



Interoffice Memorandum

September 29, 2020

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

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

Handwritten signature of Joseph C. Kunkel in black ink.

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

Handwritten signature of Humberto L. Castellero in black ink.

PHONE NUMBER: (407) 836-7891

SUBJ: **Installation of Traffic Control Devices and "No Parking" signs in
Somerset Crossings**

Our staff recommends installing the following traffic control devices in Somerset Crossings:

Install "STOP" signs on:

- Grassland Drive (EB) at Plainview Drive
- Grassland Drive (NB) at Plainview Drive
- Heathland Avenue (NB) at Plainview Drive
- Heathland Avenue (SB) at Lake Nona Boulevard

The Fire Marshal recommends installing the following "No Parking" signs in Somerset Crossings:

Install "NO PARKING" signs on:

- Grassland Drive
- Plainview Drive
- Heathland Avenue

**Action Requested: Approval of Traffic Control Devices and "No Parking" signs
installation in Somerset Crossings. District 4.**

JCK/HLC/FCY/dar

Attachments

SOMERSET CROSSINGS

A REPLAT OF TRACT F, SOMERSET CROSSINGS, AS RECORDED IN PLAT BOOK 98, PAGES 56 THROUGH 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA
DISTRICT # 4

STOP/STREET		INITIALS
<u>(1)</u>	(Ft _____ S) on Grassland Drive at Plainview Drive	3800 _____ 3700 _____
<u>(2)</u>	(Ft _____ W) on Grassland Drive at Plainview Drive	3900 _____ 3900 _____
<u>(3)</u>	(Ft _____ S) on Heathland Avenue at Plainview Drive	12000 _____ 3600 _____
<u>(4)</u>	(Ft _____ N) on Heathland Avenue at Lake Nona Boulevard	12000 _____ 14600 _____

NO PARKING with arrows

On Grassland Drive from Plainview Drive northbound and southbound to Plainview Drive eastbound and westbound, on the both sides of the roadway as indicated on the attached parking plan.

On Plainview Drive changing from northbound and southbound to the cul-de-sac, on the south side of the roadway as indicated on the attached parking plan.

On Plainview Drive where the northbound and southbound meet the eastbound and westbound, on the inside corner of the roadway as indicated on the attached parking plan.

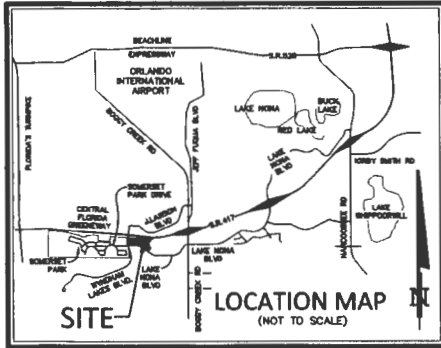
On Plainview Drive in the cul-de-sac, on all sides of the roadway as indicated on the attached parking plan.

On Heathland Avenue from Plainview Drive to Lake Nona Boulevard, on both sides of the roadway as indicated on the attached parking plan.

9/29/2020

ahw/

SOMERSET CROSSINGS TRACT F REPLAT SHEET 1 OF 7
 A REPLAT OF TRACT F, SOMERSET CROSSINGS,
 PLAT BOOK 98, PAGES 146 THROUGH 149,
 LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
 ORANGE COUNTY, FLORIDA



DESCRIPTION:

Tract F, SOMERSET CROSSINGS, according to the plat thereof, as recorded in Plat Book 96, Pages 146 through 149, of the Public Records of Orange County, Florida, lying in Section 28, Township 24 South, Range 30 East, Orange County, Florida, also described as follows:

BEGIN at the Northeast corner of said Tract F; thence run the following courses along the boundary of said Tract F: thence S05°30'40"E, 24.96 feet; thence S84°20'44"W, 142.50 feet; thence S01°35'36"E, 143.07 feet; thence S88°24'24"W, 80.64 feet; thence S01°35'36"E, 65.55 feet; thence S84°29'20"W, 88.52 feet; thence S01°35'36"E, 88.31 feet; thence S13°49'14"E, 80.54 feet; thence S05°30'40"E, 148.42 feet; thence S57°49'17"E, 134.82 feet; thence S05°31'48"E, 66.00 feet; thence S32°10'43"W, 107.78 feet; thence N57°49'17"W, 11.83 feet; thence S32°10'43"W, 15.04 feet; thence N57°49'17"W, 461.86 feet to the point of curvature of a curve concave Southerly having a radius of 1149.95 feet and a chord bearing of N81°05'56"W; thence run Westerly along the arc of said curve through a central angle of 46°33'18" for a distance of 934.37 feet to the point of tangency; thence S75°37'25"W, 66.94 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet and a chord bearing of N57°26'18"W; thence run Northwesterly along the arc of said curve through a central angle of 93°52'35" for a distance of 40.96 feet to the point of compound curvature of a curve concave Easterly having a radius of 1501.93 feet and a chord bearing of N06°57'27"W; thence run Northerly along the arc of said curve through a central angle of 07°05'07" for a distance of 185.73 feet to a non-tangent line; thence S86°58'00"W, 10.00 feet to a non-tangent curve concave Easterly having a radius of 1511.93 feet and a chord bearing of N00°38'33"E; thence run Northerly along the arc of said curve through a central angle of 08°06'35" for a distance of 214.00 feet to the point of tangency; thence N04°41'50"E, 5.80 feet; thence S83°00'32"E, 20.13 feet; thence S83°56'50"E, 201.44 feet; thence S87°57'17"E, 409.00 feet to a non-tangent curve concave Northerly having a radius of 7809.09 feet and a chord bearing of N88°59'43"E; thence run Easterly along the arc of said curve through a central angle of 04°30'00" for a distance of 613.32 feet to a non-tangent line; thence N88°47'38"E, 204.81 feet to a non-tangent curve concave Northerly having a radius of 7819.09 feet and a chord bearing of N84°32'03"E; thence run Easterly along the arc of said curve through a central angle of 01°25'23" for a distance of 194.20 feet to the POINT OF BEGINNING. Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Datum; the reciprocal grid factor is 1.00004540097.

Containing 14.927 acres more or less.

Sign Legend

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

NOTES:

- Datums shown herein are pursuant to the Florida State Plane Coordinate System East Zone, having a reciprocal grid factor of 1.00004540097, North American Datum of 1983 (2011 adjustment).
- Bearings based on the southerly line of Tract F, (Plat Book 96, Pages 146-149) is being N57°49'17"W relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment.
- For Chapter 177.001 (28) Florida Statutes: All plotted utility easements shall provide that such 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. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tracts D, F, G, & H, Open Space, (Common Area) shall be owned and maintained by the Somerset Crossings Homeowners Association, Inc.
- The Tract I designation is intentionally deleted.
- Tract J, Open Space and Drivage, (Common Area) shall be owned and maintained by the Somerset Crossings Homeowners Association, Inc.
- Tract K, Open Space & Walk, (Common Area) shall be owned and maintained by the Somerset Crossings Homeowners Association, Inc.
- Tract L, Open Space, Walk & Drivage, (Common Area) shall be owned and maintained by the Somerset Crossings Homeowners Association, Inc.
- All easements shown herein which are created by separate instruments are shown for informational purposes only, and unless stated otherwise, the depiction of said easements is not intended to re-impose same.
- Lands described herein are subject to that certain Amended and Repealed Master Declaration of Covenants, Conditions and Restrictions for Greenway Park Development recorded December 31, 2008 in Official Records Book 5981, Page 8847 in the Public Records of Orange County, Florida, and/or all subsequent amendments and supplements thereto.
- Lands described herein are subject to that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Greenway Park Commercial Property Owners Association, Inc. recorded December 30, 2004 in Official Records Book 1854, Page 5406, and First Amendment recorded January 18, 2018 in DOC# 20180040416 in the Public Records of Orange County, Florida, and/or all subsequent amendments and supplements thereto.
- The lands described herein are subject to that certain Community Declaration for Somerset Crossings (herein after referred to as the "Declaration"), recorded in the Public Records of Orange County, Florida, and/or all subsequent amendments and supplements thereto.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED BY 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 the lands included in GWN PROPERTY (aka GREENWAY PARK) PLANNED DEVELOPMENT/ GREENWAY PARK PARCEL 1A - TOWNHOMES (Case No. PSP-17-08-278) as approved by the Orange County Board of County Commissioners on January 09, 2018.

NOTE: The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED BY:

DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-0895
 CERTIFICATE OF AUTHORIZATION NUMBER 12488

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 P:\Pro2017\17086\Setup\MA1008\plat\Phase 2\Somerset Crossings Phase 2 17086 Parcel 1A Townhomes Plat.dwg

SOMERSET CROSSINGS TRACT F REPLAT DEDICATION

KNOW ALL BY THESE PRESENTS, That Puta Home Company, LLC, a Michigan limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes herein expressed and dedicates right-of-way, parking and sidewalk easements, sidewalk easements, utility easements, and drainage easements to the public.

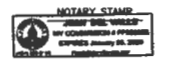
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on February 20, 2019

Puta Home Company, LLC, a Michigan limited liability company

By:
 Name: Neil Klaproth
 Title: President - Land Development (North Florida)
 By:
 PRINTED NAME: Donald W. McIntosh PRINTED NAME: Donald W. McIntosh

I HEREBY CERTIFY, that on this day, before me personally appeared Neil Klaproth, Director - Land Development (North Florida) of Puta Home Company, LLC, a Michigan limited liability company, to me known to be, or has produced ALL as identification, TRUSTED not take an oath, the individual described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his true act and deed thereto duly authorized, and that said conveyance is the act and deed of said company.

Witness my hand and official seal this 27th day of February, 2019.



(Signature of Notary Public)

 (Printed Name of Notary Public)
 Notary Public, State of Florida
 Commission No: PF4936028
 My Commission Expires: 12-31-2020

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformance with Chapter 177, Florida Statutes.

Willie R. Murdick 3-1-19
 County Surveyor Date

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved
 Charles R. King 3-8-19
 Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved
 Diana H. Anderson 3-1-19
 County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 3-11-19 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Orange County
 Byron B. Bunn
 Clerk of the Board.
 By:
 Laila Lewis, etc.



CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Public Records on 3-12-2019 of Document No. 2019046874 County Comptroller in and for Orange County, Florida.

By:
 J. Hill
 County Comptroller



SHEET INDEX

SHEET 1 OF 7 - LEGAL DESCRIPTION, DEDICATION AND NOTES
 SHEET 2 OF 7 - KEY MAP, BOUNDARY INFORMATION AND LEGEND
 SHEET 3 THROUGH 7 - LOTS, TRACTS AND RIGHT-OF-WAYS DATA SHEETS

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

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

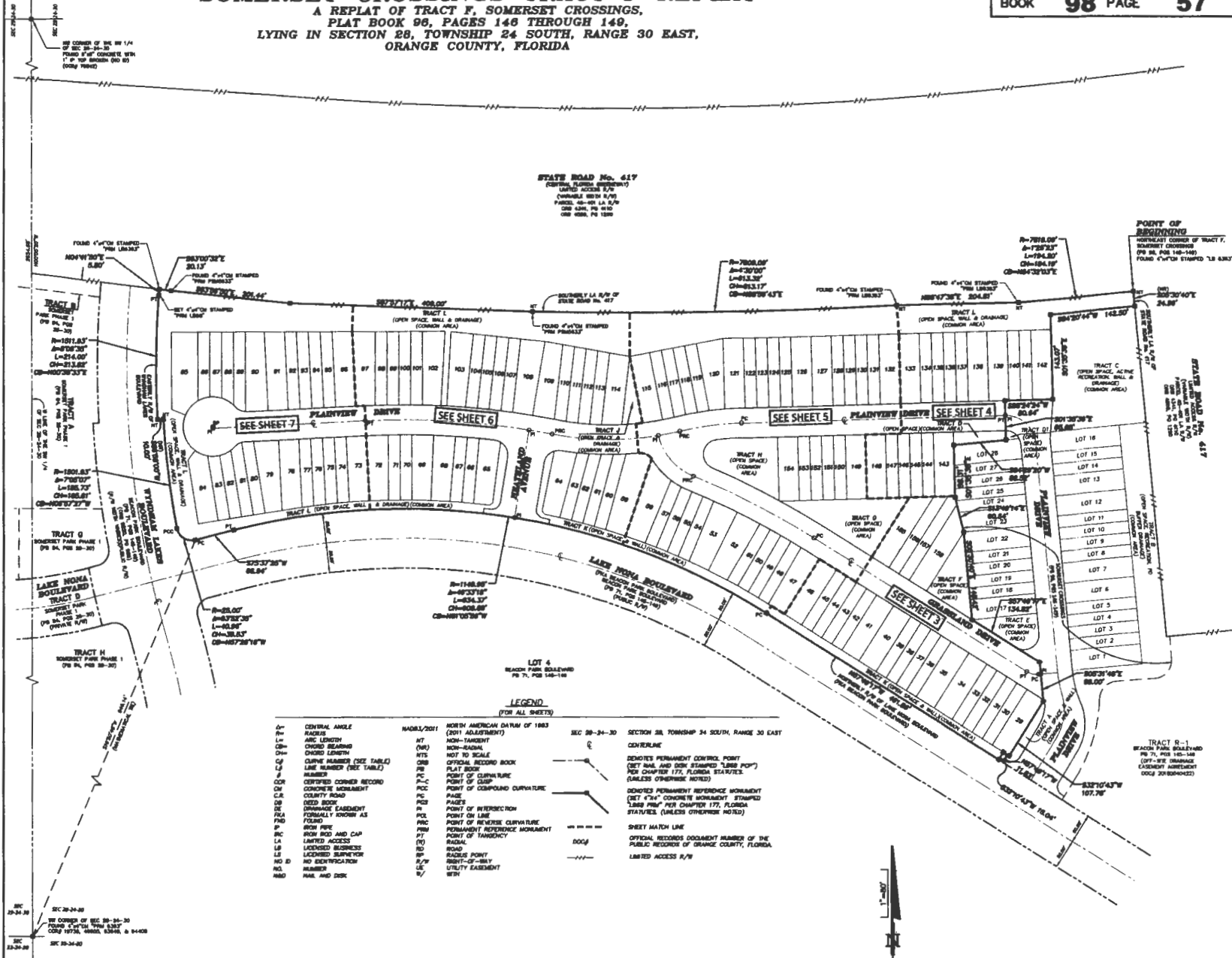
DONALD W. McINTOSH ASSOCIATES, INC.
 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789
 Certificate of Authorization Number 12488

