
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Plat for King's Landing At Lake Jessup

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

AUTHORIZED BY: Dori DeBord

CONTACT: Brian Walker

EXT: 7337

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute, the final plat for King's Landing At Lake Jessup subdivision located at Black Hammock Road and Jeslan Court in Section 34, Township 20 South, Range 31East. (E.P. Bruce – applicant)

District 2 Michael McLean

Brian Walker

BACKGROUND:

The applicant, E.P. Bruce, is requesting approval of the final plat for King's Landing At Lake Jessup subdivision. The property is zoned A -3 (Agriculture - three acre minimum lot size).

The subdivision is located at Black Hammock Road and Jeslan Court on 34 acres more or less and consists of 3 lots fronting on Black Hammock Road. It contains approximately 13 upland acres and satisfies the net buildable requirements for the subdivision.

No infrastructure is proposed at this time, however septic and wells will be used for any future residential development. As no infrastructure is proposed with this subdivision, no performance bond is required.

STAFF RECOMMENDATION:

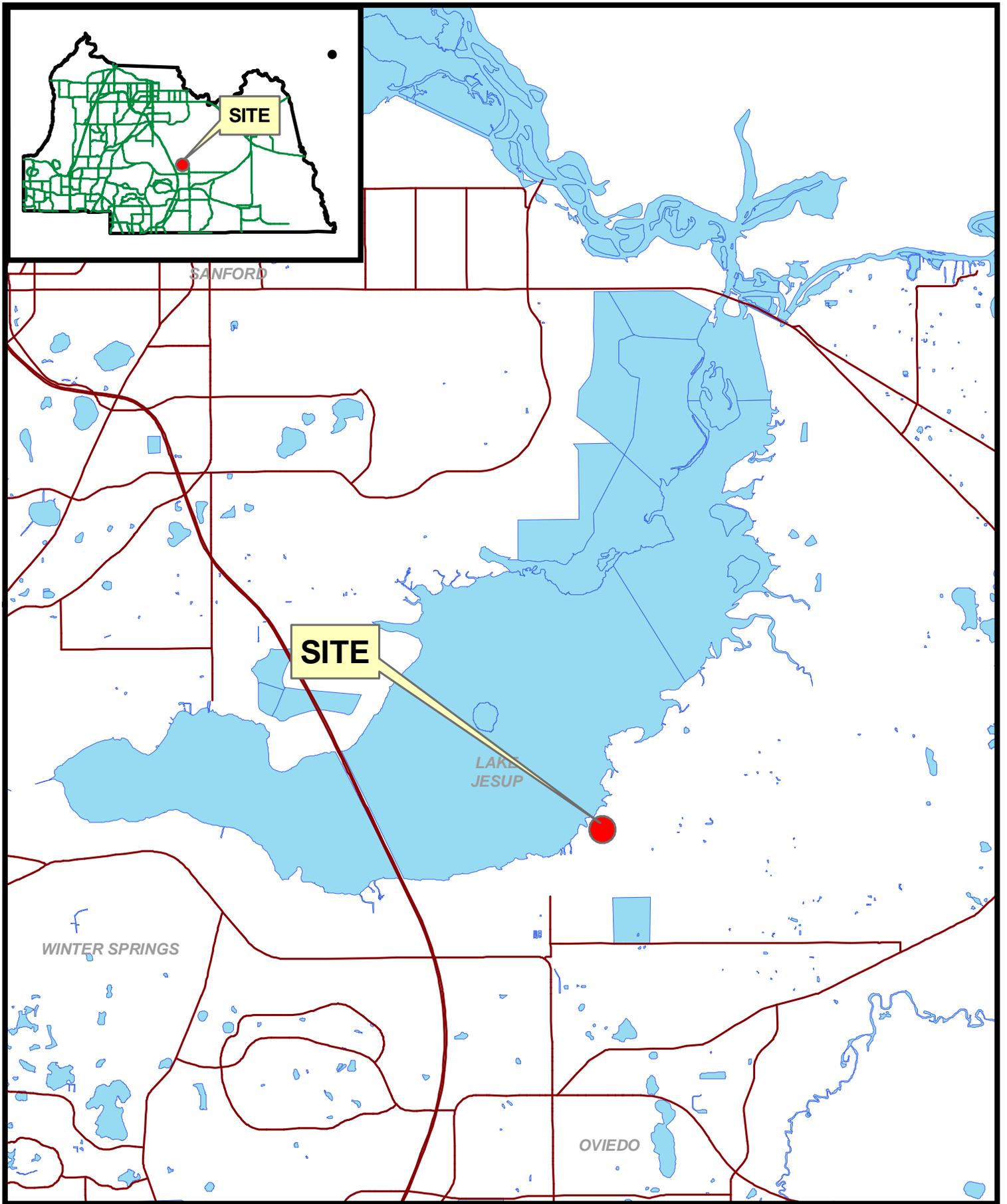
Staff recommends that the Board approve the final plat for King's Landing At Lake Jessup subdivision located at Black Hammock Road and Jeslan Court.

