



Interoffice Memorandum

October 15, 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", with a large, stylized flourish extending from the end of the signature.

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

PHONE NUMBER: (407) 836-7891

**SUBJ: Installation of Traffic Control Devices and "No Parking" signs in
Reserve at Sawgrass Phase 6**

Our staff recommends installing the following traffic control devices in Reserve at Sawgrass:

Install "STOP" signs on:

Ryegrass Trail (SB) at Pindo Palm Lane
Ryegrass Trail (NB) at Wetherbee Road
Green Sabal Drive (WB) at Cypress Glades Lane
Green Sabal Drive (EB) at Ryegrass Trail

Install "SPEED LIMIT 25" signs on:

Ryegrass Trail (SB) south of Wetherbee Road

Install "NO OUTLET" sign on:

Ryegrass Trail south of Green Sabal Drive

Install "END OF ROAD TREATMENT" signs on:

Pindo Palm Lane; both ends

The Fire Marshal recommends installing the following "No Parking" signs in Reserve at Sawgrass:

Install "NO PARKING" signs on:

Ryegrass Trail
Green Sabal Drive
Pindo Palm Lane

**Action Requested: Approval of Traffic Control Devices and "No Parking" signs
installation in Reserve at Sawgrass Phase 6. District 4.**

JCK/HLC/FCY/dar

Attachments

RESERVE AT SAWGRASS Phase 6

A REPLAT OF LOT 269, AS RECORDED IN PLAT BOOK 99, PAGES 121 THROUGH 125 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA
DISTRICT # 4

<u>STOP/STREET</u>				INITIALS
(1)	(Ft _____ S)	on Ryegrass Trail at Pindo Palm Lane	00 00	_____ _____
(2)	(Ft _____ N)	on Ryegrass Trail at Wetherbee Road	00 00	_____ _____
(3)	(Ft _____ W)	on Green Sabal Drive at Cypress Glades Lane	00 00	_____ _____
(4)	(Ft _____ E)	on Green Sabal Drive at Ryegrass Trail	00 00	_____ _____

SPEED LIMIT 25

(5)	(Ft _____ S)	on Ryegrass Trail at Wetherbee Road	00 00	_____ _____
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NO OUTLET

(6)	(Ft _____ W)	on Ryegrass Trail at Green Sabal Drive	00 00	_____ _____
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END OF ROAD TREATMENT

(7)	(Ft _____ W)	on Pindo Palm Lane at Ryegrass Trail		_____ _____
(8)	(Ft _____ E)	on Pindo Palm Lane at Ryegrass Trail		_____ _____

NO PARKING with arrows

On Ryegrass Trail from Pindo Palm Lane to Wetherbee Road, on west side of the roadway for its entire length and on the east side of the roadway at its intersections with other streets as indicated on the attached parking plan.

On Pindo Palm Lane starting 150 feet west of Ryegrass Trail to 150 feet east of Ryegrass Trail, on the north side of the roadway as indicated on the attached parking plan.

On Green Sabal Drive from Cypress Glades Lane to Ryegrass Trail, on both sides of the roadway as indicated on the attached parking plan.

RESERVE AT SAWGRASS - PHASE 6

A portion of Section 20, Township 24 South, Range 30 East
 and
 a Replat of Lot 269, RESERVE AT SAWGRASS - PHASE 3, as recorded in Plat Book 83, Pages 44 through 48
 and
 a Replat of Lot 434, 435 and 436, RESERVE AT SAWGRASS - PHASE 4C, as recorded in Plat Book 93, Pages 131 through 135
 Both being recorded in the Public Records of Orange County, Florida
 Situated in Orange County, Florida

Legal Description

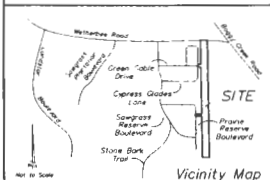
The West 330 feet of the East 1/2 of the Northwest 1/4 of Section 20, Township 24 South, Range 30 East, TOGETHER WITH Lot 269, RESERVE AT SAWGRASS - PHASE 3, as recorded in Plat Book 83, Pages 44 through 48 AND Lots 434, 435 and 436, RESERVE AT SAWGRASS - PHASE 4C, as recorded in Plat Book 93, Pages 131 through 135, both being recorded in the Public Records of Orange County, Florida, situated in Section 20, Township 24 South, Range 30 East being described as follows:

BEGIN at the southeast corner of Tract D, RESERVE AT SAWGRASS - PHASE 3, according to the plat thereof, as recorded in Plat Book 83, Pages 44 through 48, Public Records of Orange County, Florida; said corner also being a point on the west line of the East 1/2 of the Northwest 1/4 of said Section 20; thence run N 00°51'40" W, along said west line and along the east line of RESERVE AT SAWGRASS - PHASE 3, a distance of 1,015.08 feet to a point on the north line of Lot 268 of said RESERVE AT SAWGRASS - PHASE 3; thence run S 89°08'58" W, along said north line, a distance of 130.30 feet to a point on the easterly right-of-way line of Prairie Reserve Boulevard; thence run N 00°51'02" W, along said easterly right-of-way line, a distance of 55.00 feet to a point on the south line of Lot 270 of said RESERVE AT SAWGRASS - PHASE 3; thence run N 89°08'58" E, along said south line, a distance of 130.29 feet to a point on the aforesaid east line of RESERVE AT SAWGRASS - PHASE 3; thence run N 00°51'40" W, along said east line, a distance of 382.08 feet to the southeast corner of Lot 441 of said RESERVE AT SAWGRASS - PHASE 4C; thence continue N 00°51'40" W, along the east line of RESERVE AT SAWGRASS - PHASE 4C, a distance of 363.12 feet to a point on the north line of Lot 437 of said RESERVE AT SAWGRASS - PHASE 4C; thence run S 89°08'58" W, along said north line, a distance of 115.15 feet to a point on the easterly right-of-way line of Cypress Glades Lane; thence northerly along said easterly right-of-way line, the following four (4) courses and distances: run N 00°51'02" W, a distance of 11.03 feet to a point of curvature of a curve, concave westerly, having a radius of 500.00 feet and a central angle of 05°43'55"; thence run northerly along the arc of said curve, a distance of 50.02 feet to a point of reverse curvature of a curve, having a radius of 500.00 feet and a central angle of 05°43'55"; thence run northerly along the arc of said curve, a distance of 50.02 feet to the point of tangency thereof; thence run N 00°51'02" W, a distance of 59.09 feet to a point on the south line of Lot 433 of said RESERVE AT SAWGRASS - PHASE 4C; thence run N 89°08'58" E, along said south line, a distance of 120.12 feet to a point on the aforesaid east line of RESERVE AT SAWGRASS - PHASE 4C; thence run N 00°51'40" W, along said east line, a distance of 658.15 feet to a point on the southerly right-of-way line of Weatherbee Road (a 100 foot wide right-of-way) as described and recorded in Official Records Book 9649, Page 3990, Public Records of Orange County, Florida; thence run N 89°25'29" E, along said southerly right-of-way line, a distance of 330.00 feet to a point on the east line of the West 330 feet of the East 1/2 of the Northwest 1/4 of said Section 20; thence run S 00°51'40" E, along said east line, a distance of 2,646.00 feet to a point on the south line of the Northwest 1/4 of said Section 20; thence run S 89°52'11" W, along said south line, a distance of 330.03 feet to the POINT OF BEGINNING

Containing 20.66 acres, more or less.

