

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: 7490 Betty St – Cheryl & David Boyd, applicant; Request for a rear yard setback variance from 30 feet to 20 feet for a screen room in R-1A (Single Family Dwelling) district.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Joy Williams **EXT.** 7399

Agenda Date 7/28/08 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a rear yard setback variance from 30 feet to 20 feet for a screen room in R-1A (Single Family Dwelling) district; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 20 feet for a screen room in R-1A (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

| | |
|-----------------------------|---|
| GENERAL INFORMATION | <p>Applicant: Cheryl & David Boyd</p> <p>Location: 7490 Betty St</p> <p>Zoning: R-1A (Single Family Dwelling)</p> <p>Subdivision: Wrenwood Unit 3 4th Addition</p> |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant is proposing to construct a 12-foot by 35-foot screen room addition. • The proposed screen room would encroach 10 feet into the required 30-foot rear yard setback. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property. |
| STAFF FINDINGS | <p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> • No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved |

Reviewed by: gdc
Co Atty: AS
Pln Mgr: AS

| | |
|--|---|
| | <p>and which are not applicable to other lands, structures or building in the same zoning district.</p> <ul style="list-style-type: none">• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30. |
| <p>STAFF RECOMMENDATION</p> | <p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the 12-foot by 35-foot screen room addition as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing. |

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Fee: \$150.00 plus \$50.00 for each additional variance

Application # AV2008-69
Meeting Date 7-28-08



VARIANCE APPLICATION COPY

SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

RECEIVED JUN 02 2008

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Cheryl + David Boyd
Address: 7490 Betty St. City: Winter Park Zip code: 32792
Project Address: 7490 Betty St City: Winter Park Zip code: 32792
Contact number(s): (407) 679-0129 (H) (407) 456-2125 (cell)
Email address: crboyd@embargo.com

Is the property available for inspection without an appointment? Best to call ahead - so we are inside.
 Yes No If gated please provide a gate code to staff. Can advise if dogs

| What type of structure is this request for? | |
|---|--|
| <input type="checkbox"/> Shed | Please describe: |
| <input type="checkbox"/> Fence | Please describe: |
| <input type="checkbox"/> Pool | Please describe: |
| <input type="checkbox"/> Pool screen enclosure | Please describe: |
| <input checked="" type="checkbox"/> Covered screen room | Please describe: <u>35' W x 12' D covered screen room approx 420 sq. feet</u> |
| <input type="checkbox"/> Addition | Please describe: |
| <input type="checkbox"/> New Single Family Home | Please describe: |
| <input type="checkbox"/> Other | Please describe: |
| <input type="checkbox"/> This request is for a structure that has already been built. | |

| What type of variance is this request? | | | |
|--|---------------------|------------|---------------------------------|
| <input type="checkbox"/> Minimum lot size | Required lot size: | | Actual lot size: |
| <input type="checkbox"/> Width at the building line | Required lot width: | | Actual lot width: |
| <input type="checkbox"/> Front yard setback | Required setback: | | Proposed setback: |
| <input checked="" type="checkbox"/> Rear yard setback | Required setback: | <u>30'</u> | Proposed setback: <u>20.81'</u> |
| <input type="checkbox"/> Side yard setback | Required setback: | | Proposed setback: |
| <input type="checkbox"/> Side street setback | Required setback: | | Proposed setback: |
| <input type="checkbox"/> Fence height | Required height: | | Proposed height: |
| <input type="checkbox"/> Building height | Required height: | | Proposed height: |
| Use below for additional yard setback variance requests: | | | |
| <input type="checkbox"/> _____ yard setback | Required setback: | | Proposed setback: |
| <input type="checkbox"/> _____ yard setback | Required setback: | | Proposed setback: |
| <input checked="" type="checkbox"/> Total number of variances requested <u>1</u> | | | |

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: Cheryl R. Boyd

JW

FOR OFFICE USE ONLY

Date Submitted: 6-2-08 Reviewed By: Joy Williams
 Tax parcel number: 34-21-30-529-0000-4960 Zoning/FLU R-1A/LDR
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete
 Notes: _____

