

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Culbreth Subdivision Minor 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 2 lot minor plat for Culbreth Subdivision located on a 2.2 acre parcel zoned RC-1 (Country Homes) on Carter Road, west of Markham Woods Road, in Section 02, Township 20 S, Range 29 E (Darryl Culbreth, applicant).

District 5 Brenda Carey

Alan willis

BACKGROUND:

The applicant, Darryl Culbreth, is requesting approval of the minor plat for Culbreth Subdivision. The plat consists of two (2) lots (minimum of one-acre each) containing a total of 2.2 acres. Each lot will be served by private well and septic. The property was recently rezoned to RC-1 to reduce the required width at building line to 120 feet. The proposed lot widths at building line are 143.96 feet and 143.97 feet. The property is located west of Markham Woods Road, in Section 02, Township 20 S, Range 29 E. The plat meets all applicable requirements of Chapter 35.122, Seminole County Land Development Code and Chapter 177, Florida Statutes.

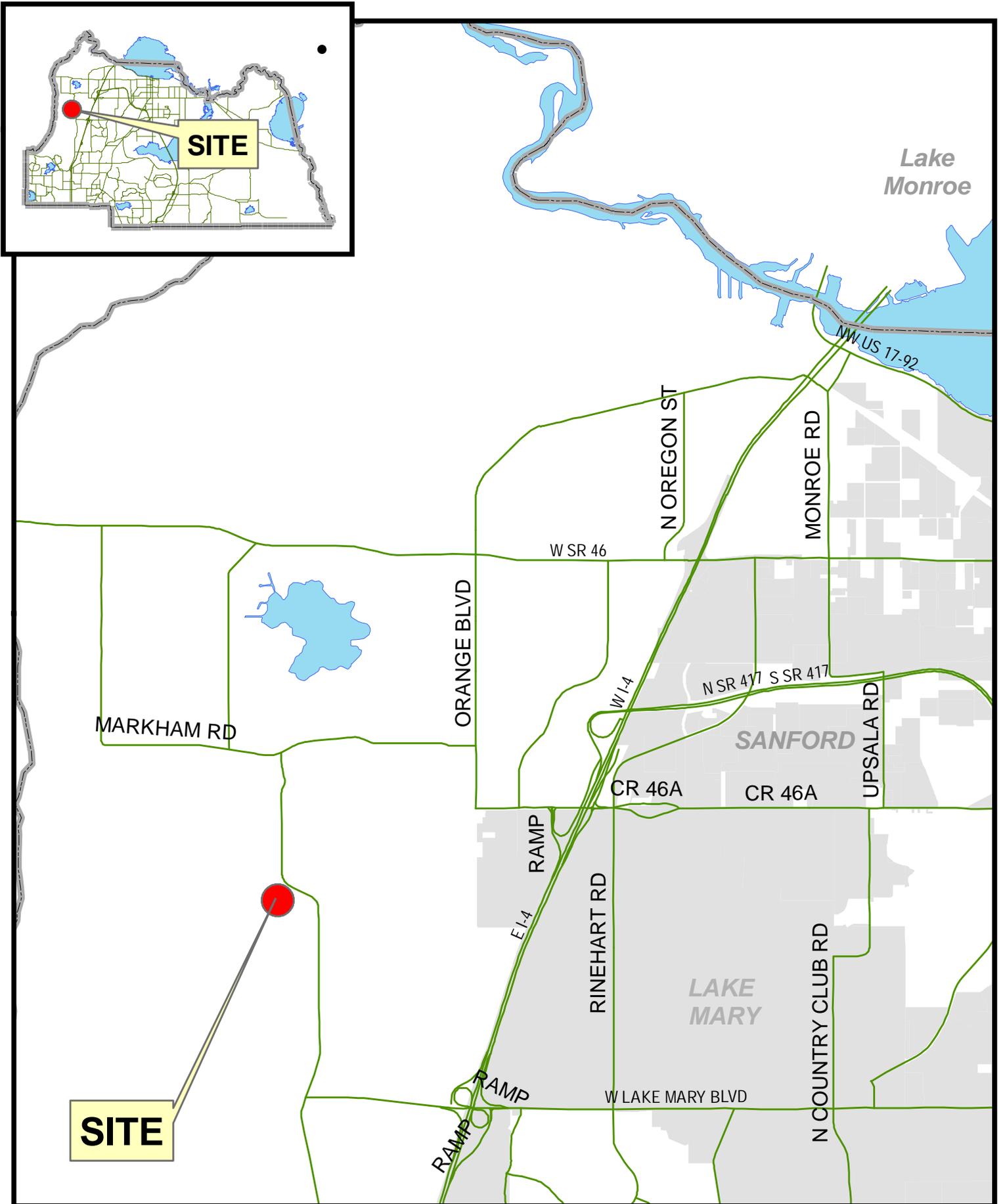
STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute the 2 lot minor plat for Culbreth Subdivision located on a 2.2 acre parcel zoned RC-1 (Country Homes) on Carter Road, west of Markham Woods Road, in Section 02, Township 20 S, Range 29 E, as requested by the applicant, Darryl Culbreth.