Surveyor's Notes

- Bearings are based on a bearing of N 00°51'40" W along the east line of RESERVE AT SAWGRASS - PHASE 3 as recorded in Plat Book 83, Pages 44 through 48, Public Records of Orange County, Florida.
- All installed utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted 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. (State Statute 177.091 (28)).
- Lines are rabed unless otherwise shown (NR)
- The following tracts and easements comprise the common areas as more particularly defined in the Declaration of Covenants, Conditions and Restrictions of RESERVE AT SAWGRASS as recorded in Official Records Book 10668, Page 6145, Public Records of Orange County, Florida, as amended, and are hereby dedicated to and maintained by the Reserve of Sawgrass Homeowners Association, Inc.
 - Tracts OS-5, OS-6 and OS-7 (Open Space)
 - Tract W-5 (Conservation)
 - Mail and Landscape Easement (M.L.E.)
 - Homeowners Association Drainage Easement (Private)
- Tract W-5 and the upland buffer thereon is to be used and maintained by the Reserve of Sawgrass Homeowners Association, Inc. for conservation purposes and other purposes not inconsistent with this dedication, and is the maintenance obligation of the Reserve of Sawgrass Homeowners Association, Inc. Development rights to Tract W-5 is dedicated to Orange County, Florida. No construction, clearing, grading or alteration to the Conservation Tracts are permitted without prior approval of Orange County, Florida and all other applicable jurisdictional agencies.
- The property is subject to a Declaration of Covenant and Restriction regarding "Aircraft Activity" as recorded in Official Records Book 8810, Page 3616, Public Records of Orange County, Florida. The properties delineated on this plat are subject to aircraft noise that may be objectionable.
- There is a Utility Easement dedicated to the perpetual use of the public over the entirety of Tract 15-7.



GTA GANNING - BELTON ASSOCIATES, INC.
 1274 E. Robinson Street, Orlando, FL 32801 (407) 899-8858

* The properties delineated on this plat are subject to aircraft noise that may be objectionable.

NOTICE:
 THIS PLAT, AS RECORDED IN ITS ENTIRETY, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPERSEDED IN AUTHORITY BY ANY OTHER DRAWING OR DIGITAL FORM OF THIS PLAT. THEREFORE, ANY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE YATES PLANNED DEVELOPMENT - PHASE 2 PRELIMINARY SUBDIVISION PLAN AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON JUNE 27, 2008 AND THE YATES PLANNED DEVELOPMENT - YATES' PHASE 2 PRELIMINARY SUBDIVISION PLAN, SUBSTANTIAL CHANGE (CASE NO. CD-18-03-D70), AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON DECEMBER 16, 2018.

Symbol	MUTCD Designation/Size	Quantity
	Street Name Sign R1-1 (30" X 30")	4 AS
	R2-1 (24" X 30")	1 AS
	W14-2 (30" X 30")	1 AS
	OM4-3 (18" X 18")	6 AS

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
 This plat has been reviewed for conformity to Chapter 177 Florida Statutes.
 William R. Mueselth Jr. 7-2-19
 County Surveyor

CERTIFICATE OF SURVEYOR
 This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177 Florida Statutes.
 Surveyor's Signature: [Signature] Date: 6-21-19
 Surveyor's Name: CLAYTON GANNING ES 4236
 Surveyor's Registration Number: LB 7194
 GANNING-BELTON ASSOCIATES, INC. Legal Entity's Name
 Legal Entity's Cert. Of Auth. No. 1275 E. ROBINSON ST. ORLANDO, FL 32801
 Legal Entity's Address

RESERVE AT SAWGRASS - PHASE 6 DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned being the owner or fee simple of the lands described in the foregoing caption, to the plat, does hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicates the streets, drainage easements (unless noted otherwise), and utility easements shown hereon to the perpetual use of the public for the uses and purposes described in this plat.
 Tract SP-40 (Stormwater) is dedicated in fee simple to Orange County without any restriction whatsoever upon Orange County, County comprising of Tract SP-40 and any improvements thereon vests upon approval of this plat by the Board of County Commissioners of Orange County, Florida. The recording of this plat in the Public Records of Orange County, Florida shall not in any way constitute to the County No further instrument shall be necessary to vest fee simple title in the County as aforementioned.
 IN WITNESS WHEREOF, the owner has caused these presents to be signed by the Authorized Signatory named below this 28 day of June, 2019.

BEAZER HOMES, LLC,
 a Delaware limited liability company,
 successor-in-interest by conversion to,
 BEAZER HOMES CORP.,
 a Tennessee corporation
 By: [Signature]
 Name: Jeremy M. Comp
 Title: VP Divisional Land Development - Orlando

Signed and sealed in the presence of:
 [Signatures]
 Witness: [Signatures]
 Chad Minor (Print Name) Roger Walker (Print Name)

STATE OF Florida, COUNTY OF Orange
 The foregoing instrument was acknowledged before me this 28 day of June, 2019, by Jeremy M. Comp, VP Divisional Land Development - Orlando for BEAZER HOMES, LLC, a Delaware limited liability company, successor-in-interest by conversion to, BEAZER HOMES CORP, a Tennessee corporation, on behalf of the company. He is personally known to me [has produced as identification]

Notary Public: Melissa Miller
 Print Name: Melissa Miller
 My Commission No: 66312538
 My Commission Expires: 3/17/23

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR
 Examined and Approved: [Signature] 7-2-19
 Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
 Examined and Approved: [Signature] 7-2-19
 County Engineer Date

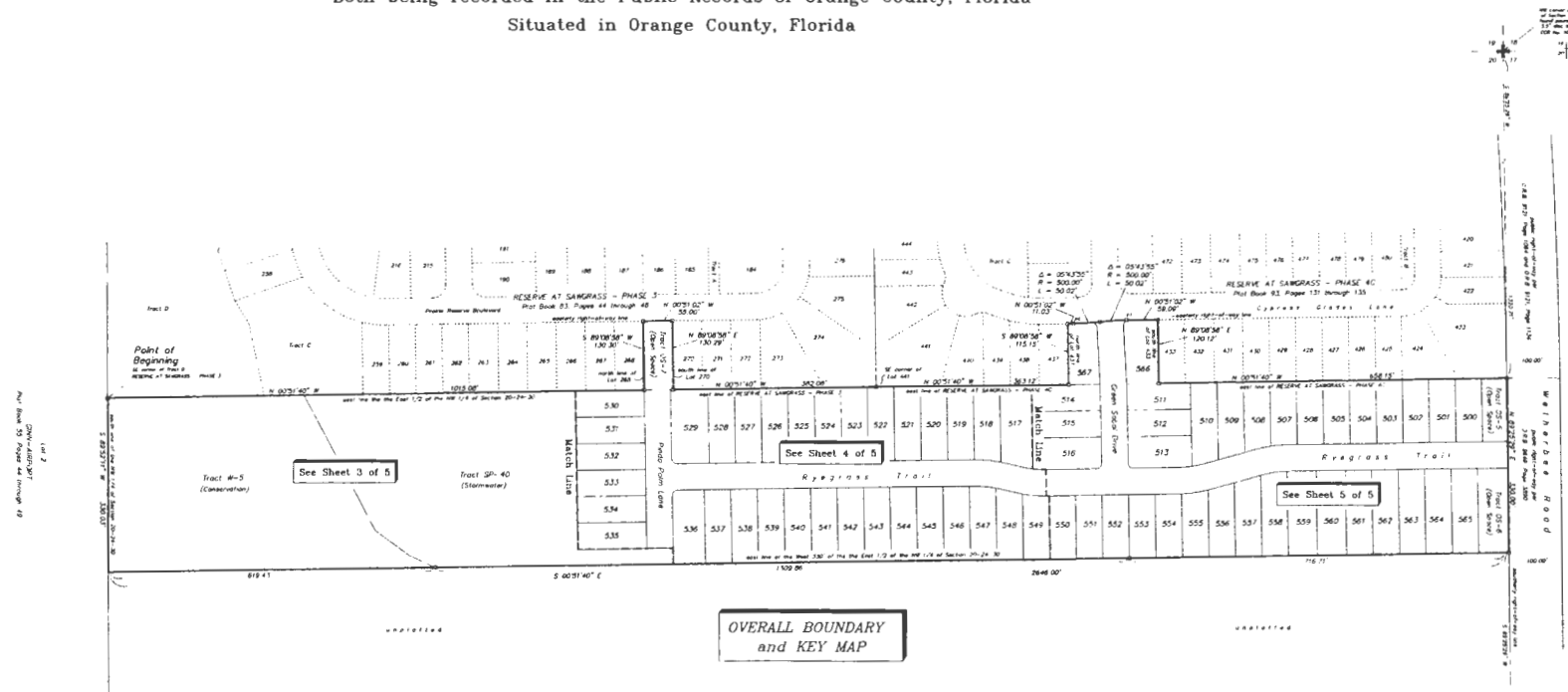
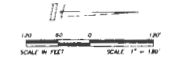
CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, that on July 08, 2019, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.
 [Signatures]
 Attest: Phil Diamond
 Clerk of the Board of County Commissioners, Orange County, Florida