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

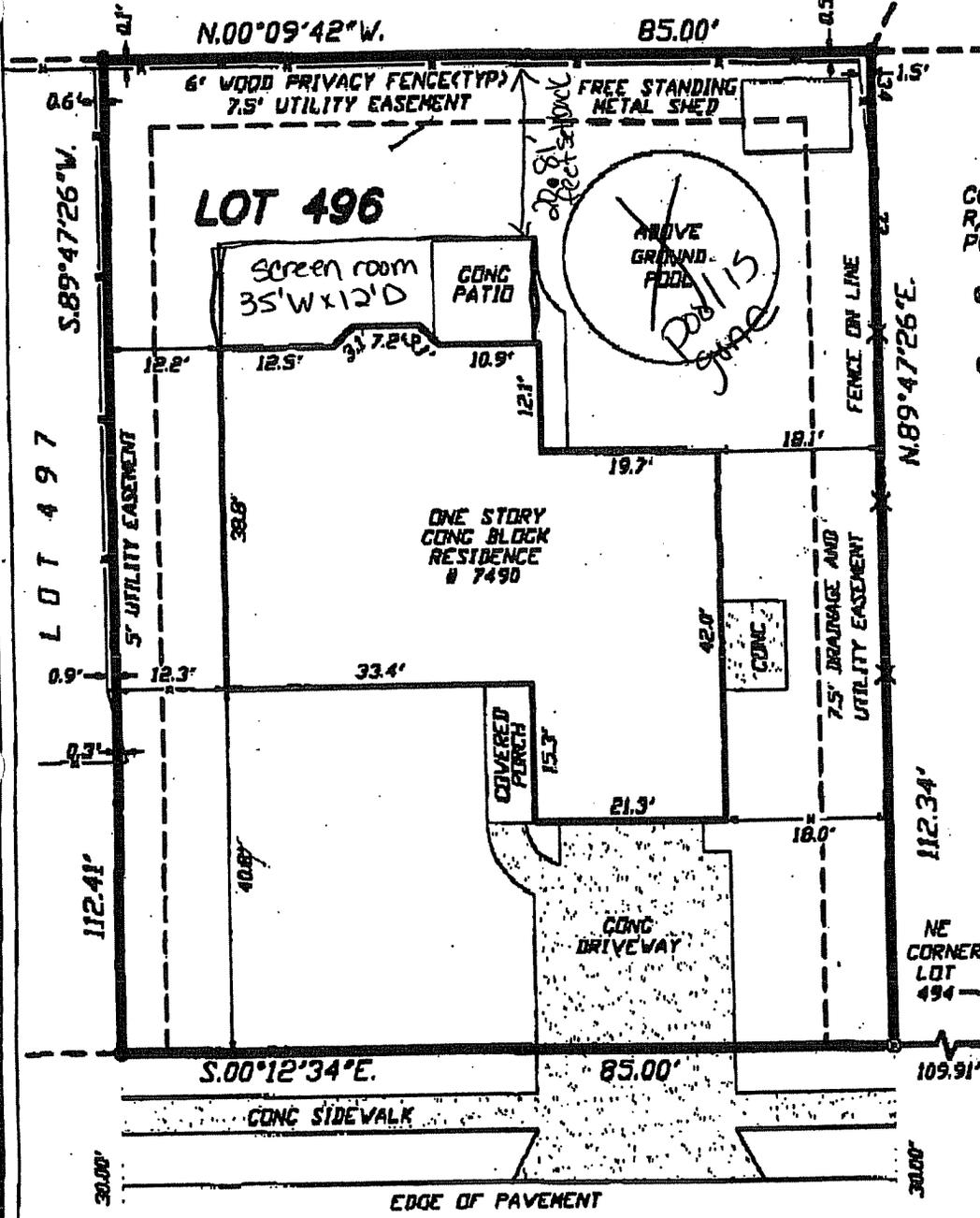
| | |
|---|--|
| <p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p> | |
| | 1. Completed application. |
| | 2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i> |
| | 3. Provide a legible 8 1/2 x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. View a site plan online as an example of the information needed; please draw to scale and note the scale used on the plan. |
| | <input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps) |
| | <input type="checkbox"/> Size and dimension of the parcel |
| | <input type="checkbox"/> Location and name of all abutting streets |
| | <input type="checkbox"/> Location of driveways |
| | <input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells |
| | <input type="checkbox"/> Location of all easements |
| | <input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i> |
| | <input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i> |
| | <input type="checkbox"/> Building height |
| | <input type="checkbox"/> Setbacks from each building to the property lines |
| | <input type="checkbox"/> Location of proposed fence(s) |
| | <input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i> |
| | 4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired. |

