

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Ja-Ben Estates Final Plat

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord **CONTACT:** Brian M. Walker **EXT:** 7337

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Ja-Ben Estates Subdivision located on Old Geneva Rd. approximately 1,800 feet south of W. Osceola Rd. in Section 16, Township 20S, Range 32E. (Stanley and Belinda Poloski, Applicant)

District 2 Michael McLean

Brian M. Walker

BACKGROUND:

The applicants, Stanley and Belinda Poloski, are requesting final plat approval for Ja-Ben Estates Subdivision.

The property is zoned A-5 (Agriculture - five acre minimum lot size). The proposed subdivision is located on Old Geneva Rd. approximately 1,800 feet south of W. Osceola Rd. on 13 acres more or less and consists of 2 lots. Each lot complies with the 5 acre minimum lot size required by the assigned zoning classification.

No infrastructure improvements are proposed at this time.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to execute the final plat for Ja-Ben Estates Subdivision located on Old Geneva Rd. approximately 1,800 feet south of W. Osceola Rd. in Section 16, Township 20S, Range 32E.

ATTACHMENTS:

- 1. Reduced Size Plat
- 2. Area Map
- 3. Location Map
- 4. Aerial Map

<p>Additionally Reviewed By:</p> <p><input type="checkbox"/> County Attorney Review (Kathleen Furey-Tran)</p>
--

JA-BEN ESTATES

SECTION 16, TOWNSHIP 20 SOUTH, RANGE 32 EAST SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION:

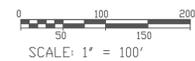
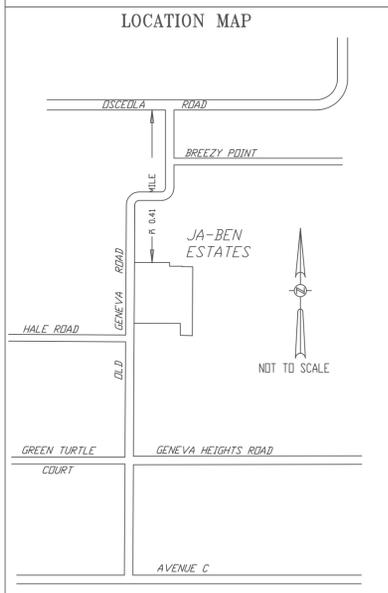
Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 20 South, Range 32 East, Seminole County, Florida; thence South 89 degrees, 50 minutes and 45 seconds East along the South line of the Northeast 1/4 of said Section 16 for 25.00 feet; thence North 00 degrees, 19 minutes and 37 seconds East along the East right-of-way line of Old Geneva Road for 1500.00 feet to the Point of Beginning; thence continue North 00 degrees, 19 minutes and 37 seconds East along said East right-of-way line for 760.85 feet; thence South 89 degrees, 55 minutes and 04 seconds East for 441.35 feet; thence South 00 degrees, 19 minutes and 00 seconds West for 510.02 feet; thence East for 291.84 feet; thence South 00 degrees, 19 minutes and 08 seconds West for 861.30 feet to the South line of the Northeast 1/4 of said Section 16; thence North 89 degrees, 50 minutes and 45 seconds West along said South line for 152.55 feet; thence North 00 degrees, 19 minutes and 37 seconds East for 1500.00 feet; thence North 89 degrees, 50 minutes and 08 seconds West for 580.80 feet to the Point of Beginning.

AND

The South .26 chains of the West 159.8 feet of the East 12.93 chains of the North 7.26 chains of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 20 South, Range 32 East, Seminole County, Florida.

SURVEYOR'S NOTES:

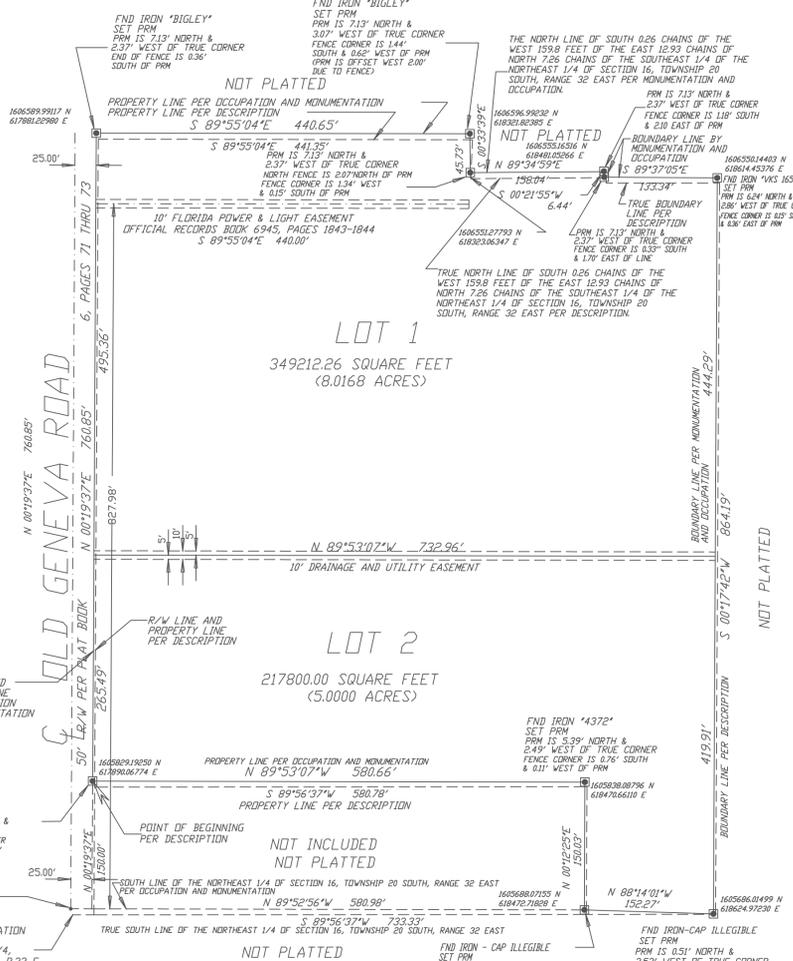
- The bearing structure is based on the centerline of Old Geneva Road as being N 00°19'37" E.
- Denotes a Permanent Reference Monument, a 4 inch by 4 inch concrete monument with an "LB 220 P.R.M." cap unless otherwise noted.
- The coordinate values noted at the Permanent Reference Monuments are based on State Plane Coordinates relative to the North American Datum of 1983 (1990 adjustment) Florida East Zone on recovered Seminole County Global Positioning System Monuments 0221 and GENE and do not correspond to the bearing structure referenced in Surveyor's Note 1. The coordinates were established by conventional traverse method.
- Distances shown hereon are measured in standard U.S. feet and decimals of feet.



ABBREVIATIONS LEGEND:
 C.....CENTERLINE
 FND.....FOUND
 I.D.....IDENTIFICATION
 I.P.....IRON PIPE
 PRM.....PERMANENT REFERENCE MONUMENT
 R/W.....RIGHT-OF-WAY
 SEC.....SECTION
 T.....TOWNSHIP
 R.....RANGE

DOUDNEY COMPANIES, INC.
 200 EAST COMMERCIAL STREET
 SANFORD, FLORIDA 32771
 PHONE: (407)322-1451
 FAX: (407)322-1495

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.



DEDICATION NOTES:

- The ten foot drainage and utility easement is to be owned and maintained by the individual owner of the lot it is situated. The ten foot drainage and utility easement is dedicated for use by the Public and Private Utility Agencies and Companies for access and the installation, service and maintenance of the utilities that will serve these lots. Access across these lots is hereby granted to the public and private Utility Agencies for the installation and maintenance of their facilities.
- Any and all utility easements shown hereon are also for the construction, installation, maintenance and operation of cable television services provided, however, no such construction, installation, maintenance and operation of cable television service shall interfere with the facilities and services of an electric, gas, telephone or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This does not apply to private easements granted to or obtained by a particular electric, gas, telephone or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Utilities Commission. (F.S. 177.091-29).

PLAT BOOK PAGE
PAGE 1 OF 1

DEDICATION OF JA-BEN ESTATES
 KNOW ALL MEN BY THESE PRESENTS, that the owners named below, being the owners in fee simple of the lands described in the foregoing caption, have caused said lands to be surveyed, laid out and platted, and to be known as 655 OLD GENEVA ROAD, and do hereby dedicate said lands and plot for the uses and purposes therein expressed. No part of said lands is dedicated to the Public except as noted, and, IN WITNESS WHEREOF, has caused these presents to be signed and attested to on the dates indicated.

Date: _____
 STANLEY A. POLOSKI AS OWNER
 JOHN I. MCGOWEN WITNESS DAVID A. DOUDNEY WITNESS
 Date: _____
 BELINDA G. POLOSKI AS OWNER
 JOHN I. MCGOWEN WITNESS DAVID A. DOUDNEY WITNESS

STATE OF FLORIDA, COUNTY OF SEMINOLE:
 THIS IS TO CERTIFY, that on _____, 2008, before me, an officer duly authorized to act, 2008, acknowledgements in the State and County aforesaid, personally appeared Stanley A. Poloski and Belinda G. Poloski, as owners of JA-BEN ESTATES, to me known to be the individuals described in and who executed the foregoing Dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have set my hand and seal on the date above.