CERTIFICATE OF COUNTY COMPTROLLER
 I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on 7/9/2019 as Document No. 20190419302
 County Comptroller in and for Orange County, Florida
 By: [Signature]



RESERVE AT SAWGRASS - PHASE 6

A portion of Section 20, Township 24 South, Range 30 East
 and
 a Replat of Lot 269, RESERVE AT SAWGRASS - PHASE 3, as recorded in Plat Book 83, Pages 44 through 48
 and
 a Replat of Lot 434, 435 and 436, RESERVE AT SAWGRASS - PHASE 4C, as recorded in Plat Book 93, Pages 131 through 135
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 Situated in Orange County, Florida



- LEGEND**
- L - lot lines
 - C - curved angle
 - P - public or road
 - HP - high point
 - F - fence or wall
 - E - easement
 - BT - border of property
 - AL - area of easement
 - AP - point of intersection
 - AP - point of reference curve
 - W - water point
 - LS - Lateral Survey
 - LB - Locust Bluffs
 - CCP - Central Canal Project
 - CRB - Official Record Book
 - WLE - Wet and Land Use Easements
 - UE - Utility Easement
 - SUE - Drainage (Storm) and Utility Easements
 - HOA - Homeowners Association
 - HOA - Drainage Easement (private)
 - HOA - easement easement
 - HOA - easement easement (public)
 - HOA - easement easement (private)
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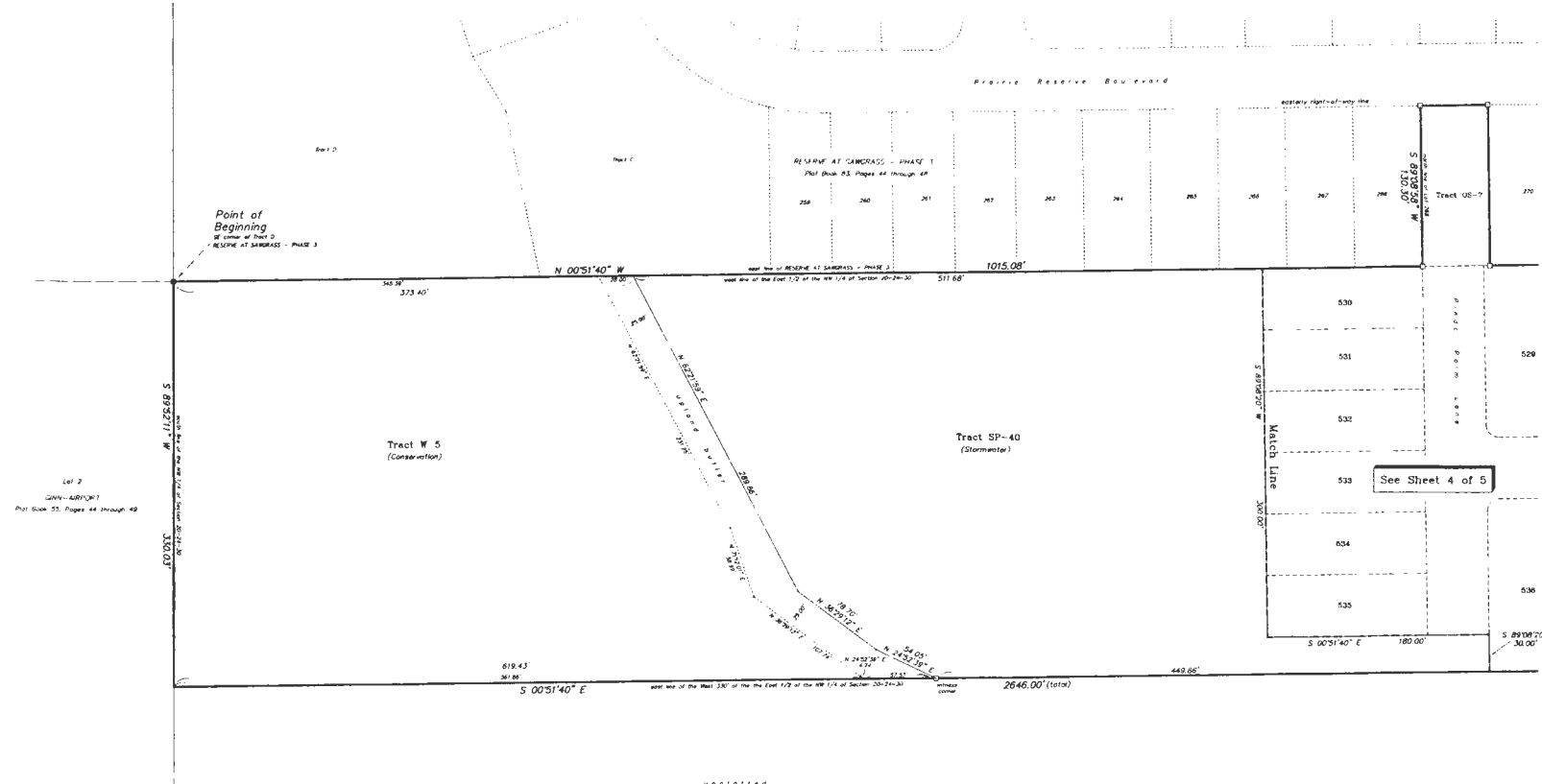
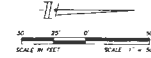
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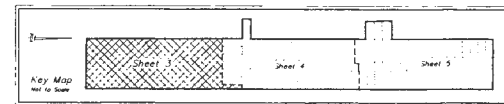
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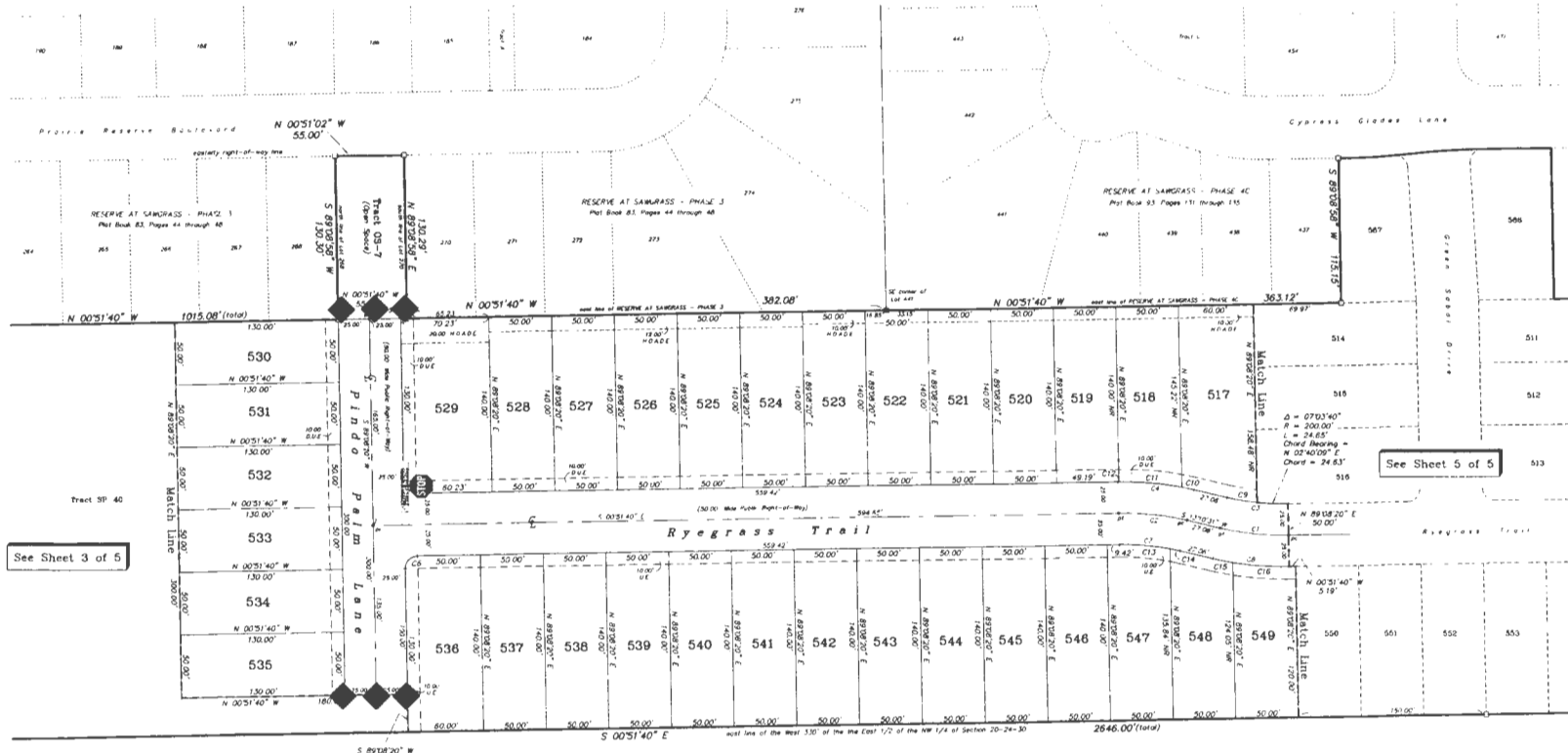
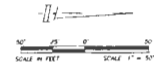


