





Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 19 2014 NP/KH

July 18, 2014

TO: Mayor Teresa Jacobs
and Board of County Commissioners

FROM: Mark V. Massaro, P.E., Director, Public Works Department 

CONTACT PERSON: **Ruby Dempsey Rozier, Manager** 
Traffic Engineering

PHONE NUMBER: (407) 836-7890

SUBJ: **Installation of Traffic Control Devices in Royal Estates PD Parcel 2 Phase 1
(aka Royal Legacy Estates)**

Our staff recommends that the following traffic control devices be installed in Royal Estates PD Parcel 2 Phase 1 (aka Royal Legacy Estates).

Install "STOP" signs on:

Prince Harry Drive at Royal Estates Boulevard
Lady Diana Place at Royal Estates Boulevard
Lady Diana Place at Taborfield Avenue
Prince George Way at Prince Harry Drive
Prince George Way at Royal Estates Boulevard
Royal Estates Boulevard at Aldendale Street
Royal Estates Boulevard at Reams Road

Action Requested: Approval of Traffic Control Device installations in Royal Estates PD Parcel 2 Phase 1 (aka Royal Legacy Estates). District 1.

MVM/RDR/AHW/ns

Attachments

ROYAL LEGACY ESTATES
 LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST,
 ORANGE COUNTY, FLORIDA
 DISTRICT # 1

STOP/STREET

<u>(1)</u>	(FtW)	on Prince Harry Drive at Royal Estates Boulevard	9400 9500
<u>(2)</u>	(FtE)	on Lady Diana Place at Royal Estates Boulevard	11800 9500
<u>(3)</u>	(FtW)	on Lady Diana Place at Taborfield Avenue	11800 9100
<u>(4)</u>	(FtE)	on Prince George Way at Prince Harry Drive	11800 9600
<u>(5)</u>	(FtW)	on Prince George Way at Royal Estates Boulevard	11800 9600
<u>(6)</u>	(FtN)	on Royal Estates Boulevard at Aldendale Street	9600 11800
<u>(7)</u>	(FtS)	on Royal Estates Boulevard (9 inch) at Reams Road (9 inch)	100 12200

YIELD/STREET (with R6-5P and W13-1P subplate 10MPH)

<u>(8)</u>	(FtE)	on Royal Estates Boulevard (WB) at Royal Estates Boulevard	9400 100
<u>(9)</u>	(FtN)	on Royal Estates Boulevard (SB) at Royal Estates Boulevard	100 9400
<u>(10)</u>	(FtW)	on Royal Estates Boulevard (EB) at Royal Estates Boulevard	9400 100

ROUNDBOUT DIRECTIONAL ARROW (R6-4)

<u>(11)</u>	(FtN)	on Royal Estates Boulevard at Royal Estates Boulevard
<u>(11)</u>	(FtW)	on Royal Estates Boulevard at Royal Estates Boulevard
<u>(11)</u>	(FtE)	on Royal Estates Boulevard at Royal Estates Boulevard

SPEED LIMIT 25 MPH

- (12)** (FtS) on Royal Estates Boulevard
at Reams Road
- (13)** (FtW) on Lady Diana Place
at Taborfield Avenue
- (14)** (FtE) on Aldendale Street
at Royal Estates Boulevard

END OF ROAD TREATMENT

- (15)** (FtW) on Aldendale Street
at Royal Estates Boulevard
- (15)** (FtW) on Aldendale Street
at Royal Estates Boulevard
- (15)** (FtW) on Aldendale Street
at Royal Estates Boulevard
- (16)** (FtS) on Prince Harry Drive
at Prince George Way
- (16)** (FtS) on Prince Harry Drive
at Prince George Way
- (16)** (FtS) on Prince Harry Drive
at Prince George Way

KEEP RIGHT

- (17)** (FtS) on Royal Estates Boulevard
at Reams Road
- (18)** (FtN) on Royal Estates Boulevard (NB)
at Royal Estates Boulevard

ahw/

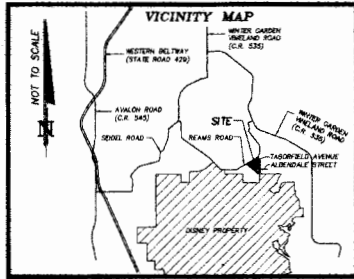
07/18/14

ROYAL LEGACY ESTATES
 LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST,
 ORANGE COUNTY, FLORIDA

SHEET 1 OF 5

PLAT BOOK 81 PAGE 125

**ROYAL LEGACY ESTATES
 DEDICATION**



DESCRIPTION:

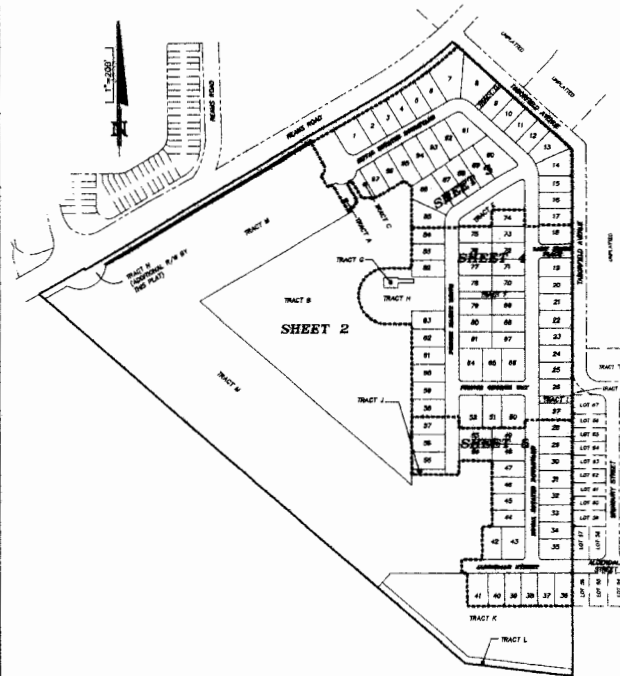
The land referred to herein below is situated in the County of Orange, State of Florida, and is described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 1, Township 24 South, Range 27 East, Orange County, Florida; thence along the East line of the Northeast 1/4 of said Section run S00°00'00"W a distance of 666.50 feet to the POINT OF BEGINNING; thence, positive along said East line run S00°00'30"W a distance of 1914.61 feet; thence run N83°00'00"W a distance of 381.43 feet; thence run N48°11'00"W a distance of 2006.49 feet to the Southeastly right-of-way of Reams Road; thence along the said right-of-way, or as recorded in Plat Book 3, Pages 85 through 87, of the Public Records of Orange County, Florida; thence Northwesterly along said right-of-way run N39°38'30"E a distance of 188.78 feet to a point on the right-of-way of Reams Road, as established by Deed recorded in Official Records Book 4741, Pages 2697 through 2700, of the Public Records of Orange County, Florida; thence along said re-extended right-of-way the following three (3) courses: S30°19'30"E, a distance of 6.58 feet; thence run N09°09'10"E, a distance of 1272.83 feet to the point of curvature of a curve measure Northwesterly, having a radius of 1487.59 feet and a central angle of 12°19'14"; thence run Northwesterly along the arc of said curve a distance of 312.54 feet to the intersection of Reams Road right-of-way and the Southwesterly right-of-way of Tabernash Avenue, as set out on the plat of "TRINITY, A NEIGHBORHOOD" according to the plat thereof, as recorded in Plat Book 63, Pages 53 (Orange 26), thence departing Reams Road right-of-way and along Tabernash Avenue right-of-way, run S47°15'30"E, a distance of 585.46 feet to the POINT OF BEGINNING.

Containing 58,509 acres more or less.

NOTES:

1. Easements are based on the East line of the Northeast 1/4 of Section 1, Township 24 South, Range 27 East, Orange County, Florida, being S00°00'30"W, an assumed meridian.
2. All lines intersecting curves are radii unless noted as (NR) = Non-Roads.
3. Per Chapter 177.081 (26) Florida Statutes: All planned utility easements shall provide that such easements shall also be easements for line 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 services of an electric, telephone, gas, or other public utility; in the event a cable television company desires the facilities of a public utility for the installation, maintenance, and operation of such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
4. The soil easements, and the soil and landscape easements shown hereon are private, non-exclusive easements for the benefit of the Royal Legacy Estates Homeowners Association, Inc. The soils located within said soil easements are maintained subject to the Dedication.
5. Tracts A, C, E and K, are Recreational/Open Space Tracts which shall be owned and maintained by the Royal Legacy Estates Homeowners Association, Inc.
6. Tracts D, L and J are Open Space Tracts which shall be owned and maintained by the Royal Legacy Estates Homeowners Association, Inc.
7. Tract F, is a Recreational Tract which shall be owned and maintained by the Royal Legacy Estates Homeowners Association, Inc.
8. Tract I, is a Pedestrian/Bicycle Trail which is dedicated hereto to the public and shall be maintained by the Royal Legacy Estates Homeowners Association, Inc.
9. Tract M, is a Future Development Tract which shall be owned and maintained by Pulte Home Corporation.
10. The lands described herein are subject to that certain Community Dedication for Royal Legacy Estates, recorded in Official Records Book _____ Page _____ of the Public Records of Orange County, Florida, and all subsequent amendments and supplements thereto.
11. All easements shown herein which are not created by this plat are shown for informational purposes only and, unless stated otherwise, the depiction of said easements is not intended to re-impose same.
12. Vehicular access locations from Lots 1 through 7, inclusive, to Reams Road and Lots 7 through 26, inclusive, and Tract D to Tabernash Avenue are controlled by Orange County, Florida and permitted through the Orange County, Florida permitting process.
13. Private drainage easements shown herein shall be maintained by the Royal Legacy Estates Homeowners Association, Inc.
14. The following tracts and/or easements are Common Areas as more particularly defined in the Community Dedication for Royal Legacy Estates and are dedicated to and shall be maintained by the Royal Legacy Estates Homeowners Association, Inc.
 - Tract A - Recreation/Open Space
 - Tract C - Recreation/Open Space
 - Tract D - Open Space
 - Tract E - Recreation/Open Space
 - Tract F - Recreation
 - Tract H - Recreation/Open Space
 - Tract I - Open Space
 - Tract J - Open Space
 - Wall and Wall & Landscape Easements
 - Private Drainage Easements



