



CITY OF
SANFORD
PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

January 29, 2024

File # 23-009228
SUB23-000031

Angelia Gordon
3400 Ohio Avenue
Sanford, FL 32771

RE: Address: 3400 Ohio Avenue and 3450 Ohio Avenue
Tax Parcel ID Number(s): 07-20-31-300-0240-0000 and 07-20-31-300-0210-0000

To whom it may concern,

The Minor Subdivision of adjacent parcels into two separate and distinct parcels has been reviewed by the City's Planning and Development Services Department pursuant the Land Development Regulations with the intent of residential use. The proposal to will create new legal descriptions, as shown below:

<i>Legal Description</i>	<i>Address</i>
<p>A PORTION OF SECTIONS SEVEN (7) AND EIGHT (8), TOWNSHIP 20 SOUTH, RANGE 31 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST RUN SOUTH 89°41'36" WEST, A DISTANCE OF 584.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF LAKE SILVER, SAID POINT BEING REFERENCED HEREIN AS POINT "A1"; THENCE RETURNING TO THE POINT OF BEGINNING RUN NORTH 89°41'36" EAST, A DISTANCE OF 136.62 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE AFORESAID SOUTH EAST 1/4 OF SECTION 7 AND THE WEST RIGHT-OF-WAY LINE OF OHIO AVENUE PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 392, PAGES 606, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7 RUN SOUTH 00°19'14" EAST, A DISTANCE OF 310.70 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 87°32'56" WEST, A DISTANCE OF 136.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE CONTINUE SOUTH 87°32'56" WEST, A DISTANCE OF 333.29 FEET; THENCE RUN NORTH 59°14'14" WEST, A DISTANCE OF 379.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF SILVER LAKE; THENCE ALONG SAID WATERS EDGE OF SILVER LAKE RUN NORTHEAST A DISTANCE OF 175.5 FEET MORE OR LESS TO THE AFORE DESCRIBED POINT "A1", SAID POINT BEING THE POINT OF TERMINUS. CONTAINING 217,987.76 SQ FT ± OR 5.00 ACRES</p>	<p>Parcel A</p>
<p>A PORTION OF SECTIONS SEVEN (7) AND EIGHT (8), TOWNSHIP 20 SOUTH, RANGE 31 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST RUN NORTH 89°41'36" EAST, A DISTANCE OF 136.62 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE AFORESAID SOUTH EAST 1/4 OF SECTION 7 AND THE WEST RIGHT-OF-WAY LINE OF OHIO AVENUE PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 392, PAGES 606, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7 RUN SOUTH 00°19'14" EAST, A DISTANCE OF 310.70 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 87°32'56" WEST, A DISTANCE OF 136.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE CONTINUE SOUTH 87°32'56" WEST, A DISTANCE OF 333.29 FEET; THENCE RUN NORTH 59°14'14" WEST, A DISTANCE OF 379.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF SILVER LAKE, SAID POINT BEING REFERENCED AS POINT "B1"; THENCE RETURNING TO THE POINT OF BEGINNING RUN SOUTH 00°19'14" EAST ALONG THE AFORESAID WEST RIGHT-OF-WAY LINE OF OHIO AVENUE A DISTANCE OF 133.68 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF OHIO AVENUE RUN SOUTH 88°20'12" WEST, A DISTANCE OF 730.82 FEET; THENCE RUN NORTH 45°24'48" WEST, A DISTANCE OF 110.88 FEET; THENCE RUN NORTH 32°39'48" WEST, A DISTANCE OF 180.9 FEET MORE OR LESS TO THE WATERS EDGE OF SILVER LAKE; THENCE ALONG SAID WATERS EDGE OF SILVER LAKE RUN NORTHEASTERLY A DISTANCE OF 155.3 FEET MORE OR LESS TO THE AFORESAID POINT "B1", SAID POINT BEING THE POINT OF TERMINUS. CONTAINING 148,091.40 SQ FT ± OR 3.40 ACRES</p>	<p>Parcel B</p>

The intent and purpose of land division without Preliminary Subdivision Plan and Subdivision Improvement Plan Review is to allow

Art Woodruff
Mayor

Sheena Britton
District 1

Kerry S. Wiggins, Sr.
District 2

Patrick Austin
District 3

Patty Mahany
District 4

Norton N. Bonaparte, Jr.
City Manager



CITY OF
SANFORD
PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

logical parcelization of property that does not involve construction of extensive infrastructure. Accordingly, the request to subdivide the aforementioned property is hereby authorized pursuant to Article 6 Section 3.B of the Land Development Regulations based on and subject to the following conditions and stipulations:

1. The proposed lot or tract split does not result in the creation of more than five lots or tracts;
2. All lots or tracts have frontage on an existing public street right-of-way;
3. Only one such lot or tract split may occur for a parcel or parcels under common ownership or interest or the successors of such ownership or interest within a period of five years; and the City of Sanford Land Development Regulations.
4. Any new development on any of the resulting lots shall comply with the City's Land Development Regulations in place at the time of development or occupancy including any requisite public hearings and Development Plan approval processes that may include but is not limited to parking, landscaping, and Infill Lot Grading & Drainage Improvement as well as dedication of easements and/or supplemental agreements as deemed necessary for proper site form and functionality.

Please do not hesitate to contact the planning department with any questions.

Respectfully,
CITY OF SANFORD

Darren Ebersole

Darren Ebersole

Planner

Attachment(s): Boundary Survey

Art Woodruff
Mayor

Sheena Britton
District 1

Kerry S. Wiggins, Sr.
District 2

Patrick Austin
District 3

Patty Mahany
District 4

Norton N. Bonaparte, Jr.
City Manager

Proposed Legal Descriptions

Proposed Parcel A:

A PORTION OF SECTIONS SEVEN (7) AND EIGHT (8), TOWNSHIP 20 SOUTH, RANGE 31 EAST, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST RUN SOUTH 89°41'36" WEST, A DISTANCE OF 584.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF LAKE SILVER, SAID POINT BEING REFERENCED HEREIN AS POINT "A1"; THENCE RETURNING TO THE POINT OF BEGINNING RUN NORTH 89°41'36" EAST, A DISTANCE OF 136.62 FEET TO THE POINT OF INTERSECTION OF THE AFORESAID SOUTH EAST 1/4 OF SECTION 7 AND THE WEST RIGHT-OF-WAY LINE OF OHIO AVENUE PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 392, PAGES 606, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7 RUN SOUTH 00°19'14" EAST, A DISTANCE OF 310.70 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 87°32'56" WEST, A DISTANCE OF 136.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 7, THENCE CONTINUE SOUTH 87°32'56" WEST, A DISTANCE OF 333.29 FEET; THENCE RUN NORTH 59°14'14" WEST, A DISTANCE OF 379.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF SILVER LAKE, THENCE ALONG SAID WATERS EDGE OF SILVER LAKE RUN NORTHEAST A DISTANCE OF 175.5 FEET MORE OR LESS TO THE AFORESAID POINT "A1", SAID POINT BEING THE POINT OF TERMINUS.

