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**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** Dunwoody Plaza Final Plat**DEPARTMENT:** Planning and Development      **DIVISION:** Development Review**AUTHORIZED BY:** Dori DeBord**CONTACT:** Alan Willis**EXT:** 7332**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the final plat for Dunwoody Plaza located on the north side of W. SR 46 and west of N. Oregon Street in Sections 29, Township 19 South, Range 30 East.

District 5 Brenda Carey

Alan Willis

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**BACKGROUND:**

The applicant, Irvin Co. LLC, is requesting final plat approval for Dunwoody Plaza. The project site is 28.58 acres more or less and zoned as a Planned Unit Development. The site consists of 3 commercial lots and a conservation tract.

Staff has reviewed the plat and finds that it meets all applicable requirements of Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. Prior to recording the applicant will submit a performance bond in compliance with Seminole County Land Development Code Section 35.44 (e) *Additional Required Legal Submittals (1) Bonds*, to guarantee all infrastructure improvements.

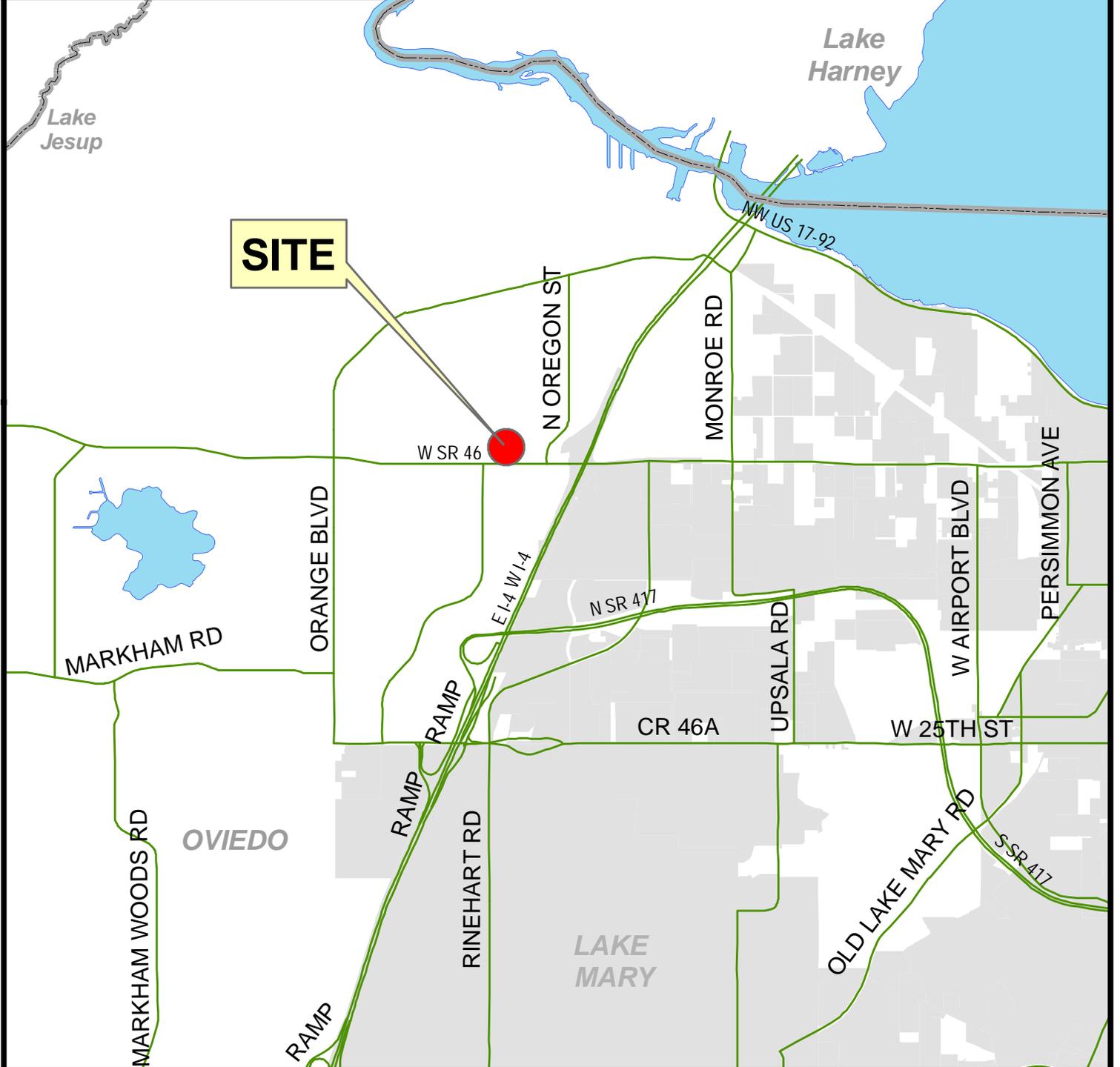
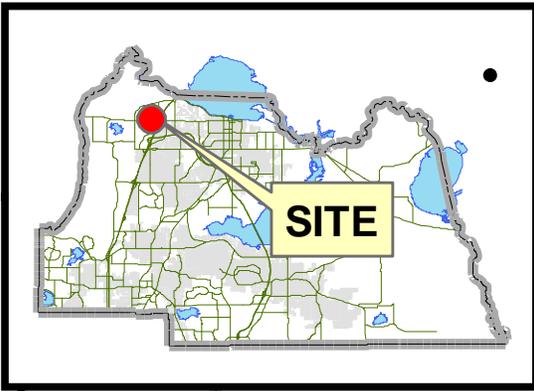
**STAFF RECOMMENDATION:**