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL COPY OF THE SURVEYED LINES, DIMENSIONS HEREIN AND ALL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ANY MANNER BY ANY OTHER DRAWING OR DIGITAL FORM OF THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY: **DONALD W. MCINTOSH ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-0000
 CERTIFICATE OF AUTHORIZATION NUMBER: 1000

The property shown herein represents a portion of the lands included in the Royal Legacy Estates Planned Development/Royal Legacy Estates Parcel 2 Preliminary Subdivision Plat as approved by the Orange County Board of County Commissioners on June 5, 2012. The property shown herein also represents a portion of the lands included in the Royal Legacy Estates Planned Development/Royal Legacy Estates Parcel 2 Preliminary Subdivision Plan Non-Substantial Change as approved by the Orange County Development Review Committee on September 20, 2013.

Printed: Mon 17-Feb-2014 - 08:33AM
 F:\p\2013\13156\5dwy\WD0229\plat\Royal Legacy PH\Plat.dwg

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Public Records on 4/13/2014 on File No. 2014-016 JAMES.
 County Comptroller
 in and for Orange County, Florida
 By: *[Signature]*

SHOW ALL BY THESE PRESENTS, That Pulte Home Corporation, a Michigan Corporation, being the owner in fee absolute of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates the streets, Tract N (additional right-of-way along Reams Road), ingress/egress easements, Tract L (Pedestrian/Bicycle Trail), public drainage easements, utility easements, and the access and utility easement to Tract O, all as shown hereon, to the public.

Tract O (Lot Station) and Tracts I and K (Stormwater Management Areas) are dedicated in fee simple to Orange County without any restrictions whatsoever upon Orange County's ownership of these tracts and any improvements thereon vests upon approval of this plat by the Board of County Commissioners of Orange County, Florida. Recording of this plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on February 12, 2014.

Pulte Home Corporation, a Michigan corporation
 By: *[Signature]*
 Name: Mark Evans
 Title: Mayor - Land Development (North Field)
 Printed Name: Mark Evans

I HEREBY CERTIFY, that on the day before me personally appeared Mark Evans, Director - Land Development (North Field) of Pulte Home Corporation, a Michigan corporation, to me known to be a sole proprietor, as the declarant, and did not take on oath, the individual described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed therewith duly authorized and that said conveyance is the act and deed of said corporation.

Witness my hand and official seal on the 12th day of February, 2014.

NOTARY STAMP
[Signature]
 Notary Public, State of Florida
 My Commission Expires: 9-15-17

QUALIFICATION AND STATEMENT OF SURVEYOR AND SURVEY
 This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177, Florida Statutes.
 DONALD W. MCINTOSH ASSOCIATES, INC.
 2200 Park Avenue North, Winter Park, FL 32789
 Certificate of Authorization Number: 1000
 Date: 2/12/14 By: *[Signature]*
 County Engineer and Major Certificate No. 131428

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
 This plat has been reviewed for conformity with Chapter 177, Florida Statutes.
 Date: 2/12/14
 County Surveyor

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR
 Examined and Approved: *[Signature]* Date: 2-12-14
 Zoning Director

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
 Examined and Approved: *[Signature]* Date: 2-28-14
 County Engineer

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on April 3, 2014 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.
[Signature]
 County Commissioner



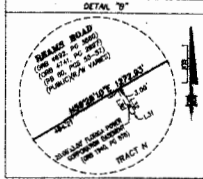
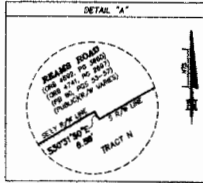
ROYAL LEGACY ESTATES

LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 2 OF 5

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SEE SHEET 1 FOR NOTES

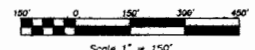
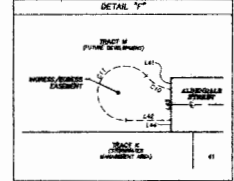
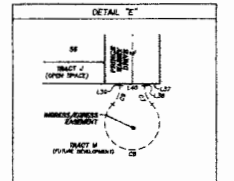
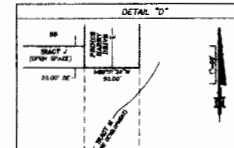
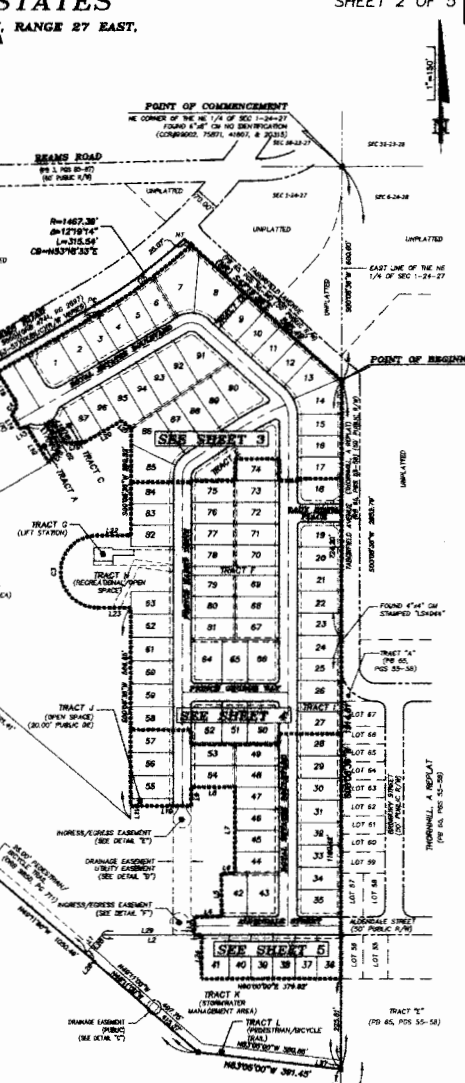
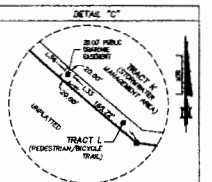


STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
11	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
12	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
13	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
14	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
15	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
16	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
17	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
18	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
19	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
20	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
21	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00

- LEGEND**
(FOR ALL SHEETS)
- CA CENTRAL ANGLE
 - CHORD CHORD
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CE CURVE NUMBER (SEE TABLE)
 - CF CURVE DATA (SEE TABLE)
 - CG CURVE DATA (SEE TABLE)
 - CH CHORD BEARING
 - CI CHORD DISTANCE
 - CL CURVE LENGTH
 - CM CURVE MIDDLE POINT
 - CO CURVE OFFSET
 - CP CURVE POINT
 - CQ CURVE QUARTER POINT
 - CR CURVE RADIUS
 - CS CURVE START POINT
 - CT CURVE TANGENT
 - CU CURVE UNDERSTANDING
 - CV CURVE VERTICAL CURVE
 - CW CURVE WIDTH
 - CX CURVE X-COORDINATE
 - CY CURVE Y-COORDINATE
 - CZ CURVE Z-COORDINATE
 - DA DRAINAGE AREA
 - DB DRAINAGE BASIN
 - DC DRAINAGE CANAL
 - DD DRAINAGE CHANNEL
 - DE DRAINAGE CONDUIT
 - DF DRAINAGE DITCH
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 - ZY Z-AXIS
 - ZZ Z-AXIS

LINE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
11	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
12	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
13	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
14	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
15	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
16	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
17	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
18	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
19	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
20	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00
21	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00



DESIGNED BY: **DONALD W. McINTOSH ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 3300 PARK HOME NORTH, WINTER PARK, FLORIDA 32789 (407) 899-4488
 SURVEYOR'S LICENSE NUMBER 12345

NOTICE: THIS PLAT, AS SUBMITTED IN ITS GRAPHIC FORM, IS THE OFFICIAL COPY OF THE RECORDING. ANY CHANGES OR ADDITIONS TO THE PLAT MUST BE MADE IN THE ORIGINAL RECORDING. THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

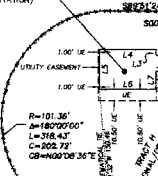
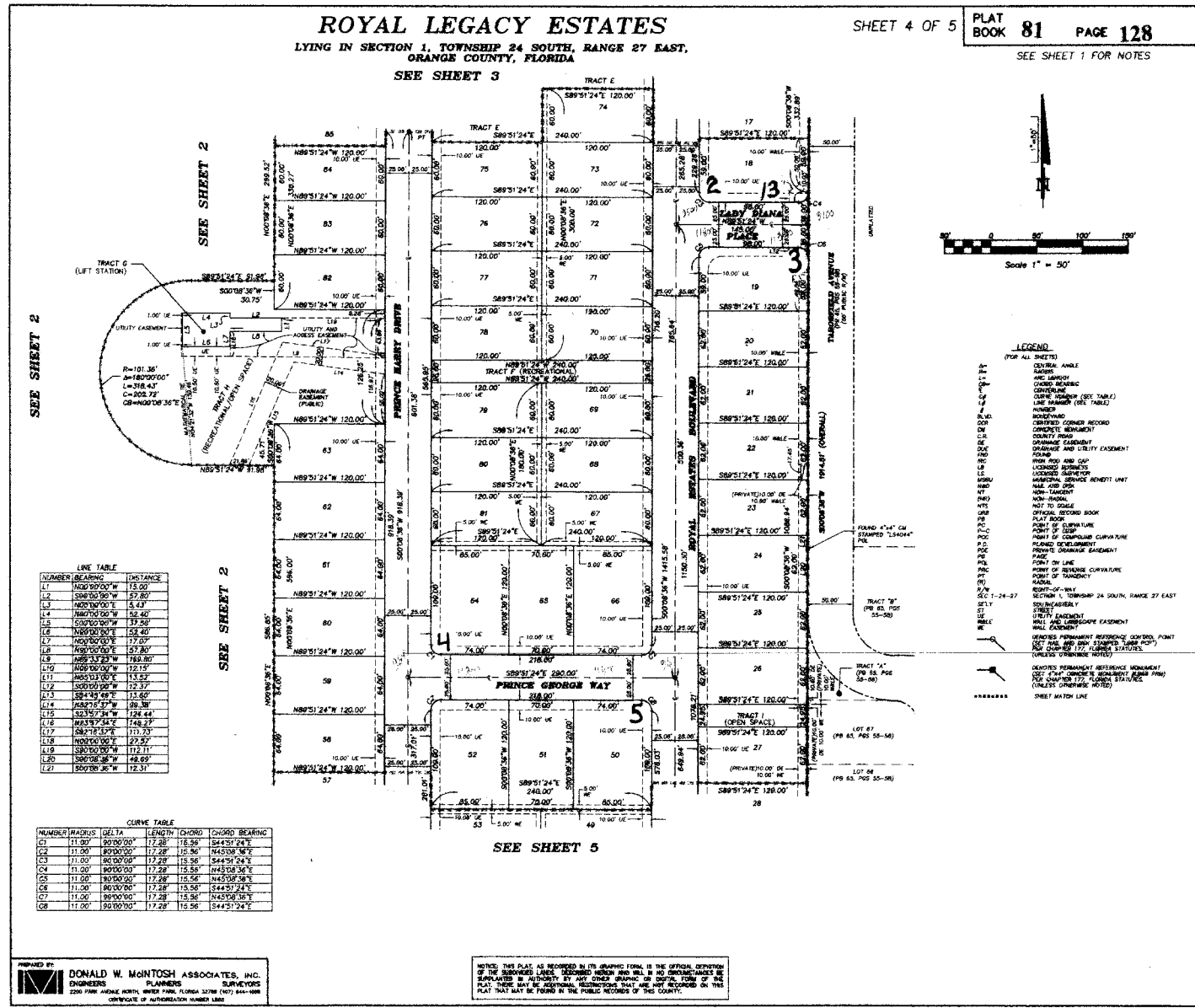
E 1/4 CORNER OF SEC 1-24-27
 FOUND 6.41' ON NE BENCHMARK
 (CONFORMS, 7882, & 7426)

ROYAL LEGACY ESTATES
 LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST,
 ORANGE COUNTY, FLORIDA
 SEE SHEET 3

SHEET 4 OF 5

PLAT BOOK 81 PAGE 128

SEE SHEET 1 FOR NOTES



SEE SHEET 2

SEE SHEET 2

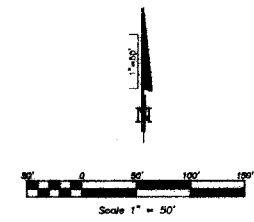
SEE SHEET 2

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N89°51'24"W	15.00'
L2	S89°51'24"W	57.80'
L3	N89°51'24"E	15.43'
L4	N89°51'24"W	52.40'
L5	S89°51'24"W	37.80'
L6	N89°51'24"E	15.40'
L7	N89°51'24"E	17.00'
L8	N89°51'24"E	57.80'
L9	N89°51'24"E	168.80'
L10	N89°51'24"W	12.15'
L11	N89°51'24"E	13.52'
L12	S89°51'24"W	32.37'
L13	S89°51'24"E	12.85'
L14	N89°51'24"W	39.38'
L15	S89°51'24"W	124.44'
L16	N89°51'24"E	148.79'
L17	N89°51'24"E	111.73'
L18	N89°51'24"E	27.57'
L19	S89°51'24"W	112.11'
L20	S89°51'24"W	48.89'
L21	S89°51'24"W	12.31'

