

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: ALOMA SQUARE FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Cynthia Sweet EXT. 7443

Agenda Date 12/14/2004 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Aloma Square containing 6 commercial lots zoned PUD on an 8.2 acre parcel within the Aloma Square Planned Unit Development located on the east side of SR 426 (Aloma Avenue) and north of Dean Road and south of Aloma Woods Boulevard in Section 31, Township 21 S, Range 31 E – Clayton Investments, Ltd. and Clayton Investments II, applicants.

District 1 – Dallari (Cynthia Sweet, Planner) *et*

BACKGROUND:

The applicants, Clayton Investments, Ltd. and Clayton Investments II, are requesting approval of the Final Plat of Aloma Square. Each lot is serviced by Seminole County as the utility provider for water and sewer and all internal roads within the development are private.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Aloma Square Planned Unit Development, Chapter 35 of the Seminole County Land Development Code Section 35.44 (e) (1) and Section 177, Florida Statutes.

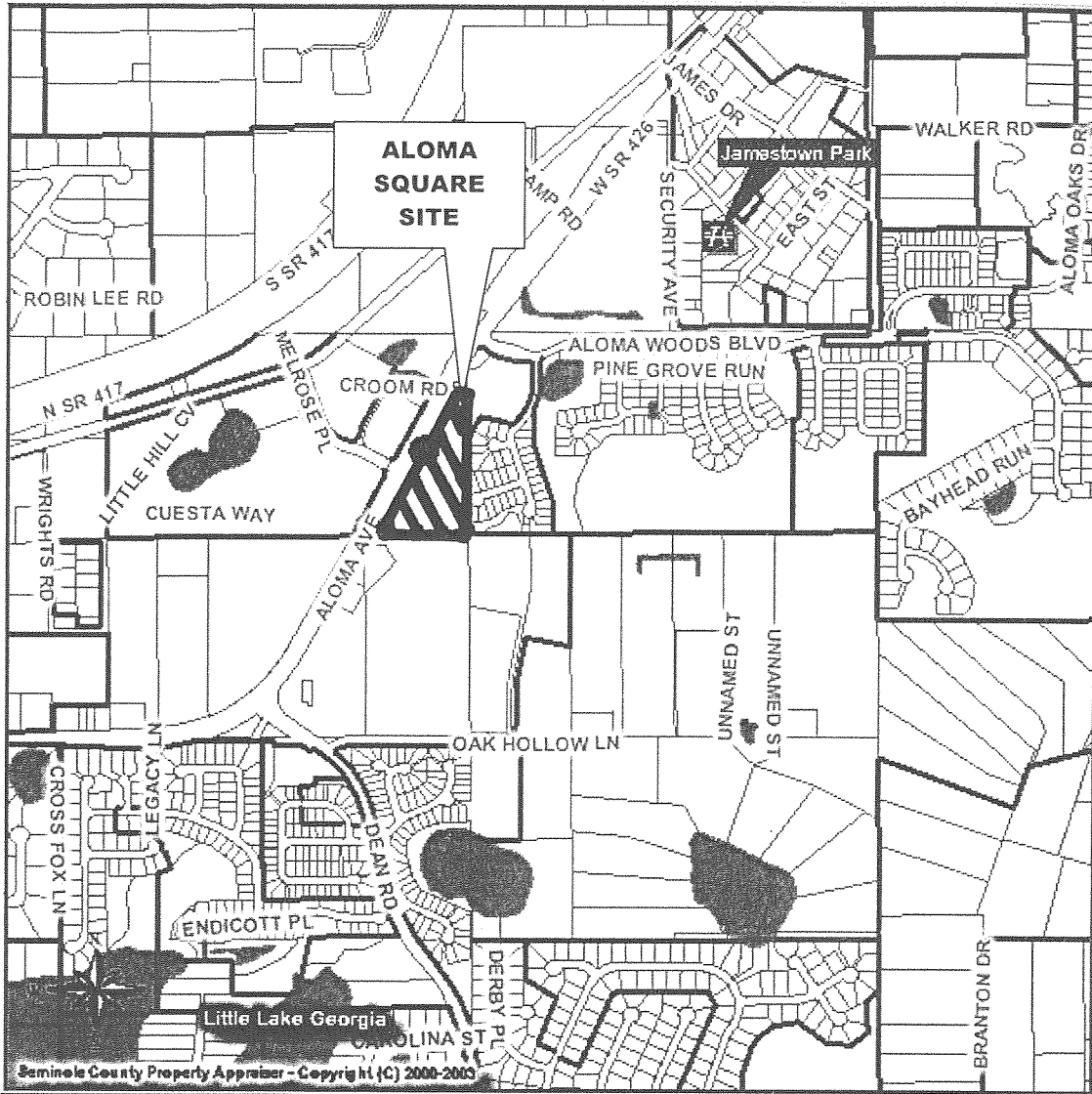
STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Aloma Square.