Notary Public _____
 Printed Name ANGELA C. FRANCISCO
 My Commission expires December 19, 2008

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that this plat was prepared under his direction and supervision and is a correct representation of the lands hereon described and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

DAVID A. DOUDNEY, FLORIDA REGISTRATION NUMBER 3939
 DOUDNEY COMPANIES, INC., CERTIFICATE NUMBER LB 220
 200 EAST COMMERCIAL STREET, SANFORD, FLORIDA 32771

CERTIFICATE OF COUNTY SURVEYOR
 I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes.

STEVE L. WESSELS, FLORIDA REGISTRATION NUMBER 4589
 COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA
 DATE: _____, 2008.

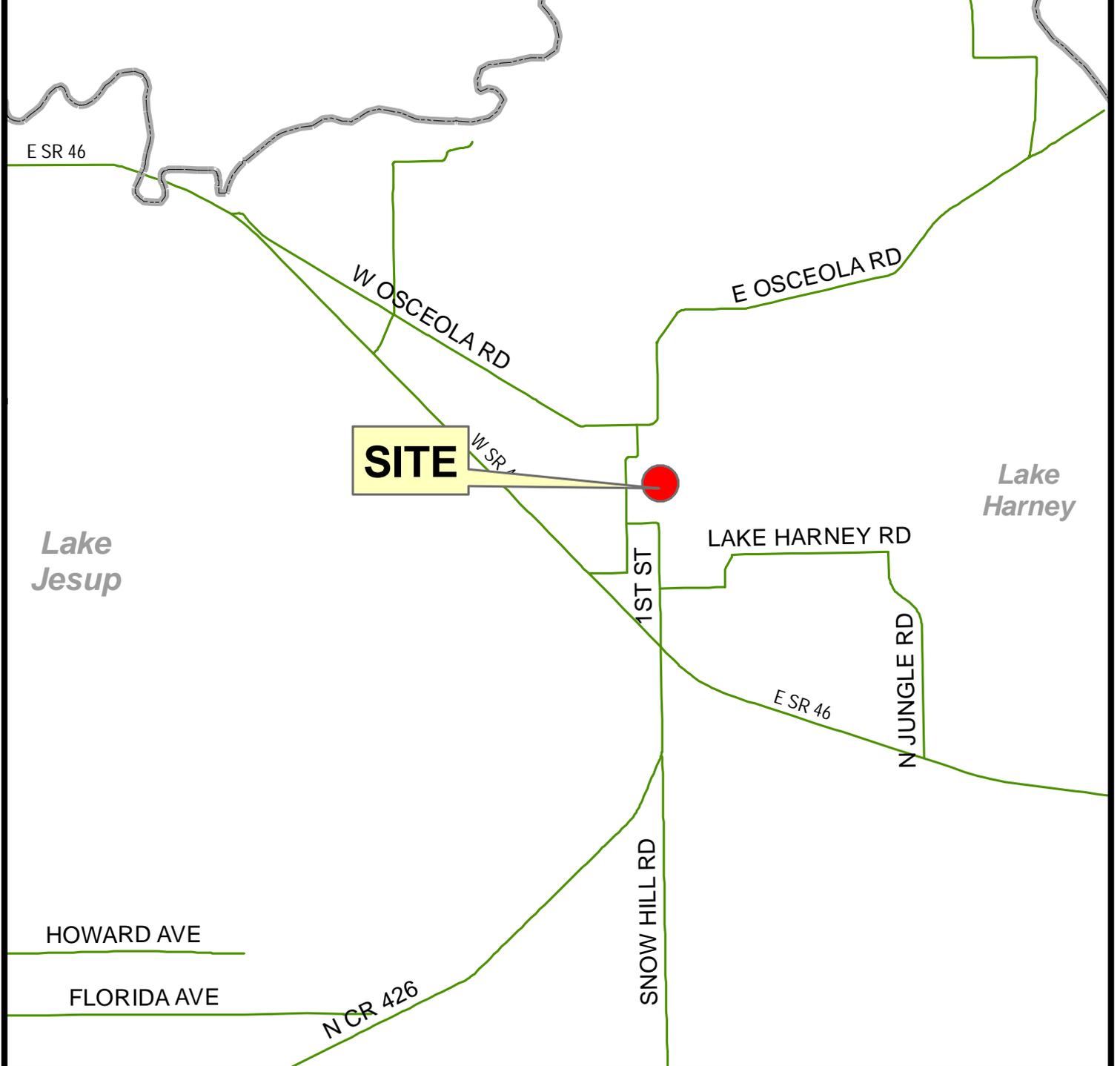
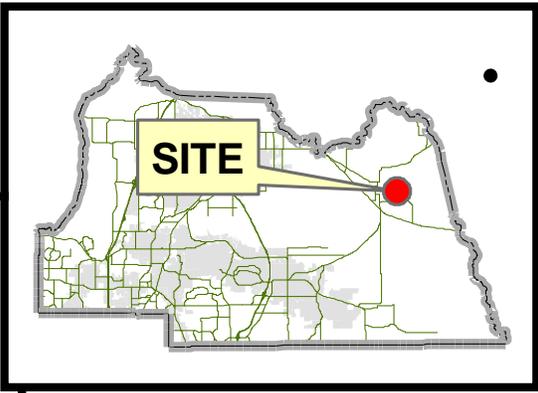
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, that on _____, 2008, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Attest: _____
 BRENDA CAREY, CHAIRMAN

