

Item # 53

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Final Plat for the Markham Estates Subdivision

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Michael Rumer **EXT.** 7337

<b>Agenda Date</b> <u>07/22/03</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Approve the final plat for the Markham Estates Subdivision, located on the Northeast corner of Markham Road and Longwood Markham Road in Sections 34, Township 19 South, and Range 29 East.

District 5 – McLain (Michael Rumer, Planner).

**BACKGROUND:**

The applicant, Markham Estates, LLC is requesting approval of the Final Plat for Markham Estates, a single family subdivision consisting of 30 lots on a 39.6 +/- acre parcel. Each proposed lot has a minimum of 1 acre of buildable area.

The property is on septic and water is being provided by Seminole County. The internal roads will be privately owned and maintained by the Homeowners Association. Staff has reviewed the plat and finds that it meets the applicable requirements of Chapter 35, Seminole County Land Development Code, and Chapter 177, FL Statutes.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat for Markham Estates Subdivision.

District 5 - Commissioner McLain  
Attachments: Reduction of Plat  
Location map

<b>Reviewed by:</b> <b>Co Atty:</b> <u>SR</u> <b>DFS:</b> _____ <b>Other:</b> <u>JAA</u> <b>DCM:</b> <u>SS</u> <b>CM:</b> <u>MR</u> <b>File No.</b> <u>cpdd05</u>
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# MARKHAM ESTATES SUBDIVISION

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 3

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

**LEGAL DESCRIPTION**

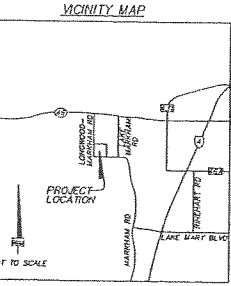
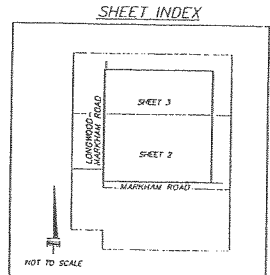
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR LONGHOOD - HARRISHAM ROAD AND SERVICE MONUMENT TRAIL, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, SAID POINT BEING THE SOUTHEAST CORNER OF CANYON POINT, AS RECORDED IN PLAT BOOK 87, PAGES 61 AND 70, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE S 0°02'27" W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 133.154 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SERVICE MONUMENT TRAIL, (AS EXTENDED) ON THAT CERTAIN SPECIFIC PURPOSE SURVEY OF SEMINOLE MEDIA RAIL, PREPARED BY NAUDING LAWSON ASSOCIATES FOR THE BENEFIT OF SEMINOLE COUNTY, FLORIDA, UNDER JOB NO. 42062, INDEXED IN 89-6117, W. ALONG SAID NORTH RIGHT OF WAY LINE, 129.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LONGHOOD-HARRISHAM ROAD, AS IMPROVED AND OCCUPIED IN OCTOBER, 2000, THENCE N. 0°02'42" W, ALONG SAID NORTH RIGHT OF WAY LINE, 133.026 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, THENCE S 89°34'4" E, ALONG SAID NORTH LINE, 129.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.83 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST, HAVING AN ASSUMED BEARING OF S 0°02'32" W.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND STORAGE OF ANY ELECTRICAL, 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) THE COORDINATES SHOWN AT THE PROPERTY CORNERS WITH CONCRETE MONUMENTS ARE BASED ON SEMINOLE COUNTY GEODETIC REFERENCE SYSTEM.
- 4) TRACT C (CONSERVATION AREA) SHALL BE OWNED AND MAINTAINED BY MARKHAM ESTATES HOMEOWNERS' ASSOCIATION, INC. WITH DEVELOPMENT RIGHTS DEDICATED TO SEMINOLE COUNTY, FLORIDA, NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF SAID EASEMENT WITHOUT PRIOR APPROVAL FROM SEMINOLE COUNTY AND/OR OTHER APPLICABLE JURISDICTIONAL AGENCIES SHALL BE PERMITTED.
- 5) SEMINOLE COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE TRACTS AND EASEMENTS TO PERFORM RECONSTRUCTION, REPAIR, MAINTENANCE, OR OTHER ACTIVITY DEEMED NECESSARY BY SEMINOLE COUNTY. HOWEVER, RIGHTS HEREIN SHALL BE CONSIDERED AS CREATING AN OBLIGATION UPON SEMINOLE COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SAID DEDICATED AREAS.
- 6) TRACT A IS TO BE OWNED AND MAINTAINED BY THE MARKHAM ESTATES HOMEOWNERS' ASSOCIATION, INC. AND IS TO BE USED FOR INGRESS, EGRESS AND UTILITIES.
- 7) TRACT B IS TO BE OWNED AND MAINTAINED BY THE MARKHAM ESTATES HOMEOWNERS' ASSOCIATION, INC. AND IS TO BE USED FOR RECREATION.
- 8) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 9) LOTS AND TRACTS SHOWN HEREON ARE SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT ALONG ALL FRONT LOT LINES AND A 5 FOOT WIDE UTILITY EASEMENT ALONG ALL SIDE LOT LINES.



