

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: BSP / Carrigan-Alafaya Minor Plat

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 minor plat for BSP / Carrigan - Alafaya located on the corner of Alafaya Trail and West Carrigan Avenue in Section 27, Township 21 S, Range 31 E. (BSP/Carrigan - Alafaya, LLC, applicant)

District 1 Bob Dallari

Brian Walker

BACKGROUND:

The applicant, BSP/Carrigan - Alafaya, LLC, is requesting approval of the minor plat for BSP/Carrigan - Alafaya. The plat consists of two (2) lots on 6.34 acres more or less and is zoned C-2. No infrastructure improvements are proposed at this time. The property is located on the corner of Alafaya Trail and West Carrigan Avenue.

The plat meets all applicable requirements of Chapter 35, Section 35.122 of the Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to execute, the minor plat for BSP/Carrigan - Alafaya located on the corner of Alafaya Trail and West Carrigan Avenue in Section 27, Township 21 S, Range 31 E.

ATTACHMENTS:

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

<p>Additionally Reviewed By:</p> <p><input checked="" type="checkbox"/> County Attorney Review (David Shields)</p>

BSP/CARRIGAN-ALAFAYA

Section 27, Township 21 South, Range 31 East
Seminole County, Florida

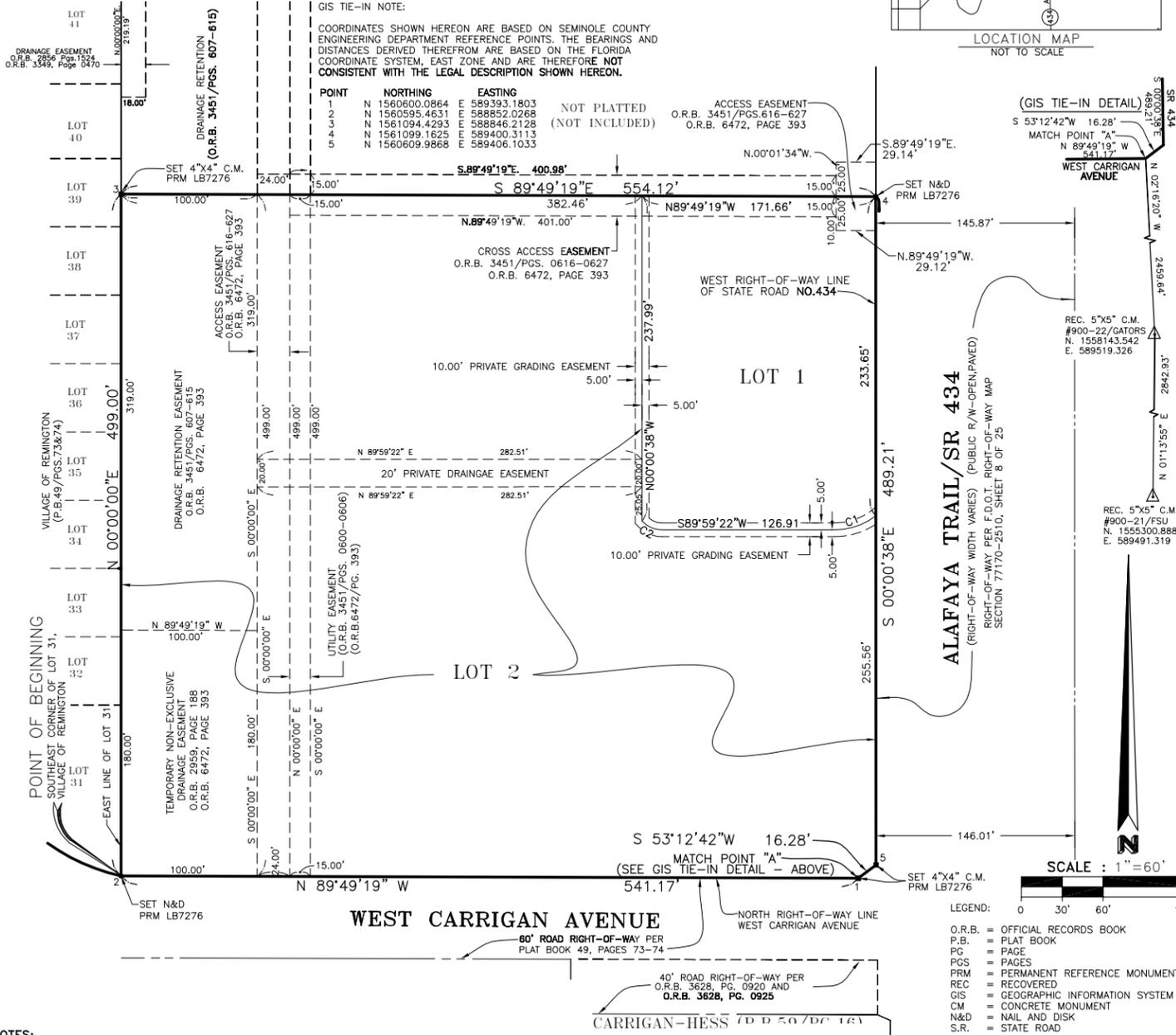
SHEET 1 OF 1

DESCRIPTION:

A PORTION OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

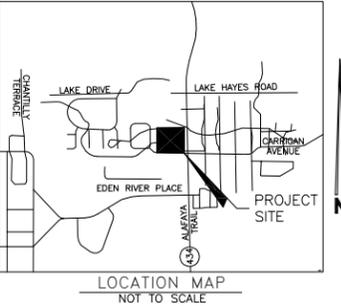
BEGINNING AT THE SOUTHEAST CORNER OF LOT 31, VILLAGE OF REMINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 31, AND A NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 499.00 FEET; THENCE RUN SOUTH 89 DEGREES 49 MINUTES 19 SECONDS EAST 554.12 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 434 (ALAFAYA TRAIL); THENCE RUN SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE 489.21 FEET; THENCE SOUTH 53°12'42"W, A DISTANCE OF 16.28 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST CARRIGAN AVENUE; THENCE RUN NORTH 89 DEGREES 49 MINUTES 19 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 541.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.3467 ACRES, MORE OR LESS.



GIS TIE-IN NOTE:
COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTENT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