MARYANNE MORSE, CLERK OF THE BOARD

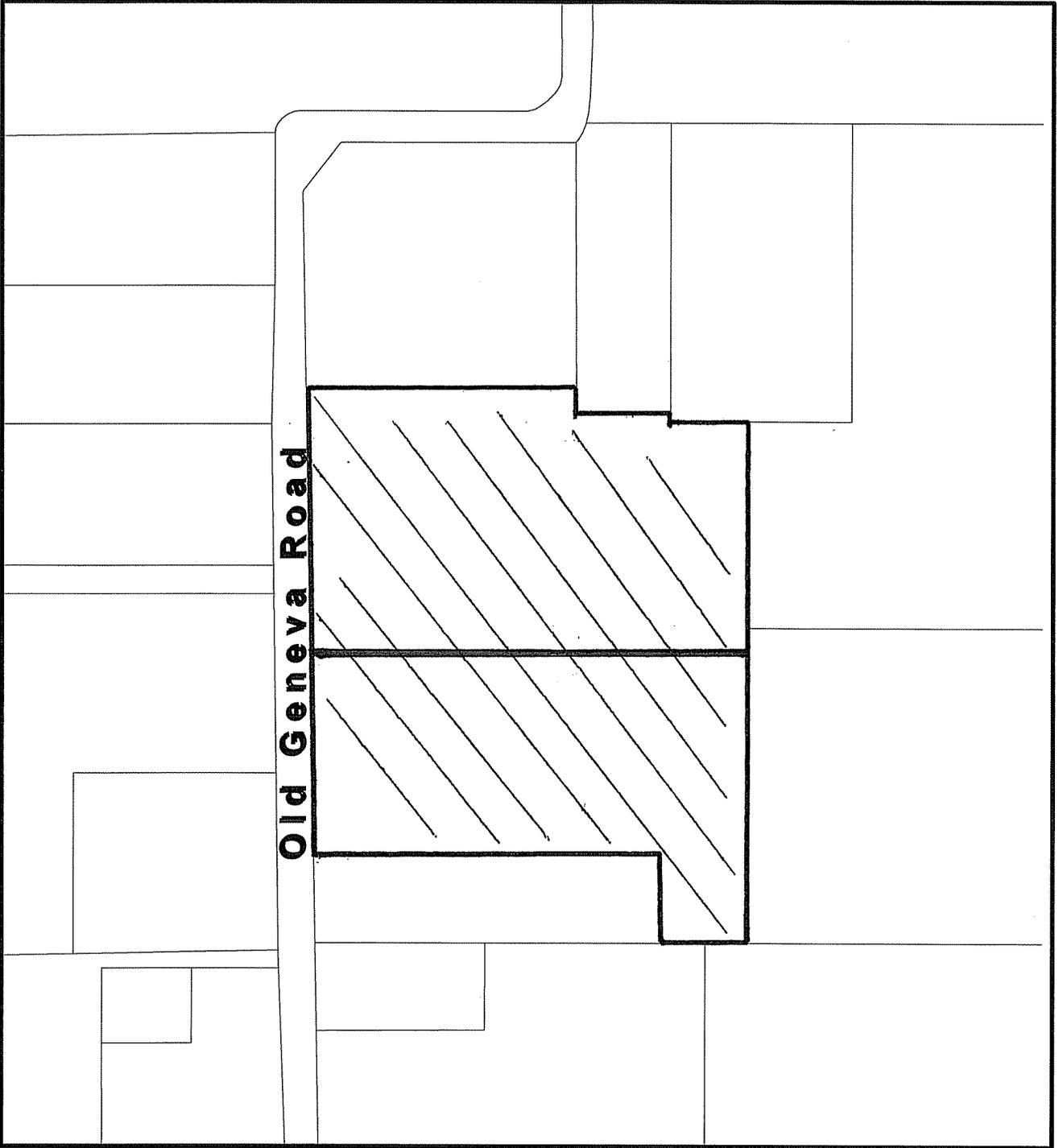
CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT
 I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177, Florida Statutes, and was filed for record on _____, 2008, at _____ File No _____

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



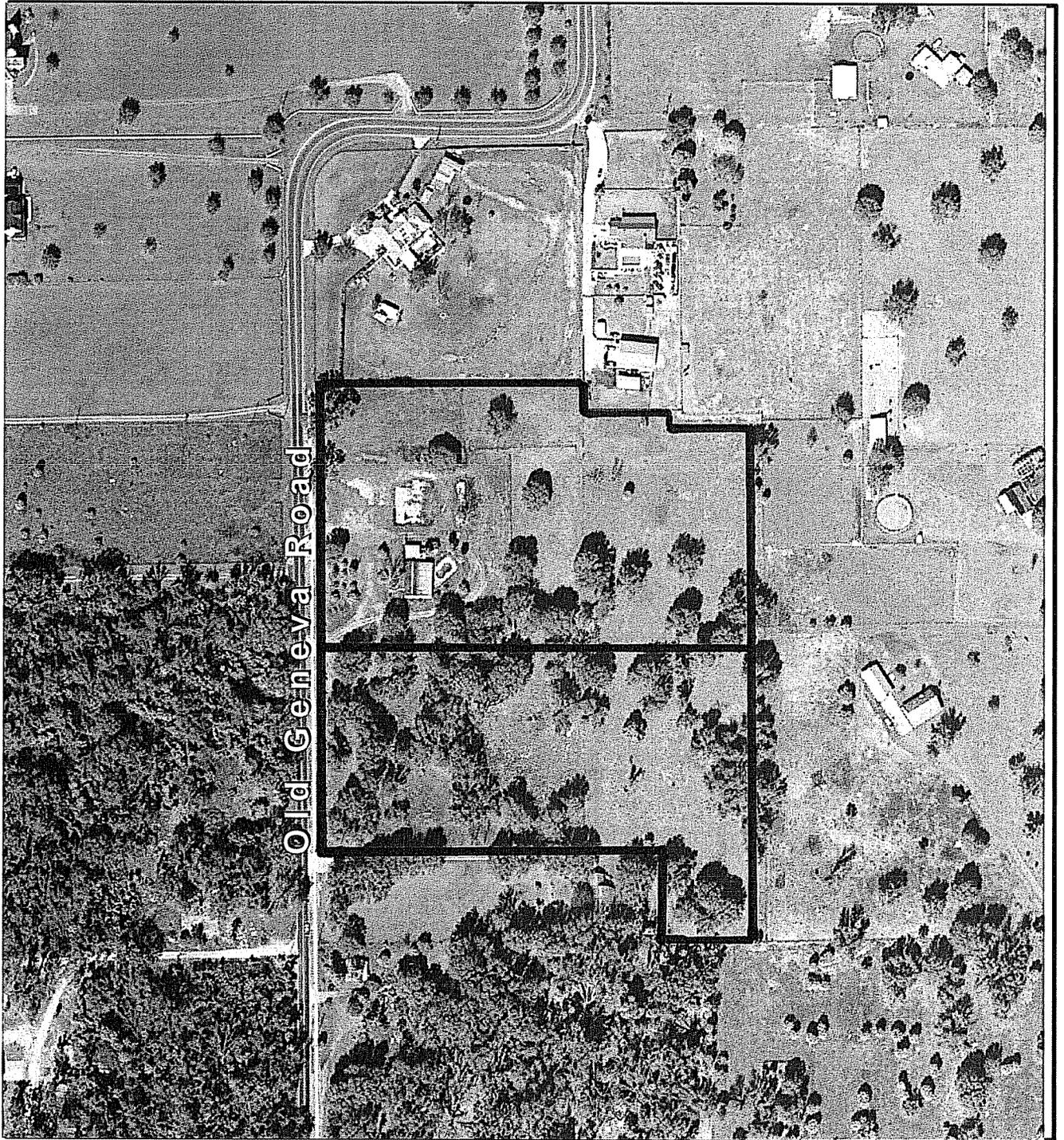
filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd **/**/06

JA-BEN ESTATES FINAL PLAT



JA-BEN ESTATES FINAL PLAT





JA-BEN ESTATES FINAL PLAT