By:
 Donald W. McIntosh
 Florida Registered Professional Surveyor and Mapper
 Certificate No. 157-6285 Date: 2/27/19

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SOMERSET CROSSINGS TRACT F REPLAT

A REPLAT OF TRACT F, SOMERSET CROSSINGS,
PLAT BOOK 98, PAGES 148 THROUGH 149,
LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA



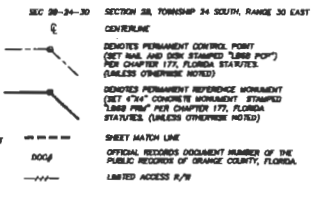
STATE ROAD No. 617
(ORANGE COUNTY DEPARTMENT)
LIMITED ACCESS R/W
CORNER WITH R/W
POB: 148-149 LA 92
C&D: 148, PG. 910
C&D: 149, PG. 128

POINT OF BEGINNING
NORTHWEST CORNER OF TRACT F,
SOMERSET CROSSINGS
ON BE. PG. 148-149
FOUND 4"x4" STAMPED "S 617"

LOT 4
TRACT G PARK PHASE I
PG. 91, PG. 148-149

LEGEND
(FOR ALL SHEETS)

∠	CENTRAL ANGLE	NAD83/2011	NORTH AMERICAN DATUM OF 1983
RA	RADIUS	(BY ADJUSTMENT)	RADIUS LINE
LA	ARC LENGTH	NTS	NON-TANGENT
OB	CHORD BEARING	(NB)	NON-RADIAL
OL	CHORD LENGTH	NTS	NOT TO SCALE
CB	CURVE BEARING (SEE TABLE)	ORB	OFFICIAL RECORD BOOK
LB	LINE BEARING (SEE TABLE)	PLB	PLAT BOOK
MB	NUMBER	PC	POINT OF CURVATURE
CBR	CERTIFIED CORNER RECORD	POC	POINT OF COMPOUND CURVATURE
CM	CONCRETE MONUMENT	PCB	PAGES
CR	COUNTY ROAD	PI	POINT OF INTERSECTION
DB	DRAINAGE EASEMENT	PRC	PERMANENT REFERENCE MONUMENT
DEA	FORMALLY DEDICATED AS	PR	POINT OF TANGENCY
FD	FOUND	PRC	POINT OF REVERSE CURVATURE
IF	IRON PIPE	PLM	PERMANENT REFERENCE MONUMENT
IRC	IRON ROD AND CAP	PR	POINT OF TANGENCY
LA	LIMITED ACCESS	RD	RADIAL
LB	LICENSED BUSINESS	RP	RADIUS POINT
LD	LICENSED SURVEYOR	RSPT-C	REVERSE CURVATURE
MD	NO IDENTIFICATION	LE	UTILITY EASEMENT
NL	NUMBER	W	WITH
N&D	NAIL AND DISK		



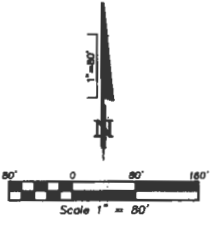
BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

SEC 28-24-30
TO CORNER OF SEC 28-24-30
BY BEARING 4°08'00" E
DISTANCE 147.50' (C&D 148, PG. 148-149)

SEC 28-24-30
TO CORNER OF SEC 28-24-30
BY BEARING 19°28'00" W
DISTANCE 147.50' (C&D 148, PG. 148-149)

DESIGNED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
ONE PARK SQUARE WEST, SUITE 300, ORANGE, FLORIDA 32709 (407) 844-9988
CERTIFICATE OF APPROBATION NUMBER 1188

NOTICE: THIS PLAT, AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF ORANGE COUNTY, FLORIDA, IS THE OFFICIAL DEPICTION OF THE BOUNDARIES OF THE LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPERSEDED OR MODIFIED BY ANY OTHER INSTRUMENT, INSTRUMENT, COPY OF THIS PLAT, THERE MAY BE ADDITIONAL INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



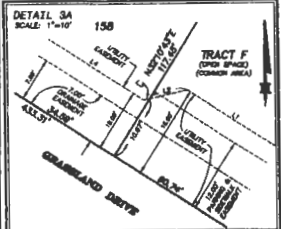
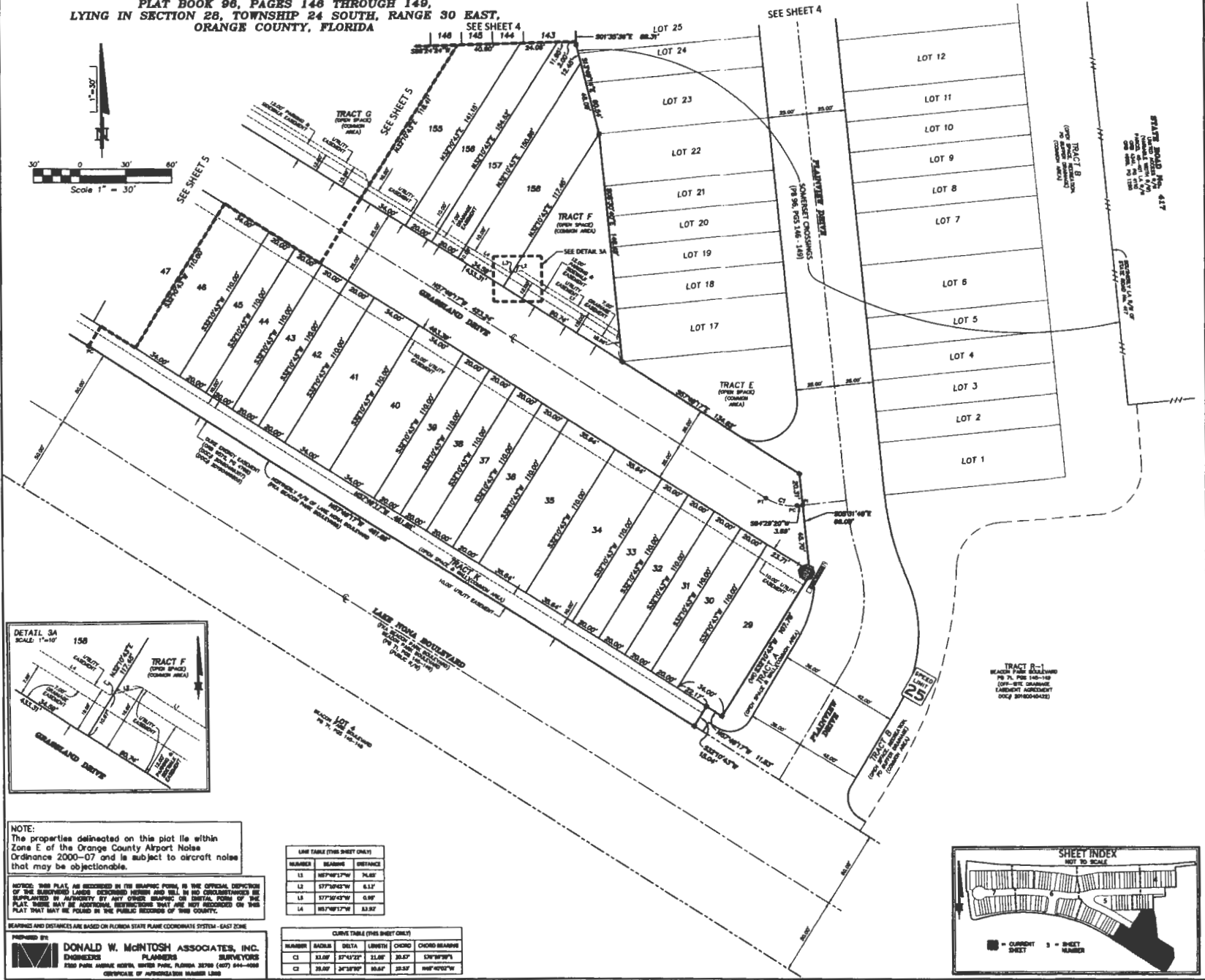
NOTE:
The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

SOMERSET CROSSINGS TRACT F REPLAT

A REPLAT OF TRACT F, SOMERSET CROSSINGS,
 PLAT BOOK 98, PAGES 146 THROUGH 149,
 LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
 ORANGE COUNTY, FLORIDA

SHEET 3 OF 7

PLAT BOOK **98** PAGE **58**



NOTE:
 The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

NOTICE: THIS PLAT, AS RECORDED IN THE PUBLIC RECORDS, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LAYED OUT HEREIN AND SHALL BE SO CONSIDERED UNLESS SUPPLEMENTED BY ANY OTHER WRITING OR INSTRUMENT. THIS PLAT SHALL BE SUBJECT TO ANY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

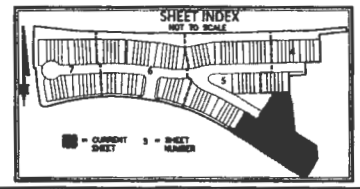
PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 1350 PALM AVENUE, SUITE 100, WINTER PARK, FLORIDA 32789 (407) 944-4000
 OFFICE OF APPROVED SURVEYORS

LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	S87°46'17"W	PL.60'
L2	S77°32'43"W	61.1'
L3	S77°32'43"W	0.9'
L4	S87°46'17"W	33.8'

CURVE TABLE (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	13.00'	57°43'12"	12.00'	10.00'	S78°39'39"
C2	25.00'	24°38'00"	10.00'	10.00'	S89°40'00"