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CURVED BEARING
C1	11.00'	90°00'00"	12.48'	16.36'	S44°51'24"E
C2	11.00'	80°00'00"	12.28'	15.36'	N45°08'36"E
C3	11.00'	80°00'00"	12.28'	15.36'	S44°51'24"E
C4	11.00'	80°00'00"	12.28'	15.36'	N45°08'36"E
C5	11.00'	80°00'00"	12.28'	15.36'	N45°08'36"E
C6	11.00'	80°00'00"	12.28'	15.36'	S44°51'24"E
C7	11.00'	80°00'00"	12.28'	15.36'	N45°08'36"E
C8	11.00'	80°00'00"	12.28'	15.36'	S44°51'24"E



- LEGEND**
 (FOR ALL SHEETS)
- AR CURVED HANDLE
 - ASB ARCH
 - BLD BOUNDARY
 - CDR CENTERLINE
 - CLR CURVE CENTERLINE
 - CLC COUNTY ROAD
 - CLD DRAINAGE EASEMENT
 - CLU DRAINAGE AND UTILITY EASEMENT
 - CLM FENCE
 - CLN FENCE AND 100' ZONING
 - CLS FENCED SUBDIVISION
 - CLT FENCED SUBDIVISION
 - CLW FENCED SERVICE EASEMENT UNIT
 - CLX FENCED SERVICE EASEMENT UNIT
 - CLY FENCED SERVICE EASEMENT UNIT
 - CLZ FENCED SERVICE EASEMENT UNIT
 - CLAA FENCED SERVICE EASEMENT UNIT
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SEE SHEET 5

PREPARED BY: **DONALD W. McINTOSH ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 2250 PARK AVENUE NORTH, SUITE 1000, FLORIDA 32709 (PH) 844-1088
 CERTIFICATE OF AUTHORIZATION NUMBER 1434

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVISION LOTS, DIMENSIONS, BOUNDARIES AND ALL IN NO DIMENSIONS ARE TO BE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ROYAL LEGACY ESTATES

LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 5 OF 5

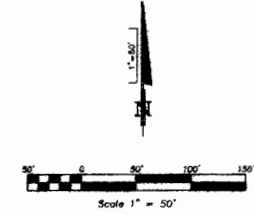
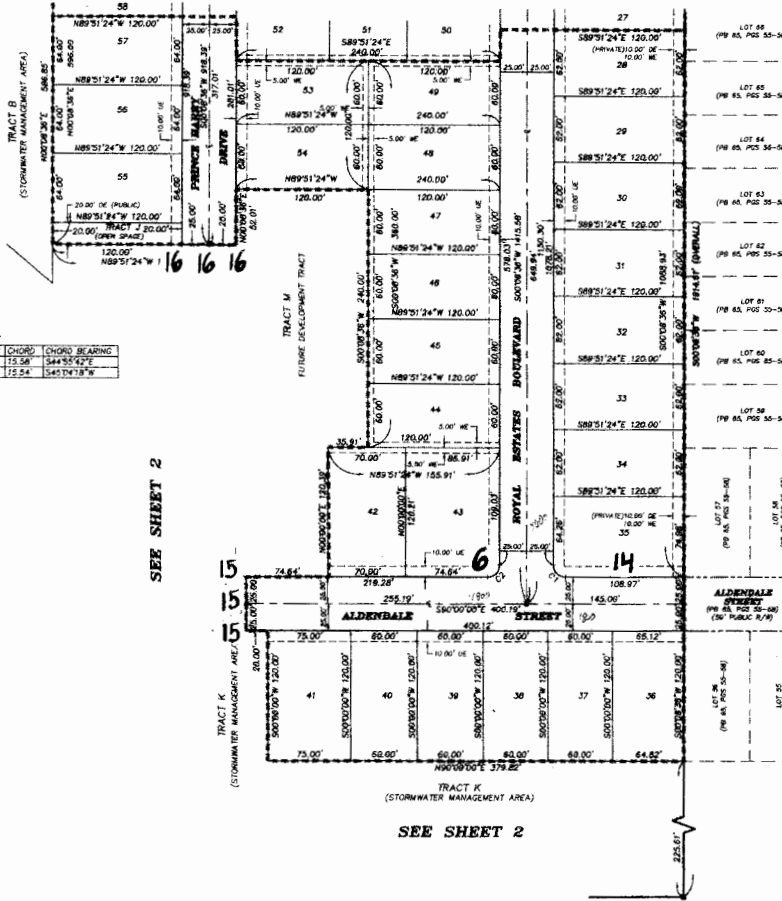
PLAT BOOK 81 PAGE 129

SEE SHEET 1 FOR NOTES

SEE SHEET 2

SEE SHEET 4

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	11.00'	80°01'25"	17.25'	12.54'
C2	11.00'	80°01'25"	17.25'	12.54'