POINT	NORTHING	EASTING	NOTED
1	N 1560600.0864	E 589393.1803	NOT PLATTED
2	N 1560595.4631	E 588852.0268	(NOT INCLUDED)
3	N 1561094.4293	E 588845.2128	
4	N 1561099.1625	E 589400.3113	
5	N 1560609.9868	E 589400.1033	



(GIS TIE-IN DETAIL)
MATCH POINT "A"
N 89°49'19" W 16.28'
S 53°12'42" W 16.28'

NOTES:

- ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.09(1) FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF VILLAGE OF REMINGTON, PLAT BOOK 58, PAGES 1-3, SEMINOLE COUNTY, FLORIDA, BEING S. 00°00'00"E. (PER PLAT).
- ALL PLATTED 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 CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	32.49	49.50	37°36'25"	31.91	S71°11'10"W
C2	16.41	19.50	48°13'00"	15.93	N65°54'08"W

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.

HENRICH-LUKE & SWAGGERTY, LLC
surveyors & mappers
1490 Sunshadow Drive
Suite 1000
Casselberry, Florida 32707
(407) 847-2346
Fax (407) 847-2007
Licensed Business No. 7276

PLAT BOOK PAGE

BSP/CARRIGAN-ALAFAYA DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That BSP/Carrigan-Alafaya, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the caption to this plat hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public. The owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress egress over and across all of the private streets shown and does hereby grant to the present and future owners of adjacent lands and their guest, invitees and domestic help, and to delivery, pickup and fire protection services, police, authorities of the United States postal service mail carriers, representatives of utilities authorized by the owner, holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress egress over and across said streets and easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to or witnessed this day of _____, 2008.

Signature _____
Printed Name _____ Title _____
Signed and sealed in the presence of: _____

Printed Name: _____ Printed Name: _____
STATE OF FLORIDA COUNTY OF _____
THIS IS TO CERTIFY, that on _____ before me an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared: _____

to me known to be the individuals described in and who executed the foregoing Dedication severally acknowledged the execution thereof to the their free act and deed.

