

Item # 47

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Plat approval for Lake Markham Preserve Phase Two

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date <u>12/9/03</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Approve the final plat of Lake Markham Preserve Phase Two, containing 11 single family residential lots zoned A-1 (Agriculture) on an 18.12 acre parcel located at the southwest corner of Lake Markham Road and Markham Road, approximately 2 miles south of SR 46 in Sections 34 and 35, Township 19 S, Range 29 E – (BDC Markham, Ltd., James H. Fant, Senior Vice President, applicant)

District 5 – McLain (Cynthia Sweet, Planner) *CS*

BACKGROUND:

The applicant, BDC Markham, Ltd., James H. Fant, is requesting approval of the Final Plat of Lake Markham Preserve Phase Two. Each lot contains a minimum of 1 acre and will be served by Seminole County water and sewer. Access to all lots will be provided by private streets within the subdivision with no new external access to the subdivision being proposed. No tracts within the subdivision will be part of the Seminole County maintenance program. To reflect the action of the Board of County Commissioners on August 12, 2003, a tract of land (approximately 17,779 square feet, more or less) is being dedicated to Seminole County per this plat for property exchange for the Seminole Wekiva Trail.

The plat meets all the conditions of Chapter 35 of the Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Lake Markham Preserve Phase Two

District 5 - McLain
Attachments: Reduced copy of plat - Exhibit A
 Location map - Exhibit B

Reviewed by:	_____
Co Atty:	<u>KCC</u>
DFS:	_____
Other:	<u>CS</u>
DCM:	<u>SS</u>
CM:	<u>KB</u>
File No.	<u>cpdd05</u>

LAKE MARKHAM PRESERVE PHASE TWO

REPLAT OF TRACT "D", LAKE MARKHAM PRESERVE AS RECORDED IN PLAT BOOK 57, PAGES 9-12 AND PART OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA
SECTIONS 34 AND 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

Tract "D", LAKE MARKHAM PRESERVE, as recorded in Plat Book 57, Pages 9 through 12 and part of Section 35, Township 19 South, Range 29 East, all being in Seminole County, Florida and being more particularly described as follows:

Beginning at the Northwest corner of said Tract "D", said point also being the Southwest corner of Lot 5 in aforesaid LAKE MARKHAM PRESERVE; thence South 89°34'36" East along the North line of said Tract "D", also being the South line of said Lot 5, a distance of 312.48 feet to the Southwest corner of said Lot 5; thence North 00°05'15" East along the East line of the Northeast 1/4 of said Section 34 and the West line of Northwest 1/4 of said Section 35, also being the East line of said Lot 5, a distance of 346.68 feet to a point on the South line of the North 450 feet of the West 1/2 of the Southwest 1/4 of said Section 35; thence South 89°35'01" East along said line 626.80 feet to a point on the West right of way line of Lake Markham Road, per Official Records Book 145, Page 483 and 491 of the Public Records of Seminole County, Florida; thence South 00°08'10" West along said right of way line 981.88 feet; thence North 80°51'48" West 633.95 feet to a point on the West line of the Southwest 1/4 of said Section 35; thence North 00°05'15" East along said West line 6.33 feet to the West 1/4 corner of said Section 35 also being the East 1/4 corner of said Section 34; thence North 89°36'03" West along the South line of the Northeast 1/4 of said Section 34, also being the South line of aforesaid Tract "D", 468.52 feet to the Southwest corner of aforesaid Tract "D" also being a point of the east right of way line of Lake Markham Preserve Trail per aforesaid LAKE MARKHAM PRESERVE; thence along said right of way line the following five (5) courses and distances: North 00°25'21" East 133.23 feet to a point of curvature of a curve concave southeasterly, having a radius of 134.05 feet, a central angle of 55°07'18" and a chord of 124.05 feet that bears North 27°48'28" East; thence northeasterly along the arc of said curve 128.87 feet to a point of tangency; thence North 55°07'30" East 42.01 feet to a point of curvature of a curve concave northeasterly, having a radius of 150.00 feet, a central angle of 37°36'12" and a chord of 96.89 feet that bears North 38°19'25" East; thence northeasterly along the arc of said curve 98.45 feet to a point of compound curvature of a curve concave westerly, having a radius of 335.00 feet, a central angle of 32°22'15" and a chord of 188.76 feet that bears North 01°20'11" East; thence northerly along the arc of said curve 188.27 feet to the POINT OF BEGINNING.