Staff recommends the Board approve and authorize the Chairman to execute the final plat for Dunwoody Plaza located on the north side of W. SR 46 and west of N. Oregon Street in Sections 29, Township 19 South, Range 30 East.

**ATTACHMENTS:**

1. Maps and Aerials
2. Maps and Aerials
3. Maps and Aerials
4. Sketch of Description

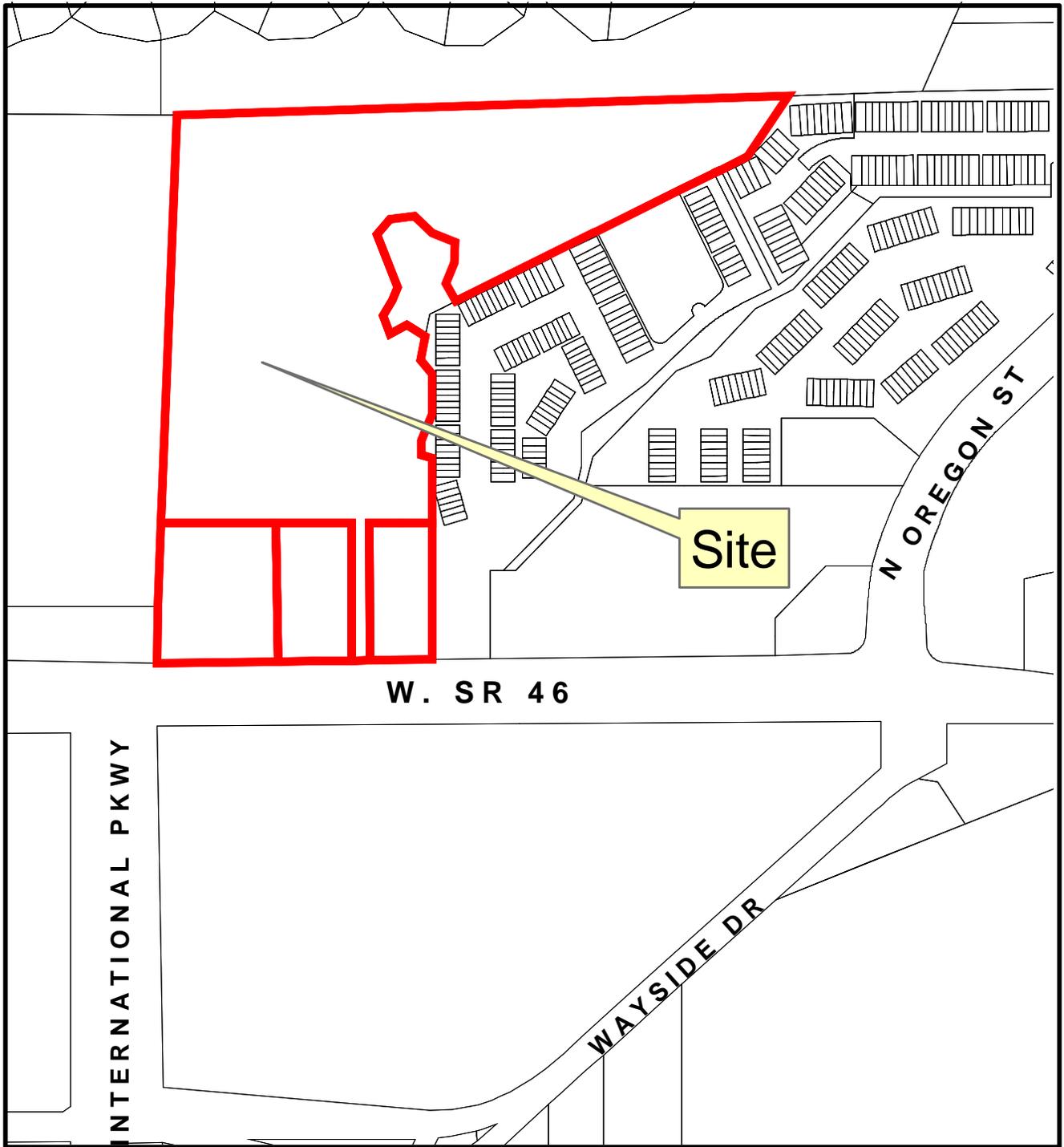
**Additionally Reviewed By:** County Attorney Review ( Kathleen Furey-Tran )



