




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

February 20, 2015

APR 07 2015 KH/NS

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 and "No Parking" signs in
Summerlake Groves

Our staff recommends that the following traffic control devices be installed in Summerlake Groves.

Install "STOP" signs on:

- Murcott Blossom Boulevard at Summerlake Groves Street
- Murcott Harvest Loop at Murcott Blossom Boulevard
- Navel Orange Lane at Murcott Harvest Loop
- Navel Orange Lane at Murcott Blossom Boulevard
- Valencia Blossom Way at Murcott Blossom Boulevard
- Valencia Blossom Way at Murcott Harvest Loop
- Sweet Orange Avenue at Murcott Harvest Loop
- Sweet Orange Avenue at Murcott Blossom Boulevard
- Sweet Orange Avenue at Murcott Blossom Boulevard
- Murcott Harvest Loop at Murcott Blossom Boulevard
- Phil Ritson Way at Summerlake Groves Street

The Fire Marshal recommends that the following "No Parking" signs be installed in Summerlake Groves.

Install "NO PARKING" signs on:

- Murcott Blossom Boulevard
- Murcott Harvest Loop
- Navel Orange Lane
- Valencia Blossom Way

Action Requested: Approval of Traffic Control Devices and "No Parking" sign
installations in Summerlake Groves. District 1.

MVM/RDR/AHW/ns

Attachments

SUMMERLAKE GROVES
A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA
DISTRICT # 1

STOP/STREET

(1)	(Ft E)	on Murcott Blossom Boulevard (9inch) at Summerlake Groves Street (9inch)	00 00
(2)	(Ft N)	on Murcott Harvest Loop at Murcott Blossom Boulevard	00 00
(3)	(Ft S)	on Navel Orange Lane at Murcott Harvest Loop	00 00
(4)	(Ft N)	on Navel Orange Lane at Murcott Blossom Boulevard	00 00
(5)	(Ft N)	on Valencia Blossom Way at Murcott Blossom Boulevard	00 00
(6)	(Ft S)	on Valencia Blossom Way at Murcott Harvest Loop	00 00
(7)	(Ft S)	on Sweet Orange Avenue at Murcott Harvest Loop	00 00
(8)	(Ft N)	on Sweet Orange Avenue (9inch) at Murcott Blossom Boulevard (9inch)	00 00
(9)	(Ft S)	on Sweet Orange Avenue (9inch) at Murcott Blossom Boulevard (9inch)	00 00
(10)	(Ft N)	on Murcott Harvest Loop at Murcott Blossom Boulevard	00 00
(11)	(Ft W)	on Phil Ritson Way (9inch) at Summerlake Groves Street (9inch)	00 00

SPEED LIMIT 30 MPH

(12)	(Ft W)	on Murcott Blossom Boulevard at Summerlake Groves Street
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SPEED LIMIT 25 MPH

(13)	(Ft N)	on Murcott Harvest Loop at Murcott Blossom Boulevard (W)
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- (14)** (Ft N) on Navel Orange Lane
at Murcott Blossom Boulevard
- (15)** (Ft N) on Valencia Blossom Way
at Murcott Blossom Boulevard
- (16)** (Ft N) on Sweet Orange Avenue
at Murcott Blossom Boulevard
- (17)** (Ft N) on Murcott Harvest Loop
at Murcott Blossom Boulevard (E)

END OF ROAD TREATMENT

- (18)** (FtS) on Summerlake Groves Street
at Murcott Blossom Boulevard
- (18)** (FtS) on Summerlake Groves Street
at Murcott Blossom Boulevard
- (18)** (FtS) on Summerlake Groves Street
at Murcott Blossom Boulevard
- (19)** (FtS) on Sweet Orange Avenue
at Murcott Blossom Boulevard
- (19)** (FtS) on Sweet Orange Avenue
at Murcott Blossom Boulevard
- (19)** (FtS) on Sweet Orange Avenue
at Murcott Blossom Boulevard
- (20)** (FtE) on Murcott Blossom Boulevard
at Murcott Harvest Loop
- (20)** (FtE) on Murcott Blossom Boulevard
at Murcott Harvest Loop
- (20)** (FtE) on Murcott Blossom Boulevard
at Murcott Harvest Loop

NO PARKING with arrows

- (21)** on Murcott Blossom Boulevard starting 90ft west of Murcott Harvest Loop extending east on the north side 970ft

(22)

on Murcott Harvest Loop from Murcott Blossom Boulevard extending north to the curve on the west side, and from the curve extending east to the curve on the north side and from the curve extending south on the east side to Murcott Blossom Boulevard

(23)

on Navel Orange Lane from Murcott Blossom Boulevard extending north on the west side to Murcott Harvest Loop

(24)

on Valencia Blossom Way from Murcott Blossom Boulevard extending north on the west side to Murcott Harvest Loop

ahw/

2/20/2015

SUMMERLAKE GROVES

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 1 OF 7

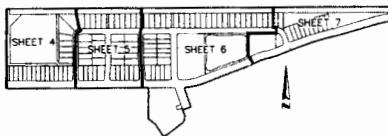
PLAT BOOK PAGE

LEGAL DESCRIPTION

A parcel of land lying in Section 33, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of aforesaid Section 33; thence run South 89°49'13" West along the North line of said Southeast 1/4 for a distance of 1746.45 feet to a point on the East line of a parcel of land described in Official Records Book 8167, Page 2155 of the Public Records of Orange County, Florida; and the POINT OF BEGINNING, thence departing said North line run South 00°04'00" West along said East line for a distance of 131.82 feet to a point on a non-tangent curve concave North-Southeasterly and having a radius of 920.06 feet, a chord bearing of South 77°30'35" West and a chord length of 129.41 feet; thence run Southwesterly along said curve through a central angle of 08°03'57" for an arc distance of 129.51 feet to a point of tangency; thence run South 73°24'26" West for a distance of 258.31 feet to a point of curvature of a curve concave Northwesterly and having a radius of 2500.00 feet, a chord bearing of South 70°02'14" West and a chord length of 142.97 feet; thence run Southwesterly along said curve through a central angle of 03°18'37" for an arc distance of 142.99 feet to a point of reverse curvature of a curve concave Southeastwesterly and having a radius of 2800.00 feet, a chord bearing of South 73°21'43" West and a chord length of 280.99 feet; thence run Southwesterly along said curve through a central angle of 08°03'00" for an arc distance of 290.16 feet to a point of tangency; thence run South 70°02'14" West for a distance of 247.28 feet to a point of curvature of a curve concave Northwesterly and having a radius of 4300.00 feet, a chord bearing of South 74°43'55" West and a chord length of 93.31 feet; thence run Southwesterly along said curve through a central angle of 08°13'22" for an arc distance of 93.41 feet to a point of reverse curvature of a curve concave Southeastwesterly and having a radius of 4300.00 feet, a chord bearing of South 70°02'14" West and a chord length of 140.30 feet; thence run Southwesterly along said curve through a central angle of 18°46'44" for an arc distance of 140.83 feet to a point of reverse curvature of a curve concave Northwesterly and having a radius of 570.00 feet, a chord bearing of South 62°32'33" West and a chord length of 83.33 feet; thence run Southwesterly along said curve through a central angle of 09°23'22" for an arc distance of 83.41 feet to a point of tangency; thence run South 70°02'14" West for a distance of 415.94 feet to a point of curvature of a curve concave Northwesterly and having a radius of 570.00 feet, a chord bearing of South 78°24'01" West and a chord length of 165.81 feet; thence run Southwesterly along said curve through a central angle of 18°43'34" for an arc distance of 166.40 feet; thence run South 03°02'08" East, non-radius with said curve, for a distance of 16.58 feet; thence run South 19°37'46" East, for a distance of 41.78 feet to a point of curvature of a curve concave Westwesterly and having a radius of 75.00 feet, a chord bearing of South 17°31'05" West and a chord length of 80.65 feet; thence run Southwesterly along said curve through a central angle of 74°21'52" for an arc distance of 97.34 feet to a point of tangency; thence run South 54°24'06" West for a distance of 175.34 feet to a point of curvature of a curve concave Northwesterly and having a radius of 25.00 feet, a chord bearing of North 79°41'21" West and a chord length of 35.91 feet; thence run Westwesterly along said curve through a central angle of 91°48'55" for an arc distance of 40.06 feet to a point of tangency; thence run North 35°47'00" West for a distance of 91.78 feet to a point of curvature of a curve concave Southeastwesterly and having a radius of 175.00 feet, a chord bearing of North 49°46'56" West and a chord length of 96.47 feet; thence run Northwesterly along said curve through a central angle of 31°53'56" for an arc distance of 97.74 feet to a point on a non-tangent line; thence run North 00°04'47" West for a distance of 280.83 feet; thence run South 89°49'13" West for a distance of 1297.00 feet to a point on the Eastern line of a 3000-foot wide right-of-way per Deed Book 297, Page 337 of the Public Records of Orange County, Florida; thence run North 00°13'49" East along said Eastern line for a distance of 720.02 feet to a point on the East / West centerline of aforesaid Section 33, also being the Northern line of a 3000-foot wide Florida Power Corporation Easement per Official Records Book 1884, Page 76 of said Public Records of Orange County, Florida; thence departing said Eastern line run North 89°49'13" East along said Northern line for a distance of 3311.05 feet to aforesaid POINT OF BEGINNING.

Contains 4.77 acres more or less.

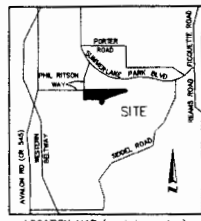


KEY MAP (not to scale)

SHEET INDEX
SHEET 1 of 7 - legal description & dedication
SHEET 2 of 7 - Surveyor's notes & legend
SHEET 3 of 7 - boundary information
SHEETS 4 thru 7 of 7 - geometry



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 884-5355



LOCATION MAP (not to scale)

I, **WITNESS WHEREOF**, the undersigned, Summerlake Groves Community Association, Inc., a Florida Corporation, has caused these presents to be executed and acknowledged by its undersigned Diana Cabrera, thenceunto duly authorized on this ___ day of ___ 2014.

Signature of Witness _____
By _____
Printed Name of Witness _____
Signature of Witness _____
Printed Name of Witness _____
STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me personally appeared Diana Cabrera, as President of SUMMERLAKE GROVES COMMUNITY ASSOCIATION, INC., a Florida Corporation, who is () personally known to me or () produced _____ as identification, and did/did not take on oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thenceunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this ___ day of ___ 2014.
Signature of Notary Public _____
Printed Name of Notary Public _____
Notary Public in and for the county and state of Florida
My Commission Expires: _____
Commission Number: _____

The property shown hereon represents a portion of the lands included in the Village F Master P.D., Parcel N-24, and a portion of Parcels N-23A, N-23B, N-25A, N-25B & N-26A Preliminary Subdivision Plan (Case # PSP-13-01-012) as approved by the Orange County Board of County Commissioners on December 3, 2013.

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

I, **WITNESS WHEREOF**, the undersigned, SSP I, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned John L. Webb, thenceunto duly authorized on this ___ day of ___ 2014.

Signature of Witness _____
By _____
Printed Name of Witness _____
Signature of Witness _____
Printed Name of Witness _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me personally appeared John L. Webb, as Managing Member, of SSP I, LLC, a Florida limited liability company, who is () personally known to me or () produced _____ as identification, and did/did not take on oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thenceunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this ___ day of ___ 2014.
Signature of Notary Public _____
Printed Name of Notary Public _____
Notary Public in and for the county and state of Florida
My Commission Expires: _____
Commission Number: _____

I, **WITNESS WHEREOF**, the undersigned, K. Honaman at the Highlands at Summerlake Groves, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned Daniel Kisher, thenceunto duly authorized on this ___ day of ___ 2014.

Signature of Witness _____
By _____
Printed Name of Witness _____
Signature of Witness _____
Printed Name of Witness _____
STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me personally appeared Daniel Kisher, as Director, Land Acquisition of K. Honaman at the Highlands at Summerlake Groves, LLC, a Florida limited liability company, who is () personally known to me or () produced _____ as identification, and did/did not take on oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thenceunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this ___ day of ___ 2014.
Signature of Notary Public _____
Printed Name of Notary Public _____
Notary Public in and for the county and state of Florida
My Commission Expires: _____
Commission Number: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____ I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and plotted; that said plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and that said plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

By _____ Date: _____
James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
15 East Piquet Street,
Winter Garden, Florida 34787

SUMMERLAKE GROVES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that SSP I, LLC, a Florida limited liability company, K. Honaman at the Highlands at Summerlake Groves, LLC, a Florida limited liability company, M/J Homes of Orlando, LLC, a Florida limited liability company, and Summerlake Groves Community Association, Inc., a Florida Corporation being the owners collectively in fee simple of all of the lands described in the foregoing section to this plat, hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate Tract P-1 (Additional Right-of-Way Tract), Tracts SW-1 and SW-2 (Stormwater Tracts), the streets, drainage easements, and utility easements to the perpetual use of the public.

Tract L5-1 (R/R Station Tract) is hereby dedicated in fee simple to Orange County without any restriction whatsoever. County ownership of this Tract and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Orange County. 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.

I, **WITNESS WHEREOF**, the undersigned, M/J Homes of Orlando, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned P. Brian Darymple, thenceunto duly authorized on this ___ day of ___ 2014.

Signature of Witness _____
By _____
Printed Name of Witness _____
Signature of Witness _____
Printed Name of Witness _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me personally appeared P. Brian Darymple, as Vice President, of M/J Homes of Orlando, LLC, a Florida limited liability company, who is () personally known to me or () produced _____ as identification, and did/did not take on oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thenceunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this ___ day of ___ 2014.
Signature of Notary Public _____
Printed Name of Notary Public _____
Notary Public in and for the county and state of Florida
My Commission Expires: _____
Commission Number: _____

CERTIFICATE OF APPROVAL

BY ZONING DIRECTOR

Examined and Approved _____
Zoning Director Date _____

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with chapter 177, Florida Statutes.
County Surveyor's signature _____ Date _____

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 Orange County, Florida.

Orange County
Attest: _____
Date of the Board
By _____

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved _____
County Engineer Date _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____
County Comptroller in and for Orange County, Florida
By _____

SUMMERLAKE GROVES

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 2 OF 7

PLAT BOOK _____ PAGE _____

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East / West meridian of Section 33, Township 23 South, Range 27 East being an assumed bearing of South 89°49'13" West for angular destination only.
2. All lot lines are road, unless otherwise noted non-road (N.R.).
3. All plotted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data 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 damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those projects 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.
4. Tract P-1 (Park Tract) shall be owned and maintained by the Summerlake Groves Community Association, Inc. (the Master Association).
5. Tracts P-2, P-3 and P-4 (Park Tracts) shall be owned and maintained by the Endow at Summerlake Groves Community Association Inc. (the Association).
6. Tract OS-1 (Open Space Tract) shall be owned and maintained by the Association.
7. Tracts LA-1, LA-2 and LA-3, (Landscape/Walk Tracts) shall be owned and maintained by the Master Association.
8. Tracts FD-1 and FD-2, (Future Development Tracts) shall be owned and maintained by M/J Homes of Orlando, LLC.
9. Tracts SW-1 and SW-2 (Orange County, Florida Stormwater Tracts) shall be subject to an Agreement permitting the Master Association to maintain said Tracts for aesthetic purposes.
10. Tract LS-1 (LIFT Station Tract) shall be owned and maintained by Orange County, Florida.
11. The Private Access and Drainage Easements (P.A.D.E.) and Private Access Easements (P.A.E.) as depicted are reserved for the exclusive use and benefit of the following entities and for the following purposes: (i) the Association for the purpose of exercising all powers and responsibilities delegated to the Association pursuant to the Community Declaration for Endow at Summerlake Groves (the Declaration); (ii) the Owners of the Lots within the Property for purposes of access to and from public streets and lots lying adjacent to such P.A.D.E. and P.A.E. and (iii) Orange County and its employees and agents solely for the purpose of performing municipal and government functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and Owners thereof or residents thereon, as well as such Owner's guests and invitees, including but not limited to, police, fire and emergency medical services. Any access improvements and appurtenances and related facilities constructed within the area of the aforementioned P.A.D.E. and P.A.E. shall be maintained by the Association. All P.A.D.E. and P.A.E. are dedicated to and shall be maintained by the Association.
12. Tract RW-1 (Additional Right-of-Way Tract), Tract SW-1 (Stormwater) and Marcell Blossom Boulevard are Adequate Public Facility Tracts per Official Records Book 10333, Page 850 of the Public Records of Orange County, Florida.
13. Tract P-1 (Park Tract) and Tracts LA-1, LA-2, LA-3 (Landscape/Walk Tracts) are Common Areas as defined on the Community Declaration for Summerlake Groves (the Master Declaration) for the Master Association.
14. Tracts P-2, P-3 and P-4, (Park Tracts) and Tract OS-1 (Open Space Tract) are Common Areas as defined on the Declaration.

LEGEND:

OR	denotes Official Records Book	APF	denotes Adequate Public Facilities	N.R.	denotes non-radial
PC	denotes pipe	NT	denotes non tangent	⊙	denotes set 1/2" iron rod and/or nail & dia. P.S.M. # 6723 permanent control point
P.C.	denotes point of curvature	P.D.E.	denotes private drainage easement	■	denotes set of 4" concrete monument LB 6723 permanent reference monument
P.T.	denotes point of tangency	R	denotes radius	D.B.	denotes Deed Book
P.I.	denotes point of intersection	CH	denotes chord	LLC	denotes limited liability company
P.I.C.	denotes point of intersection	CB	denotes chord bearing	↔	denotes change in direction along right-of-way line
DE	denotes drainage easement	A	denotes interior angle	▨	denotes drainage easement
CR	denotes Certified Corner Record Number	L	denotes arc length		
R/W	denotes right-of-way	P.A.D.E.	denotes private access, drainage & utility easement		
LB	denotes licensed business	P.A.E.	denotes private access easement		
UE	denotes utility easement	RS	denotes registered land surveyor		
☐	denotes centerline				



SHEET INDEX

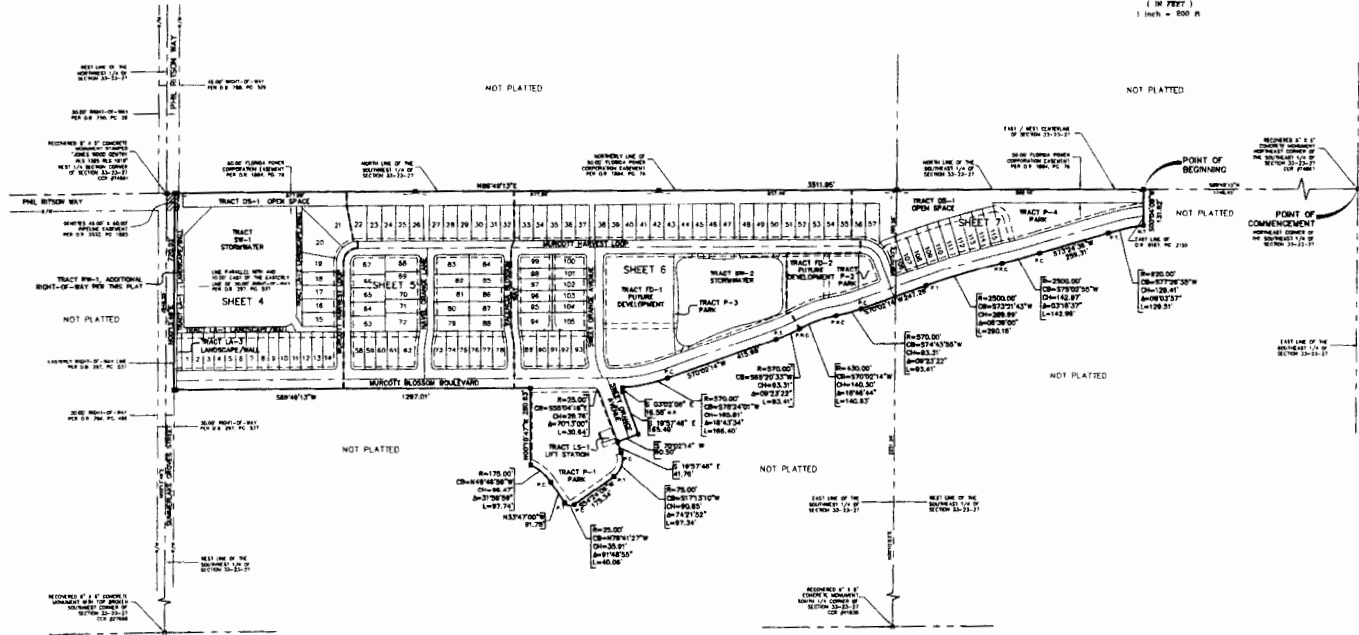
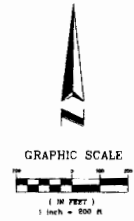
SHEET 1 of 7 - legal description & dedication
SHEET 2 of 7 - Surveyor's notes & legend
SHEET 3 of 7 - boundary information
SHEETS 4 thru 7 of 7 - geometry

SUMMERLAKE GROVES

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 3 OF 7

PLAT BOOK _____ PAGE _____



SHEET INDEX
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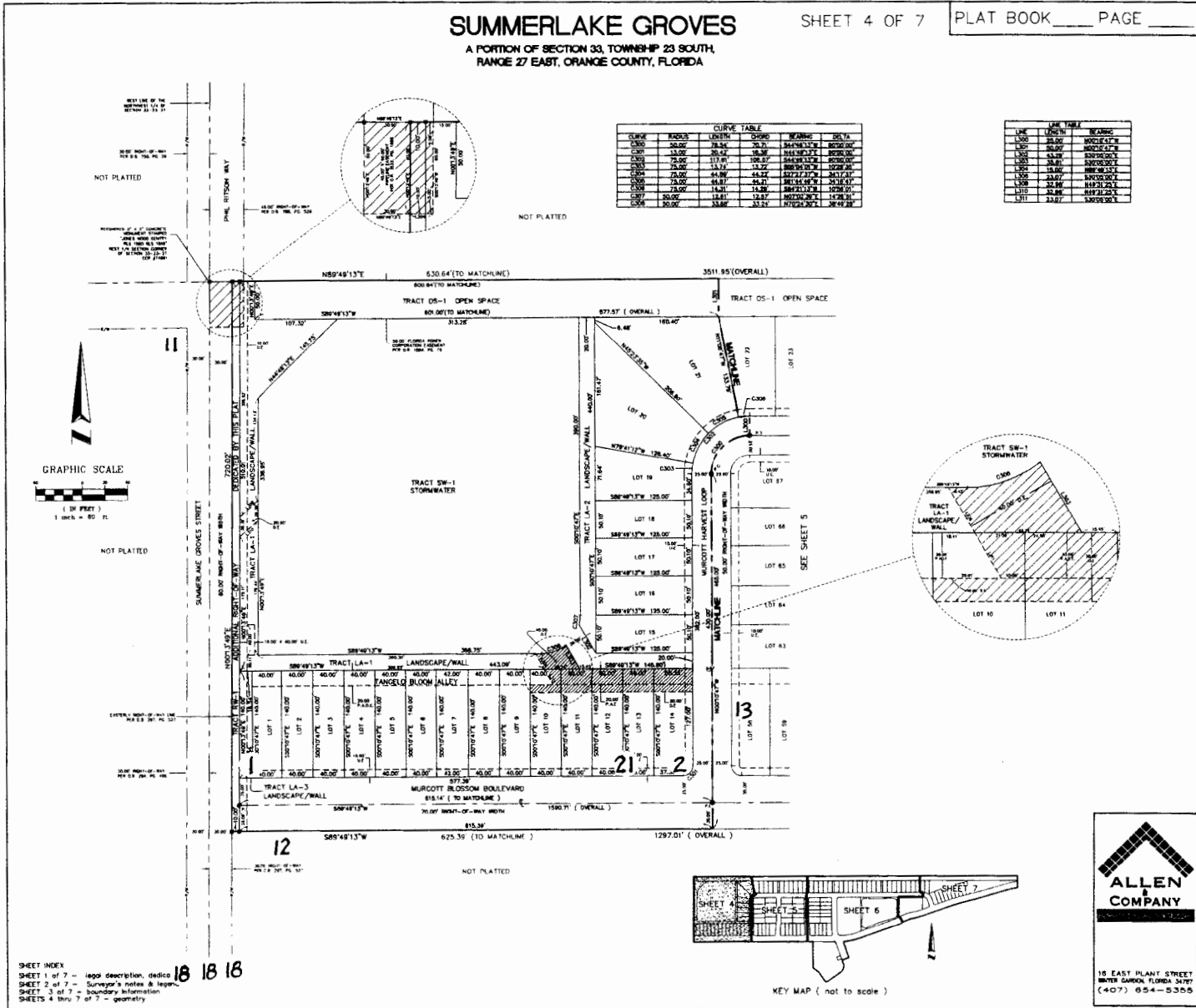
18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34783
(407) 654-5355

SUMMERLAKE GROVES

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA

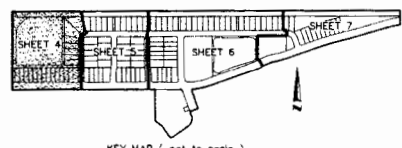
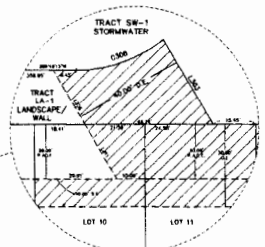
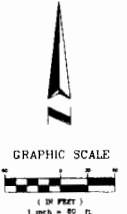
SHEET 4 OF 7

PLAT BOOK _____ PAGE _____



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C001	262.00'	78.44'	26.71'	S44°46'31"W	80°00'00"
C002	13.00'	16.47'	16.47'	S44°46'31"W	90°00'00"
C003	75.00'	117.67'	108.57'	S44°46'31"W	90°00'00"
C004	75.00'	44.96'	44.22'	S77°27'47"E	341°17'41"
C005	75.00'	44.96'	44.22'	S88°51'46"E	341°17'41"
C006	75.00'	14.81'	14.81'	S88°51'46"E	90°00'00"
C007	50.00'	13.81'	13.81'	S88°51'46"E	117°28'31"
C008	50.00'	13.81'	13.81'	N77°27'47"E	288°41'31"

LINE	LENGTH	BEARING
L001	26.00'	N00°00'00"E
L002	50.00'	N00°00'00"E
L003	50.00'	N00°00'00"E
L004	50.00'	N00°00'00"E
L005	50.00'	N00°00'00"E
L006	50.00'	N00°00'00"E
L007	50.00'	N00°00'00"E
L008	50.00'	N00°00'00"E
L009	50.00'	N00°00'00"E
L010	50.00'	N00°00'00"E
L011	50.00'	N00°00'00"E



ALLEN COMPANY

18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

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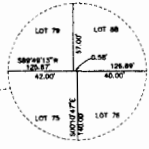
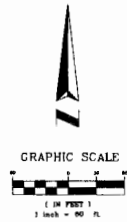
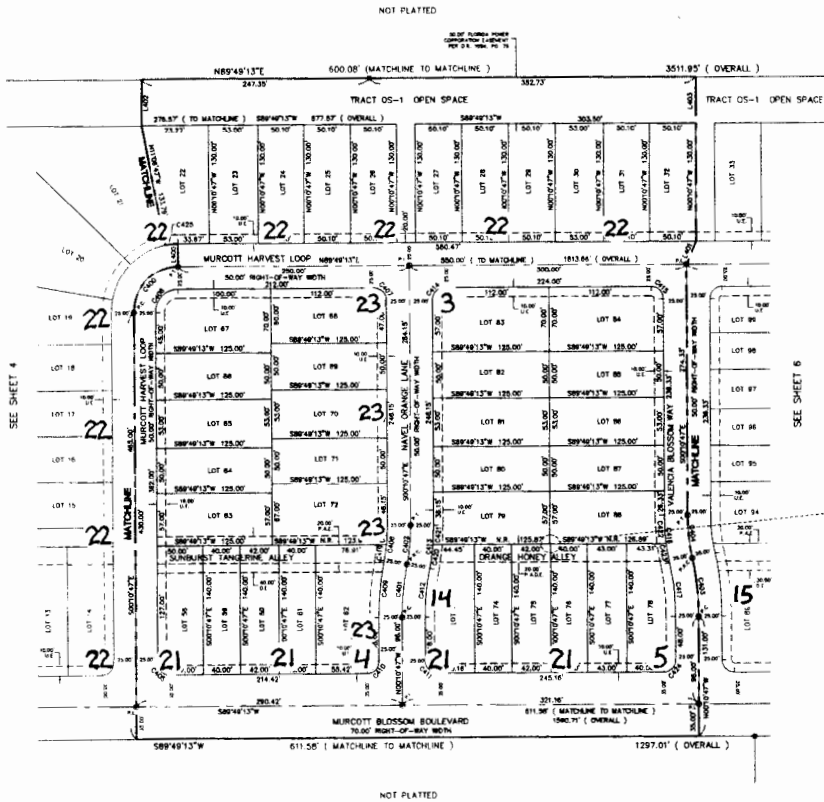
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A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA

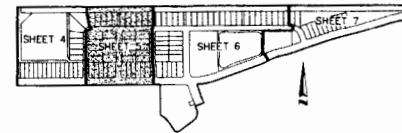
SHEET 5 OF 7

PLAT BOOK _____ PAGE _____

CURVE	RADIUS	CHORD	BEARING	DELTA
C000	50.00	78.24	70.71	844°58'17"W
C001	300.00	57.40	33.28	845°00'00"W
C002	225.00	43.00	43.88	805°18'08"W
C003	300.00	63.12	63.02	808°12'00"W
C004	225.00	47.26	47.26	808°12'00"W
C005	150.00	28.54	18.36	845°10'47"W
C006	225.00	38.77	38.71	844°00'15"W
C007	150.00	20.47	18.36	845°10'47"W
C008	225.00	38.77	38.71	808°12'00"W
C009	325.00	63.12	63.02	805°18'08"W
C010	150.00	28.54	18.36	845°10'47"W
C011	150.00	28.54	18.36	845°10'47"W
C012	225.00	43.00	43.88	805°18'08"W
C013	300.00	57.40	33.28	845°00'00"W
C014	150.00	28.54	18.36	844°00'15"W
C015	150.00	28.54	18.36	845°10'47"W
C016	225.00	43.00	43.88	805°18'08"W
C017	225.00	43.00	43.88	805°18'08"W
C018	225.00	43.00	43.88	805°18'08"W
C019	225.00	43.00	43.88	805°18'08"W
C020	225.00	43.00	43.88	805°18'08"W
C021	225.00	43.00	43.88	805°18'08"W
C022	225.00	43.00	43.88	805°18'08"W
C023	225.00	43.00	43.88	805°18'08"W
C024	150.00	28.54	18.36	844°00'15"W
C025	75.00	14.27	14.26	844°11'12"W



LINE	LENGTH	BEARING
L001	24.36	N00°12'47"W
L002	27.10	S82°23'56"E
L003	30.00	N00°12'47"W
L004	30.00	N00°12'47"W



KEY MAP (not to scale)

SHEET INDEX
 SHEET 1 of 7 - legal description, dedication,
 SHEET 2 of 7 - Surveyor's notes & legend
 SHEET 3 of 7 - boundary information
 SHEETS 4 thru 7 of 7 - geometry



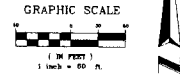
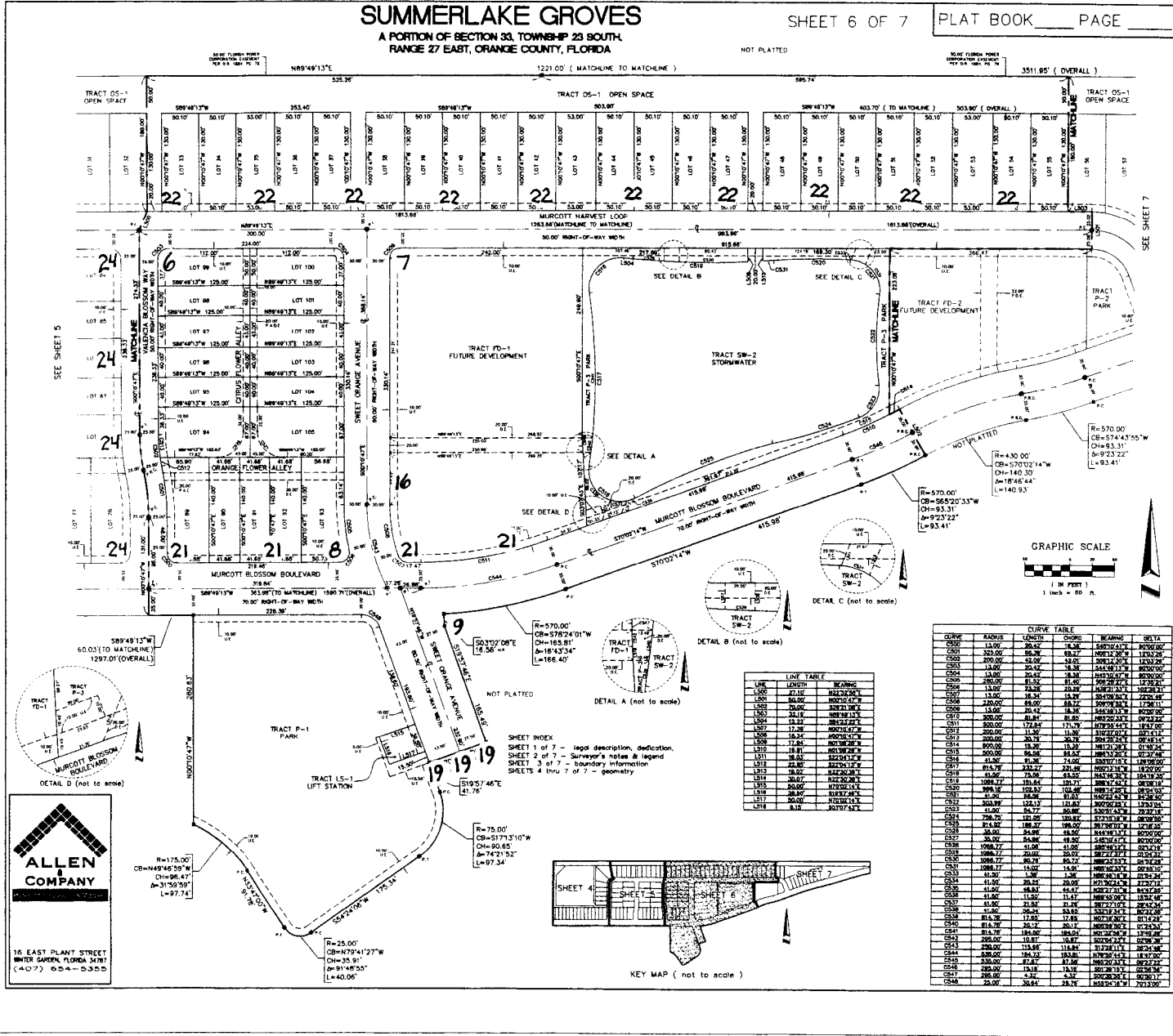
18 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355

SUMMERLAKE GROVES

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 6 OF 7

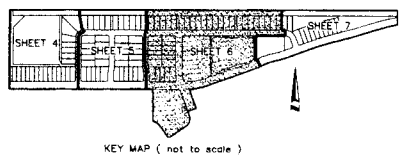
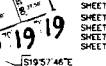
PLAT BOOK PAGE



LINE	LENGTH	BEARING
L200	27.02	S23°30'00"W
L201	50.00	N00°00'00"W
L202	20.00	S28°21'00"E
L203	32.18	S89°59'12"E
L204	13.24	S84°24'22"E
L205	17.88	N07°30'28"W
L206	18.81	N03°30'27"E
L207	22.82	S22°04'12"W
L208	18.00	S22°30'28"E
L209	20.00	N70°00'00"E
L210	30.00	N70°00'00"E
L211	30.00	N70°00'00"E
L212	30.00	N70°00'00"E
L213	30.00	N70°00'00"E
L214	30.00	N70°00'00"E
L215	30.00	N70°00'00"E
L216	30.00	N70°00'00"E
L217	30.00	N70°00'00"E
L218	30.00	N70°00'00"E
L219	30.00	N70°00'00"E
L220	30.00	N70°00'00"E

CURVE		RADIUS		CHORD		BEARING		DELTA	
C200	13.00	20.42	18.38	S49°24'41"W	129°00'00"				
C201	200.00	20.00	20.00	N00°00'00"W	180°00'00"				
C202	200.00	20.00	20.00	S00°00'00"W	180°00'00"				
C203	13.00	20.42	18.38	S41°48'11"W	120°00'00"				
C204	13.00	20.42	18.38	N03°00'00"W	180°00'00"				
C205	200.00	20.00	20.00	S00°00'00"W	180°00'00"				
C206	13.00	20.42	18.38	S49°24'41"W	120°00'00"				
C207	13.00	20.42	18.38	S00°00'00"W	180°00'00"				
C208	200.00	20.00	20.00	N00°00'00"W	180°00'00"				
C209	13.00	20.42	18.38	S00°00'00"W	180°00'00"				
C210	200.00	20.00	20.00	N00°00'00"W	180°00'00"				
C211	200.00	20.00	20.00	S00°00'00"W	180°00'00"				
C212	200.00	20.00	20.00	N00°00'00"W	180°00'00"				
C213	200.00	20.00	20.00	S00°00'00"W	180°00'00"				
C214	200.00	20.00	20.00	N00°00'00"W	180°00'00"				
C215	200.00	20.00	20.00	S00°00'00"W	180°00'00"				
C216	200.00	20.00	20.00	N00°00'00"W	180°00'00"				
C217	200.00	20.00	20.00	S00°00'00"W	180°00'00"				
C218	200.00	20.00	20.00	N00°00'00"W	180°00'00"				
C219	200.00	20.00	20.00	S00°00'00"W	180°00'00"				
C220	200.00	20.00	20.00	N00°00'00"W	180°00'00"				

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-0350



SHEET INDEX
SHEET 1 of 7 - legal description, dedication,
SHEET 2 of 7 - Surveyor's notes & legend
SHEET 3 of 7 - boundary information
SHEETS 4 thru 7 of 7 - geometry

NOT PLATTED

NOT PLATTED

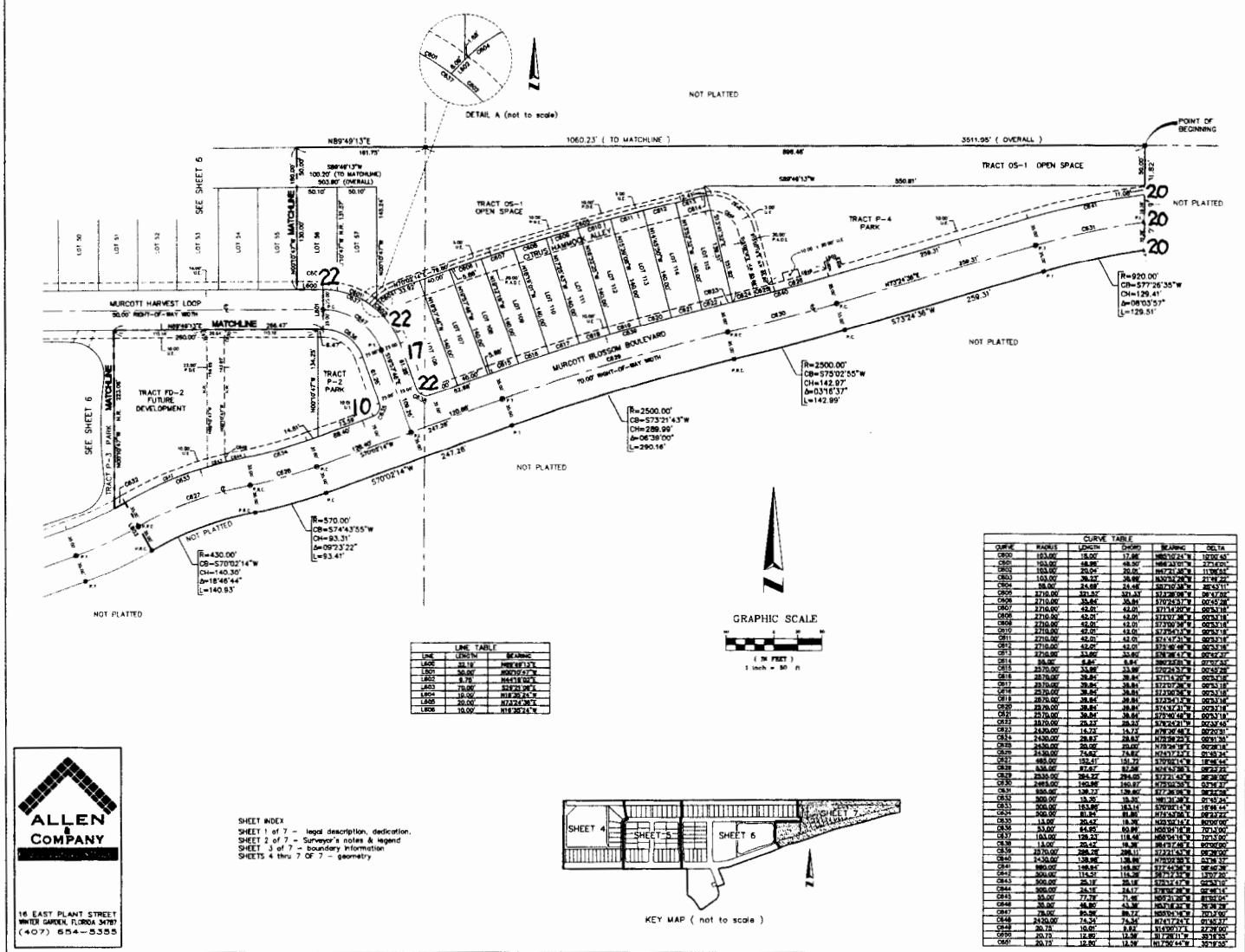
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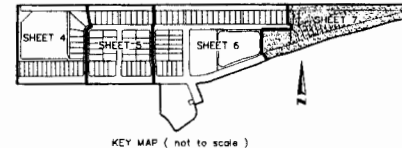
SUMMERLAKE GROVES

A PORTION OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA



CURVE	TABLE	LENGTH	CHORD	BEARING	DELTA
0800	153.00	15.00	17.46	N89°10'24"E	120°00'
0801	153.00	15.00	17.46	N89°10'24"E	120°00'
0802	153.00	15.00	17.46	N89°10'24"E	120°00'
0803	153.00	15.00	17.46	N89°10'24"E	120°00'
0804	153.00	15.00	17.46	N89°10'24"E	120°00'
0805	153.00	15.00	17.46	N89°10'24"E	120°00'
0806	153.00	15.00	17.46	N89°10'24"E	120°00'
0807	153.00	15.00	17.46	N89°10'24"E	120°00'
0808	153.00	15.00	17.46	N89°10'24"E	120°00'
0809	153.00	15.00	17.46	N89°10'24"E	120°00'
0810	153.00	15.00	17.46	N89°10'24"E	120°00'
0811	153.00	15.00	17.46	N89°10'24"E	120°00'
0812	153.00	15.00	17.46	N89°10'24"E	120°00'
0813	153.00	15.00	17.46	N89°10'24"E	120°00'
0814	153.00	15.00	17.46	N89°10'24"E	120°00'
0815	153.00	15.00	17.46	N89°10'24"E	120°00'
0816	153.00	15.00	17.46	N89°10'24"E	120°00'
0817	153.00	15.00	17.46	N89°10'24"E	120°00'
0818	153.00	15.00	17.46	N89°10'24"E	120°00'
0819	153.00	15.00	17.46	N89°10'24"E	120°00'
0820	153.00	15.00	17.46	N89°10'24"E	120°00'
0821	153.00	15.00	17.46	N89°10'24"E	120°00'
0822	153.00	15.00	17.46	N89°10'24"E	120°00'
0823	153.00	15.00	17.46	N89°10'24"E	120°00'
0824	153.00	15.00	17.46	N89°10'24"E	120°00'
0825	153.00	15.00	17.46	N89°10'24"E	120°00'
0826	153.00	15.00	17.46	N89°10'24"E	120°00'
0827	153.00	15.00	17.46	N89°10'24"E	120°00'
0828	153.00	15.00	17.46	N89°10'24"E	120°00'
0829	153.00	15.00	17.46	N89°10'24"E	120°00'
0830	153.00	15.00	17.46	N89°10'24"E	120°00'
0831	153.00	15.00	17.46	N89°10'24"E	120°00'
0832	153.00	15.00	17.46	N89°10'24"E	120°00'
0833	153.00	15.00	17.46	N89°10'24"E	120°00'
0834	153.00	15.00	17.46	N89°10'24"E	120°00'
0835	153.00	15.00	17.46	N89°10'24"E	120°00'
0836	153.00	15.00	17.46	N89°10'24"E	120°00'
0837	153.00	15.00	17.46	N89°10'24"E	120°00'
0838	153.00	15.00	17.46	N89°10'24"E	120°00'
0839	153.00	15.00	17.46	N89°10'24"E	120°00'
0840	153.00	15.00	17.46	N89°10'24"E	120°00'
0841	153.00	15.00	17.46	N89°10'24"E	120°00'
0842	153.00	15.00	17.46	N89°10'24"E	120°00'
0843	153.00	15.00	17.46	N89°10'24"E	120°00'
0844	153.00	15.00	17.46	N89°10'24"E	120°00'
0845	153.00	15.00	17.46	N89°10'24"E	120°00'
0846	153.00	15.00	17.46	N89°10'24"E	120°00'
0847	153.00	15.00	17.46	N89°10'24"E	120°00'
0848	153.00	15.00	17.46	N89°10'24"E	120°00'
0849	153.00	15.00	17.46	N89°10'24"E	120°00'
0850	153.00	15.00	17.46	N89°10'24"E	120°00'

LINE	LENGTH	BEARING
1000	100.00	N00°00'00"E
1001	100.00	N00°00'00"E
1002	100.00	N00°00'00"E
1003	100.00	N00°00'00"E
1004	100.00	N00°00'00"E
1005	100.00	N00°00'00"E
1006	100.00	N00°00'00"E



ALLEN & COMPANY

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5555

SHEET INDEX
SHEET 1 of 7 - legal description, dedication.
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PARKING NOTES:

1. "NO PARKING" SIGNS SHALL BE POSTED ON ONE SIDE OF THE ROAD IN ACCORDANCE WITH THE REQUIREMENTS OF ORANGE COUNTY TRAFFIC ENGINEERING DIVISION AND FIRE RESCUE.
2. SIGHT DISTANCE 150' @ 0.07 GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 260' FOR A DESIGN SPEED OF 25 M.P.H.

DESIGN SPEED

INTERNAL ROADS: 30 MPH

Number of Parking (VILLAGE F - MAGNOLIA)	
Single Family Lots 75 x 115	3
Single Family Lots 75 x 115	115
Specialty Residential Units	0
Other	0
Provided	300

- Notes:**
1. All lots will have a minimum driveway width of 10' which will provide for the required parking per lot.
 2. Required on-site guest parking is 8 spaces per single family lot 75 x 115 & one space per single family lot 75 x 115.
 3. Parking space counts per Professional Resource Of our Sub Committee of O.C.E. (Access and Parking (2007)).
 4. On-site parking to meet this report. Signs and pavement markings will coordinate per report.



Village Planning Solutions, Inc.
225 E. Robinson Street, Suite 100
Orlando, Florida 32801
407.810.4000 • FAX 407.819.4008
Certificate of Authorization Number FL 43937

LEGEND

- PHASE LIMITS
- PROJECT LIMITS
- TRAFFIC FLOW

N



Rev.	Description	Date	By	Check
1	Rev. Per O.C. Comments	08/09/2011	JP	
2	Rev. Per O.C. Comments	10/07/2012	JP	
3	Rev. Per O.C. Comments	11/16/2012	JP	
4	Issue for the Set	10/02/2013	JP	

Village F - Magnolia

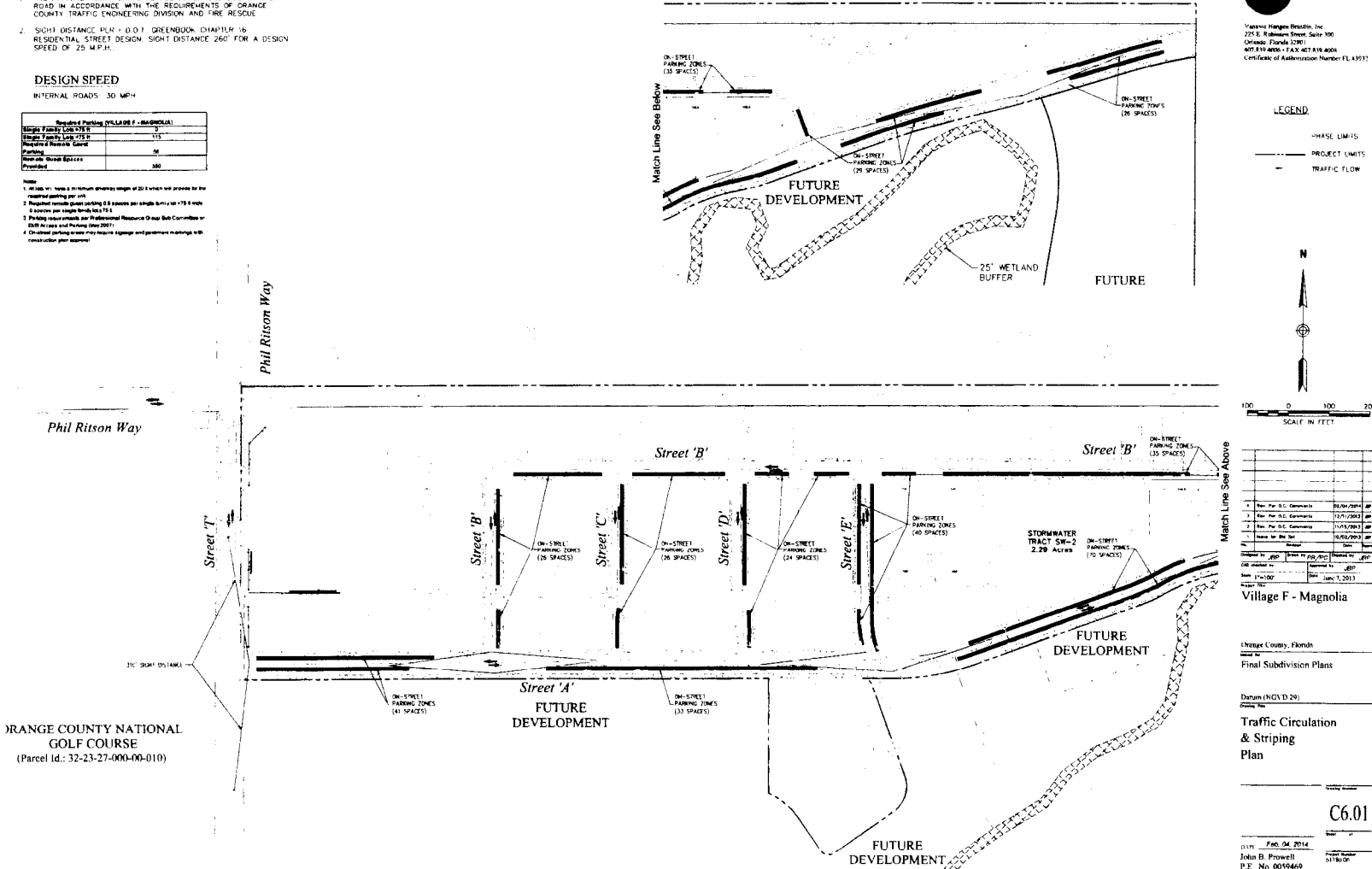
Orange County, Florida
Final Subdivision Plans

Datum (NGVD 29)

Traffic Circulation & Striping Plan

C6.01

03/11 Feb. 04, 2014
John B. Prowell
P.E. No. 0059469



ORANGE COUNTY NATIONAL GOLF COURSE
(Parcel Id: 32-23-27-000-00-010)