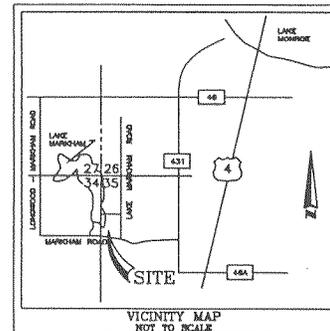
Containing 18.12 acres, more or less.

GENERAL NOTES

- Bearings shown hereon are based on the South boundary line of LAKE MARKHAM PRESERVE, as recorded in Plat Book 57, Pages 9-12 of the Public Records of Seminole County, Florida, being North 89°36'03" West.
- The coordinates shown at the property corners with Concrete Monuments are based on Seminole County Geodetic Information System.
- Tract A is to be owned and maintained by the Lake Markham Preserve Homeowners Association, Inc. and are to be used for ingress and egress.
- Tract B is to be dedicated to Seminole County, Florida.
- The Wall and Landscaping Easement shown hereon is to be owned and maintained by the Lake Markham Preserve Homeowners Association, Inc.
- All easement areas referenced herein (drainage, utility or otherwise) are private in nature with ownership and control being retained by the LAWFUL OWNER. The LAWFUL OWNER reserves the right to grant licenses or easements to particular utility companies (electric, telephone, gas, cable or other utility) within said areas in the sole and absolute discretion of the LAWFUL OWNER.
- Conservation Easement in favor of St. Johns River Water Management District dated April 23, 1999, and recorded June 25, 1999, in Official Records Book 3878, Page 529, Public Records of Seminole County, Florida, as revised in that certain Conservation Easement (Revised and Restated) and recorded in Official Records Book 3807, Page 1010, as supplemented by Supplemental Declaration to Conservation Easement recorded in Official Records Book _____, Page _____, all in the Public Records of Seminole County, Florida.
- Conditional Utility Agreement for Water Service dated June 21, 1999, and recorded June 25, 1999, in Official Records Book 3875, Page 1208, Public Records of Seminole County, Florida.
- Declaration of Protective Covenants and Restrictions for Lake Markham Preserve Homeowner's Association recorded in Official Records Book 3807, Page 1033, as supplemented by Supplemental Declaration of Protective Covenants and Restrictions for Lake Markham Preserve Homeowner's recorded in Official Records Book _____, Page _____, Public Records of Seminole County, Florida.
- All platted easements, exclusive of private easements granted to or obtained by a particular electric, telephone, gas, or other public utility, shall also be easements for the construction, installation, maintenance, and operation of cable television services; 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.

LEGEND & ABBREVIATIONS

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> —●— Designates "P.R.M.", a Permanent Reference Monument, being a 4" x 4" Concrete Monument with Brass Disk stamped SSMC P.R.M. LB 210B, unless shown otherwise —○— Designates "P.C.P.", a Permanent Control Point, being a Set 5/8" Iron Rod with cap stamped SSMC LB 210B, unless shown otherwise —◇— Designates "P.C.P.", a Permanent Control Point, being a Set PK Nail and Disk stamped SSMC LB 210B, unless shown otherwise | <ul style="list-style-type: none"> RAD. PT. = RADIUS POINT P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY P.I. = POINT OF INTERSECTION P.C.C. = POINT OF COMPOUND CURVATURE SJRWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT Δ = CENTRAL ANGLE R = RADIUS L = ARC LENGTH | <ul style="list-style-type: none"> T 19 S = TOWNSHIP 19 SOUTH R 29 E = RANGE 29 EAST R/W = RIGHT OF WAY (NR) = NOT RADIAL SR = STATE ROAD (R) = RADIAL CB = CHORD BEARING C = CHORD |
|--|---|---|



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.

LAKE MARKHAM PRESERVE PHASE TWO DEDICATION

This is to certify that the undersigned BDC MARKHAM, LTD., a Florida limited partnership, hereinafter referred to as LAWFUL OWNER, is the lawful owner of the lands described herein to be surveyed and this plat made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. Except for Tract "D" and the additional right of way, no part of said lands are dedicated to Seminole County, Florida, or the public. All the streets and easements are not and will not be a part of the county system of public roads. Said streets and easements shall remain private and the sole exclusive property of the LAWFUL OWNER, its successors and/or assigns and the LAWFUL OWNER does hereby grant to the present and future owners of the lands platted hereby and their heirs, assigns and successors, and to the county, planning and the prohibition services, public and other authorities of the law, United States postal service mail service and representatives of address authorized by the LAWFUL OWNER, to serve land shown on said plat, holders of mortgage loans on such lands and such other persons as the LAWFUL OWNER from time to time may designate, the non-voidable and perpetual right of ingress and egress over and across said streets and easements. Notwithstanding the foregoing provisions, the LAWFUL OWNER reserves the unconditional and absolute right to the right of ingress to any person who, in the opinion of the LAWFUL OWNER, may create or participate in a disturbance or a nuisance on any part of the land shown on said plat, in whose interest, said LAWFUL OWNER has concluded there is present under their respective acts this _____ day of _____ 2003.

Signed, Sealed and Delivered in the Presence of:
BDC MARKHAM, LTD.,
A Florida Limited Partnership
Sign: _____
Print: _____ By: BDC MARKHAM, Inc.,
A Florida Corporation,
its general partner
Sign: _____ By: James H. Fort,
Senior Vice President
Print: _____
STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before this _____ day of _____ 2003, by James H. Fort, Senior Vice President of BDC MARKHAM, Inc., a Florida Corporation the sole general partner of BDC MARKHAM, LTD., a Florida Limited Partnership. He is personally known to me or has produced _____

as identification and did / did not take an oath.

Printed Name: _____
Notary Public: _____
Commission Number: _____
My Commission Expires: _____

CERTIFICATION OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on _____ he completed the survey of said lands as shown in the foregoing plat and this is a correct representation of the lands therein described and platted; and that the survey data contained hereon comply with all the requirements of Chapter 177, Florida Statutes and that Permanent Reference Monuments will be placed as required by Chapter 177 and that said land is located in Seminole County, Florida.

Gary B. Krick
GARY B. KRICK, Registered Surveyor & Mapper
Florida Registration Number 4245
SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810
Certification of Authorization No. LB2108

CERTIFICATE OF COUNTY SURVEYOR

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

Steve L. Wassell, PLS
Florida Registration Number 4880—County Surveyor for Seminole County, Florida

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
Attest: _____, Clerk of the Board
By: _____, D.C.

CLERK OF THE 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 _____, Fla. No. _____

CLERK OF THE CIRCUIT COURT in and for Seminole County, Florida

EXHIBIT A

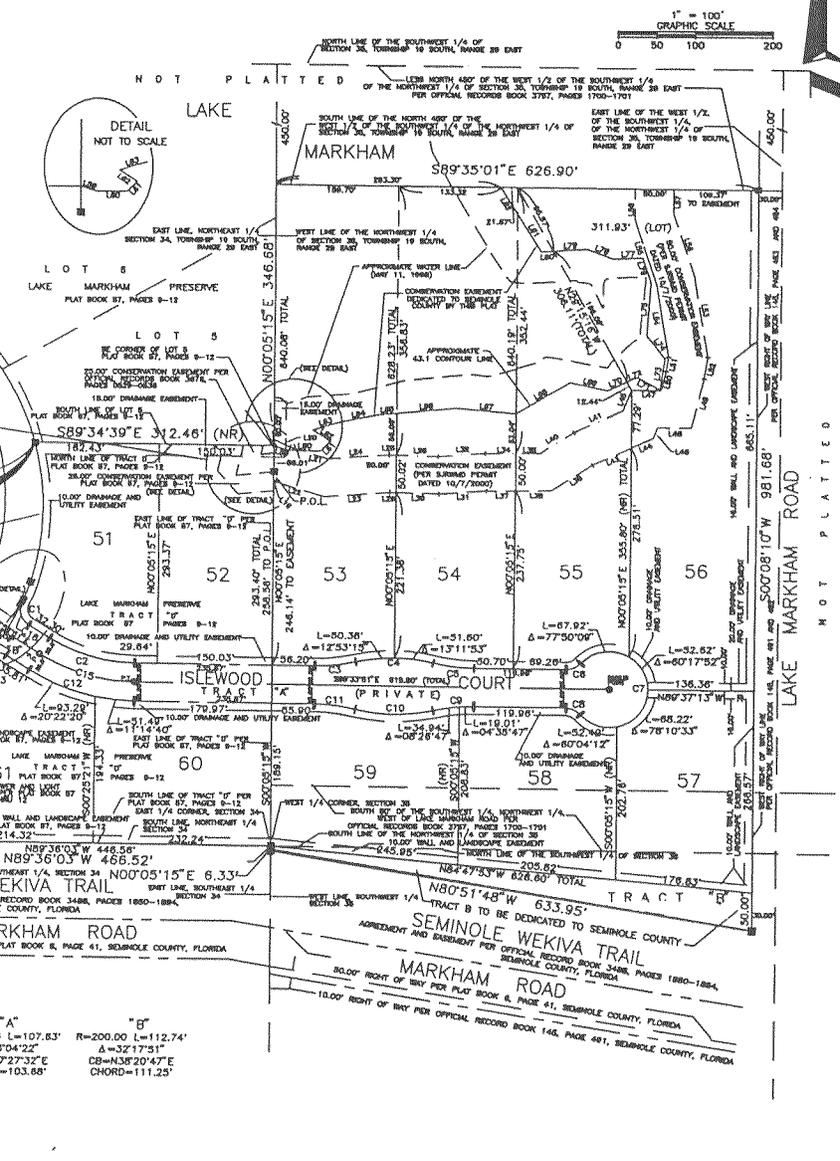
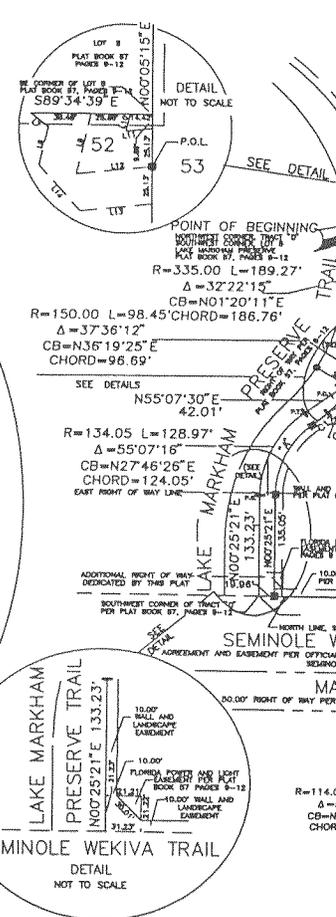
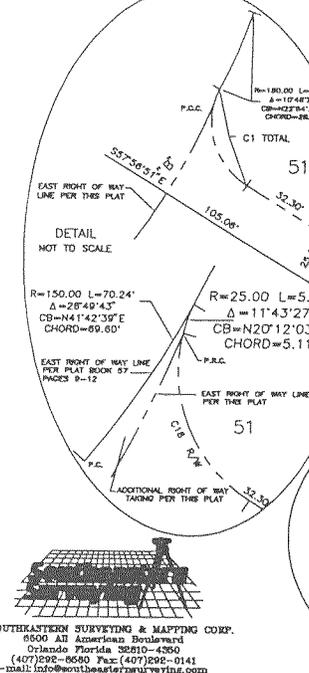
SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4360
(407)293-8050 Fax:(407)992-0141
e-mail:info@seasurveying.com

