

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Trinity Center Minor Plat

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

AUTHORIZED BY: Kent Cichon **CONTACT:** Cynthia Sweet **EXT.** 7443

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 minor plat for the Trinity Center subdivision proposed on the south side of Aloma Avenue (SR 426) at the south end of Tuskawilla Road in Section 36, Township 21 S, and Range 30 E.

District 1 - Maloy (Cynthia Sweet, Planner) *-fcr*

BACKGROUND:

Thomas Daly, representative for Daly Design Group is requesting approval of the minor plat for the Trinity Center subdivision. The minor plat consists of two (2) mixed use lots zoned PUD. Lot 2 of the Trinity Center minor plat will be re-platted for a 168 unit multi-family development. Water and sewer services are being provided by Seminole County. Both parcels have public road frontage and includes a 16' wide private right-of-way easement that runs through Lot 2. The plat meets all the conditions of the Trinity Retail Center PUD, the Seminole County Land Development Code and Ch. 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the minor plat for Trinity Center.

District 1 - Maloy
Attachments: Reduced copy of plat – Exhibit A
Location map – Exhibit B

Reviewed by: Co Atty: <i>KCC</i> DFS: _____ Other: <i>SS</i> DCM: <i>SS</i> CM: <i>AB</i> File No. <u>cpdd06</u>

TRINITY CENTER

SHEET 1 OF 2

LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

DESCRIPTION

A tract of land lying in Section 36, Township 21 South, Range 30 East, Seminole County, Florida and being more particularly described as follows:

COMMENCE at East 1/4 corner of Section 36, Township 21 South, Range 30 East, Seminole County, Florida and run South 89°23'01" West along the North line of the Southeast 1/4 for a distance of 857.05 feet; thence departing said North line and run South 00°40'55" East along the East line of the West 153.5 yards (466.50 feet) of the West 311 yards (933.00 feet) of the North 311 yards (933.00 feet) of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 36 for a distance of 83.96 feet to a point on the South right of way line of State Road No. 426 as per the Florida Department of Transportation Right of Way Map (Section 77310-8410-105) and the PLAN OF BEGINNING; thence departing said right of way line and continue South 00°40'55" East along said East line for a distance of 839.02 feet; thence run South 89°23'01" West along the South line of the West 153.5 yards (466.50 feet) of the West 311 yards (933.00 feet) of the North 311 yards (933.00 feet) of the Northeast 1/4 of the aforesaid Section 36 for a distance of 377.44 feet; thence run South 89°10'23" West along the South line of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 36 for a distance of 330.30 feet; thence run North 00°42'29" West along the West line of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 36 for a distance of 1,230.34 feet to a point on the Southern right of way line of State Road No. 426 as per the Florida Department of Transportation Right of Way Map (Section 77060-2516); said point being on a curve concave Southerly having a tangent bearing of North 80°29'19" East and a radius of 990.00 feet; thence run Easterly along the arc of said curve and Southerly right of way line through a central angle of 06°44'46" for a distance of 151.12 feet to the Point of Tangency; thence run North 89°14'05" East, a distance of 193.76 feet; thence run South 58°17'27" East along the Southerly right of way line of State Road No. 426 as per the Florida Department of Transportation Right of Way Map (Section 77060-2501) for a distance of 37.14 feet; thence South 00°45'43" East, a distance of 49.50 feet; thence run North 89°14'17" East for a distance of 270.00 feet; thence run North 00°45'43" West for a distance of 48.50 feet; thence run North 89°14'17" East, a distance of 30.00 feet; thence South 88°28'16" East, a distance of 131.81 feet to the POINT OF BEGINNING.

Containing 18.151 acres, more or less.

NOTES

Bearings are based on the East line of the Southeast 1/4 as being N 00°34'41" W. State Plane Coordinate Listings are based on Seminole County Control Data for Global Positioning System points O1B6 & O1B7. The area of the 20' wide Watermain Easement (Dedicated to Seminole County) and lying along the East side of Lot 1 of this plot contains: 0.122 Acres +/-.