MAP OF SURVEY

**EASTBROOK SUBDIVISION
UNIT NO. NINE
CANAL R/W**



LOT 494



LEGEND

- CONG = CONCRETE
- R/W = RIGHT-OF-WAY
- PC = POINT OF CURVATURE
- ⊙ = 1/2" IRON ROD #3382
- ⊙ = FOUND 1-1/2" IRON PIPE #2005

NOTES :

1. BEARINGS BASED ON THE EAST LINE OF LOT 496 AS SHOWN.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "A" (AREA OF 100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 120289 0210 E DATED 4/17/95
5. DATE OF FIELD SURVEY: 11/3/99

CENTERLINE 60' R/W

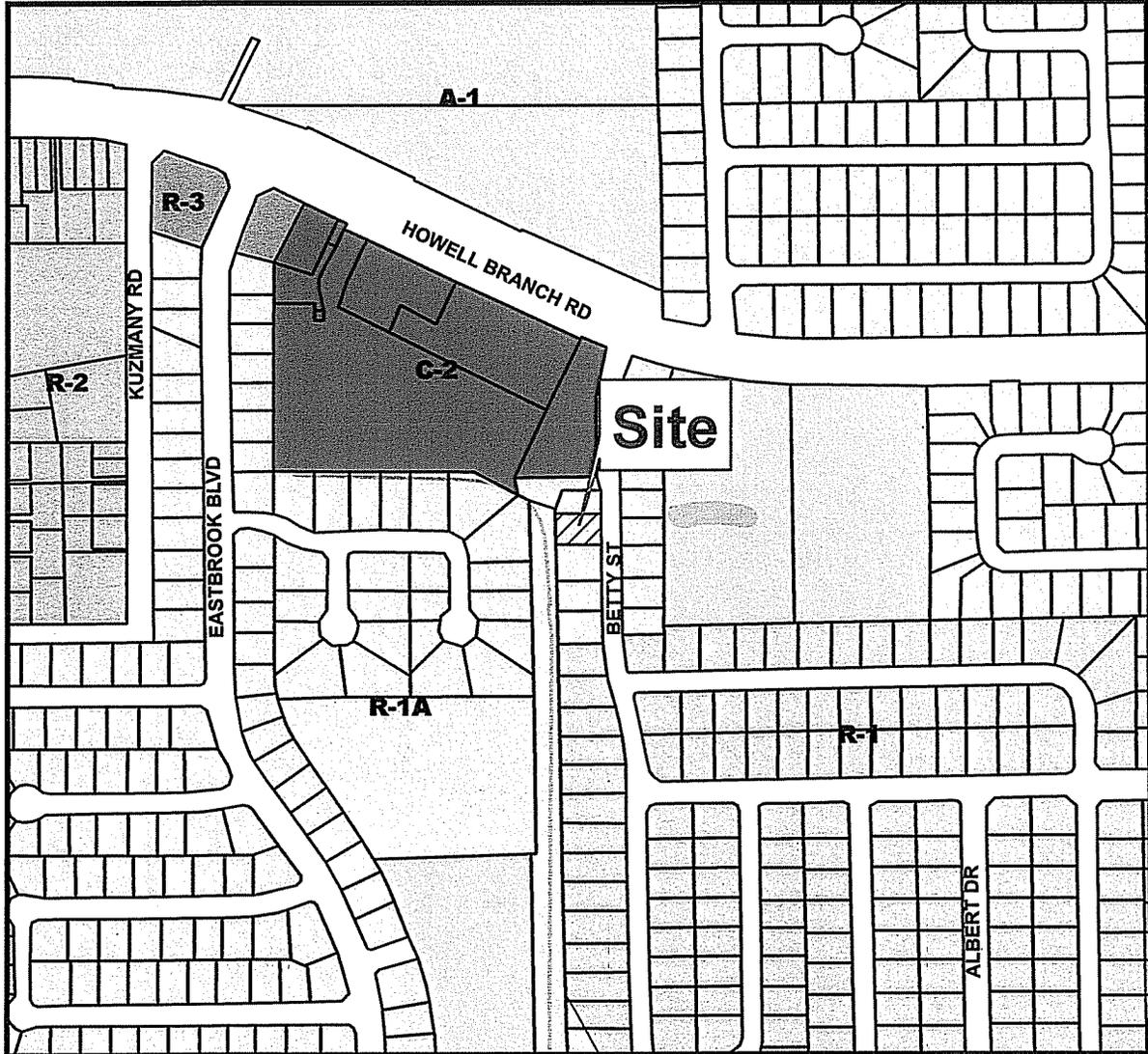
BETTY STREET

BOUNDARY SURVEY

