



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 27 2015 NP/KH

December 10, 2014

TO: Mayor Teresa Jacobs
and Board of County Commissioners

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

A handwritten signature in black ink, appearing to be "MVM", written over the name Mark V. Massaro.

CONTACT PERSON: Ruby Dempsey Rozier, Manager
Traffic Engineering

Handwritten initials "RDR" in black ink, written next to the name Ruby Dempsey Rozier.

PHONE NUMBER: (407) 836-7890

SUBJ: Installation of Traffic Control Devices in Lake Hugh Estates (aka Braemar Phase 3)

Our staff recommends that the following traffic control devices be installed in Lake Hugh Estates (aka Braemar Phase 3).

Install "STOP" signs on:
Lake Hugh Cove Court at Lake Hugh Drive

Action Requested: Approval of Traffic Control Devices installations in Lake Hugh Estates (aka Braemar Phase 3). District 1.

MVM/RDR/AHW/ns

Attachments

BRAEMAR PHASE 3

REPLATING THE NORTH ½ OF THE SOUTHWEST ¼ OF BLOCK D, MAP OF GOTHA, PLAT BOOK A, PAGE 39, ALL BEING IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ALSO KNOWN AS THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA SECTION 33, TOWNSHIP 22 SOUTH, RANGE 28 EAST ORANGE COUNTY FLORIDA DISTRICT # 1

STOP/STREET

<u>(1)</u>	(FtE)	on Lake Hugh Cove Court	9500
		at Lake Hugh Drive	9300

ahw/

11/10/14



PUBLIC WORKS DEPARTMENT
JOSEPH C. KUNKEL, P. E., *Deputy Director*
4200 South John Young Parkway ■ Orlando, Florida 32839-9205
407-836-7972 ■ Fax 407-836-7766
e-mail: Joe.Kunkel@ocfl.net

ORANGE COUNTY

OCT 9 2014

TRAFFIC ENGINEERING

October 7, 2014

Mr. Chris Tyree
Taylor Morrison of Florida, Inc.
151 Southhall Lane, Suite 200
Maitland, Florida 32751

Subject: **Issuance of Certificate of Completion
Lake Hugh Estates (aka Braemar Phase 3)**

Dear Mr. Tyree:

This letter verifies that on September 25, 2014 the County Engineer issued a Certificate of Completion for the construction of Lake Hugh Estates (aka Braemar Phase 3), Plat Book 82, Pages 95-96 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,


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: Taylor Morrison of Florida, Inc.

ADDRESS: c/o of Chris Tyree, 151 Southhall Lane, Suite 200, Maitland, FL 32751

IN THE DEVELOPMENT OF: Lake Hugh Estates (aka Braemar Phase 3)

PROJECT NUMBER: 13-S-029

S-T-R 33-22-28

AS RECORDED IN PLAT BOOK 82, PAGES 95-96, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: Blue Ox

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		SURVEYOR 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
- 0.13 Single lane miles
- Single lane miles

- Private
- Private
- Private
- Private

- Public
- Public
- Public
- Public

0.13 TOTAL LANE MILES

Fred Hines

SENIOR INSPECTOR

Jiana M. Alondra

MANAGER, DEVELOPMENT ENGINEERING

[Signature]

CHIEF ENGINEER

[Signature]

COUNTY ENGINEER, PUBLIC WORKS

BRAEMAR PHASE 3

SHEET 1 OF 2

82

95

REPLACING THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF BLOCK D, MAP OF COUMA, PLAT BOOK A, PAGE 38, ALL BEING IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO KNOWN AS THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

SECTION 33, TOWNSHIP 22 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA

DESCRIPTION:

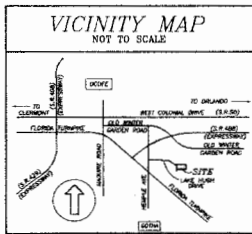
THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF BLOCK D, ACCORDING TO THE MAP OF COUMA RECORDED IN PLAT BOOK A, PAGE 38, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO KNOWN AS THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER (1/4) CORNER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, THENCE SOUTH 00°00'31" EAST, ALONG THE EAST LINE OF BRAEMAR, AS RECORDED IN PLAT BOOK 87, PAGES 21 AND 22, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID LINE ALSO BEING THE WEST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF BLOCK D, MAP OF COUMA, AND THE WEST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 33, A DISTANCE OF 870.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°57'33" EAST, ALONG THE NORTH LINE OF THE NORTH HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID BLOCK D AND THE NORTH LINE OF THE NORTH HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 33, 181.34 FEET; THENCE S 89°57'33" W, ALONG THE EAST LINE OF THE NORTH HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID BLOCK D AND THE EAST LINE OF THE NORTH HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 33, 333.33 FEET; THENCE S 89°57'33" W, ALONG THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 33, 333.33 FEET; THENCE N 89°57'33" W, ALONG THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 33, 880.89 FEET; THENCE N 89°57'33" W, ALONG THE WEST LINE OF BRAEMAR, THE WEST LINE OF THE NORTH HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID BLOCK D AND THE WEST LINE OF THE NORTH HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 33, 333.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.09 ACRES MORE OR LESS