ATTACHMENTS:

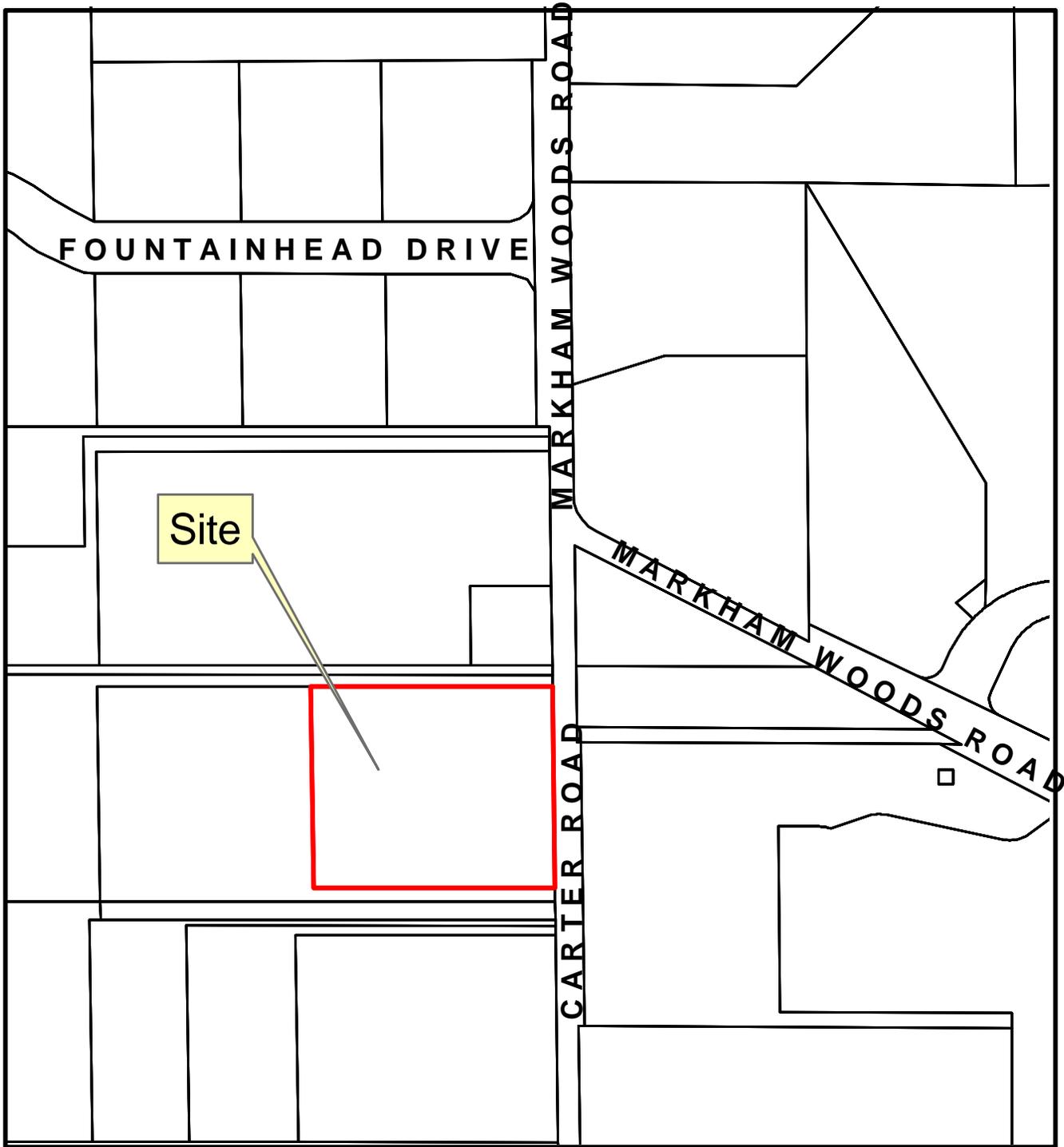
- 1. Maps and Aerials
- 2. Maps and Aerials
- 3. Maps and Aerials
- 4. Sketch of Description

