

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: U-Haul of Casselberry, Florida Minor Plat

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date 12/10/02

Regular ☐

Consent ☒

Work Session ☐

Briefing ☐

Public Hearing – 1:30 ☐

Public Hearing – 7:00 ☐

MOTION/RECOMMENDATION:

Approve the U-Haul of Casselberry, Florida minor plat.

Located on the west side of SR 436, approximately ½ mile south of Howell Branch Road in Casselberry, in Section 34, Township 21 South, Range 30 East.

District I-Maloy (Ian Ratliff, Principal Planner)

BACKGROUND:

Professional Engineering Consultants, Inc. is requesting approval of a two lot minor plat on 5.18 acres zoned PCD. The U-Haul PCD allows C-2 uses on lot 1, which is currently vacant, and a U-Haul storage center exists on lot 2. An access easement between the two lots will be dedicated on the plat and both lots will share the existing access point on SR 436. Platting of this property is a condition of the developer's commitment agreement for the PCD. Staff has reviewed the minor plat and finds that it meets the applicable requirements of the U-Haul PCD, the Land Development Code and Ch. 177, F.S.

STAFF RECOMMENDATION:

Staff recommends approval of the U-Haul of Casselberry, Florida Minor Plat

District: 1-Maloy

Attachments: Exhibit A: Plat reduction

Exhibit B: Location map

Reviewed by:

Co Atty: K2C

DFS:

Other: ~~_____~~

DCM: ~~_____~~

CM: JLB

File No. cpdd03

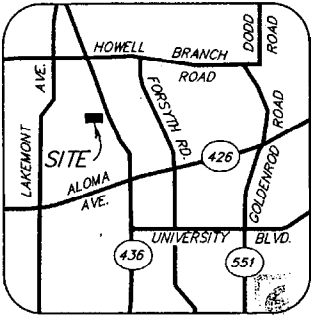
U-HAUL OF CASSELBERRY, FLORIDA
SECTION 34, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 FOR A POINT OF REFERENCE, THENCE RUN SOUTH 02°28'41" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 838.14 FEET TO A POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE, RUN NORTH 88°04'44" EAST, 510.02 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 436 (SEMPORAN BOULEVARD), AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 77080-2857; THENCE RUN SOUTH 23°53'01" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 414.87 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 88°04'44" WEST, ALONG SAID SOUTH LINE, 662.34 FEET TO A POINT LYING ON THE AFORESAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE RUN NORTH 02°28'41" WEST, ALONG SAID WEST LINE, 384.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 5.181 ACRES, MORE OR LESS.



LOCATION MAP
(NOT TO SCALE)

SURVEYORS' NOTES:

- (1) BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM BASED ON THE WEST LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 30 EAST, BEING SOUTH 02°28'41" EAST.
- (2) —□— DEVOTES A PERMANENT REFERENCE MONUMENT (P.R.M.), A SET 4" X 4" CONCRETE MONUMENT AND BRASS DISK STAMPED "LS-4044", UNLESS OTHERWISE NOTED.
- (3) VEHICULAR ACCESS LOCATIONS FROM STATE ROAD # 436 (SEMPORAN BOULEVARD) TO TRACTS 1 AND 2 ARE CONTROLLED AND PERMITTED BY SEMINOLE COUNTY, FLORIDA AND ALL OTHER APPLICABLE AGENCIES.
- (4) THE PRIVATE ACCESS EASEMENT ALONG THE NORTH LINE OF LOT 1 AND THE PRIVATE ACCESS EASEMENT ALONG THE SOUTH LINE OF LOT 1 THROUGH LOT 2 ARE FOR INTERNAL CIRCULATION, WITH AN EASEMENT DEDICATED OVER SAID EASEMENTS TO SEMINOLE COUNTY, FLORIDA.

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors
Suite 1550 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

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.