ABBREVIATIONS

- REC = RECOVERED
- IP = IRON PIPE
- C.M. = CONCRETE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- R. = RADIUS
- Δ = DELTA (CENTRAL ANGLE)
- L = ARC LENGTH
- TAN BRG. = TANGENT BEARING
- CH. BRG. = CHORD BEARING
- CH. = CHORD DISTANCE
- C = CENTERLINE OF ROAD
- (RADIAL) = RADIAL LOT LINE

NOTE: ALL LOT LINES ARE NON-RADIAL UNLESS THEY APPEAR WITH THE RADIAL DESIGNATOR AS SHOWN ABOVE.

SYMBOLS LEGEND

- DENOTES SET CONCRETE MONUMENT (PRM PCP LB3778)
- DENOTES SET IRON PIPE AND CAP (PRM PCP LB3778)
- ↔ DENOTES P.C., P.T., CHANGE IN DIRECTION, ETC. (NO CORNER SET)
- ① DENOTES FLORIDA EAST ZONE STATE PLANE COORDINATE (SEE CHART FOR COORDINATES)

NOTICE

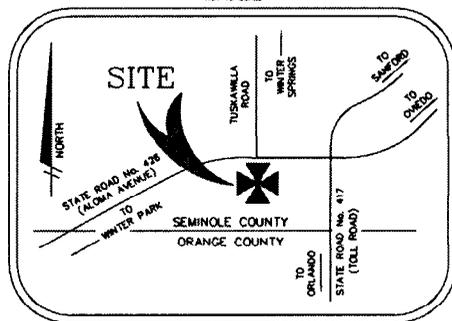
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE

SEMINOLE COUNTY DEVELOPMENT ORDER # _____ RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR CONFORMANCE AS TO PUBLIC FACILITY CAPACITY ENHANCEMENT OR RESERVATION AND OTHER INFORMATION.

VICINITY MAP

NOT TO SCALE



Tinklopaugh SURVEYING SERVICES, INC.

370 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0807 Fax No. (407) 422-0918
LICENSED BUSINESS No. 3776

PLAT BOOK PAGE

TRINITY CENTER DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Partnership named below being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and easements for the uses and purposes therein expressed. However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance with such dedicated areas except when the obligation is voluntarily assumed by the governing body.

IN WITNESS WHEREOF, the said Partnership has caused these presents to be executed by its duly authorized representatives named below on _____, 2002.

Signed and Sealed in the Presence of: TRINITY CAPITAL, LTD.
Witness Signature: _____ By: Trinity Capital Inc., General Partner of Trinity Capital, Ltd.
Print Name: _____
Witness Signature: _____ By: A.C. Leerdam, Director of Trinity Capital, Inc.
Print Name: _____
Signature: _____
Printed Name: A.C. Leerdam
Title: Director of Trinity Capital, Inc.

COUNTY OF _____ STATE OF FLORIDA

This Dedication was acknowledged before me this _____ day of _____, 2002, by _____, as Director of Trinity Capital Inc. and he acknowledged the execution thereof to be his free act and deed as such officer, thereto duly authorized; that the official seal of said Partnership is duly affixed hereto; and that the said Dedication is the act and deed of said Partnership on behalf of same.

THE AFORESAID PERSON(S) IS/ARE PERSONALLY KNOWN TO ME
 OR HAS PRODUCED _____ AS IDENTIFICATION.

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

Notary Public _____
Typed, Written or Stamped Name _____ Commission Expiration Date and/or Serial No _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on _____ he completed the survey of the lands as shown in the foregoing plat or plan that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida; Prepared in compliance with the provisions of Chapter 177, Florida Statutes.

Signature _____
NAME: Gerald F. Livemore P.L.S. Reg. No. 3517

COUNTY SURVEYOR'S CERTIFICATE

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

STEVE L. WESSELS, P.L.S.
Florida Registration Number 4589
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, Florida.

BY: CHAIRMAN OF THE BOARD _____ BY: CLERK OF THE BOARD _____
Printed Name: _____ Printed Name: _____

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 _____ of _____, 2002.

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

BY _____
Printed Name: _____

JOINER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property; and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owners thereof, and agrees that the mortgage, lien or other encumbrance, which is recorded in Official Record Book _____ Page _____ of the Public Records of Seminole County, Florida, shall be sub-ordinated to the dedication shown hereon.

Signed and Sealed in the Presence of: PAR FOUR LAND TRUST
Signature: _____
Print Name: _____ Title: TRUSTEE
Witness Signature: _____
Print Name: _____

Signature: _____
Printed Name: Richard Parker
Title: TRUSTEE

Witness Signature: _____
Print Name: _____

COUNTY OF _____ STATE OF _____

THIS IS TO CERTIFY, that on _____ before me, the individuals listed above are authorized to take acknowledgment in the State and County aforesaid, personally appeared _____ and _____, known to me to be the person(s) described herein and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

THE AFORESAID PERSON(S) IS/ARE PERSONALLY KNOWN TO ME
 OR HAS PRODUCED _____ AS IDENTIFICATION.

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

Notary Public _____
Typed, Written or Stamped Name _____ Commission Expiration Date and/or Serial No _____

EXHIBIT A

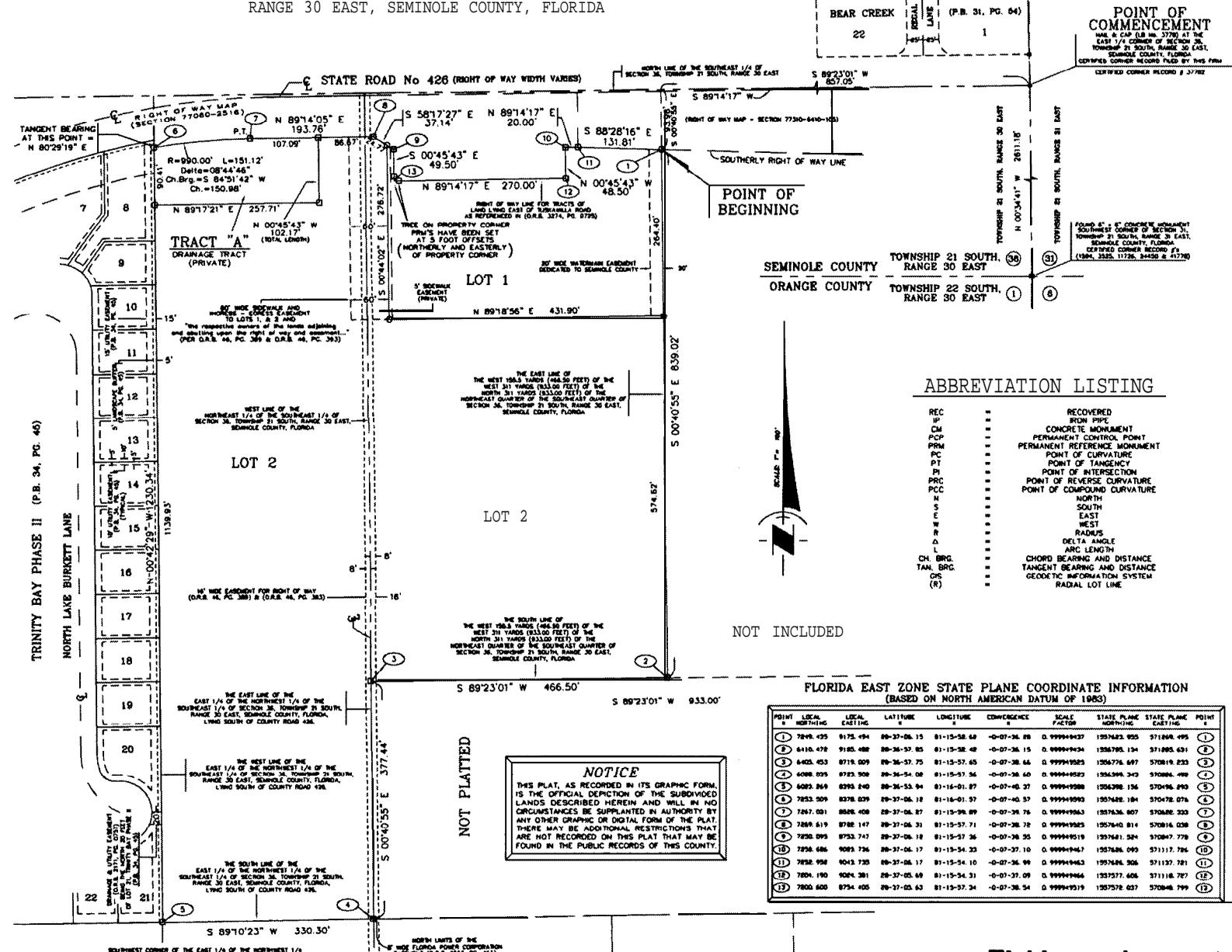
TRINITY CENTER

LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT
BOOK

PAGE



ABBREVIATION LISTING

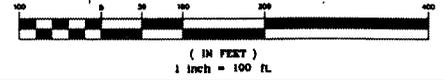
REC	RECOVERED
IP	IRON PIPE
CM	CONCRETE MONUMENT
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS
L	DELTA ANGLE
Δ	ARC LENGTH
CH BRG	CHORD BEARING AND DISTANCE
TAN BRG	TANGENT BEARING AND DISTANCE
GIS	GEODETIC INFORMATION SYSTEM
(R)	RADIAL LOT LINE

FLORIDA EAST ZONE STATE PLANE COORDINATE INFORMATION (BASED ON NORTH AMERICAN DATUM OF 1983)

POINT #	LOCAL NORTHING	LOCAL EASTING	LATITUDE N	LONGITUDE W	CONVERGENCE	SCALE FACTOR	STATE PLANE NORTHING	STATE PLANE EASTING	POINT #
1	7849.435	9175.494	89-37-06.15	81-15-58.68	-0-07-36.89	0.99999437	1557683.925	571848.495	1
2	6410.479	9185.488	89-36-57.85	81-15-58.48	-0-07-36.15	0.99999434	1556785.134	571805.631	2
3	6403.453	8719.009	89-36-57.75	81-15-57.65	-0-07-38.64	0.99999525	1556776.597	570819.233	3
4	6088.025	8723.908	89-36-54.08	81-15-57.34	-0-07-38.60	0.999994523	1556396.343	570886.499	4
5	6083.269	8293.240	89-36-53.94	81-16-01.87	-0-07-40.37	0.99999588	1556398.136	570496.293	5
6	7853.509	8278.839	89-37-06.18	81-16-01.57	-0-07-40.57	0.99999593	1557488.184	570478.076	6
7	7267.001	8826.408	89-37-06.87	81-15-59.89	-0-07-38.76	0.99999563	1557636.807	570882.333	7
8	7269.619	8728.147	89-37-06.31	81-15-57.71	-0-07-38.78	0.99999525	1557640.814	570816.038	8
9	7232.093	8733.747	89-37-06.18	81-15-57.36	-0-07-38.55	0.99999519	1557641.524	570847.778	9
10	7236.686	9093.736	89-37-06.17	81-15-54.33	-0-07-37.10	0.99999467	1557646.093	571117.786	10
11	7832.938	9043.730	89-37-06.17	81-15-54.10	-0-07-36.99	0.99999463	1557646.306	571137.781	11
12	7804.190	9004.381	89-37-05.69	81-15-54.31	-0-07-37.09	0.99999466	1557577.606	571118.787	12
13	7800.600	8734.405	89-37-05.63	81-15-57.34	-0-07-38.54	0.99999519	1557578.037	570848.799	13