**LEGEND**

- Indicates set 5/8" rebar/cap LB9767 (unless noted otherwise)
- Indicates set 4"x4" concrete monument stamped "PMA LB9767" (unless noted otherwise)
- Indicates set 1 1/4" diameter brass disk, stamped "PCP LB9767" (unless noted otherwise)
- pcp Permanent Control Point
- fd Found
- r/w Right of Way
- p.b. Plat Book
- pg Page
- bob Point of Beginning
- ccr Certified Corner Record
- ccr Official Records Book
- cm Concrete Monument
- ir Iron Rod
- prn Permanent Reference Monument
- lp Iron Pipe
- lc Calculated
- Δ Delta
- l Arc Length
- R Radius
- cb Chord Bearing
- m Measured
- cl Centline
- r Radial
- nr Non-Radial
- rp Radius Point
- pt Point of Tangency
- pc Point of Curvature
- pi Point of Intersection
- i Change in Direction

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL VERSION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

PREPARED BY: (407) 869-5000  
**Associated Land Surveying & Mapping, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 101 WINDY ROAD, SUITE 110, ALBUQUERQUE, FLORIDA 32714  
 CERTIFICATE OF AUTHORIZATION NUMBER: LB 9767

JOB No. 01117

**JOINDER AND CONSENT TO DEDICATION**

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that his mortgage, lien or other encumbrance which mortgage was recorded in \_\_\_\_\_ of the Public Records of Seminole County, Florida, shall be subordinate to the above dedication.

Signed, Sealed and Delivered in the presence of

Peoples First Community Bank

(Signature)

Print Name & Title

Witness \_\_\_\_\_ Witness \_\_\_\_\_

Print name: \_\_\_\_\_ Print name: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF SEMINOLE

THIS IS THE CERTIFY, that on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ as identification, and that \_\_\_\_\_ acknowledged that \_\_\_\_\_ is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be \_\_\_\_\_ free act and deed for the uses and purposes therein expressed, and who did not take an oath.

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

Signature of Person Taking Acknowledgment

Print Name: \_\_\_\_\_  
 Title: Notary Public  
 Serial No. (if any) \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_

**CERTIFICATE OF CLERK OF 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 \_\_\_\_\_ File No. \_\_\_\_\_

Clerk of the Circuit Court in and for Seminole County, Florida

BY \_\_\_\_\_ D.C.

**CERTIFICATE OF COUNTY SURVEYOR**

I have reviewed this plat and find that it complies with Chapter 177, Florida Statutes.

Steve L. Wessels, PLS  
 Florida Registration Number 4589  
 County Surveyor for Seminole County, Florida

DATE: \_\_\_\_\_

**MARKHAM ESTATES SUBDIVISION DEDICATION**

This is to certify that the undersigned MARKHAM ESTATES, L.L.C. (hereinafter referred to as a LANDLORD OWNER), is the lawful owner of the lands described hereon to be surveyed and the plat made in accordance with said survey, is hereby adopted as the true and correct plat of said lands and declares said plat and lands for the uses and purposes herein expressed. No part of said lands are dedicated to Seminole County, Florida, or the public. All the streets and easements are not and easements shall remain private and the sole exclusive grant to the present and future owners of the lots platted hereon and their heirs, devisees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law. United States postal service mail carriers and representatives of utilities authorized by the LANDLORD OWNER to serve land shown on said plat, holders of mortgage liens on such lands and such other persons as the LANDLORD OWNER from time to time may designate, the non-responsible and perpetual right of ingress and egress over and across said streets and easements. The LANDLORD OWNER grants Seminole County an easement as shown on this plat for the purposes set forth in NOTE 5 of this plat. Requesters of the preceding provisions, the LANDLORD OWNER reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the LANDLORD OWNER, may create or participate in a disturbance of a nuisance on any part of the land shown on said plat in witness whereof, said LANDLORD OWNER has executed these presents under their respective seals this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Signed, Sealed and Delivered in the Presence of  
 MARKHAM ESTATES, L.L.C.  
 Witness: \_\_\_\_\_ By: MARKHAM ESTATES, L.L.C.  
 Rudolph Rode, member