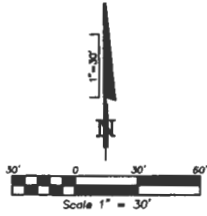


SOMERSET CROSSINGS TRACT F REPLAT

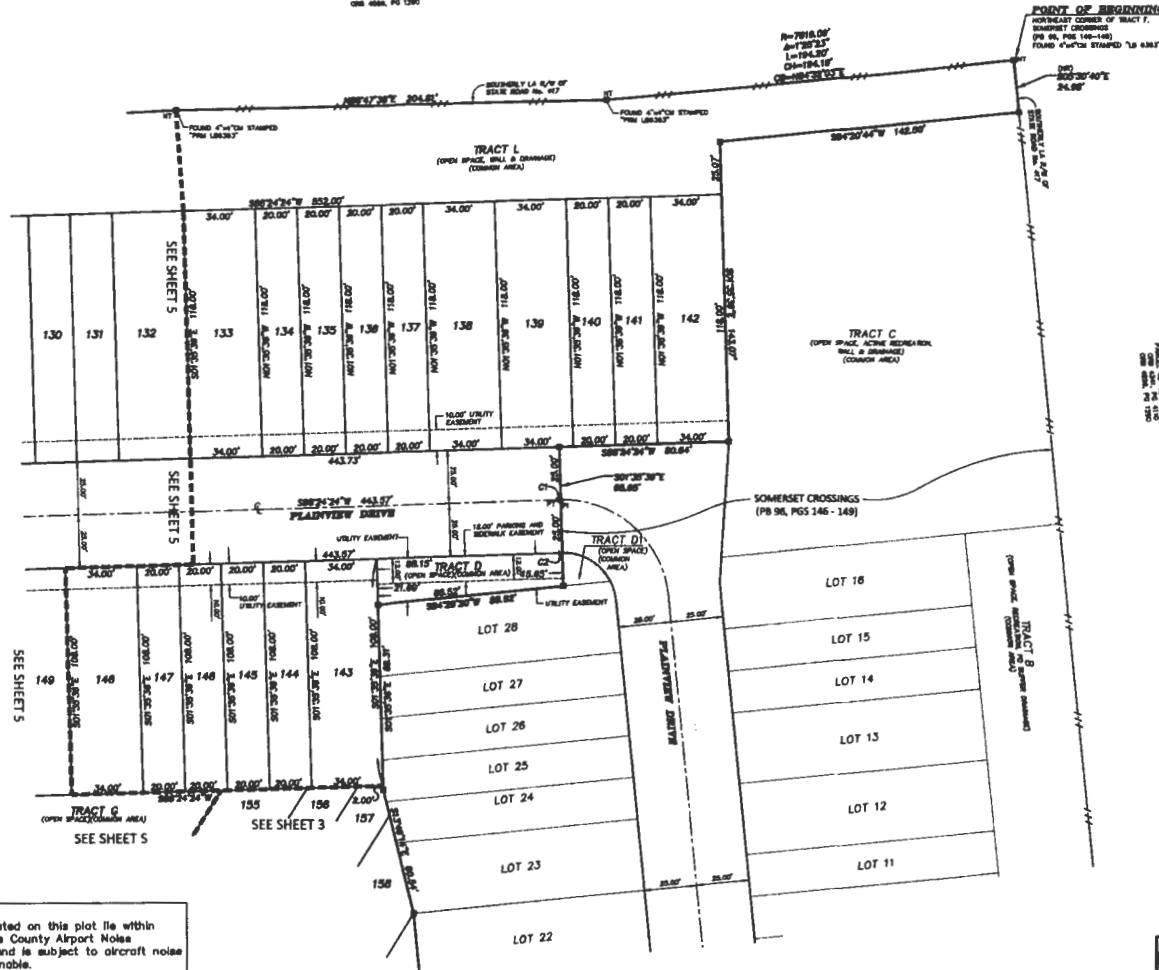
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PLAT BOOK 96, PAGES 146 THROUGH 149,
LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA

SHEET 4 OF 7

PLAT BOOK **98** PAGE **59**



STATE ROAD No. 417
(CENTRAL FLORIDA REGIONAL)
LIMITED ACCESS P.W.
(VARIABLE WIDTH P.W.)
HORIZ. CURVE DATA P.W.
GRD. ADJ. PG. 61-10
C&G. ADJ. PG. 13-21



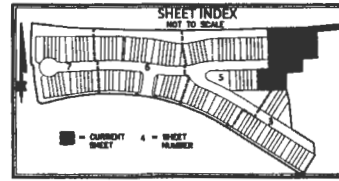
SEE SHEET 5
SEE SHEET 5
SEE SHEET 5
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SEE SHEET 5

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	15.00'	87°17'	0.34'	0.34'	S87°59'59\"
C2	15.00'	87°24'	0.16'	0.16'	S87°59'59\"

NOTE:
The properties delineated on this plat lie within
Zone E of the Orange County Airport Noise
Ordinance 2000-07 and is subject to aircraft noise
that may be objectionable.

NOTES: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION
OF THE SUBDIVISION LINES, BEING BOUNDARIES AND WALLS OF NO DIMENSIONS TO BE
SUPPORTED IN AUTHORITY BY ANY OTHER DRAWING OR DIGITAL FORM OF THE
PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS
PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE
PREPARED BY: **DONALD W. McINTOSH ASSOCIATES, INC.**
ENGINEERS PLANNERS SURVEYORS
2525 PINE AVENUE, SUITE 200, PALM BEACH, FLORIDA 33480 (407) 840-4080
CERTIFICATE OF AUTHORIZATION NUMBER 1288



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SOMERSET CROSSINGS TRACT F REPLAT

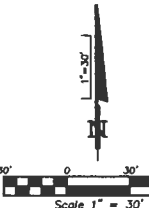
A REPLAT OF TRACT F, SOMERSET CROSSINGS,
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 LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
 ORANGE COUNTY, FLORIDA

SHEET 5 OF 7

PLAT BOOK **98** PAGE **60**

STATE ROAD No. 417
 (ORANGE COUNTY STATE ROAD)
 LINDSEY AVENUE
 (ORANGE COUNTY STATE ROAD)
 PARCEL 10-101 LA 1/2 AC
 PARCEL 10-101 LA 1/2 AC
 PARCEL 10-101 LA 1/2 AC
 PARCEL 10-101 LA 1/2 AC

CURVE DATA (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1300.00	177°08'00"	126.00	127.76	N67°35'11"W
C2	300.00	187°42'00"	54.00	56.88	S49°31'11"E
C3	300.00	177°00'00"	108.00	108.12	N07°32'21"W
C4	300.00	34°00'00"	216.57	216.80	N88°40'00"E
C5	300.00	47°31'13"	38.82	38.82	N78°39'55"E
C6	300.00	30°30'00"	179.74	179.77	N88°00'00"E
C7	525.00	177°00'00"	118.50	118.50	N87°22'21"W
C8	475.00	34°00'00"	208.74	204.14	N88°40'00"E
C9	475.00	1°12'32"	48.36	48.38	N88°40'19"W
C10	25.00	130°51'39"	65.68	66.80	N08°13'58"W
C11	1875.00	0°00'00"	308.34	308.19	N82°39'34"W
C12	1375.00	188°00'00"	123.89	123.82	N83°30'11"W
C13	128.00	88°40'00"	78.23	77.97	N88°00'00"E
C14	25.00	88°40'00"	27.88	28.42	N88°21'17"W
C15	1180.00	187°00'00"	397.99	398.01	N88°40'11"W
C16	1180.00	30°21'27"	484.23	422.88	N88°00'00"W
C17	128.00	0°00'00"	37.68	37.68	N88°00'00"W
C18	128.00	274°30'	16.80	16.80	N88°00'00"W
C19	128.00	271°00'	30.00	30.00	N88°00'00"W
C20	128.00	274°30'	30.00	30.00	N88°00'00"W
C21	128.00	174°00'	16.38	16.38	N77°23'04"W
C22	475.00	0°00'00"	1.79	1.79	N88°00'00"E
C23	475.00	274°00'	30.00	30.00	N87°39'51"E
C24	475.00	47°00'00"	34.00	34.02	N88°17'22"E
C25	1195.00	173°00'	134.88	134.76	N88°00'00"W
C26	1195.00	0°00'00"	1.79	1.79	N88°17'22"E
C27	1195.00	0°00'00"	30.00	30.00	N88°00'00"W
C28	1195.00	173°00'	30.00	30.01	N88°00'00"W
C29	1195.00	0°00'00"	30.00	30.00	N88°17'22"E
C30	1195.00	0°00'00"	30.00	30.00	N88°17'22"E
C31	1195.00	0°00'00"	30.00	30.01	N88°17'22"E
C32	1195.00	173°00'	42.79	42.79	N88°00'00"W
C33	1195.00	173°00'	68.22	68.22	N88°00'00"W
C34	1195.00	0°00'00"	30.00	30.00	N88°17'22"E
C35	1195.00	0°00'00"	30.00	30.00	N88°17'22"E
C36	1195.00	0°00'00"	7.39	7.39	N88°00'00"W
C37	128.00	274°30'	12.88	12.88	N88°00'00"W
C38	128.00	0°00'00"	20.34	20.32	N87°39'51"E
C39	128.00	271°00'	48.27	48.29	N88°00'00"W
C40	128.00	0°00'00"	1.77	1.77	N88°00'00"W
C41	1165.00	0°00'00"	1.77	1.77	N88°00'00"W
C42	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C43	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C44	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C45	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C46	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C47	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C48	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C49	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C50	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C51	1165.00	0°00'00"	30.00	30.00	N88°00'00"W
C52	1165.00	174°00'	30.00	30.00	N87°31'18"W
C53	1165.00	0°00'00"	61.79	61.72	N88°00'00"W
C54	480.00	8°38'14"	47.87	47.88	N88°31'17"W
C55	28.00	28°30'34"	12.89	12.87	S11°25'56"W
C56	1165.00	0°00'00"	140.17	140.11	N88°17'22"W
C57	483.00	5°52'52"	47.54	47.62	N88°17'22"W
C58	28.00	48°00'00"	20.80	20.80	N88°17'22"W
C59	28.00	30°17'00"	26.49	24.87	S27°00'00"E
C60	1207.00	0°00'00"	160.20	160.19	N88°00'00"W
C61	475.00	170°22'	15.27	15.29	N87°39'51"E
C62	475.00	270°30'	15.27	15.27	N87°39'51"E
C63	475.00	0°00'00"	6.81	6.81	N88°00'00"W
C64	1234.00	0°00'00"	6.81	6.81	N88°00'00"W
C65	1234.00	0°00'00"	30.23	30.23	N88°00'00"W
C66	1234.00	0°00'00"	304.81	304.38	N82°41'17"W
C67	25.00	74°00'	1.57	1.57	N88°00'00"W
C68	25.00	75°00'	1.59	1.59	S81°20'00"W
C69	1240.00	272°00'	37.82	37.83	N88°00'00"W
C70	1240.00	171°00'	35.89	35.88	N81°00'00"W



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N88°31'34"E	7.87'
L2	N88°31'34"E	84.62'
L3	N88°40'11"W	15.21'
L4	N88°40'11"W	28.62'
L5	N88°40'11"W	33.60'
L6	N88°40'11"W	58.68'
L7	N88°40'11"W	68.68'
L8	N88°40'11"W	88.68'
L9	N88°40'11"W	121.17'
L10	N88°40'11"W	94.20'



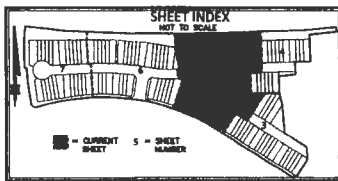
NOTE:
 The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

NOTICE: THIS PLAT, AS RECORDED IN THE OFFICIAL RECORDS OF THE CLERK OF ORANGE COUNTY, FLORIDA, IS THE OFFICIAL COPY OF THE RECORDED LINES HEREON SHOWN AND ALL THE COINCIDENCES BE SUPPLEMENTED IN ANY MANNER BY ANY OTHER RECORDED OR OFFICIAL FORMS OF THE PLAT. THERE MAY BE DISCREPANCIES BETWEEN THIS RECORDED COPY AND THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED BY:
DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2228 PALM HARBOR METRO NORTH PALM BEACH, FLORIDA 33411 (407) 994-1000
 CERTIFICATE OF APPROVATION NUMBER 1100

Printed: F:\12-Oct-2018 - 07:17AM
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11/14/2018 10:00 AM
 C:\Pro\2017\17086\5.dwg\W\A\1088\plat\Phase 2\Somerset Crossings Phase 2 17086 Parcel 1A Townhomes Plat.dwg
 11/14/2018 10:00 AM