CONTAINING 217,967.76 SQ FT ± OR 5.00 ACRES ±

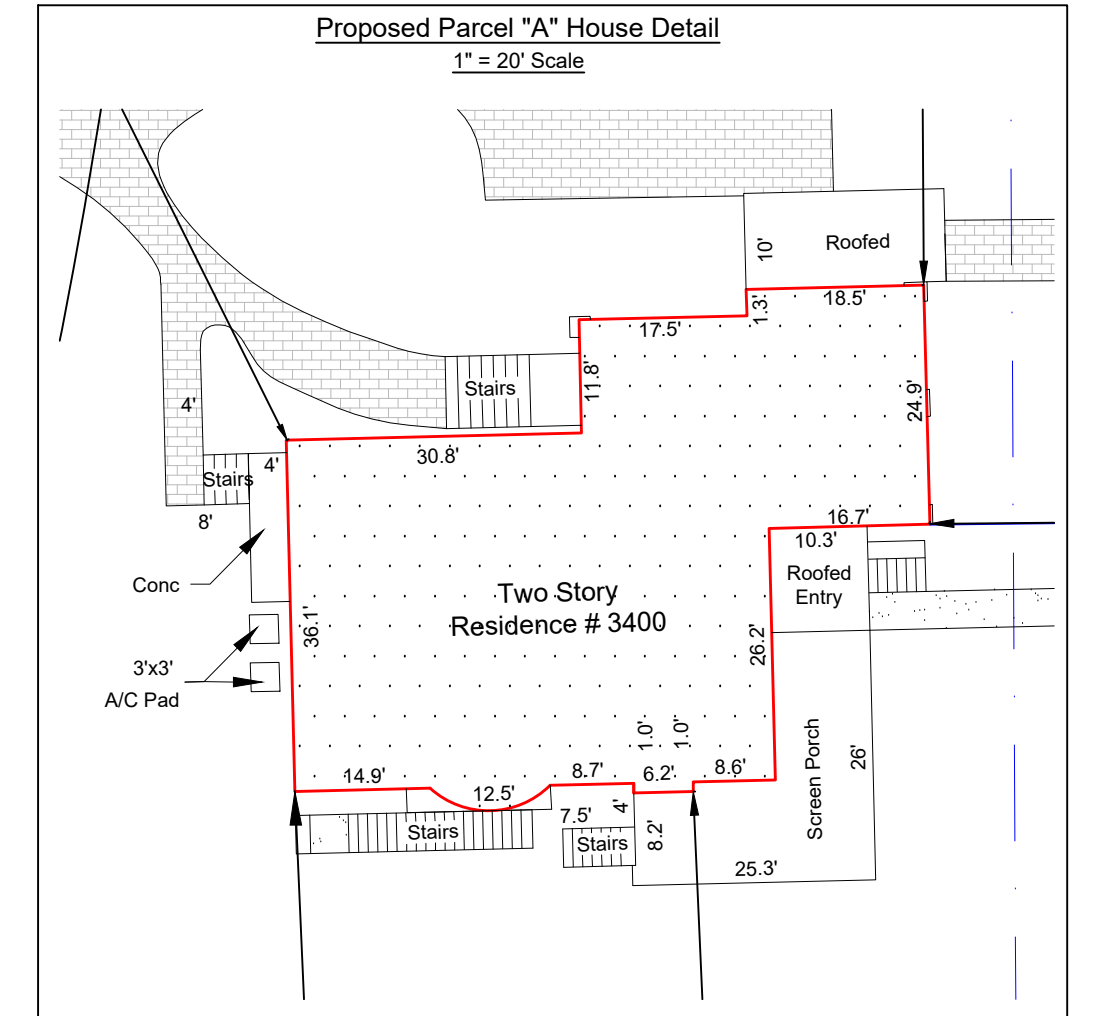
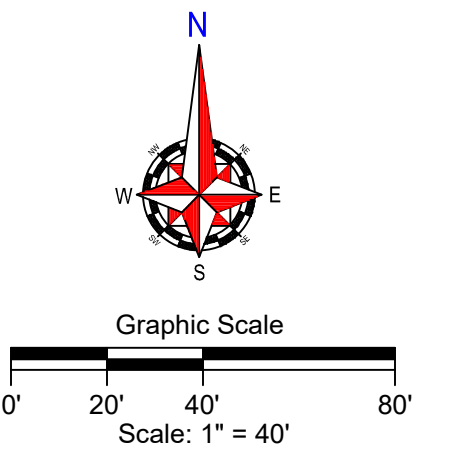
Proposed Parcel B:

A PORTION OF SECTIONS SEVEN (7) AND EIGHT (8), TOWNSHIP 20 SOUTH, RANGE 31 EAST, BOUNDED AND DESCRIBED AS FOLLOWS:

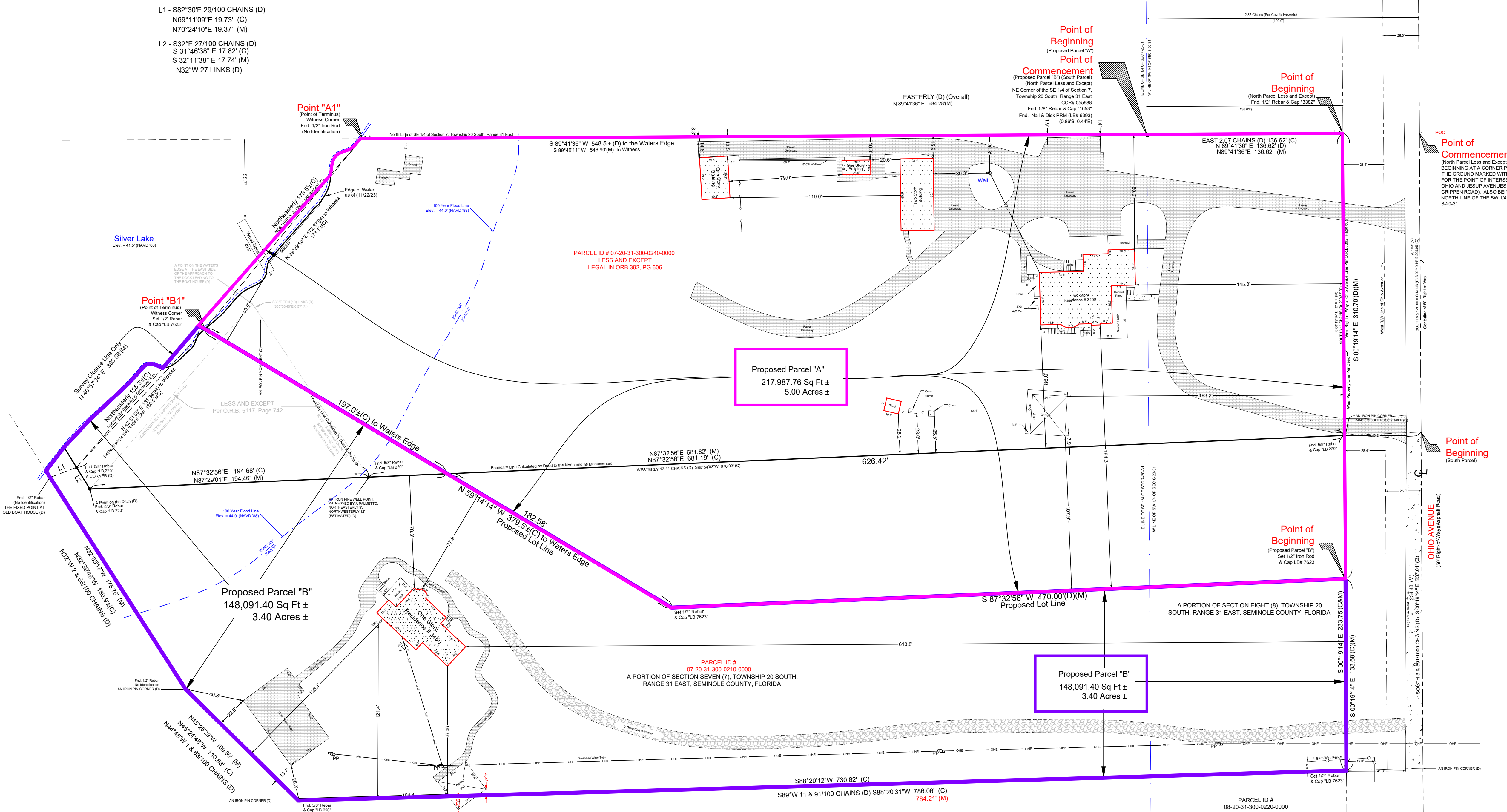
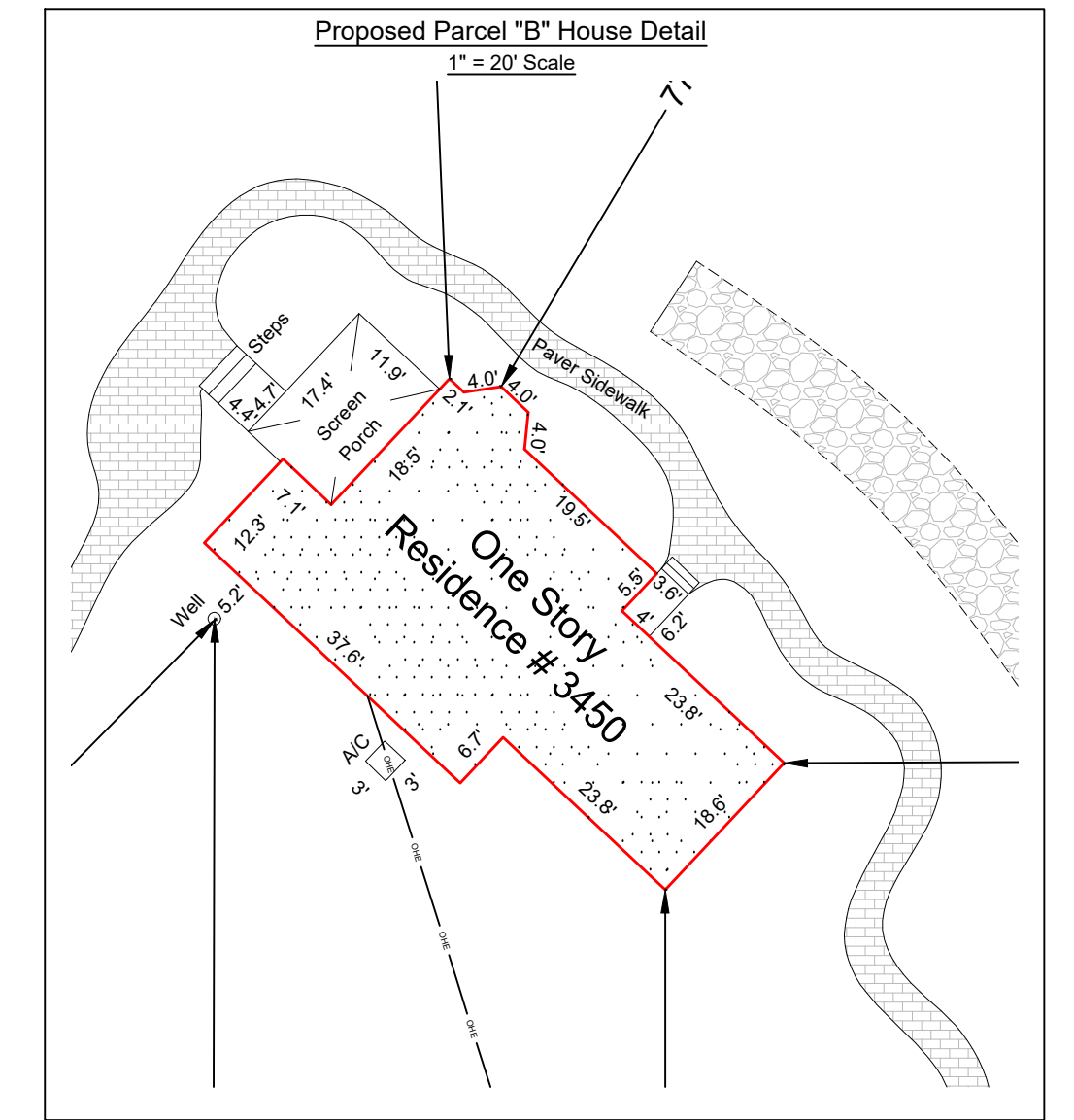
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST RUN NORTH 89°41'36" EAST, A DISTANCE OF 136.62 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE AFORESAID SOUTH EAST 1/4 OF SECTION 7 AND THE WEST RIGHT-OF-WAY LINE OF OHIO AVENUE PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 392, PAGES 606, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7 RUN SOUTH 00°19'14" EAST, A DISTANCE OF 310.70 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 87°32'56" WEST, A DISTANCE OF 136.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 7, THENCE CONTINUE SOUTH 87°32'56" WEST, A DISTANCE OF 333.29 FEET; THENCE RUN NORTH 59°14'14" WEST, A DISTANCE OF 379.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF SILVER LAKE, SAID POINT BEING REFERENCED AS POINT "B1"; THENCE RETURNING TO THE POINT OF BEGINNING RUN SOUTH 00°19'14" EAST ALONG THE AFORESAID WEST RIGHT-OF-WAY LINE OF OHIO AVENUE A DISTANCE OF 133.68 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF OHIO AVENUE RUN SOUTH 88°20'12" WEST, A DISTANCE OF 730.82 FEET; THENCE RUN NORTH 45°24'44" WEST, A DISTANCE OF 180.3 FEET MORE OR LESS TO THE WATERS EDGE OF SILVER LAKE, THENCE ALONG SAID WATERS EDGE OF SILVER LAKE RUN NORTHEASTERLY A DISTANCE OF 155.3 FEET MORE OR LESS TO THE AFORESAID POINT "B1", SAID POINT BEING THE POINT OF TERMINUS.