District 1 - Dallari

Attachments: Location Map
Reduced Copy of Plat

Reviewed by: _____
Co Atty: CL
DFS: _____
Other: DAF
DCM: DAF
CM: DAF
File No. cpdd01



LOCATION MAP

ALOMA SQUARE DEDICATION

ALOMA SQUARE SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE PROPERTY OF HOIT SURVEYING, INC. THE SUBDIVIDED LANDS DESCRIBED IN 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.

NOTICES 1. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST AS BEING SOUTH 00°54'25" EAST. 2. THERE ARE 12 FOOT UTILITY EASEMENTS ALONG ALL LOTS UNLESS CONTIGUOUS TO VISTA VIEW AND VIA LOMA DRIVE, UNLESS SHOWN OR NOTED OTHERWISE. 3. THE FOLLOWING TRACTS COMPRISE THE 'COMMON PROPERTY' AS MORE PARTICULARLY DEFINED IN THE COVENANTS AND RESTRICTIONS FOR ALOMA SQUARE AND ARE HEREBY DEDICATED TO AND MAINTAINED BY THE 'ALOMA SQUARE OWNERS ASSOCIATION, INC.:

- TRACT A - RETENTION /OPEN SPACE
TRACT B - OPEN SPACE /DRAINAGE AND UTILITY EASEMENT
TRACT C - RETENTION /OPEN SPACE
TRACT D - VISTA AND PRIVATE DRIVE, TRACT E - VISTA AND ACCESS EASEMENT
TRACT F - VILLOMA DRIVE (PRIVATE DRIVE), DRAINAGE - UTILITY AND ACCESS EASEMENT
TRACT F - SIGNAGE EASEMENT

4. TRACTS A AND C (RETENTION /OPEN SPACE TRACT) SHALL BE OWNED AND MAINTAINED BY THE ALOMA SQUARE OWNERS ASSOCIATION, SUBJECT TO A DRAINAGE EASEMENT DEDICATED TO SEMINOLE COUNTY, DEVELOPMENT RIGHTS TO TRACTS A & C ARE HEREBY DEDICATED TO SEMINOLE COUNTY. NO CONSTRUCTION, CLEARING OR ALTERATION IS ALLOWED WITHIN TRACTS A & C UNLESS APPROVED BY SEMINOLE COUNTY AND OTHER JURISDICTIONAL AGENCIES.

5. ALL PLANTED 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 TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

6. TRACTS D AND E PRIVATE ROADWAY SHALL BE OWNED AND MAINTAINED BY THE ALOMA SQUARE OWNERS ASSOCIATION WITH A DRAINAGE, UTILITY AND ACCESS EASEMENT DEDICATED TO SEMINOLE COUNTY.

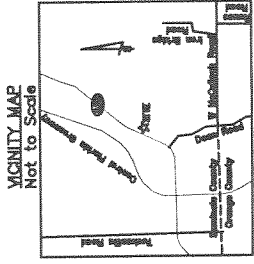
7. TRACT F SIGNAGE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE ALOMA SQUARE OWNERS ASSOCIATION. 8. TRACT B OPEN SPACE TRACT SHALL BE OWNED AND MAINTAINED BY THE ALOMA SQUARE OWNERS ASSOCIATION, WITH A DRAINAGE AND UTILITY EASEMENT DEDICATED TO SEMINOLE COUNTY.