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



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

Culbreth Subdivision Minor Plat



Culbreth Subdivision
Minor Plat





Culbreth Subdivision
Minor Plat



CULBRETH SUBDIVISION

A REPLAT OF A PORTION OF LOT 14, WAITES SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 47, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

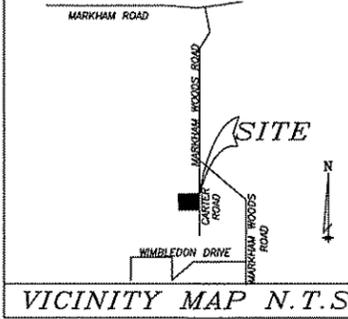
DESCRIPTION
A PORTION OF LOT 14, WAITES SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 47, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 14, WAITES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 47, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N89°28'43"E ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 300.00 FEET; THENCE S00°36'12"E A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING; THENCE N89°28'43"E ALONG A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 14 A DISTANCE OF 345.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF CARTER ROAD PER SAID WAITES SUBDIVISION; THENCE S00°46'27"E ALONG SAID WEST RIGHT-OF-WAY LINE OF CARTER ROAD A DISTANCE OF 288.00 FEET; THENCE S89°50'55"W ALONG A LINE LYING 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 345.91 FEET; THENCE N00°36'12"W ALONG A LINE LYING 300.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 14 A DISTANCE OF 285.76 FEET; TO THE POINT OF BEGINNING.

