



Interoffice Memorandum

February 28, 2020

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

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

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

PHONE NUMBER: (407) 836-7891

SUBJ: Installation of Traffic Control Devices and "No Parking" signs in  
Winding Bay Phase 2

Our staff recommends installing the following traffic control devices in Winding Bay Phase 2:

Install "STOP" signs on:  
Tailwater Drive at Avalon Road Petrillo Way at Tailwater Drive

The Fire Marshal recommends installing the following "No Parking" signs in Winding Bay Phase 2:

Install "NO PARKING" signs on:  
Tailwater Drive  
Petrillo Way  
Grandrose Alley  
Jungle Alley  
Pantuso Alley  
Totoria Alley

**Action Requested: Approval of Traffic Control Devices and "No Parking" signs installation in Winding Bay Phase 2. District 1.**

JCK/HLC/nad

Attachments

**WINDING BAY PHASE 2**  
**A PORTION OF SECTION 17, TOWNSHIP 24 SOUTH,**  
**RANGE 27 EAST, ORANGE COUNTY, FLORIDA**  
**DISTRICT # 1**

| <b>STOP/STREET</b> |                   |                                    | <b>INITIALS</b> |       |
|--------------------|-------------------|------------------------------------|-----------------|-------|
| <b>(1)</b>         | <b>(Ft_____E)</b> | <b>on Tailwater Drive (9 INCH)</b> | <b>00</b>       | _____ |
|                    |                   | <b>at Avalon Road (9 INCH)</b>     | <b>00</b>       | _____ |
| <b>(2)</b>         | <b>(Ft_____S)</b> | <b>on Petrillo Way</b>             | <b>00</b>       | _____ |
|                    |                   | <b>at Tailwater Drive</b>          | <b>00</b>       | _____ |

**STOP/ALLEYS**

|             |                   |                           |  |       |
|-------------|-------------------|---------------------------|--|-------|
| <b>(3A)</b> | <b>(Ft_____E)</b> | <b>on Grandrose Alley</b> |  | _____ |
|             |                   | <b>at Petrillo Way</b>    |  | _____ |
| <b>(4A)</b> | <b>(Ft_____E)</b> | <b>on Jungle Alley</b>    |  | _____ |
|             |                   | <b>at Petrillo Way</b>    |  | _____ |
| <b>(5A)</b> | <b>(Ft_____W)</b> | <b>on Jungle Alley</b>    |  | _____ |
|             |                   | <b>at Grandrose Alley</b> |  | _____ |
| <b>(6A)</b> | <b>(Ft_____S)</b> | <b>on Grandrose Alley</b> |  | _____ |
|             |                   | <b>at Tailwater Drive</b> |  | _____ |
| <b>(7A)</b> | <b>(Ft_____W)</b> | <b>on Pantuso Alley</b>   |  | _____ |
|             |                   | <b>at Petrillo Way</b>    |  | _____ |
| <b>(8A)</b> | <b>(Ft_____S)</b> | <b>on Totoro Alley</b>    |  | _____ |
|             |                   | <b>at Pantuso Alley</b>   |  | _____ |
| <b>(9A)</b> | <b>(Ft_____N)</b> | <b>on Totoro Alley</b>    |  | _____ |
|             |                   | <b>at Micelli Drive</b>   |  | _____ |

**END OF ROAD TREATMENT**

|             |                   |                           |  |       |
|-------------|-------------------|---------------------------|--|-------|
| <b>(10)</b> | <b>(Ft_____E)</b> | <b>on Tailwater Drive</b> |  | _____ |
|             |                   | <b>at Petrillo Way</b>    |  | _____ |
| <b>(11)</b> | <b>(Ft_____W)</b> | <b>on Pantuso Alley</b>   |  | _____ |
|             |                   | <b>at Totoro Alley</b>    |  | _____ |

**SPEED LIMIT 25 MPH**

|             |                   |                           |  |       |
|-------------|-------------------|---------------------------|--|-------|
| <b>(12)</b> | <b>(Ft_____E)</b> | <b>on Tailwater Drive</b> |  | _____ |
|             |                   | <b>at Avalon Road</b>     |  | _____ |

**NO PARKING with arrows**

**On Tailwater Drive from Avalon Road extending east on the north and south sides to the parking bays as indicated on the attached parking plan.**

**On Petrillo Way from Tailwater Drive extending south to Micelli Drive on the east and west sides and in the curves as indicated on the attached parking plan.**

**On Grandrose Alley from Petrillo Way extending south and east on the east, west north and south sides and in the curves as indicated on the attached parking plan.**

**On Jungle Alley from Petrillo Way extending south on the east and west sides as indicated on the attached parking plan.**

**On Pantuso Alley from Petrillo Way extending west to the end of the street on the north and south sides as indicated on the attached parking plan.**

**On Totoro Alley from Micelli Drive extending north on the east and west sides and in the curves as indicated on the attached parking plan.**

**2/28/2020**

**ahw/**

# WINDING BAY PHASE 2

## A PORTION OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 1 OF 5

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**LEGAL DESCRIPTION:**

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

**BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

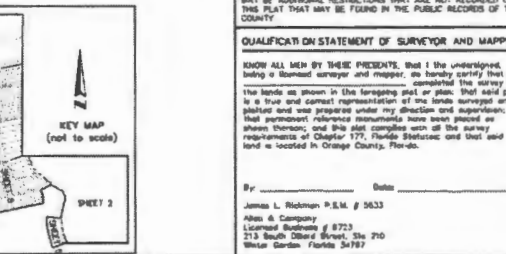
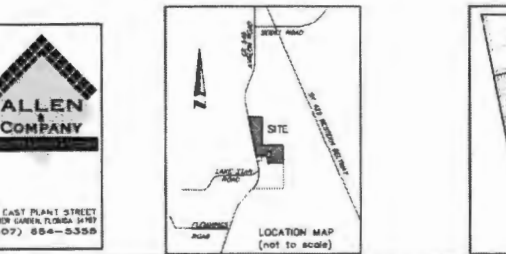
COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 17 FOR A POINT OF REFERENCE; THENCE RUN NORTH 88° 57' 03" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 926.09 FEET TO A POINT 1/400' ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 545 (AVULOH ROAD) ACCORDING TO ROAD 60-00 J, PAGES 118 AND 117 AND DEED BOOK 402, PAGE 318 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 89° 57' 03" EAST, ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF WINDING BAY PRESERVE, AS RECORDED IN PLAT BOOK 88, PAGES 43 THROUGH 84 OF SAID PUBLIC RECORDS, FOR A DISTANCE OF 217.88 FEET TO THE SOUTHWEST CORNER OF SAID WINDING BAY PRESERVE; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00° 18' 07" WEST ALONG THE EAST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 1324.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 89° 53' 28" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 909.18 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE RUN NORTH 89° 53' 28" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 304.14 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE RUN SOUTH 89° 17' 45" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 822.22 FEET TO THE NORTHEAST CORNER OF WINDING BAY PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 146 THROUGH 151 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 00' 00" WEST, ALONG THE NORTH LINE OF SAID WINDING BAY PHASE 1B, 565.38 FEET TO THE NORTHEAST CORNER OF LOT 13A, OF SAID WINDING BAY PHASE 1B; THENCE RUN SOUTH 70° 33' 08" WEST ALONG THE NORTH LINE OF SAID LOT 13A FOR A DISTANCE OF 142.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 13A; BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF AVULOH ROAD ACCORDING TO SAID PLAT OF WINDING BAY PHASE 1B AND A POINT ON A NON-TANGENT CURVE, CONCAVE EASTWARD, HAVING A RADIUS OF 1145.00 FEET, WITH A CHORD BEARING OF NORTH 13° 20' 30" WEST, AND A CHORD DISTANCE OF 232.19 FEET; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID EASTWARD RIGHT-OF-WAY LINE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 38' 00" FOR A DISTANCE OF 133.92 FEET TO A POINT ON A COMPOUND CURVATURE OF A CURVE CONCAVE EASTWARD, HAVING A RADIUS OF 280.00 FEET, WITH A CHORD BEARING OF NORTH 00° 42' 34" WEST, AND A CHORD DISTANCE OF 68.41 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 14' 20" FOR A DISTANCE OF 88.58 FEET TO THE SOUTHWEST CORNER OF TRACT B-1 OF SAID WINDING BAY PHASE 1B; THENCE RUN NORTH 10° 26' 58" WEST FOR A DISTANCE OF 43.91 FEET; THENCE RUN NORTH 30° 07' 03" WEST FOR A DISTANCE OF 40.82 FEET; THENCE RUN NORTH 40° 04' 28" WEST FOR A DISTANCE OF 28.80 FEET TO THE SOUTHWEST CORNER OF TRACT 05-A, WINDING BAY PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 141 AND 142 OF APPROVED PUBLIC RECORDS; THENCE RUN NORTH 50° 50' 52" WEST, ALONG THE EAST LINE OF SAID TRACT 05-A, A DISTANCE OF 60.08 FEET TO THE WEST NORTHERLY CORNER OF SAID WINDING BAY PHASE 1A; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID WINDING BAY PHASE 1A: NORTH 27° 07' 03" WEST FOR A DISTANCE OF 7.53 FEET; THENCE RUN SOUTH 82° 00' 28" WEST FOR A DISTANCE OF 102.20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTWARD, HAVING A RADIUS OF 215.00 FEET, WITH A CHORD BEARING OF SOUTH 12° 13' 43" EAST, AND A CHORD DISTANCE OF 118.84 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 32' 07" FOR A DISTANCE OF 118.33 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11.00 FEET, WITH A CHORD BEARING OF SOUTH 41° 04' 23" WEST, AND A CHORD DISTANCE OF 13.66 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70° 05' 10" FOR A DISTANCE OF 14.41 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78° 35' 45" WEST FOR A DISTANCE OF 532.37 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 545 (AVULOH ROAD); THENCE DEPARTING AVULOH ROAD NORTHERLY ALONG THE EAST LINE OF WINDING BAY PHASE 1, RUN NORTH 11° 12' 37" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1812.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 32.85 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

1. Bearings shown herein are assumed and based on the East line of the Southwest 1/4 of Section 17-24-27 as being an assumed bearing of South 02°17'48" West for original designation only.
2. All lot lines intersecting curves are radial, unless otherwise noted non-radial (N.R.).
3. All posted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data services, provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the location and use of an electric, telephone, gas, or other public utility. In the event a cable television company desires the facilities of a public utility, it shall be solely responsible for the expenses. This section shall not apply to those permits, easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
4. The plat and the lands described herein are subject to the Community Development for Winding Bay Preserve (the Declaration) as recorded in Document 201900008317 of the Public Records of Orange County, Florida and any amendments and/or amendments thereto. All persons having any interest in the lands described in this plat shall be subject to the terms and conditions of the Winding Bay Preserve Homeowners Association, Inc. (the Association) including any amendments and/or amendments thereto.
5. Tracts 05-1C, 05-1D, 05-1E, 05-1F, 05-1G, 05-1H, 05-1I, 05-1J, 05-1K, 05-1L, 05-1M, 05-1N, 05-1O, 05-1P, 05-1Q, 05-1R, 05-1S, 05-1T, 05-1U, 05-1V, 05-1W, 05-1X, 05-1Y, 05-1Z, 05-1AA, 05-1AB, 05-1AC, 05-1AD, 05-1AE, 05-1AF, 05-1AG, 05-1AH, 05-1AI, 05-1AJ, 05-1AK, 05-1AL, 05-1AM, 05-1AN, 05-1AO, 05-1AP, 05-1AQ, 05-1AR, 05-1AS, 05-1AT, 05-1AU, 05-1AV, 05-1AW, 05-1AX, 05-1AY, 05-1AZ, 05-1BA, 05-1BB, 05-1BC, 05-1BD, 05-1BE, 05-1BF, 05-1BG, 05-1BH, 05-1BI, 05-1BJ, 05-1BK, 05-1BL, 05-1BM, 05-1BN, 05-1BO, 05-1BP, 05-1BQ, 05-1BR, 05-1BS, 05-1BT, 05-1BU, 05-1BV, 05-1BW, 05-1BX, 05-1BY, 05-1BZ, 05-1CA, 05-1CB, 05-1CC, 05-1CD, 05-1CE, 05-1CF, 05-1CG, 05-1CH, 05-1CI, 05-1CJ, 05-1CK, 05-1CL, 05-1CM, 05-1CN, 05-1CO, 05-1CP, 05-1CQ, 05-1CR, 05-1CS, 05-1CT, 05-1CU, 05-1CV, 05-1CW, 05-1CX, 05-1CY, 05-1CZ, 05-1DA, 05-1DB, 05-1DC, 05-1DD, 05-1DE, 05-1DF, 05-1DG, 05-1DH, 05-1DI, 05-1DJ, 05-1DK, 05-1DL, 05-1DM, 05-1DN, 05-1DO, 05-1DP, 05-1DQ, 05-1DR, 05-1DS, 05-1DT, 05-1DU, 05-1DV, 05-1DW, 05-1DX, 05-1DY, 05-1DZ, 05-1EA, 05-1EB, 05-1EC, 05-1ED, 05-1EE, 05-1EF, 05-1EG, 05-1EH, 05-1EI, 05-1EJ, 05-1EK, 05-1EL, 05-1EM, 05-1EN, 05-1EO, 05-1EP, 05-1EQ, 05-1ER, 05-1ES, 05-1ET, 05-1EU, 05-1EV, 05-1EW, 05-1EX, 05-1EY, 05-1EZ, 05-1FA, 05-1FB, 05-1FC, 05-1FD, 05-1FE, 05-1FF, 05-1FG, 05-1FH, 05-1FI, 05-1FJ, 05-1FK, 05-1FL, 05-1FM, 05-1FN, 05-1FO, 05-1FP, 05-1FQ, 05-1FR, 05-1FS, 05-1FT, 05-1FU, 05-1FV, 05-1FW, 05-1FX, 05-1FY, 05-1FZ, 05-1GA, 05-1GB, 05-1GC, 05-1GD, 05-1GE, 05-1GF, 05-1GG, 05-1GH, 05-1GI, 05-1GJ, 05-1GK, 05-1GL, 05-1GM, 05-1GN, 05-1GO, 05-1GP, 05-1GQ, 05-1GR, 05-1GS, 05-1GT, 05-1GU, 05-1GV, 05-1GW, 05-1GX, 05-1GY, 05-1GZ, 05-1HA, 05-1HB, 05-1HC, 05-1HD, 05-1HE, 05-1HF, 05-1HG, 05-1HH, 05-1HI, 05-1HJ, 05-1HK, 05-1HL, 05-1HM, 05-1HN, 05-1HO, 05-1HP, 05-1HQ, 05-1HR, 05-1HS, 05-1HT, 05-1HU, 05-1HV, 05-1HW, 05-1HX, 05-1HY, 05-1HZ, 05-1IA, 05-1IB, 05-1IC, 05-1ID, 05-1IE, 05-1IF, 05-1IG, 05-1IH, 05-1II, 05-1IJ, 05-1IK, 05-1IL, 05-1IM, 05-1IN, 05-1IO, 05-1IP, 05-1IQ, 05-1IR, 05-1IS, 05-1IT, 05-1IU, 05-1IV, 05-1IW, 05-1IX, 05-1IY, 05-1IZ, 05-1JA, 05-1JB, 05-1JC, 05-1JD, 05-1JE, 05-1JF, 05-1JG, 05-1JH, 05-1JI, 05-1JJ, 05-1JK, 05-1JL, 05-1JM, 05-1JN, 05-1JO, 05-1JP, 05-1JQ, 05-1JR, 05-1JS, 05-1JT, 05-1JU, 05-1JV, 05-1JW, 05-1JX, 05-1JY, 05-1JZ, 05-1KA, 05-1KB, 05-1KC, 05-1KD, 05-1KE, 05-1KF, 05-1KG, 05-1KH, 05-1KI, 05-1KJ, 05-1KK, 05-1KL, 05-1KM, 05-1KN, 05-1KO, 05-1KP, 05-1KQ, 05-1KR, 05-1KS, 05-1KT, 05-1KU, 05-1KV, 05-1KW, 05-1KX, 05-1KY, 05-1KZ, 05-1LA, 05-1LB, 05-1LC, 05-1LD, 05-1LE, 05-1LF, 05-1LG, 05-1LH, 05-1LI, 05-1LJ, 05-1LK, 05-1LL, 05-1LM, 05-1LN, 05-1LO, 05-1LP, 05-1LQ, 05-1LR, 05-1LS, 05-1LT, 05-1LU, 05-1LV, 05-1LW, 05-1LX, 05-1LY, 05-1LZ, 05-1MA, 05-1MB, 05-1MC, 05-1MD, 05-1ME, 05-1MF, 05-1MG, 05-1MH, 05-1MI, 05-1MJ, 05-1MK, 05-1ML, 05-1MM, 05-1MN, 05-1MO, 05-1MP, 05-1MQ, 05-1MR, 05-1MS, 05-1MT, 05-1MU, 05-1MV, 05-1MW, 05-1MX, 05-1MY, 05-1MZ, 05-1NA, 05-1NB, 05-1NC, 05-1ND, 05-1NE, 05-1NF, 05-1NG, 05-1NH, 05-1NI, 05-1NJ, 05-1NK, 05-1NL, 05-1NM, 05-1NO, 05-1NP, 05-1NQ, 05-1NR, 05-1NS, 05-1NT, 05-1NU, 05-1NV, 05-1NW, 05-1NX, 05-1NY, 05-1NZ, 05-1OA, 05-1OB, 05-1OC, 05-1OD, 05-1OE, 05-1OF, 05-1OG, 05-1OH, 05-1OI, 05-1OJ, 05-1OK, 05-1OL, 05-1OM, 05-1ON, 05-1OO, 05-1OP, 05-1OQ, 05-1OR, 05-1OS, 05-1OT, 05-1OU, 05-1OV, 05-1OW, 05-1OX, 05-1OY, 05-1OZ, 05-1PA, 05-1PB, 05-1PC, 05-1PD, 05-1PE, 05-1PF, 05-1PG, 05-1PH, 05-1PI, 05-1PJ, 05-1PK, 05-1PL, 05-1PM, 05-1PN, 05-1PO, 05-1PP, 05-1PQ, 05-1PR, 05-1PS, 05-1PT, 05-1PU, 05-1PV, 05-1PW, 05-1PX, 05-1PY, 05-1PZ, 05-1QA, 05-1QB, 05-1QC, 05-1QD, 05-1QE, 05-1QF, 05-1QG, 05-1QH, 05-1QI, 05-1QJ, 05-1QK, 05-1QL, 05-1QM, 05-1QN, 05-1QO, 05-1QP, 05-1QQ, 05-1QR, 05-1QS, 05-1QT, 05-1QU, 05-1QV, 05-1QW, 05-1QX, 05-1QY, 05-1QZ, 05-1RA, 05-1RB, 05-1RC, 05-1RD, 05-1RE, 05-1RF, 05-1RG, 05-1RH, 05-1RI, 05-1RJ, 05-1RK, 05-1RL, 05-1RM, 05-1RN, 05-1RO, 05-1RP, 05-1RQ, 05-1RR, 05-1RS, 05-1RT, 05-1RU, 05-1RV, 05-1RW, 05-1RX, 05-1RY, 05-1RZ, 05-1SA, 05-1SB, 05-1SC, 05-1SD, 05-1SE, 05-1SF, 05-1SG, 05-1SH, 05-1SI, 05-1SJ, 05-1SK, 05-1SL, 05-1SM, 05-1SN, 05-1SO, 05-1SP, 05-1SQ, 05-1SR, 05-1SS, 05-1ST, 05-1SU, 05-1SV, 05-1SW, 05-1SX, 05-1SY, 05-1SZ, 05-1TA, 05-1TB, 05-1TC, 05-1TD, 05-1TE, 05-1TF, 05-1TG, 05-1TH, 05-1TI, 05-1TJ, 05-1TK, 05-1TL, 05-1TM, 05-1TN, 05-1TO, 05-1TP, 05-1TQ, 05-1TR, 05-1TS, 05-1TT, 05-1TU, 05-1TV, 05-1TW, 05-1TX, 05-1TY, 05-1TZ, 05-1UA, 05-1UB, 05-1UC, 05-1UD, 05-1UE, 05-1UF, 05-1UG, 05-1UH, 05-1UI, 05-1UJ, 05-1UK, 05-1UL, 05-1UM, 05-1UN, 05-1UO, 05-1UP, 05-1UQ, 05-1UR, 05-1US, 05-1UT, 05-1UU, 05-1UV, 05-1UW, 05-1UX, 05-1UY, 05-1UZ, 05-1VA, 05-1VB, 05-1VC, 05-1VD, 05-1VE, 05-1VF, 05-1VG, 05-1VH, 05-1VI, 05-1VJ, 05-1VK, 05-1VL, 05-1VM, 05-1VN, 05-1VO, 05-1VP, 05-1VQ, 05-1VR, 05-1VS, 05-1VT, 05-1VU, 05-1VV, 05-1VW, 05-1VX, 05-1VY, 05-1VZ, 05-1WA, 05-1WB, 05-1WC, 05-1WD, 05-1WE, 05-1WF, 05-1WG, 05-1WH, 05-1WI, 05-1WJ, 05-1WK, 05-1WL, 05-1WM, 05-1WN, 05-1WO, 05-1WP, 05-1WQ, 05-1WR, 05-1WS, 05-1WT, 05-1WU, 05-1WV, 05-1WW, 05-1WX, 05-1WY, 05-1WZ, 05-1XA, 05-1XB, 05-1XC, 05-1XD, 05-1XE, 05-1XF, 05-1XG, 05-1XH, 05-1XI, 05-1XJ, 05-1XK, 05-1XL, 05-1XM, 05-1XN, 05-1XO, 05-1XP, 05-1XQ, 05-1XR, 05-1XS, 05-1XT, 05-1XU, 05-1XV, 05-1XW, 05-1XX, 05-1XY, 05-1XZ, 05-1YA, 05-1YB, 05-1YC, 05-1YD, 05-1YE, 05-1YF, 05-1YG, 05-1YH, 05-1YI, 05-1YJ, 05-1YK, 05-1YL, 05-1YM, 05-1YN, 05-1YO, 05-1YP, 05-1YQ, 05-1YR, 05-1YS, 05-1YT, 05-1YU, 05-1YV, 05-1YW, 05-1YX, 05-1YY, 05-1YZ, 05-1ZA, 05-1ZB, 05-1ZC, 05-1ZD, 05-1ZE, 05-1ZF, 05-1ZG, 05-1ZH, 05-1ZI, 05-1ZJ, 05-1ZK, 05-1ZL, 05-1ZM, 05-1ZN, 05-1ZO, 05-1ZP, 05-1ZQ, 05-1ZR, 05-1ZS, 05-1ZT, 05-1ZU, 05-1ZV, 05-1ZW, 05-1ZX, 05-1ZY, 05-1ZZ.

|                |  |        |   |
|----------------|--|--------|---|
| <b>LEGEND:</b> |  |        |   |
| RS             | denotes Road Band Book                                       | P.C.D. | denotes point of compound curvature   |
| O.R.           | denotes Official Record Book                                 | 1      | denotes distance  |
| PC             | denotes Page   | P.B.   | denotes Plat Book   |
| P.C.           | denotes point of curvature                                   | 6      | denotes interior angle  |
| P.T.           | denotes point of tangency                                    | R      | denotes radius  |
| P.I.           | denotes point of intersection                                | L      | denotes arc length  |
| P.D.           | denotes Page   | Ch     | denotes chord length  |
| P.S.C.         | denotes point of reverse curvature                           | Ch     | denotes chord length  |
| R/W            | denotes Right-of-Way   | Doc#   | denotes Official Record Document Number of the public records of Orange County, Florida |
| LB             | denotes Licensed Burial                                      | CCR #  | denotes Certified Corridor Record Number  |
| UE             | denotes utility easement                                     |        | denotes lot # of Concrete Monument LB 8723  |
| E.S.E.         | denotes Environmental Sensitive Easement                     |        | denotes reserved 4" x 4" Concrete Monument LB 8723 (1/4" dia)                           |
| LC             | denotes Limited Liability Company                            | N.R.   | denotes non-radial  |
| P.D.U.E.       | denotes Private Drainage and public Utility Easement         | O.I.   | denotes set wall & dim LB 8723  |
| D.U.F.         | denotes Drains and Utility easement along right-of-way lines |        | denotes Permanent Control Point (P.C.P.)  |
| N.T.           | denotes non-tangent  | S/FMD  | South Florida Water Management District   |
| DL             | denotes dead load  |        |   |
| CR             | denotes County Road  |        |   |



**WINDING BAY PHASE 2**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that JOHN WINDING BAY II, LLC, a Florida Limited Liability Company, being the owner in fee simple of all of the lands described in the foregoing caption in this plat, hereby dedicates and conveys to the use for the use and purposes therein expressed and declares the streets, drainage easements, utility easements, and Tract D-2 (Stormwater) to the perpetual use of the public.

Tracts P#1-2 and P#1-3 (Right-of-Way) are hereby dedicated in fee simple to Orange County without any restriction whatsoever. County maintenance of these tracts and any improvements thereon shall upon approval of this Plat by the Board of County Commissioners of Orange County. Regarding this Plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, the undersigned JOHN WINDING BAY II, LLC, a Florida Limited Liability Company has caused these presents to be executed and acknowledged by its undersigned Officer thereto duly authorized on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

By: JOHN WINDING BAY II, LLC, a Florida Limited Liability Company

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Signed and sealed in the presence of: \_\_\_\_\_

Printed Name of Witness: \_\_\_\_\_

Printed Name of Witness: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

THIS IS TO CERTIFY that on \_\_\_\_\_ before me an officer duly authorized to take acknowledgments in this state and county personally appeared \_\_\_\_\_ of JOHN WINDING BAY II, LLC a Florida Limited Liability Company, incorporated under the laws of the state of Florida hereinafter is personally known to me or has produced the following identification \_\_\_\_\_ and hereinafter did not take an oath that he/she is the person described in and who executed the foregoing declaration and severally acknowledged the execution thereof to be his/her free act and deed and each officer thereto duly authorized, that the official seal of said limited liability company is duly attached thereto, and that said declaration is the act and deed of said limited liability company.

As WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Notary Public \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

**CERTIFICATE OF APPROVAL  
BY COUNTY ENGINEER**

Examined and Approved \_\_\_\_\_  
County Engineer Date \_\_\_\_\_

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**

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

County Surveyor \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL  
BY ZONING DIRECTOR**

Examined and Approved \_\_\_\_\_  
Zoning Director Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY BOARD  
OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Orange County  
Attest:  
Seal of the Board  
By: \_\_\_\_\_, O.C.

**CERTIFICATE OF COUNTY COMPTROLLER**

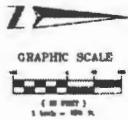
I HEREBY CERTIFY that the foregoing plat is recorded in the Orange County Official Records on \_\_\_\_\_ at Doc # \_\_\_\_\_ as County Comptroller in and for Orange County, Florida.  
By: \_\_\_\_\_



District 1: Commissioner Betsy VanderLey

**WINDING BAY PHASE 2**  
 A PORTION OF SECTION 17 TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
**SIGN LEGEND** ORANGE COUNTY, FLORIDA

-  **A** R1-1 (30" X 30")
-  **B** D3-1 (VARIES)
-  **C** D3-1 (VARIES)
-  **D** OM1-3 (18" X 18")
-  **E** R2-1 (18" X 24")

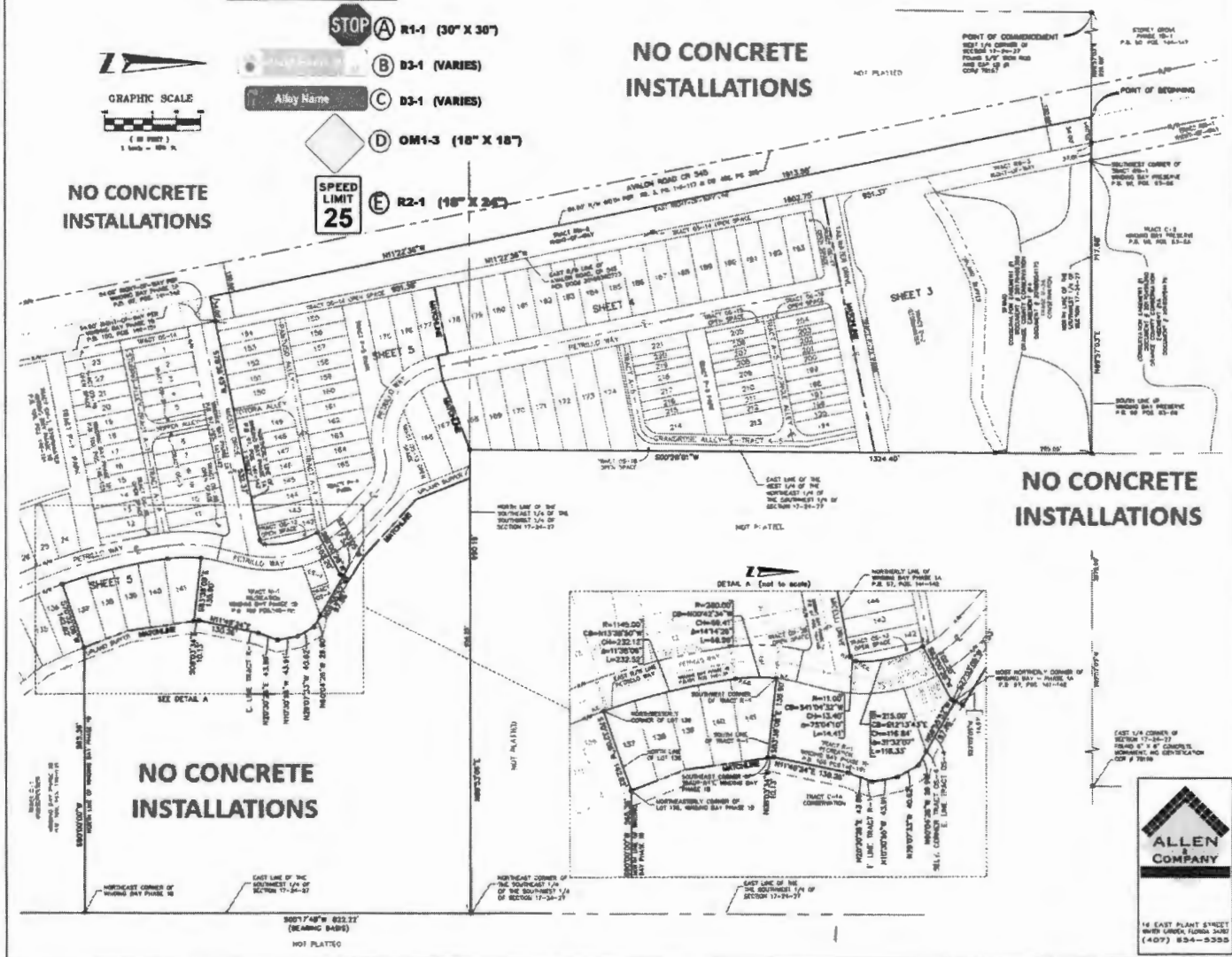


**NO CONCRETE  
INSTALLATIONS**

**NO CONCRETE  
INSTALLATIONS**

**NO CONCRETE  
INSTALLATIONS**

**NO CONCRETE  
INSTALLATIONS**

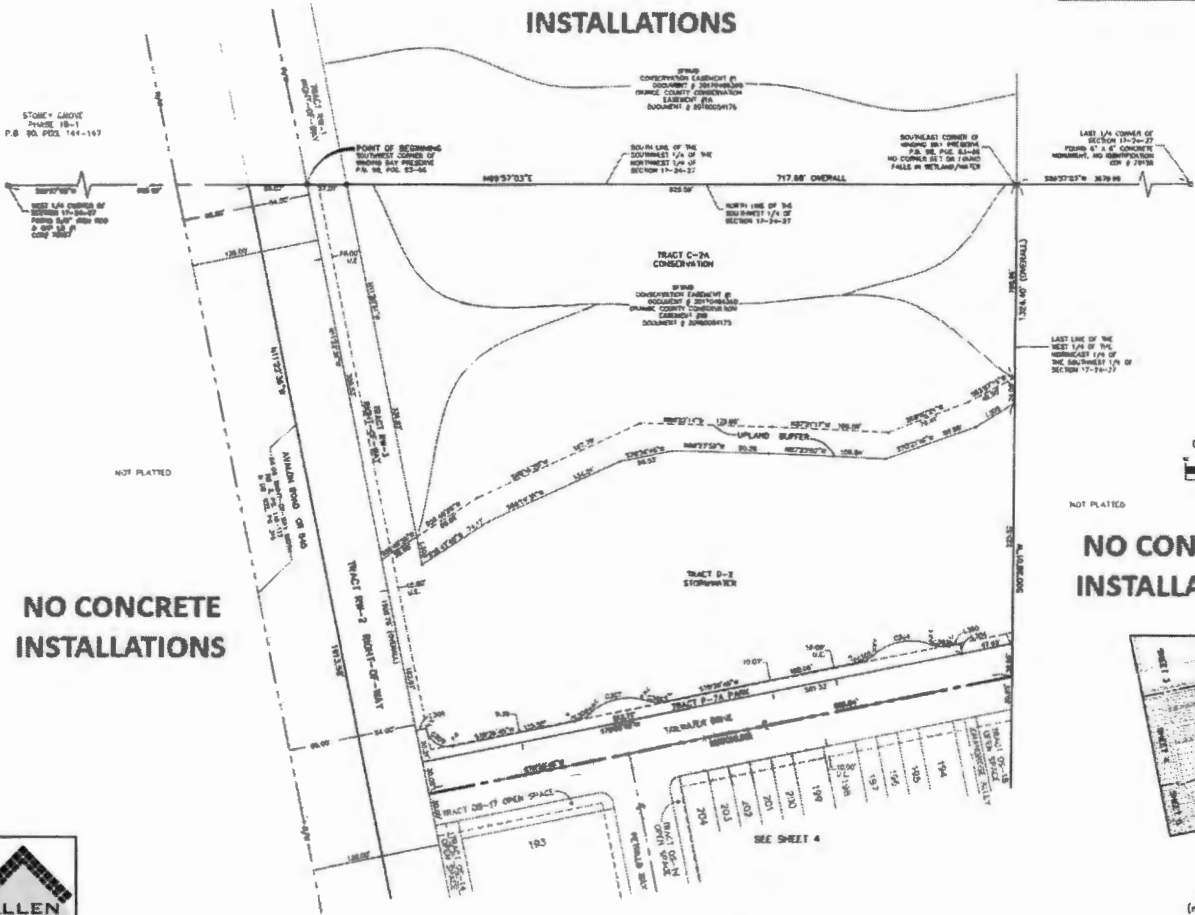


**WINDING BAY PHASE 2**  
 A PORTION OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
 ORANGE COUNTY, FLORIDA

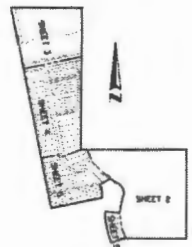
SHEET 3 OF 5 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

| CURVE TABLE |                 |        |                 |            |             |                     |
|-------------|-----------------|--------|-----------------|------------|-------------|---------------------|
| STATION     | BEARING         | CHORD  | CHORD BEARING   | ARC LENGTH | PIECE POINT | PIECE POINT BEARING |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |
| 1+00        | S 89° 57' 00" W | 100.00 | S 89° 57' 00" W | 100.00     | 1+00        | S 89° 57' 00" W     |

**NO CONCRETE INSTALLATIONS**



GRAPHIC SCALE  
 1 inch = 50 ft.



KEY MAP (not to scale)

**NO CONCRETE INSTALLATIONS**

**NO CONCRETE INSTALLATIONS**

**NO CONCRETE INSTALLATIONS**

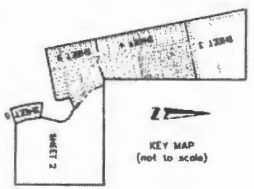
**ALLEN & COMPANY**  
 12 EAST PLANT STREET  
 ORANGE COUNTY, FLORIDA 3205  
 (407) 884-8385

**SHEET INDEX**  
 SHEET 1 of 5 - larger description, metes and bounds, bearings & angles & legend  
 SHEET 2 of 5 - boundary information  
 SHEETS 3 thru 5 of 5 - lot and tract geometry

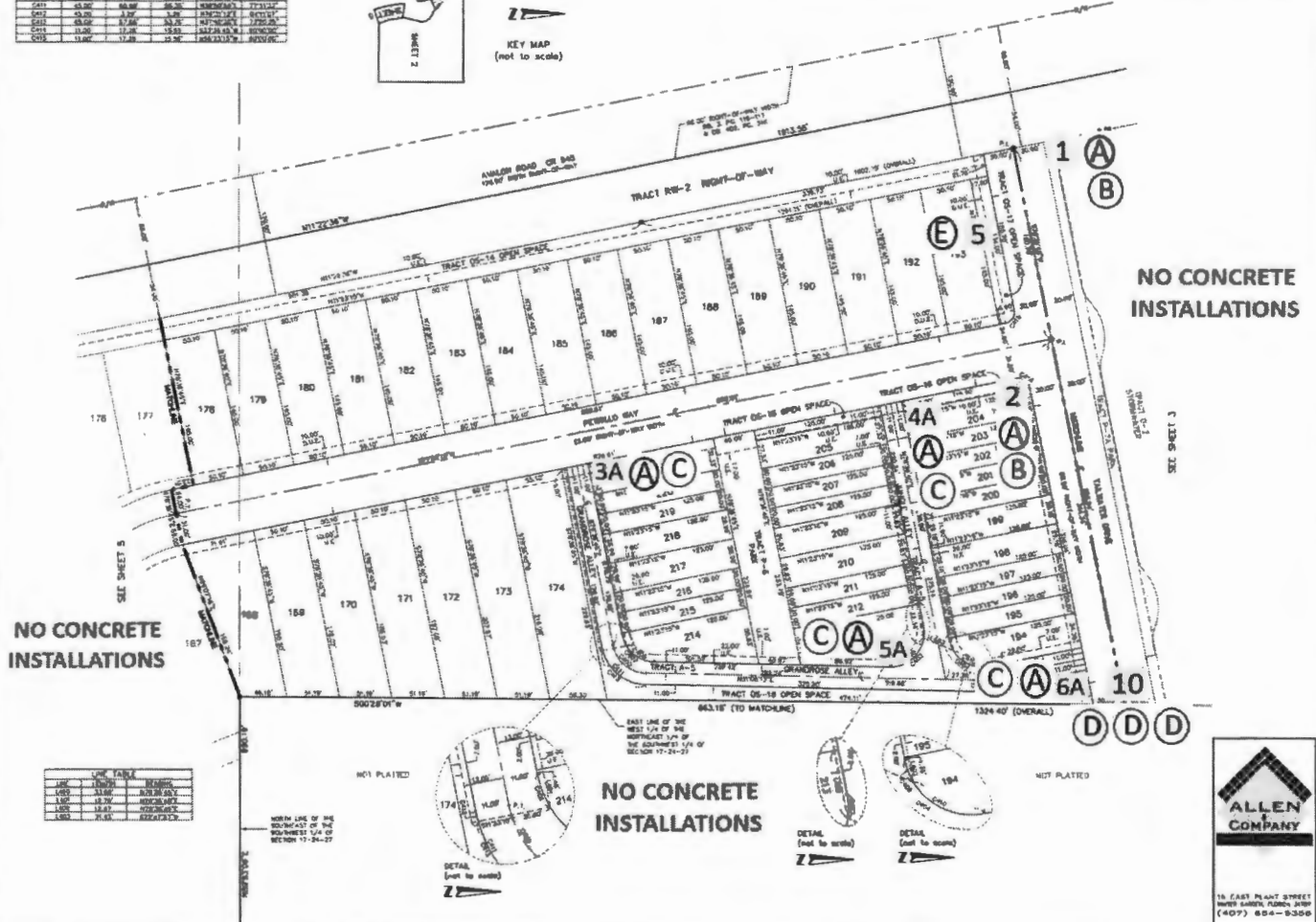
**WINDING BAY PHASE 2**  
 A PORTION OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
 ORANGE COUNTY, FLORIDA

SHEET 4 OF 5 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

| CHAIN | BEARING  | LENGTH | CORNER   | BEARING           | LENGTH |
|-------|----------|--------|----------|-------------------|--------|
| C100  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C101  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C102  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C103  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C104  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C105  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C106  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C107  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C108  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C109  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C110  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C111  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C112  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C113  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C114  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C115  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C116  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C117  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C118  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C119  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |
| C120  | S 86.00° | 46.00' | S 12.27° | E 79.70' (21.71') | 17.71' |



**NO CONCRETE INSTALLATIONS**



**NO CONCRETE INSTALLATIONS**

**NO CONCRETE INSTALLATIONS**

**NO CONCRETE INSTALLATIONS**

| CHAIN | BEARING  | LENGTH | CORNER   | BEARING  | LENGTH |
|-------|----------|--------|----------|----------|--------|
| L100  | S 11.00° | 10.00' | S 78.28° | E 10.00' | 10.00' |
| L101  | S 11.00° | 10.00' | S 78.28° | E 10.00' | 10.00' |
| L102  | S 11.00° | 10.00' | S 78.28° | E 10.00' | 10.00' |
| L103  | S 11.00° | 10.00' | S 78.28° | E 10.00' | 10.00' |



15 EAST PLANT STREET  
 SUITE 3000, PALM BEACH, FLORIDA 33480  
 (407) 854-8300

**WINDING BAY PHASE 2**  
 A PORTION OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
 ORANGE COUNTY, FLORIDA

SHEET 5 OF 5 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**NO CONCRETE INSTALLATIONS**

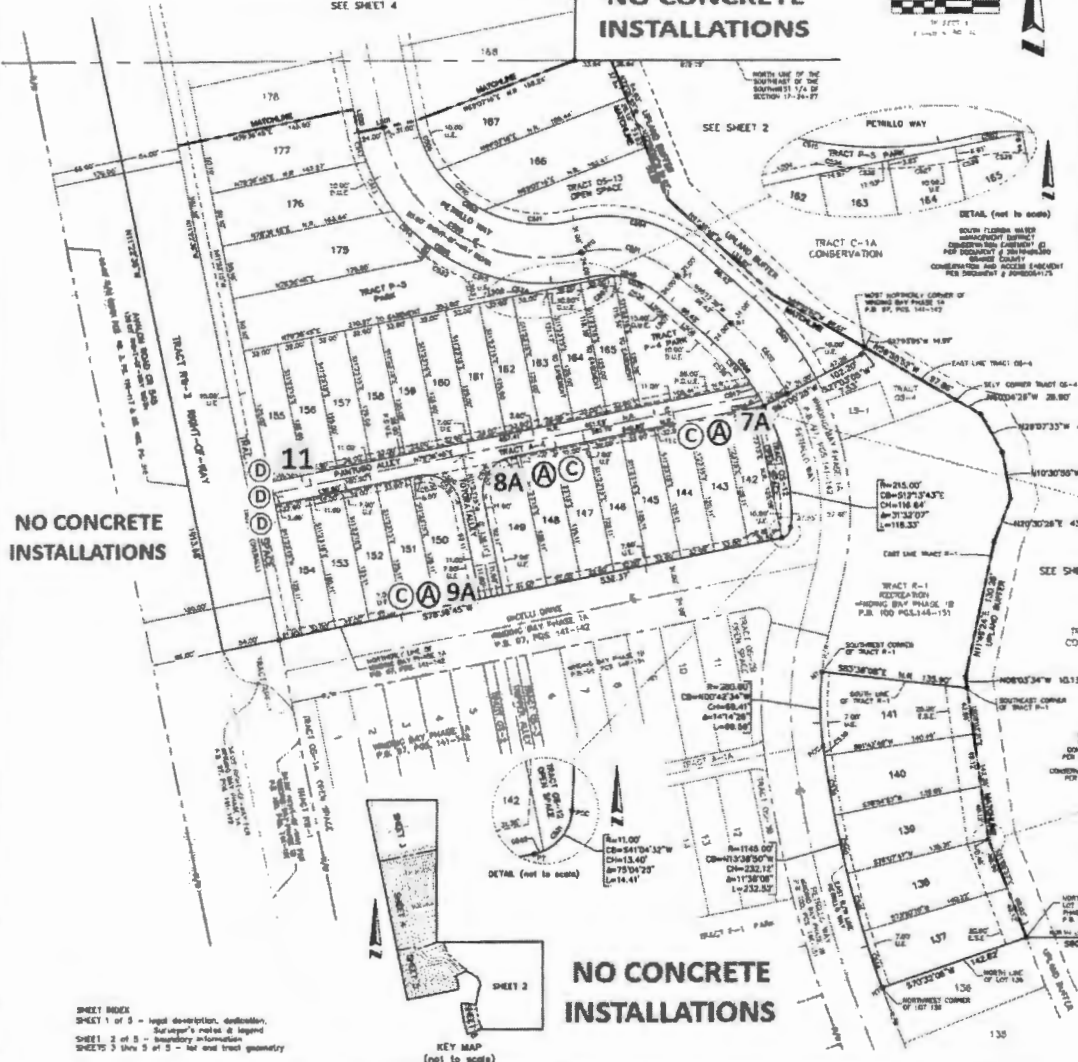
GRAPHIC SCALE



1" = 100' ±



| CDM# | AREA  | PERCENT | PERCENT | PERCENT | PERCENT |
|------|-------|---------|---------|---------|---------|
| 1500 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1501 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1502 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1503 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1504 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1505 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1506 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1507 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1508 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1509 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1510 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1511 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1512 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1513 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1514 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1515 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1516 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1517 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1518 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1519 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1520 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1521 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1522 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1523 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1524 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1525 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1526 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1527 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1528 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1529 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1530 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1531 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1532 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1533 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1534 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1535 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1536 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1537 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1538 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1539 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1540 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1541 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1542 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1543 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1544 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1545 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1546 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1547 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1548 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1549 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1550 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1551 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1552 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1553 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1554 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1555 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1556 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1557 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1558 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1559 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1560 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1561 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1562 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1563 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1564 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1565 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1566 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1567 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1568 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1569 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1570 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1571 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1572 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1573 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1574 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1575 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1576 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1577 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1578 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1579 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1580 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1581 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1582 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1583 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1584 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1585 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1586 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1587 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1588 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1589 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1590 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1591 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1592 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1593 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1594 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1595 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1596 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1597 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1598 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1599 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |
| 1600 | 10.00 | 10.00   | 10.00   | 10.00   | 10.00   |



**NO CONCRETE INSTALLATIONS**

**NO CONCRETE INSTALLATIONS**

**NO CONCRETE INSTALLATIONS**

**SHEET INDEX**  
 SHEET 1 of 5 - legal description, dedication,  
 Surveyor's notes & legend  
 SHEET 2 of 5 - boundary information  
 SHEETS 3 thru 5 of 5 - lot and tract geometry

**KEY MAP**  
 (not to scale)



15 EAST PLANT STREET  
 TAMPA, FLORIDA 33602  
 (813) 284-2300