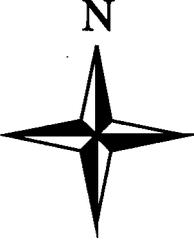
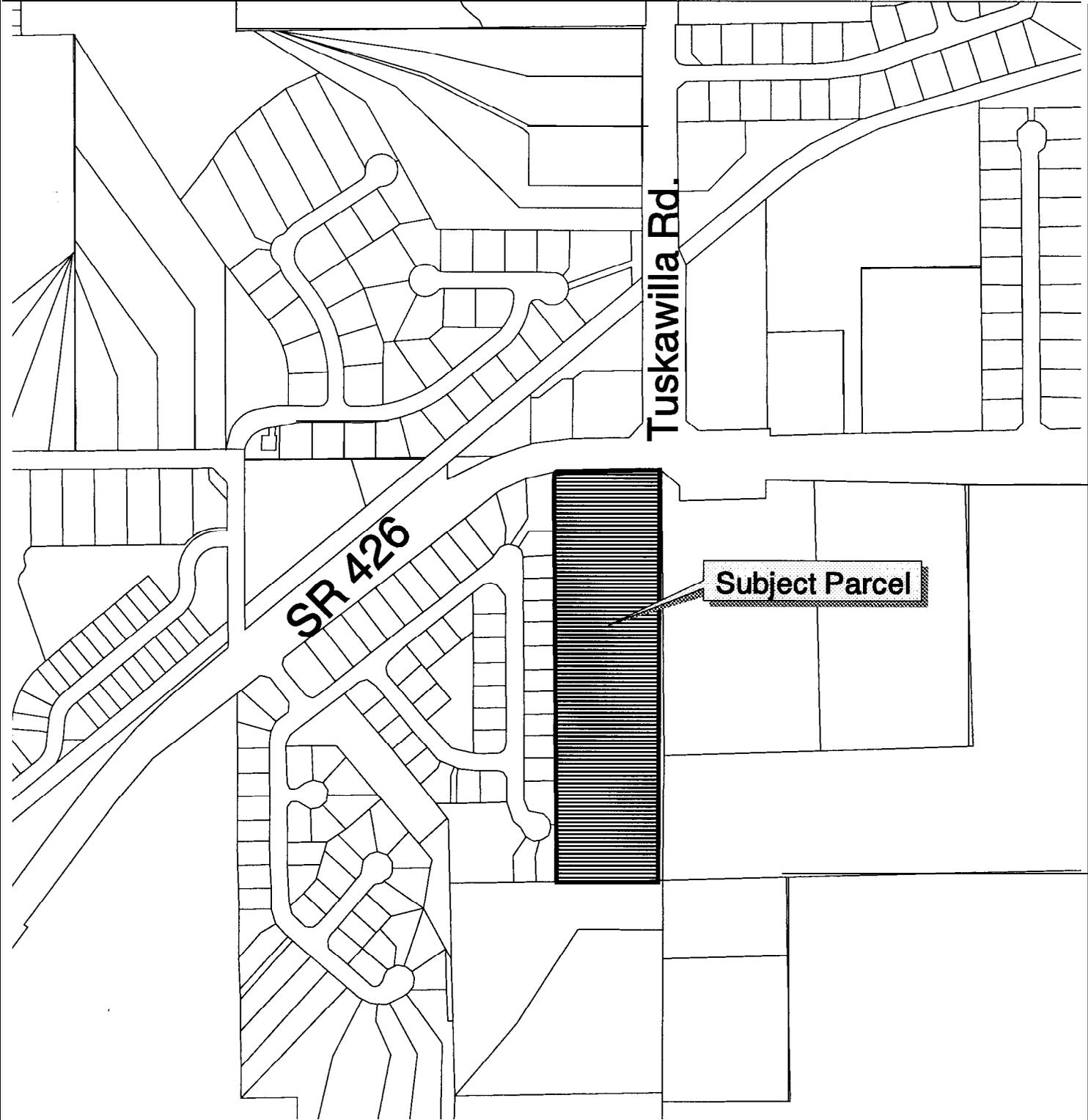
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GRAPHIC SCALE



Tinklepaugh SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0857 Fax No. (407) 422-6815
LICENSED BUSINESS No. 3778



Location Map
Trinity Center
Minor Plat

Exhibit B