9. TRACTS D AND E ARE SUBJECT TO AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3843, PAGE 1261, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Legal Description That portion of Section 31, Township 21 South, Range 31 East, Seminole County, Florida, described as follows:

Commence at the Northeast corner of the Northeast 1/4 of said Section 31, thence South 00°54'25" East along the east line of said Northeast 1/4 of Section 31 for 213.57 feet to an intersection with the easterly Right of Way of State Road 428 (as described in Parcel 113C in Official Records Book 3967, Page 258 of the Public Records of Seminole County, Florida) and Point of Beginning, thence continue South 00°54'25" East along said east line of Section 31 for 1114.01 feet to the south line of the North 1/4 of the Northeast 1/4 of said Section 31; thence South 89°17'34" West along said south line for 636.43 feet to the easterly Right of Way line of State Road 428 (as described in aforesaid Parcel 113C in the Official Records Book 3967, Page 258); thence along said easterly Right of Way line the following courses: run North 28°27'02" East for 74.53 feet; thence South 61°32'58" East for 8.84 feet; thence North 28°27'02" East for 262.47 feet; thence North 61°32'58" West for 8.84 feet; thence North 28°27'02" East for 489.32 feet; thence South 61°32'58" East for 3.28 feet; thence North 28°27'02" East for 131.23 feet; thence North 61°32'58" West 3.28 feet; thence North 28°27'02" East for 328.08 feet; thence North 47°28'35" East for 27.86 feet to the Point of Beginning.

Containing 8.200 acres more or less.



Sheet 1 - Cover Sheet
Sheet 2 - Survey Information

This is to certify Clayton Investments, Ltd., a Florida Limited Partnership and Clayton Investments II, L.P., a Florida Limited Partnership, the owners of the lands described in this plat, have granted to the Aloma Square Owners Association, Inc., a Florida Not-for-Profit Corporation, a license to use the lands described in this plat for the purposes of the dedication of the lands described in this plat. The Landlord Owner has consented to the dedication of the lands described in this plat and has agreed to execute and deliver to the Association all instruments necessary to carry out the dedication of the lands described in this plat and to execute and deliver to the Association all instruments necessary to carry out the dedication of the lands described in this plat. The Association has agreed to execute and deliver to the Landlord Owner all instruments necessary to carry out the dedication of the lands described in this plat and to execute and deliver to the Landlord Owner all instruments necessary to carry out the dedication of the lands described in this plat.

All streets and easements created by this plat, and remain private and be dedicated to the ALOMA SQUARE OWNERS ASSOCIATION, INC., as noted herein.

The Landlord Owner does hereby grant to the present and future owners of the lands described in this plat, the right to use the lands described in this plat for the purposes of the dedication of the lands described in this plat. The Landlord Owner has agreed to execute and deliver to the Association all instruments necessary to carry out the dedication of the lands described in this plat and to execute and deliver to the Association all instruments necessary to carry out the dedication of the lands described in this plat. The Association has agreed to execute and deliver to the Landlord Owner all instruments necessary to carry out the dedication of the lands described in this plat and to execute and deliver to the Landlord Owner all instruments necessary to carry out the dedication of the lands described in this plat.

IN WITNESS WHEREOF the said Landlord Owner has hereunto set his hand and seal this 10th day of May, 2004.

Witness Clayton Investments, Ltd., a Florida Limited Partnership
Witness Bys BAC Management, LLC, a Florida Limited Liability Company on its sole general partner.
Witness Bys Melissa Clayton, Managing Member, on behalf of WAC Management, LLC

STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS IS TO CERTIFY that on May 10, 2004, before me, on the day above stated, I was personally present in the State and County of Seminole, Florida, and I was personally present in the presence of the parties to the foregoing dedication and understood the contents thereof to be his free act and deed for the use and purpose therein expressed.

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

Notary Public
Commission Number:
My commission Expires:
Printed Name:

CERTIFICATE OF COUNTY SURVEYOR I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177.06(1) FLORIDA STATUTES.

Steve L. Wisniewski
Date:
P.L.S. Florida Registration Number 40699
County Surveyor for Seminole County, Florida

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the survey and that the survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 177 of the Florida Statutes. I further certify that I have complied with the provisions of the Florida Statutes, Chapter 177 of the Florida Statutes, and that the land is located in Seminole County, Florida.

Professional Surveyor and Mapper No. 3098
Signature: Donald Lee Holt
P.A.M. 03098
Hoit Surveying, Inc., L.P. #0016
1001 N. Central Avenue, Suite 200
Tallahassee, Florida 32310

CLERK OF THE COURT
Correct as to statutory compliance and find for record in Seminole County, Florida at
This: _____ day of _____, 2004
File No. _____

CLERK OF THE CIRCUIT COURT, 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.