SOMERSET CROSSINGS TRACT F REPLAT

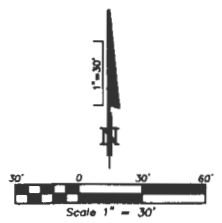
SHEET 6 OF 7

PLAT BOOK **98** PAGE **61**

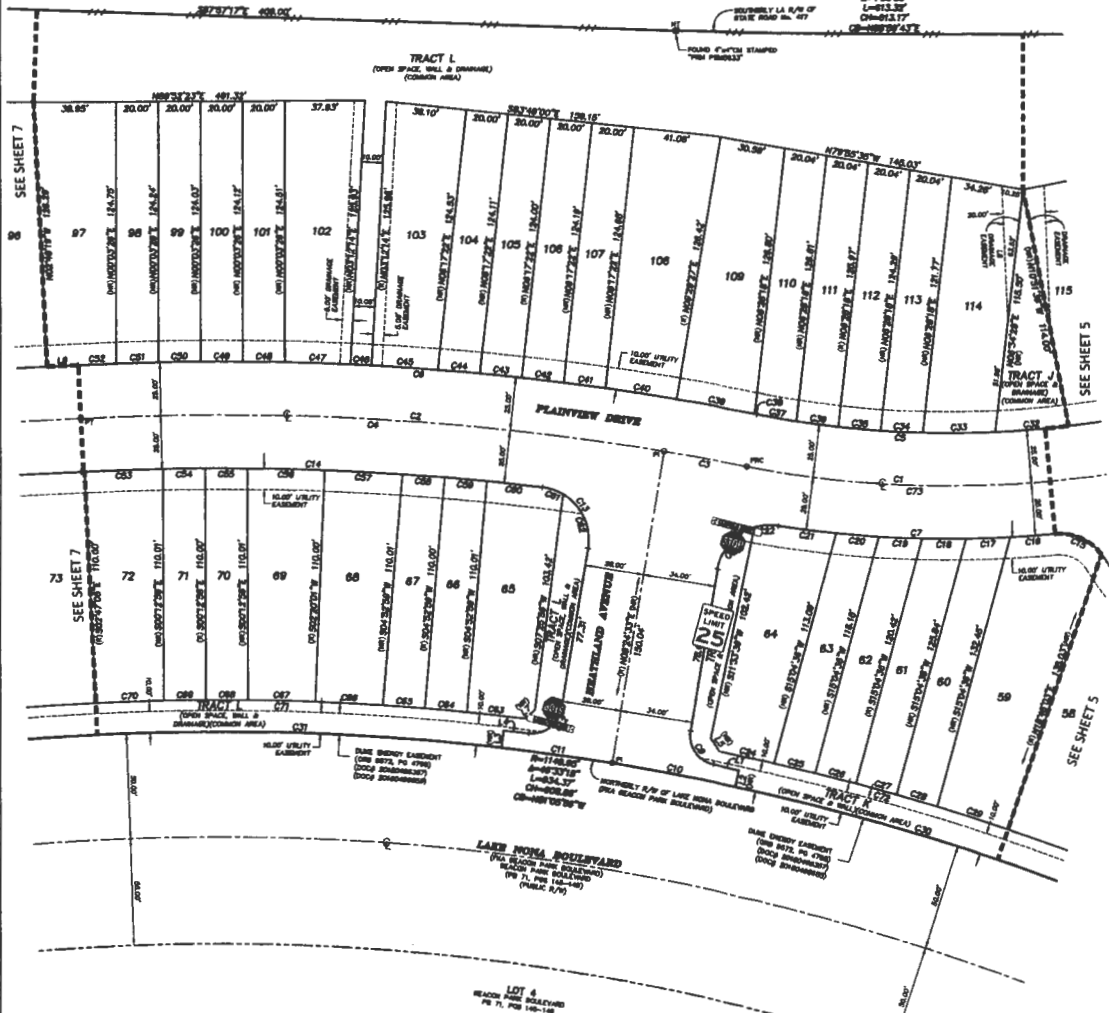
A REPLAT OF TRACT F, SOMERSET CROSSINGS,
 PLAT BOOK 98, PAGES 146 THROUGH 149,
 LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
 ORANGE COUNTY, FLORIDA

NUMBER	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	S00.00°	249.00'	S23.87°	254.99'
C2	S130.00°	123.75'	S54.70°	134.98'
C3	S00.00°	114.00'	S00.00°	114.00'
C4	S00.00°	121.75'	S77.23°	128.48'
C5	S75.00°	249.00'	S01.54°	264.14'
C6	S00.00°	123.75'	S22.80°	133.00'
C7	S00.00°	147.00'	S13.20°	158.91'
C8	S25.00°	87.00'	S00.00°	87.00'
C9	S45.00°	87.00'	S21.30°	101.21'
C10	S140.00°	73.00'	S00.00°	87.00'
C11	S140.00°	73.00'	S32.92°	82.81'
C12	S45.00°	87.00'	S13.20°	101.21'
C13	S25.00°	87.00'	S00.00°	87.00'
C14	S275.00°	217.75'	S17.00°	234.00'
C15	S00.00°	37.50'	S00.00°	37.50'
C16	S00.00°	21.00'	S00.00°	21.00'
C17	S00.00°	21.00'	S00.00°	21.00'
C18	S00.00°	21.00'	S00.00°	21.00'
C19	S00.00°	21.00'	S00.00°	21.00'
C20	S00.00°	21.00'	S00.00°	21.00'
C21	S00.00°	21.00'	S00.00°	21.00'
C22	S00.00°	21.00'	S00.00°	21.00'
C23	S00.00°	21.00'	S00.00°	21.00'
C24	S00.00°	21.00'	S00.00°	21.00'
C25	S00.00°	21.00'	S00.00°	21.00'
C26	S00.00°	21.00'	S00.00°	21.00'
C27	S00.00°	21.00'	S00.00°	21.00'
C28	S00.00°	21.00'	S00.00°	21.00'
C29	S00.00°	21.00'	S00.00°	21.00'
C30	S00.00°	21.00'	S00.00°	21.00'
C31	S00.00°	21.00'	S00.00°	21.00'
C32	S00.00°	21.00'	S00.00°	21.00'
C33	S00.00°	21.00'	S00.00°	21.00'
C34	S00.00°	21.00'	S00.00°	21.00'
C35	S00.00°	21.00'	S00.00°	21.00'
C36	S00.00°	21.00'	S00.00°	21.00'
C37	S00.00°	21.00'	S00.00°	21.00'
C38	S00.00°	21.00'	S00.00°	21.00'
C39	S00.00°	21.00'	S00.00°	21.00'
C40	S00.00°	21.00'	S00.00°	21.00'
C41	S00.00°	21.00'	S00.00°	21.00'
C42	S00.00°	21.00'	S00.00°	21.00'
C43	S00.00°	21.00'	S00.00°	21.00'
C44	S00.00°	21.00'	S00.00°	21.00'
C45	S00.00°	21.00'	S00.00°	21.00'
C46	S00.00°	21.00'	S00.00°	21.00'
C47	S00.00°	21.00'	S00.00°	21.00'
C48	S00.00°	21.00'	S00.00°	21.00'
C49	S00.00°	21.00'	S00.00°	21.00'
C50	S00.00°	21.00'	S00.00°	21.00'
C51	S00.00°	21.00'	S00.00°	21.00'
C52	S00.00°	21.00'	S00.00°	21.00'
C53	S00.00°	21.00'	S00.00°	21.00'
C54	S00.00°	21.00'	S00.00°	21.00'
C55	S00.00°	21.00'	S00.00°	21.00'
C56	S00.00°	21.00'	S00.00°	21.00'
C57	S00.00°	21.00'	S00.00°	21.00'
C58	S00.00°	21.00'	S00.00°	21.00'
C59	S00.00°	21.00'	S00.00°	21.00'
C60	S00.00°	21.00'	S00.00°	21.00'
C61	S00.00°	21.00'	S00.00°	21.00'
C62	S00.00°	21.00'	S00.00°	21.00'
C63	S00.00°	21.00'	S00.00°	21.00'
C64	S00.00°	21.00'	S00.00°	21.00'
C65	S00.00°	21.00'	S00.00°	21.00'
C66	S00.00°	21.00'	S00.00°	21.00'
C67	S00.00°	21.00'	S00.00°	21.00'
C68	S00.00°	21.00'	S00.00°	21.00'
C69	S00.00°	21.00'	S00.00°	21.00'
C70	S00.00°	21.00'	S00.00°	21.00'
C71	S00.00°	21.00'	S00.00°	21.00'
C72	S00.00°	21.00'	S00.00°	21.00'
C73	S00.00°	21.00'	S00.00°	21.00'
C74	S00.00°	21.00'	S00.00°	21.00'
C75	S00.00°	21.00'	S00.00°	21.00'
C76	S00.00°	21.00'	S00.00°	21.00'
C77	S00.00°	21.00'	S00.00°	21.00'
C78	S00.00°	21.00'	S00.00°	21.00'
C79	S00.00°	21.00'	S00.00°	21.00'
C80	S00.00°	21.00'	S00.00°	21.00'
C81	S00.00°	21.00'	S00.00°	21.00'
C82	S00.00°	21.00'	S00.00°	21.00'
C83	S00.00°	21.00'	S00.00°	21.00'
C84	S00.00°	21.00'	S00.00°	21.00'
C85	S00.00°	21.00'	S00.00°	21.00'
C86	S00.00°	21.00'	S00.00°	21.00'
C87	S00.00°	21.00'	S00.00°	21.00'
C88	S00.00°	21.00'	S00.00°	21.00'
C89	S00.00°	21.00'	S00.00°	21.00'
C90	S00.00°	21.00'	S00.00°	21.00'
C91	S00.00°	21.00'	S00.00°	21.00'
C92	S00.00°	21.00'	S00.00°	21.00'
C93	S00.00°	21.00'	S00.00°	21.00'
C94	S00.00°	21.00'	S00.00°	21.00'
C95	S00.00°	21.00'	S00.00°	21.00'
C96	S00.00°	21.00'	S00.00°	21.00'
C97	S00.00°	21.00'	S00.00°	21.00'
C98	S00.00°	21.00'	S00.00°	21.00'
C99	S00.00°	21.00'	S00.00°	21.00'
C100	S00.00°	21.00'	S00.00°	21.00'

STATE ROAD No. 617
 (ORANGE COUNTY HIGHWAY)
 LAYED OUT BY
 (ORANGE COUNTY ENGINEER)
 PARCEL 10-10 LA R/V
 OR SEC. 28 100

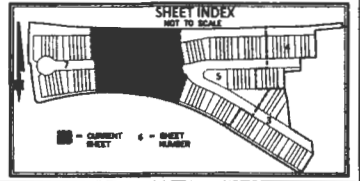


NUMBER	BEARING	DISTANCE
L1	S77.13°W	12.14'
L2	S11.15°W	8.80'
L3	S03.37°E	8.27'
L4	S03.01°W	12.00'
L5	S03.01°W	7.60'
L6	S03.14°E	14.20'
L7	S03.28°E	8.30'
L8	S03.07°E	64.90'



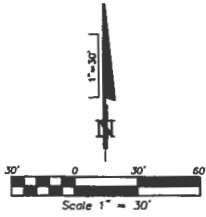
NOTE:
 The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

MEASURED AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE
 PREPARED BY
DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 6300 PARK AVENUE SUITE 1000 ORLANDO, FLORIDA 32839 (OFFICE)
 407-834-1000
 CERTIFICATE OF PROFESSIONAL ENGINEER



SOMERSET CROSSINGS TRACT F REPLAT

A REPLAT OF TRACT F, SOMERSET CROSSINGS,
PLAT BOOK 98, PAGES 146 THROUGH 149,
LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA

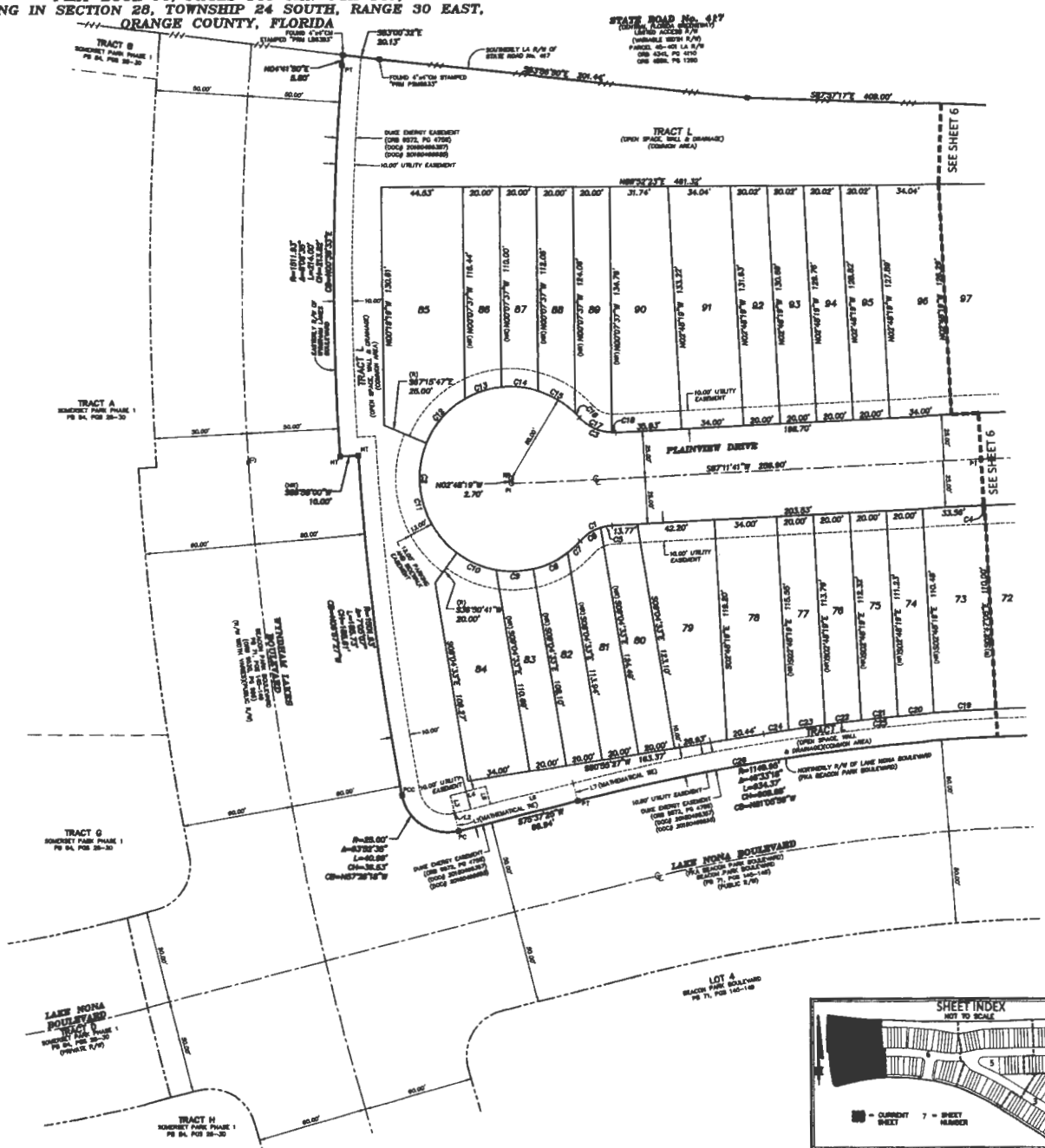


LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	S84°22'28"W	50.00'
L2	S89°22'28"W	6.41'
L3	S84°22'28"W	50.00'
L4	S89°22'28"W	20.00'
L5	S84°22'28"W	50.00'
L6	S89°22'28"W	46.53'
L7	S84°22'28"W	50.00'