ATTACHMENTS:

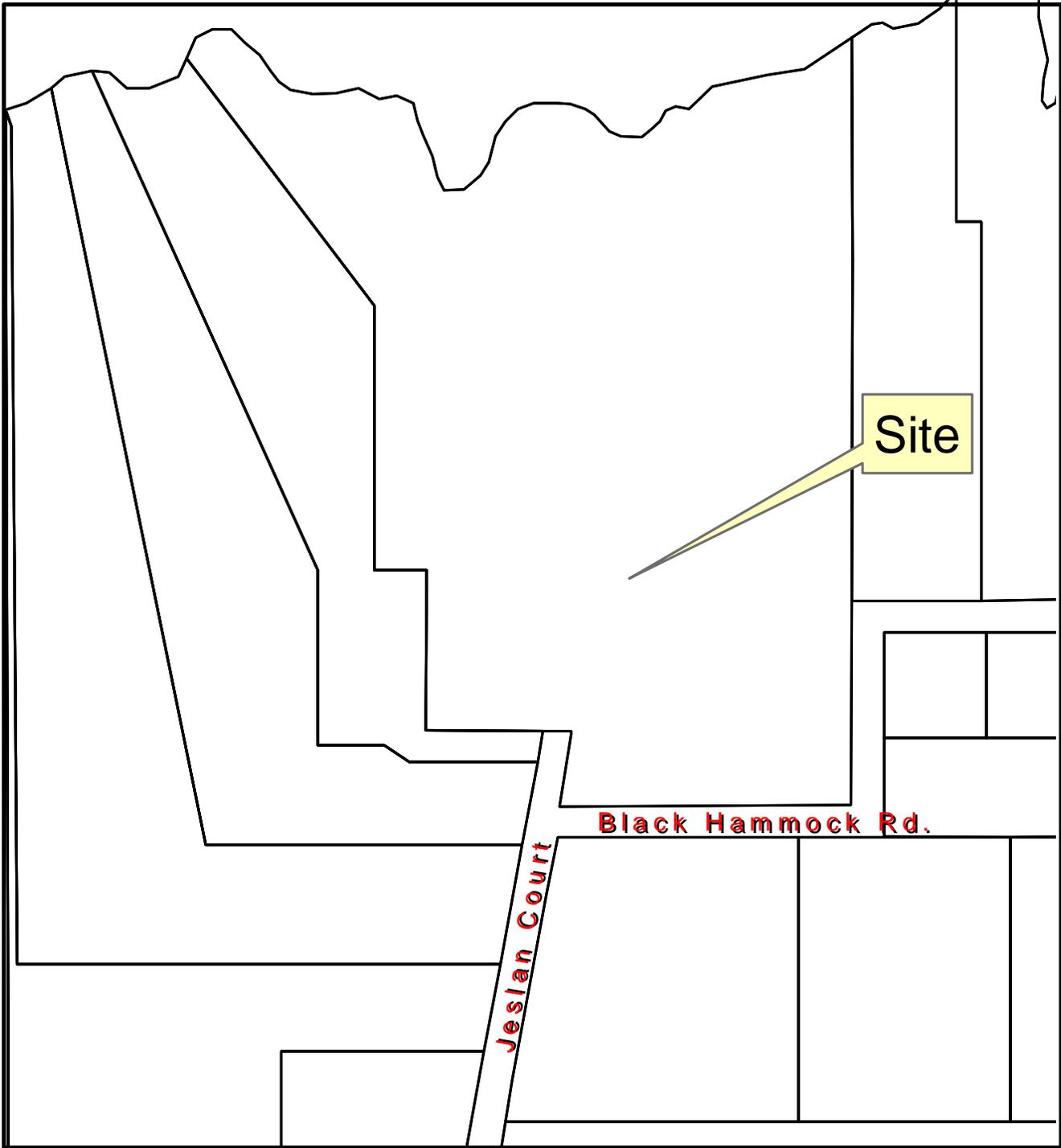
1. Area Map
2. Location Map
3. Aerial Map
4. Reduced Copy of Plat 1
5. Reduced Copy of Plat 2
6. Reduced Copy of Plat 3