Chairman of the Board
Clerk of the Board
Attest:

Hoit Surveying, Inc.
1001 N. Central Avenue, Suite 200
Tallahassee, Florida 32310
Phone: 904-291-0080
Fax: 904-291-0080
Donald Lee Holt, P.A.M. #0016
www.hoitsurveying.com

ALOMA WOODS PHASE 1
TRACT H
PLAT BOOK 47, PAGE 47

ALOMA WOODS PHASE 3
TRACT B
PLAT BOOK 50, PAGE 51

ALOMA WOODS PHASE 3
TRACT A
REVISION/OPEN SPACE

ALOMA WOODS PHASE 3
TRACT C
REVISION/OPEN SPACE

ALOMA WOODS PHASE 3
TRACT D
OPEN SPACE

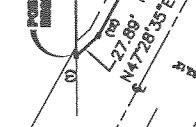
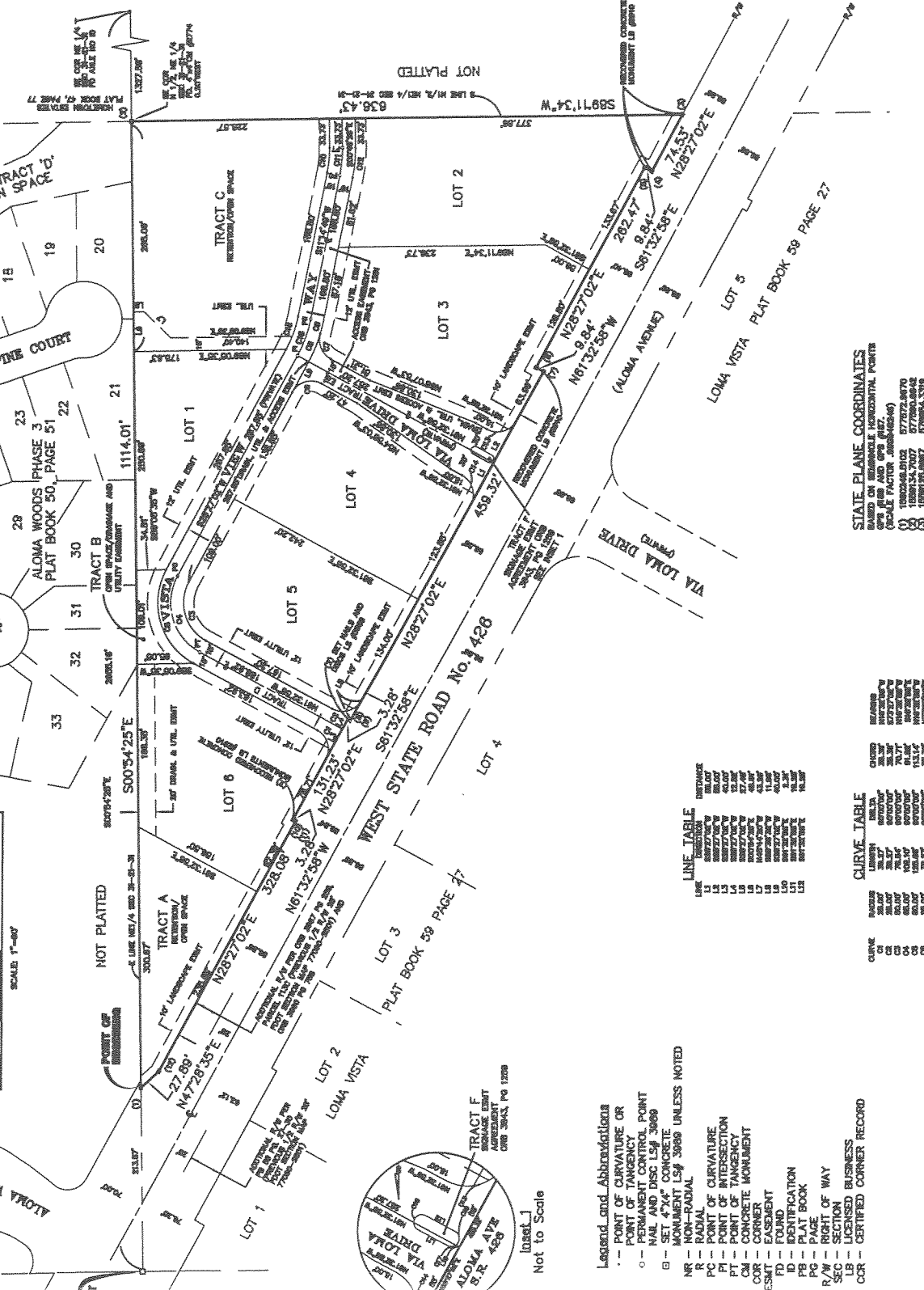
ALOMA WOODS PHASE 3
TRACT E
REVISION/OPEN SPACE