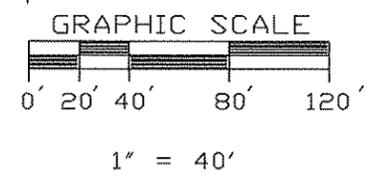
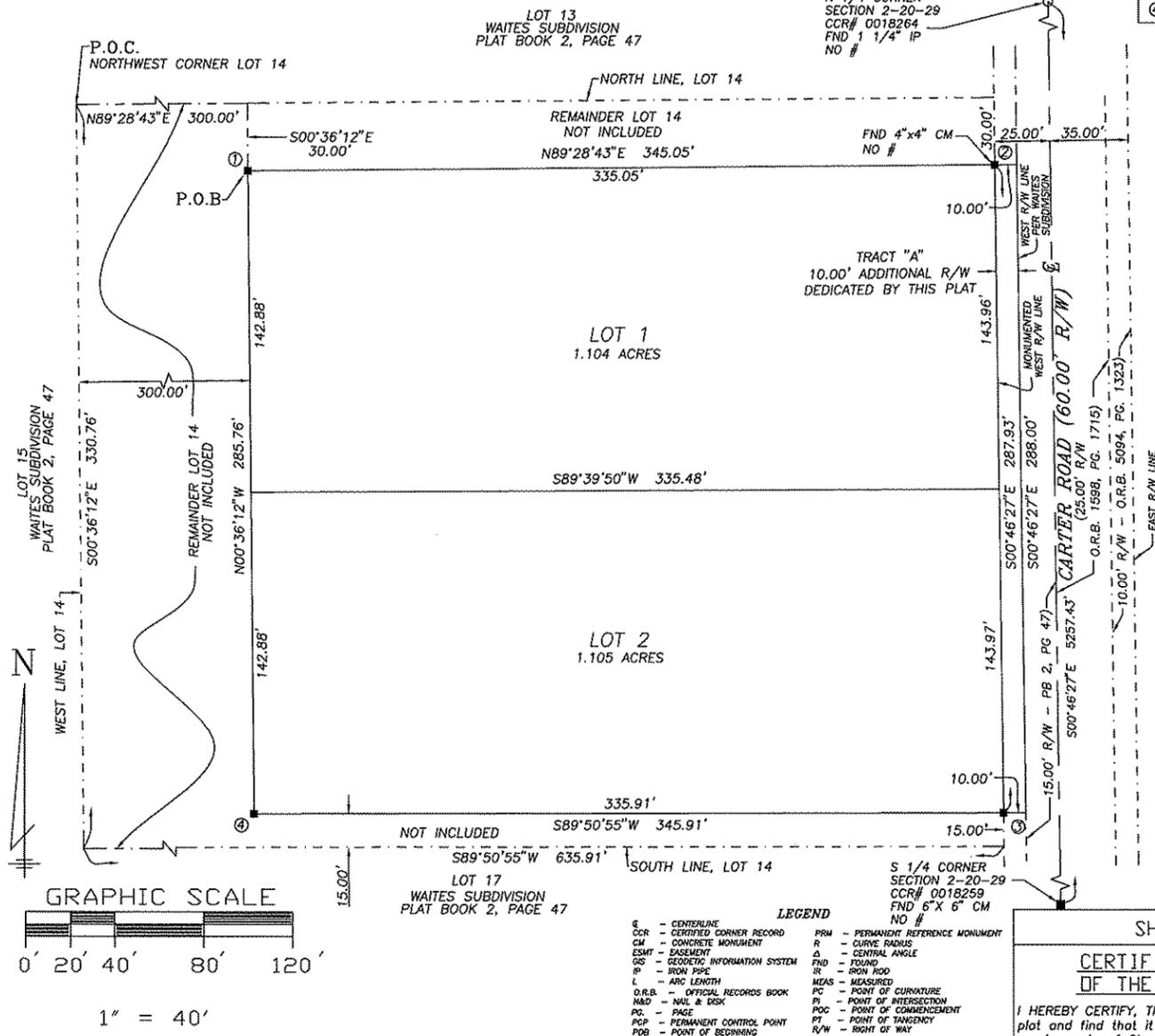
CONTAINS 96,229 SQUARE FEET OR 2.209 ACRES MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST RIGHT-OF-WAY LINE OF CARTER ROAD BEING: S00°46'27"E
- DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CM WITH A BRASS DISC MARKED "PRM LB 4475."
- Ⓢ DENOTES FLORIDA EAST ZONE STATE PLANE COORDINATE (SEE CHART FOR COORDINATES)
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY CONTROL DATA G.P.S. NAME/NUMBER 0100/LONZO AND 0101/STEVE WESSELS, BEING FLORIDA EAST ZONE (NAD 83.)



NO.	NORTHING	EASTING
①	1615872.022	532489.668
②	1615874.425	532824.704
③	1615586.510	532828.040
④	1615586.270	532492.125



ACCURIGHT SURVEYS
of Orlando, Inc.
2012 E. Robinson St.
Orlando, Florida 32803
(407) 894-6314

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.

PLAT BOOK PAGE

CULBRETH SUBDIVISION (A REPLAT)
KNOW ALL BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates TRACT "A", as shown hereon, to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned has hereunto set his hand on this ____ day of _____, 2007.

OWNER: _____
Darryl Culbreth

SIGNED IN THE PRESENCE OF: _____

STATE OF FLORIDA, COUNTY OF ORANGE
THIS IS TO CERTIFY, That on this ____ day of _____, 2007, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Darryl Culbreth, personally known to me or produced the following identification: _____ and (did) (did not) take an oath that he the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC
Dated: _____

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 _____ Clerk of the Board _____

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

STEVE L. WESSELS
PLS Registration #4589
Dated: _____

CERTIFICATE OF SURVEYOR
KNOW ALL BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on May 22, 2006, he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed or shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Dated: _____ Signed _____
LB #4475
Jones D. Bray, PSM 6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

SHEET 1 OF 1
CERTIFICATE OF CLERK OF THE 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. _____
MARYANNE MORSE
CLERK OF THE COURT
in and for Seminole County