

GARY D. ADAMS (SENIOR VICE PRESIDENT)

Signed and sealed in the presence of:

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

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

NOTARY PUBLIC  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that this plat is a true and correct representation of the lands surveyed, that this survey was made under my responsible direction and supervision and that the survey data contained herein complies with all the requirements of Chapter 177, Florida Statutes, and the said land is located in Seminole County, Florida.

Signature: \_\_\_\_\_ Dated \_\_\_\_\_  
Abby A. Schaefer, P.L.S. Registration No. 5221  
Jyer, Riddle, Mills & Precourt Inc.  
505 E. Colonial Drive  
Orlando, Florida  
Florida Licensed Business No. 2648

## CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

Examined &  
Approved

\_\_\_\_\_  
Chairman

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

MIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

ATTEST:

\_\_\_\_\_  
Chairman of this Board Clerk of the Board

By \_\_\_\_\_ D.C.

## CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.

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

Date \_\_\_\_\_

## CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined this 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 ME COURT  
in and for Seminole County, Florida  
BY \_\_\_\_\_ D.C.

# LAKE FOREST SECTION 19

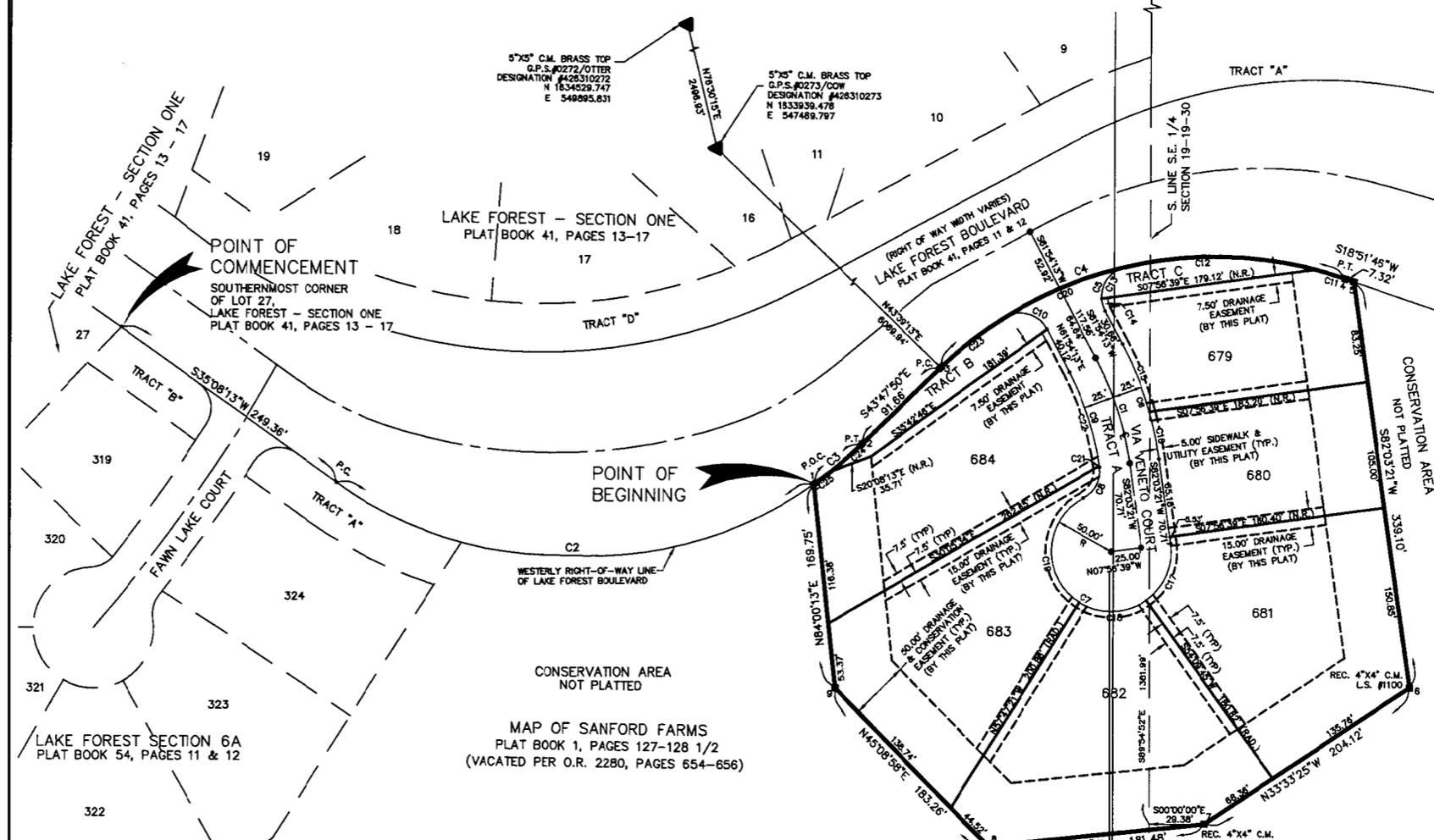
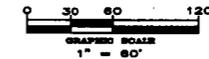
SECTIONS 19 AND 30, TOWNSHIP 19, SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