| PLAT BOOK | PAGE |
|---|------|
| U-HAUL OF CASSELBERRY, FLORIDA DEDICATION | |
| KNOWN, ALL MEN BY THESE PRESENTS, that the corporation, named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed, <u>AS DRAINAGE EASEMENT</u> , shown hereon to the perpetual use of the public. | |
| IN WITNESS WHEREOF has caused these presents to be signed by the officer named below and its corporate seal to be affixed here on <u>OCTOBER 31, 2002</u> . | |
| BY: <u>RWD GLOBAL CAPITAL SOLUTIONS, INC. as Agent Lessor</u> | |
| BY: <u>Carlos Vizarra</u> Printed Name: CARLOS VICARRA, <u>as Agent</u> | |
| Signed and sealed in the presence of: <u>Carly Vilcarra</u> Printed Name: Carly Vilcarra | |
| <u>Donna Paray</u> Printed Name: Donna Paray | |
| STATE OF <u>Arizona</u> COUNTY OF <u>Maricopa</u> | |
| THIS IS TO CERTIFY, That on <u>October 31, 2002</u> before me an officer duly authorized to take acknowledgments in the state and county aforesaid, personally appeared, <u>Carlos Vizarra</u> <u>AS AGENT</u> | |
| of the above named Corporation incorporated under the laws of the state of <u>Arizona</u> he is personally known to me and he did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that said Dedication is the act and deed of said corporation. | |
| IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date. | |
| <u>Joanne Fried</u> NOTARY PUBLIC My Commission Expires <u>June 27, 2005</u> | |
| Printed Name: <u>Joanne Fried</u> | |
| QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER | |
| This plat was prepared under my direction and supervision. This plat complies with all the surveying laws of Chapter 177, Florida Statutes. | |
| Signature: <u>David A. White</u> DAVID A. WHITE, Professional Surveyor Florida Registration No. 4044 | |
| PROFESSIONAL ENGINEERING CONSULTANTS, INC. 200 E. Robinson Street, Suite 1550, Orlando, Florida 32801 Certificate of Authorization Number LB # 3558 | |
| CERTIFICATE OF REVIEW BY COUNTY SURVEYOR | |
| I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes | |
| Steve L. Wessels, PLS Florida Registration Number 4389 County Surveyor for Seminole County, Florida. | |
| 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, Fla. | |
| Attest: _____ Chairman of the Board | |
| Attest: _____ Clerk of the Board | |
| BY: _____ D.C. | |
| CERTIFICATE OF CLERK OF THE 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 _____ Fla. No. _____ | |
| CLERK OF THE CIRCUIT COURT In and for Seminole County, Fla. | |
| BY: _____ D.C. | |