LAKE MARKHAM PRESERVE PHASE TWO

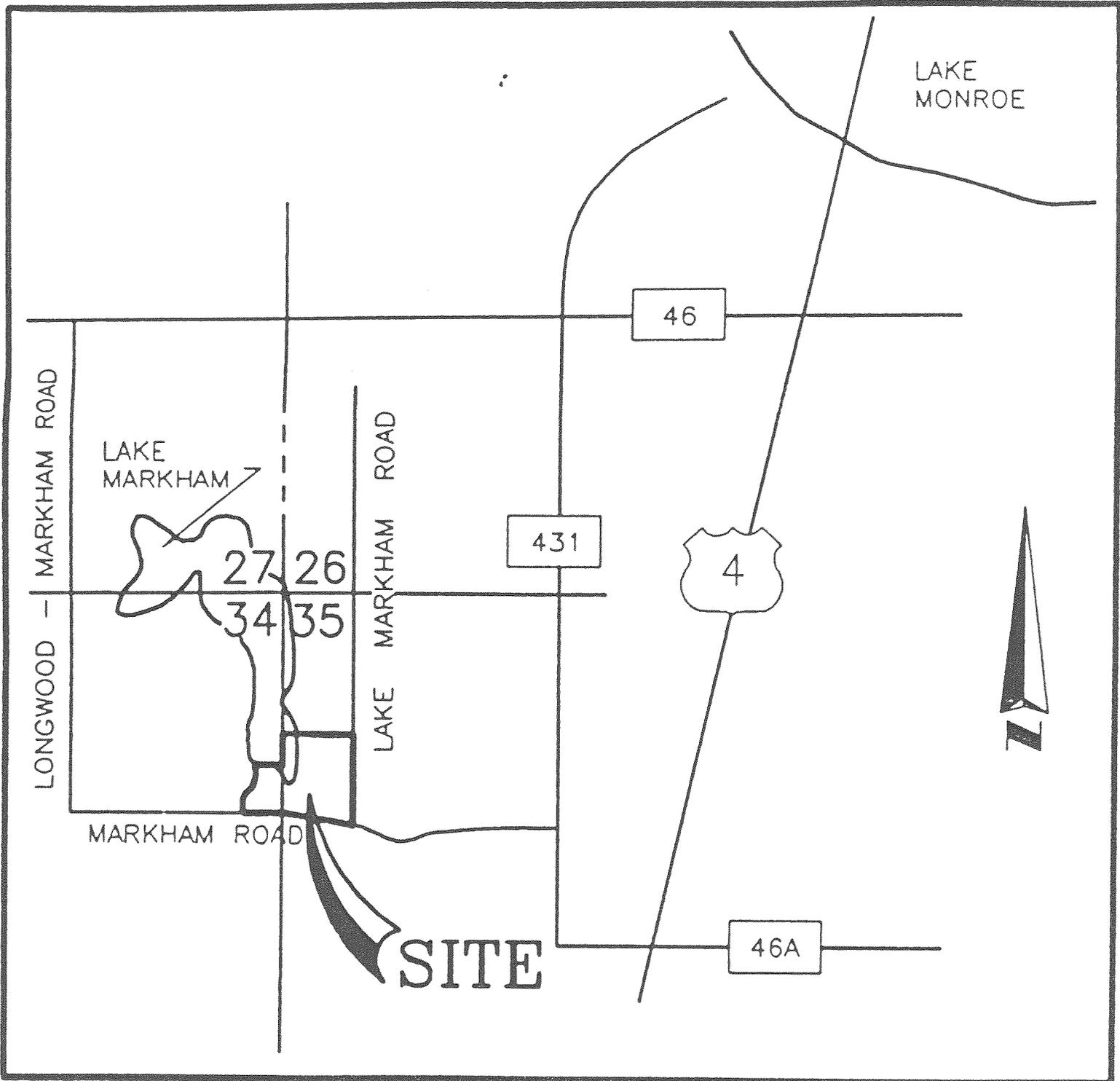
REPLAT OF TRACT "D", LAKE MARKHAM PRESERVE AS RECORDED IN PLAT BOOK 57, PAGES 9-12
AND PART OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA
SECTIONS 34 AND 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