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

NOTARY PUBLIC
My Commission Expires: _____

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.
Date: _____

CERTIFICATE OF PREPARING SURVEYOR

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature _____ Date _____
MARK I. LUKE L.S. 5006
Surveyor's Name (printed) _____ Surveyor's Registration Number _____

HENRICH-LUKE & SWAGGERTY, LLC
Legal Entity's Name
L.B. 7276
Legal Entity's Certificate of Authorization Number
1490 SUNSHADOW DRIVE, SUITE 1000, CASSELBERRY, FL 32707
Legal Entity's Address

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

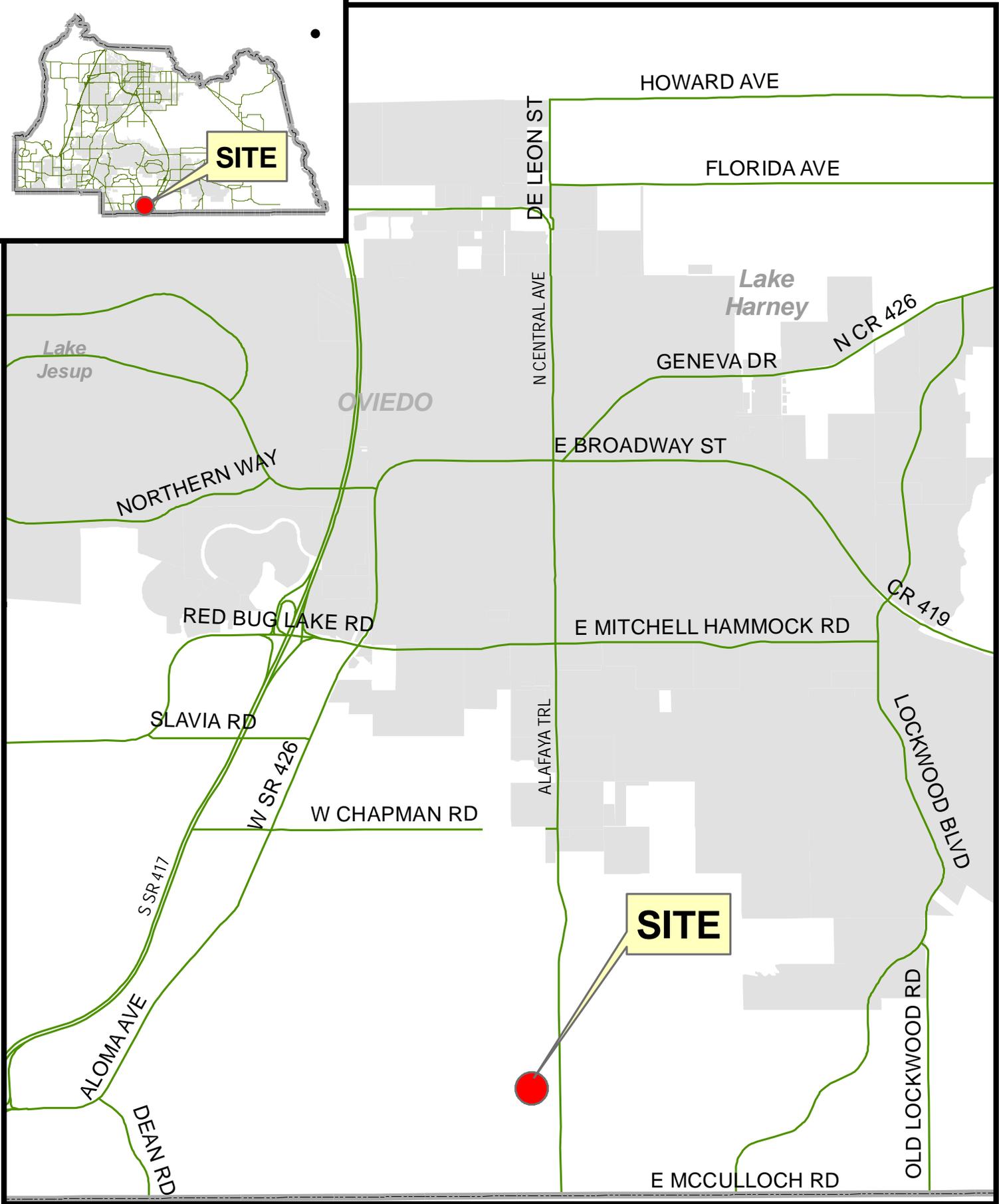
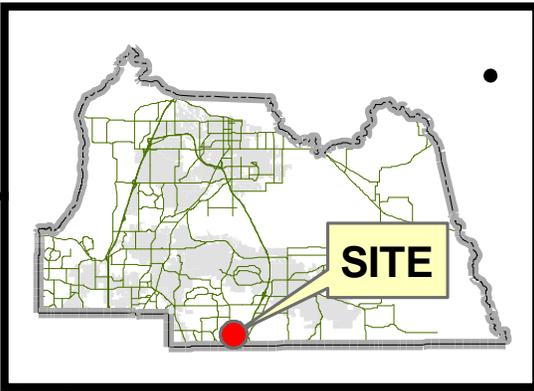
THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board _____
Attest: _____
Clerk of the Board _____
BY _____ D.C.

