RESOLUTION 289 - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, APPROVING THE PLAT FOR "MADISON ESTATES" SUBDIVISION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 177, Florida Statutes, and Article 3, "Development Review Procedures," Section 3.3.7.F, "Site Development and Subdivision Construction Plans," and Article 10, "Subdivisions," of the Land Development Code, set forth the regulations and procedures for the subdivision of land and the final subdivision plat approval; and

WHEREAS, before a plat is offered for recording, the Plat must be approved by the City Council; and

WHEREAS, upon approval of the plat by City Council, the Mayor shall indicate the approval by signing the certificate of approval for recording; and

WHEREAS, an approved subdivision plat shall be recorded at the expense of the applicant with the Lee County Clerk of Court; and

WHEREAS, the Interim Director of Development Services has approved the plat attached hereto as Exhibit 1 as being in conformance with all applicable regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AS FOLLOWS:

Section 1. The City Council hereby approves the plat for the "Madison Estates" (a replat of Lot 1, Block 5939 and Lots 41 and 42, Block 5937, Cape Coral Unit 93, as recorded in Plat Book 25, Pages 1 through 21 of the public records of Lee County, Florida,) as being substantially in accordance with all applicable regulations. A copy of the proposed "Madison Estates" plat is attached hereto as Exhibit 1.

Section 2. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL OF THE	
SESSION THIS DAY OF	, 2023.
	JOHN GUNTER, MAYOR
VOTE OF MAYOR AND COUNCILMEMBERS:	
GUNTER STEINKE	CUMMINGS
SHEPPARDHAYDEN	LONG COSDEN
ATTESTED TO AND FILED IN MY OFFICE TH	IIS DAVOE 2022
ATTESTED TO AND FILED IN MY OFFICE IF	113, Z023.
	KIMBERLY BRUNS
	CITY CLERK

ADDROVED AS TO FORM

ALEKSANDR BOKSNER CITY ATTORNEY res/Plat Approval- Madison Estates THIS INSTRUMENT PREPARED BY

PHILLIP M. MOULD LS6515

PROFESSIONAL SURVEYOR AND MAPPER

8180 GULL LANE FORT MYERS, FLORIDA 33967 (239) 257-2624

DEDICATION:

MADISON ESTATES

SHEET 1 OF 2

INSTRUMENT NUMBER:

A REPLAT OF LOT 1, BLOCK "5939", AND LOTS 41 AND 42, BLOCK "5937" CAPE CORAL UNIT 93, (AS RECORDED IN PLAT BOOK 25, PAGES 1-21, LEE COUNTY, FLORIDA RECORDS)

ALL LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 23 EAST,

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT J. DANIELS, AS FEE SIMPLE OWNER OF FORMER LOT I, BLOCK 5939, CAPE CORAL UNIT 93, AND LIONEL BOUFFARD, AS FEE SIMPLE OWNER OF LOTS 41 AND 42, BLOCK 5937, CAPE CORAL UNIT 93, HAVE CAUSED THIS PLAT OF MADISON ESTATES, BEING A REPLAT OF LOT I, BLOCK 5939, AND LOTS 41 AND 42, BLOCK 5937, CAPE CORAL UNIT 93, AS RECORDED IN PLAT BOOK 25, PAGES 1-21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DO HEREBY MAKE THE FOLLOWING DEDICATION:

TO THE CITY OF CAPE CORAL AND ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES, A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) AND DRAINAGE EASE, EMT (D.E.) AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICE; 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.

IN WITNESS WHEREOF, SCOTT J. DANIELS, AS FEE SIMPLE OWNER OF FORMER LOT I, BLOCK 5939, CAPE CORAL UNIT 93, AND LIONEL BOUFFARD, AS FEE SIMPLE OWNER OF LOTS 41 AND 42, BLOCK 5937, CAPE CORAL UNIT 93, AS RECORDED IN PLAT BOOK 25, PAGES I-21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA HAVE EXECUTED AND CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS DAY OF ,2023. BY,

SCOTT J. DANIELS, AS FEE SIMPLE OWNER OF FORMER LOT I, BLOCK 5939, CAPE CORAL UNIT 93, AS RECORDED IN PLAT BOOK 25, PAGES I-21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA

SIGNED	_PRINT
WITNESS	_PRINT
SIGNED	_PRINT
WITNESS	PRINT

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING DED/CATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE

NOTARIZATION THIS ____ DAY OF ____ 2023, BY SCOTT J. DANIELS, WHO IS/ARE PERSONALLY KNOWN TO ME

OR WHO HAS PRODUCED ____ AS IDENTIFICATION.

