



Interoffice Memorandum

October 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. Castillero, P.E., PTOE, Manager
Traffic Engineering Division

Handwritten signature of Humberto L. Castillero in black ink.

PHONE NUMBER: (407) 836-7891

**SUBJ: Installation of Traffic Control Devices and "No Parking" signs in
Estates at Sawgrass Plantation Phase 2**

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

- Install "STOP" signs on:
 - Payette Way (EB) at Rush Bay Way
 - Payette Way (WB) at Sumter Drive
 - Florida Bay Drive (WB) at Rush Bay Way
 - Rush Bay Way (SB) at Florida Bay Drive

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

- Install "NO PARKING" signs on:
 - Payette Way
 - Rush Bay Way
 - Florida Bay Drive

**Action Requested: Approval of Traffic Control Devices and "No Parking" signs
installation in Estates at Sawgrass Plantation Phase 2. District 4.**

JCK/HLC/FCY/dar

Attachments

ESTATES AT SAWGRASS PLANTATION PHASE 2
A PLAT OF ESTATES, AS RECORDED IN PLAT BOOK 102, PAGES 125 THROUGH 127 OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 19,
TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA
DISTRICT # 4

STOP/STREET	INITIALS
(1) (Ft _____ E) on Payette Way at Rush Bay Way	00 _____ 00 _____
(2) (Ft _____ W) on Florida Bay Drive at Rush Bay Way	00 _____ 00 _____
(3) (Ft _____ S) on Rush Bay Way at Florida Bay Drive	00 _____ 00 _____
(4) (Ft _____ W) on Payette Way at Sumter Drive	00 _____ 00 _____

SPEED LIMIT 25

(1) (Ft _____ E) on Payette Way at Rush Bay Way	00 _____ 00 _____
(2) (Ft _____ W) on Payette Way at Sumter Drive	00 _____ 00 _____

NO PARKING with arrows

On Rush Bay Way from 790 feet south of Payette Way to its eastern terminus with Florida Bay Drive, on both sides of the roadway, with limited exceptions along the outside of the roadway throughout its loop alignment as indicated on the attached parking plan.

On Payette Way approximately 100 feet west of Rush Bay Way, on the north side of the roadway as indicated on the attached parking plan.

On Florida Bay Drive from west of Rush Bay Way to the inside loop of Rush Bay Way, on the north side of the roadway and at street corners as indicated on the attached parking plan.

10/29/2020

ahw/

ESTATES AT SAWGRASS PLANTATION - PHASE 2

Situated in Section 19, Township 24 South, Range 30 East
Orange County, Florida

ESTATES AT SAWGRASS PLANTATION - PHASE 2
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being the owner in the whole of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicated in the streets, the utility easements, and the drainage easements shown hereon to the perpetual use of the public for the uses and purposes described in this plat.

Tract "A" (Stamm-otte) is dedicated in fee simple to Orange County without any restriction whatsoever upon Orange County County commission of Tract "A" and any improvements thereon with full power conferred by the Board of County Commissioners of Orange County, Florida. The recording of this plat in the Public Records of Orange County, Florida, shall act as conveyance to the County to further instrument shall be necessary to vest the same title in the County as demonstrated.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and acknowledged before me on this 10th day of April, 2020.

PARK SQUARE ENTERPRISES, LLC
a Delaware limited liability company
[Signature]
Name: Stuart K. Gault
Title: Manager

Signed and sealed in the presence of:
[Signature] *[Signature]*
Witnesses

[Signature] *[Signature]*
Witnesses

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of a copy of said instrument of 10th day of April, 2020, by Stuart K. Gault, Manager of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company on behalf of the company, whose name is essentially known to me or who has procured its identification.