Witness: \_\_\_\_\_ By: MARKHAM ESTATES, L.L.C.  
 James Doyle, member

STATE OF FLORIDA, COUNTY OF SEMINOLE

THIS IS THE CERTIFY, that on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared RUDOLPH RODE and JAMES DOYLE, members of Markham Estates, L.L.C. whom are personally known to me or produced as identification, and that \_\_\_\_\_ acknowledged that \_\_\_\_\_ is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be \_\_\_\_\_ free act and deed for the uses and purposes therein expressed, and who did not take an oath.

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

Signature of Person Taking Acknowledgment

Print Name: \_\_\_\_\_  
 Title: Notary Public  
 Serial No. (if any) \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a State-licensed surveyor registered in the State of Florida, does hereby certify that on \_\_\_\_\_ he completed the survey of the lands as shown in the foregoing plat and said survey was made under the personal direction and supervision. The survey data complies with all of the requirements of Florida Statutes, Chapter 177, the Permanent Reference Monuments (PRMs) have been placed as shown herein as required by said Chapter 177. The Permanent Control Points (PCPs) have been placed as required by said Chapter 177. The land is located in Section 34, Township 19 South, Range 29 East, Seminole County, Florida.

Signature of Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

DAVID M. McDERMOTT  
 Surveyor's Registration Number: LS 4729

ASSOCIATED LAND SURVEYING & MAPPING, INC.  
 Legal Entity's Name: \_\_\_\_\_  
 Legal Entity's Certification or Authorization No.: \_\_\_\_\_  
 Legal Entity's Address: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