Lot 2
2014-487001
Plat Book 55, Pages 44 through 48



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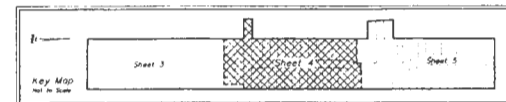


See Sheet 3 of 5

See Sheet 5 of 5

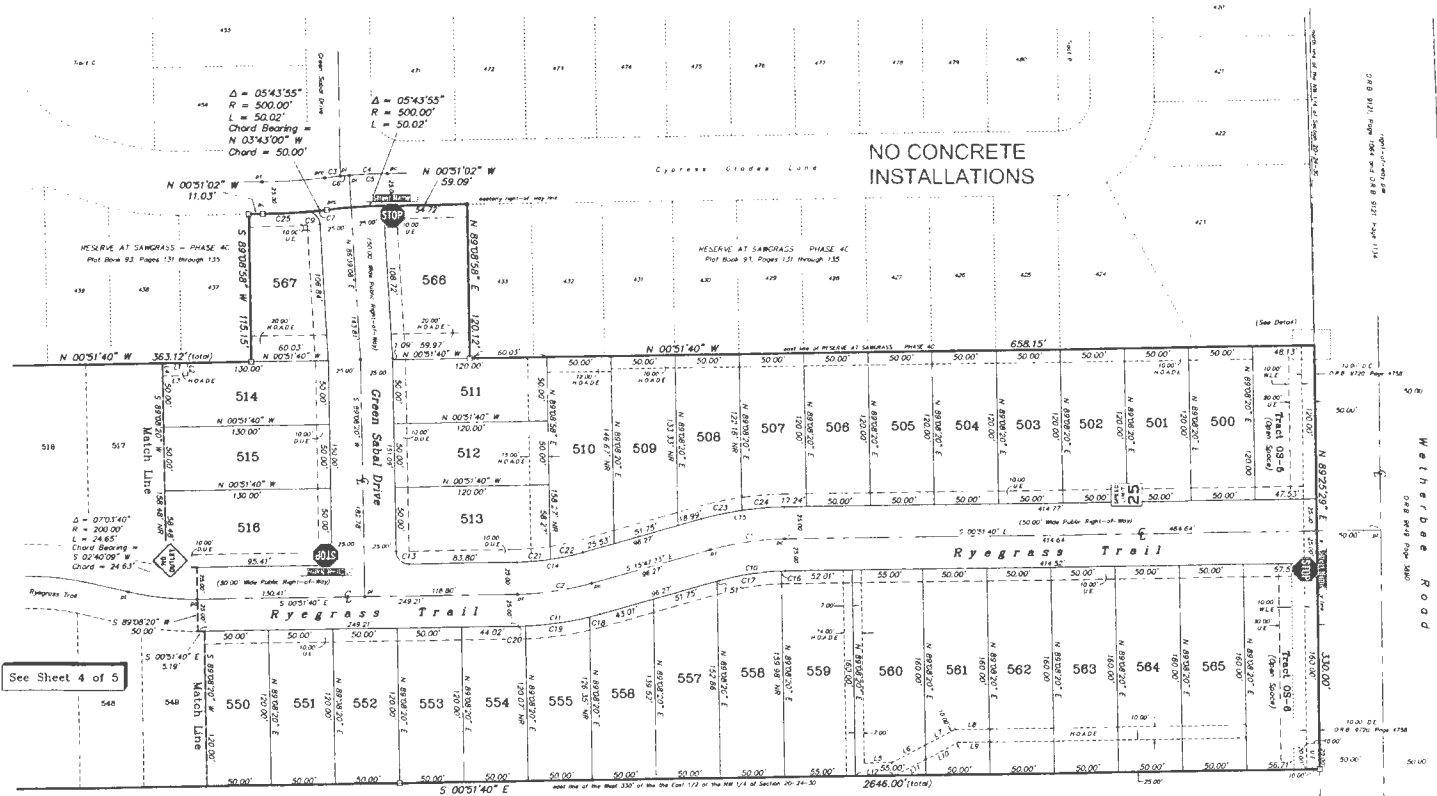
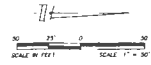
NO CONCRETE
 INSTALLATIONS

