



Interoffice Memorandum

December 5, 2019

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

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

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

PHONE NUMBER: (407) 836-7891

SUBJ: Installation of Traffic Control Devices and "No Parking" signs in
Encore at Ovation - Phase 1

Our staff recommends that the following traffic control devices be installed in Encore at Ovation Phase 1:

Install "STOP" signs on:

Spring Grove Way at Flemings Road
Wynford Lane at Spring Grove Way
Encore at Ovation Way at Flemings Road
Wynford Lane at Encore at Ovation Way

The Fire Marshal recommends that the following "No Parking" signs be installed in Encore at Ovation - Phase 1:

Install "NO PARKING" signs on:

ALL NO PARKING SIGNS TO BE INSTALLED WITH PHASE 2.

Action Requested: Approval of Traffic Control Devices and "No Parking" signs installation in Encore at Ovation - Phase 1. District 1.

JCK/HLC/nad

Attachments

ENCORE AT OVATION - PHASE 1

Situated in Section 19, Township 24 South,
Range East Orange County, Florida
DISTRICT # 1

STOP/STREET			INITIALS	
(1)	(Ft _____ S)	on Spring Grove Way (9 INCH) at Flemings Road (9 INCH)	00	_____
			00	_____
(2)	(Ft _____ E)	on Wynford Lane at Spring Grove Way	00	_____
			00	_____
(3)	(Ft _____ S)	on Encore at Ovation Way (9 INCH) at Flemings Road (9 INCH)	00	_____
			00	_____
(4)	(Ft _____ W)	on Wynford Lane at Encore at Ovation Way	00	_____
			00	_____

SPEED LIMIT 25 MPH

(5)	(Ft _____ N)	on Spring Grove Way at Tollington Alley		_____

(6)	(Ft _____ N)	on Encore at Ovation Way at Tollington Alley		_____

STOP/ALLEYS

(1A)	(Ft _____ E)	on Tollington Alley at Spring Grove Way		_____

(2A)	(Ft _____ W)	on Tollington Alley (EB) STOP ONLY at Encore at Ovation Way		_____

(3A)	(Ft _____ E)	on Tollington Alley (WB) at Encore at Ovation Way		_____

NO PARKING with arrows

ALL NO PARKING SIGNS TO BE INSTALLED WITH PHASE 2.

12/05/2019

ENCORE AT OVATION - PHASE 1

Situated in Section 19, Township 24 South, Range 27 East
Orange County, Florida

Legal Description

A portion of Section 19, Township 24 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the southwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 19; thence run N 00°12'51" E, along the west line of the Southwest 1/4 of the Southwest 1/4 of said Section 19, a distance of 441.39 feet for the POINT OF BEGINNING; thence continue N 00°12'51" E, along said west line, a distance of 883.57 feet to a point on the north line of the Southwest 1/4 of the Southwest 1/4 of said Section 19; thence run N 89°00'25" E, along the north line thereof, a distance of 1472.04 feet to a point on the east line of the Southwest 1/4 of the Southwest 1/4 of said Section 19; thence run S 00°04'58" W, along said east line, a distance of 345.36 feet; thence, departing said east line, run S 89°00'25" W, a distance of 181.80 feet; thence run S 00°59'35" E, a distance of 24.70 feet; thence run S 89°00'25" W, a distance of 52.00 feet to a point of curvature of a non-tangent curve, concave southwesterly, having a radius of 15.00 feet; thence, on a chord bearing of S 45°59'35" E and a chord distance of 21.21 feet, run northwesterly along the arc of said curve, a distance of 23.56 feet, through a central angle of 00°00'00" to the point of tangency thereof; thence run S 89°00'25" W, a distance of 288.00 feet; thence run S 00°59'35" E, a distance of 30.85 feet to a point of curvature of a curve, concave easterly, having a radius of 889.53 feet and a central angle of 07°57'55"; thence run southerly, along the arc of said curve, a distance of 123.66 feet to the point of tangency thereof; thence run S 08°57'28" E, a distance of 155.41 feet to a point of curvature of a curve, concave westerly, having a radius of 274.00 feet and a central angle of 09°01'56"; thence run southerly, along the arc of said curve, a distance of 43.19 feet to the point of tangency thereof; thence run S 00°04'28" W, a distance of 175.48 feet; thence run N 89°55'32" W, a distance of 975.61 feet to the POINT OF BEGINNING.

Containing 24.06 acres, more or less.

Surveyor's Notes

1. Bearings are based on a assumed bearing of N 00°12'51" E along the west line of the SW 1/4 of the SW 1/4 of Section 19, Township 24 South Range 27 East, Orange County, Florida.
2. All platfiled utility easements shall also 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 the function and service of an electric, telephone, gas or other public utility in the event a cable television company demerits the facilities of a public utility. It shall be solely responsible for the damages. This section shall not apply to those public utilities 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, (Florida Statute 377.09) (R2).
3. Tracts "A-1" and "A-1A" (Private Alley), Tracts "D5-1", "D5-2", "D5-3", "D5-4", "D5-5" and "D5-6" (Open Space), Tracts "B-1A" and "B-1B" (Pond) and Tracts "C-1" and "C-2" (Construction) comprise the common areas as more particularly defined in the Declaration of Condominium, Covenants and Restrictions of ENCORE AT OVATION - PHASE 1 and are hereby dedicated to and shall be maintained by the Encore at Ovation Community Association, Inc.
4. Tracts "A-1" and "A-1A" (Private Alley) are Common Areas per the Declaration and is reserved for the exclusive use and benefit of the following entities and for the following purposes: (1) the Encore at Ovation Community Association, Inc. for the purpose of exercising all powers and responsibilities delegated to the association pursuant to the Condominium Declaration for ENCORE AT OVATION - PHASE 1 recorded in the Public Records of Orange County, Florida (the "Declaration"); (2) the Owners of the Lots within the Property for purposes of access to and from public streets and Lots lying adjacent to such Alley Tracts and (3) Orange County and its employees and agents solely for the purpose of performing functions and government functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and Owners thereof of multiple dwellings, as well as such Owners guests and visitors, including but not limited to, police, fire and emergency medical services. Any access improvements and appliances and related facilities constructed within Tracts "A-1" and "A-2" are not dedicated to the public, but are private, and shall be maintained by the Association.
5. Tracts "D5-1" and "D5-2" (Construction) shall be owned by the Encore at Ovation Community Association, Inc.. Development rights to Tracts "C-1" and "C-2" are dedicated to Orange County, Florida. No construction, zoning, grading or alteration to Tracts "C-1" and "C-2" is permitted without prior approval of Orange County Florida and all other applicable jurisdictional agencies.
6. Tracts "D5-1" and "D5-2" (Open Space) are owned and shall be maintained by Spring Grove, LLC. As successors and/or assigns. There is a Protection Easement and a Utility Easement over the entirety of Tracts "D5-1" and "D5-2".

SPRING GROVE - UTILITY EASEMENT DEVELOPMENT PHASE 1 - PHASE 1 AND 2 - PARCELS B-1A AND A PORTION OF B-1B PRELIMINARY SURVEYOR'S PLAN CASE #98-11-13-376 APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 30, 2018

Vicinity Map

GDA GAMING - BELTON ASSOCIATES, INC.
professional surveyors and engineers
1275 G. Hightower Drive, Orlando, FL 32801 (407) 880-8436

NOTICE:
THIS PLAN AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL RECORD OF THE BOUNDARY LINES DESCRIBED HEREIN AND WILL BE UNALTERED UNLESS BE SUPPLANTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN THEREIN MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Sheet Index
Sheet 1 . . . Top Description, Declaration, Notes
Sheets 2 and 3 . . . 1st, 2nd, 3rd, 4th, 5th, 6th Sheets

CERTIFICATE OF SURVEYOR

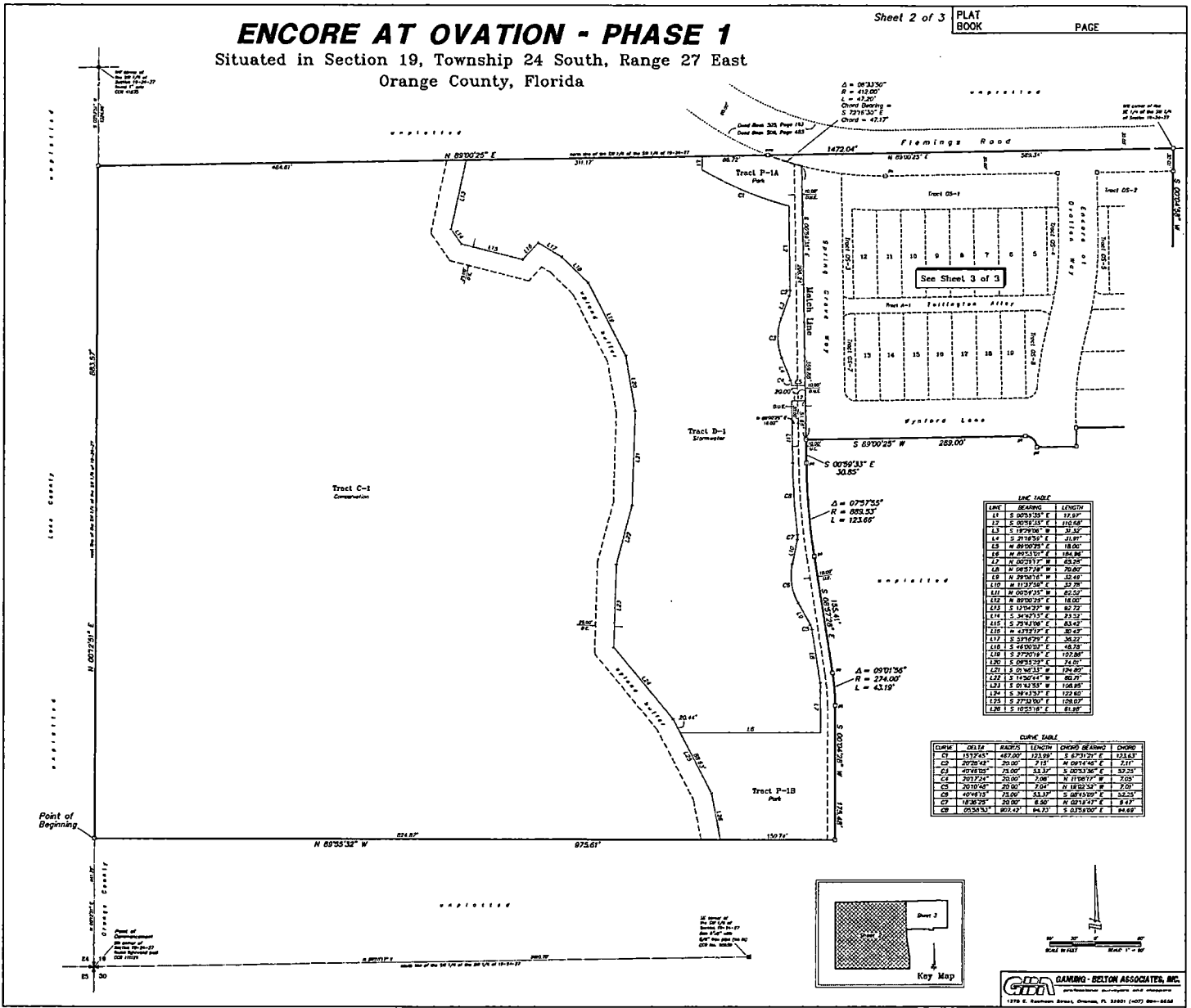
This plot was prepared under my direction and supervision. This plot complies with all of the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature: [Signature] Date: 10/23/24
 Surveyor's Name: GAMING-BELTON ASSOCIATES, INC. Surveyor's Registration Number: LR 7324
 Legal Entity's Name: LEGAL ENTITY'S CERT. OF AUTH. NO.
 Legal Entity's Address: 1275 G. HIGHTOWER DR., ORLANDO, FL 32801

PLAT BOOK	PAGE
	ENCORE AT OVATION - PHASE 1 DEDICATION
<p>KNOW ALL MEN BY THESE PRESENTS, that the undersigned SPRING GROVE, LLC, a Delaware limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate Tract D-1, the streets and the utility, pavement and drainage easements shown herein to the peaceful use of the public for the uses and purposes described in this plat.</p> <p>IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and acknowledged below on this _____ day of _____, 2024.</p>	
<p>SPRING GROVE, LLC a Delaware limited liability company</p> <p>By: _____ Name: _____ Title: _____</p> <p>Signed and sealed in the presence of:</p> <p>Witness: _____ Witness: _____ (print name) (print name)</p> <p>STATE OF _____ COUNTY OF _____</p> <p>The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____ of SPRING GROVE, LLC, a Delaware limited liability company, on behalf of the company. He [is personally known to me] [has produced _____ as identification]</p> <p>Notary Public: _____ Print Name: _____ My Commission No.: _____ My Commission Expires: _____</p>	
CERTIFICATE OF REVIEW BY COUNTY SURVEYOR	
This plot has been reviewed for conformity to Chapter 177 Florida Statutes.	
County Surveyor _____	Date _____
CERTIFICATE OF APPROVAL BY ZONING DIRECTOR	
Examined and Approved _____	Date _____
CERTIFICATE OF APPROVAL BY COUNTY ENGINEER	
Examined and Approved _____	Date _____
CERTIFICATE OF APPROVAL BY THE 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.	
Attest: _____	ORANGE COUNTY Clerk of the Board of County Commissioners
BY: _____	B.C.
CERTIFICATE OF COUNTY COMPTROLLER	
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as Document No. _____	
County Comptroller in and for Orange County, Florida	BY: _____

ENCORE AT OVATION - PHASE 1

Situated in Section 19, Township 24 South, Range 27 East
Orange County, Florida



$\Delta = 083300^\circ$
 $R = 412.00'$
 $L = 47.20'$
 $\Delta = 329130^\circ$
 $L = 42.17'$

$\Delta = 073755^\circ$
 $R = 683.53'$
 $L = 123.66'$

$\Delta = 090130^\circ$
 $R = 276.00'$
 $L = 43.10'$

LINE TABLE

LINE	BEARING	LENGTH
L1	S 005333° E	122.57'
L2	S 007025° E	102.84'
L3	S 192908° W	20.42'
L4	S 211820° E	21.01'
L5	N 000000° E	18.00'
L6	N 090550° E	184.94'
L7	N 000000° E	45.00'
L8	N 083724° W	20.60'
L9	N 293016° W	1.55.48'
L10	N 112358° E	22.70'
L11	N 000000° W	62.53'
L12	N 000000° E	18.00'
L13	S 123422° W	82.72'
L14	S 342735° E	23.23'
L15	S 293108° E	43.42'
L16	N 432737° E	20.42'
L17	S 000000° E	34.72'
L18	S 483033° E	48.78'
L19	S 272016° E	122.88'
L20	S 000000° E	74.00'
L21	S 013431° W	124.80'
L22	S 113524° E	80.00'
L23	S 013355° W	158.85'
L24	S 394237° E	122.88'
L25	S 122300° E	120.00'
L26	S 102518° E	81.88'

CURVE TABLE

CHORD	DELTA	ARC	CHORD BEARING	CHORD
C1	131.743°	482.00'	S 471027° E	133.81'
C2	207.044°	20.00'	N 092748° E	2.11'
C3	40.818°	25.00'	S 005333° E	2.72'
C4	201.721°	20.00'	N 113057° W	2.00'
C5	207.044°	20.00'	N 183053° W	2.00'
C6	40.818°	25.00'	S 007025° E	3.25'
C7	18.3875°	20.00'	N 021317° E	8.47'
C8	055.510°	802.42'	S 035300° E	84.69'

