



Interoffice Memorandum

December 5, 2019

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

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

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

PHONE NUMBER: (407) 836-7891

SUBJ: **Installation of Traffic Control Devices and "No Parking" signs in
Oaks at Moss Park Phase N2 and O**

Our staff recommends that the following traffic control devices be installed in Oaks at Moss Park Phase N2 and O:

Install "STOP" signs on:

- Yellow Jasmine Drive at Innovation Way
- Sweetgum Woods Drive at Yellow Jasmine Drive
- Halesia Woods Drive at Longleaf Woods Drive
- Halesia Woods Drive at Sweetgum Woods Drive
- Cyrilla Woods Drive at Longleaf Woods Drive
- Longleaf Woods Drive at Sweetgum Woods Drive
- Cyrilla Woods Drive at Sweetgum Woods Drive
- Sweetgum Woods Drive at Innovation Way

The Fire Marshal recommends that the following "No Parking" signs be installed in Oaks at Moss Park Phase N2 and O:

Install "NO PARKING" signs on:

- Yellow Jasmine Drive
- Sweetgum Woods Drive
- Halesia Woods Drive
- Longleaf Woods Drive
- Cyrilla Woods Drive

**Action Requested: Approval of Traffic Control Devices and "No Parking" signs
installation in Oaks at Moss Park Phase N2 and O. District 4.**

JCK/HLC/nad

Attachments

OAKS AT MOSS PARK PHASE N2 AND O

A REPLAT OF PORTIONS OF FD-1, FD-2, OALS AT MOSSPARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE CUUNTY, FLORIDA AND PROTIONS OF TRACT P-3, OAKS AT MOSS PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89 PAGES 141 THROUGH 144 OF SAID PUVBLIC RECORDS LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

DISTRICT # 4

STOP/STREET			INITIALS	
(1)	(Ft_____S)	on Yellow Jasmine Drive (9 INCH) at Innovation Way (9 INCH)	00 00	_____ _____
(2)	(Ft_____E)	on Sweetgum Woods Drive at Yellow Jasmine Drive	00 00	_____ _____
(3)	(Ft_____N)	on Halesia Woods Drive at Longleaf Woods Drive	00 00	_____ _____
(4)	(Ft_____S)	on Halesia Woods Drive at Sweetgum Woods Drive	00 00	_____ _____
(5)	(Ft_____S)	on Cyrilla Woods Drive at Longleaf Woods Drive	00 00	_____ _____
(6)	(Ft_____W)	on Longleaf Woods Drive at Sweetgum Woods Drive	00 00	_____ _____
(7)	(Ft_____W)	on Cyrilla Woods Drive at Sweetgum Woods Drive	00 00	_____ _____
(8)	(Ft_____W)	on Sweetgum Woods Drive (9 INCH) at Innovation Way (9 INCH)	00 00	_____ _____
 <u>STOP/ALLEYS</u>				
(9a)	(Ft_____E)	on Cone Flower Alley at Halesia Woods Drive		_____ _____
(10a)	(Ft_____S)	on Saw Fern Alley at Cone Flower Alley		_____ _____
(11a)	(Ft_____E)	on Amaranth Alley at Halesia Woods Drive		_____ _____
(12a)	(Ft_____N)	on Saw Fern Alley at Amaranth Alley		_____ _____

- | | | | |
|--------------|--------------|--|----------------|
| (13a) | (Ft _____ N) | on Cone Flower Alley
at Amaranth Alley | _____
_____ |
| (14a) | (Ft _____ W) | on Amaranth Alley
at Sweetgum Woods Drive | _____
_____ |
| (15a) | (Ft _____ E) | on Privet Woods Alley
at Cyrilla Woods Drive | _____
_____ |
| (16a) | (Ft _____ W) | on Privet Woods Alley
at Sweetgum Woods Drive | _____
_____ |

SPEED LIMIT 25 MPH

- | | | | |
|-------------|--------------|--|----------------|
| (17) | (Ft _____ S) | on Yellow Jasmine Drive (IF NEEDED)
at Innovation Way | _____
_____ |
| (18) | (Ft _____ W) | on Sweetgum Woods Drive
at Innovation Way | _____
_____ |

NO PARKING with arrows

on Yellow Jasmine Drive from Innovation Way extending south to Longleaf Woods Drive on the west side as indicated on the attached parking plan Map

on Sweetgum Woods Drive from Yellow Jasmine Drive extending east to Halesia Woods Drive on the south side and on Sweetgum Woods Drive extending east and south to the north lot line of lot 347 on the north and east sides and on Sweetgum Woods Drive from the north lot line of lot 477 extending south and east to Innovation Way on the west and north sides and in the curves as indicated on the attached parking plan map

on Halesia Woods Drive from Sweetgum Woods Drive extending north to Sweetgum Woods Drive on the west side and on Halesia Woods Drive from Longleaf Woods Drive extending north to the south lot line of lot 495 and on Halesia Woods Drive from the south lot line of lot 490 extending north to Sweetgum Woods Drive on the east and in the curves as indicated on the attached parking plan map

on Longleaf Woods Drive from Yellow Jasmine Drive extending east to Sweetgum Woods Drive on the north side as indicated on the attached parking plan map

on Cyrilla Woods Drive from Sweetgum Woods Drive extending west and north on the south and west sides and in the curves as indicated on the attached parking plan map

12/05/2019

OAKS AT MOSS PARK PHASE N2 AND O

A REPLAT OF PORTIONS OF TRACT FD-1, FD-2, AND FD-3, OAKS AT MOSS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PORTIONS OF TRACT P-3, OAKS AT MOSS PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 146 THROUGH 144 OF SAID PUBLIC RECORDS LYOIN IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

SHEET 1 OF 8

PLAT BOOK 96 PAGE 49

LEGAL DESCRIPTION:

A tract of land lying in Section 11, Township 24 South, Range 31 East, Orange County, Florida, including portions of Tracts FD-1, FD-2, and FD-3 OAKS AT MOSS PARK, according to the plat thereof as recorded in Plat Book 88, Pages 133 through 139 of the Public Records of Orange County, Florida and portions of Tract P-3, OAKS AT MOSS PARK PHASE 3, according to the plat thereof as recorded in Plat Book 88, Pages 141 through 144 of said Public Records being more particularly described as follows:

Parcel 1

BEGIN at the Southeast corner of said Tract P-3, OAKS AT MOSS PARK PHASE 3, thence run North 28°02'37" East, along the East line of said Tract P-3, for a distance of 38.23 feet, thence departing said East line, run North 02°20'37" East for a distance of 81.80 feet to a point on the North line of said Tract P-3, also being a point on a non-tangent curve concave Southwesterly having a radius of 275.00 feet; thence run Northwesterly along the arc of said curve and said North line through a central angle of 120°32' for an arc length of 57.83 feet, a chord bearing of North 78°21'52" West for a chord distance of 57.72 feet to the Easterly right-of-way line of Longleaf Woods Drive according to said OAKS AT MOSS PARK; thence departing said North line, run North 04°25'54" East, non-radial to said curve, along said Easterly right-of-way line of Longleaf Woods Drive, for a distance of 52.26 feet to the Northerly right-of-way line of said Longleaf Woods Drive; thence run the following two (2) courses along said Northerly right-of-way line: North 85°07'09" West for a distance of 7.00 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 10.00 feet; thence run Northwesterly along said Northerly right-of-way line and the arc thereof through a central angle of 84°02'19" for an arc length of 14.87 feet, a chord bearing of North 42°01'17" West for a chord distance of 13.39 feet to the point of tangency lying on the Easterly right-of-way line of Yellow Joannine Drive according to said OAKS AT MOSS PARK PHASE 4, according to the plat thereof as recorded in Plat Book 84, Page 10 through 18 of said Public Records; thence departing said Northerly right-of-way line, run the following nine (9) courses along said Easterly right-of-way line and the Northerly extension thereof: North 00°00'07" West for a distance of 17.47 feet to the point of curvature of a curve concave Southwesterly and having a radius of 48.00 feet; thence run Northwesterly along the arc thereof through a central angle of 118°37" for an arc length of 8.87 feet, a chord bearing of North 05°30'12" East for a chord distance of 8.68 feet to the point of tangency; thence run North 11°18'30" East for a distance of 10.84 feet to the point of curvature of a curve concave Northwesterly and having a radius of 101.00 feet; thence run Northwesterly along the arc thereof through a central angle of 118°36" for an arc length of 19.84 feet, a chord bearing of North 05°30'11" East and a chord distance of 19.90 feet to the point of tangency; thence run North 00°00'07" West for a distance of 11.57 feet to the point of curvature of a curve concave Northwesterly and having a radius of 10.00 feet; thence run Northwesterly along the arc thereof through a central angle of 90°00'00" for an arc length of 11.57 feet, a chord bearing of North 45°59'53" East and a chord distance of 14.14 feet; thence run North 00°00'07" West, radial to said curve, for a distance of 53.00 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 10.00 feet; thence run Northwesterly along the arc thereof through a central angle of 90°00'00" for an arc length of 13.71 feet, a chord bearing of North 45°00'07" West for a chord distance of 14.14 feet to the point of tangency; thence run North 00°00'07" West for a distance of 119.00 feet to the point of curvature of a curve concave Southwesterly and having a radius of 25.00 feet; thence run Northwesterly departing said Northerly extension of the Easterly right-of-way line, along the arc thereof through a central angle of 90°00'00" for an arc length of 32.27 feet, a chord bearing of North 44°59'53" East and a chord distance of 33.39 feet to the point of tangency lying on the South line of said Tract FD-1 and a point on the South right-of-way line of Innovation Way South Segment 4 as recorded in Document Number 20170698844 of said Public Records; thence run the following four (4) courses along the South right-of-way line and West right-of-way line of said Innovation Way South Segment 4: North 89°50'42" East for a distance of 423.87 feet to the point of curvature of a curve concave Southwesterly and having a radius of 942.50 feet; thence run Southwesterly along the arc thereof through a central angle of 74°41'21" for an arc length of 1228.82 feet, a chord bearing of South 52°38'27" East for a chord distance of 1143.45 feet to the point of tangency; South 15°18'48" East for a distance of 1360.58 feet to the point of curvature of a curve concave Northwesterly and having a radius of 1087.50 feet; thence run Southwesterly along the arc thereof through a central angle of 08°33'24" for an arc length of 198.38 feet, a chord bearing of North 18°33'22" East and a chord distance of 159.21 feet to a point on the South line of the Northeast 1/4 of said Section 11; thence departing said West right-of-way line, run South 89°50'42" West along said South line for a distance of 1168.53 feet to the Northeast corner of the Southeast 1/4 of said Section 11; thence departing said South line, run North 50°59'17" West along the Easterly line of said OAKS AT MOSS PARK for a distance of 483.14 feet to a point on the Westerly line of a Conservation Easement recorded in Official Records Book 8562, Page 3365 of said Public Records; thence run the following courses along said Westerly line: North 34°55'57" West for a distance of 190.75 feet; North 00°36'22" West for a distance of 165.81 feet to the intersection of said Westerly line with the Easterly line of said OAKS AT MOSS PARK PHASE 3; thence run North 13°38'23" East along said Westerly and Easterly lines for a distance of 198.98 feet to the Northerly line of said Conservation Easement; thence continue along said Easterly and Northerly lines North 78°28'08" East for a distance of 108.51 feet; thence run South 73°58'48" East, along said Northerly and Easterly lines, for a distance of 44.28 feet to the Southeast corner of said Tract SW-5; thence departing said Easterly and Northerly lines, run North 27°25'00" East along the Southeastern line of said Tract SW-5 for a distance of 85.89 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 123.53 feet; thence departing said Southeastern line, run along the East line of said OAKS AT MOSS PARK PHASE 3 the following course: thence Northwesterly along the arc thereof through a central angle of 20°56'08" for an arc length of 81.78 feet, a chord bearing of North 51°23'24" West for a chord distance of 81.31 feet to the point of tangency; thence run North 40°53'48" West, 289.98 feet to a point on a non-tangent curve concave Southwesterly and having a radius of 150.00 feet; thence run Northwesterly along said East line and the arc thereof through a central angle of 21°48'30" for an arc length of 57.10 feet, a chord bearing of North 51°54'10" West for a chord distance of 56.78 feet to the POINT OF BEGINNING.

Containing 63.87 acres, more or less.

Together with:

Parcel 2

BEGIN at the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 11; thence run South 89°50'42" West along the South line of the Northeast 1/4 of said Section 11, for a distance of 22.50 feet to a point on a non-tangent curve having a radius of 942.50 feet and lying on the East right-of-way line of said Innovation Way South Segment 4; thence run the following four (4) courses along the East right-of-way line and the North right-of-way line of said Innovation Way South Segment 4: Northwesterly along the arc thereof through a central angle of 11°56'12" for an arc length of 198.35 feet, a chord bearing of North 21°16'52" West and a chord distance of 198.00 feet to the point of tangency; North 15°18'48" West for a distance of 1360.58 feet to the point of curvature of a curve concave Southwesterly and having a radius of 1087.50 feet; thence run Northwesterly along the arc thereof through a central angle of 74°41'21" for an arc length of 1228.82 feet, a chord bearing of South 52°38'27" West for a chord distance of 1143.45 feet to the point of tangency; thence run South 89°50'42" West for a distance of 423.87 feet to the point of curvature of a curve concave Southwesterly and having a radius of 942.50 feet; thence run Northwesterly along the arc thereof through a central angle of 08°33'24" for an arc length of 198.38 feet to the Northerly line of said Conservation Easement; thence continue along said Northerly and Easterly lines, run North 00°00'07" West for a distance of 40.57 feet to the South right-of-way line of Orlando Utilities Commission Railroad as described in Official Records Book 3481, Page 359 of said Public Records; thence run North 89°50'42" East along said South right-of-way line, for a distance of 1982.80 feet to the East line of the West 1/2 of the Northeast 1/4 of said Section 11; thence run South 00°15'11" West along said East line, for a distance of 2321.08 feet to the POINT OF BEGINNING.

Containing 23.54 acres, more or less.

Together all containing 87.41 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown herein are based on the North line of the Northwest 1/4 of Section 11-24-31 being an assumed bearing of South 89°54'18" East.
- All lot lines intersecting curves are radial, unless otherwise noted non-radial (N.R.).
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television, provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, in the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission - Florida Statute 177.09(1)(28).
- Tract OS-8, Tract OS-7, Tract OS-8, Tract OS-9, Tract OS-10, Tract OS-11 (Open Space Tracts), Tract C-1 and Tract C-2 (Conservation), Tract T-8 and Tract T-9 (Access Tracts) and Tract P-3A and Tract P-4 (Park Tracts) constitute Common Area as defined in the Community Declaration for the Oaks at Moss Park recorded in Document # 20160207083, as amended and/or supplemented in the Public Records of Orange County, Florida ("Declaration") and shall be owned and maintained by the Oaks at Moss Park Community Association, Inc. ("Association").
- The property depicted herein is located west of a sea and explosives storage manufacturing and testing facility, a shooting range, and a rifle/plat club.
- Tract T-8 and T-9 (the "Access Tracts") as depicted are reserved for the exclusive use and benefit of the following entities and for the following purposes: (i) the Association for the purpose of providing all plans and responsibilities delegated to the Association pursuant to the Declaration, (ii) the Owners of the Lots within the Property for purposes of access to and from public streets and Lots lying adjacent to such Access Tract, and (iii) Orange County and its employees and agents solely for the purpose of performing municipal and government functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and Owners thereof or residents thereof, as well as such Owner's guests and licensees, including but not limited to, police, fire and emergency medical services. Any access improvements and appurtenances and related facilities constructed within the Access Tracts shall be maintained by the Association. The Access Tracts are not dedicated to the public, but are private, and shall be owned and maintained by the Association.
- Tract C-1 and Tract C-2 (Conservation) are common areas to be owned by the Association with easement rights dedicated to Orange County, Florida. No grading, clearing, construction, or alteration is permitted without prior approval from Orange County and/or all other applicable jurisdictional agencies.
- The Environmental Sensitive Easement (E.S.E.) lying within Lots 361 through 378 shall be dedicated to the Association and maintained by the individual lot owners as defined in the Declaration. No grading, clearing, construction, or alteration is permitted without prior approval from Orange County and/or all other jurisdictional agencies.
- The Private Drainage Easements (P.D.E.) shown herein shall be dedicated to and maintained by the Association as defined in the Declaration.
- A drainage easement is hereby dedicated to Orange County, Florida over Tract P-3A.

LEGEND:

P.C.	denotes point of curvature	⊙	denotes centerline
P.L.	denotes point of tangency	⊙	denotes lot
P.A.	denotes point of intersection	LLC	denotes limited liability company
PCO	denotes page(s)	P.S.M.	denotes Professional Surveyor and Mapper
U.E.	denotes utility easement	P.R.C.	denotes Point of Reverse Curvature
N.L.	denotes non-tangent	LB	denotes licensed business
N.R.	denotes non-radial	P.C.P.	denotes permanent control point
R	denotes radius	D.E.	denotes Drainage Easement
L	denotes arc length	DOC #	denotes Official Document Number of the Public Records of Orange County, Florida
A	denotes interior angle		denotes set 4" x 4" concrete monument LB # 8723
CH	denotes chord length		denotes permanent reference monument
CB	denotes chord bearing		denotes set nail and disk LB # 8723
R/O	denotes right-of-way		permanent control point (P.C.P.)
C.R.#	denotes Certified Corner Record Number		denotes found 4" x 4" concrete monument LB # 8723, unless otherwise noted
P.C.C.	denotes Point of Compound Curvature		denotes found monumentation as noted
D.B.	denotes Deed Book		
O.R.	denotes Official Records Book		
E.S.E.	denotes environmental sensitive easement		
P.D.E.	denotes private drainage easement		
U.E.	denotes drainage easement and utility easement		
P.A.E.	denotes formerly known as		

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE DESCRIBED HEREIN AND WILL, IN ANY CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE RECORDS OF THIS COUNTY.

The property shown herein represents a portion of the lands included in the Moss Park Planned Development (PD) Parcels N2 & O Preliminary Subdivision Plan, (Case # PSP-16-10-307) as approved by the Orange County Board of County Commissioners on July 11, 2017.

QUALIFICATION AND STATEMENT OF SURVEYOR & MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on September 15, 2018, a survey of the lands as shown in the foregoing plat or plan is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision and in accordance with all of the survey requirements of Chapter 177.

By: *James C. Robinson* Date: *9/15/2018*
 James C. Robinson P.S.M. # 5633
 Allen & Company
 Licensed Business # 8723
 16 East Plant Street
 Winter Garden, Florida 34787

OAKS AT MOSS PARK PHASE N2 AND O DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that LENNAR HOMES, LLC, a Florida limited liability company being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates Tract SW-8 (Drainage), the streets, access easement, utility easements, and drainage easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, LENNAR HOMES, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned Authorized Agent thereto duly authorized on this 16 day of July, 2018.

[Signature] LENNAR HOMES, LLC
 Signature of Witness
[Signature] a Florida limited liability company
 By: *[Signature]*
 Printed Name of Witness
[Signature] Name: *Black Nicholas*
 Signature of Witness
[Signature] Title: *Vice President*
 Printed Name of Witness

STATE OF FLORIDA
 COUNTY OF Orange

I HEREBY CERTIFY, that on this day, before me personally appeared Black Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, who is (1) personally known to me or (2) produced Black Nicholas as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereto duly authorized, and the said conveyance to be the act and deed of said company.

WITNESS my hand and official seal this 16 day of July, 2018.

[Signature]
 Signature of Notary Public
[Signature]
 Printed Name of Notary Public
 Notary Public in and for the state of Florida

My Commission Expires: 6/1/21
 Commission Number: 96114921

CERTIFICATE OF APPROVAL
 BY COUNTY ENGINEER
 Examined and Approved: *[Signature]* 7-11-18
 County Engineer Date

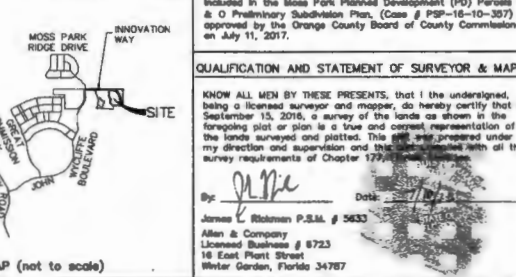
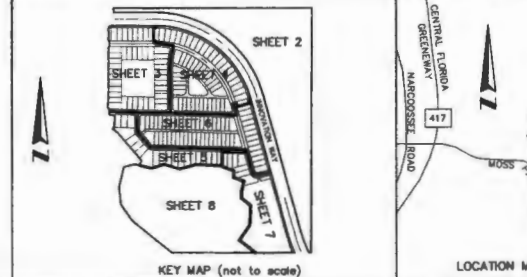
CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
 This plat has been reviewed for conformity with Chapter 177, Florida Statute.
[Signature] 7-11-18
 County Surveyor Date

CERTIFICATE OF APPROVAL
 BY ZONING DIRECTOR
 Examined and Approved: *[Signature]* 7-11-18
 Zoning Director Date

CERTIFICATE OF APPROVAL BY BOARD
 OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, that on 7-13-18 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

[Signature]
 Orange County
 Attest: *[Signature]*
 Clerk of the Board.
 By: *[Signature]* D.C.
 COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on 07/16/2018 as Document No. 20180412685
 County Comptroller in and for Orange County, Florida.
 By: *[Signature]*

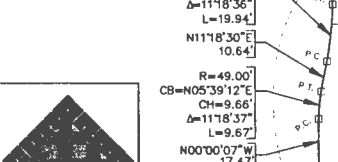
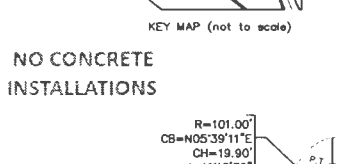
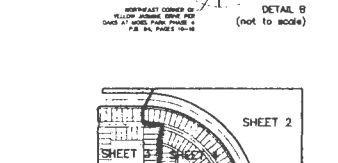
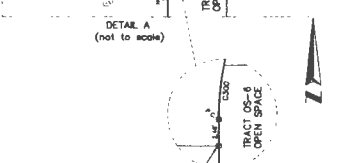
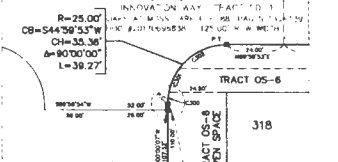


OAKS AT MOSS PARK PHASE N2 AND O

A REPLAT OF PORTIONS OF TRACT FD-1, FD-2, AND FD-3, OAKS AT MOSS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PORTIONS OF TRACT P-3, OAKS AT MOSS PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 141 THROUGH 144 OF SAID PUBLIC RECORDS LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

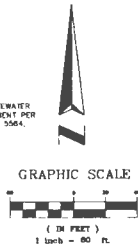
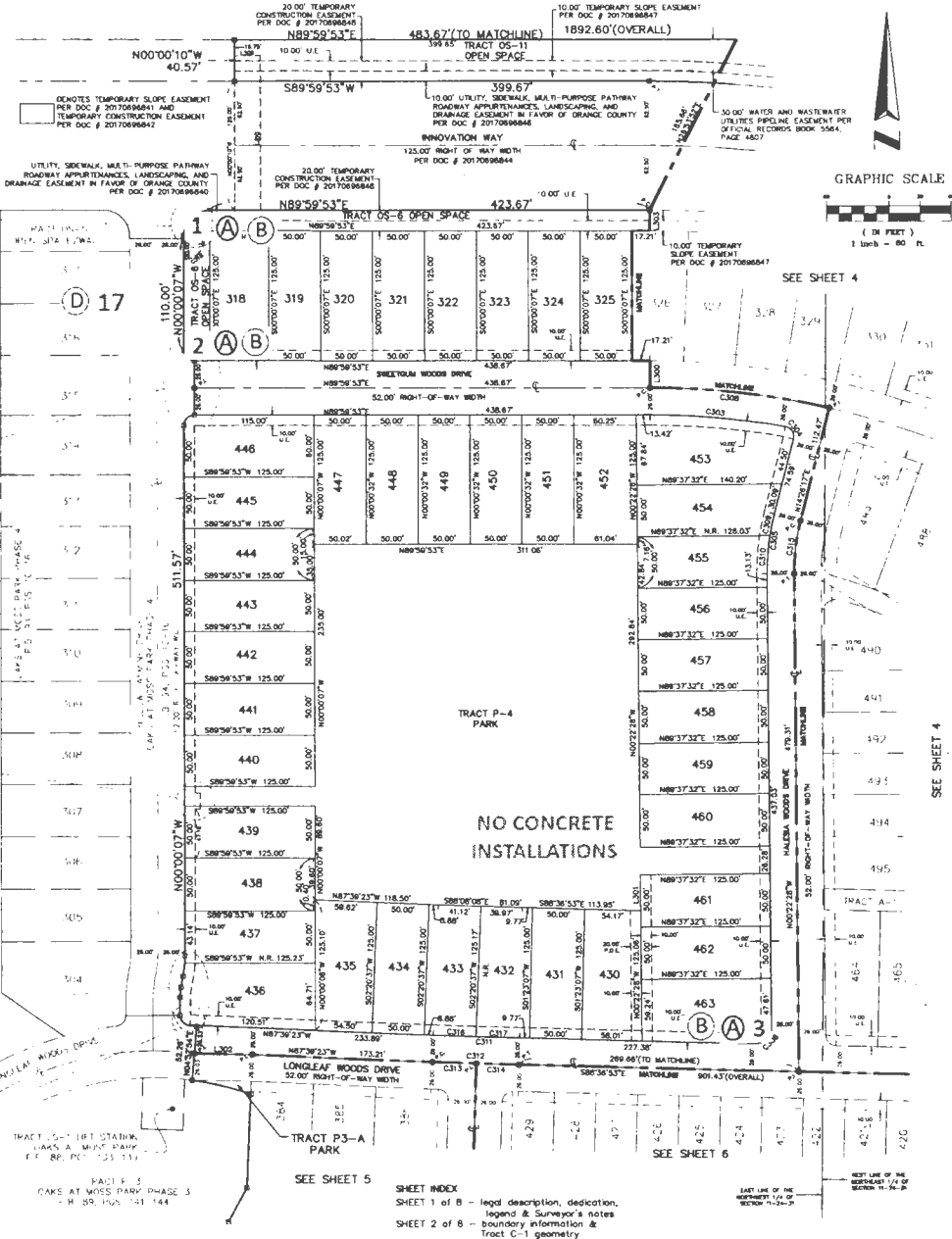
CURVE	RADIUS	DELTA ANGLE	LENGTH	BEARING	CHORD
C306	25.00	113°21'11"	5.00	S89°50'00"W	5.00
C307	25.00	257°19'59"	31.00	S24°22'00"W	10.99
C302	25.00	232°27'40"	23.18	S63°25'36"W	32.36
C303	145.00	109°29'07"	33.00	N84°25'36"E	130.89
C304	19.00	84°22'04"	16.47	N42°24'43"E	14.87
C305	200.00	11°48'55"	38.53	S67°31'34"W	38.24
C308	15.00	81°15'36"	43.00	N45°56'00"E	21.51
C307	19.00	87°39'18"	15.30	S43°38'45"E	13.80
C308	270.00	123°57'37"	174.00	N63°31'31"W	124.00
C309	228.00	52°21'21"	21.40	S11°43'33"W	21.39
C310	228.00	87°22'18"	27.03	S04°18'11"W	26.99
C311	4974.00	0°27'29"	83.80	S88°28'04"E	83.78
C312	5000.00	0°27'28"	83.81	S88°28'00"E	83.81
C313	5000.00	0°27'27"	83.80	S87°52'53"E	74.20
C314	5000.00	0°27'26"	41.98	S88°22'41"E	41.98
C315	5000.00	0°27'25"	31.71	S62°31'34"W	21.56
C316	4974.00	0°27'24"	83.80	S87°34'57"E	83.79
C317	20.00	89°00'00"	42.08	S88°22'21"E	42.08
C318	20.00	90°00'00"	31.52	N44°58'24"E	28.28

NO CONCRETE INSTALLATIONS



LINE	LENGTH	BEARING
L300	26.00	S00°00'00"E
L301	34.16	N00°00'00"E
L302	50.46	N88°21'36"W
L303	20.00	N00°00'00"E
L304	5.00	S89°29'24"W
L305	15.00	N00°00'00"E
L306	5.00	N00°00'00"E
L307	15.00	S00°00'00"E
L308	15.00	N89°29'24"E
L309	24.81	N89°29'24"E
L310	170.82	S00°00'00"E
L311	7.00	S00°00'00"E

18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355



SHEET INDEX
SHEET 1 of 8 - legal description, dedication, legend & Surveyor's notes
SHEET 2 of 8 - boundary information & Tract C-1 geometry
SHEETS 3 - 8 of 8 - lot & tract geometry

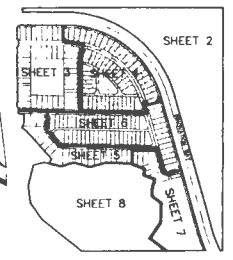
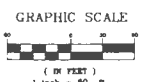
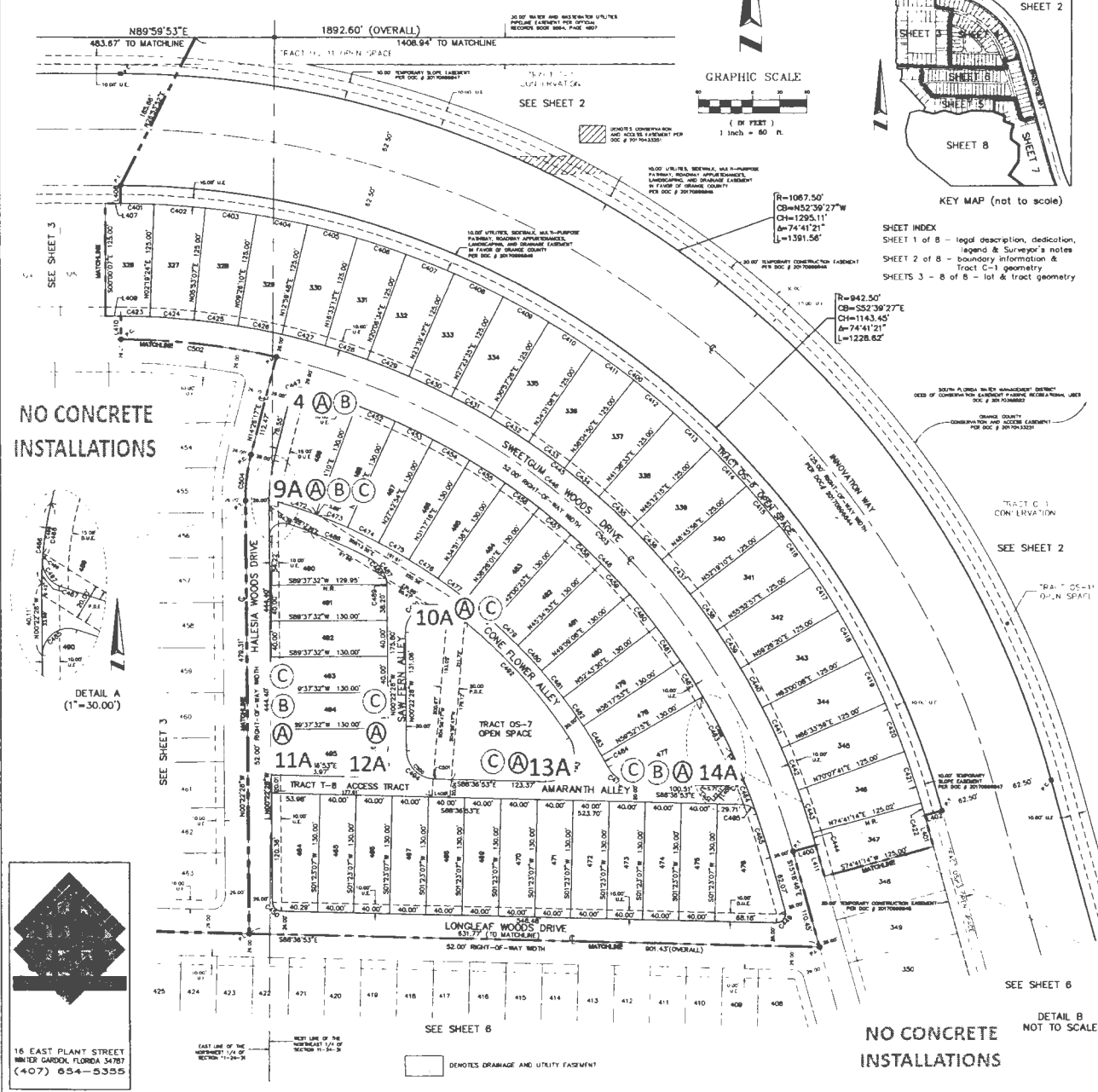
OAKS AT MOSS PARK PHASE N2 AND O

A REPLAT OF PORTIONS OF TRACT FD-1, FD-2, AND FD-3, OAKS AT MOSS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 136 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PORTIONS OF TRACT P-3, OAKS AT MOSS PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 141 THROUGH 144 OF SAID PUBLIC RECORDS LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

NO CONCRETE INSTALLATIONS

SHEET 4 OF 8

PLAT BOOK 96 PAGE 52

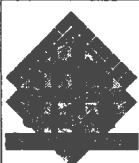


SHEET INDEX
SHEET 1 of 8 - legal description, dedication, legend & Surveyor's notes
SHEET 2 of 8 - boundary information & Tract C-1 geometry
SHEETS 3 - 8 of 8 - lot & tract geometry

CURVE	BEGINN	DELTA ANG	LENGTH	BEARING	CHORD
C400	922.50	74°41'21"	1202.55	N52°39'27"W	1119.19
C401	922.50	02°18'31"	37.44	N88°30'21"W	37.44
C402	922.50	02°33'42"	51.82	N88°30'21"W	51.82
C403	922.50	02°53'03"	57.17	N82°02'22"W	57.18
C404	922.50	03°33'39"	57.32	N78°47'01"W	57.32
C405	922.50	03°33'24"	57.22	N82°02'22"W	57.22
C406	922.50	03°33'21"	57.22	N71°40'07"W	57.22
C407	922.50	03°33'13"	57.22	N68°08'50"W	57.22
C408	922.50	03°41'40"	60.26	N63°53'45"W	60.26
C409	922.50	03°33'30"	57.30	N62°48'28"W	57.37
C410	922.50	03°33'41"	57.33	N57°14'17"W	57.33
C411	922.50	03°33'41"	57.33	N52°42'02"W	57.34
C412	922.50	03°33'42"	57.33	N50°08'19"W	57.34
C413	922.50	03°33'42"	57.33	N46°54'36"W	57.34
C414	922.50	03°33'42"	57.34	N43°00'54"W	57.33
C415	922.50	03°33'42"	57.22	N39°27'27"W	57.21
C416	922.50	03°33'48"	57.37	N35°33'37"W	57.36
C417	922.50	03°33'22"	57.28	N32°20'22"W	57.25
C418	922.50	03°33'48"	57.37	N28°48'46"W	57.37
C419	922.50	03°33'51"	57.49	N25°32'56"W	57.46
C420	922.50	03°33'42"	57.34	N21°38'10"W	57.34
C421	922.50	03°30'31"	56.18	N19°03'03"W	56.17
C422	922.50	03°33'02"	14.23	N15°45'17"W	14.23
C423	797.50	02°18'31"	34.27	N88°30'21"W	34.26
C424	797.50	02°33'42"	49.36	N88°30'21"W	49.37
C425	797.50	02°53'03"	49.42	N82°02'22"W	49.42
C426	797.50	03°33'39"	49.36	N78°47'01"W	49.35
C427	797.50	03°33'24"	49.31	N71°40'07"W	49.31
C428	797.50	03°33'21"	49.49	N68°08'50"W	49.49
C429	797.50	03°33'13"	49.46	N63°53'45"W	49.46
C430	797.50	03°41'40"	49.24	N57°14'17"W	49.24
C431	797.50	03°33'30"	49.81	N52°42'02"W	49.80
C432	797.50	03°33'41"	49.27	N50°08'19"W	49.27
C433	797.50	03°33'41"	49.26	N46°54'36"W	49.26
C434	797.50	03°33'42"	49.28	N43°00'54"W	49.27
C435	797.50	03°33'42"	49.28	N39°27'27"W	49.27
C436	797.50	03°33'48"	49.36	N35°33'37"W	49.36
C437	797.50	03°33'22"	49.47	N32°20'22"W	49.46
C438	797.50	03°33'48"	49.36	N28°48'46"W	49.36
C439	797.50	03°33'22"	49.36	N25°32'56"W	49.36
C440	797.50	03°33'49"	49.80	N21°38'10"W	49.79
C441	797.50	03°30'31"	49.81	N19°03'03"W	49.80
C442	797.50	03°33'42"	49.27	N15°45'17"W	49.27
C443	797.50	03°33'42"	49.23	N12°02'02"W	49.23
C444	797.50	03°30'31"	14.23	N12°02'02"W	14.23
C445	797.50	74°41'21"	1070.80	N52°32'27"W	992.54
C446	797.50	100°31'21"	1054.71	N52°32'27"W	983.80
C447	10.00	91°14'51"	15.93	S60°03'30"W	14.28
C448	745.50	26°30'14"	79.72	N41°48'53"W	74.23
C449	12.00	84°24'24"	19.62	N12°02'02"W	18.37
C450	10.00	88°12'41"	13.40	S44°28'40"E	13.82
C451	745.50	12°54'09"	63.08	N71°52'25"W	63.08
C452	745.50	02°34'22"	46.48	N67°28'22"W	46.48
C453	745.50	02°34'22"	46.48	N64°04'17"W	46.48
C454	745.50	02°34'22"	46.48	N60°02'02"W	46.48
C455	745.50	02°34'22"	46.48	N56°25'25"W	46.48
C456	745.50	02°34'22"	46.48	N52°32'10"W	46.48
C457	745.50	02°34'22"	46.48	N48°48'48"W	46.48
C458	745.50	02°34'22"	46.48	N44°25'25"W	46.48
C459	745.50	02°34'22"	46.49	N40°38'33"W	46.48
C460	745.50	02°34'22"	46.48	N36°03'14"W	46.48
C461	745.50	02°34'22"	46.48	N31°28'18"W	46.48
C462	745.50	02°34'22"	46.48	N27°04'36"W	46.48
C463	745.50	02°34'22"	46.48	N22°42'20"W	46.48
C464	745.50	02°34'22"	46.48	N18°31'29"W	46.48
C465	745.50	02°34'22"	46.48	N14°32'02"W	46.48
C466	174.00	4°48'45"	43.06	S07°03'54"E	43.86
C467	174.00	02°42'27"	13.38	S01°48'45"E	13.38
C468	174.00	02°42'18"	13.60	N01°51'54"E	13.38
C469	615.50	44°38'10"	478.50	N15°03'50"W	467.47
C470	35.00	26°30'02"	36.35	S04°41'21"E	34.91
C471	15.00	01°56'22"	15.00	N01°51'54"E	14.99
C472	615.50	63°26'10"	42.82	N71°22'22"W	42.81
C473	615.50	52°34'22"	36.36	N67°38'39"W	36.37
C474	615.50	42°34'22"	36.36	N63°24'17"W	36.37
C475	615.50	32°34'22"	36.36	N59°20'35"W	36.37
C476	615.50	22°34'22"	36.36	N55°16'53"W	36.36
C477	615.50	12°34'22"	36.36	N51°13'10"W	36.36
C478	615.50	02°34'22"	36.36	N47°09'28"W	36.36
C479	615.50	02°34'22"	36.36	N43°05'46"W	36.37
C480	615.50	02°34'22"	36.36	N39°02'04"W	36.36
C481	615.50	02°34'22"	36.36	N34°58'21"W	36.36
C482	615.50	02°34'22"	36.36	N30°54'39"W	36.36
C483	615.50	02°34'22"	36.36	N26°50'57"W	36.36
C484	615.50	02°34'22"	14.49	S02°27'18"E	14.49
C485	15.00	100°21'11"	28.38	S83°50'00"E	29.53
C486	594.50	09°38'45"	59.22	N87°58'53"W	59.80
C487	35.00	03°00'42"	35.00	N81°21'29"W	35.00
C488	35.00	03°00'42"	35.00	N77°26'05"W	35.00
C489	35.00	02°57'17"	35.00	N73°30'51"W	35.00
C490	35.00	02°53'36"	35.00	N69°35'20"W	35.00
C491	35.00	02°50'15"	35.00	N65°39'49"W	35.00
C492	585.50	18°27'42"	193.62	N42°49'02"W	192.78
C493	31.00	124°51'17"	67.87	N02°02'02"E	69.02
C494	31.00	88°12'41"	47.74	S44°28'40"E	43.16
C495	15.00	82°24'42"	18.17	S40°32'32"E	17.08
C496	745.50	65°24'24"	49.00	N27°23'31"W	49.00
C497	15.00	77°58'58"	26.28	S44°31'31"E	18.77
C498	174.00	07°18'18"	28.26	S09°31'00"E	28.24
C499	174.00	03°08'02"	3.34	S08°30'00"E	3.34
C500	31.00	87°00'52"	46.00	S43°53'54"E	52.88
C501	31.00	07°13'32"	3.88	S88°00'07"E	3.88
C502	713.50	12°51'12"	144.42	N85°31'31"W	144.00
C503	771.50	81°43'00"	631.28	N46°12'50"W	731.60
C504	200.00	01°48'53"	31.71	S01°00'00"E	31.71
C505	45.50	45°50'00"	45.50	N45°50'00"W	45.50

NO CONCRETE INSTALLATIONS

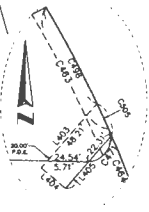
DETAIL A (1"=30.00')



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

NO CONCRETE INSTALLATIONS

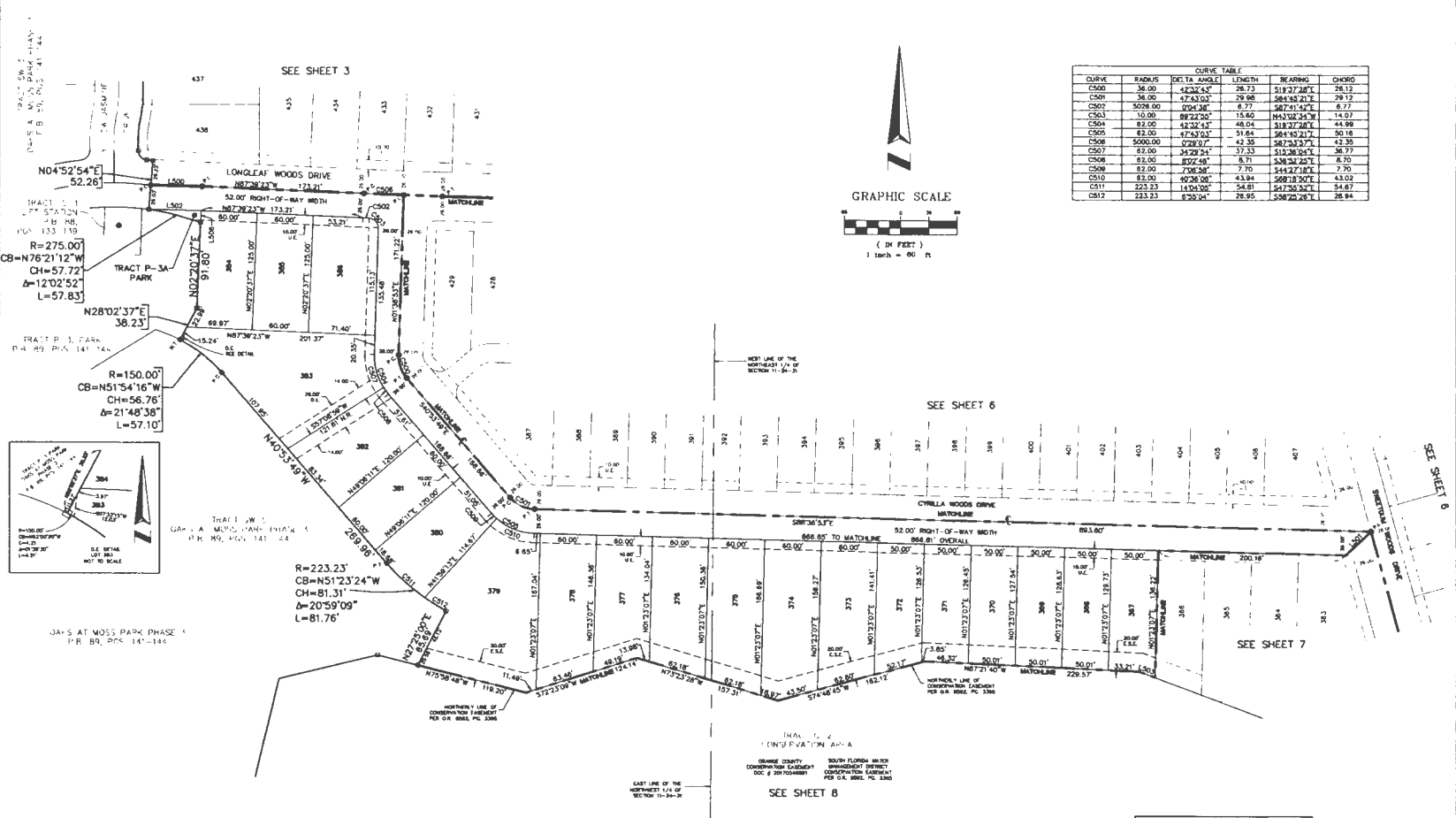
DETAIL B NOT TO SCALE



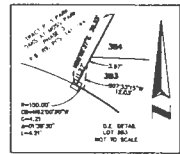
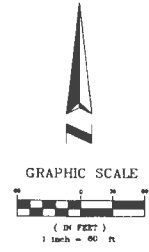
LINE	LENGTH	BEARING
L400	28.00'	N74°11'41"E
L401	35.77'	S13°18'48"E
L402	20.00'	N71°31'13"E
L403	53.62'	N62°20'07"E
L404	20.00'	N68°24'57"W
L405	64.42'	N62°36'07"E
L406	20.04'	S88°36'53"E
L407	12.41'	N88°36'53"E
L408	20.00'	N00°00'00"E
L409	12.41'	N88°36'53"E
L410	28.00'	N00°00'00"E
L411	28.00'	S16°16'46"E

OAKS AT MOSS PARK PHASE N2 AND O

A REPLAT OF PORTIONS OF TRACT FD-1, FD-2, AND FD-3, OAKS AT MOSS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PORTIONS OF TRACT P-3 AND BW-5, OAKS AT MOSS PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 141 THROUGH 144 OF SAID PUBLIC RECORDS LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

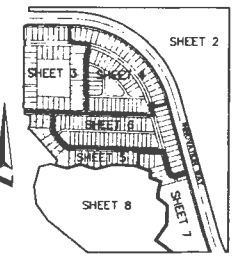


CURVE	RADIUS	DELTA ANGLE	LENGTH	BEARING	CHORD
C500	38.00	42°32'42"	26.73	S19°37'28"E	26.12
C501	38.00	47°43'03"	29.88	S61°48'21"E	29.17
C502	5078.00	7°06'38"	8.77	S87°11'52"E	8.77
C503	10.00	88°21'50"	15.60	N43°33'34"W	14.07
C504	82.00	92°32'43"	48.04	S18°37'28"E	44.88
C505	82.00	87°53'03"	51.64	S84°52'21"E	50.16
C506	5000.00	0°28'07"	42.35	S87°33'57"E	42.35
C507	82.00	84°28'24"	37.53	S13°38'24"E	38.77
C508	82.00	7°06'38"	7.70	S44°27'18"E	7.70
C510	82.00	80°38'08"	43.84	S68°13'50"E	43.02
C511	223.23	1°19'00"	54.81	S47°50'52"E	54.87
C512	223.23	6°50'04"	28.95	S68°20'28"E	28.94



LINE	LENGTH	BEARING
L500	55.06	N88°21'30"W
L501	32.33	N47°11'17"E
L502	56.81	N88°20'14"W
L503	17.78	S88°26'37"E
L508	14.95	N82°20'21"E

FINAL PLAN
 CIVIL ENGINEERING
 ORANGE COUNTY
 COMMISSIONER OF COUNTY
 DOCUMENTS DEPARTMENT
 DOC # 2007048881
 FOR O.A. REG. NO. 3386



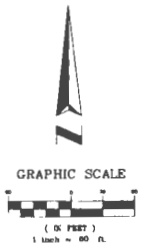
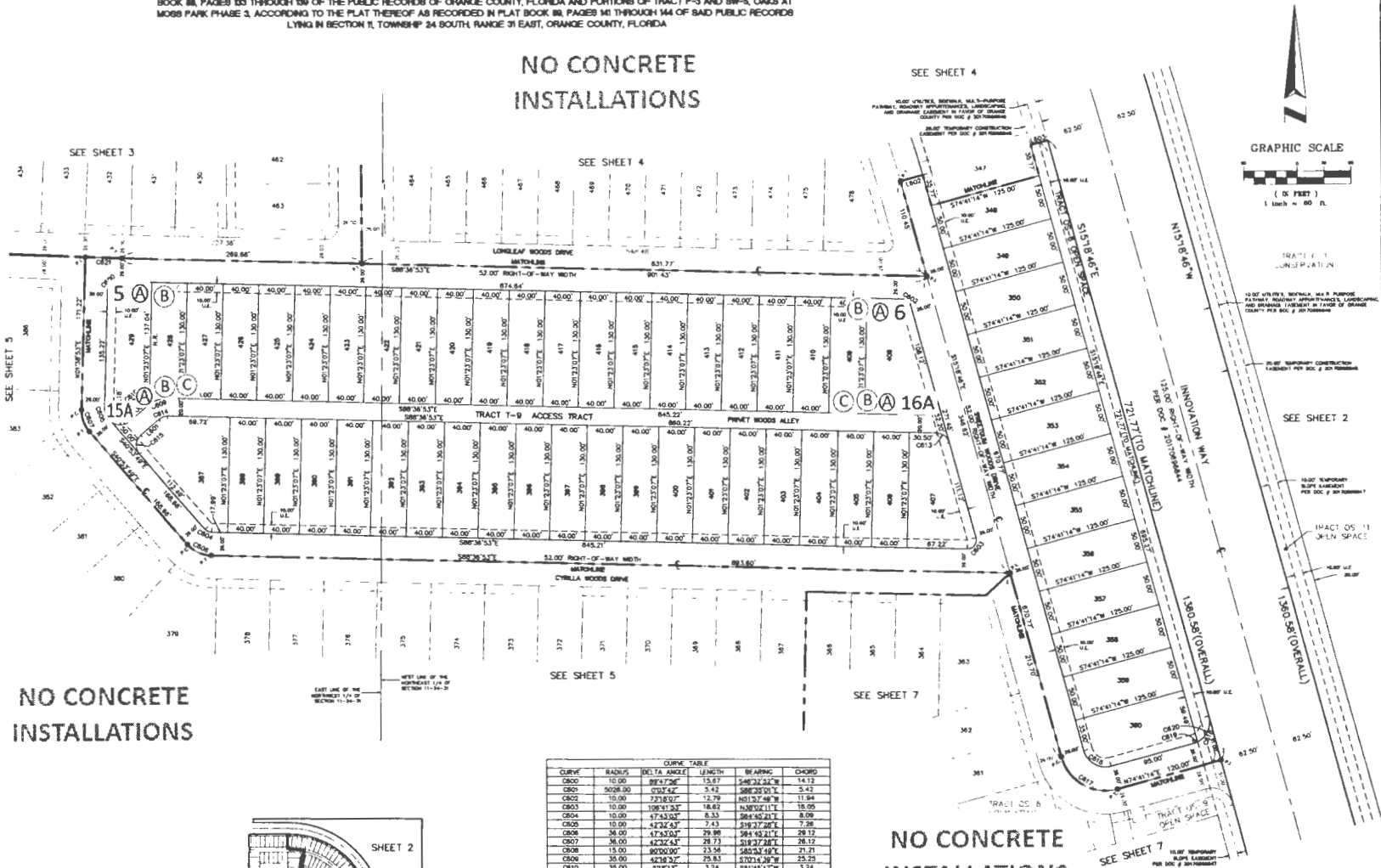
SHEET INDEX
 SHEET 1 of 8 - legal description, dedication, legend & Surveyor's notes
 SHEET 2 of 8 - boundary information & Tract C-1 geometry
 SHEETS 3 - 8 of 8 - lot & tract geometry

16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 854-5355

OAKS AT MOSS PARK PHASE N2 AND O

A REPLAT OF PORTIONS OF TRACT FD-1, FD-2, AND FD-3, OAKS AT MOSS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PORTIONS OF TRACT P-3 AND 8W-4, OAKS AT MOSS PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 141 THROUGH 144 OF SAID PUBLIC RECORDS LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

NO CONCRETE INSTALLATIONS

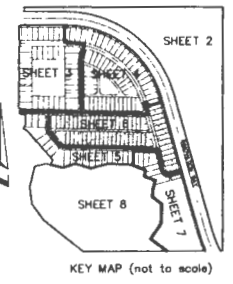


NO CONCRETE INSTALLATIONS

NO CONCRETE INSTALLATIONS

CURVE	RADIUS	DELTA ANGLE	LENGTH	BEARING	CHORD
CB00	10.00	90°00'00"	15.71	S86°24'30"W	15.71
CB01	5028.00	0°04'26"	2.42	S86°24'30"W	5.42
CB02	10.00	73°18'07"	12.79	N01°37'48"W	11.94
CB03	10.00	108°15'38"	18.83	N40°02'11"E	24.05
CB04	10.00	174°33'02"	8.33	S86°50'21"E	8.09
CB05	10.00	42°02'53"	7.43	S18°37'28"E	7.38
CB06	38.00	174°55'07"	29.89	S84°42'21"E	29.12
CB07	38.00	42°32'43"	28.73	S18°37'28"E	28.12
CB08	15.00	80°00'00"	23.56	S40°34'49"E	21.21
CB09	35.00	47°18'32"	29.83	S70°14'38"W	25.25
CB10	35.00	31°18'13"	3.24	S81°50'17"W	3.24
CB11	35.00	38°56'44"	36.58	S72°24'50"W	22.20
CB12	15.00	108°15'38"	17.83	N40°02'11"E	24.05
CB13	15.00	73°18'07"	18.19	N01°37'48"W	17.91
CB14	15.00	141°32'27"	11.07	S70°14'38"W	10.83
CB15	15.00	80°00'00"	23.56	S40°34'49"E	21.21
CB16	25.00	80°00'00"	36.27	S60°18'46"E	25.36
CB17	31.00	80°00'00"	48.11	S60°18'46"E	33.13
CB18	25.00	80°00'00"	36.27	N28°41'14"E	25.36
CB19	25.00	113°14'12"	5.03	N68°20'07"E	5.03
CB20	25.00	78°27'42"	34.24	N43°23'02"E	21.61
CB21	5000.00	0°28'22"	41.28	S88°22'41"E	41.28

LINE	LENGTH	BEARING
LA00	27.37	N55°08'11"E
LA01	22.32	N88°39'11"E
LA02	26.00	N74°11'14"E
LA03	20.00	N74°11'14"E

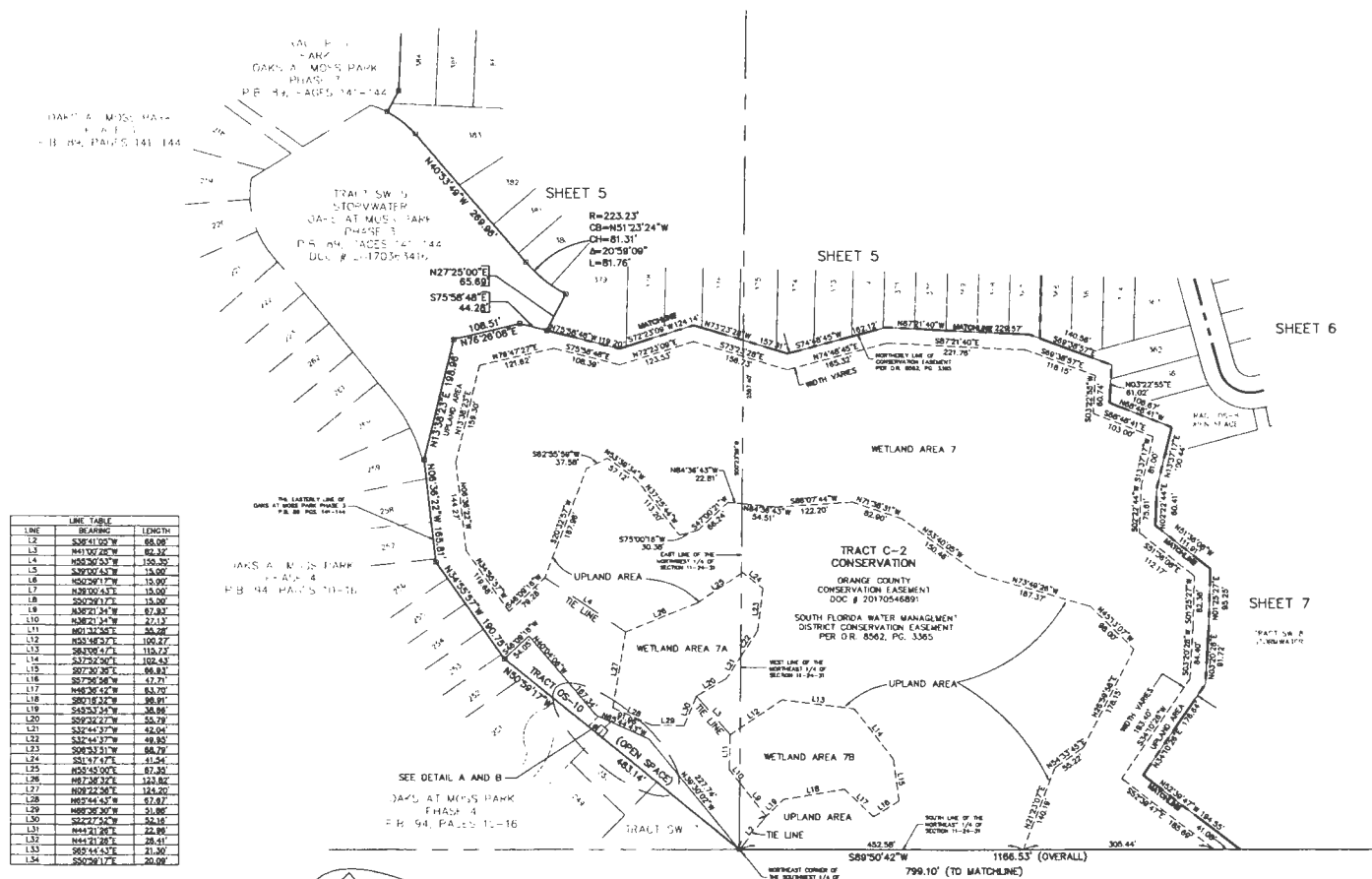


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355

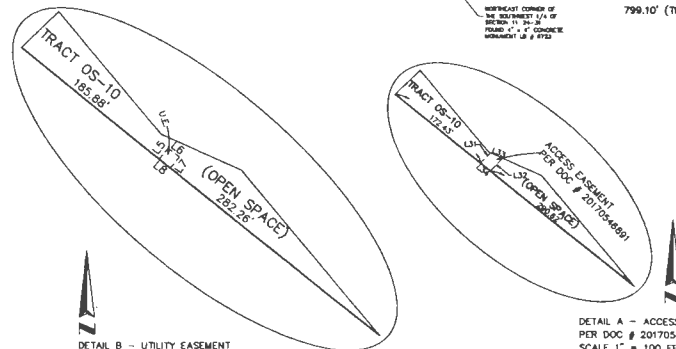
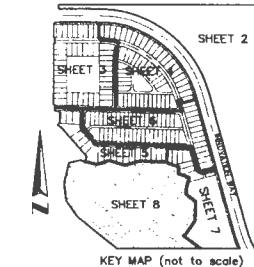
SHEET INDEX
SHEET 1 of 8 - legal description, dedication, legend & Surveyor's notes
SHEET 2 of 8 - boundary information & Tract C-1 geometry
SHEETS 3 - 8 of 8 - lot & tract geometry

OAKS AT MOSS PARK PHASE N2 AND O

A REPLAT OF PORTIONS OF TRACT FD-1, FD-2, AND FD-3, OAKS AT MOSS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PORTIONS OF TRACT P-3 AND SW-3, OAKS AT MOSS PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 141 THROUGH 144 OF SAID PUBLIC RECORDS LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L2	S04°12'00"W	68.00'
L3	N41°10'28"W	82.32'
L4	N02°20'53"W	150.30'
L5	S00°20'45"W	15.00'
L6	N02°20'17"W	15.00'
L7	N02°20'45"W	15.00'
L8	S00°20'17"W	15.00'
L9	N48°21'34"W	67.83'
L10	N48°21'34"W	22.13'
L11	N01°32'54"E	50.28'
L12	N03°46'32"E	100.27'
L13	S03°00'51"E	118.27'
L14	S32°32'00"E	102.43'
L15	S07°20'30"E	86.83'
L16	S07°20'30"E	47.21'
L17	N48°20'42"W	63.70'
L18	S01°13'32"W	98.81'
L19	S42°53'54"W	36.88'
L20	S09°22'27"W	56.78'
L21	S32°44'37"W	52.04'
L22	S32°44'37"W	49.85'
L23	S08°23'21"W	84.79'
L24	S31°17'47"E	51.54'
L25	N55°45'00"E	67.34'
L26	N07°28'32"E	124.88'
L27	N02°22'30"E	354.00'
L28	N02°44'43"W	67.07'
L29	N02°26'30"W	51.86'
L30	S02°27'42"W	56.41'
L31	N44°21'28"E	22.88'
L32	N44°21'28"E	28.41'
L33	S02°44'43"E	21.30'
L34	S00°28'17"E	20.09'



DETAIL A - ACCESS EASEMENT PER DOC # 20170546891 SCALE 1" = 100 FEET

SHEET INDEX
 SHEET 1 of 8 - legal description, dedication, legends & Surveyor's notes
 SHEET 2 of 8 - boundary information & Tract C-1 geometry
 SHEETS 3 - 8 of 8 - lot & tract geometry



NO PARKING

OAKS AT MOSS PARK PHASE N2 AND O

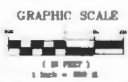
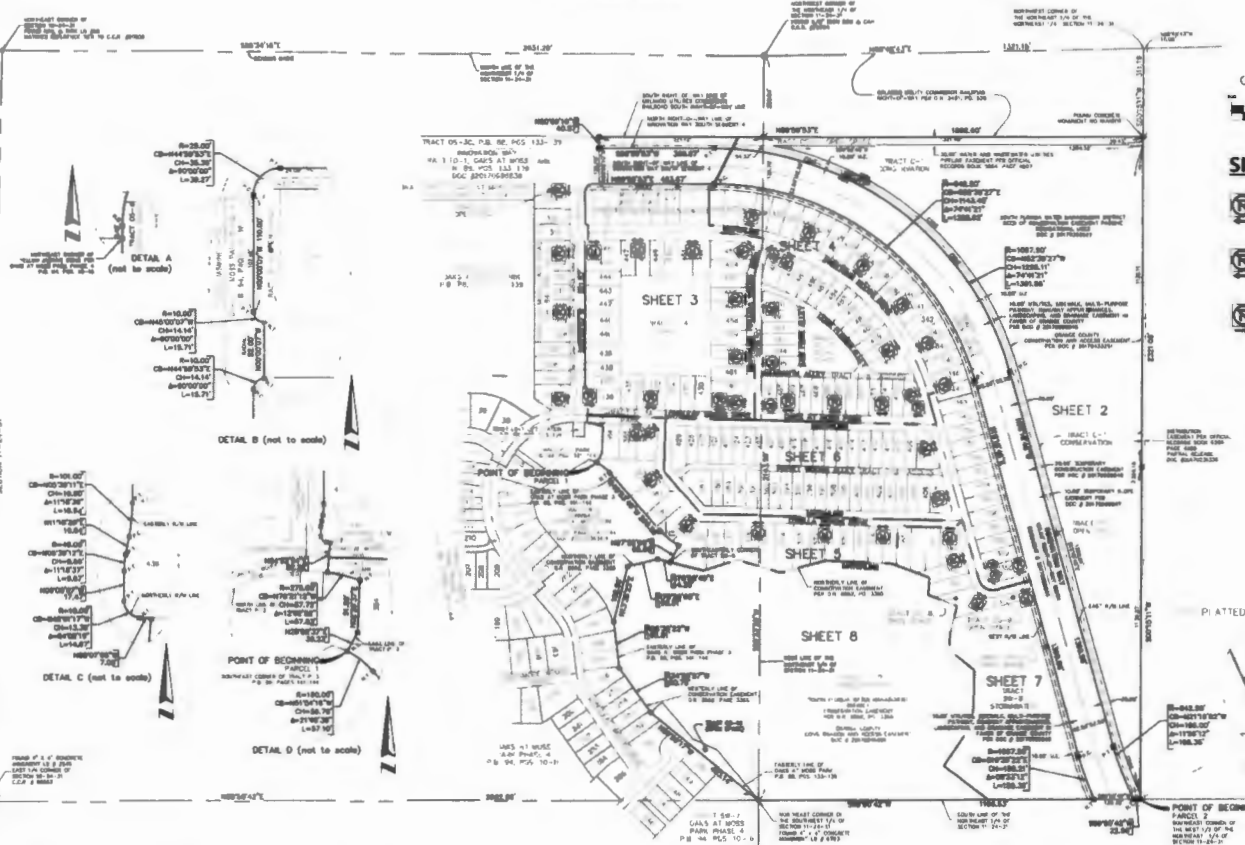
A REPLAT OF PORTIONS OF TRACT PD-1, PD-2, AND PD-3, OAKS AT MOSS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 189 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PORTIONS OF TRACT P-3, OAKS AT MOSS PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 181 THROUGH 184 OF SAID PUBLIC RECORDS LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1 PLAT BOOK 96 PAGE 50

NO CONCRETE INSTALLATIONS

NO PARKING

NO PARKING



- SIGN LEGEND**
- NB-3
 - NB-3
 - NB-3

NO CONCRETE INSTALLATIONS

NO CONCRETE INSTALLATIONS

LINE	LENGTH	BEARING
L100	11.87	S89°02'00"W
L201	10.00	S89°28'31"W
L302	14.24	S89°30'00"W
R01	4.78	S89°27'30"W
L503	1.81	S89°30'00"W
L504	88.28	S89°30'00"W
L505	83.88	S89°30'00"W

CURVE	BEGINS	BEARS	ENDS	CHORD
C101	1087.50'	89°11'30"	101.28'	1177.90'
C102	1087.50'	89°11'30"	101.28'	1177.90'
C103	1087.50'	89°11'30"	101.28'	1177.90'
C104	1087.50'	89°11'30"	101.28'	1177.90'
C105	1087.50'	89°11'30"	101.28'	1177.90'
C106	1087.50'	89°11'30"	101.28'	1177.90'
C107	1087.50'	89°11'30"	101.28'	1177.90'
C108	1087.50'	89°11'30"	101.28'	1177.90'
C109	1087.50'	89°11'30"	101.28'	1177.90'
C110	1087.50'	89°11'30"	101.28'	1177.90'

SHEET INDEX
 SHEET 1 of 8 - legal description, dedication, legend & Surveyor's notes
 SHEET 2 of 8 - boundary information & Tract C-1 geometry
 SHEETS 3, 4 & 5 - lot & tract geometry



10 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 854-5355

NO PARKING