REPLATTING A PORTION OF VACATED 'MAP OF SANFORD FARMS' AS  
RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

PLAT BOOK

PAGE



LAKE FOREST - SECTION ONE  
PLAT BOOK 41, PAGES 13 - 17

POINT OF COMMENCEMENT  
SOUTHERNMOST CORNER  
OF LOT 27,  
LAKE FOREST - SECTION ONE  
PLAT BOOK 41, PAGES 13 - 17

5"x5" C.M. BRASS TOP  
G.P.S. #0272/OTTR  
DESIGNATION #428310272  
N 1634029.747  
E 549895.831

5"x5" C.M. BRASS TOP  
G.P.S. #0273/COM  
DESIGNATION #428310273  
N 1833939.478  
E 547489.787

POINT OF BEGINNING

CONSERVATION AREA  
NOT PLATTED

MAP OF SANFORD FARMS  
PLAT BOOK 1, PAGES 127-128 1/2  
(VACATED PER O.R. 2280, PAGES 654-656)

LAKE FOREST SECTION 6A  
PLAT BOOK 54, PAGES 11 & 12

CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
C1	260.47	81.81	81.14	202°09'	S71°36'47"W
C2	347.78	698.87	600.87	70°18'38"	S00°01'54"E
C3	347.78	88.21	88.18	98°28'37"	S88°28'47"E
C4	339.82	363.38	349.82	82°30'38"	S12°20'02"E
C5	28.00	48.73	38.82	104°48'40"	N89°41'27"W
C6	286.87	100.41	98.88	207°09'	S71°36'47"W
C7	50.00	218.83	81.85	262°21'44"	N72°18'13"E
C8	28.00	38.77	28.87	70°21'38"	S82°40'44"E
C9	238.43	80.82	80.38	207°09'	N71°36'47"E
C10	25.00	41.02	38.87	84°30'18"	N15°24'08"E
C11	339.28	28.87	28.87	94°30'00"	S13°34'56"W
C12	339.28	198.78	198.41	87°38'43"	S00°28'30"W
C13	28.00	38.28	32.87	80°57'02"	S83°40'38"E
C14	28.00	19.48	19.41	94°30'00"	N71°36'47"E
C15	288.47	88.38	88.34	128°00'00"	N19°00'00"E
C16	288.47	38.89	38.82	08°01'04"	N78°02'48"E
C17	50.00	84.29	81.88	82°58'13"	S89°53'27"E
C18	50.00	58.38	58.28	88°02'54"	S01°38'48"E
C19	50.00	108.08	88.77	120°22'57"	N87°38'38"W
C20	339.28	108.11	108.82	16°48'08"	S22°41'38"E
C21	238.47	0.89	0.88	08°12'28"	N81°57'03"E
C22	238.47	81.87	81.88	19°58'39"	N71°32'33"E
C23	339.28	87.83	87.71	11°41'47"	S17°38'57"E
C24	347.78	35.83	35.86	02°38'43"	S40°26'08"E
C25	347.78	17.88	17.87	02°38'44"	S38°40'08"E

**ABBREVIATIONS LEGEND:**

- C = CHORD
- CB = CHORD BEARING
- CL = CENTERLINE
- C.M. = CONCRETE MONUMENT
- Δ = DELTA
- L = LENGTH
- L.B. = LAND SURVEY BUSINESS
- (N.R.) = NON-RADIAL
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.C. = POINT ON A CURVE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- G.P.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- (PAGE(S)) = PAGE(S)
- R = RADIUS
- (RAD.) = RADIAL
- AVE. = AVENUE