DESCRIPTION:

LOT 496, WRENWOOD UNIT THREE FOURTH ADDITION, AS RECORDED IN PLAT BOOK 24, PAGES 65 AND 66, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Cheryl & David Boyd
 7490 Betty Street
 Winter Park, Florida 32792

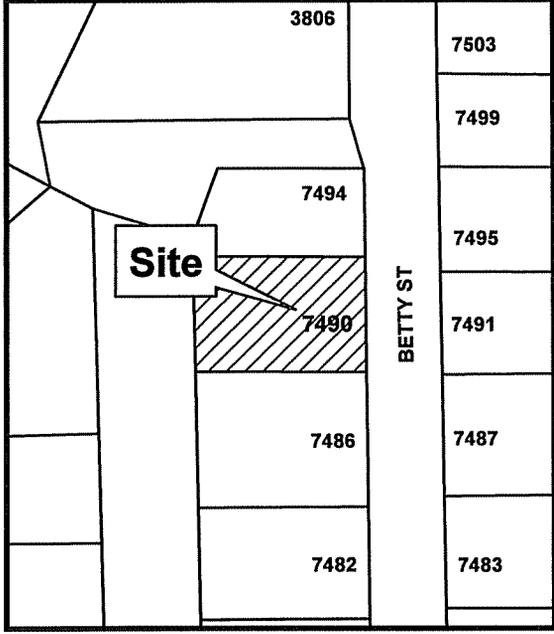


Seminole County Board of Adjustment
July 28, 2008
Case: BV2008-68 (Map 3210, Grid D6)
Parcel No: 34-21-30-529-0000-4960

Zoning

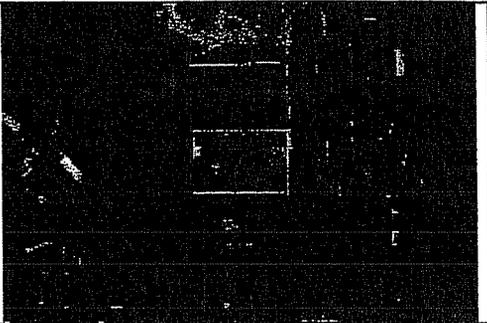
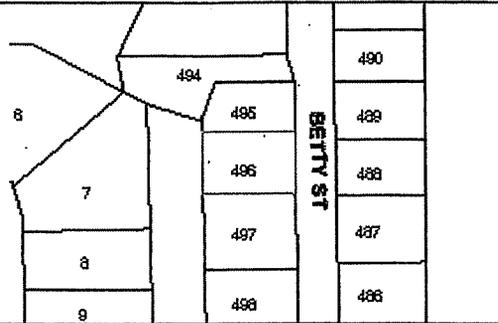
| | |
|-----------|-----|
| BV2008-68 | R-2 |
| A-1 | R-3 |
| R-1A | C-2 |
| R-1 | |