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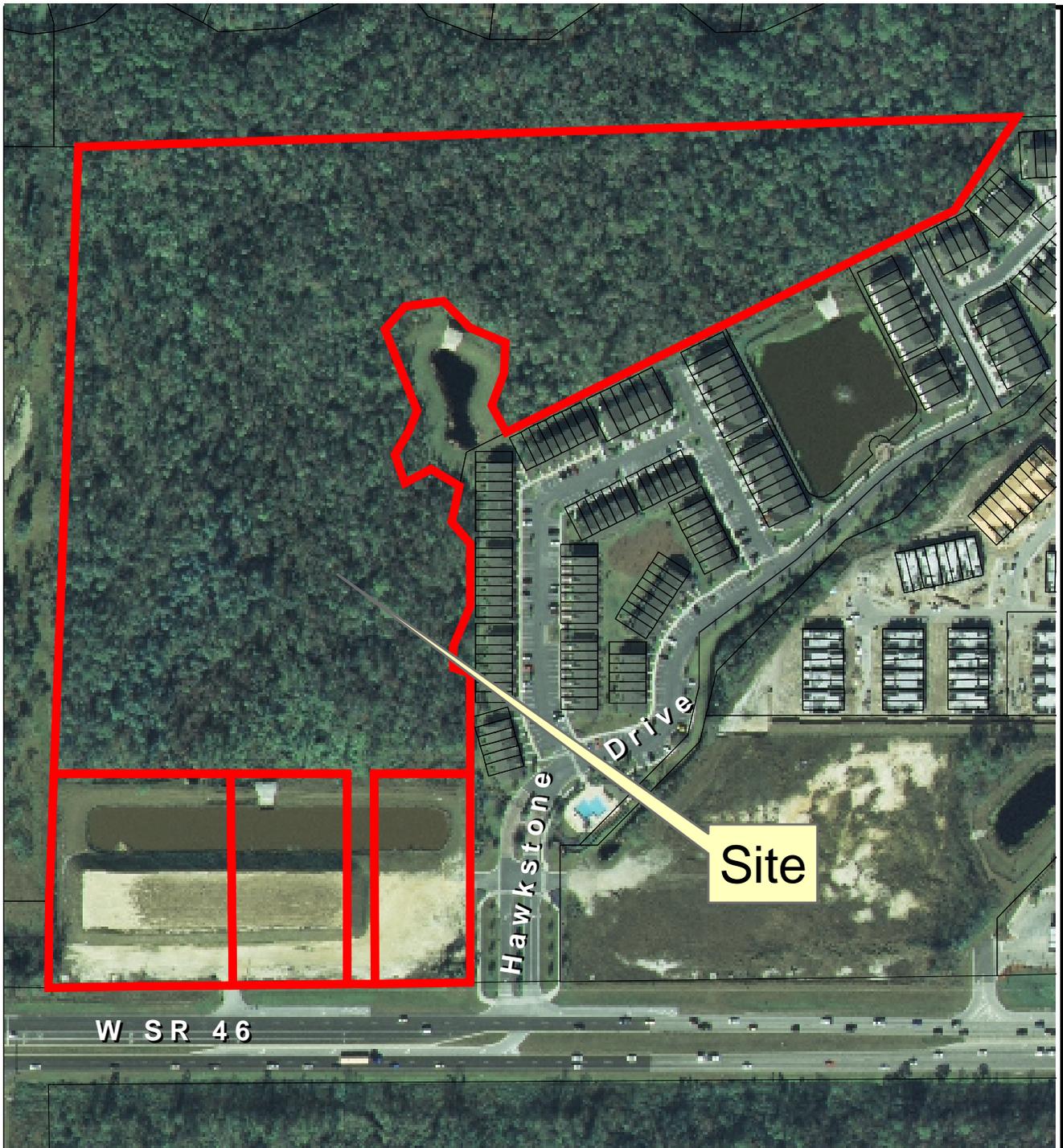
# Dunwoody Plaza Final Plat