- LEGEND**
(FOR ALL SHEETS)
- GENERAL ANGLE
 - GRADE
 - ARC LENGTH
 - CHORD BEARING
 - CENTRING
 - CURVE NUMBER (SEE TABLE)
 - LINE NUMBER (SEE TABLE)
 - NUMBER
 - BOUNDARY
 - CONCRETE CORNER RECORD
 - CONCRETE MONUMENT
 - CITY ROAD
 - CONCRETE EASEMENT
 - CONCRETE AND UTILITY EASEMENT
 - FOUR
 - IRON ROD AND CAP
 - LICENSED BUSINESS
 - LICENSED SURVEYOR
 - MUNICIPAL SERVICE BENEFIT UNIT
 - MAIL AND BOX
 - NON-TANGENT
 - NON-RADIAL
 - NOT TO SCALE
 - OFFICIAL RECORD BOOK
 - POINT
 - POINT OF CURVATURE
 - POINT OF BEGINNING
 - POINT OF COMPOUND CURVATURE
 - PLANS REQUIRING
 - PRIVATE DRAINAGE EASEMENT
 - RAIL
 - POINT ON LINE
 - POINT OF REVERSE CURVATURE
 - POINT OF TANGENCY
 - ROAD
 - RIGHT-OF-WAY
 - SECTION 1, TOWNSHIP 24 SOUTH, RANGE 27 EAST
 - SETBACK
 - STREET
 - UTILITY EASEMENT
 - WALL EASEMENT
 - WALL AND LANDSCAPE EASEMENT
 - WALL EASEMENT
 - DESIGNER PERMANENT POSSESSION CONTROL POINT
 - SETBACK AND BOX STAMPED (SEE PAGE)
 - PER CHAPTER 177, FLORIDA STATUTES
 - (UNLESS OTHERWISE NOTED)
 - DESIGNER PERMANENT POSSESSION MONUMENT
 - SETBACK CONCRETE MONUMENT ALONG FENCE
 - PER CHAPTER 177, FLORIDA STATUTES
 - (UNLESS OTHERWISE NOTED)
 - SHEET MATCH LINE

SEE SHEET 2

SEE SHEET 2

PREPARED BY: **DONALD W. MCINTOSH ASSOCIATES, INC.**
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 944-4088
CERTIFICATE OF REGISTRATION NUMBER 1216

NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL VERSION OF THE SUBDIVISION. ANY REVISIONS, CORRECTIONS, OR AMENDMENTS TO THIS PLAT SHALL BE MADE BY A SUPPLEMENTAL PLAT, AND NO CORRECTIONS WILL BE SUPPLIED BY ANY OTHER MEANS OR BY ANY OTHER FORM OF THE PLAT. THERE MAY BE ADDITIONAL REVISIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



PUBLIC WORKS DEPARTMENT ■ DEVELOPMENT ENGINEERING DIVISION

DIANA M. ALMODOVAR, P.E., *Manager*

4200 South John Young Parkway ■ Orlando, Florida 32839-9205

407-836-7974 ■ Fax 407-836-8003

e-mail: diana.almodovar@ocfl.net

July 8, 2014

ORANGE COUNTY

JUL 10 2014

TRAFFIC ENGINEERING

Mr. Mark Evans
Pulte Home Corporation, Inc.
4901 Vineland Road, Suite 500
Orlando, Florida 32811

**Subject: Issuance of Certificate of Completion
Royal Estates PD Parcel 2 Phase 1 (aka Royal Legacy Estates)**

Dear Mr. Evans:

This letter verifies that on June 23, 2014 the County Engineer issued a Certificate of Completion for the construction of Royal Estates PD Parcel 2 Phase 1 (aka Royal Legacy Estates), Plat Book 81, Pages 125-129, Orange County Records.

Please be advised that this certificate does not relieve the developer of responsibility for the materials, workmanship, structural integrity, functioning, and maintenance of the required public improvements during the one (1) year period following issuance of the Certificate of Completion, or at the time the County Engineer issues the Approval for Maintenance.

Sincerely,

A handwritten signature in black ink that reads "Joseph C. Kunkel".

Joseph C. Kunkel, P.E.

JCK/sa

Enclosure

cc: Robert Dudas, Utilities Distribution Section Manager
Jorge Reyes, Utilities Supervisor, Field Services Division
Brian Matejcek, Project Manager, Field Services Division
Brad Bell, Chief Utilities Inspector, Utilities Engineering Division
County Surveyor, Survey Section, Public Works Engineering Division
/ Arthur Woods, Traffic Engineering Division
Maricela Torres, Roads and Drainage Division
David Gionet, Roads and Drainage Division (As-Built)
Mirian Haughee, Stormwater Management Division
Engineer of Record
SJR/SF Water Management District

CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT THE FACILITIES CONSTRUCTED BY:

DEVELOPER: Pulte Home Corporation, Inc.