Additionally Reviewed By:

County Attorney Review (Kathleen Furey-Tran)



King's Landing At Lake Jessup
Area Map



King's Landing At Lake Jessup
Location Map





King's Landing At Lake Jessup
Aerial Map



KING'S LANDING AT LAKE JESSUP

SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

KING'S LANDING AT LAKE JESSUP DEDICATION

This is to certify that the Entities named below, are the lawful owner in fee simple of the lands herein described in the caption of this Plat and has caused said lands to be surveyed and that this Plat, made in accordance with said survey, is hereby adopted as the true and correct Plat of said lands. No part of said lands is dedicated to Seminole County or the Public other than Tract 1 and development rights over the Conservation Easement depicted hereon.

IN WITNESS WHEREOF I have caused these presents to be signed by the owner named below on _____ 2008.

By: _____ ADDRESS: _____
Signed and sealed in the presence of:

By: _____ PRINTED NAME: _____ BY: _____ PRINTED NAME: _____
STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2008, by _____ who is personally known to me or produced _____ as identification.

NOTARY PUBLIC
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

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PER TITLE COMMENT:

BEGIN 17.09 CHAINS NORTH AND 15.58 CHAINS NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, RUN WEST 501.59 FEET; THENCE NORTH 10 DEGREES 49 MINUTES 12 SECONDS EAST 124.46 FEET TO CENTER LINE OF VACATED STREET; THENCE WEST 220 FEET; THENCE NORTH 209 FEET; THENCE WEST 77 FEET; THENCE NORTH 442.2 FEET; THENCE NORTH 42 DEGREES WEST TO THE SECTION LINE; THENCE EASTERLY ON THE NORTHERLY LINE OF GOVERNMENT LOT 3 TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING ALL IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

ALSO KNOWN AS:

BEGIN 17.09 CHAINS WEST AND 15.58 CHAINS NORTH OF THE SOUTHEAST CORNER OF LOT TWO (2), SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN WEST 501.59 FEET TO THE CENTERLINE OF A PUBLIC RIGHT-OF-WAY ADDED UPON BY WILLIAM G. BLACKBURN, AND MARIE L. MEANS AND GEORGE C. MEANS, THENCE RUN NORTH 10°49'12" EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID RIGHT-OF-WAY, APPROXIMATELY 124.46 FEET TO AN OLD ONE-AND-A-HALF INCH (1 1/2") IRON PIPE TWO FEET DEEP; SAID 1 1/2" IRON PIPE BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN A DEED FROM HARRY E. STRASSHEM TO R.F. KING DATED OCTOBER 24, 1933, SAID TRACT NOW BEING DESCRIBED AS FOLLOWS: (BEGIN 4.34 CHAINS WEST AND 21.60 CHAINS NORTH OF THE SOUTHEAST CORNER OF LOT 3, SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST; RUN NORTH 89°48'45" WEST, 220 FEET; THENCE SOUTH 00°07'36" WEST, 209 FEET; THENCE SOUTH 89°48'45" EAST, 220 FEET; THENCE NORTH, 209 FEET TO BEGINNING) AND SAID 1 1/2" IRON PIPE BEING 24.34 CHAINS WEST OF THE EAST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 34; THENCE RUN NORTH 89°48'45" WEST, PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 34, 220 FEET; THENCE RUN NORTH 00°07'36" EAST, PARALLEL WITH THE EAST LINE OF AFOREMENTIONED GOVERNMENT LOT 2, 208.00 FEET; THENCE RUN NORTH 89°48'45" WEST, 77 FEET (1.167 CHAINS); THENCE RUN NORTH 00°07'36" EAST, 442.20 FEET (6.7 CHAINS); THENCE NORTH 42°00'00" WEST, TO THE WEST LINE OF SAID SECTION 34; THENCE EASTERLY ALONG THE NORTH LINE OF GOVERNMENT LOT 3 AND CONTINUING ALONG THE NORTH LINE OF GOVERNMENT LOT 2 TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST LINE OF GOVERNMENT LOT 3 TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY.

MORE PARTICULARLY DESCRIBED:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, RUN N 00°00'00" E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 34 AND ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, 1364.01 FEET TO THE NORTH RIGHT OF WAY LINE OF BLACK HAMMOCK ROAD, SAID POINT ALSO BEING ON THE EASTERN EXTENSION OF THE SOUTH LINE OF LAKE JESSUP RIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 87 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE N 89°57'30" W, ALONG SAID NORTH RIGHT OF WAY LINE, 1122.66 FEET TO THE WEST RIGHT OF WAY LINE OF SAID BLACK HAMMOCK ROAD; THENCE S 00°00'00" E, ALONG SAID WEST RIGHT OF WAY LINE, 335.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BLACK HAMMOCK ROAD; PER MAP BOOK 5, PAGE 1 OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, SAID POINT ALSO BEING APPROXIMATELY 17.09 CHAINS WEST OF AND 15.58 CHAINS NORTH OF THE SOUTHEAST CORNER OF THE AFORESAID GOVERNMENT LOT 2 AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE N 89°48'45" W, ALONG SAID NORTH RIGHT OF WAY LINE, 488.51 FEET TO THE EAST RIGHT OF WAY LINE OF JESSUP COURT; PER RIGHT OF WAY INFORMATION PROVIDED BY SEMINOLE COUNTY ENGINEERING DEPARTMENT, THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE N 11°18'00" E, ALONG SAID EAST RIGHT OF WAY LINE, 122.55 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND ALONG THE PROPERTY LINES DESCRIBED IN OFFICIAL RECORD BOOK 2453, PAGE 0236 OF THE AFORESAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR THE FOLLOWING 5 COURSES: N 89°51'33" W, 241.48 FEET; THENCE N 00°07'29" W, 208.83 FEET; THENCE N 89°51'45" W, 76.67 FEET; THENCE N 00°04'53" E, 442.20 FEET; THENCE N 42°00'00" W, 803.70 FEET TO A POINT ON THE MEANDER LINE OF THE AFORESAID SECTION 34, PER THE GENERAL LAND OFFICE NOTES OF SAID SECTION 34; THENCE DEPARTING SAID PROPERTY LINES AND ALONG SAID MEANDER LINE FOR THE FOLLOWING 3 COURSES: N 33°06'16" E, 141.78 FEET; THENCE N 70°38'14" E, 660.00 FEET; THENCE N 82°07'16" E, 581.74 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5557, PAGE 0488 OF THE AFORESAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID MEANDER LINE S 00°00'00" E, ALONG SAID WEST LINE, 1688.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.05 ACRES MORE OR LESS.