LINE TABLE					
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L7	N50°32'20"W	15.01'	L40	S13°40'24"W	67.23'
L8	N13°21'06"E	25.87'	L50	N13°40'24"E	26.01'
L9	N13°21'06"E	41.31'	L51	N09°18'12"E	19.12'
L10	N13°21'06"E	111.88'	L52	S09°18'12"W	20.31'
L11	S84°09'26"W	17.23'	L53	S09°31'12"E	108.72'
L12	S84°09'26"W	49.81'	L54	N09°31'12"W	96.80'
L13	S84°09'26"W	47.21'	L55	N18°19'31"W	91.41'
L14	N41°14'43"W	40.78'	L56	S18°19'31"E	87.00'
L19	S83°07'31"E	23.77'	L57	S02°24'50"W	31.53'
L20	S83°07'31"E	23.19'	L58	N00°24'50"E	39.78'
L21	S73°14'11"E	52.80'	L59	N72°42'27"W	20.47'
L22	S73°14'11"E	66.50'	L60	N08°45'30"W	41.41'
L23	N85°44'54"E	86.17'	L61	S43°40'32"W	18.08'
L24	N05°44'54"E	70.45'	L62	S58°40'17"E	27.09'
L25	S88°25'28"E	9.20'	L63	S72°21'07"W	37.34'
L26	S88°25'28"E	54.43'	L64	S78°48'10"W	50.43'
L29	N88°25'28"W	7.96'	L65	S84°38'29"W	23.68'
L30	N88°25'28"W	55.60'	L66	S84°38'29"W	77.97'
L31	S85°54'35"W	62.35'	L67	N84°50'11"W	77.98'
L32	N85°54'35"E	61.41'	L68	S85°58'31"W	81.87'
L34	N89°25'40"E	39.82'	L69	N78°01'45"W	50.18'
L35	N89°25'40"E	31.48'	L70	S85°14'10"W	27.45'
L37	S87°25'40"W	37.51'	L71	N81°32'24"W	33.40'
L38	S89°25'40"W	48.68'	L72	S82°14'10"W	14.83'
L40	N57°17'12"E	83.21'	L73	S08°12'41"W	41.08'
L41	N85°03'33"E	70.34'	L75	S03°38'11"W	70.50'
L43	S89°03'33"W	55.64'	L78	S17°23'50"E	34.10'
L44	S89°03'33"W	31.08'	L77	N07°37'22"E	36.49'
L45	N11°59'30"E	29.31'	L78	S82°08'44"W	36.22'
L46	S21°59'36"W	15.30'	L79	N80°22'57"E	44.35'
L47	N89°00'00"E	36.18'	L80	N82°22'57"E	15.83'
L48	S90°00'00"W	43.69'	L81	S31°58'30"E	56.83'
			L82	S31°58'30"E	40.82'

CURVE TABLE					
#	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	36.86'	25.00'	64°00'37"	33.48'	N19°56'33"W
C2	117.19'	212.37'	31°37'00"	116.71'	S73°45'21"E
C3	53.85'	237.00'	13°02'34"	53.83'	N83°54'52"E
C4	101.98'	237.00'	26°05'08"	101.10'	N89°33'51"W
C5	53.85'	237.00'	13°02'34"	53.83'	S83°02'34"E
C6	21.03'	25.00'	48°11'23"	20.41'	N68°26'27"E
C7	241.18'	50.00'	27°6'22"46"		
C8	21.03'	25.00'	48°11'23"	20.41'	N68°26'10"W
C9	53.85'	237.00'	13°02'34"	53.83'	S83°54'52"E
C10	101.98'	237.00'	26°05'08"	101.10'	S89°33'51"E
C11	53.85'	237.00'	13°02'34"	53.83'	N63°02'34"W
C12	144.78'	262.37'	31°37'00"	142.93'	S73°45'21"E
C13	32.73'	25.00'	79°01'08"	30.44'	S84°32'35"W
C15	130.98'	237.37'	31°37'00"	129.33'	S73°45'21"E
C17	28.09'	200.00'	07°27'42"	28.03'	N50°48'52"E
C18	31.54'	25.00'	72°17'11"	29.49'	S21°48'15"E



SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4380
(407)298-0680 Fax: (407)298-0141
e-mail: info@southesternsurveying.com



VICINITY MAP
NOT TO SCALE