BEFORE ME 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 \_\_\_\_\_

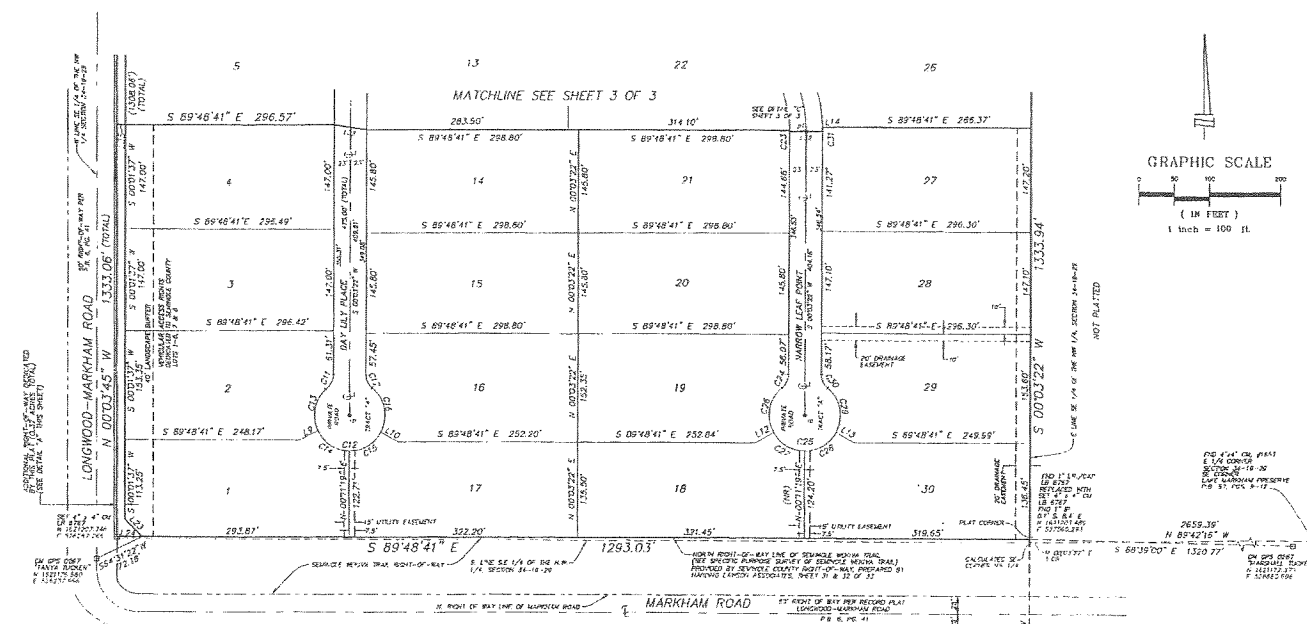
# MARKHAM ESTATES SUBDIVISION

SECTION 34, TOWNSHIP 10 SOUTH, RANGE 20 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 3

PLAT BOOK

PAGE



**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C11	25.00'	507.22°	71.81'	21.21'	S 23°09'37" W
C12	50.00'	280.24°50'	244.71'	64.00'	S 69°58'58" E
C13	50.00'	73.26°28'	68.27'	61.53'	S 12°17'36" W
C14	50.00'	64.96°08'	55.97'	53.03'	N 3°44'36" W
C15	50.00'	61.83°47'	54.61'	51.43'	N 6°07'49" E
C16	50.00'	78.26°39'	68.45'	63.23'	N 10°55'47" W
C17	25.00'	507.22°	71.81'	21.21'	N 25°02'52" W
C18	157.00'	007.45°55'	1.74'	1.74'	S 00°09'05" E
C24	25.00'	507.22°	71.81'	21.21'	S 25°03'17" W
C25	50.00'	280.24°50'	244.71'	64.00'	N 69°56'38" W
C26	50.00'	73.26°28'	68.27'	63.46'	S 10°33'58" W
C27	50.00'	64.96°08'	55.97'	50.55'	S 69°38'23" E
C28	50.00'	61.83°47'	54.59'	51.05'	N 5°26'01" E
C29	50.00'	78.26°39'	68.84'	63.53'	N 10°42'31" W
C30	25.00'	507.22°	71.81'	21.21'	N 25°02'52" W
C31	203.00'	01.25°30'	5.11'	5.11'	N 00°35'52" W

**LINE TABLE**

L9	N 64°19'24" E	29.00'
L10	N 81°42'28" W	29.00'
L11	N 60°51'18" E	29.00'
L12	S 61°12'54" E	29.00'
L13	N 88°38'53" E	33.00'
L14	N 45°53'35" W	35.41'
L21	N 89°48'41" E	15.00'
L22	N 89°26'36" W	46.00'
L23	N 89°11'55" W	48.42'
L24	N 89°48'41" W	11.27'

**LOT AREA TABULATION**

LOT	AREA	LOT	AREA	LOT	AREA
1	43,624 SQ.FT.	11	43,690 SQ.FT.	21	43,565 SQ.FT.
2	43,074 SQ.FT.	12	43,663 SQ.FT.	22	43,520 SQ.FT.
3	43,572 SQ.FT.	13	43,712 SQ.FT.	23	43,574 SQ.FT.
4	43,550 SQ.FT.	14	43,685 SQ.FT.	24	43,575 SQ.FT.
5	43,950 SQ.FT.	15	43,565 SQ.FT.	25	43,568 SQ.FT.
6	48,310 SQ.FT.	16	43,598 SQ.FT.	26	43,993 SQ.FT.
7	42,492 SQ.FT.	17	43,693 SQ.FT.	27	43,693 SQ.FT.
8	43,592 SQ.FT.	18	43,585 SQ.FT.	28	43,585 SQ.FT.
9	43,662 SQ.FT.	19	43,581 SQ.FT.	29	43,587 SQ.FT.
10	43,690 SQ.FT.	20	43,569 SQ.FT.	30	43,585 SQ.FT.

TRACT A 2.76 ACRES TRACT C 3.14 ACRES  
TRACT B 1.11 ACRES 15/W REDUCTION 0.37 ACRES

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PREPARED BY: (407) 869-5002  
Associated Land Surveying & Mapping, Inc.  
PROFESSIONAL LAND SURVEYORS  
101 WINDY ROAD, SUITE 110, ALPHARETTA, FLORIDA 32714  
CERTIFICATE OF AUTHORIZATION NUMBER: LS 6167

JOR No. 01117





# LOCATION MAP

## Markham Estates Subdivision