CURVE TABLE (THIS SHEET ONLY)

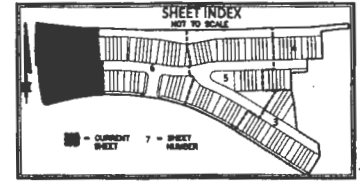
NUMBER	BACULA	DELTA	LENGTH	CHORD	CHORD BEARINGS
C1	35.00'	87°21'41"	18.79'	19.38'	S84°07'50"W
C2	30.00'	270°13'34"	341.68'	66.74'	S89°07'13"E
C3	35.00'	89°28'34"	22.21'	22.68'	S87°21'23"E
C4	1275.00'	87°01'34"	6.68'	6.68'	S87°12'18"W
C5	30.00'	14°23'38"	8.87'	6.31'	S79°36'44"W
C6	25.00'	30°31'48"	13.47'	11.80'	S57°13'54"W
C7	30.00'	10°48'43"	8.41'	5.89'	S67°12'22"E
C8	30.00'	34°08'00"	30.89'	20.54'	S64°38'18"E
C9	30.00'	22°18'00"	30.81'	20.17'	S66°17'57"E
C10	30.00'	28°54'48"	24.48'	17.17'	S68°38'39"E
C11	30.00'	79°58'33"	66.21'	61.49'	S13°17'39"E
C12	30.00'	37°09'33"	32.42'	31.87'	S41°19'08"W
C13	30.00'	34°18'28"	21.17'	22.01'	S77°01'48"W
C14	30.00'	28°11'33"	28.24'	20.11'	S69°47'38"W
C15	30.00'	20°08'41"	23.42'	15.93'	S68°07'18"W
C16	30.00'	3°09'30"	5.20'	3.20'	S64°57'11"W
C17	25.00'	46°08'00"	20.17'	18.58'	S44°28'41"E
C18	25.00'	4°48'30"	3.00'	2.87'	S89°34'21"E
C19	250.00'	1°40'30"	39.59'	32.60'	S89°21'07"W
C20	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C21	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C22	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C23	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C24	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C25	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C26	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C27	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C28	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C29	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W
C30	250.00'	0°00'00"	26.21'	26.21'	S89°00'00"W



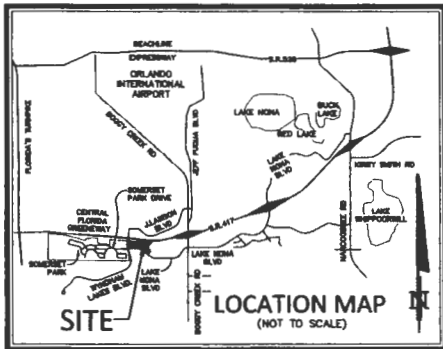
NOTE:
The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL COPY OF THE SUBMITTED LAYOUT. IT IS THE RESPONSIBILITY OF THE SUBMITTER TO OBTAIN AND DISPLAY IN ADVANCE OF ANY OTHER SURVEY OR LITIGATION, THE ORIGINAL COPY OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS SURVEYORS
2800 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4888
CORPORATE OFFICE OF AUTOMATIC NUMBER LINE



SOMERSET CROSSINGS TRACT F REPLAT SHEET 1 OF 7
 A REPLAT OF TRACT F, SOMERSET CROSSINGS,
 PLAT BOOK 98, PAGES 146 THROUGH 149,
 LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
 ORANGE COUNTY, FLORIDA



DESCRIPTION:

Tract F, SOMERSET CROSSINGS, according to the plat thereof, as recorded in Plat Book 98, Pages 146 through 149, of the Public Records of Orange County, Florida, lying in Section 28, Township 24 South, Range 30 East, Orange County, Florida, also described as follows:

BEGIN at the Northeast corner of said Tract F; thence run the following courses along the boundary of said Tract F: thence S05°30'40"E, 24.96 feet; thence S84°20'44"W, 142.50 feet; thence S01°35'36"E, 143.07 feet; thence S88°24'24"W, 80.64 feet; thence S01°35'36"E, 65.65 feet; thence S84°20'44"W, 88.53 feet; thence S01°35'36"E, 88.31 feet; thence S13°49'14"E, 66.54 feet; thence S05°30'40"E, 148.42 feet; thence S57°49'17"E, 134.82 feet; thence S05°31'48"E, 66.00 feet; thence S32°10'43"W, 107.78 feet; thence N57°49'17"W, 11.83 feet; thence S32°10'43"W, 15.04 feet; thence N57°49'17"W, 461.86 feet to the point of curvature of a curve concave Southerly having a radius of 1149.95 feet and a chord bearing of N81°05'56"W; thence run Westerly along the arc of said curve through a central angle of 46°33'18" for a distance of 934.37 feet to the point of tangency; thence S75°37'25"W, 66.94 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet and a chord bearing of N57°26'18"W; thence run Northwesterly along the arc of said curve through a central angle of 93°52'35" for a distance of 40.96 feet to the point of compound curvature of a curve concave Easterly having a radius of 1501.93 feet and a chord bearing of N06°57'27"W; thence run Northerly along the arc of said curve through a central angle of 07°05'07" for a distance of 185.73 feet to a non-tangent line; thence S86°58'00"W, 10.00 feet to a non-tangent curve concave Easterly having a radius of 1511.93 feet and a chord bearing of N00°38'33"E; thence run Northerly along the arc of said curve through a central angle of 08°06'35" for a distance of 214.00 feet to the point of tangency; thence N04°41'50"E, 5.80 feet; thence S83°00'32"E, 20.13 feet; thence S83°56'50"E, 201.44 feet; thence S87°57'17"E, 409.00 feet to a non-tangent curve concave Northerly having a radius of 7809.09 feet and a chord bearing of N88°59'43"E; thence run Easterly along the arc of said curve through a central angle of 04°30'00" for a distance of 613.32 feet to a non-tangent line; thence N88°47'38"E, 204.81 feet to a non-tangent curve concave Northerly having a radius of 7819.09 feet and a chord bearing of N84°32'03"E; thence run Easterly along the arc of said curve through a central angle of 01°25'23" for a distance of 194.20 feet to the POINT OF BEGINNING. Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Datum; the reciprocal grid factor is 1.00004540097.

Containing 14.927 acres more or less.

NOTES:

- Distances shown herein are pursuant to the Florida State Plane Coordinate System East Zone, having a reciprocal grid factor of 1.00004540097, North American Datum of 1983 (2011 adjustment).
- Bearings based on the Southerly line of Tract F, (Plat Book 98, Pages 146-148) as being N07°49'17"W relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment.
- Per Chapter 177.091 (28) Florida Statutes: All plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services provided, however, not such construction, installation, maintenance, and operation of cable television services shall interfere with the location and service 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. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tracts D, F, G, & H, Open Space, (Common Area) shall be owned and maintained by the Somerset Crossings Homeowners Association, Inc.
- The Tract I designation is intentionally deleted.
- Tract J, Open Space and Driveway, (Common Area) shall be owned and maintained by the Somerset Crossings Homeowners Association, Inc.
- Tract K, Open Space & Wall, (Common Area) shall be owned and maintained by the Somerset Crossings Homeowners Association, Inc.
- Tract L, Open Space, Wall & Driveway, (Common Area) shall be owned and maintained by the Somerset Crossings Homeowners Association, Inc.
- All easements shown herein which are created by separate instruments are shown for informational purposes only, and unless stated otherwise, the depiction of said easements is not intended to re-impose same.
- Lands described herein are subject to that certain Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Greenway Park Development of Regional Impact recorded December 31, 2008 in Official Records Book 8881, Page 8847 in the Public Records of Orange County, Florida, and/or all subsequent amendments and supplements thereto.
- Lands described herein are subject to that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Greenway Park Commercial Property Owners Association, Inc. recorded December 30, 2014 in Official Records Book 10894, Page 8408, and First Amendment Recorded January 18, 2018 in OGC# 20180040418, in the Public Records of Orange County, Florida, and/or all subsequent amendments and supplements thereto.
- The lands described herein are subject to that certain Community Declaration for Somerset Crossings (herein after referred to as the "Declaration"), recorded in the Public Records of Orange County, Florida, and/or all subsequent amendments and supplements thereto.

Symbol	MUTCD Designation/Size	Quantity
	R8-3LR (12" X 18")	12 AS
	R8-3R (12" X 18")	5 AS
	R8-3L (12" X 18")	6 AS
	Fire Hydrant	

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL BE SO CONSIDERED BY THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. 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 the lands included in OWN PROPERTY (aka GREENWAY PARK) PLANNED DEVELOPMENT/ GREENWAY PARK PARCEL 1A - TOWNHOUSES (Case No. PD-17-08-278) as approved by the Orange County Board of County Commissioners on January 09, 2018.

NOTE: The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED BY

DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2380 PALM AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 846-4888
 CERTIFICATE OF PROFESSIONAL REGISTERED STATUS

PLAT BOOK **98** PAGE **56**

SOMERSET CROSSINGS TRACT F REPLAT DEDICATION

KNOW ALL BY THESE PRESENTS, That Pulte Home Company, LLC, a Michigan limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates right-of-way, parking and sidewalk easements, sidewalk easements, utility easements, and drainage easements to the public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on February 2, 2019

Pulte Home Company, LLC, a Michigan limited liability company

By:
 Name: Neil Klaproth
 Title: Director - Land Development (North Florida)

By:
 PRINTED NAME: Robert Carstoft

I HEREBY CERTIFY, that on this day, before me personally appeared Neil Klaproth, Director - Land Development (North Florida) of Pulte Home Company, LLC, a Michigan limited liability company, to me known to be, or has produced a valid identification, and acknowledged the foregoing conveyance and acknowledged the execution thereof to be his free act and deed through duly authorized, and that said conveyance is the act and deed of said company.

Witness my hand and official seal this 2nd day of February, 2019.



(Signature of Notary Public)
 Seandel Valle
 (Printed name of Notary Public)
 Notary Public, State of Florida
 Commission No. 12333602
 My Commission Expires 1-20-2020

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

 County Surveyor Date 3-1-19

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved
 Zoning Director Date 3-8-19

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved
 County Engineer Date 3-1-19

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 3-11-19 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Orange County
 Phil Diamond
 Clerk of the Board
 By:
 Laketa Lewis
 County Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Public Records on 3-12-2019 as Document No. 2019028713 in the County Comptroller in and for Orange County, Florida.