(AFFIX NOTARY SEAL)

COMMISSION NO.:

COMMISSION EXP. DATE:

NOTARY PUBLIC - S/GNATURE ABOVE

NOTARY NAME:_____

LIONEL BOUFFARD, AS FEE SIMPLE OWNER OF LOTS 41 AND 42, BLOCK 5937, CAPE CORAL UNIT 93, AS RECORDED IN PLAT BOOK 25, PAGES 1-21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

SIGNED_____PRINT_____

WITNESS

NED______PRINT_

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING DED/CATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE

NOTARIZATION THIS____ DAY OF _____ 2023, BY LIONEL BOUFFARD, WHO IS/ARE PERSONALLY KNOWN TO ME

OR WHO HAS PRODUCED ____ AS IDENTIFICATION.

(AFFIX NOTARY SEAL)

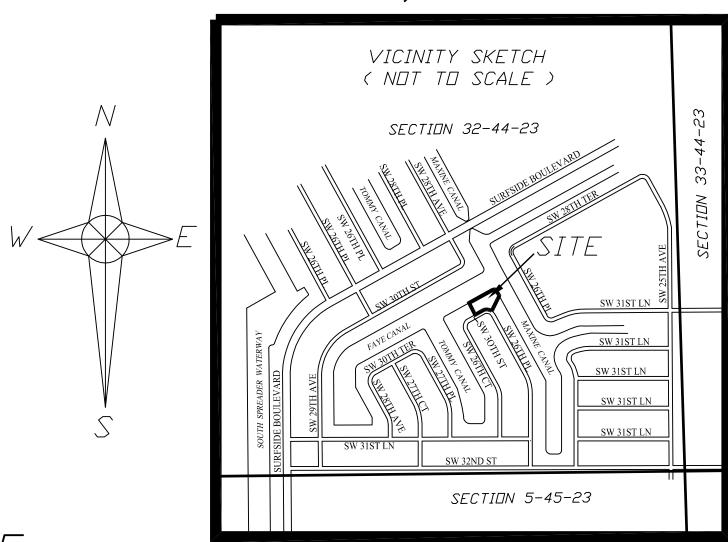
NOTARY PUBLIC - S/GNATURE ABOVE

NOTARY NAME:_____

COMMISSION NO.:

COMMISSION EXP. DATE:

LEE COUNTY, FLORIDA



NDTICE:

"LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER, AND SEWER FACILITIES."

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.

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2. BLOCK 5939. CAPE CORAL UNIT 93, AS RECORDED IN PLAT BOOK 25, PAGES 1-21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.28°49'37"W. FOR 125.00 FEET; THENCE RUN N.61°10'23"E. TO A POINT OF CURVATURE FOR 290,00 FEET: THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, FOR 39.27 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL DELTA ANGLE OF 90°00'00", A CHORD THAT BEARS S.73°49'37"E., AND A CHORD DISTANCE OF 35.36 FEET: THENCE RUN S.28°49'37"E. TO THE NORTHEAST CORNER OF LOT 41. BLOCK 5937, SAID CAPE CORAL UNIT 93, FOR 82.58 FEET; THENCE RUN S.35°10'23"W. TO A POINT OF CUSP OF CURVATURE, FOR 148.65 FEET; THENCE RUN ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH FOR 94.95 FEET. SAID CURVE HAVING THE FOLLOWING ELEMENTS. A RADIUS OF 85.00 FEET. A CENTRAL DELTA ANGLE OF 64°00'00", A CHORD THAT BEARS N.86°49'37"W., AND A CHORD DISTANCE OF 90.09 FEET: THENCE RUN S.61°10'23"W TO THE AFORESAID SOUTHEAST CORNER OF LOT 2, BLOCK 5939, CAPE CORAL UNIT 93. FOR 105.00 FEET, TO THE POINT OF BEGINNING.

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MADISON ESTATES. A SUBDIVISION LYING IN SECTION 32, TOWNSHIP
44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, AND WAS FILED FOR RECORDING ON
THISDAY OF, 2023 A.D., AND DULY RECORDED IN INSTRUMENT NUMBER
IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN	C. k	KARNE	ES								
CLERK	OF	THE	CIRCUIT	COURT	IN	AND	FOR	LEE	COUNTY,	FLORIDA	

CITY SURVEYORS REVIEW:

REVIEW BY THE DESIGNATED CITY OF CAPE CORAL PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH.177, PART 1.