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	149°21'	225.00	55.12	N 08°52'27" E	54.98
C2	149°21'	225.00	55.12	S 08°52'25" W	54.98
C3	149°21'	200.00	49.00	N 08°52'25" E	48.87
C4	149°21'	200.00	49.00	S 08°52'25" W	48.79
C5	80°00'00"	10.00	15.71	N 44°58'20" E	14.14
C6	80°00'00"	10.00	15.71	S 45°01'40" E	14.14
C7	149°21'	200.00	49.00	S 08°52'25" W	48.87
C8	149°21'	200.00	49.00	N 08°52'25" E	48.79
C9	08°58'31"	200.00	24.55	N 09°41'15" E	24.33
C10	02°18'34"	200.00	10.08	S 12°01'14" W	10.08
C11	11°32'27"	200.00	30.36	S 05°15'43" W	30.27
C12	00°11'00"	200.00	0.81	S 00°48'08" E	0.81
C13	11°42'26"	200.00	40.87	S 04°58'33" W	40.80
C14	02°19'45"	200.00	8.13	S 12°00'58" W	8.13
C15	03°42'35"	200.00	16.19	N 11°51'13" E	16.18
C16	10°19'36"	200.00	45.06	N 04°18'07" E	45.00



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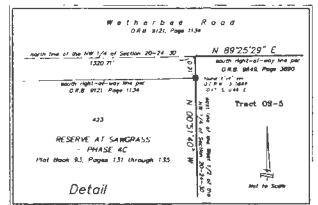
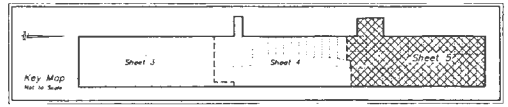


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	05°43'55"	500.00'	50.02'	N 05°43'55" E	50.00'
C2	05°43'55"	500.00'	50.02'	N 05°43'55" E	50.00'
C3	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C4	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C5	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C6	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C7	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C8	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C9	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C10	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C11	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C12	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C13	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C14	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C15	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C16	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C17	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C18	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C19	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C20	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C21	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C22	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C23	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C24	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'
C25	07°11'40"	200.00'	26.28'	N 07°11'40" E	26.26'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°51'02" W	11.03'
L2	N 00°51'02" W	59.09'
L3	N 00°51'02" W	59.09'
L4	N 00°51'02" W	59.09'
L5	N 00°51'02" W	59.09'
L6	N 00°51'02" W	59.09'
L7	N 00°51'02" W	59.09'
L8	N 00°51'02" W	59.09'
L9	N 00°51'02" W	59.09'
L10	N 00°51'02" W	59.09'
L11	N 00°51'02" W	59.09'
L12	N 00°51'02" W	59.09'



RESERVE AT SAWGRASS - PHASE 6

A portion of Section 20, Township 24 South, Range 30 East
and

a Replat of Lot 269, RESERVE AT SAWGRASS - PHASE 3, as recorded in Plat Book 83, Pages 44 through 48
and

a Replat of Lot 434, 435 and 436, RESERVE AT SAWGRASS - PHASE 4C, as recorded in Plat Book 93, Pages 131 through 135

Both being recorded in the Public Records of Orange County, Florida

Situated in Orange County, Florida

Legal Description

The West 330 feet of the East 1/2 of the Northwest 1/4 of Section 20, Township 24 South, Range 30 East, TOGETHER WITH: Lot 269, RESERVE AT SAWGRASS - PHASE 3, as recorded in Plat Book 83, Pages 44 through 48 AND Lots 434, 435 and 436, RESERVE AT SAWGRASS - PHASE 4C, as recorded in Plat Book 93, Pages 131 through 135, both being recorded in the Public Records of Orange County, Florida, situated in Section 20, Township 24 South, Range 30 East being described as follows:

BEGIN at the southeast corner of Tract D, RESERVE AT SAWGRASS - PHASE 3, according to the plat thereof, as recorded in Plat Book 83, Pages 44 through 48, Public Records of Orange County, Florida, said corner also being a point on the west line of the East 1/2 of the Northwest 1/4 of said Section 20; thence run N 00°51'40" W, along said west line and along the east line of RESERVE AT SAWGRASS - PHASE 3, a distance of 1,015.08 feet to a point on the north line of Lot 268 of said RESERVE AT SAWGRASS - PHASE 3; thence run S 89°08'58" W, along said north line, a distance of 130.30 feet to a point on the easterly right-of-way line of Prairie Reserve Boulevard; thence run N 00°51'02" W, along said easterly right-of-way line, a distance of 55.00 feet to a point on the south line of Lot 270 of said RESERVE AT SAWGRASS - PHASE 3; thence run N 89°08'58" E, along said south line, a distance of 130.29 feet to a point on the aforesaid east line of RESERVE AT SAWGRASS - PHASE 3; thence run N 00°51'40" W, along said east line, a distance of 382.08 feet to the southeast corner of Lot 441 of said RESERVE AT SAWGRASS - PHASE 4C; thence continue N 00°51'40" W, along the east line of RESERVE AT SAWGRASS - PHASE 4C, a distance of 363.12 feet to a point on the north line of Lot 437 of said RESERVE AT SAWGRASS - PHASE 4C; thence run S 89°08'58" W, along said north line, a distance of 115.15 feet to a point on the easterly right-of-way line of Cypress Glades Lane; thence northerly along said easterly right-of-way line, the following four (4) courses and distances: run N 00°51'02" W, a distance of 11.03 feet to a point of curvature of a curve, concave westerly, having a radius of 500.00 feet and a central angle of 05°43'55"; thence run northerly along the arc of said curve, a distance of 50.07 feet to a point of reverse curvature of a curve, having a radius of 500.00 feet and a central angle of 05°43'55"; thence run northerly along the arc of said curve, a distance of 50.02 feet to the point of tangency thereof; thence run N 00°51'02" W, a distance of 59.09 feet to a point on the south line of Lot 433 of said RESERVE AT SAWGRASS - PHASE 4C; thence run N 89°08'58" E, along said south line, a distance of 120.12 feet to a point on the aforesaid east line of RESERVE AT SAWGRASS - PHASE 4C; thence run N 00°51'40" W, along said east line, a distance of 658.15 feet to a point on the southerly right-of-way line of Welherbee Road (a 100 foot wide right-of-way) as described and recorded in Official Records Book 9849, Page 3890, Public Records of Orange County, Florida; thence run N 89°25'29" E, along said southerly right-of-way line, a distance of 130.00 feet to a point on the east line of the West 330 feet of the East 1/2 of the Northwest 1/4 of said Section 20; thence run S 00°51'40" E, along said east line, a distance of 2,646.00 feet to a point on the west line of the Northwest 1/4 of said Section 20; thence run S 89°52'11" W, along said south line, a distance of 330.03 feet to the POINT OF BEGINNING.

Containing 20.66 acres, more or less.