Identified by: *[Signature]*
Notary Public: *[Signature]*
My Commission Expires: 08/11/21

CERTIFICATE OF APPROVAL
BY ZONING DIRECTOR
Examined and Approved: *[Signature]* 4-15-20
Zoning Director City

CERTIFICATE OF APPROVAL
BY COUNTY ENGINEER
Examined and Approved: *[Signature]* 4-14-20
County Engineer City

CERTIFICATE OF APPROVAL
BY THE BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY that on 04-15-20 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

[Signature]
ORANGE COUNTY
Attest: *[Signature]*
Phil Diamond
Clerk of the Board of County Commissioners
By: *[Signature]*
304.G.C.

CERTIFICATE OF SURVEYOR
This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 125, Florida Statutes.
[Signature] Date: 4/13/2020
Surveyor's Signature
DATE OF SURVEY: 04-13-2020
Surveyor's Name: GANNING-BELTON ASSOCIATES, INC.
1279 E. HENDERSON ST., ORANGE, FLA. 32814
Tel: (407) 261-2222
Fax: (407) 261-2223
Web: www.gbassoc.com

CERTIFICATE OF COUNTY COMPTROLLER
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on April 16, 2020 as Document No. 202000236379
County Comptroller in and for Orange County, Florida
By: *[Signature]*
SEAL

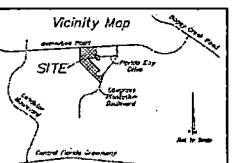
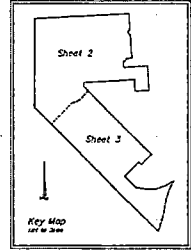
Legal Description

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of SAWGRASS POND, PHASE 1, according to the plat thereof, as recorded in Plat Book 54, Pages 103 through 110, Public Records of Orange County, Florida; said point being on the southern right-of-way line of Wellesley Road as delineated and recorded in Official Records Book 9129, Page 1134, Public Records of Orange County, Florida; thence run N 85°31'25" E, along said southern right-of-way line, a distance of 83.70 feet to a point on the westerly line of ESTATES AT SAWGRASS PLANTATION, according to the plat thereof, as recorded in Plat Book 95, Pages 58 through 61, Public Records of Orange County, Florida; thence, departing said southern right-of-way line, run along the boundary lines of said ESTATES AT SAWGRASS PLANTATION, the following courses and distances: run S 03°08'35" E, a distance of 138.83 feet; thence run S 42°48'28" W, a distance of 29.20 feet; to a point on a non-tangent curve, concave southwesterly, having a radius of 75.00 feet; thence, on a chord bearing of S 25°10'52" E and a chord distance of 58.91 feet, run southeasterly, along the arc of said curve, a distance of 63.32 feet; through a central angle of 48°24'48" to the point of tangency thereof; thence run S 03°08'35" E, a distance of 170.60 feet; thence run S 88°51'25" W, a distance of 50.00 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 23.01 feet; thence, on a chord bearing of S 41°21'25" W and a chord distance of 35.38 feet, run southeasterly, along the arc of said curve, a distance of 38.27 feet; through a central angle of 90°00'00" to a point; thence run S 03°08'35" E, a distance of 50.00 feet; thence run N 85°31'25" W, a distance of 206.66 feet; thence run S 04°00'35" E, a distance of 210.00 feet; thence run S 85°31'25" W, a distance of 118.00 feet; thence run N 03°08'35" W, a distance of 105.00 feet; thence run S 85°31'25" W, a distance of 445.72 feet; thence run S 03°08'35" E, a distance of 34.12 feet; thence run S 45°28'48" E, a distance of 770.00 feet; thence run S 81°34'47" E, a distance of 85.33 feet; thence run S 44°31'12" W, a distance of 125.20 feet; thence run N 85°28'48" W, a distance of 31.16 feet; thence run S 44°31'12" W, a distance of 170.00 feet; thence run S 45°28'48" E, a distance of 137.63 feet; thence run S 85°28'34" E, a distance of 84.80 feet; thence run N 83°45'02" E, a distance of 82.32 feet; thence run N 72°31'30" E, a distance of 82.32 feet; thence run N 60°57'48" E, a distance of 89.23 feet; to a point on the northwesterly line of Tract P, SAWGRASS PLANTATION - PHASE 1A, according to the plat thereof, as recorded in Plat Book 95, Pages 61 through 104, Public Records of Orange County, Florida; said point being a point on a non-tangent curve, concave westerly, having a radius of 85.00 feet; thence, departing the boundary line of said ESTATES AT SAWGRASS PLANTATION, run southeasterly, along said northwesterly line of said Tract P, the following two (2) courses and distances: on a chord bearing of S 10°12'01" W and a chord distance of 230.38 feet, run southeasterly, along the arc of said curve, a distance of 231.60 feet, through a central angle of 21°57'29" to a point of reverse curvature of a curve, concave westerly, having a radius of 895.00 feet and a central angle of 147°04'44"; thence run southeasterly, along the arc of said curve, a distance of 220.88 feet to a point on the westerly line of the adjacent plot of SAWGRASS POND, PHASE 1; thence run northwesterly, along said westerly line, the following courses and distances: run N 45°08'48" W, a distance of 353.18 feet; thence run S 60°16'00" W, a distance of 2.19 feet; thence run N 45°08'48" W, a distance of 1,144.92 feet; thence run N 09°10'22" E, a distance of 736.84 feet to the POINT OF BEGINNING.