**STATE PLANE COORDINATE TABLE FOR PRM'S**

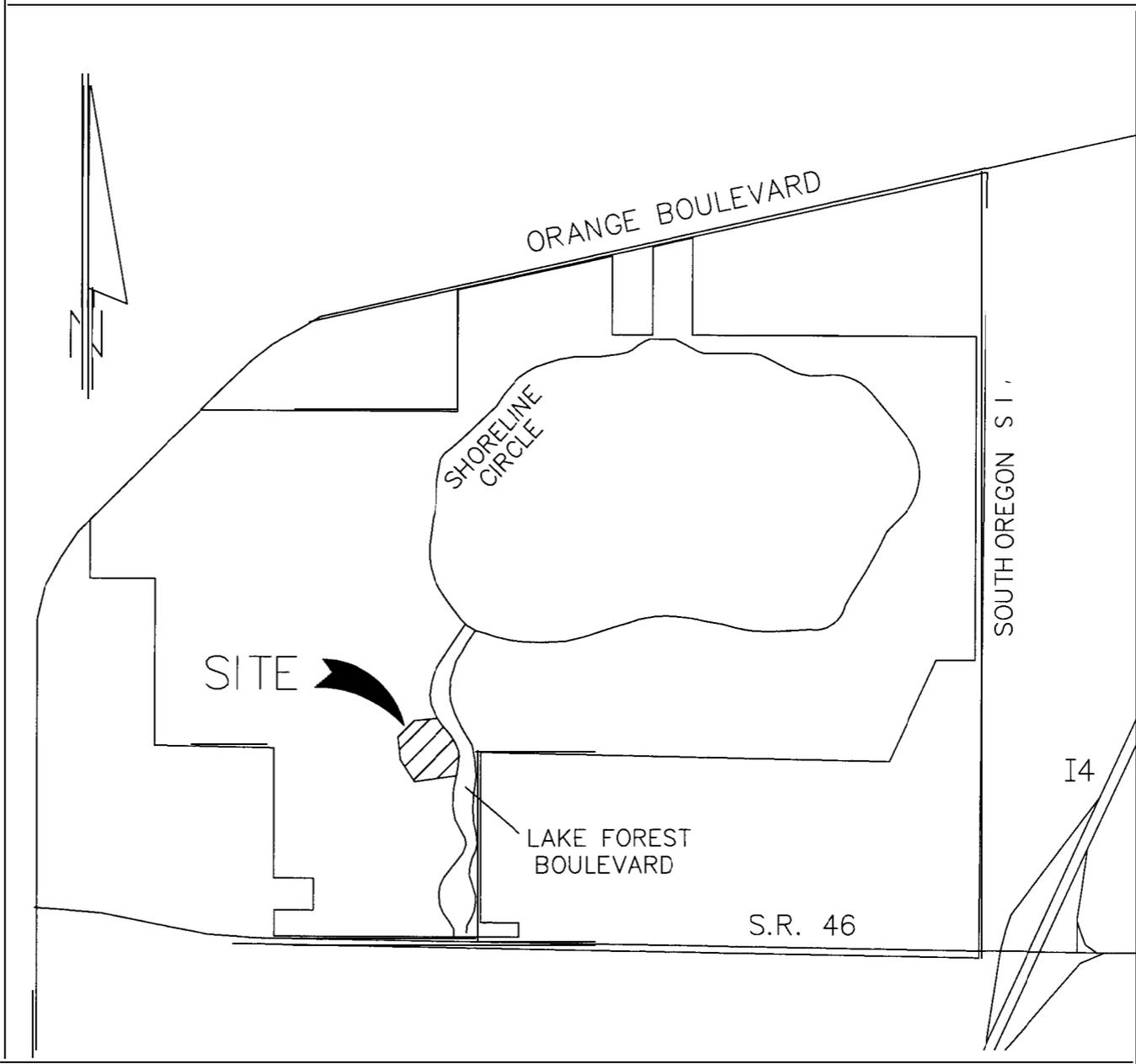
1	N 29640.8652	543188.7332
2	N 89800.8189	543230.0332
3	N 89254.8385	543293.8741
4	N 89217.7250	543358.3221
5	N 892190.7888	543368.9771
6	N 892142.8737	543387.2765
7	N 892112.8912	543397.8183
8	N 892483.0544	542898.4540
9	N 828622.7054	543027.9717

NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST, SECTION 19, BEARING BASE. SCALE FACTOR 0.999954717

**NOTE:**

TRACT A IS THE STREET TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

1505 East Colonial Drive - Orlando, Florida 32803



VICINITY MAP  
NOT TO SCALE