Surveyor's Notes

- Bearings are based on a bearing of N 00°51'40" W along the east line of RESERVE AT SAWGRASS - PHASE 3 as recorded in Plat Book 83, Public Records of Orange County, Florida.
- All plotted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television, powerlines, sewer, gas, and other public utility, in the event a cable television company changes the facilities of a public utility, shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a public telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Code adopted by the Florida Public Service Commission (State Statute 177.081 (2)).
- Lines are radial unless otherwise shown (NR).
- The following tracks and easements comprise the common areas as more particularly defined in the Declaration of Covenants, Conditions and Restrictions of RESERVE AT SAWGRASS as recorded in Official Records Book 10868, Page 6145, Public Records of Orange County, Florida, amended, and are hereby dedicated to and maintained by the Reserve of Sawgrass Homeowners Association, Inc.
 - Tracts OS-3, OS-6 and OS-7 (Open Space)
 - Tract W-4 (Conservation)
 - Wall and Landscape Easement (W.L.E.)
 - Homeowners Association (Drainage Easement (Private))
- Tract W-3 and the upland buffer thereon is to be owned and maintained by the Reserve of Sawgrass Homeowners Association, Inc. for conservation purposes and other purposes not inconsistent with this dedication, and is the responsibility of the Reserve of Sawgrass Homeowners Association, Inc. Development rights to Tract W-3 is dedicated to Orange County, Florida. No construction, drilling, grading or alterations to the Conservation Tracts are permitted without prior approval of Orange County, Florida and all other applicable jurisdictional agencies.
- The property is subject to a Declaration of Covenant and Waiver regarding "Aircraft Activity," as recorded in Official Records Book 6810, Page 3616, Public Records of Orange County, Florida. The properties delineated on this plat are subject to aircraft noise that may be objectionable.
- There is a utility easement dedicated to the perpetual use of the public use the entirety of Tract W-7.

Sign Legend

Symbol	MUTCD Designation/Size	Quantity
	R8-3LR (12" X 18")	8 AS
	R8-3R (12" X 18")	6 AS
	R8-3L (12" X 18")	6 AS
	Fire Hydrant	

Sheet Index

Sheet 1 of 5	Overall Boundary, Legal Description, Dedication, Notes
Sheet 2 of 5	Key Map, Legend
Sheets 3 through 5 of 5	Lot, Tract Geometry Sheets

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity to Chapter 177, Florida Statutes.
William R. Murrain, Jr.
County Surveyor
7-2-19 Date

CERTIFICATE OF SURVEYOR

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

[Signature] 6-27-19 Date
Surveyor's Name: CLAYTON LARKING
454236
Surveyor's Registration Number: 12-12-18-7194
GANNING-BELTON ASSOCIATES, INC.
Legal Entity's Name: 1275 E. JOHNSON ST., ORLANDO, FLA., 32801
Legal Entity's Address:

Vicinity Map

GANNING-BELTON ASSOCIATES, INC.
1275 E. JOHNSON STREET, ORLANDO, FL 32801 (407) 884-8804

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

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE VITES PLANNED DEVELOPMENT - PHASE 2 PRELIMINARY SUBDIVISION PLAN AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON JUNE 27, 2006 AND THE VITES PLANNED DEVELOPMENT PHASE 2 PRELIMINARY SUBDIVISION PLAN SUBSTANTIAL CHANGE (CASE NO. COR-16-03-070) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON DECEMBER 18, 2016.

* The properties delineated on this plat are subject to aircraft noise that may be objectionable.

RESERVE AT SAWGRASS - PHASE 6 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being the owner of the lands described in the foregoing section of this plat, does hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicates the streets, drainage easements (unless noted otherwise), and utility easements shown hereon to the perpetual use of the public for the uses and purposes described in this plat.

Tract SP-40, (Stormwater), is dedicated in fee simple to Orange County without any restriction on whatsoever upon Orange County ownership of Tract SP-40 and any improvements thereon vests upon approval of the plat by the Board of County Commissioners of Orange County, Florida. The recording of this plat in the Public Records of Orange County, Florida shall not in anywise prejudice the County. No further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, the owner has caused these presents to be signed by the Authorized Signatory named below this 28 day of June, 2019.

BEAZER HOMES, LLC,
a Delaware limited liability company,
successor-in-interest by conversion to
BEAZER HOMES CORP.,
a Tennessee corporation

By: *[Signature]*
Name: Jeremy W. Camp
Title: VP, Divisional Land Development - Orlando

Signed and sealed in the presence of:

[Signatures]
Witness: *[Signatures]*
Name: *[Signatures]*

STATE OF Florida, COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28 day of June, 2019, by Jeremy W. Camp, VP, Divisional Land Development - Orlando, for BEAZER HOMES, LLC, a Delaware limited liability company, successor-in-interest by conversion to BEAZER HOMES CORP., a Tennessee corporation, on behalf of the company. He is personally known to me [has produced _____ as identification].

Notary Public: *[Signature]*
My Commission No: 66312535
My Commission Expires: 9/17/23

My Commission No: 66312535
My Commission Expires: 9/17/23

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *[Signature]* 7-2-19
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *[Signature]* 7-2-19
County Engineer Date

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that on July 08, 2019 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.
[Signature]
Attest: *[Signature]*
Clerk of the Board of County Commissioners

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on 7/9/2019 as Document No. 20190419302
County Comptroller in and for Orange County, Florida

BY: *[Signature]*



RESERVE AT SAWGRASS - PHASE 6

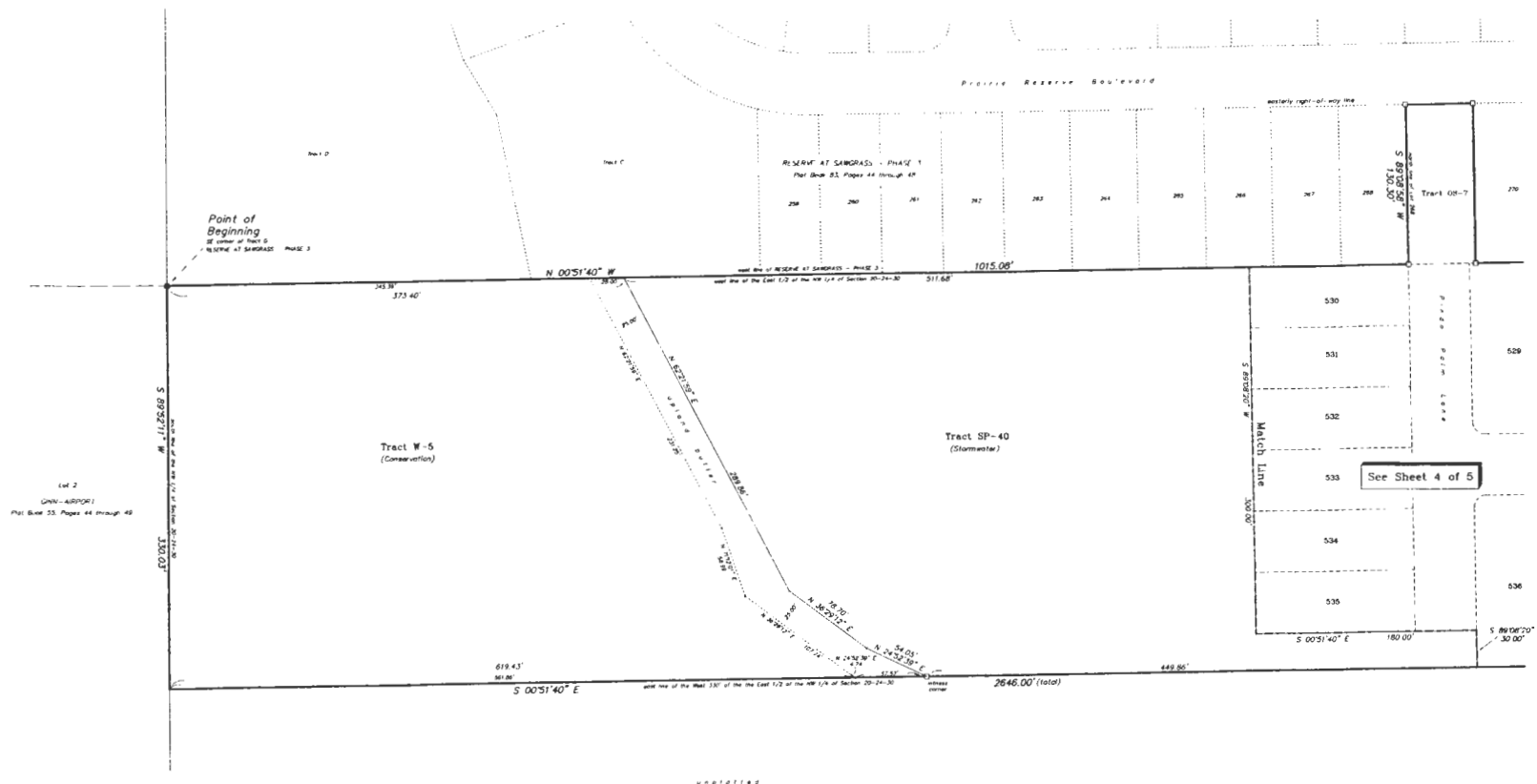
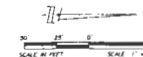
A portion of Section 20, Township 24 South, Range 30 East
and