NOTES:

- Denotes a Permanent Reference Monument (PRM). Set a 4-inch by 4-inch Concrete Monument with a disk stamped PRM - LS 474 (unless otherwise noted).
- Denotes a Permanent Reference Monument (PRM). Set a 4-inch by 4-inch Concrete Monument with a disk stamped PRM - LS 474 (unless otherwise noted).
- Denotes a Permanent Control Point (P.C.P.). Set nail and disk stamped L.S. 4774 (unless otherwise noted).
- Denotes a Point of Beginning (P.O.B.) as recorded in Plat Book 87, Pages 21 and 22, being S 00°00'31" E (not bearing).
- Legend**
 - B.S. denotes Bore Bearing
 - E. denotes Elevation
 - C.M. denotes Concrete Monument
 - R.L.S. denotes Registered Land Surveyor
 - M.P. denotes Metal Pin
 - P.B. denotes Plat Book
 - P.C. denotes Point of Curvature
 - P.C.S. denotes Curve Station
 - P.I. denotes Point of Intersection
 - INT. denotes Intersection
 - P.O.B. denotes Point of Beginning
 - P.O.C. denotes Point of Commencement
 - P.O.R. denotes Point of Reverse Curve
 - P.P.M. denotes Permanent Reference Monument
 - P.T. denotes Point of Tangency
 - R.P. denotes Radius Point
 - R.W. denotes right-of-way
 - W.P. denotes Witness Point
- All lines adjacent to curves are radial unless denoted (NR) non-radial.
- In accordance with Chapter 177.081, Florida Statutes, Board of Professional Land Surveyors Laws and Rules, all plotted utility easements shown on this plat shall be easements for the construction, installation, maintenance and operation of cable television service; provided, however, no such construction, installation, maintenance and operation of cable television service shall interfere with facilities and services of an electric, telephone, gas or other public utility.
- The property shown herein represents the lands included in the Lake Hugh Estuary Preliminary Subdivision Plan Subsequent Change as approved by the Orange County Board of County Commissioners on April 24, 2012.
- The Private Drainage Easements indicated herein are dedicated to Braemar/Couma Homeowners Association, Inc. The Public Drainage Easement indicated herein is dedicated to Orange County. All Drainage Easements shown herein shall be maintained in accordance with that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions For Braemar/Couma Homeowners Association, Inc. recorded December 16, 2012, in Official Records Book 15461, Page 8829 et seq. of the Public Records of Orange County, Florida, as subsequently amended (the "Declaration").
- Tract "A" (Retention Pond) as shown herein is hereby dedicated to Orange County.



ORNDORFER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
3400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3332 - Fax (407) 658-1438

NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS RECORDED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL INSTRUCTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

ADOPTION AND DEDICATION

This is to certify that Taylor Morrison of Florida, Inc., a Florida corporation, being the name in fee simple of the lands described in the foregoing caption to this Plat, hereby dedicates to Orange County and the State of Florida the easements herein expressed and dedicates the Street, Public Drainage Easement, Utility Easements and Tract "A" (Retention Pond) to the perpetual use of the Public.

In witness whereof, Taylor Morrison of Florida, Inc. has caused this plat and dedicating to be executed by the officer, whose name is below this _____ day of _____, 2014. A.D. 2014.

Taylor Morrison of Florida, Inc.
A Florida Corporation

By: _____
Gregory U. Clark, Vice President

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

STATE FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2014 by _____ Secretary U. Clark, Vice President of Taylor Morrison of Florida, Inc., a Florida Corporation, on behalf of the corporation, who is personally known to me.

Notary Public, State of Florida
Type or print name: _____
My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and engineer, does hereby certify that he completed the survey of the lands therein described and plotted thereon a plat was prepared under my responsible direction and supervision that this plat complies with all of the laws and requirements of Chapter 177, Florida Statutes, and said land is located in Orange County, Florida.

Signature: _____ Date: _____
Thomas F. Orndorfer, Registered Professional Surveyor
ORNDORFER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
3400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
CERTIFICATE OF AUTHORIZATION No. 4538

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

EXAMINED AND APPROVED: _____ Date: 7-8-14
Zoning Director

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED AND APPROVED: _____ Date: 7-3-14
County Engineer

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify, that on _____, 2014, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

By: _____
Attest: _____
Secretary

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

Reviewed for conformity to Chapter 177, Florida Statutes.
Date: 7/3/14
County Surveyor's Signature