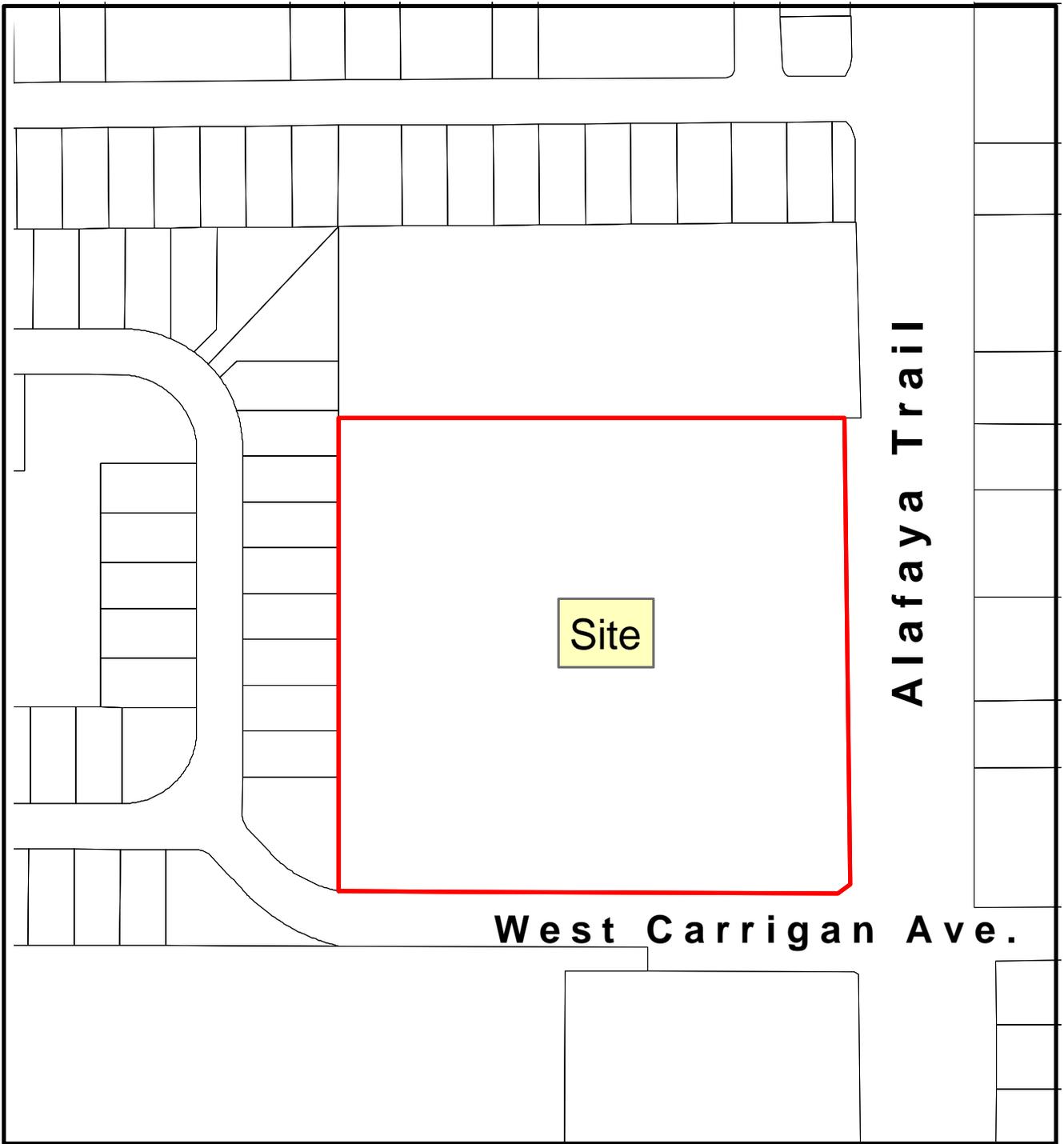
CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies 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.



BSP / Carrigan - Alafaya Minor Plat



BSP / Carrigan - Alafaya Minor Plat
Location Map





BSP / Carrigan - Alafaya Minor Plat
Aerial Map