a Replat of Lot 269, RESERVE AT SAWGRASS - PHASE 3, as recorded in Plat Book 83, Pages 44 through 48
and

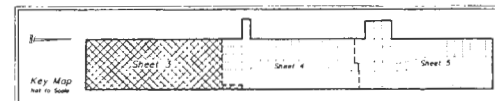
a Replat of Lot 434, 435 and 436, RESERVE AT SAWGRASS - PHASE 4C, as recorded in Plat Book 93, Pages 131 through 135

Both being recorded in the Public Records of Orange County, Florida

Situated in Orange County, Florida

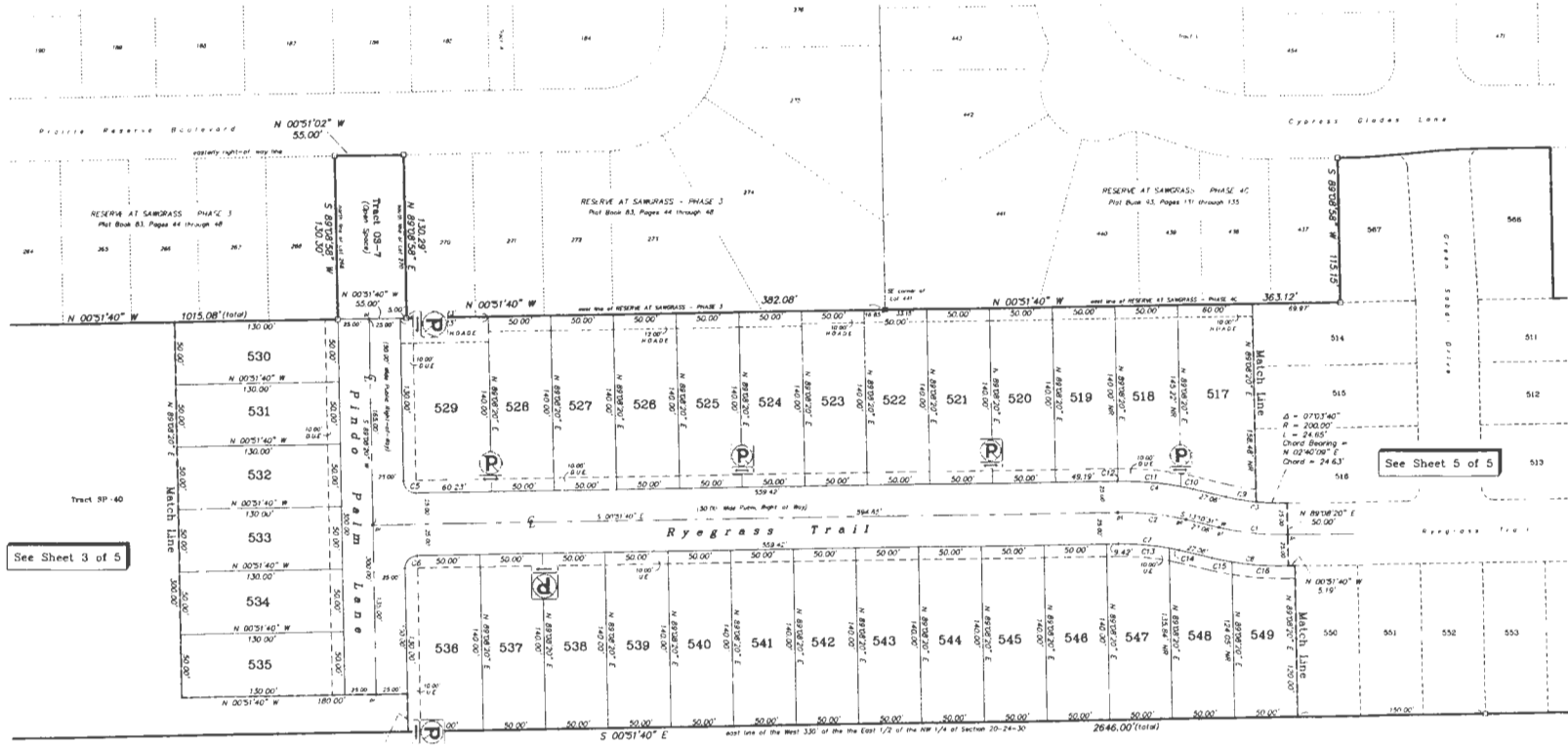
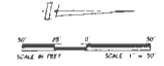


See Sheet 4 of 5



RESERVE AT SAWGRASS - PHASE 6

A portion of Section 20, Township 24 South, Range 30 East
 and
 a Replat of Lot 269, RESERVE AT SAWGRASS - PHASE 3, as recorded in Plat Book 83, Pages 44 through 48
 and
 a Replat of Lot 434, 435 and 436, RESERVE AT SAWGRASS - PHASE 4C, as recorded in Plat Book 93, Pages 131 through 135
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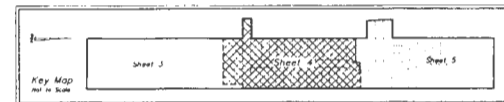