 County Comptroller

SHEET INDEX

SHEET 1 OF 7 - LEGAL DESCRIPTION, DEDICATION AND NOTES
SHEET 2 OF 7 - KEY MAP, BOUNDARY INFORMATION AND LEGEND
SHEET 3 THROUGH 7 - LOTS, TRACTS AND RIGHT-OF-WAYS DETAIL SHEETS

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

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

DONALD W. MCINTOSH ASSOCIATES, INC.
 2200 Palm Avenue North, Winter Park, FL 32789
 Certificate of Authorization Number 12860

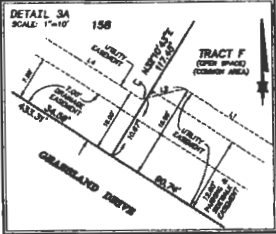
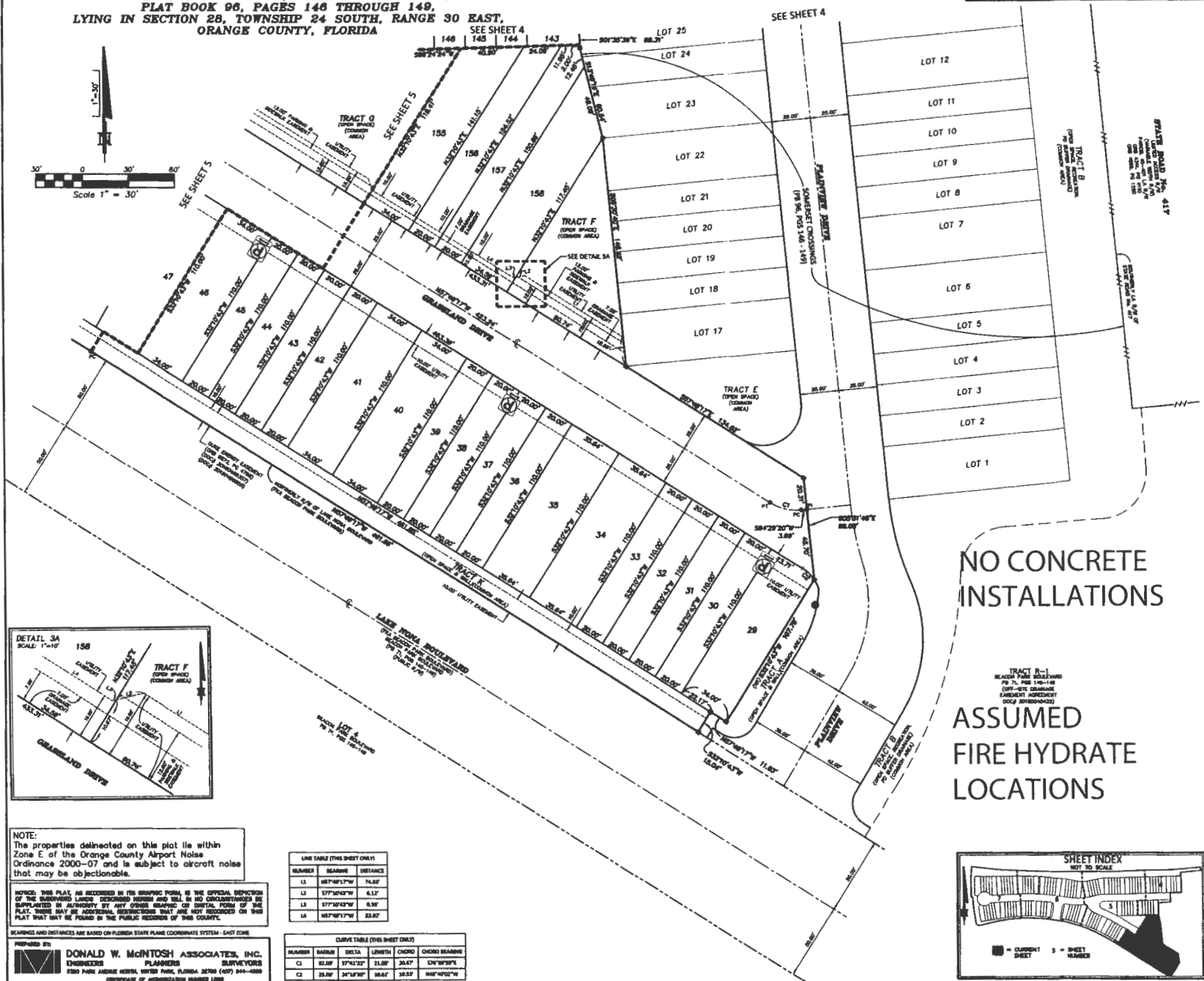
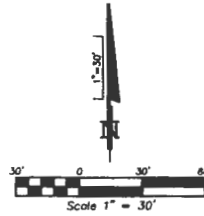
 Donald W. McIntosh
 Surveyor and Mapper
 Certificate No. 127
 Date: 2/27/19

SOMERSET CROSSINGS TRACT F REPLAT

A REPLAT OF TRACT F, SOMERSET CROSSINGS,
 PLAT BOOK 96, PAGES 146 THROUGH 149,
 LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
 ORANGE COUNTY, FLORIDA

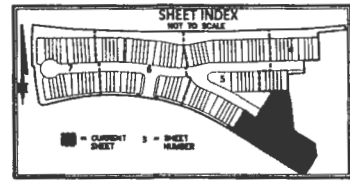
SHEET 3 OF 7

PLAT BOOK **98** PAGE **58**



NO CONCRETE INSTALLATIONS

ASSUMED FIRE HYDRATE LOCATIONS



NOTE:
 The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE BOUNDARIES, DIMENSIONS, AND AREA, AND SHALL BE SO CONSIDERED BY THE SURVEYING AUTHORITY BY ANY OTHER SURVEYOR OR SURVEYING ENGINEER IN THE PLAT. THERE MAY BE ADDITIONAL INFORMATION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	S87°46'17"W	74.82'
L2	S77°30'43"W	6.11'
L3	S77°30'43"W	6.98'
L4	S87°46'17"W	23.82'

CURVE TABLE (THIS SHEET ONLY)

NUMBER	BEGIN	DELTA	LENGTH	CHORD	CHORD BEARING
C1	S24.82'	37°42'22"	11.88'	20.67'	S78°39'31"
C2	S24.82'	37°42'22"	11.88'	20.67'	S81°40'29"

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2320 PINE JAGHIE AVENUE, SUITE 200, PALM BEACH, FLORIDA 33409 (407) 844-8888
 CORPORATE OFFICE OF HERRINGWELL HARRIS LEON

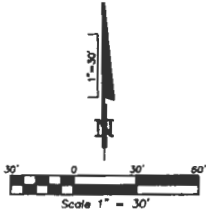
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SOMERSET CROSSINGS TRACT F REPLAT

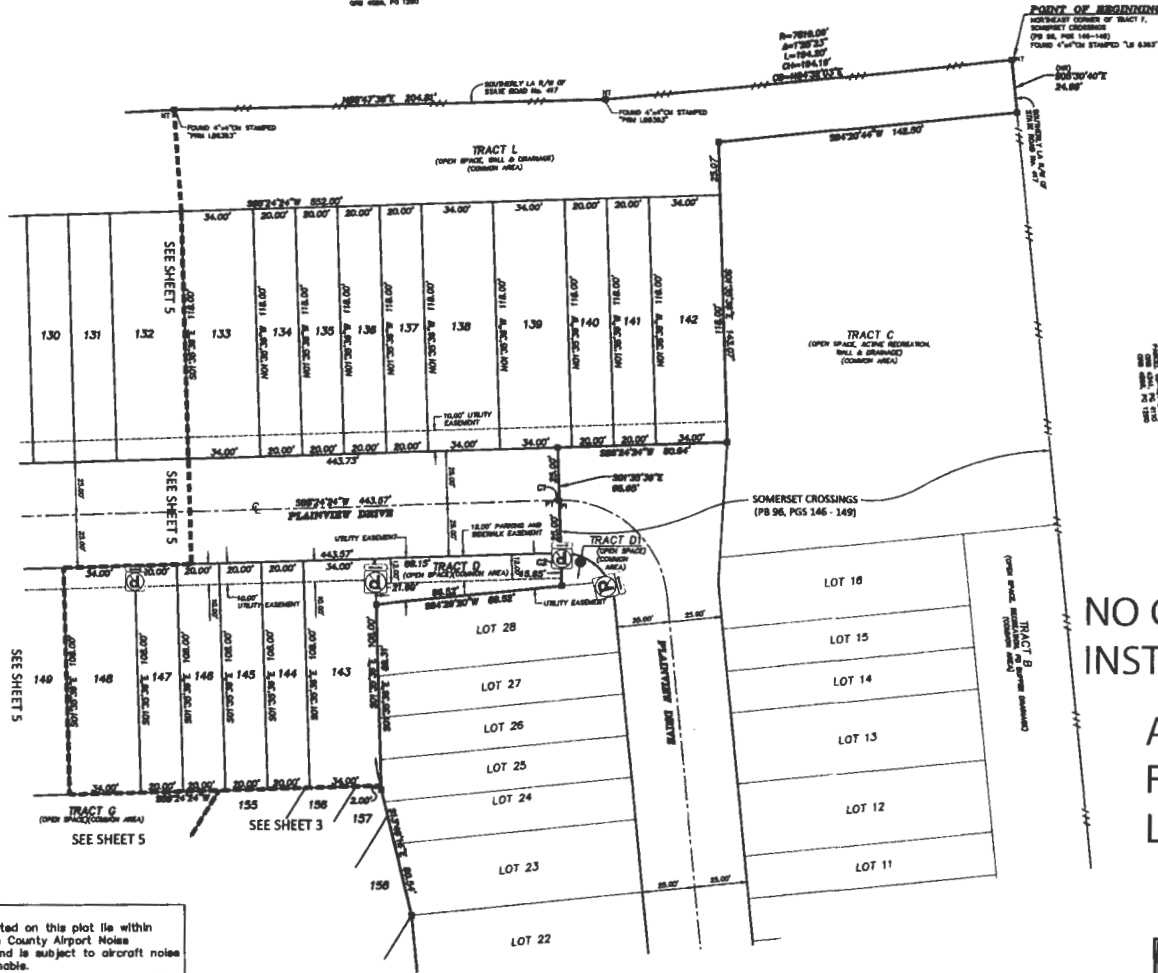
A REPLAT OF TRACT F, SOMERSET CROSSINGS,
PLAT BOOK 98, PAGES 146 THROUGH 149,
LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA

SHEET 4 OF 7

PLAT BOOK **98** PAGE **59**



STATE ROAD No. 417
(ORANGE PLANNED SUBDIVISION)
LIMITED ACCESS R/W
(USABLE WIDTH R/W)
FRONT SETBACK L.A. R/W
CROSS SECTION, PG. 414
ORANGE COUNTY, FL 1999



STATE ROAD No. 417
(ORANGE PLANNED SUBDIVISION)
LIMITED ACCESS R/W
(USABLE WIDTH R/W)
FRONT SETBACK L.A. R/W
CROSS SECTION, PG. 414
ORANGE COUNTY, FL 1999

CURVE TABLE (THIS SHEET ONLY)					
PLANNER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	67°31'17"	0.14'	0.14'	S89°20'09"W
C2	25.00'	67°23'14"	0.14'	0.14'	S89°20'09"W

**NO CONCRETE
INSTALLATIONS**

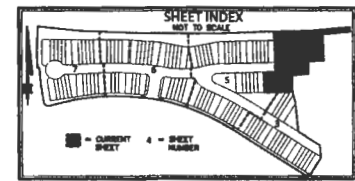
**ASSUMED
FIRE HYDRATE
LOCATIONS**

NOTE:
The properties delineated on this plat lie within Zone E of the Orange County Airport Noles Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LAYOUT DESCRIBED HEREIN AND SHALL BE SO CONSIDERED UNLESS SUPPLEMENTED BY ANY OTHER RECORDS OR INSTRUMENTS. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MEASUREMENTS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED BY:
DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS
3025 PINE AVENUE NORTH, SUITE 200, PALM BEACH, FLORIDA 33480 (407) 654-6500
CERTIFICATE OF REGISTRATION NUMBER 1880



SOMERSET CROSSINGS TRACT F REPLAT

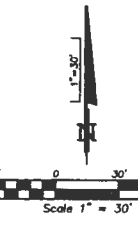
A REPLAT OF TRACT F, SOMERSET CROSSINGS,
PLAT BOOK 98, PAGES 148 THROUGH 149,
LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA

SHEET 5 OF 7

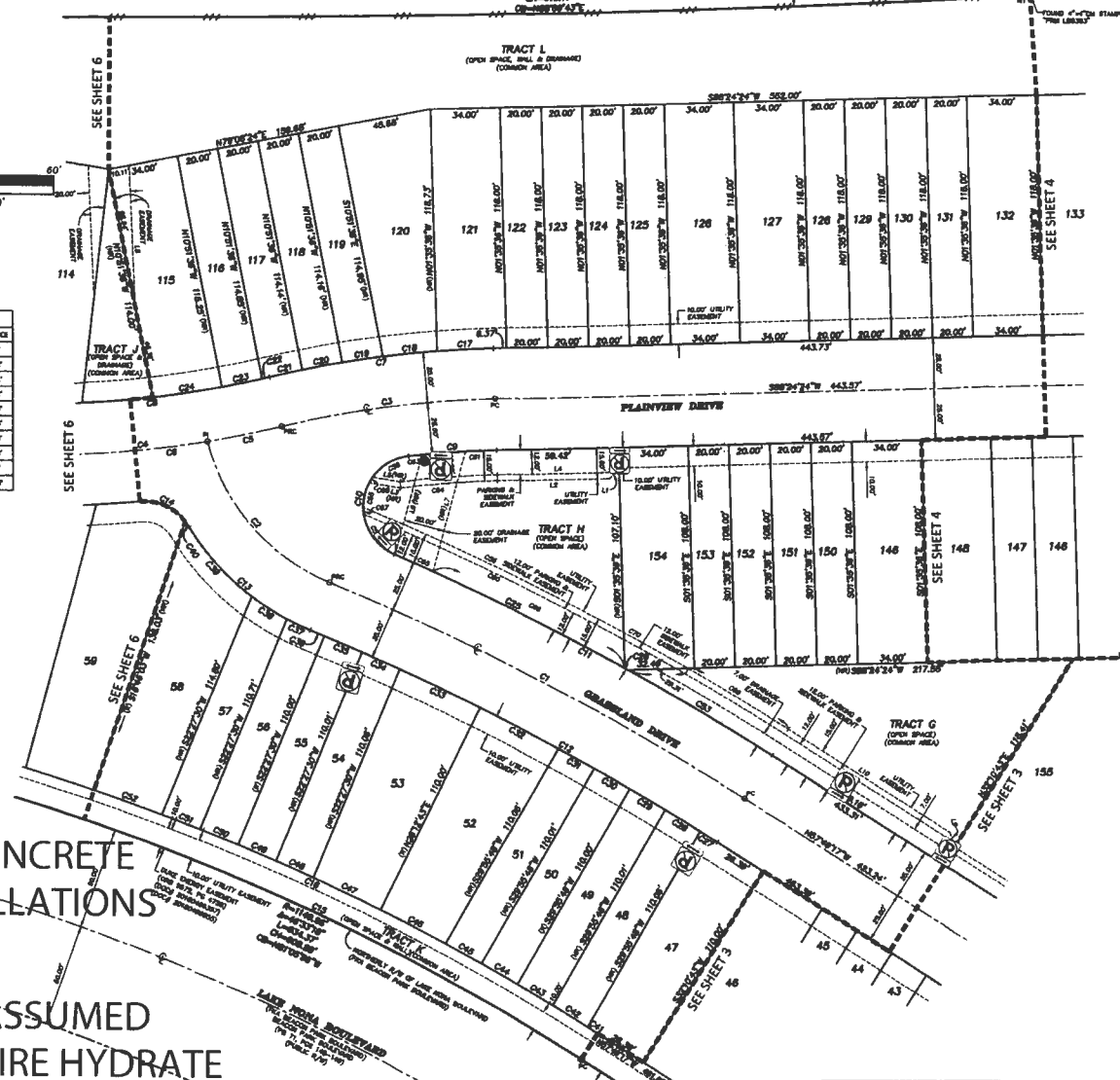
PLAT BOOK **98** PAGE **60**

STATE ROAD No. 417
(ORANGE PALM BLVD)
L-1061.30'
L-1061.30'
L-1061.30'
L-1061.30'
L-1061.30'
L-1061.30'

NUMBER	BEARING	DISTANCE	CURVE DATA (THIS SHEET ONLY)	CHORD BEARING	CHORD DISTANCE
C1	S109.02°	120.00'	120.00'	S109.02°	120.00'
C2	S109.02°	120.00'	120.00'	S109.02°	120.00'
C3	S109.02°	120.00'	120.00'	S109.02°	120.00'
C4	S109.02°	120.00'	120.00'	S109.02°	120.00'
C5	S109.02°	120.00'	120.00'	S109.02°	120.00'
C6	S109.02°	120.00'	120.00'	S109.02°	120.00'
C7	S109.02°	120.00'	120.00'	S109.02°	120.00'
C8	S109.02°	120.00'	120.00'	S109.02°	120.00'
C9	S109.02°	120.00'	120.00'	S109.02°	120.00'
C10	S109.02°	120.00'	120.00'	S109.02°	120.00'
C11	S109.02°	120.00'	120.00'	S109.02°	120.00'
C12	S109.02°	120.00'	120.00'	S109.02°	120.00'
C13	S109.02°	120.00'	120.00'	S109.02°	120.00'
C14	S109.02°	120.00'	120.00'	S109.02°	120.00'
C15	S109.02°	120.00'	120.00'	S109.02°	120.00'
C16	S109.02°	120.00'	120.00'	S109.02°	120.00'
C17	S109.02°	120.00'	120.00'	S109.02°	120.00'
C18	S109.02°	120.00'	120.00'	S109.02°	120.00'
C19	S109.02°	120.00'	120.00'	S109.02°	120.00'
C20	S109.02°	120.00'	120.00'	S109.02°	120.00'
C21	S109.02°	120.00'	120.00'	S109.02°	120.00'
C22	S109.02°	120.00'	120.00'	S109.02°	120.00'
C23	S109.02°	120.00'	120.00'	S109.02°	120.00'
C24	S109.02°	120.00'	120.00'	S109.02°	120.00'
C25	S109.02°	120.00'	120.00'	S109.02°	120.00'
C26	S109.02°	120.00'	120.00'	S109.02°	120.00'
C27	S109.02°	120.00'	120.00'	S109.02°	120.00'
C28	S109.02°	120.00'	120.00'	S109.02°	120.00'
C29	S109.02°	120.00'	120.00'	S109.02°	120.00'
C30	S109.02°	120.00'	120.00'	S109.02°	120.00'
C31	S109.02°	120.00'	120.00'	S109.02°	120.00'
C32	S109.02°	120.00'	120.00'	S109.02°	120.00'
C33	S109.02°	120.00'	120.00'	S109.02°	120.00'
C34	S109.02°	120.00'	120.00'	S109.02°	120.00'
C35	S109.02°	120.00'	120.00'	S109.02°	120.00'
C36	S109.02°	120.00'	120.00'	S109.02°	120.00'
C37	S109.02°	120.00'	120.00'	S109.02°	120.00'
C38	S109.02°	120.00'	120.00'	S109.02°	120.00'
C39	S109.02°	120.00'	120.00'	S109.02°	120.00'
C40	S109.02°	120.00'	120.00'	S109.02°	120.00'
C41	S109.02°	120.00'	120.00'	S109.02°	120.00'
C42	S109.02°	120.00'	120.00'	S109.02°	120.00'
C43	S109.02°	120.00'	120.00'	S109.02°	120.00'
C44	S109.02°	120.00'	120.00'	S109.02°	120.00'
C45	S109.02°	120.00'	120.00'	S109.02°	120.00'
C46	S109.02°	120.00'	120.00'	S109.02°	120.00'
C47	S109.02°	120.00'	120.00'	S109.02°	120.00'
C48	S109.02°	120.00'	120.00'	S109.02°	120.00'
C49	S109.02°	120.00'	120.00'	S109.02°	120.00'
C50	S109.02°	120.00'	120.00'	S109.02°	120.00'
C51	S109.02°	120.00'	120.00'	S109.02°	120.00'
C52	S109.02°	120.00'	120.00'	S109.02°	120.00'
C53	S109.02°	120.00'	120.00'	S109.02°	120.00'
C54	S109.02°	120.00'	120.00'	S109.02°	120.00'
C55	S109.02°	120.00'	120.00'	S109.02°	120.00'
C56	S109.02°	120.00'	120.00'	S109.02°	120.00'
C57	S109.02°	120.00'	120.00'	S109.02°	120.00'
C58	S109.02°	120.00'	120.00'	S109.02°	120.00'
C59	S109.02°	120.00'	120.00'	S109.02°	120.00'
C60	S109.02°	120.00'	120.00'	S109.02°	120.00'
C61	S109.02°	120.00'	120.00'	S109.02°	120.00'
C62	S109.02°	120.00'	120.00'	S109.02°	120.00'
C63	S109.02°	120.00'	120.00'	S109.02°	120.00'
C64	S109.02°	120.00'	120.00'	S109.02°	120.00'
C65	S109.02°	120.00'	120.00'	S109.02°	120.00'
C66	S109.02°	120.00'	120.00'	S109.02°	120.00'
C67	S109.02°	120.00'	120.00'	S109.02°	120.00'
C68	S109.02°	120.00'	120.00'	S109.02°	120.00'
C69	S109.02°	120.00'	120.00'	S109.02°	120.00'
C70	S109.02°	120.00'	120.00'	S109.02°	120.00'
C71	S109.02°	120.00'	120.00'	S109.02°	120.00'
C72	S109.02°	120.00'	120.00'	S109.02°	120.00'
C73	S109.02°	120.00'	120.00'	S109.02°	120.00'
C74	S109.02°	120.00'	120.00'	S109.02°	120.00'
C75	S109.02°	120.00'	120.00'	S109.02°	120.00'
C76	S109.02°	120.00'	120.00'	S109.02°	120.00'
C77	S109.02°	120.00'	120.00'	S109.02°	120.00'
C78	S109.02°	120.00'	120.00'	S109.02°	120.00'
C79	S109.02°	120.00'	120.00'	S109.02°	120.00'
C80	S109.02°	120.00'	120.00'	S109.02°	120.00'
C81	S109.02°	120.00'	120.00'	S109.02°	120.00'
C82	S109.02°	120.00'	120.00'	S109.02°	120.00'
C83	S109.02°	120.00'	120.00'	S109.02°	120.00'
C84	S109.02°	120.00'	120.00'	S109.02°	120.00'
C85	S109.02°	120.00'	120.00'	S109.02°	120.00'
C86	S109.02°	120.00'	120.00'	S109.02°	120.00'
C87	S109.02°	120.00'	120.00'	S109.02°	120.00'
C88	S109.02°	120.00'	120.00'	S109.02°	120.00'
C89	S109.02°	120.00'	120.00'	S109.02°	120.00'
C90	S109.02°	120.00'	120.00'	S109.02°	120.00'
C91	S109.02°	120.00'	120.00'	S109.02°	120.00'
C92	S109.02°	120.00'	120.00'	S109.02°	120.00'
C93	S109.02°	120.00'	120.00'	S109.02°	120.00'
C94	S109.02°	120.00'	120.00'	S109.02°	120.00'
C95	S109.02°	120.00'	120.00'	S109.02°	120.00'
C96	S109.02°	120.00'	120.00'	S109.02°	120.00'
C97	S109.02°	120.00'	120.00'	S109.02°	120.00'
C98	S109.02°	120.00'	120.00'	S109.02°	120.00'
C99	S109.02°	120.00'	120.00'	S109.02°	120.00'
C100	S109.02°	120.00'	120.00'	S109.02°	120.00'



NUMBER	BEARING	DISTANCE
L1	S89°23'24"W	7.00'
L2	S89°23'24"W	56.67'
L3	S89°23'24"W	52.31'
L4	S89°23'24"W	50.41'
L5	S89°23'24"W	12.64'
L6	S12°39'12"E	50.41'
L7	S12°39'12"E	50.41'
L8	S89°23'24"W	50.41'
L9	S89°23'24"W	50.41'



**NO CONCRETE
INSTALLATIONS**

**ASSUMED
FIRE HYDRATE
LOCATIONS**

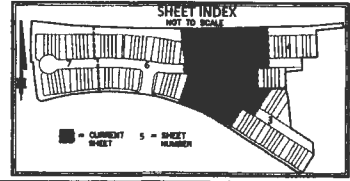
NOTE:
The properties delineated on this plat lie within Zone C of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

REVISOR:
THIS PLAT, AS REQUIRED BY ITS GRANTING INSTRUMENT, IS THE OFFICIAL REPRODUCTION OF THE SURVEYED LOTS, REVISIONS HEREON AND, IN NO CIRCUMSTANCES BE IT PLACED IN ANY FORM OR BY ANY OTHER GRAPHER OR DRAFTSMAN OF THE PLAT, SHALL BE ADOPTED AS A BASIS FOR ANY ACTION THAT IS NOT REFERRED TO THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2500 PARK AVENUE NORTH, SUITE 1000, PALM BEACH, FLORIDA 33410 (407) 655-5500
CORPORATE OF PROFESSIONAL REGISTERED LEGAL

Printed: Fri 12-Oct-2018 - 07:17AM
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SOMERSET CROSSINGS TRACT F REPLAT

A REPLAT OF TRACT F, SOMERSET CROSSINGS,
PLAT BOOK 98, PAGES 146 THROUGH 149,
LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA

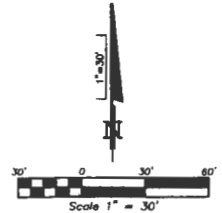
SHEET 6 OF 7

PLAT BOOK **98** PAGE **61**

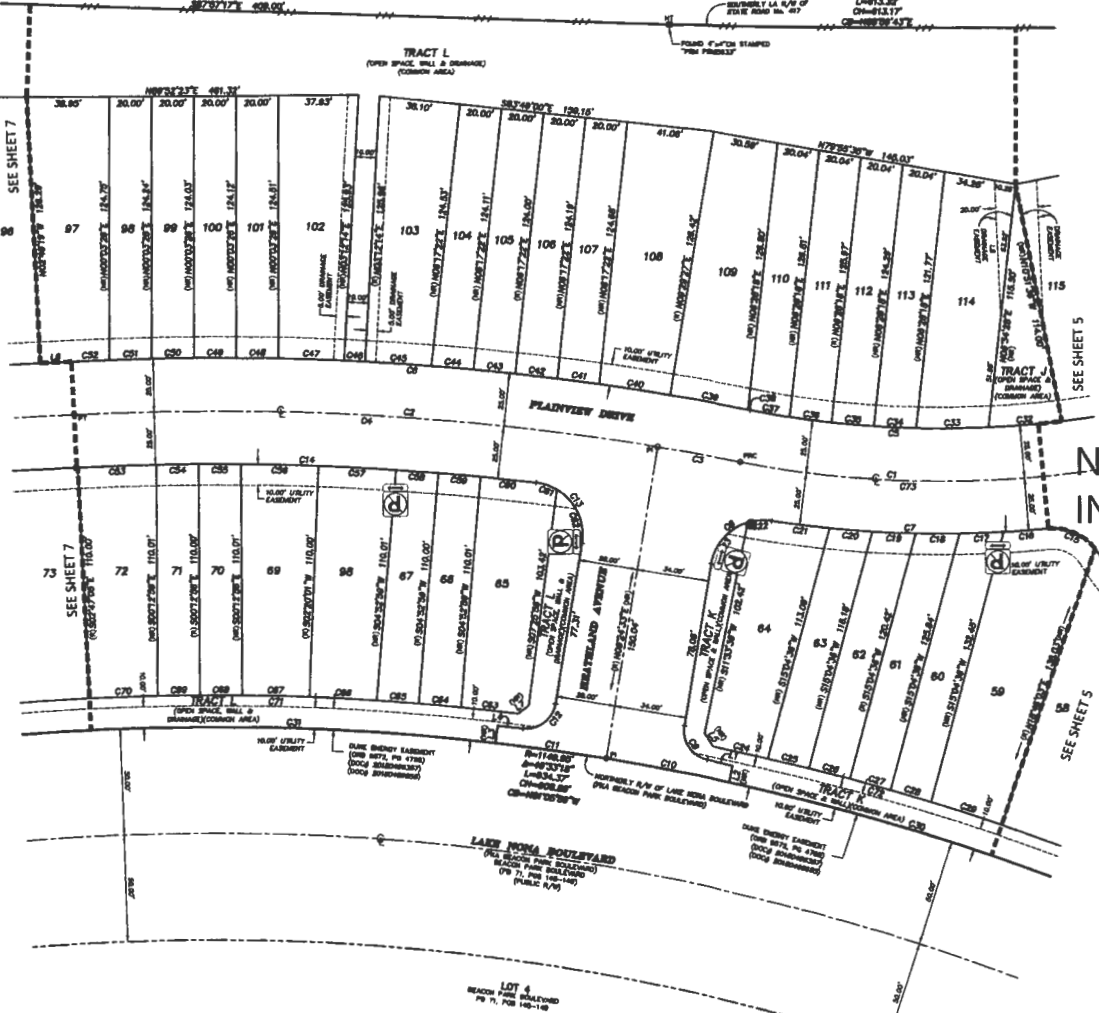
CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	
C1	300.00	34°08'00"	226.67	224.88	S89°46'00"W
C2	1300.00	1°37'30"	358.79	363.89	S89°49'30"W
C3	1000.00	1°34'48"	304.87	308.87	S89°49'30"W
C4	1000.00	2°23'30"	377.18	376.82	S89°47'30"W
C5	475.00	3°48'00"	308.34	304.54	S89°46'00"W
C6	100.00	18°37'30"	111.38	108.81	S89°17'00"W
C7	25.00	89°50'00"	30.89	30.22	S89°17'30"W
C8	14.00	89°50'00"	15.89	15.22	S89°17'30"W
C9	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C10	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C11	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C12	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C13	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C14	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C15	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C16	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C17	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C18	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C19	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C20	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C21	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C22	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C23	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C24	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C25	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C26	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C27	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C28	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C29	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C30	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C31	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C32	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C33	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C34	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C35	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C36	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C37	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C38	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C39	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C40	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C41	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C42	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C43	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C44	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C45	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C46	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C47	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C48	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C49	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C50	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C51	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C52	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C53	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C54	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C55	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C56	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C57	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C58	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C59	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C60	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C61	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C62	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C63	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C64	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C65	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C66	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C67	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C68	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C69	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C70	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C71	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C72	100.00	2°02'30"	28.89	28.89	S89°17'30"W
C73	100.00	2°02'30"	28.89	28.89	S89°17'30"W

STATE ROAD No. 417
CORNER FLORIDA STATE ROAD
LINES SECT 28 E
(CORNER WITH R/W)
PARCEL CORNER LA 419
CORNER LA 419
CORNER LA 419

R=7000.00'
Δ=4°32'00"
L=4915.30'
CH=813.17'
CB=109°04'51"



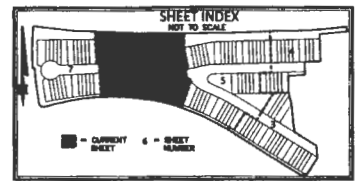
LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	S77°19'00"E	33.14'
L2	S11°13'00"W	6.89'
L3	S89°32'30"W	6.32'
L4	S89°32'30"W	12.64'
L5	S89°32'30"W	7.69'
L6	S89°31'11"W	14.79'
L7	S89°28'30"W	6.39'
L8	S89°30'00"W	6.89'



NO CONCRETE
INSTALLATIONS
ASSUMED
FIRE HYDRATE
LOCATIONS

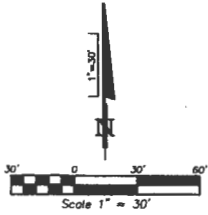
NOTE:
The properties delineated on this plat lie within
Zone E of the Orange County Airport Noise
Ordinance 2000-07 and is subject to aircraft noise
that may be objectionable.

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE
PREPARED BY:
DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS
2025 PARK ANDLAC WOODS, WATER PARK, FLORIDA 32709 (407) 644-0088
CERTIFICATE OF AUTHORIZATION NUMBER L200



SOMERSET CROSSINGS TRACT F REPLAT

A REPLAT OF TRACT F, SOMERSET CROSSINGS,
PLAT BOOK 98, PAGES 148 THROUGH 149,
LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA



NO CONCRETE INSTALLATIONS

ASSUMED FIRE HYDRATE LOCATIONS

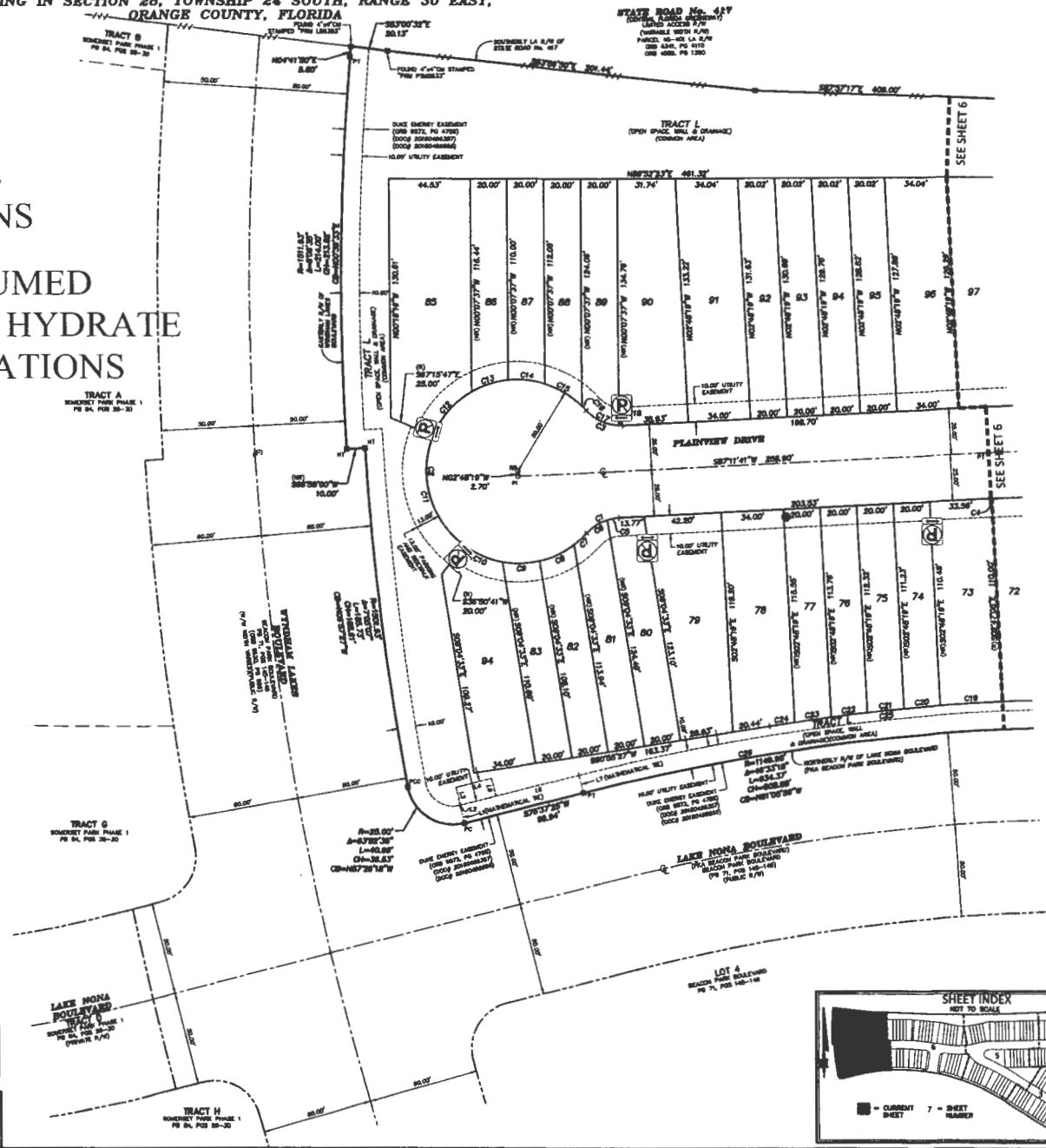
LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	S84°22'58"W	10.00'
L2	S72°22'23"E	0.41'
L3	S84°22'58"W	10.00'
L4	N75°17'28"E	20.00'
L5	S74°22'58"E	10.00'
L6	N75°17'28"E	48.53'
L7	S74°22'58"E	10.00'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	48°12'14"	15.79'	13.89'	S84°22'58"W
C2	10.00'	27°13'34"	34.82'	36.74'	S60°00'13"E
C3	25.00'	30°23'54"	13.31'	11.89'	S67°21'23"E
C4	1275.00'	0°26'14"	0.48'	0.48'	S87°17'28"E
C5	25.00'	14°22'28"	6.83'	6.31'	S79°34'44"W
C6	25.00'	30°23'54"	13.47'	11.80'	S73°18'44"W
C7	10.00'	10°40'42"	0.41'	0.39'	N47°14'13"E
C8	10.00'	14°28'00"	36.99'	38.94'	N64°30'14"E
C9	10.00'	22°14'00"	30.41'	30.17'	N68°17'07"E
C10	10.00'	28°34'00"	23.48'	23.27'	N69°30'01"E
C11	10.00'	29°38'00"	18.27'	18.04'	S13°13'09"E
C12	10.00'	37°08'30"	13.45'	13.17'	S45°19'08"W
C13	10.00'	34°12'28"	15.17'	15.01'	S77°01'08"W
C14	10.00'	28°11'30"	16.47'	16.11'	N66°14'08"W
C15	10.00'	28°54'14"	15.84'	15.52'	N68°09'15"W
C16	10.00'	24°07'00"	13.87'	13.58'	N64°04'11"W
C17	10.00'	41°07'00"	10.12'	10.07'	N59°34'11"E
C18	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C19	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C20	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C21	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C22	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C23	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C24	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C25	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C26	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C27	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C28	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C29	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W
C30	10.00'	1°00'00"	33.89'	33.89'	S87°21'07"W

NOTE:
The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable.

NOTICE: THIS PLAT, AS REPRODUCED BY ITS GRAPHIC FORM, IS THE OFFICIAL COPY OF THE BOUNDARY LINES, CORNER BEARINGS AND WILL BE SO CONSIDERED BY THE SURVEYING AUTHORITY BY ANY OTHER SURVEYOR OR SURVEYING INSTRUMENTS. THERE MAY BE ADDITIONAL INFORMATION THAT ARE NOT REPRODUCED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE
PREPARED BY: **DONALD W. MCINTOSH ASSOCIATES, INC.**
PLANNERS & SURVEYORS
7338 PALM AVENUE, SUITE 100, PALM BEACH, FLORIDA 33480 (407) 644-0300
CERTIFICATE OF REGISTRATION NUMBER 11434



17058 Parcel 1A Townhomes Plat.dwg
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