

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Woodsong Subdivision Final 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 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 the Woodsong Subdivision; Located on the southeast corner of Orange Boulevard and Oregon Street in Section 20, Township 19, Range 30 in Sanford.

District 5 – McLain (Ian Ratliff, Principal Planner) *IR*

BACKGROUND:

M/I Homes is requesting final plat approval for 54 single family lots within the Woodsong subdivision, which comprises approximately 14 acres and is zoned PUD. The Woodsong PUD originally proposed internal roads that would be privately owned and maintained. However, during the platting process, the applicant requested that the roads be dedicated to the public. Staff has reviewed this request and finds that the right-of-way widths, pavement and storm water facilities do meet Seminole County standards. Functional maintenance of the storm water facilities will be provided by the Woodsong H.O.A. Water and sewer utilities are being provided by Seminole County. Per the PUD Commitment Agreement, the applicant is dedicating additional right-of-way along Oregon Street and Orange Boulevard. All subdivision improvements have been completed and accepted by Seminole County. Staff has reviewed the plat and finds that it meets the requirements of the Woodsong PUD, the Seminole County Land Development Code and Ch. 177, F.S.

STAFF RECOMMENDATION:

Staff recommends approval of the Woodsong plat and the dedication of the internal streets to the public.

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

Reviewed by:	<i>KIC</i>
Co Atty:	<i>KIC</i>
DFS:	
Other:	<i>[Signature]</i>
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>cpdd05</u>

A Replat of Lots 7, 8, and 9, Block 4, SANFORD FARMS
Plat Book 1, Pages 127 and 128, Seminole County, Florida
Section 20, Township 19 South, Range 30 East

Property Description

A parcel of land being Lots 7, 8 and a portion of Lot 9, Block 4, MAP OF SANFORD FARMS, according to the plot thereof as recorded in Plat Book 1, Page 127 and 128 of the Public Records of Seminole County, Florida. More particularly described as follows:

BEGIN at the Northeast Corner of Lot 9, Block 4, MAP OF SANFORD FARMS, according to the plot thereof as recorded in Plat Book 1, Page 127 and 128 of the Public Records of Seminole County, Florida. Said point also being the point of intersection of the West right of way line of South Oregon Street and the South right of way line of Orange Boulevard. Thence run South 00°04'16" West, along the East line of said Lot 9 and the West right of way line of said South Oregon Street per said MAP OF SANFORD FARMS, for a distance of 808.63 feet to the Southeast corner of said Lot 9: thence run North 89°58'35" West, along the South line of said Lots 9, 8 and 7, for a distance of 899.40 feet to the Southwest corner of said Lot 7: thence run North 00°04'16" East, along the West line of said Lot 7, for a distance of 598.65 feet to the Northwest corner of said Lot 7 and the South right of way line of said Orange Boulevard; thence run North 76°53'08" East, along the said South right of way line and the North line of said Lots 7, 8 and 9, for a distance of 923.75 feet to the POINT OF BEGINNING.

Contains 14.528 acres more or less.

Notes

- Bearings shown hereon are based on the East line of Lot 9, Block 4 of SANFORD FARMS being assumed as South 00°04'16" West.
- Tracts A and B are Stormwater Retention Area to be owned and maintained by the Woodsong Homeowners Association.
- Tract C is a Stormwater Retention / Recreation Area to be owned and maintained by the Woodsong Homeowners Association.
- There is a drainage easement dedicated to Seminole County over, under and across Tracts A, B and C.
- All lines are radial to curve, unless otherwise noted.
- There is a 10.00 wide utility easement on the front of all lots and tracts adjacent to right-of-way.

Legend

D.B. denotes Deed Book	PRM denotes permanent reference monument
O.R. denotes Official Records Book	RLS denotes registered land surveyor
P.B. denotes Plat Book	● denotes change of direction, no point set
R/W denotes right of way	● denotes Set PK nail and disk stamped "PCP-PSM 5205", unless otherwise noted
U.E. denotes utility easement	■ denotes Set 4" x 4" concrete monument and disk "PCP-PSM 5205", unless otherwise noted
W.E. denotes wall easement	Ⓛ denotes point number for Seminole County Horizontal Control Points coordinate values.
D.E. denotes drainage easement	G.P.S. denotes global positioning system
S.S.E. denotes sanitary sewer easement	N denotes North State Plane coordinate value
P.C. denotes point of curvature	E denotes East State Plane coordinate value
P.T. denotes point of tangency	PCP denotes permanent control point
R.P. denotes radius point	PRM denotes permanent reference monument
P.I. denotes point of intersection	PSM denotes Professional Surveyor and Mapper

The State plane coordinates shown hereon are based on Seminole County Horizontal Control Points. Specifically, GPS numbers 0272 and 0273, being 4" x 4" concrete monuments with Brass Disk stamped with the respective G.P.S. numbers. Coordinate values are for informational use and are not on the same bearing basis as this plat.