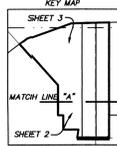
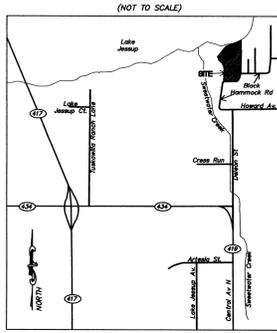
Notes:

- Bearings are based on the East line of the SW 1/4 of Section 34--20--31 being N 00°00'00" E, assumed.
- In accordance with Chapter 177.091, Board of Professional Land Surveyors Laws & Rules, all plotted 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.
- The State of Florida may own or claim ownership of the "ordinary high water line" which may affect the location of the boundary line of property fronting the lake.
- The northern extension of the west right of way line of Black Hammock Road as depicted hereon is the west right of way line of Jessup Court (50' right of way), per O.R.B. 191, page 1384 and O.R.B. 199, page 0002, and information provided by Andy Semmazzi of Seminole County engineering department.
- Conservation easement depicted hereon is subject to riparian rights (SEE NOTE 7).
- The upland areas were calculated to the wetland lines shown hereon.
- The lake access ingress / egress easement depicted hereon reserves unto the respective owners of Lot 1 through Lot 3, perpetual riparian rights for lake access and limited dock construction on the waters of Lake Jessup.
- 5" Drainage Easements along each side of shore lot lines between Lot 1 through Lot 3.
- 5" Distribution Easements lying along each side of facilities installed at mutually agreeable locations over, across, and through Lot 1 through Lot 3 to accommodate present and future development (per Official Records Book 2234, Pages 0912-0913, Public Records of Seminole County, Florida).
- The State Plane Coordinates depicted hereon are based on the published State Plane Coordinates on the certified corner records of the SE corner of the SW 1/4 and the NE corner of the SW 1/4 of Section 34, Township 20 South, Range 31 East, Seminole County, Florida. The bearings have been rotated to acquiesce to the bearing basis of this plat.
- The Conservation Easement is limited to restricting the development rights and specifically dedicating them to Seminole County with exception to lake access ingress/egress to and from Lots 1 through 3 and any sovereign submerged land.
- The west boundary line of this plat was monumented and established by perpetuating existing monuments previously found along said line (1.5/8" iron rod no number, 1.5/8" iron rod and cap "L84596", 1.5/8" iron rod and cap "L83225" and 1.5/8" iron rod and cap "L84596") and does not necessarily represent deeded line being "...parallel to the east line of Government Lot 2...".
- Joint Use Ingress/Egress Easement is only to benefit Lots 1 and 2.

Index of sheets:

- SHEET 1 - DEDICATION, CERTIFICATIONS, APPROVALS, LEGAL DESCRIPTION & NOTES
- SHEET 2 - GRAPHICAL DEPICTION OF SOUTH SIDE OF SITE
- SHEET 3 - GRAPHICAL DEPICTION OF NORTH SIDE OF SITE

VICINITY MAP (NOT TO SCALE)



- #### LEGEND
- SPC = STATE PLANE COORDINATES
 - P.O.L = POINT ON LINE
 - O.R.B = OFFICIAL RECORD BOOK
 - P.O.C = POINT OF COMMENCEMENT
 - P.O.B = POINT OF BEGINNING
 - LB = LICENSE OF BUSINESS
 - = SET 4 x 4 CONCRETE MONUMENT "L85777"
- UNLESS NOTED OTHERWISE

Prepared By:

LAND TECH
SURVEYING & MAPPING CORP.
350 S. Central Ave., Oviedo, FL 32765
P.O. Box 621892, Oviedo, FL 32762
Voice (407) 365-1036
Fax (407) 365-1038
Certificate of Authorization No. 5777

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 Seminole County, Florida.

CERTIFICATE OF 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 on _____ at _____ File No. _____

CLERK OF THE COURT
in and for Seminole County, Florida

BY _____ D.C.

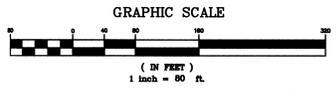
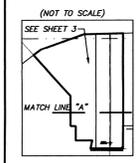
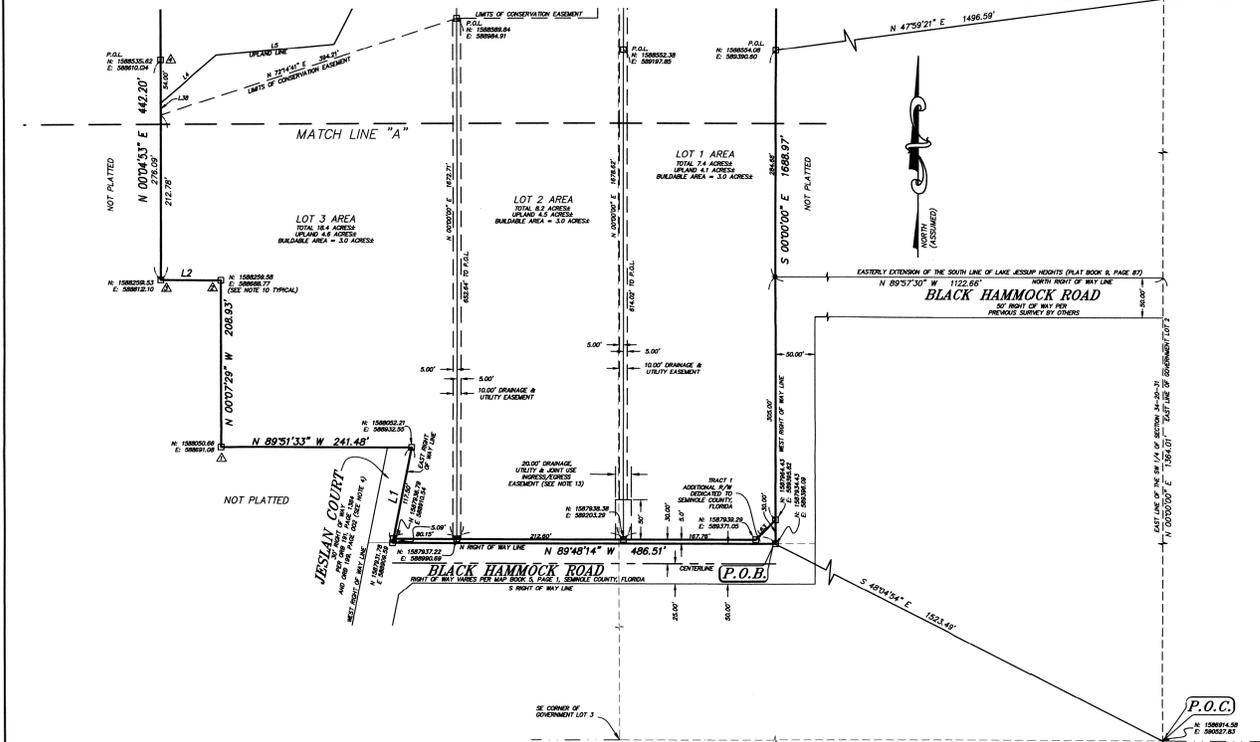
COUNTY SURVEYOR'S CERTIFICATE

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

Steve L. Wessels, PLS
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

Date: _____

KING'S LANDING AT LAKE JESSUP
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



- LEGEND**
- SPC = STATE PLANE COORDINATES
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 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - LB = LICENSE OF BUSINESS
 - = SET 4 x 4 CONCRETE MONUMENT "JES717"
- UNLESS NOTED OTHERWISE

LINE	BEARING	LENGTH
L1	N 11°05' E	122.50
L2	N 89°41' 40" W	28.67
L4	N 49°50' 11" E	93.09
L5	N 84°27' 37" E	149.55
L3B	N 50°04' 53" E	15.31
L63	N 45°05' 53" E	35.29