N



PARCEL DETAIL

DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY, FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-855-7508



GENERAL

Parcel Id: 34-21-30-529-0000-4960
 Owner: BOYD DAVID P & CHERYL
 Mailing Address: 7490 BETTY ST
 City, State, Zip Code: WINTER PARK FL 32792
 Property Address: 7490 BETTY ST WINTER PARK 32792
 Subdivision Name: WRENWOOD UNIT 3 4TH ADD
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (2000)
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY
 Amendment 1 impact not reflected.

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$148,557
 Depreciated EXFT Value: \$0
 Land Value (Market): \$37,000
 Land Value Ag: \$0
 Just/Market Value: \$185,557
 Assessed Value (SOH): \$106,635
 Exempt Value: \$25,000
 Taxable Value: \$81,635

Tax Estimator
Portability Calculator

SALES

| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified |
|---------------|---------|-------|------|-----------|----------|-----------|
| WARRANTY DEED | 11/1999 | 03761 | 1373 | \$110,000 | Improved | Yes |
| WARRANTY DEED | 04/1993 | 02567 | 0726 | \$82,000 | Improved | Yes |
| WARRANTY DEED | 02/1984 | 01523 | 1885 | \$60,300 | Improved | Yes |

Find Comparable Sales within this Subdivision

2007 VALUE SUMMARY

Tax Amount (without SOH): \$2,873
 2007 Tax Bill Amount: \$1,160
 Save Our Homes (SOH) Savings: \$1,713
 2007 Taxable Value: \$78,529

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value |
|--------------------|----------|-------|------------|------------|------------|
| LOT | 0 | 0 | 1.000 | 37,000.00 | \$37,000 |

LEGAL DESCRIPTION

PLATS:

LEG LOT 496 WRENWOOD UNIT 3 4TH ADD
 PB 24 PGS 65 & 66

BUILDING INFORMATION

| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New |
|------------------|-----------------|--------------------------|----------|---------|----------|-----------|------------|-----------|---------------|
| Building Sketch | 1 SINGLE FAMILY | 1983 | 6 | 1,247 | 2,330 | 1,687 | CONC BLOCK | \$148,557 | \$165,063 |
| Appendage / Sqft | | BASE / 440 | | | | | | | |
| Appendage / Sqft | | OPEN PORCH FINISHED / 75 | | | | | | | |
| Appendage / Sqft | | GARAGE FINISHED / 568 | | | | | | | |

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: Cheryl + David Boyd
Address: 7490 Betty St
City/Zip: Winter Park, FL 32792
Phone #: (407) 679-0129

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____
Officers: _____
Address: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
Shareholders: _____
Address: _____

Name of Corporation: _____
Officers: _____
Address: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
Shareholders: _____
Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____
Trustees: _____
Address: _____
City/Zip: _____

Beneficiaries: _____
Address: _____
City/Zip: _____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: Cheryl + David Boyd Name of Partnership: _____
Principal: _____ Principal: _____
Address: 7490 Betty St. Address: _____
City/Zip: Winter Park, FL 32792 City/Zip: _____
(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: _____ Contract Vendee: _____
Name: _____ Name: _____
Address: _____ Address: _____
City/Zip: _____ City/Zip: _____
(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

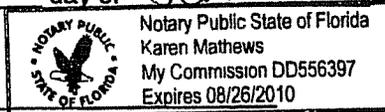
6/2/08
Date

Cheryl R. Boyd
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 2 day of June, 2008 by _____

Karen Mathews
Signature of Notary Public


Notary Public State of Florida
Karen Mathews
My Commission DD556397
Expires 08/26/2010

Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Florida Drivers License

For Use by Planning & Development Staff
Date: _____ Application Number: _____

PRAGER BUILDERS, INC.