Containing 2155 acres, more or less.

Symbol	MUTCD Designation/Size	Quantity
	Street Name D3-1	4 AS
	R1-1 (30" X 30")	4 AS
	R2-1 (24" X 30")	2 AS



GANNING-BELTON ASSOCIATES, INC.
1279 E. HENDERSON STREET, ORANGE, FL 32814 (407) 261-2222

- Surveyor's Notes
1. Bearings are based on the north line of the NE 1/4 of Section 14, Township 24 South, Range 30 East, as being an assumed bearing of S 85°32'18" W.
 2. All plattee utility easements shall also be easements for the construction, installation, maintenance and operation of utility facilities services provided, however, no such construction, installation, maintenance and operation of such facilities services shall interfere with the facilities and services of an electric, telephone, gas or sewer utility; and in the event a utility company changes the location of a public utility, it shall be solely responsible for the easement. This section shall not apply to those public easements created by or obtained by a particular electric, telephone, gas or sewer utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. (Title Statute 379.01 (2)(b)).
 3. The following tracts and easements comprise the common areas as more particularly defined in the Declaration of Covenants, Conditions, Easements and Restrictions of ESTATES AT SAWGRASS PLANTATION and are hereby dedicated to use and is evidenced by the Estates at Sawgrass Plantation Homeowners' Association, Inc. as recorded in DOC #2010234763, Public Records of Orange County, Florida:
 - Tract "C" and "D" (Open Space)
 - Tract "E" (Easements)
 - L.R.C. (Easements and Mail Easement)
 4. Wetlands shown according to Wetlands Maps from Lots 129 through 139 are hereby dedicated to Orange County and contained through the Orange County permitting process.
 5. The property is subject to a 25.00 foot wide State Easement, adjacent to Wellesley Road, as recorded in Official Records Book 917, Page 1153, Public Records of Orange County, Florida.

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

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE PLATS INCLUDED IN THE TRACT PLANNED DEVELOPMENT, PHASE 1, VOLUNTARILY SUBMITTED TO THE PLANNING AND ZONING BOARD OF ORANGE COUNTY COMMISSIONERS ON OCTOBER 26, 2004.