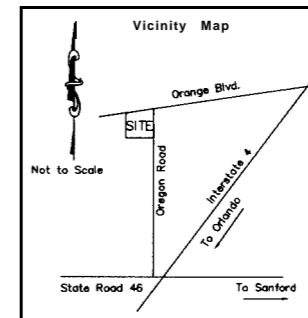
① N 1633928.720 E 547495.347	③ N 1633116.035 E 546598.941
② N 1633120.100 E 547498.332	④ N 1633714.686 E 546596.731

Benchmark Surveying & Mapping Consultants, Inc.
Certificate of Authorization Number - LB-6796



Post Office Box 771065, Winter Garden, Florida 34777-1065
14545 Porter Road, Winter Garden, Florida 34787
(407) 654-6183 Fax (407) 654-6184

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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.

PLAT
BOOK

PAGE

WOODSONG
(A Replat)
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the corporation named below being the owner in fee simple of the lands described in the foregoing caption, hereby dedicates said lands and plot for the "see and purposes therein expressed and dedicates road right-of-ways, all streets, drainage easements, access easements and utility easements to the perpetual use of Seminole County for the purposes expressed hereon. However, nothing herein shall be construed as creating a" obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

IN WITNESS WHEREOF, has caused these presents to be signed by the Officer named below on _____ (date).

M/I SCHOTTENSTEIN HOMES, Inc., an Ohio Corporation

By: _____ As: Orlando Division President
Dana A. Bennett

Witness: _____

Print Name: _____

Witness: _____

Print Name: _____

STATE OF FLORIDA, COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____, 2002, by _____

of M/I Schottenstein Homes, Inc., on behalf of the corporation and who is personally known to me and did not take an oath.

NOTARY PUBLIC

My Commission Expires _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Billy Joe Jenkins, Jr., PSM
Florida Registration NO. 5205 March 15, 2002

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board _____ Attest _____

Clerk of the Circuit Court in and for Seminole County, Florida

CERTIFICATE OF COUNTY SURVEYOR

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

Steve L. Wassels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida
Date: _____

CERTIFICATE OF THE 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

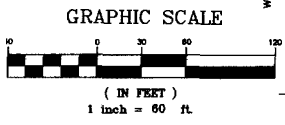
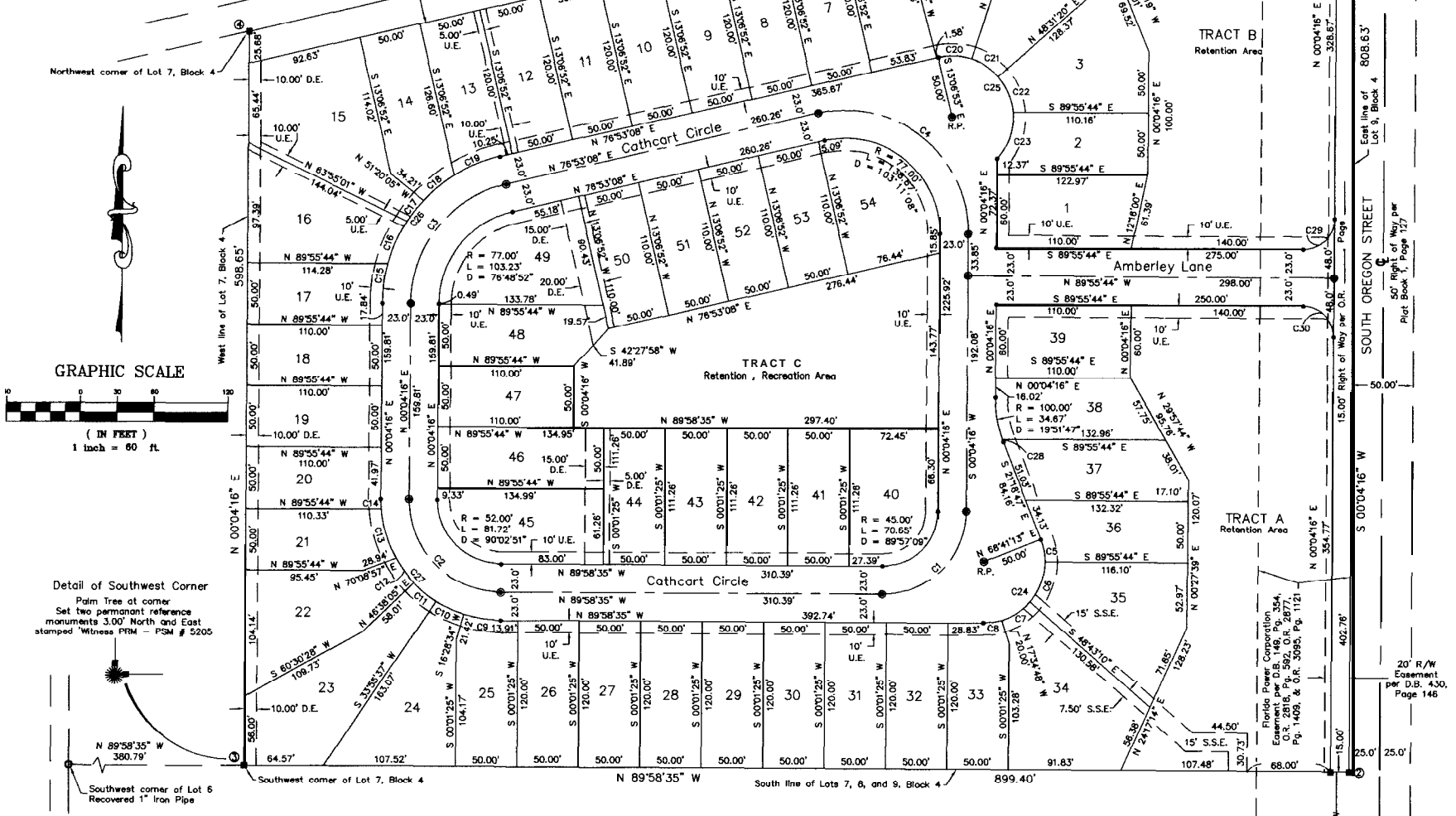
at _____ File Number _____