ADDRESS: c/o Mark Evans, 4901 Vineland Road, Suite 500, Orlando, FL 32811

IN THE DEVELOPMENT OF: Royal Estates PD Parcel 2 Phase 1(aka Royal Legacy Estates)

PROJECT NUMBER: 12-S-107

S-T-R 01-24-27

AS RECORDED IN PLAT BOOK 81, PAGES 125-129, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: JEM Equipment Corporation

FACILITIES AND IMPROVEMENTS COMPLETE

REQUIRED DOCUMENTS

<u>YES</u>	<u>NOT REQUIRED</u>		<u>YES</u>	<u>NOT REQUIRED</u>	
X		STREETS	X		ENGINEER CERTIFICATION
X		DRAINAGE FACILITIES	X		SURVERYOR CERTIFICATION
X		WATER SYSTEM	X		LETTER OF CREDIT
X		SANITARY SYSTEM		X	CASH GUARANTEE
X		RECLAIMED WATER SYSTEM	X		"AS-BUILT" DRAWINGS
X		EXTERNAL SIDEWALKS		X	APPROVAL OF AUDIO-OVERRIDE DEVICE
X		SCREENING	X		RETENTION POND MAINTENANCE GUARANTEE
X		ELECTRICAL SERVICE		X	UNDERDRAIN CERTIFICATION AND PERFORMANCE GUARANTEE
	X	UNDERDRAINS	X		CERTIFIED UTILITY COST AND "BILL OF SALE"
	X	ENVIRONMENTAL SWALES	X		PAYMENT FOR STREET AND TRAFFIC SIGNS
			X		VALUE OF TRANSFERRED PROPERTY FORM

ROADWAY CATEGORY

New Construction

Lane Miles

Roadway Type

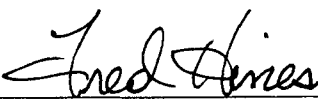

- Arterial
- Collector
- Subdivision (local)
- Alternative Surface

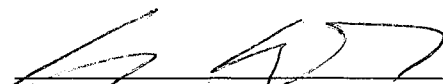

- Single lane miles
- Single lane miles
- 1.69 Single lane miles
- Single lane miles

- Private
- Private
- Private
- Private

- Public
- Public
- Public
- Public

1.69 TOTAL LANE MILES


 SENIOR INSPECTOR

 MANAGER, DEVELOPMENT ENGINEERING


 CHIEF ENGINEER

 COUNTY ENGINEER, PUBLIC WORKS

Yields ~~3600~~
 ONB W/47 = TC shown
 Final Cost 12-8-107

Royal Estates 12-8-107

Fred Hines

f. Payment for street and traffic signs:

No Parking	<u> </u>	(\$ 80.00 ea.) = \$	<u> </u> 0.18
6" Street Signs	<u> </u>	(\$80.00 ea.) = \$	<u> </u> 0.18
Stop Signs	<u> </u>	(\$ 105.00 ea.) = \$	<u> </u> 0.18
Yield 36x36x36	<u> 3 </u>	(\$105.00 ea.) = \$	<u> 315.00 </u>
No Outlet	<u> </u>	(\$ 105.00 ea.) = \$	<u> </u> 0.18
Speed Limit	<u> 3 </u>	(\$ 98.00 ea.) = \$	<u> 294.00 </u>
Keep Right 24x30	<u> </u>	(\$ 87.00 ea.) = \$	<u> </u> 0.18
Dead End 30x30	<u> </u>	(\$ 105.00 ea.) = \$	<u> </u> 0.18
Dead End Assembly	<u> 6 </u>	(\$ 77.00 ea.) = \$	<u> 462.00 </u>
One Way Sign	<u> 3 </u>	(\$ 78.00 ea.) = \$	<u> 234.00 </u>
9" Stop/Street	<u> 2 </u>	(\$ 221.00 ea.) = \$	<u> 442.00 </u>
6" Stop/Street	<u> 10 </u>	(\$ 153.00 ea.) = \$	<u> 1530.00 </u>

TOTAL = \$ 3277.00

Check is to be made payable to the Orange County Board of County Commissioners.

- g. A certified utility cost and "Bill of Sale" for utilities to be owned by Orange County. For water and/or wastewater systems that will not be owned by Orange County the Developer must submit completion documentation from utility company or F.D.E.P.'s clearance for use.
- h. Retention pond maintenance guarantee (see F24 of Development Engineering Division supplement to subdivision regulations).
- i. Underdrain certification by geotechnical engineer in accordance with Section 34-266 of the Orange County Code.
- j. Certification that electric service has been installed or proof of payment for the cost of installation from the power company.
- k. Installation of entryway gate box labeled "Orange County" in accordance with Section 34-290 of the Orange County Code.
- l. Copy of fire/rescue approval of audio-override device.
- m. Subdivisions being developed on individual wastewater disposal systems and requiring filling of lots for septic tank use in excess of 0.5 feet shall submit a surveyor's certification that all lots have been filled to rough grade.