PREPARED BY:
LAND & SCH
SURVEYING & MAPPING CORP.
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P.O. Box 621892, Oviedo, FL 32762
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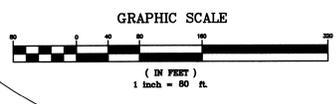
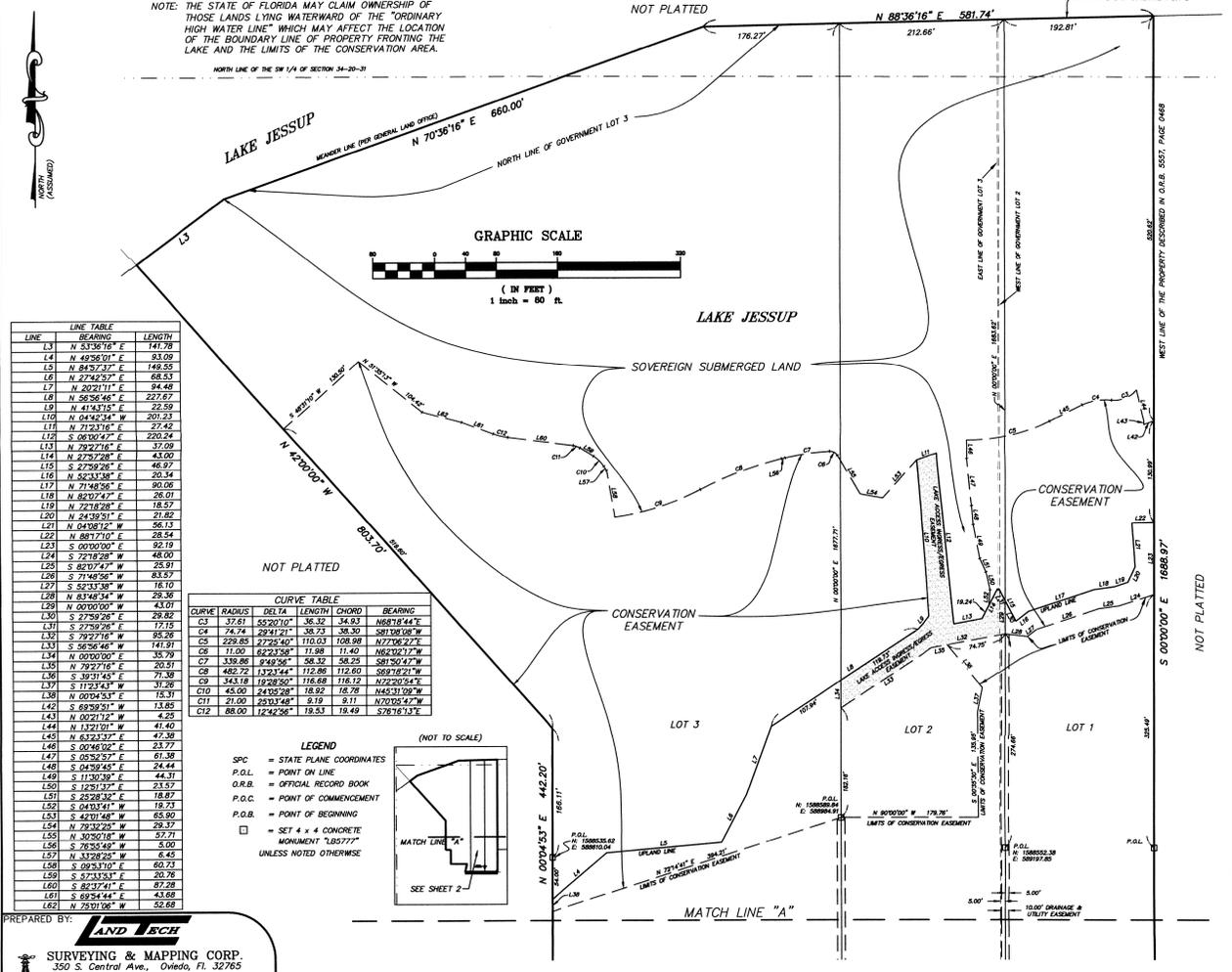
KING'S LANDING AT LAKE JESSUP
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 3 of 3

PLAT BOOK

PAGE

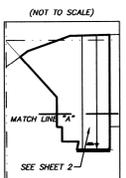
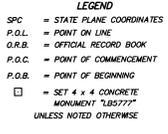
NOTE: THE STATE OF FLORIDA MAY CLAIM OWNERSHIP OF THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF PROPERTY FRONTING THE LAKE AND THE LIMITS OF THE CONSERVATION AREA.