WILLIAM B. NIX, PSM LICENSED SURVEYOR FLORIDA CERTIFICATION NO. 6576

CITY OF CAPE CORAL APPROVALS:

BY: BY:	
ALEKSANDR BOKSNER	MATT GRAMBOW
CITY ATTORNEY	INTERIM DEVELOPMENT SERVICES DIRECTOR
THIS PLAT IS ACCEPTED AND APPROVED FOR RECORD THE CITY OF CAPE CORAL, LEE COUNTY, FLORIDA ON	
THE CITY OF CALL CONAL, LLE COONTY, TEONIDA ON	, 2020.
ATTEST:	
BY: BY:	
JOHN GUNTER	KIMBERLY BRUNS, CMC
MAYOR	CITY CI FRK

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MADISON ESTATES, BEING A REPLAT OF LOT 1, BLOCK 5939, AND LOTS 41 AND 42, BLOCK 5937, CAPE CORAL UNIT 93, AS RECORDED IN PLAT BOOK 25, PAGES 1-21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

DONE	THIS	DAY OF	 , 2023

PHILLIP M. MOULD, PSM LS6515
PROFESSIONAL LAND SURVEYOR AND MAPPER



THIS INSTRUMENT PREPARED BY PHILLIP M. MOULD LS6515

PROFESSIONAL SURVEYOR AND MAPPER 8180 GULL LANE FORT MYERS, FLORIDA 33967 (239) 257-2624

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MADISON ESTATES

REPLAT (AS RECORDED IN PLAT BOOK 25, PAGES 1-21, LEE COUNTY, OF LOT 1, BLOCK "5939", AND LOTS 41 AND 42, BLOCK "593 ALL LYING IN SECTION 32, LEE COUNTY, FLORIDA TOWNSHIP 44 SOUTH, RANGE FLORIDA RECORDS) 7" 23 EAST, CAPE CORAL UNIT 93,

JENTONIC + < MONZIO P.I. R. P. P. P. D. R. P. S. T. R. S. T. R. S. T. S. T 6 FOOT PUBLIC UTILITY ALONG THE PERIMETER L 2, MADISON ESTATES, SH U U U U U Z U X P. . . . C. PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT SET NUMBER 5 IRON ROD CAP LS6515 P.F. SET 1/2" IRON ROD CAP LS #6515 SET NAIL AND DISK STAMPED: "LS6515 P.F. PROFESSIONAL SURVEYOR AND MAPPER LICENSED BUSINESS INSTRUMENT NUMBER OFFICIAL RF^PAGF EMENT PAGE POINT OF CURVATURE POINT OF TANGENCY POINT OF REVERSE CURVATURE POINT OF COMPOUND CURVATURE RIGHT-OF-WAY INGRESS-EGRESS PUBLIC UTILITY EASEMENT DRAINAGE EASEMENT WEST MORE OR LESS LIMITED LIABILITY COMPANY PROFESSIONAL ENGINEER SQUARE FEET CENTERLINE POINT OF NORTH SOUTH EAST CURVE NUMBER COMMENCEMENT BEGINNING ITY AND DRAINAGE R OF BOTH LOTS 1 SHOWN HEREON. 1 EASEMENT 1 AND LOT LUT 2, GURAL UNIT93 P.R.M. P.R.M. * BI is III SECUR S939 NURTHERLY RIW LINE CAPE CORAL UNIT93 15,171.04 AREAIARE S,61°10'23"W, 105,00' LIT \bigcirc D Z D **BEARING BASIS** THE NORTHERLY RIGHT OF WAY LINE OF STREET, AS BEING S.61°10'23"W. AREA: 10.13 SQUARE FEET LOT N S.W. 30TH 30,00 5.35° 70-3° h. 120.65. CAP TO COPALOCA SOS 185'28 '3"LE,67.82'S South Control of Contr 3 N I X Y N , N 4 -A Radius= 85.00' Delta= 52°56'39" Arc= 78.54' Tangent= 42.33' Chord= 75.78' Chord Brg.= \$.81°. Radius= 8. Delta= 11° Arc= 16,40 Tangent= Chord= 16 Chord Brg Radius= Delta= 9 Arc= 39 Radius= Delta= 6 Arc= 94 Chord= Chord B CURVE Chord= CURVE CURVE Curve number .s= 25,00' = 90°00'00" 39,27' us= 85,00° n= 64°00°00° 94,95° d= 90,09° 16,40′ nt= 8,23' '= 16,38' ' Brg,= N,66°42'03"E, number i = 35,36′ Brg,= S

number

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S.73°49′37″E.

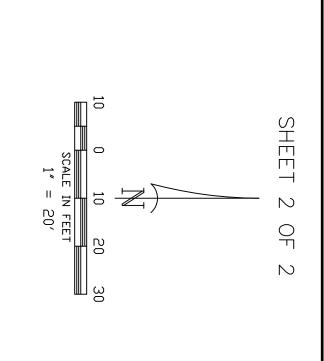
= 85,00′ 11°03′21″

S.81°17′57″E.

 $Brg_i =$

N.86°49′37″W.

number



INSTRUMENT NUMBER: