



Interoffice Memorandum

September 23, 2020

TO: Mayor Jerry L. Demings
and Board of County Commissioners

FROM: Joseph C. Kunkel, P.E., Director, Public Works Department

A handwritten signature in black ink, appearing to read "Joseph C. Kunkel".

CONTACT PERSON: **Humberto L. Castellero, P.E., PTOE, Manager**
Traffic Engineering Division

A handwritten signature in black ink, appearing to read "Humberto L. Castellero".

PHONE NUMBER: (407) 836-7891

SUBJ: **Installation of Traffic Control Devices and "No Parking" signs in Avalon Cove**

Our staff recommends installing the following traffic control devices in Avalon Cove:

Install "STOP" signs on:
Gilton Street at Morgana Court

The Fire Marshal recommends installing the following "No Parking" signs in Avalon Cove:

Install "NO PARKING" signs on:
Gilton Street
Morgana Court

Action Requested: Approval of Traffic Control Devices and "No Parking" signs installation in Avalon Cove. District 1.

JCK/HLC/FCY/dar

Attachments

AVALON COVE

A PLAT OF AVALON COVE, AS RECORDED IN PLAT BOOK 100, PAGE 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA
DISTRICT # 1

STOP/STREET

INITIALS

(1) (Ft _____ N) on Gilton Street 15900 _____
at Morgana Court 9000 _____

(2) (Ft _____ E) on Gilton Street 15900 _____
at Avalon Road (9 inch) 10100 _____

SPEED LIMIT 25 MPH

(3) (Ft _____ W) on Gilton Street _____
at Avalon Road _____

NO PARKING with arrows

On Gilton Street from Morgana Court extending to approximately 100 feet west of beginning of median, on north side of roadway as indicated on the attached parking plan.

On Morgana Court, east side of roadway for its entire length, and both sides of roadway within cul-de-sacs and on southeast quadrant of intersection with Gilton Street, as indicated on the attached parking plan.

8/16/2020

ahw/

AVALON COVE

LYING IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

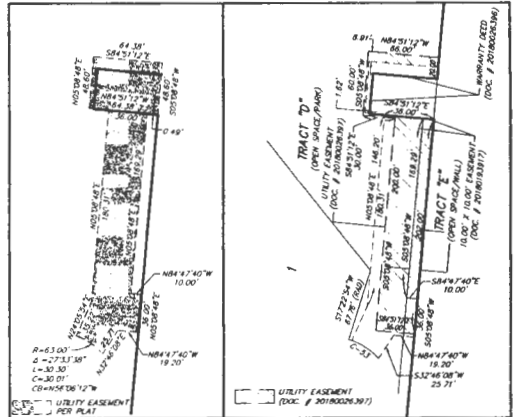
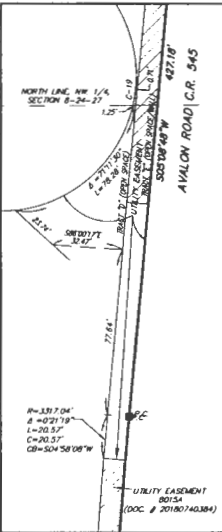
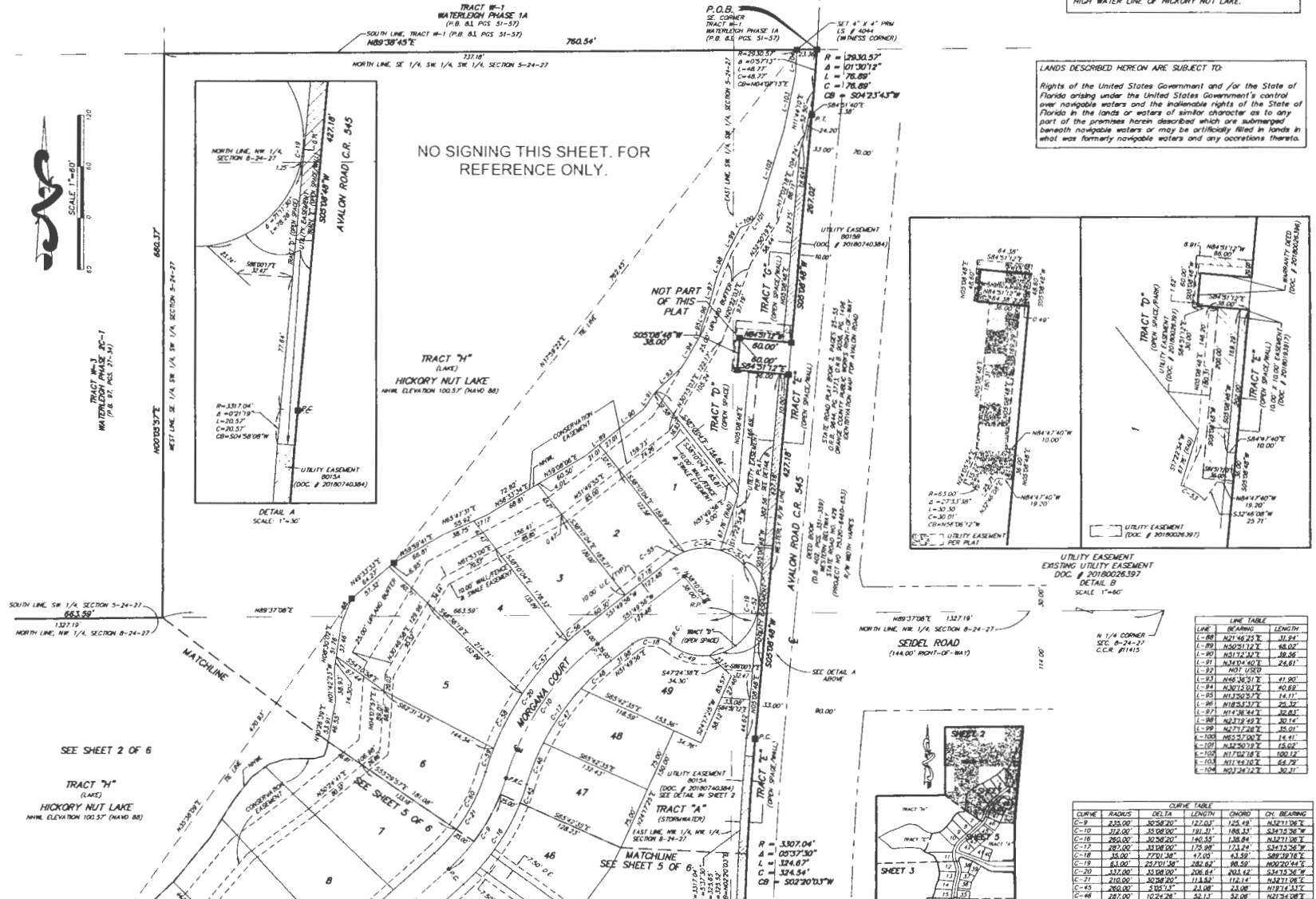
SHEET 4 OF 6

PLAT BOOK 100 PAGE 117

NOTE: THE ORDINARY HIGH WATER LINE LOCATION FOR HICKORY NUT LAKE HAS NOT BEEN DETERMINED. THE STATE OF FLORIDA MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE OF HICKORY NUT LAKE.

LANDS DESCRIBED HEREON ARE SUBJECT TO:
Rights of the United States Government and/or the State of Florida arising under the United States Government's control over navigable waters and the inalienable rights of the State of Florida in the lands or waters of similar character as to any part of the premises herein described which are submerged beneath navigable waters or may be artificially filled in lands in what was formerly navigable waters and any accretions thereon.

NO SIGNING THIS SHEET. FOR REFERENCE ONLY.



UTILITY EASEMENT EXISTING UTILITY EASEMENT DOC # 20180026397 DETAIL B SCALE 1"=60'

LINE	BEARING	LENGTH
C-8	N21°46'23"E	31.84
C-9	N50°11'2"E	68.02
C-10	N51°32'32"E	88.56
C-11	N43°04'40"E	24.61
C-12	N01°02'0"	
C-13	N56°36'21"E	41.80
C-14	N42°12'01"E	40.69
C-15	N12°05'2"E	14.11
C-16	N18°51'17"E	25.32
C-17	N14°58'46"E	30.62
C-18	N42°12'42"E	30.14
C-19	N27°12'38"E	35.01
C-20	N55°13'2"E	14.41
C-21	N42°50'12"E	15.62
C-22	N17°02'18"E	100.12
C-23	N11°42'18"E	64.78
C-24	N03°28'12"E	30.21

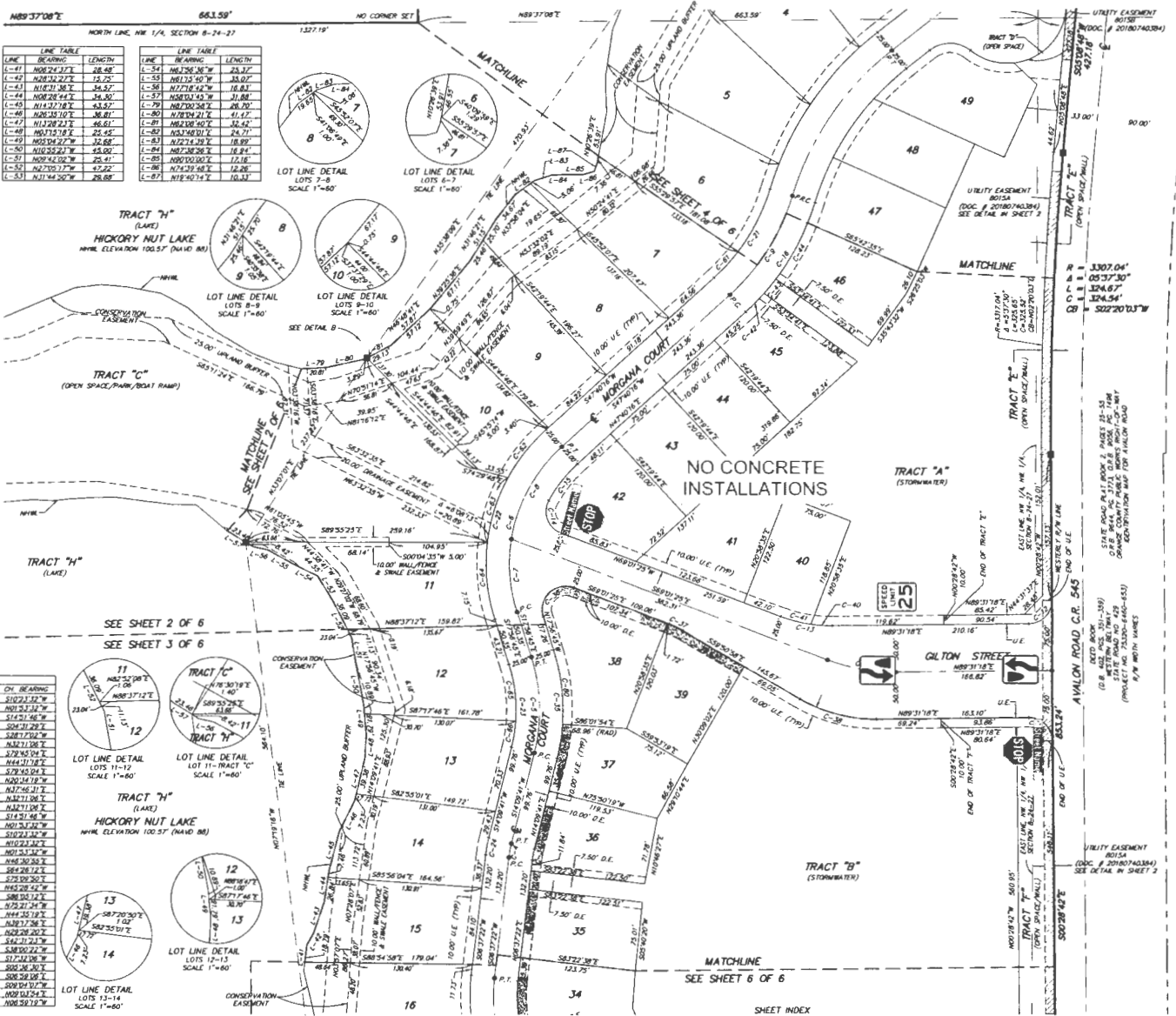
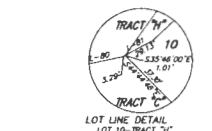
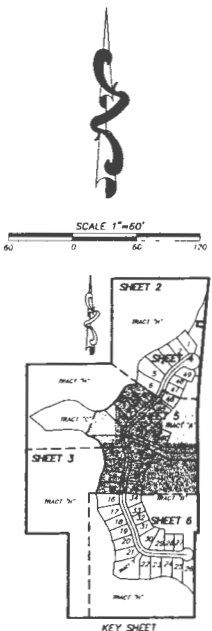
CURVE	ARCUS	DELTA	CHORD	CH	BEARING
C-9	235.00	30°56'20"	127.03	125.49	N52°11'06"E
C-10	318.00	33°08'00"	181.71	188.33	S24°15'08"W
C-16	486.00	30°36'20"	146.53	148.84	N32°11'08"E
C-17	492.00	33°08'00"	175.06	174.24	S34°15'08"W
C-18	35.00	27°10'36"	17.05	13.59	S80°38'18"E
C-19	63.00	20°20'58"	28.68	28.59	N50°20'14"E
C-20	132.00	33°08'00"	206.64	203.42	S34°15'08"W
C-21	210.00	30°36'20"	114.82	114.14	N42°11'08"E
C-23	460.00	27°10'36"	241.06	241.06	N17°14'00"E
C-24	482.00	10°24'28"	52.11	52.06	N21°54'08"E
C-25	482.00	15°16'14"	78.49	78.47	N34°34'28"E
C-26	482.00	19°22'00"	92.36	92.31	N47°08'18"E
C-27	482.00	23°27'44"	104.50	104.29	S72°40'27"E
C-28					NOT USED
C-29	63.00	12°06'36"	136.67	112.32	N20°44'05"E
C-30	63.00	10°11'54"	131.11	101.82	N57°28'24"E
C-31	63.00	10°11'54"	131.11	101.82	S87°49'28"W
C-32	63.00	12°06'36"	136.67	112.32	S80°34'52"W
C-33	132.00	17°12'24"	241.72	241.72	S18°18'30"W
C-34	132.00	14°53'00"	201.87	201.86	S67°45'14"W
C-35	132.00	12°11'48"	171.82	171.79	S47°30'51"W
C-36	132.00	9°24'00"	141.12	141.11	S27°19'27"W
C-37	210.00	20°30'36"	75.78	75.17	S27°02'14"W

AVALON COVE

LYING IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

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NOTE: THE ORDINARY HIGH WATER LINE LOCATION FOR HICKORY NUT LAKE HAS NOT BEEN DETERMINED. THE STATE OF FLORIDA MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE OF HICKORY NUT LAKE.



LINE	BEARING	LENGTH
L-41	N08°24'17"E	28.98'
L-42	N08°32'27"E	15.25'
L-43	N10°21'36"E	34.57'
L-44	N08°28'54"E	34.90'
L-45	N14°27'18"E	63.57'
L-46	N08°25'30"E	36.81'
L-47	N11°28'27"E	46.61'
L-48	N07°13'18"E	25.45'
L-49	N05°04'37"W	32.68'
L-50	N10°55'27"W	65.00'
L-51	N09°42'52"W	25.41'
L-52	N02°20'17"W	47.22'
L-53	N11°14'30"W	28.88'

LINE	BEARING	LENGTH
L-54	N07°05'36"W	23.37'
L-55	N06°15'40"W	33.07'
L-56	N17°16'42"W	18.83'
L-57	N08°03'43"W	31.88'
L-58	N07°00'34"E	28.20'
L-59	N17°02'41"E	51.47'
L-60	N06°00'50"E	42.42'
L-61	N12°14'51"E	24.71'
L-62	N12°15'30"E	18.99'
L-63	N07°38'26"E	18.84'
L-64	N07°00'00"E	17.18'
L-65	N15°20'12"E	48.88'
L-67	N12°10'14"E	10.82'

CURVE	BEARINGS	DELTA	LENGTH	CHORD	CH. BEARINGS
C-1	115.00°	232.79°	18.17'	15.12'	210°21'37"W
C-2	185.00°	329.20°	103.67'	102.32'	N09°53'52"W
C-3	170.00°	63.32°	184.89'	184.22'	S14°21'46"W
C-4	170.00°	78.64°	78.82'	78.82'	S04°21'30"E
C-5	170.00°	58.56°	115.00'	115.00'	S08°27'52"E
C-6	235.00°	30.58°	122.07'	122.49'	N42°11'58"E
C-7	200.00°	27.27°	74.80'	74.45'	S79°45'34"E
C-8	23.00°	80.00°	39.27'	35.38'	M44°11'18"E
C-9	150.00°	21.27°	56.17'	55.84'	S79°45'34"E
C-10	23.00°	96.54°	42.82'	37.42'	N02°16'18"W
C-11	145.00°	12.47°	50.09'	49.84'	N47°45'17"E
C-12	280.00°	30.58°	146.51'	148.84'	N42°11'58"E
C-13	210.00°	30.58°	113.42'	112.14'	N15°11'58"E
C-14	185.00°	65.37°	224.32'	211.31'	S14°21'46"W
C-15	180.00°	32.08°	89.68'	88.49'	N07°53'42"W
C-16	140.00°	27.18°	88.49'	89.46'	S10°23'34"E
C-17	80.00°	7.42°	11.84'	11.81'	N10°23'34"E
C-18	210.00°	27.06°	59.79'	58.46'	S08°28'27"E
C-19	23.00°	126.52°	56.30'	65.11'	N06°30'36"E
C-20	100.00°	27.27°	18.01'	15.89'	S84°28'12"E
C-21	23.00°	80.00°	39.27'	35.38'	N44°20'52"W
C-22	150.00°	84.70°	27.99'	22.97'	S08°10'12"E
C-23	150.00°	30.58°	113.42'	112.14'	N15°11'58"E
C-24	280.00°	4.92°	27.38'	27.06'	N44°35'18"E
C-25	280.00°	24.50°	20.03'	20.03'	N02°20'36"E
C-26	280.00°	13.92°	18.46'	18.46'	S02°20'36"E
C-27	210.00°	10.72°	17.74'	17.88'	S42°12'21"W
C-28	185.00°	12.98°	53.79'	55.46'	S08°28'27"E
C-29	80.00°	12.98°	23.55'	23.12'	S17°12'06"W
C-30	185.00°	24.46°	83.89'	83.41'	S02°28'30"E
C-31	180.00°	21.25°	81.27'	80.84'	S08°28'27"E
C-32	185.00°	10.71°	28.44'	28.41'	S09°04'37"W
C-33	210.00°	10.71°	37.36'	37.31'	N09°04'37"E
C-34	210.00°	21.25°	80.12'	79.67'	N08°28'18"W

PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Acalyha Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SHEET INDEX
SHEET 1 OF 6 LEGAL DESCRIPTION, DEDICATION NOTES
SHEET 2-3 OF 6 KEY MAP, TRACT DETAIL SHEET
SHEET 4-5 OF 6 LOT, TRACT, EASEMENT DETAIL SHEETS

- DENOTES NETLAND AREA
- DENOTES UTILITY EASEMENT RECORDED IN DOC # 20190740384, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
- DRAINAGE EASEMENT

AVALON COVE

LYING IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

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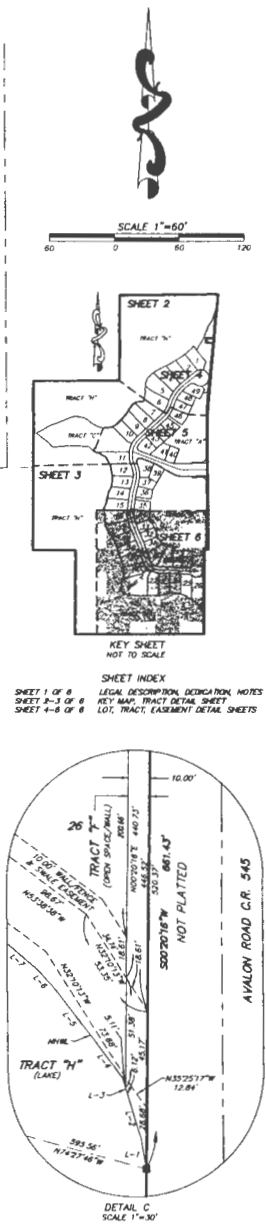
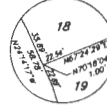
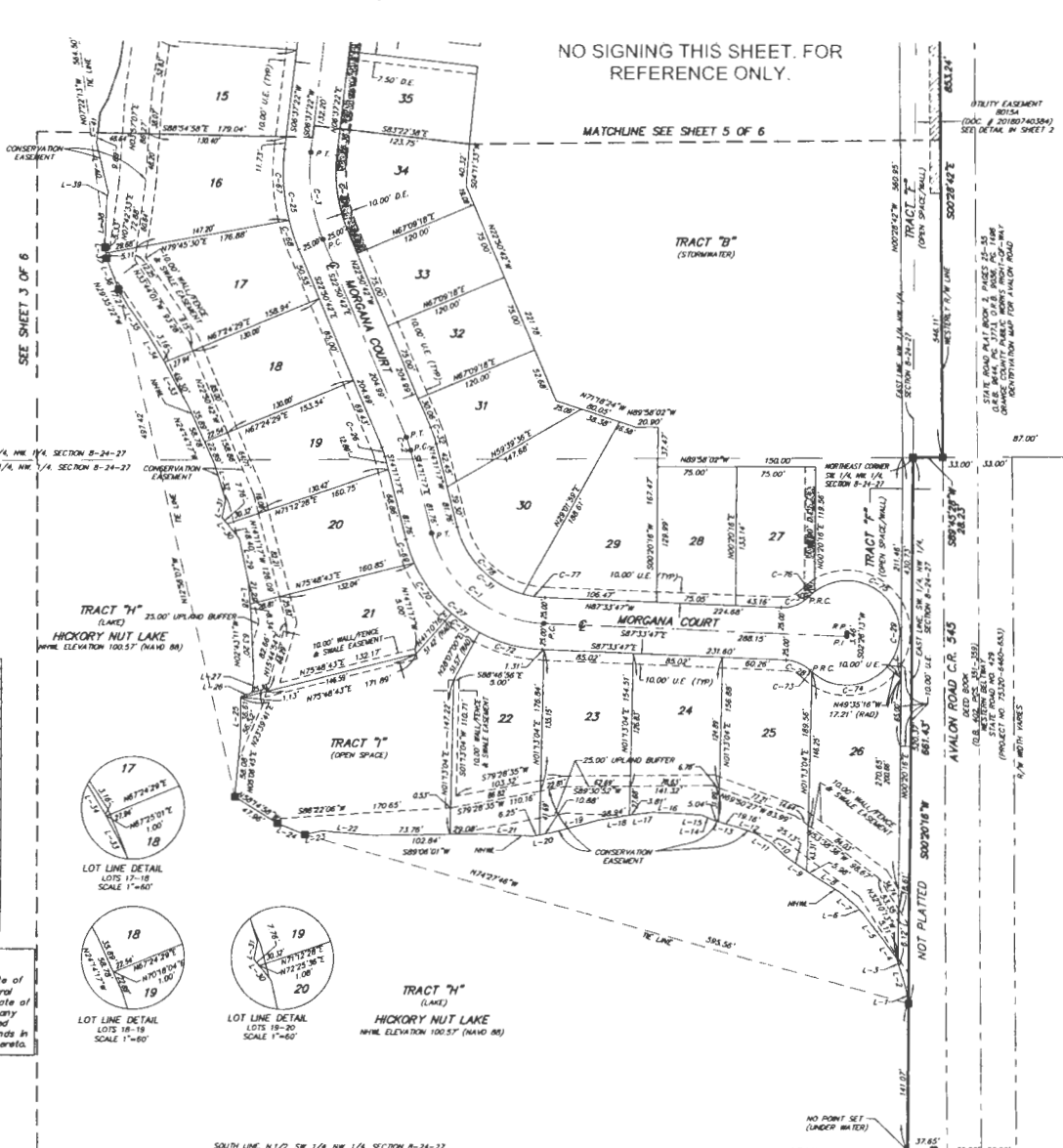
MATCHLINE SEE SHEET 5 OF 6

LINE	BEARING	LENGTH
L-1	N102°02'00"W	15.12
L-2	N101°45'00"W	16.21
L-3	N127°12'00"W	11.22
L-4	N48°08'36"W	21.00
L-5	N42°01'00"W	32.00
L-6	N44°28'24"W	8.82
L-7	N49°12'00"W	16.21
L-8	N02°58'54"W	26.71
L-9	N55°46'31"W	31.02
L-10	N89°20'00"W	17.84
L-11	N52°50'24"W	16.02
L-12	N20°02'45"W	18.02
L-13	N72°11'32"W	24.00
L-14	N66°31'24"W	11.82
L-15	N68°40'36"W	12.01
L-16	N67°14'36"W	29.86
L-17	S84°07'36"W	12.82
L-18	S87°27'12"W	32.72
L-19	S74°54'00"W	42.74
L-20	S79°14'48"W	17.12
L-21	N62°06'36"W	29.86
L-22	N68°18'12"W	28.00
L-23	S77°12'54"W	16.72
L-24	N67°30'00"W	22.80
L-25	N00°01'20"E	27.74
L-26	N20°41'45"E	11.24
L-27	N02°14'12"E	13.74
L-28	N04°31'00"E	29.82
L-29	N11°45'00"E	42.11
L-30	N02°01'44"E	28.17
L-31	N11°02'00"E	16.29
L-32	N16°43'18"E	36.32
L-33	N09°08'36"E	32.04
L-34	N01°30'00"E	28.82
L-35	N58°12'30"E	32.82
L-36	N02°14'12"E	31.82
L-37	N07°19'00"E	10.44
L-38	N00°12'00"E	16.21
L-39	N13°24'18"E	6.21
L-40	N13°24'45"E	68.52
L-41	N06°24'37"E	28.48

CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	174.00'	232°22'	142.77'	127.41'	S20°24'32"E
C-2	85.00'	82°22'	52.84'	46.82'	N10°11'00"W
C-3	182.00'	25°28'24"	61.86'	61.82'	S08°08'40"E
C-4	190.00'	22°28'00"	67.72'	66.63'	S08°08'40"E
C-5	60.00'	83°22'	9.07'	8.08'	S18°31'00"E
C-6	140.00'	27°42'24"	178.20'	167.29'	S20°24'32"E
C-7	35.00'	41°22'24"	23.47'	23.82'	S08°54'00"E
C-8	50.00'	23°00'24"	43.61'	40.71'	N00°31'57"W
C-9	90.00'	14°22'24"	72.51'	70.64'	S68°17'01"W
C-10	110.00'	11°02'24"	102.54'	100.24'	S20°24'32"E
C-11	110.00'	83°22'	16.62'	16.62'	N18°31'00"W
C-12	140.00'	25°28'24"	72.00'	72.21'	N08°08'40"E
C-13	160.00'	10°18'00"	29.44'	28.41'	N09°04'00"E
C-14	180.00'	20°12'24"	68.40'	68.01'	S03°31'24"E
C-15	190.00'	8°20'24"	29.32'	29.26'	S12°23'26"E
C-16	140.00'	24°11'12"	119.13'	118.90'	S10°08'00"E
C-17	140.00'	24°26'36"	60.72'	60.24'	S38°24'16"E
C-18	140.00'	17°10'24"	51.80'	50.82'	S52°31'24"E
C-19	140.00'	25°02'54"	61.80'	62.22'	S74°54'24"E
C-20	50.00'	241°24"	2.21'	2.21'	S47°08'24"E
C-21	50.00'	31°20'24"	38.36'	37.42'	N85°28'54"E
C-22	50.00'	168°13'31"	146.66'	98.46'	N43°37'00"E
C-23	50.00'	87°12'24"	7.18'	7.17'	S68°14'30"E
C-24	90.00'	172°30'	51.07'	51.05'	N02°50'46"W
C-25	90.00'	82°56'24"	64.12'	62.92'	N44°00'31"W

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Legend:
 - DOTTED LINE: DENOTES WETLAND AREA
 - DASHED LINE: DENOTES UTILITY EASEMENT RECORDED IN DOC # 201807403284, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 - SOLID LINE: DRAINAGE EASEMENT

AVALON COVE

LIVING IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

SHEET 1 OF 8

PLAT BOOK 100 PAGE 114

AVALON COVE
DEDICATION

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 10464, PAGE 8434 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "B-1", WATERLOUGH PHASE 1A ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGES 51 THROUGH 57, OF SAID PUBLIC RECORDS FOR A POINT OF BEGINNING, SAID POINT LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF AVAION ROAD (COUNTY ROAD NO. 545), SAID POINT ALSO LIES ON A NON-TANGENT CONVEX WESTERLY THENCE RUN SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2932.57 FEET, A CENTRAL ANGLE OF 01°50'12", AN ARC LENGTH OF 76.89 FEET, A CHORD LENGTH OF 76.89 FEET AND A CHORD BEARING OF SOUTH 04°21'43" WEST TO THE POINT OF TANGENCY, THENCE RUN SOUTH 05°08'48" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 267.02 FEET TO A POINT LYING ON THE NORTH LINE OF THAT CERTAIN WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 2018000308 OF SAID PUBLIC RECORDS, THENCE RUN ALONG THE NORTH, WEST AND SOUTH LINE OF SAID WARRANTY DEED, THE FOLLOWING COURSES: THENCE RUN NORTH 84°51'12" WEST, 60.00 FEET; THENCE RUN SOUTH 05°08'48" WEST, 38.00 FEET; THENCE RUN SOUTH 84°51'12" EAST, 60.00 FEET TO A POINT LYING ON AGRICOLA WESTERLY RIGHT-OF-WAY LINE OF AVAION ROAD, THENCE RUN SOUTH 05°08'48" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 427.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX EASTERLY, THENCE RUN SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 3307.04 FEET, A CENTRAL ANGLE OF 05°37'30", AN ARC LENGTH OF 324.87 FEET, A CHORD LENGTH OF 324.54 FEET AND A CHORD BEARING OF SOUTH 02°20'33" WEST TO THE POINT OF TANGENCY, THENCE RUN SOUTH 00°28'42" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 853.24 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°45'28" WEST, 28.23 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, THENCE RUN SOUTH 00°20'16" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, THENCE RUN SOUTH 89°45'28" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 661.43 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, THENCE RUN SOUTH 89°45'28" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 993.05 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST THREE QUARTERS OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, THENCE RUN NORTH 00°16'16" EAST, ALONG SAID WEST LINE, 664.22 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, THENCE RUN NORTH 89°45'28" WEST, ALONG SAID SOUTH LINE, 331.28 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, THENCE RUN NORTH 00°14'56" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1319.63 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8, THENCE RUN NORTH 89°45'28" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 993.05 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN NORTH 00°05'57" EAST, ALONG SAID WEST LINE, 660.37 FEET TO A POINT LYING ON THE SOUTH LINE OF TRACT "B-1" OF SAID PLAT OF WATERLOUGH PHASE 1A, THENCE RUN NORTH 89°38'45" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 760.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN THE ORANGE COUNTY, FLORIDA AND CONTAINS 67,027 ACRES, MORE OR LESS.

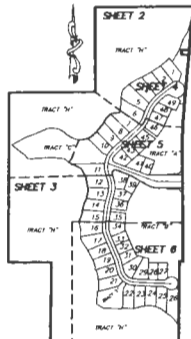
SURVEYOR'S NOTES:

- BOUNDARIES SHOWN HEREIN ARE ASSUMED RELATIVE TO THE SOUTH LINE OF TRACT "B-1", WATERLOUGH PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGES 51 THROUGH 57, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 89°38'45" EAST.
- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED FROM L.S. # 4004.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED L.S. # 4044.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEVISION SERVICES, PROMOS, HOMES, AND SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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 DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LOT LINES THAT INTERSECT CURVILINEAR RIGHT-OF-WAY LINE ARE NON-RADIAL, UNLESS OTHERWISE NOTED (RADIAL, RADIAL).
- TRACT "C" (OPEN SPACE/PARK/BOAT RAMP), TRACT "D" (OPEN SPACE), TRACTS "E", "F" AND "G" (OPEN SPACE/HALL), TRACT "H" (LAKE), AND TRACT "I" (OPEN SPACE), ARE ALL COMMON AREAS, SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION OF AVAION COVE, INC. (THE "ASSOCIATION"). SAID COMMON AREAS ARE NOT HEREBY OR OTHERWISE DEDICATED TO THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, BUT ARE RESERVED SOLELY FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS SHOWN HEREIN AND ALL PRESENT AND FUTURE MEMBERS OF THE ASSOCIATION. THE NATURE AND EXTENT OF SAID RESERVATIONS AND RESTRICTIONS ON THE COMMON USE AND ENJOYMENT OF THE COMMON AREAS ARE MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AVAION COVE (THE "DECLARATION"). SAID COMMON AREAS ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PRIVATE PROPERTY OF HANOVER HISTORY MUT, LLC (HEREINAFTER "ASSOCIATION"), SAID COMMON AREAS AND ASSOCIATION, UNLESS HEREAFTER TRANSFERRED AND CONVEYED BY OWNER TO ASSOCIATION AS PROVIDED BY AND PURSUANT TO THE TERMS OF, THE DECLARATION.
- THE CONSERVATION EASEMENT OVER THE WETLAND AREA AND THE 35.00 FOOT WIDE UPLAND BUFFER IS HEREBY DEDICATED TO THE ASSOCIATION AND THE ASSOCIATION SHALL MAINTAIN (TO THE EXTENT PERMITTED BY LAW) SUCH AREAS DEVELOPMENT ROUTES TO THE WETLAND AREA AND THE 35.00 FOOT WIDE UPLAND BUFFER ARE HEREBY DEDICATED TO ORANGE COUNTY AND NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF THE 35.00 FOOT WIDE UPLAND BUFFER SHALL OCCUR UNLESS APPROVED BY ORANGE COUNTY, THE ASSOCIATION AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- THE 10.00 FOOT BUREAU FENCE & STRALE EASEMENT IS HEREBY DEDICATED TO THE ASSOCIATION, THE OWNER OF EACH OF LOTS 1-28 SHALL BE RESPONSIBLE FOR CLEANING, MAINTAINING, REPAIRING AND REPLACING THE PORTION OF THE BUREAU FENCE AND FOR MAINTAINING THE PORTION OF THE ENVIRONMENTAL STRALE, WITHIN THEIR RESPECTIVE LOT IN COMPLIANCE WITH THE DECLARATION. IF ANY SUCH LOT OWNER FAILS TO DO SO, THEN THE ASSOCIATION, ITS SUCCESSORS AND/OR ASSOCIS SHALL BE RESPONSIBLE FOR CLEANING, MAINTAINING, REPAIRING AND REPLACING THE APPLICABLE PORTION OF THE BUREAU FENCE AND FOR MAINTAINING THE ENVIRONMENTAL STRALE, AND IS HEREBY GRANTED AN EASEMENT OVER LOTS 1-28 FOR SUCH PURPOSES. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF THE ENVIRONMENTAL STRALE BY ANY OWNER IS PERMITTED UNLESS APPROVED BY ORANGE COUNTY, THE ASSOCIATION AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- THE NORMAL HIGH WATER LINE (NHWL) FOR LAKE HANOVER MUT, ELEVATION 100.57 (NAVD) SHALL BE SHOWN ON THE PLAT AS BASED ON THE ORANGE COUNTY ESTUARINE MANAGEMENT PLAN, LATE 1980'S, AND THE STATE OF FLORIDA AND OTHER APPLICABLE GOVERNMENTAL AGENCIES MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING WITHIN THE WATERS OF LAKE HANOVER MUT.
- RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK, BOARDWALK, OBSERVATION DECK, FISHING PIER, COMMUNITY PIER OR ANY OTHER SIMILAR PERMANENTLY FIXED OR PLANNING STRUCTURES. ANY PERSON DESIRING TO CONSTRUCT ANY OF THESE STRUCTURES SHALL FIRST APPLY FOR AN ORANGE COUNTY DOCK CONSTRUCTION PERMIT AND COMPLY WITH THE DECLARATION (AS APPLICABLE). APPLICATION SHALL BE MADE TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE IX DOCK CONSTRUCTION PRIOR TO INSTALLATION.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT RAMP. ANY PERSON DESIRING TO CONSTRUCT A BOAT RAMP WITHIN UNINCORPORATED ORANGE COUNTY SHALL FIRST APPLY FOR A PERMIT PRIOR TO THE INSTALLATION, CONSIDERANT WITH ORANGE COUNTY CODE CHAPTER 15, ARTICLE IX BOAT RAMPS. APPLICATION SHALL BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION DIVISION AND COMPLY WITH THE DECLARATION (AS APPLICABLE).
- THE 100.57' CONTOUR FOR HANOVER MUT LAKE IS USED FOR THE LOCATION OF THE "NORMAL HIGH WATER LINE" FOR ORANGE COUNTY PUBLIC WORKS DIVISION (THE "NORMAL HIGH WATER LINE" IS NOT THE SAME AS THE "ORDINARY HIGH WATER LINE" AND IS USED LOCALLY WITHIN ORANGE COUNTY, FLORIDA) TO DETERMINE BUILDING SETBACKS AND OTHER LOCAL GOVERNMENTAL REGULATIONS.
- THE PROPERTY DEPICTED HEREIN IS SUBJECT TO THE TEMPORARY DRAINAGE AND SLOPE AND FILL EASEMENT (DOC # 20180740382) AND ANY SUBSEQUENT MODIFICATIONS THEREIN, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND

- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R. - RADIUS
- ∠ - CENTRAL ANGLE
- A. - ARC LENGTH
- C. - CHORD LENGTH
- CB. - CHORD BEARING
- P.B. - PLAT BOOK
- PC. - PAGE
- SET 4" X 4" P.M. L.S. # 4004 UNLESS OTHERWISE NOTED
- O.R.B. - OFFICIAL RECORDS BOOK
- C.C.R. # - CERTIFIED CORNER RECORDS NUMBER
- P.C.P. - POINT OF RECORDS CURVATURE
- SET NAIL AND DISK STAMPED FROM L.S. # 4044 UNLESS OTHERWISE NOTED
- O.E. - ORANGE EASEMENT
- N.H.W.L. - NORMAL HIGH WATER LINE
- O.R.D. # - OFFICIAL RECORDS BOOK NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
- CORNER DESIGNATION - NO CORNER FOUND/SET
- ANGLE POINT
- DEED BOOK
- R/O/W - RIGHT-OF-WAY
- TYP. - TYPICAL
- RADIAL
- R.P. - RADIAL POINT
- P.I. - POINT OF INTERSECTION
- U.E. - UTILITY EASEMENT
- FINL. - FINISH
- FOUND. - FOUNDATION
- SECTION
- NAD - NAIL AND DISK
- CONTR. - CONTINUOUS
- CONC. - CONCRETE MONUMENT
- IDENT. - IDENTIFICATION
- I.P. - IRON PIPE
- L.S. - LEGAL SURVEYOR
- DISK - DENOTES WETLAND AREA

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Sign Legend

Symbol	MUTCD Designation/Size	Quantity
	R8-3L (12" X 18")	17 AS
	R8-3R (12" X 18")	3 AS
	R8-3L (12" X 18")	3 AS
	Fire Hydrant	



LOCATION MAP NOT TO SCALE

SHEET INDEX
 SHEET 1 OF 8 LEGAL DESCRIPTION, DEDICATION NOTES
 SHEET 2-3 OF 8 KEY MAP, TRACT DETAIL SHEET
 SHEET 4-8 OF 8 LOT TRACT EASEMENT DETAIL SHEETS

THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE AVAION COVE PRELIMINARY SUBDIVISION PLAN, (CASE # PSP-15-07-194) AS RECEIVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON DECEMBER 13, 2016.

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

KNOW ALL MEN BY THESE PRESENTS, that Hanover History Mut, LLC, a Florida limited liability company, being the owner in fee of the above described in the foregoing caption to this plat, hereby dedicates said lands and plat for the use and purposes therein expressed and declares the validity, drainage easements, utility easements, Tracts A and B (Stormwater) to the perpetual use of the public.

BY WITNESS WHEREOF, Owner has caused this Declaration to be executed by the authorized Representative thereon before me this 13th day of December, 2016.

Signed, sealed and delivered in the presence of the following two witnesses:

HANOVER HISTORY MUT, LLC
 a Florida limited liability company
 By: *David A. Miller* (Notary)
Phil Diamond (President) and *Heather D. Field* (General Counsel)
 WITNESSES: *Michael Zurek* (Notary), *Meredith Alison Zurek* (Signature)
 STATE OF FLORIDA
 COUNTY OF SEMINOLE

THIS IS TO CERTIFY THAT THE foregoing Declaration was acknowledged before me on this 13th day of December, 2016, by Lawrence B. Pitt, as Vice President and General Counsel of Hanover History Mut, LLC, a Florida limited liability company. Said declaration was not taken on oath and is hereby deemed to be true.

Michael Zurek
 Notary Public - State of Florida
 Commission Expires 11-19-2020



QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned being a licensed and registered surveyor and mapper, does hereby certify that on

MAY 5, 2019
 a survey of the lands shown in the foregoing plat was completed, that said plat is a true and correct representation of the lands surveyed, that the plat was prepared under my responsible direction and supervision, and that the plat complies with all the pertinent requirements of Chapter 177, Florida Statutes.
 SIGNED: *David A. Miller*
 DATE: 10-8-19
 Surveyor's Registration Number: David A. Miller, 107208
 Certificate of Authorization Number: PEC - Surveying and Mapping, LLC, 2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.
 REVIEWED BY: *Phil Diamond*
 DATE: 10-8-19
 Phil Diamond, P.E., County Surveyor

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *Phil Diamond*
 DATE: 10-8-19
 Phil Diamond, Zoning Director

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *Heather D. Field*
 DATE: 10-7-19
 Heather D. Field, County Engineer

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON 10-10-19, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.
Phil Diamond
 Phil Diamond, Chairman of the Board
Naig A. Stojay
 Naig A. Stojay, Vice-Chair

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY That the foregoing plat was Recorded in the Orange County Official Records on 10-11-2019 as Deed No. 20190628018

County Comptroller, in and for Orange County, Florida
Phil Diamond
 Phil Diamond, County Comptroller

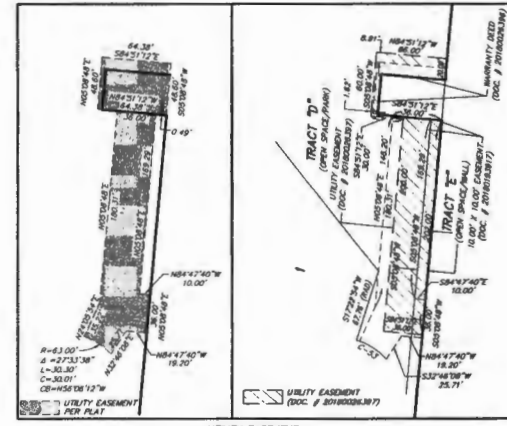
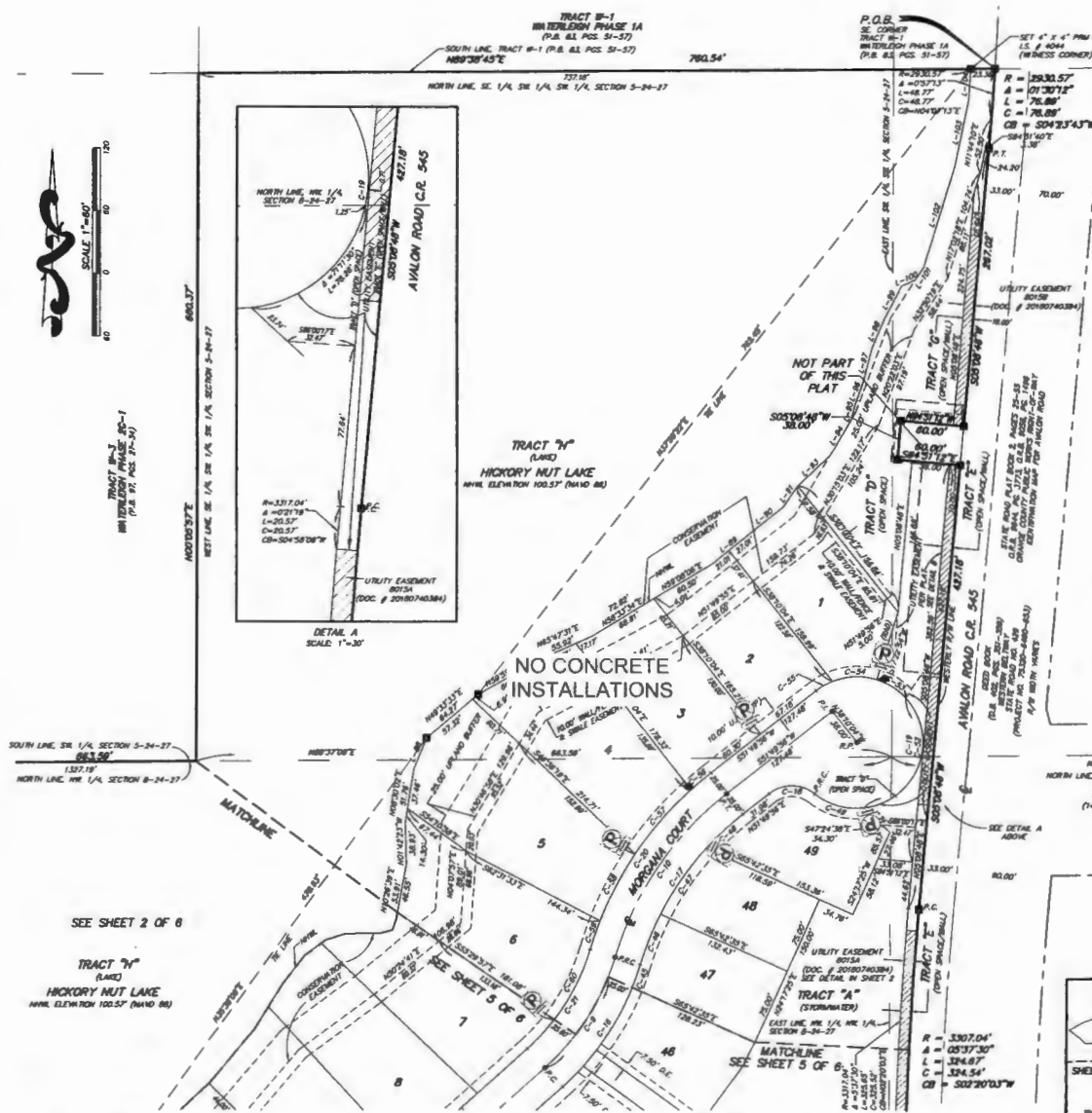


AVALON COVE

LYING IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

NOTE: THE ORDINARY HIGH WATER LINE LOCATION FOR HICKORY NUT LAKE HAS NOT BEEN DETERMINED. THE STATE OF FLORIDA MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE OF HICKORY NUT LAKE.

LANDS DESCRIBED HEREON ARE SUBJECT TO:
Rights of the United States Government and/or the State of Florida arising under the United States Government's control over navigable waters and the inalienable rights of the State of Florida in the lands or waters of similar character as to any part of the premises herein described which are submerged beneath navigable waters or may be artificially filled lands in what was formerly navigable waters and any accretions thereto.



LINE TABLE

LINE	BEARING	LENGTH
C-01	N81°56'25"E	41.84'
C-02	N82°02'12"E	68.00'
C-03	N81°12'34"E	38.58'
C-04	N81°52'56"E	24.81'
C-05	NOT USED	
C-06	N88°26'31"E	41.80'
C-07	N87°51'37"E	50.87'
C-08	N87°51'37"E	14.11'
C-09	N85°13'27"E	25.32'
C-10	N81°26'44"E	40.84'
C-11	N81°51'26"E	38.01'
C-12	N82°17'28"E	38.01'
C-13	N82°53'20"E	15.51'
C-14	N82°53'20"E	15.02'
C-15	N81°42'18"E	100.12'
C-16	N81°42'18"E	68.00'
C-17	N81°24'32"E	50.91'

KEY SHEET NOT TO SCALE

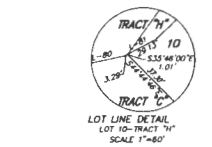
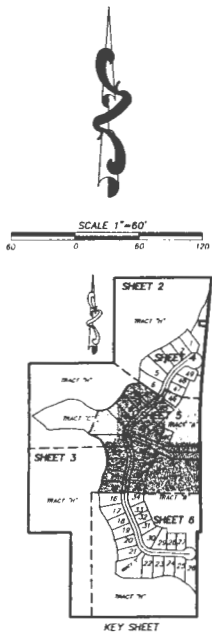
CURVE	RADIUS	DELTA	TANGENT	CHORD	CHL BEARING
C-6	135.00'	30°56'20"	127.03'	125.48'	N32°11'58"E
C-10	92.00'	33°08'20"	181.41'	188.43'	S82°15'36"W
C-16	280.00'	30°58'20"	148.51'	148.44'	S83°11'51"E
C-17	282.00'	30°58'20"	173.84'	173.84'	S83°15'36"W
C-18	28.00'	77°01'38"	47.05'	43.88'	S88°39'18"E
C-19	63.00'	62°21'58"	78.84'	88.58'	N80°21'45"E
C-20	132.00'	33°58'20"	208.84'	203.42'	S83°15'36"W
C-21	210.00'	30°58'20"	113.82'	112.14'	N82°11'58"E
C-23	280.00'	31°01'11"	241.85'	241.06'	N82°11'58"E
C-24	282.00'	10°24'28"	52.13'	52.09'	N87°54'58"E
C-27	282.00'	10°24'28"	78.48'	78.47'	N87°54'58"E
C-28	282.00'	8°22'00"	42.38'	42.31'	N87°54'58"E
C-29	83.00'	63°10'41"	95.53'	68.28'	S21°40'27"E
C-31					NOT USED
C-32	63.00'	128°58'58"	138.87'	112.32'	N20°41'45"E
C-33	63.00'	30°21'41"	31.81'	31.81'	N82°20'15"E
C-34	63.00'	38°02'51"	43.01'	42.48'	S82°59'28"W
C-35	43.00'	18°28'07"	18.07'	18.01'	S89°02'50"W
C-36	132.00'	17°52'12"	74.74'	74.72'	S89°02'50"W
C-37	132.00'	17°53'00"	80.07'	80.68'	S82°45'14"W
C-38	132.00'	17°53'15"	75.88'	71.79'	S82°45'14"W
C-39	132.00'	17°53'15"	75.11'	70.11'	S82°45'14"W
C-40	210.00'	30°46'34"	75.78'	75.37'	S82°18'13"W

AVALON COVE

LYING IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

LANDS DESCRIBED HEREON ARE SUBJECT TO:
Rights of the United States Government and for the State of Florida arising under the United States Government's control over navigable waters and the insurable rights of the State of Florida in the lands or waters of similar character as to any part of the premises herein described which are submerged beneath navigable waters or may be artificially filled in lands in what was formerly navigable waters and any accretions thereto.

NOTE: THE ORDINARY HIGH WATER LINE LOCATION FOR HICKORY NUT LAKE HAS NOT BEEN DETERMINED. THE STATE OF FLORIDA MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE OF HICKORY NUT LAKE.



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L-41	N89°37'08"E	28.48	L-54	N60°50'30"W	24.17
L-42	N48°34'27"E	15.75	L-55	N81°35'50"W	35.07
L-43	N40°31'36"E	34.57	L-56	N77°18'47"W	36.83
L-44	N68°28'54"E	34.30	L-57	N68°03'45"W	31.86
L-45	N14°37'18"E	43.57	L-79	N87°00'38"E	28.70
L-46	N68°35'02"E	36.81	L-80	N47°14'21"E	41.47
L-47	N11°28'23"E	66.61	L-81	N82°08'50"E	32.42
L-48	N40°15'18"E	24.45	L-82	N52°48'31"E	24.77
L-49	N60°19'27"E	32.66	L-83	N72°16'39"E	18.09
L-50	N10°55'23"W	45.00	L-84	N87°58'26"E	16.84
L-51	N09°44'02"W	24.41	L-85	N80°03'00"E	17.16
L-52	N67°03'17"W	42.22	L-86	N74°18'56"E	14.26
L-53	N11°14'50"W	28.98	L-87	N18°40'14"E	10.32

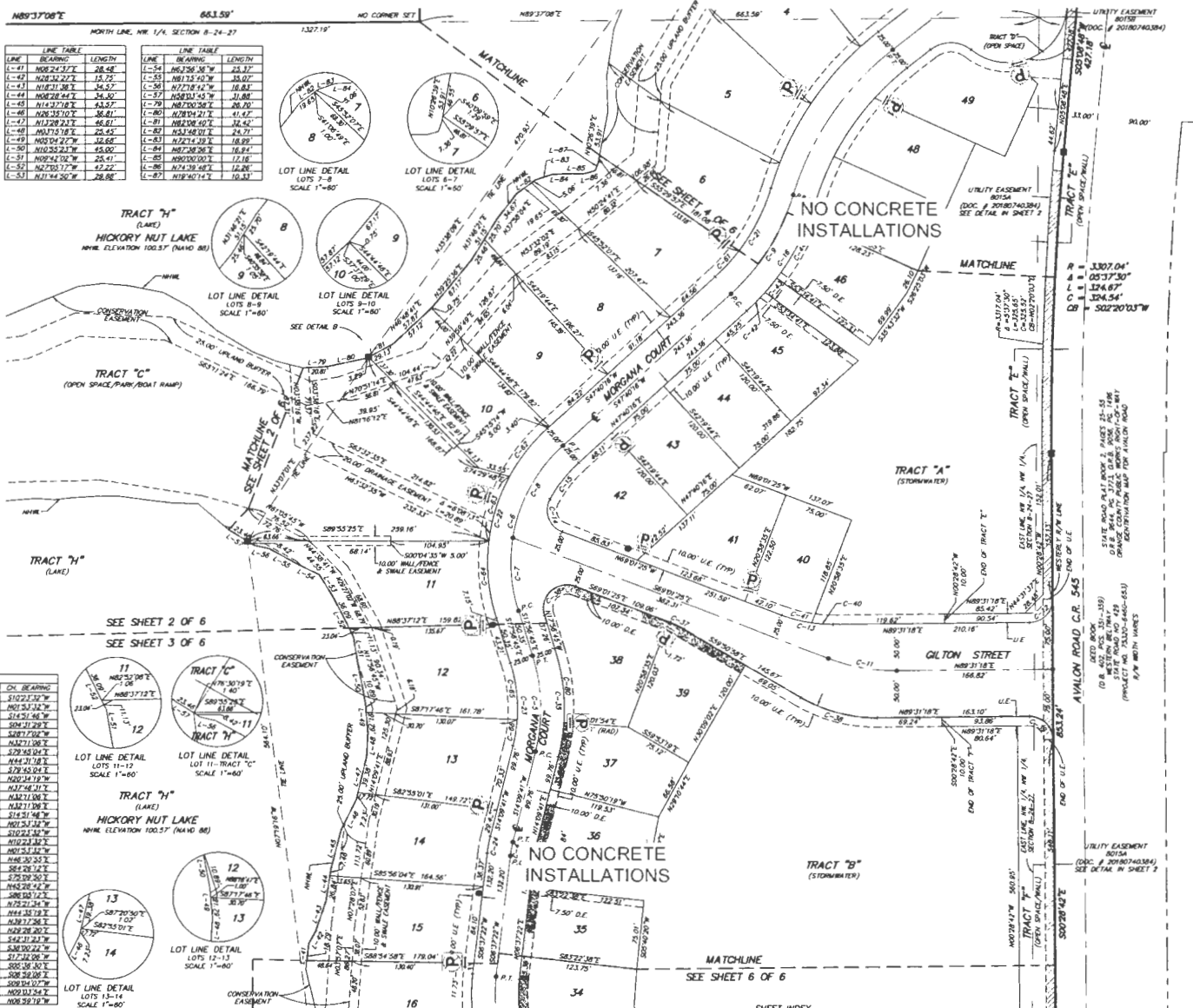
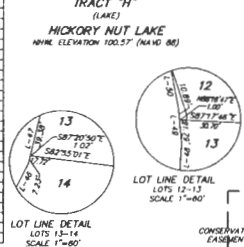
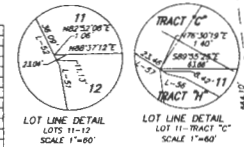
LOT LINE DETAIL LOTS 7-8 SCALE 1"=80'

LOT LINE DETAIL LOTS 8-9 SCALE 1"=80'

LOT LINE DETAIL LOTS 9-10 SCALE 1"=80'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-4	118.00'	74°19'	18.17'	15.12'	S102°17'37"W
C-5	185.00'	52°06'28"	104.87'	102.32'	N01°53'12"E
C-6	170.00'	65°37'31"	194.82'	184.22'	S14°51'46"W
C-7	170.00'	65°37'31"	79.84'	78.32'	S04°51'28"E
C-8	120.00'	36°48'28"	115.05'	112.06'	S08°17'02"W
C-9	235.00'	30°28'20"	127.67'	124.48'	N42°11'08"E
C-11	200.00'	27°27'27"	74.89'	74.15'	S29°48'05"E
C-12	25.00'	90°00'00"	38.27'	35.36'	N44°31'18"E
C-13	180.00'	27°27'27"	56.17'	55.84'	S29°50'02"E
C-14	25.00'	90°59'11"	62.39'	37.42'	N00°34'19"W
C-15	145.00'	19°42'30"	50.02'	49.84'	N47°46'31"E
C-16	380.00'	30°28'20"	146.53'	146.84'	N42°11'08"E
C-17	410.00'	30°28'20"	174.12'	174.14'	N42°11'08"E
C-22	185.00'	45°17'01"	224.32'	211.31'	S14°51'46"W
C-23	180.00'	40°26'26"	88.66'	88.59'	N01°53'12"E
C-24	140.00'	7°15'19"	16.82'	16.81'	S10°24'46"E
C-24	80.00'	7°15'19"	11.84'	11.83'	N10°24'46"E
C-35	210.00'	19°18'28"	112.64'	118.14'	N01°53'12"E
C-38	25.00'	188°55'20"	56.83'	45.11'	N46°30'55"E
C-37	100.00'	27°02'27"	16.01'	15.89'	S84°28'12"E
C-38	160.00'	30°27'44"	64.53'	64.52'	S29°50'02"E
C-39	25.00'	90°00'00"	38.27'	35.36'	N44°31'18"E
C-40	150.00'	69°27'00"	22.89'	22.87'	S06°50'12"E
C-41	150.00'	126°07'27"	34.17'	44.11'	N75°21'24"W
C-42	180.00'	45°06'55"	27.86'	22.26'	N44°31'18"E
C-43	180.00'	124°30'	20.02'	20.01'	S06°50'12"E
C-44	180.00'	127°18'24"	68.46'	68.46'	N01°53'12"E
C-61	210.00'	107°14'	17.74'	17.89'	S44°31'43"W
C-62	180.00'	197°58'	64.79'	65.46'	S80°30'22"W
C-63	180.00'	27°58'44"	74.55'	73.12'	S77°32'06"W
C-64	180.00'	27°58'44"	84.88'	83.47'	S00°35'50"E
C-65	160.00'	107°18'	61.22'	60.81'	S08°59'08"E
C-66	160.00'	107°18'	28.44'	28.41'	N00°34'19"W
C-79	210.00'	107°18'	37.36'	37.37'	N00°34'19"E
C-80	210.00'	27°58'44"	85.34'	79.61'	N08°39'12"E



SHEET INDEX

SHEET 1 OF 6	LEGAL DESCRIPTION, DIMENSIONAL NOTES
SHEET 2-3 OF 6	KEY MAP, TRACT DETAIL SHEET
SHEET 4-6 OF 6	LOT, TRACT, EASEMENT DETAIL SHEETS

- DONOR'S NETLAND AREA
- DONOR'S UTILITY EASEMENT RECORDED IN DOC # 20190740384
- DONOR'S 10' R/W EASEMENT RECORDED IN DOC # 20190740384
- DRAINAGE EASEMENT

AVALON COVE

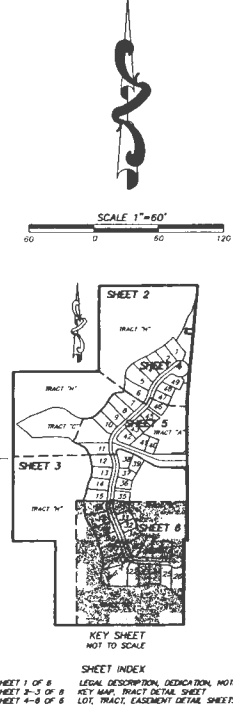
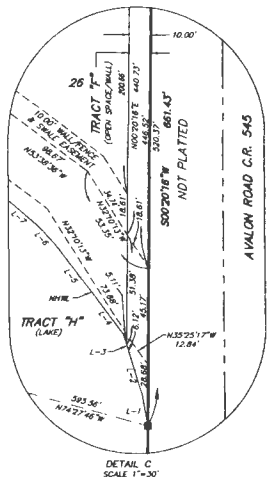
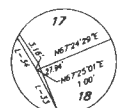
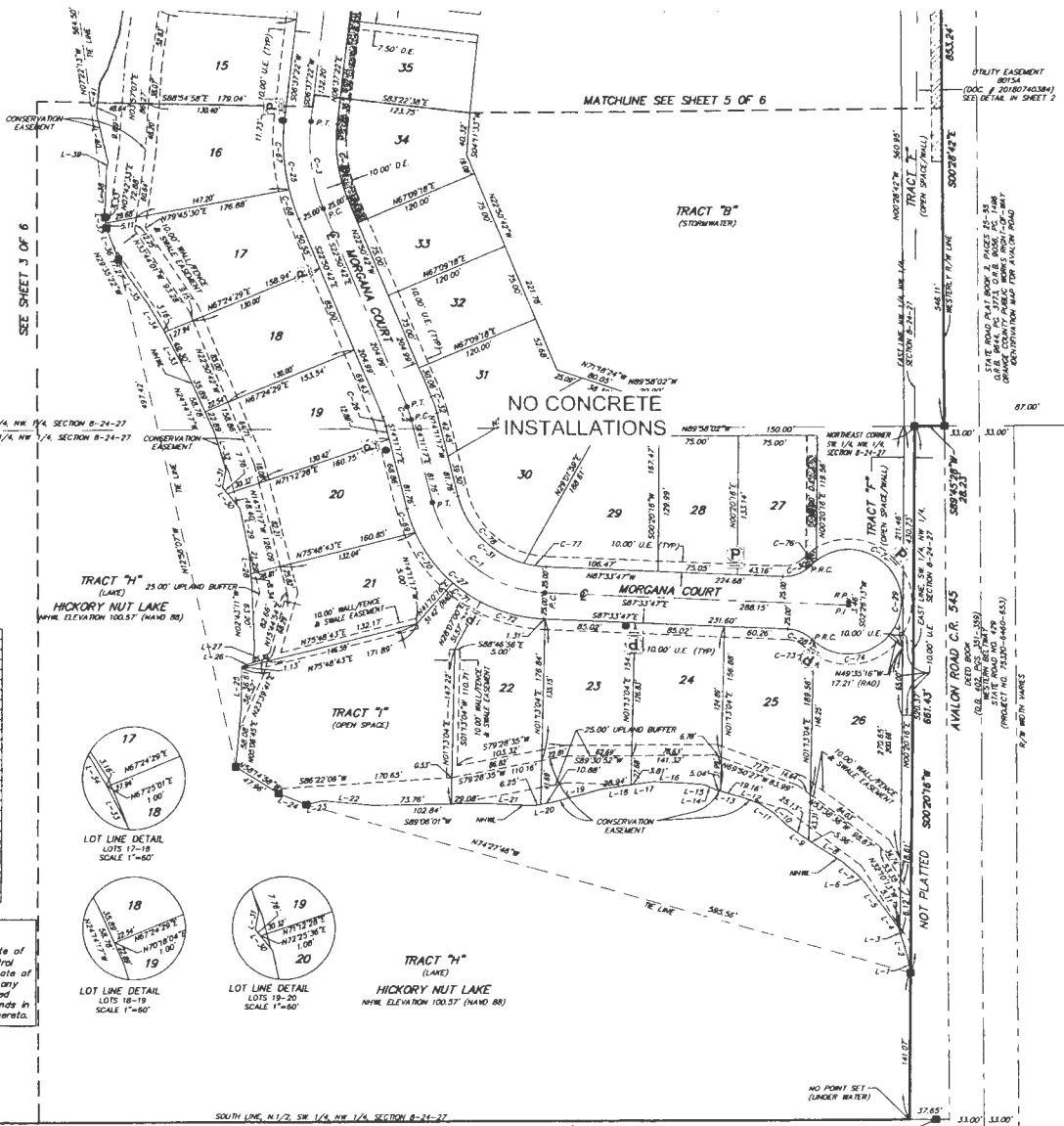
LYING IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

LINE	BEARING	LENGTH
L-1	N10°00'00"W	16.15'
L-2	N88°45'15"E	18.00'
L-3	N17°21'12"W	11.43'
L-4	N48°02'48"W	21.00'
L-5	N77°12'27"W	12.00'
L-6	N56°28'26"W	8.89'
L-7	N49°12'22"W	18.00'
L-8	N02°00'00"E	32.71'
L-9	N55°16'21"W	31.09'
L-10	N45°00'00"E	17.88'
L-11	N42°00'00"E	18.00'
L-12	N10°02'35"W	18.00'
L-13	N73°11'17"W	26.80'
L-14	N68°31'24"W	11.82'
L-15	N85°40'18"W	17.81'
L-16	N82°15'36"W	29.88'
L-17	S84°02'10"W	17.81'
L-18	S81°27'17"W	32.72'
L-19	S74°34'03"W	17.74'
L-20	S72°34'43"W	17.13'
L-21	N82°30'48"W	58.84'
L-22	N88°49'17"W	58.00'
L-23	S77°12'50"W	16.77'
L-24	N82°30'06"W	27.89'
L-25	N00°01'00"E	42.74'
L-26	N10°43'34"E	11.24'
L-27	N02°54'44"E	24.74'
L-28	N04°31'05"W	26.53'
L-29	N11°14'50"W	42.11'
L-30	N10°00'00"E	26.11'
L-31	N11°02'00"E	18.00'
L-32	N16°14'16"W	36.32'
L-33	N03°08'30"W	28.84'
L-34	N41°03'08"W	28.84'
L-35	N43°12'12"W	32.85'
L-36	N01°34'11"W	31.81'
L-37	N07°15'00"W	10.14'
L-38	N01°27'30"E	26.00'
L-39	N01°14'16"E	8.47'
L-40	N13°25'42"W	48.52'
L-41	N08°24'37"E	28.48'

CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	175.00'	27°22'28"	142.27'	137.41'	S20°52'32"E
C-2	40.00'	8°29'25"	12.84'	14.83'	N10°11'00"W
C-3	163.00'	29°28'05"	81.86'	81.82'	S05°08'40"E
C-4	25.00'	29°28'05"	81.77'	86.63'	S05°08'40"E
C-5	25.00'	8°29'25"	8.07'	8.06'	S18°31'00"E
C-6	146.00'	27°22'28"	178.29'	167.29'	S20°52'32"E
C-7	38.00'	4°12'24"	25.44'	24.92'	S89°54'45"E
C-8	50.00'	27°00'29"	235.63'	70.71'	N00°31'32"W
C-9	35.00'	49°18'25"	20.25'	28.84'	S68°17'01"W
C-10	90.00'	27°22'28"	102.64'	102.64'	S20°52'32"E
C-11	118.00'	8°29'25"	16.82'	16.80'	N18°31'00"W
C-12	146.00'	29°28'05"	72.00'	71.21'	N08°08'40"W
C-13	150.00'	10°11'00"	28.44'	28.41'	N02°14'00"E
C-14	130.00'	20°37'31"	68.40'	68.03'	S03°14'21"E
C-15	190.00'	8°29'25"	28.32'	28.29'	S18°22'28"E
C-16	150.00'	10°11'00"	24.93'	24.90'	S19°03'17"E
C-17	150.00'	24°56'26"	60.22'	60.24'	S16°24'16"E
C-18	140.00'	26°06'46"	61.78'	61.22'	S25°20'24"E
C-19	50.00'	231°24'	2.21'	2.21'	S47°08'25"E
C-20	50.00'	37°00'	36.56'	36.51'	N65°55'48"E
C-21	50.00'	168°04'21"	146.88'	99.46'	N43°12'02"W
C-22	50.00'	87°12'	7.18'	7.17'	S48°14'30"W
C-23	90.00'	128°04'	51.00'	51.00'	N80°54'56"W
C-24	90.00'	59°58'27"	54.15'	69.92'	N44°08'31"W

LANDS DESCRIBED HEREON ARE SUBJECT TO:
Rights of the United States Government and /or the State of Florida arising under the United States Government's control over navigable waters and the inalienable rights of the State of Florida in the lands or waters of similar character as to any part of the premises herein described which are submerged beneath navigable waters or may be artificially filled in lands in what was formerly navigable waters and any accretions thereon.

NOTE: THE ORDINARY HIGH WATER LINE LOCATION FOR HICKORY NUT LAKE HAS NOT BEEN DETERMINED. THE STATE OF FLORIDA MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE OF HICKORY NUT LAKE.



- DENOTES WETLAND AREA
- DENOTES UTILITY EASEMENT RECORDED IN DOC # 2018044384, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- DRAINAGE EASEMENT