EXHIBIT A



Dunwoody Plaza  
Final Plat





Dunwoody Plaza  
Final Plat

-  Parcel
-  Subject Property



January 2006 Color Aerials

EXHIBIT A

# DUNWOODY PLAZA

SHEET 1 OF 3

LOCATED IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

### DESCRIPTION:

That part of Section 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

BEGIN at the Northwest corner of said Section 29; thence N89°44'08"E, along the North line of the Northwest 1/4 of said Section 29, a distance of 1615.22 feet to the West line of DUNWOODY COMMONS PHASE 2, according to the Plat thereof as recorded in Plat Book 64, Pages 78 through 80, of the Public Records of Seminole County, Florida; thence run along the Westerly line of said DUNWOODY COMMONS PHASE 2 the following twenty two (22) courses: S33°41'24"W, 179.04 feet; thence S63°36'37"W, 836.85 feet; thence N28°30'54"W, 51.75 feet; thence N21°41'43"E, 57.32 feet; thence N02°29'31"E, 52.34 feet; thence N67°44'12"W, 64.12 feet; thence N45°25'39"W, 62.95 feet; thence S82°11'24"W, 64.98 feet; thence S40°39'44"W, 51.03 feet; thence S21°34'48"E, 145.31 feet; thence S20°39'26"W, 37.51 feet; thence S32°21'38"W, 44.91 feet; thence S19°37'16"E, 51.75 feet; thence N61°43'00"E, 50.02 feet; thence S59°23'49"E, 55.05 feet; thence S11°54'04"W, 62.83 feet; thence S40°28'58"E, 47.22 feet; thence S00°00'00"E, 104.30 feet; thence S23°03'11"W, 72.63 feet; thence S00°15'28"E, 36.38 feet; thence S71°50'15"E, 29.76 feet; thence S00°00'00"W, 506.49 feet to the North Right-of-way line of West State Road 46; thence S89°50'18"W along said North Right-of-way line 700.00 feet to the West line of the Northwest 1/4 of said Section 29; thence N00°14'12"W along said West line 1425.42 feet to the POINT OF BEGINNING.

Containing 28.585 acres more or less.

### NOTES:

1. Rear Access Driveway, and Stormwater Drainage Easement shown herein are further subject to terms and conditions set forth in the DUNWOODY PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS recorded at Official Records Book 6280, Page 642, Public Records of Seminole County, Florida, including, but not limited to, the right of the property owners to relocate and/or ratify the final location of the easement areas upon construction of improvements within the easement areas.

2. - Development of the lands described in this plat shall be subject to:  
Seminole County Development Order recorded August 21, 2000 in Official Records Book 3907, Page 6, as revised by Revised and Restated NW Oregon P.U.D. Final Master Plan Developer's Commitment Agreement dated March 23, 2004 and recorded March 30, 2004 in Official Records Book 5244, Page 1897, both of the Public Records of Seminole County, Florida.