Clerk of the Circuit Court in and for Seminole County, Florida

WOODSONG

A Replat of Lots 7, 8, and 9, Block 4, SANFORD FARMS
Plat Book 1, Pages 127 and 128, Seminole County, Florida
Section 20, Township 19 South, Range 30 East

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	106.76'	68.00'	89°57'09"	S 45°02'51" W	96.13'
C2	117.87'	75.00'	90°02'51"	N 44°57'09" W	106.11'
C3	134.07'	100.00'	78°48'52"	N 38°28'42" E	124.25'
C4	180.09'	100.00'	103°11'08"	S 51°31'18" E	156.72'
C5	18.65'	50.00'	21°22'23"	N 10°37'30" W	18.55'
C6	35.34'	50.00'	40°29'38"	N 20°18'35" E	34.61'
C7	27.81'	50.00'	31°51'48"	N 56°29'18" E	27.45'
C8	15.36'	50.00'	17°36'13"	N 81°13'19" E	15.30'
C9	30.52'	88.00'	17°50'34"	S 81°03'18" E	30.40'
C10	25.07'	88.00'	14°39'22"	S 64°48'19" E	25.00'
C11	23.06'	88.00'	13°29'36"	S 50°43'50" E	23.03'
C12	25.00'	88.00'	14°38'53"	S 38°40'53" E	24.33'
C13	42.32'	88.00'	24°44'26"	S 18°59'56" E	41.99'
C14	8.04'	98.00'	04°42'00"	S 02°16'44" E	8.04'
C15	32.53'	123.00'	15°08'18"	S 07°38'56" W	32.44'
C16	37.58'	123.00'	17°30'24"	S 23°58'47" W	37.44'
C17	22.03'	123.00'	10°15'42"	S 37°51'51" W	22.00'
C18	32.28'	123.00'	15°02'04"	S 50°30'44" W	32.18'
C19	40.48'	123.00'	18°51'22"	S 87°27'27" W	40.30'
C20	27.39'	50.00'	31°23'14"	N 87°25'15" W	27.05'
C21	26.40'	50.00'	30°14'58"	N 56°38'09" W	26.00'
C22	32.22'	50.00'	38°35'28"	N 23°00'57" W	31.67'
C23	40.88'	50.00'	48°50'59"	N 18°52'15" E	39.75'
C24	97.16'	50.00'	111°20'12"	N 34°21'19" E	82.58'
C25	128.89'	50.00'	149°24'38"	N 30°24'34" W	95.48'
C26	164.90'	123.00'	78°48'52"	S 38°28'42" E	152.83'
C27	154.02'	88.00'	90°02'51"	S 44°57'09" E	138.65'
C28	2.65'	100.00'	01°31'16"	N 20°33'08" W	2.65'
C29	39.27'	25.00'	90°00'00"	S 45°04'16" W	35.38'
C30	39.27'	25.00'	90°00'00"	N 44°55'44" W	35.38'



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Point of Beginning
Northeast Corner of
Lot 9, Block 4

Florida Power Corporation
Easement
O.R. 2818, Pg. 592, D.B. 2877,
Pg. 1408, & O.R. 3095, Pg. 1121

Orange Boulevard

PROJECT
SITE

Oregon Street



EXHIBIT E3

Woodsong Subdivision Location Map