CONTAINING 148,091.40 SQ FT ± OR 3.40 ACRES ±



Benchmark Information - Florida Department of Transportation Datum (Elevations are based upon North American Vertical Datum 1988)



Parent Tract Legal Description
North Parcel Legal Description
ALL THAT CERTAIN PARCELS OF LAND SITUATE IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:
BEGINNING 2.20 CHAINS EAST OF THE NE CORNER OF THE SE 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, THENCE RUN NORTH 12 DEGREES WEST 27 LINKS TO SILVER LAKE, THENCE RUN NORTHERLY ALONG THE LAKE SHORE OF SILVER LAKE TO THE NORTH LINE OF THE SAID SE 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, THENCE EASTERLY TO THE POINT OF BEGINNING, SAID PROPERTY BEING SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST.

South Parcel Legal Description
A PORTION OF SECTIONS SEVEN (7) AND EIGHT (8), TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER POST SET IN THE GROUND MARKED WITH AN ANGLE FOR THE POINT OF INTERSECTION OF OHIO AND JESUP AVENUES OR CRIPPEN ROAD, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7, THENCE SOUTH WITH CENTRAL LINE OF OHIO AVENUE 3 1/2 CHAINS TO AN IRON PIN CORNER, THENCE SOUTH BY BOUNDARY BEARS, THENCE SOUTH WITH SAID AVENUE 3 1/2 CHAINS TO AN IRON PIN CORNER, THENCE SOUTH BY BOUNDARY BEARS, THENCE SOUTH 12 DEGREES WEST 29 CHAINS TO A CORNER, THENCE SOUTH 12 DEGREES EAST 37 CHAINS TO A POINT ON THE DITCH, THENCE WITH THE SHORE LINE, IN A NORTHEASTLY DIRECTION 2 1/2 CHAINS MORE OR LESS TO A POINT ON THE WATERS EDGE AT THE EAST SIDE OF THE APPROACH TO THE BOAT HOUSE, THENCE SOUTH 90 DEGREES EAST TEN (10) LINKS TO AN IRON PIN MONUMENT, THENCE WITH THE SAME BEARING 2 1/2 CHAINS TO AN IRON PIN WELL POINT, THENCE BY A PLUMBED TO THE NORTHEASTLY 12 FEET (BE INTERSECTED), THENCE NORTH 89 DEGREES EAST 1 1/4 CHAINS TO THE POINT OF BEGINNING, CROSSING THE LAKE BETWEEN SECTIONS 7 AND 8 AT THE POINT OF BEGINNING.

LESS AND EXCEPT
PER O.R.B. 5117, PAGE 742
PARCEL ID # 07-20-31-300-0240-0000
LEGAL AND EXCEPT
LEGAL IN ORB 392, PG 606
PARCEL ID # 07-20-31-300-0210-0000
A PORTION OF SECTION SEVEN (7), TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA
PARCEL ID # 08-20-31-300-0220-0000

Legend table with symbols for various survey features like bearings, distances, monuments, and easements.

SURVEYOR'S NOTES:
Boundary shown hereon is based upon the found Monumentation as Established and depicted hereon and the Florida State Plane Coordinate System, East Zone, NAD 83.
This Surveying Company was NOT given a Title Commitment at the time of Execution of Survey.
There was NO Title Search performed by this Surveying Company.
Survey is Subject to an Accurate Title Search.
CERTIFIED TO: ANGELIA GORDON
FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X/AE. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 12289, DATED 8/26/2007.

Field Date, Date Completed, Revisions, and Surveyor/Client information including Patrick K. Ireland and Ireland & Associates Surveying, Inc.