LINE	BEARING	LENGTH
L1	N 83°36'18" E	141.78
L2	N 49°36'01" E	83.09
L3	N 84°37'37" E	149.55
L4	N 72°42'57" E	68.53
L5	N 00°21'11" E	84.46
L6	N 56°36'46" E	227.67
L7	N 41°14'13" E	22.59
L8	N 04°42'24" E	201.23
L9	N 71°31'16" E	27.42
L10	S 09°30'47" E	220.24
L11	N 72°27'16" E	37.09
L12	N 27°27'28" E	43.00
L13	S 27°29'01" E	46.97
L14	N 52°33'38" E	20.34
L15	N 71°49'26" E	90.06
L16	N 69°27'47" E	26.01
L17	N 72°18'28" E	18.57
L18	N 24°39'51" E	22.82
L19	N 04°38'12" W	56.13
L20	N 88°17'10" E	28.54
L21	S 02°02'00" E	92.19
L22	S 72°18'28" W	48.00
L23	S 62°07'47" W	28.91
L24	S 71°48'56" W	83.57
L25	S 52°33'38" W	16.10
L26	N 83°46'54" W	28.36
L27	N 00°00'00" W	43.01
L28	S 77°59'26" E	29.82
L29	S 79°26'26" E	77.15
L30	S 72°27'16" W	95.26
L31	S 58°36'46" W	147.97
L32	N 00°00'00" E	85.79
L33	N 70°27'16" E	20.51
L34	S 39°11'45" E	71.36
L35	S 12°13'41" W	31.26
L36	N 00°04'53" E	15.31
L37	S 68°39'21" W	13.85
L38	N 02°21'17" W	4.25
L39	N 13°21'01" W	41.40
L40	N 63°24'37" E	47.38
L41	S 04°46'30" E	23.77
L42	S 05°32'57" E	61.38
L43	S 04°38'45" E	24.44
L44	S 11°30'39" E	44.37
L45	S 12°31'37" E	23.57
L46	S 28°28'52" E	18.87
L47	S 04°33'41" W	18.73
L48	S 42°01'48" W	65.90
L49	N 28°18'23" W	29.57
L50	N 30°50'18" W	57.71
L51	S 76°30'48" W	5.00
L52	N 33°28'25" W	6.45
L53	S 09°31'07" E	60.73
L54	S 27°43'53" E	26.76
L55	S 82°37'41" E	87.28
L56	S 69°54'44" E	43.69
L57	N 20°10'05" W	52.68

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	37.57	55°00'00"	36.32	34.83	N86°18'44"E
C2	74.74	29°41'21"	38.73	38.30	S81°28'08"W
C3	228.85	27°26'40"	110.03	108.98	N77°56'27"E
C4	11.00	62°23'58"	11.98	11.40	N62°52'17"W
C5	339.88	8°49'56"	38.32	38.25	S81°20'47"W
C6	482.72	13°24'44"	112.86	112.60	S89°18'21"W
C7	343.18	19°28'50"	116.68	116.12	N22°20'54"E
C8	45.00	24°52'28"	18.82	18.78	N45°21'00"W
C9	21.00	29°31'46"	9.19	9.11	N20°24'47"W
C10	88.00	12°42'56"	18.53	18.49	S76°18'13"E



PREPARED BY:
LAND TECH
SURVEYING & MAPPING CORP.
350 S. Central Ave., Oviedo, FL 32765
P.O. Box 621892, Oviedo, FL 32762
Voice (407) 365-1036
Fax (407) 365-1036
Certificate of Authorization No. 5777

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 Seminole County, Florida.