ALOMA WOODS PHASE 3
TRACT F
REVISION/OPEN SPACE

ALOMA WOODS PHASE 3
TRACT G
REVISION/OPEN SPACE

ALOMA WOODS PHASE 3
TRACT H
REVISION/OPEN SPACE

ALOMA WOODS PHASE 3
TRACT I
REVISION/OPEN SPACE



Legend and Abbreviations
 - - POINT OF CURVATURE OR POINT OF TANGENCY
 ○ PERMANENT CONTROL POINT
 ○ NAIL AND DISC L&M 3000
 □ SET 4"x4" CONCRETE MONUMENT L&M 3000 UNLESS NOTED
 NR - NON-RADIAL
 R - RADIAL
 PC - POINT OF CURVATURE
 PT - POINT OF INTERSECTION
 PVI - POINT OF VERTICAL INTERSECTION
 CM - CONCRETE MONUMENT
 COR - CORNER
 ESMAT - EASEMENT
 FD - FOUND
 ID - IDENTIFICATION
 PB - PLAT BOOK
 PW - PAGE
 SW - SECTION
 LB - LICENSED BUSINESS
 OCR - CERTIFIED CORNER RECORD

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°11'34"W	377.06'
L2	N28°27'02"E	128.73'
L3	N81°32'58"W	282.47'
L4	N81°32'58"W	9.84'
L5	N81°32'58"W	381°32'58"E
L6	N81°32'58"W	128.73'
L7	N81°32'58"W	128.73'
L8	N81°32'58"W	128.73'
L9	N81°32'58"W	128.73'
L10	N81°32'58"W	128.73'
L11	N81°32'58"W	128.73'
L12	N81°32'58"W	128.73'

CURVE TABLE

CURVE	BEARING	DISTANCE	CHORD	DELTA
C1	S89°11'34"W	377.06'	377.06'	0°00'00"
C2	N28°27'02"E	128.73'	128.73'	0°00'00"
C3	N81°32'58"W	282.47'	282.47'	0°00'00"
C4	N81°32'58"W	9.84'	9.84'	0°00'00"
C5	N81°32'58"W	381°32'58"E	381°32'58"E	0°00'00"
C6	N81°32'58"W	128.73'	128.73'	0°00'00"
C7	N81°32'58"W	128.73'	128.73'	0°00'00"
C8	N81°32'58"W	128.73'	128.73'	0°00'00"
C9	N81°32'58"W	128.73'	128.73'	0°00'00"
C10	N81°32'58"W	128.73'	128.73'	0°00'00"
C11	N81°32'58"W	128.73'	128.73'	0°00'00"
C12	N81°32'58"W	128.73'	128.73'	0°00'00"
C13	N81°32'58"W	128.73'	128.73'	0°00'00"
C14	N81°32'58"W	128.73'	128.73'	0°00'00"
C15	N81°32'58"W	128.73'	128.73'	0°00'00"
C16	N81°32'58"W	128.73'	128.73'	0°00'00"
C17	N81°32'58"W	128.73'	128.73'	0°00'00"
C18	N81°32'58"W	128.73'	128.73'	0°00'00"
C19	N81°32'58"W	128.73'	128.73'	0°00'00"
C20	N81°32'58"W	128.73'	128.73'	0°00'00"

STATE PLANE COORDINATES
 BASED ON SEAMABLE HORIZONTAL POINTS
 GRS 83 AND GRS 87
 (VECTE FACTOR 0.9999999999)

POINT	Easting	Northing
1	177000.0000	177000.0000
2	177000.0000	177000.0000
3	177000.0000	177000.0000
4	177000.0000	177000.0000
5	177000.0000	177000.0000
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31	177000.0000	177000.0000
32	177000.0000	177000.0000
33	177000.0000	177000.0000
34	177000.0000	177000.0000

Not to Scale
 (Inset J)

Holt Surveying, Inc.
 1801 N. Central Avenue, #103
 Winter Beach, Florida 32989
 Phone: 407-397-1039
 Fax: 407-397-1038
 Email: info@holsurveying.com

