

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 CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS _____ DAY OF _____, 2023.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER	_____	CUMMINGS	_____
STEINKE	_____	WELSH	_____
SHEPPARD	_____	LONG	_____
HAYDEN	_____	CODSEN	_____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____, 2023.

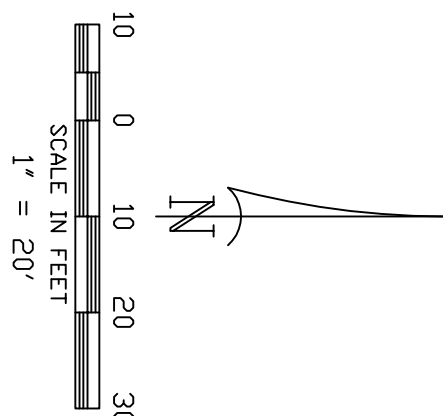
KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:

ALEKSANDR BOKSNER
CITY ATTORNEY
res/Plat Approval- Madison Estates

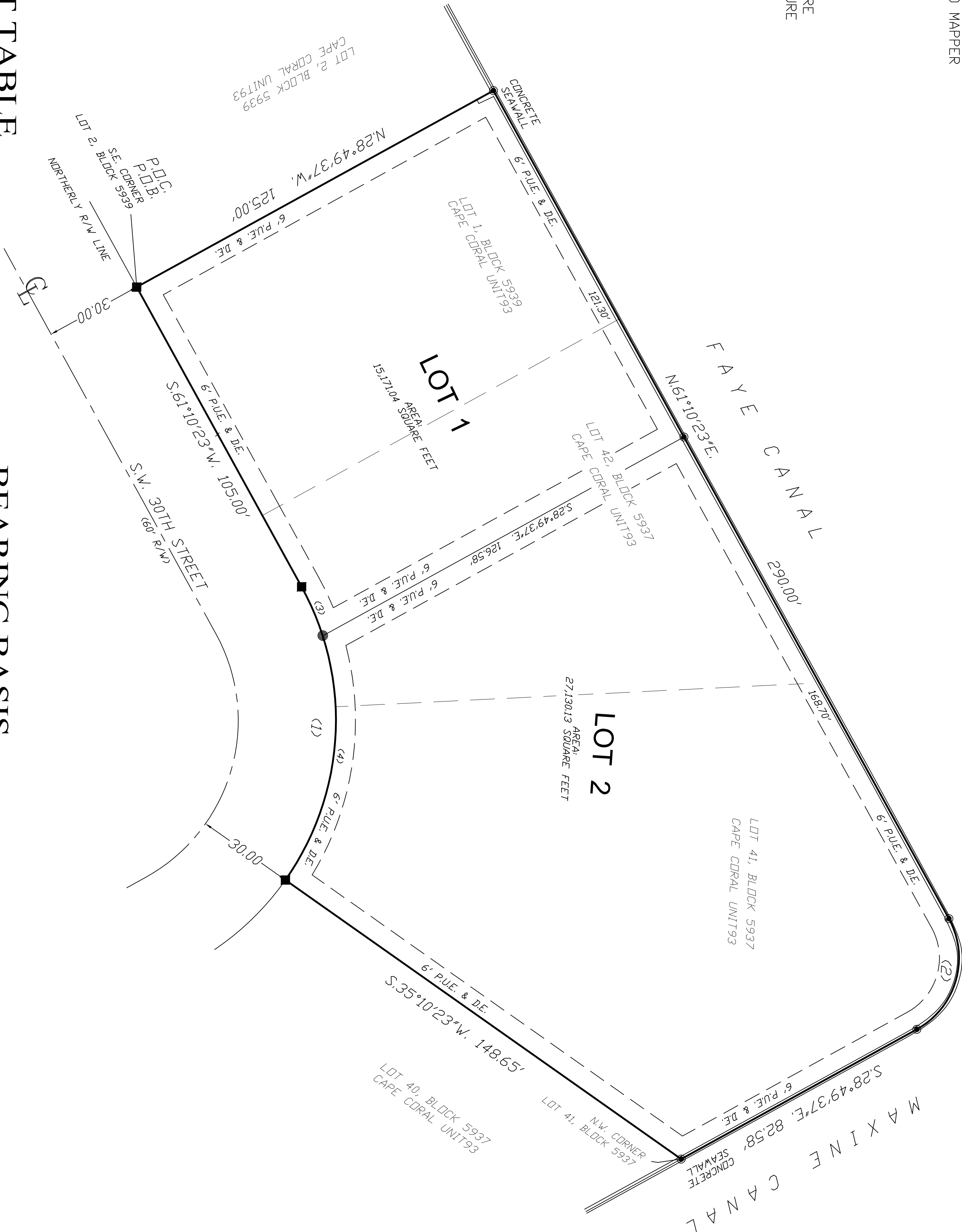
MADISON ESTATES

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 1-21, LEE COUNTY, FLORIDA RECORDS)
ALL LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA



LEGEND:

P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
■	SET NUMBER 5 IRON ROD CAP LS6515 P.R.M.
●	SET 1/2" IRON ROD CAP LS #6515
⊙	SET NAIL AND DISK STAMPED: "LS6515 P.R.M."
⊙	PROFESSIONAL SURVEYOR AND MAPPER
PSM	LICENSED BUSINESS
LB	INSTRUMENT
INST.	NUMBER
NO.	NUMBER
#	OFFICIAL RECORDS BOOK
DIR.	PAGE
PG.	POINT OF CURVATURE
P.C.	POINT OF TANGENCY
P.T.	POINT OF REVERSE CURVATURE
P.R.C.	POINT OF COMPOUND CURVATURE
P.C.C.	RIGHT-OF-WAY
R/W	INGRESS-EGRESS
I.E.	PUBLIC UTILITY EASEMENT
P.U.E.	DRAINAGE EASEMENT
D.E.	(1) CURVE NUMBER
(1)	LINE NUMBER
L1	NORTH
N	SOUTH
S	EAST
E	WEST
W	MORE OR LESS
±	LLC LIMITED LIABILITY COMPANY
LLC	P.E. PROFESSIONAL ENGINEER
P.E.	SQ. SQUARE
SQ.	FEET
FT.	FEET
6'	CENTERLINE
P.D.C.	POINT OF COMMENCEMENT
P.D.B.	POINT OF BEGINNING



Curve number 1	Radius= 85.00'
Delta= 64°00'00"	Arc= 94.95'
Chord= 90.09'	Chord Brg.= N86°49'37"W.
Curve number 2	Radius= 25.00'
Delta= 90°00'00"	Arc= 39.27'
Chord= 35.36'	Chord Brg.= S.73°49'37"E.
Curve number 3	Radius= 85.00'
Delta= 11°03'21"	Arc= 16.40'
Tangent= 8.23'	Chord= 16.38'
Chord Brg.= N66°42'03"E.	
Curve number 4	Radius= 85.00'
Delta= 52°56'39"	Arc= 78.54'
Tangent= 42.33'	Chord= 75.78'
Chord Brg.= S81°17'57"E.	

EASEMENT TRACT TABLE

6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT
ALONG THE PERIMETER OF BOTH LOTS 1 AND LOT
2, MADISON ESTATES, SHOWN HEREON.

BEARING BASIS

THE NORTHERLY RIGHT OF WAY LINE OF S.W. 30TH
STREET, AS BEING S61°10'23"W.