Easement and Restrictive Covenant Agreement between NW Oregon, Ltd., a Florida limited partnership, and RS III, Inc. a Florida corporation, dated November 11, 2002 and recorded December 19, 2002 in Official Records Book 4638, Page 1840, Public Records of Seminole County, Florida.

Easement and Restrictive Covenant Agreement between NW Oregon, Ltd., a Florida limited partnership, and Pulte Home Corporation, a Michigan corporation, dated December 18, 2002 and recorded December 23, 2002 in Official Records Book 4641, Page 27, Public Records of Seminole County, Florida.

3. Bearings are based on the North line of Section 29, Township 19 South, Range 30 East, Seminole County, Florida, being N89°44'08"E, an assumed meridian.

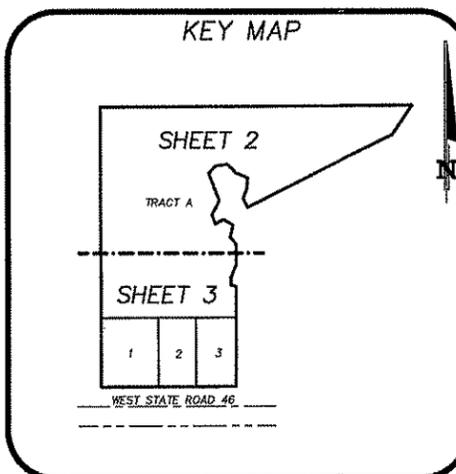
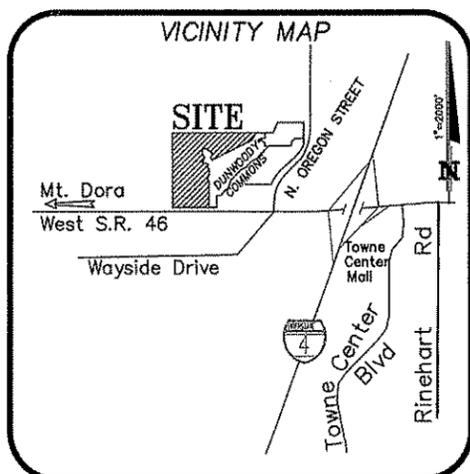
4. All lines are radial to curves unless otherwise noted as non radial (NR).

5. Utility Easement shown hereon lying within lots 1 and 2 is reserved in favor of Florida Power and Light.

6. Tract A, Conservation Area, is owned and maintained by NW Oregon, LTD., a Florida Limited partnership, their successors and assigns.

7. THE UTILITY EASEMENT SHOWN HEREON LYING WITHIN LOTS 1, 2, AND 3 IS RESERVED IN FAVOR OF THE OWNERS OF LOTS 1, 2, AND 3.

8. Lots 1, 2, and 3 correspond to Lots 2, 3, and 4 respectively as shown on the approved Developer's Commitment Agreement, Final Engineering Plans and the NW Oregon P.U.D. agreement.



- 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 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.

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

### DUNWOODY PLAZA DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, NW Oregon, Ltd., a Florida limited partnership, (the "Owner"), is the owner in fee simple of that portion of the lands described in the foregoing caption to this plat designated as Tract A. Development rights over Tract A are hereby dedicated to Seminole County, Florida.

IN WITNESS WHEREOF, the Owner has caused this plat to be executed as of this 6th day of April, 2007.

WITNESSES:  
NW OREGON, LTD., a Florida limited partnership, their successors and assigns.  
By: Michael Woods  
Signature  
Print Name  
By: J. Steven Schrimsher  
Signature  
Print Name  
J. Steven Schrimsher  
President

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of April, 2007, by J. Steven Schrimsher, who personally appeared before me as the President of Schrimsher Investments Corporation, a Florida corporation, General Partner of NW Oregon, Ltd., a Florida limited partnership. He is personally known to me or ( ) has produced as identification and who (did not) take an oath.

Notary Public, State of Florida  
Rocky Carson  
My Commission DD489734  
Expires 12/02/2009  
Notary Public, State of Florida  
Rocky Carson  
Print Name: Rocky Carson  
Commission No.: DD489734  
My commission expires: 12/02/2009

### DUNWOODY PLAZA DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, The Irvin Company, LLC, a Florida Limited Liability Company, (the "Owner"), is the owner in fee simple of a portion of the lands described in the foregoing caption to this plat.

The Owner does hereby grant to fire protection services, police and other authorities of law, United States mail carriers, and such other persons as Owner, its successors and assigns, may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across the private streets and sidewalks, as they may from time to time be constructed within the lands described in the foregoing caption to this plat.

IN WITNESS WHEREOF, the Owner has caused this plat to be executed as of this 6th day of April, 2007.

WITNESSES:  
Marked Blain  
Signature  
Print Name  
By: Sam L. Irvin  
Signature  
Print Name  
Sam L. Irvin  
Manager

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of April, 2007, by Sam L. Irvin, who personally appeared before me as the Manager of The Irvin Company, LLC, a Florida Limited Liability Company. He is personally known to me or ( ) has produced as identification and who (did not) take an oath.

Notary Public, State of Florida  
Rocky Carson  
My Commission DD489734  
Expires 12/02/2009  
Notary Public, State of Florida  
Rocky Carson  
Print Name: Rocky Carson  
Commission No.: DD489734  
My commission expires: 12/02/2009

### DUNWOODY PLAZA DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Fairwinds Credit Union, a Florida Chartered Credit Union, (the "Owner"), is the owner in fee simple of a portion of the lands described in the foregoing caption to this plat.

The Owner does hereby grant to fire protection services, police and other authorities of law, United States mail carriers, and such other persons as Owner, its successors and assigns, may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across the private streets and sidewalks, as they may from time to time be constructed within the lands described in the foregoing caption to this plat.

IN WITNESS WHEREOF, the Owner has caused this plat to be executed as of this 6th day of April, 2007.

WITNESSES:  
Margaret Ramirez  
Signature  
Print Name  
By: Phillip Tisher  
Signature  
Print Name  
Phillip Tisher  
Title: Chief Operating Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of April, 2007, by Phillip Tisher, who personally appeared before me as the Chief Operating Officer of Fairwinds Credit Union, a Florida Chartered Credit Union. He is personally known to me or ( ) has produced as identification and who (did not) take an oath.

Notary Public, State of Florida  
Rocky Carson  
My Commission DD489734  
Expires 12/02/2009  
Notary Public, State of Florida  
Rocky Carson  
Print Name: Rocky Carson  
Commission No.: DD489734  
My commission expires: 12/02/2009

### CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

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

Signature: Steve L. Wesells, P.L.S. Dated: \_\_\_\_\_  
Florida Registration No. 4589

### CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "permanent reference monuments", and that the land is located within Seminole County, Florida.

Donald W. McIntosh Associates, Inc.  
Certificate of Authorization #B68 Dated: 04/05/07  
Signature: Rocky Carson  
Registration No. 4285

### 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:  
By: \_\_\_\_\_ D.C.

### CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the forgoing 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.

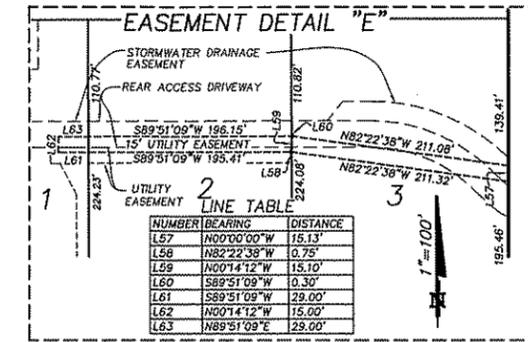
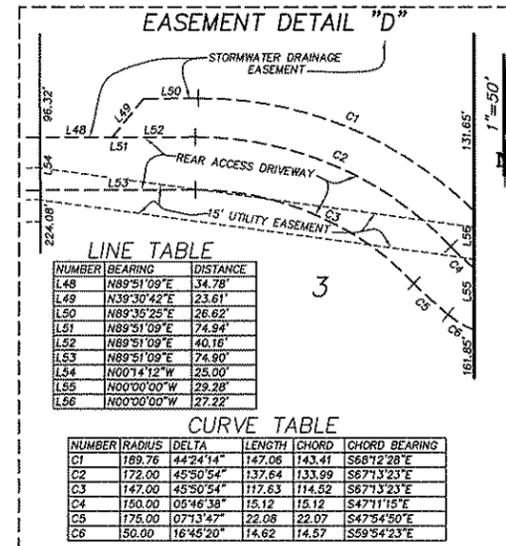
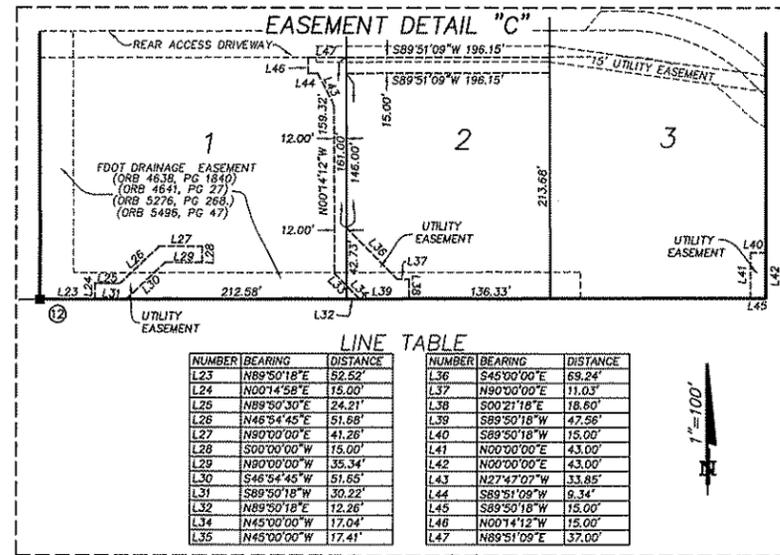
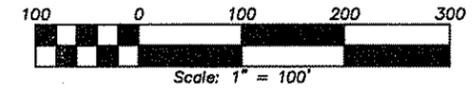


# DUNWOODY PLAZA

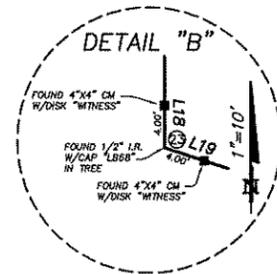
LOCATED IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 3 OF 3

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



MATCH LINE SEE SHEET 2



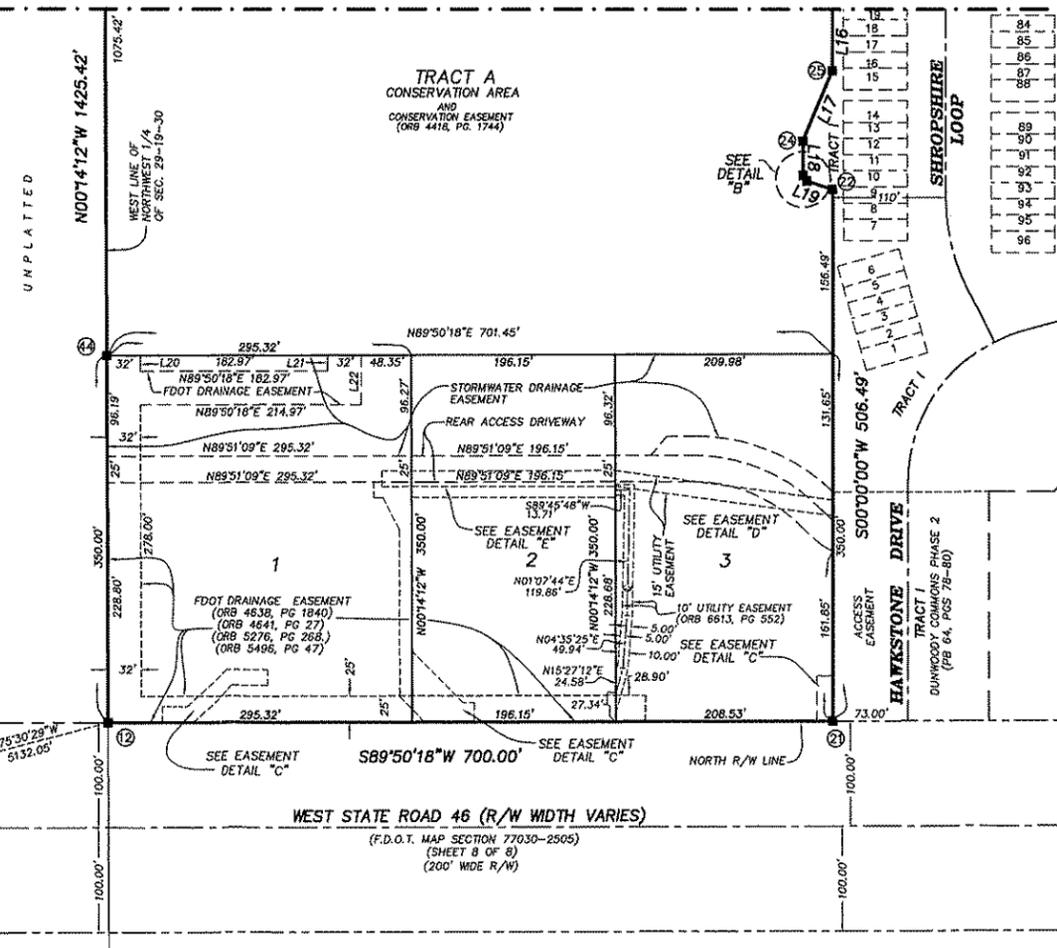
STATE PLANE COORDINATE LIST

| Node ID | Northing         | Easting         |
|---------|------------------|-----------------|
| 12      | 1827936.83958811 | 544902.69309581 |
| 21      | 1827937.55819109 | 545602.66191957 |
| 22      | 1828444.02778397 | 545603.57157354 |
| 23      | 1828453.35483579 | 545575.31899699 |
| 24      | 1828489.73730972 | 545575.21382196 |
| 25      | 1828556.51448046 | 545603.77360733 |
| 44      | 1828286.82353046 | 544901.87843869 |

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

G.I.S. #0269  
FND. 5"X5" CM  
BRASS DISC  
"0269 WAYSIDE"  
N=1823331.561  
E=539931.842

G.I.S. #0268  
FND. 5"X5" CM  
BRASS DISC  
"0268 WILSON"  
N=1824114.888  
E=539943.246



- LEGEND**
- C1 = CURVE NUMBER (SEE TABLE)
  - L1 = LINE NUMBER (SEE TABLE)
  - Δ = CENTRAL ANGLE
  - R = RADIUS
  - L = ARC LENGTH
  - CB = CHORD BEARING
  - CL = CENTERLINE
  - R/W = RIGHT-OF-WAY
  - NT = NON-TANGENT
  - (NR) = NON-RADIAL
  - (R) = RADIAL
  - PT = POINT OF TANGENCY
  - PC = POINT OF CURVATURE
  - PCC = POINT OF COMPOUND CURVATURE
  - PRC = POINT OF REVERSE CURVATURE
  - PCP = PERMANENT CONTROL POINT
  - CCR = CERTIFIED CORNER RECORD
  - O.R.B. = OFFICIAL RECORD BOOK
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - LB = LANDSCAPE BUFFER
  - LE = LANDSCAPE EASEMENT
  - DE = DRAINAGE EASEMENT
  - UE = UTILITY EASEMENT
  - D&UE = DRAINAGE AND UTILITY EASEMENT
  - D&AE = DRAINAGE AND ACCESS EASEMENT
  - W&LE = WALL & LANDSCAPE EASEMENT
  - IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MONUMENT
  - LB = LICENSED BUSINESS
  - PLS = PROFESSIONAL LAND SURVEYOR
  - FND = FOUND
  - (TYP) = TYPICAL
  - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- DENOTES PERMANENT REFERENCE MONUMENT (SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB68" UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.  
 DENOTES PERMANENT CONTROL POINT (SET NAIL AND DISK STAMPED "PCP LB68") PER CHAPTER 177, FLORIDA STATUTES.
- FOOT DRAINAGE = FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS RECORDED IN ORB 4638, PG 1840, ORB 4641, PG 27, ORB 5276, PG 268, & ORB 5495, PG 47.
- SEC 29-19-30 = SECTION 29 TOWNSHIP 19 SOUTH, RANGE 30 EAST

**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4058

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