See Sheet 3 of 5

See Sheet 5 of 5

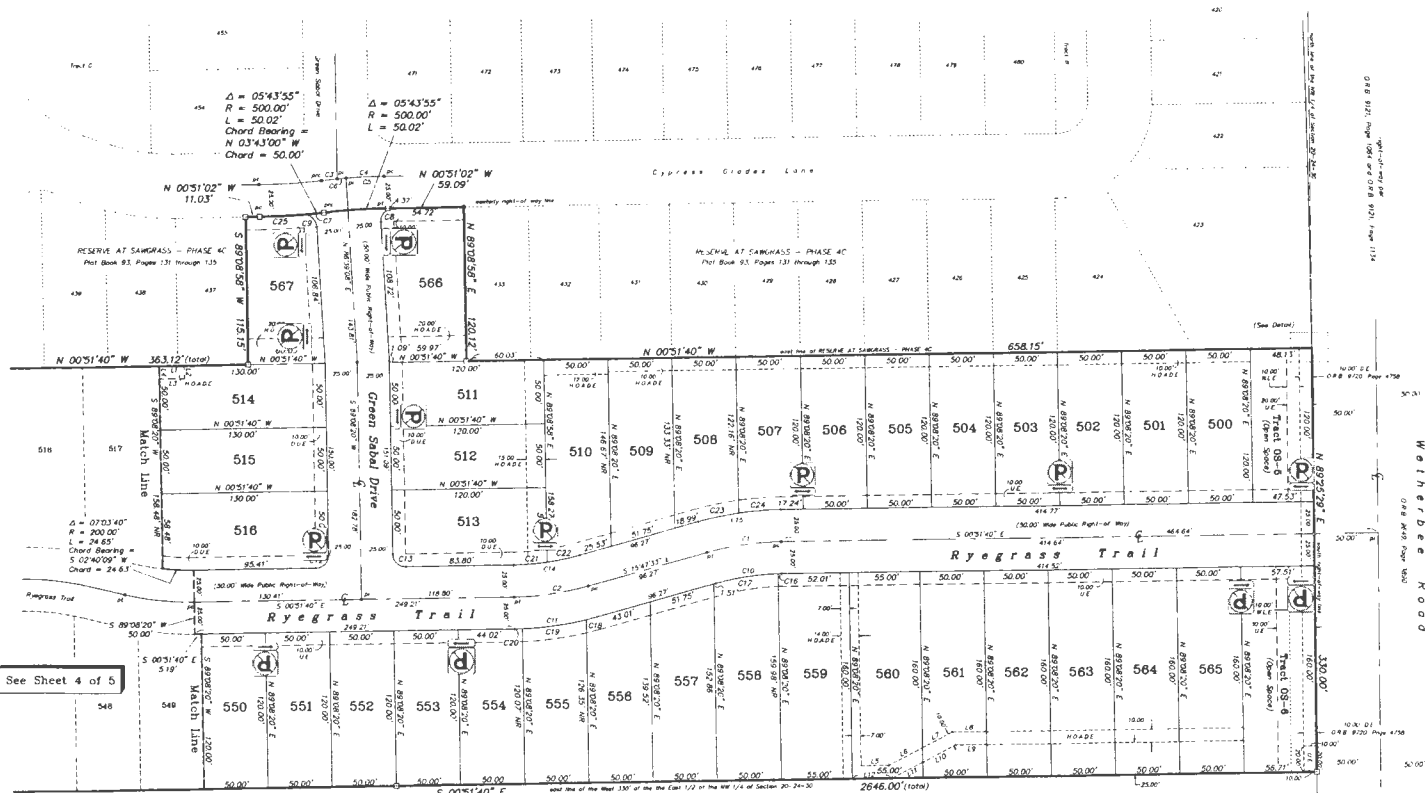
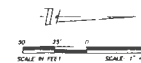
NO CONCRETE INSTALLATIONS

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°02'11"	225.00	55.12	N 06°19'25" E	54.98
C2	14°02'11"	225.00	55.12	S 06°19'25" W	54.98
C3	14°02'11"	200.00	49.00	N 06°19'25" E	48.87
C4	14°02'11"	250.00	61.25	S 06°19'25" W	61.09
C5	00°10'00"	10.00	15.71	N 44°58'20" E	14.74
C6	00°10'00"	10.00	15.71	S 45°01'40" W	14.74
C7	14°02'11"	200.00	49.00	S 06°19'25" W	48.87
C8	14°02'11"	250.00	61.25	N 06°19'25" E	61.09
C9	06°58'31"	200.00	24.35	N 09°41'15" E	24.31
C10	02°18'34"	250.00	10.06	S 12°11'14" W	10.06
C11	11°52'27"	250.00	50.30	S 05°04'48" W	50.27
C12	00°11'10"	250.00	0.81	S 00°48'05" E	0.81
C13	11°42'26"	200.00	40.87	S 04°58'33" W	40.80
C14	02°19'45"	200.00	8.13	S 12°10'58" W	8.13
C15	03°42'35"	250.00	10.79	N 11°19'17" E	10.78
C16	10°19'36"	250.00	45.06	N 04°18'07" E	45.00



RESERVE AT SAWGRASS - PHASE 6

A portion of Section 20, Township 24 South, Range 30 East
 and
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See Sheet 4 of 5

NO CONCRETE INSTALLATIONS



LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°51'40" W	20.00'
L2	N 89°58'20" E	10.00'
L3	S 00°51'24" E	30.00'
L4	S 89°58'20" W	10.00'
L5	N 00°51'40" W	21.56'
L6	N 27°25'32" W	29.31'
L7	N 27°25'32" W	26.31'
L8	N 00°51'40" W	26.41'
L9	S 00°51'40" E	24.03'
L10	S 27°25'32" E	28.01'
L11	S 27°25'32" E	26.89'
L12	S 00°51'46" E	30.95'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°55'53"	225.00'	58.64'	S 08°33'37" E	38.47'
C2	14°55'53"	225.00'	58.64'	N 08°33'37" W	38.47'
L3	01°28'22"	475.00'	12.22'	S 05°58'40" E	12.22'
C4	04°24'25"	475.00'	36.53'	S 03°07'15" E	36.53'
C5	01°28'22"	475.00'	28.94'	S 02°58'17" E	29.93'
C6	00°49'55"	475.00'	6.90'	S 04°50'29" E	6.90'
C7	01°50'12"	500.00'	16.33'	N 05°38'50" W	16.33'
C8	N 27°25'32"	10.00'	16.14'	S 27°25'32" E	14.45'
C9	01°21'51"	10.00'	15.95'	S 40°58'13" W	14.31'
C10	14°55'53"	200.00'	52.12'	S 08°33'37" E	51.07'
C11	14°55'53"	250.00'	65.15'	N 08°33'37" W	64.97'
C12	90°00'00"	10.00'	15.71'	N 49°04'07" E	14.14'
C13	90°00'00"	10.00'	15.71'	N 44°08'20" E	14.14'
C14	14°55'53"	200.00'	32.12'	N 08°33'37" W	31.97'
C15	14°55'53"	250.00'	65.15'	S 08°33'37" E	64.97'
C16	00°51'24"	200.00'	2.99'	S 01°17'22" E	2.99'
C17	14°54'29"	200.00'	49.13'	S 08°45'51" E	49.01'
C18	01°58'30"	250.00'	8.70'	N 04°37'32" W	8.70'
C19	01°54'07"	250.00'	50.48'	N 08°04'54" W	50.36'
C20	01°22'10"	250.00'	5.97'	N 01°32'45" W	5.97'
C21	07°31'43"	200.00'	26.28'	N 04°37'32" W	26.26'
C22	07°31'43"	200.00'	25.84'	N 17°05'28" W	25.82'
C23	07°24'05"	250.00'	32.30'	S 12°05'51" E	32.27'
C24	07°31'48"	250.00'	32.86'	S 04°37'34" E	32.83'
C25	03°21'40"	500.00'	33.69'	N 02°46'52" W	33.69'