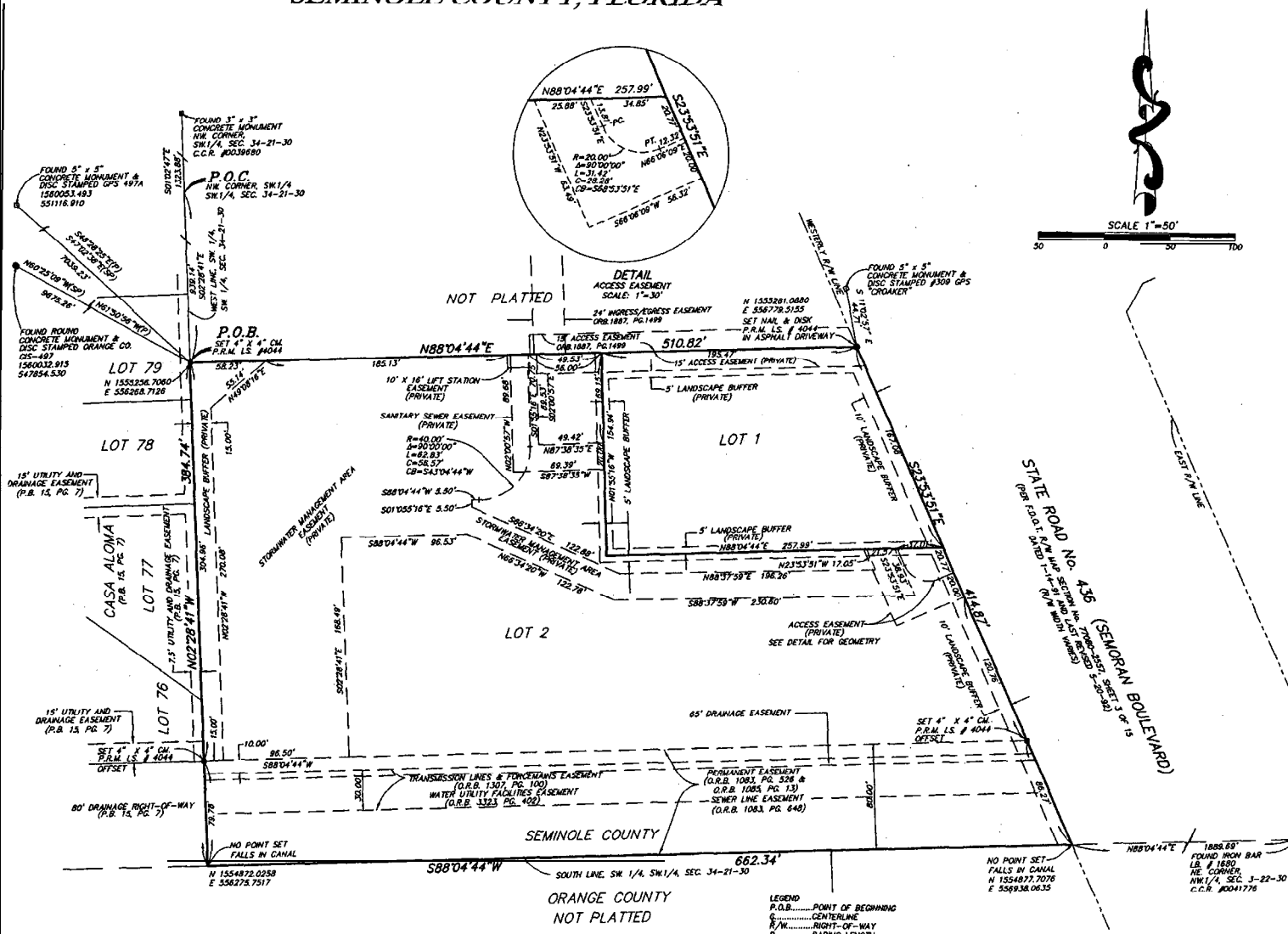
U-HAUL OF CASSELBERRY, FLORIDA

SECTION 34, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 2 OF 2



NOTE: STATE PLANE COORDINATES SHOWN AT BOUNDARY CORNERS ARE BASED ON THE RELATIONSHIP BETWEEN SEMINOLE COUNTY CONTROL DATA POINTS 0497/ GS-467 AND 497A / HEART.

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Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-0022

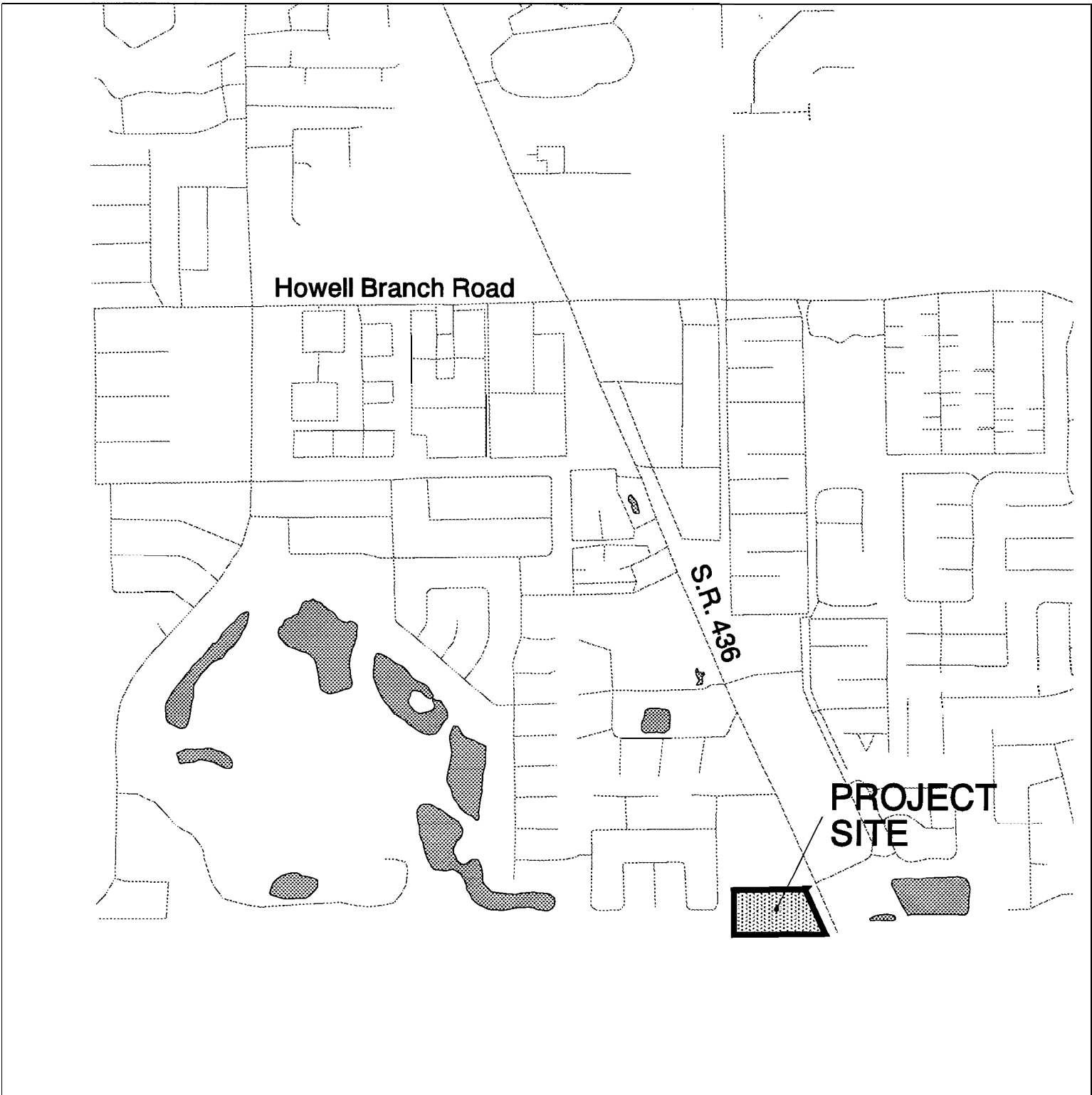


EXHIBIT B

U-Haul of Casselberry Minor Plat Location Map