CERTIFICATE OF COUNTY COMPTROLLER

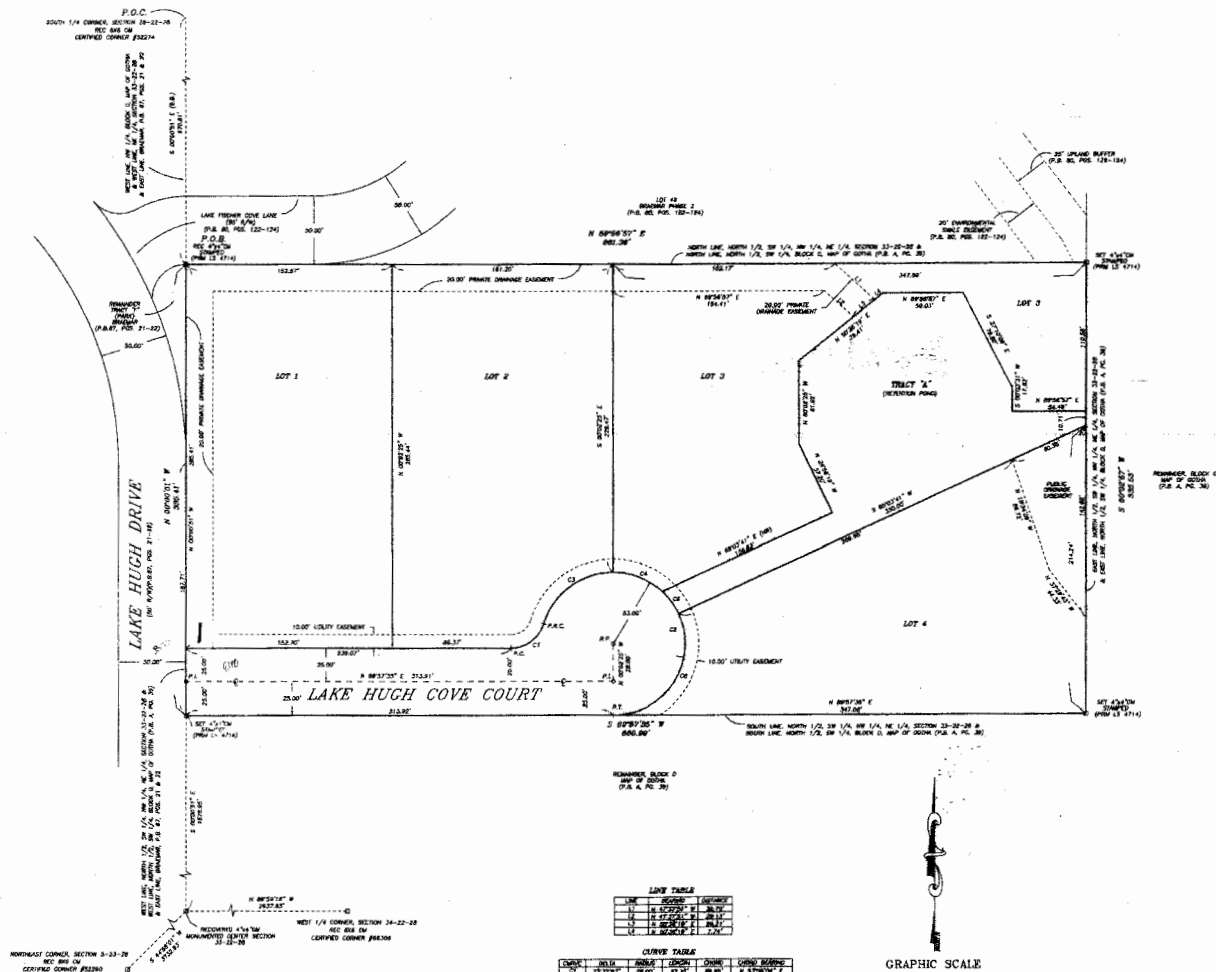
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records.

on 7/9/14 as File No. 2014032700

County Comptroller in and for Orange County, Florida
By: _____

BRAEMAR PHASE 3

REPLACING THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF BLOCK D, MAP OF GORNA, PLAT BOOK A, PAGE 39, ALL BEARS IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ALSO KNOWN AS THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 38 EAST, ORANGE COUNTY, FLORIDA.
SECTION 33, TOWNSHIP 28 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

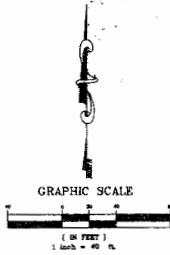


LINE TABLE

LINE	BEARING	DISTANCE
1	N 0°00'00\"	100.00
2	S 90°00'00\"	100.00
3	N 0°00'00\"	100.00
4	S 90°00'00\"	100.00

CURVE TABLE

CURVE	BEARING	ANGLE	CHORD	CHORD BEARING
1	N 0°00'00\"	90°00'00\"	141.42	S 45°00'00\"
2	S 90°00'00\"	90°00'00\"	141.42	N 45°00'00\"
3	N 0°00'00\"	90°00'00\"	141.42	S 45°00'00\"
4	S 90°00'00\"	90°00'00\"	141.42	N 45°00'00\"



Prepared by
GAUBERTNER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
3400 EAST COLLEGE DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-5327 - Fax (407) 858-1436