2938 Stonewall Avenue • Sanford, FL 32773

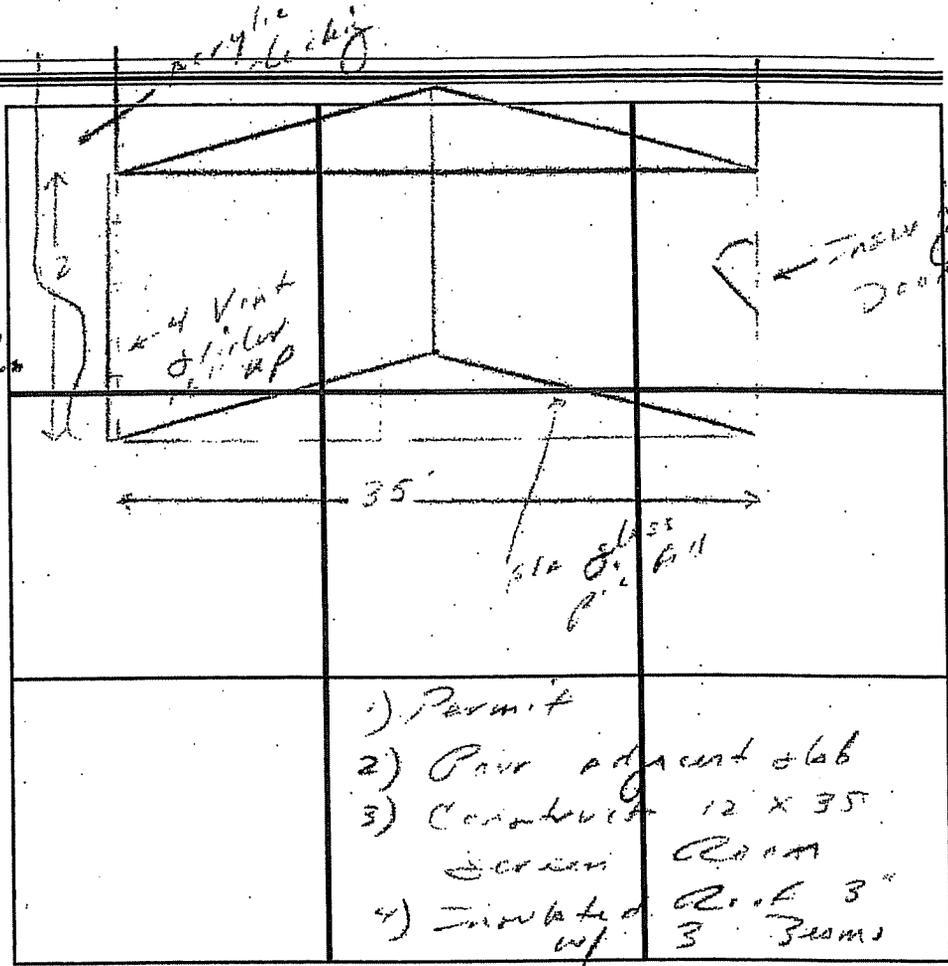
Telephone: (407) 324-9960

License Number: #CBC053007



NAME Cheryl David Boyd HOME # 679 0129 WORK # 456 cell DATE 5-29-08
 ADDRESS 7490 Betty St. CITY Winter Park ZIP 32792
 DIRECTIONS Home Depot Branch to Betty St.

SCREEN: 1R/1A
 FLAT: GABLE: TIE IN: gable
 ROOF SIZE: 14' x 38'
 DOORS: 1 sliding
 KICKPLATE HEIGHT: 16 TYPE: plastic
 GUTTERS: included
 WINDOW TYPE: None
 FRAME COLOR: White
 EAVE OVERHANG: 0
 HOUSE O.H.: 4 SOFFIT?
 ROOF ATTACHMENT HEIGHT: 12' Peak
 FAN BEAMS: 3 included
 SLAB SIZE: NW 12' x 25'
 DEMO:
 ELECTRICAL: Referenced



- 1) Permit
- 2) Pour adjacent slab
- 3) Concrete 12 x 35 screen room
- 4) Insulated Roof 3" w/ 3 Beams
- 5) Florida Glass Permit

ANY CHANGES AFTER FINAL MEASUREMENTS WILL BE CHARGED ACCORDINGLY. MATERIAL AND WORKMANSHIP GUARANTEED FOR 2 YEARS.

Contractor expressly reserves all contractors, mechanics and material man's lien which may be asserted under any provisions of the law to secure payment of the contract price and may assert and fix the same as a lien upon the real property on which installation is made. Purchaser agrees to supply electrical power at job site.

Note: downspout direction (stick above gutter & question)

- NOTE:
- 1) HAIRLINE CRACKING OF NEW CONCRETE SLABS ARE A COMMON OCCURRENCE. (a) Doors as shown
 - 2) SPRINKLER HEADS MUST BE RELOCATED BY CUSTOMER.
 - 3) DRAINAGE AT BASE OF ROOM IS RESPONSIBILITY OF HOMEOWNER. (b) Acrylic Surface
 - 4) FLOOR MAY REQUIRE LEVELING FOR TILE INSTALLATION.
 - 5) OWNER IS RESPONSIBLE FOR ANY REINSPECTION FEES DUE TO INACCESSIBILITY OR MISSING PERMIT.
 - 6) IF HOMEOWNER'S ASSOCIATION APPROVAL IS NECESSARY IT IS CUSTOMER'S RESPONSIBILITY TO OBTAIN PRIOR TO FINAL LAYOUT.

I/We have read the foregoing proposed contract and accept the same on the terms and conditions printed on the reverse side and as stated above.

Purchaser Cheryl R. Boyd Date 5/29/08
 Sales Rep. Bryan Deaton
 Payment Schedule When Complete

| | |
|----------------|--------|
| CONTRACT PRICE | 13,185 |
| DEPOSIT | |
| BAL. DUE | 13,185 |

THIS PRICE IS BASED ON DIMENSIONS SHOWN IN THE ABOVE SKETCH

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 496
WRENWOOD UNIT 3 4TH ADD PB 24 PGS 65 & 66

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: David & Cheryl Boyd
7490 Betty St
Winter Park, FL 32792

Project Name: Betty Street (7490)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 20 feet for a screen room in R-1A (Single Family Dwelling) district.

The Development Approval was sought to allow for a screen room to encroach into the required rear yard setback. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied.

The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Joy Williams, Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 496
WRENWOOD UNIT 3 4TH ADD PB 24 PGS 65 & 66

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: David & Cheryl Boyd
7490 Betty St
Winter Park, FL 32792

Project Name: Betty Street (7490)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 20 feet for a screen room in R-1A (Single Family Dwelling) district.

All six criteria for granting a variance under the Land Development Code have been satisfied.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Joy Williams, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. The variance granted will apply only to the 12-foot by 35-foot screen room addition to the rear of the property as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

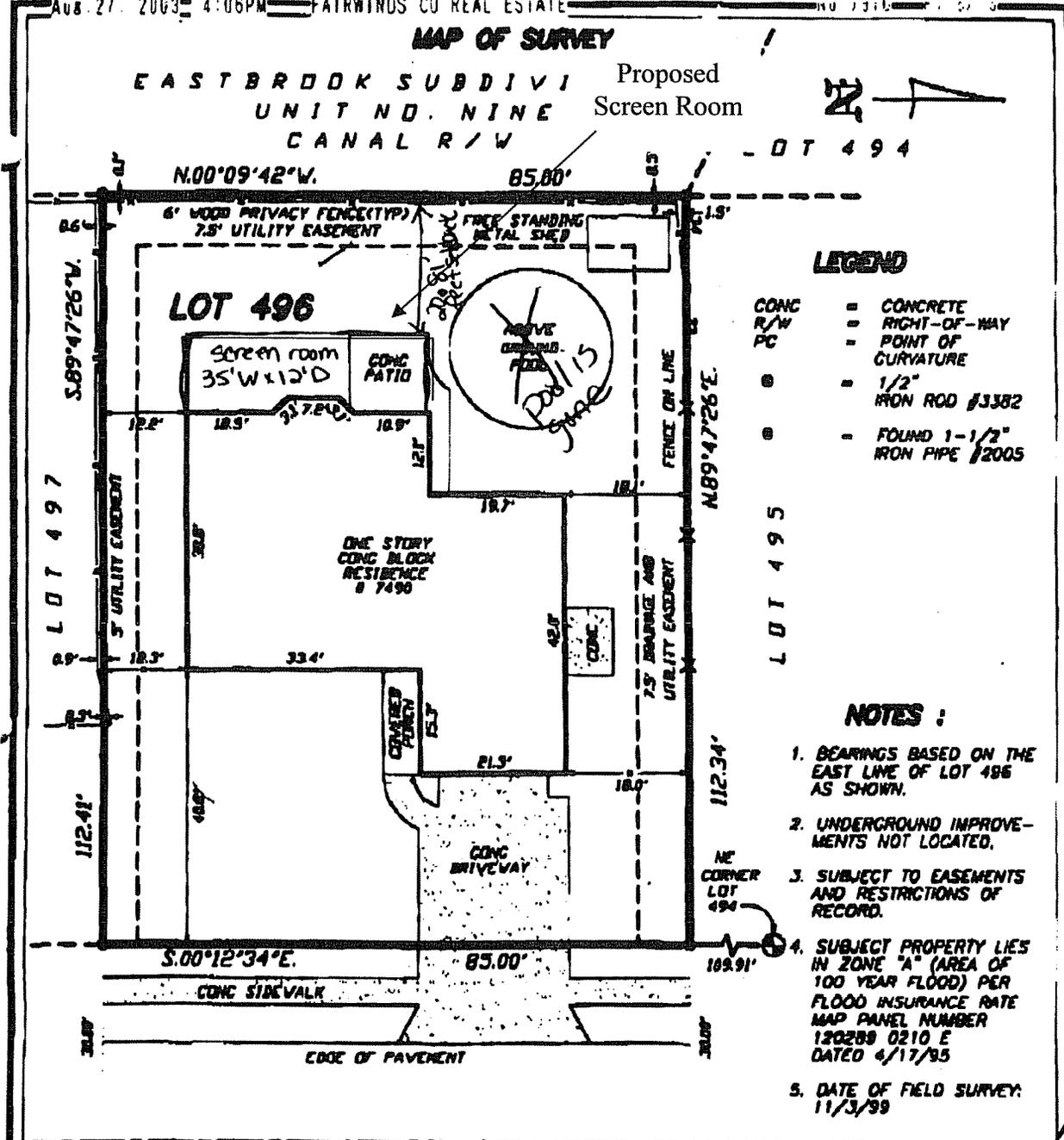
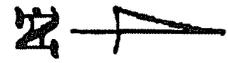
Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

AUG 27 2009 4:06PM FAIRWINDS CU REAL ESTATE

MAP OF SURVEY

EASTBROOK SUBDIVI Proposed
UNIT NO. NINE Screen Room
CANAL R/W



LEGEND

- CONC = CONCRETE
- R/W = RIGHT-OF-WAY
- PC = POINT OF CURVATURE
- 1/2" = 1/2" IRON ROD #3382
- FOUND 1-1/2" = FOUND 1-1/2" IRON PIPE #2005

NOTES :

1. BEARINGS BASED ON THE EAST LINE OF LOT 496 AS SHOWN.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "A" (AREA OF 100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 130289 0210 E DATED 4/17/95
5. DATE OF FIELD SURVEY: 11/3/99

CENTERLINE 66' R/W
BETTY STREET

BOUNDARY SURVEY

DESCRIPTION:
 LOT 496, WRENWOOD UNIT THREE FOURTH ADDITION,
 AS RECORDED IN PLAT BOOK 24, PAGES 65 AND 66,
 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.