NOTICE: THIS PLAT, AS RECORDED IN ITS CHAINED FORM, IS THE OFFICIAL COPY OF THE SAID RECORDED INSTRUMENT HEREON AND WILL, IN NO CIRCUMSTANCES, BE SUPPLEMENTED BY ANY OTHER EVIDENCE OR INSTRUMENT. THIS NOTICE IS INTENTIONALLY PLACED ON THIS PLAT TO PREVENT ANY OTHER INSTRUMENT FROM BEING RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
This plat has been reviewed for conformity to Chapter 177 Florida Statutes.
[Signature] Date: 4-14-20
County Surveyor

- Legend
- 1 - 1" = 100'
 - 2 - 1" = 200'
 - 3 - 1" = 300'
 - 4 - 1" = 400'
 - 5 - 1" = 500'
 - 6 - 1" = 600'
 - 7 - 1" = 700'
 - 8 - 1" = 800'
 - 9 - 1" = 900'
 - 10 - 1" = 1000'
 - 11 - 1" = 1100'
 - 12 - 1" = 1200'
 - 13 - 1" = 1300'
 - 14 - 1" = 1400'
 - 15 - 1" = 1500'
 - 16 - 1" = 1600'
 - 17 - 1" = 1700'
 - 18 - 1" = 1800'
 - 19 - 1" = 1900'
 - 20 - 1" = 2000'
 - 21 - 1" = 2100'
 - 22 - 1" = 2200'
 - 23 - 1" = 2300'
 - 24 - 1" = 2400'
 - 25 - 1" = 2500'
 - 26 - 1" = 2600'
 - 27 - 1" = 2700'
 - 28 - 1" = 2800'
 - 29 - 1" = 2900'
 - 30 - 1" = 3000'
 - 31 - 1" = 3100'
 - 32 - 1" = 3200'
 - 33 - 1" = 3300'
 - 34 - 1" = 3400'
 - 35 - 1" = 3500'
 - 36 - 1" = 3600'
 - 37 - 1" = 3700'
 - 38 - 1" = 3800'
 - 39 - 1" = 3900'
 - 40 - 1" = 4000'
 - 41 - 1" = 4100'
 - 42 - 1" = 4200'
 - 43 - 1" = 4300'
 - 44 - 1" = 4400'
 - 45 - 1" = 4500'
 - 46 - 1" = 4600'
 - 47 - 1" = 4700'
 - 48 - 1" = 4800'
 - 49 - 1" = 4900'
 - 50 - 1" = 5000'
 - 51 - 1" = 5100'
 - 52 - 1" = 5200'
 - 53 - 1" = 5300'
 - 54 - 1" = 5400'
 - 55 - 1" = 5500'
 - 56 - 1" = 5600'
 - 57 - 1" = 5700'
 - 58 - 1" = 5800'
 - 59 - 1" = 5900'
 - 60 - 1" = 6000'
 - 61 - 1" = 6100'
 - 62 - 1" = 6200'
 - 63 - 1" = 6300'
 - 64 - 1" = 6400'
 - 65 - 1" = 6500'
 - 66 - 1" = 6600'
 - 67 - 1" = 6700'
 - 68 - 1" = 6800'
 - 69 - 1" = 6900'
 - 70 - 1" = 7000'
 - 71 - 1" = 7100'
 - 72 - 1" = 7200'
 - 73 - 1" = 7300'
 - 74 - 1" = 7400'
 - 75 - 1" = 7500'
 - 76 - 1" = 7600'
 - 77 - 1" = 7700'
 - 78 - 1" = 7800'
 - 79 - 1" = 7900'
 - 80 - 1" = 8000'
 - 81 - 1" = 8100'
 - 82 - 1" = 8200'
 - 83 - 1" = 8300'
 - 84 - 1" = 8400'
 - 85 - 1" = 8500'
 - 86 - 1" = 8600'
 - 87 - 1" = 8700'
 - 88 - 1" = 8800'
 - 89 - 1" = 8900'
 - 90 - 1" = 9000'
 - 91 - 1" = 9100'
 - 92 - 1" = 9200'
 - 93 - 1" = 9300'
 - 94 - 1" = 9400'
 - 95 - 1" = 9500'
 - 96 - 1" = 9600'
 - 97 - 1" = 9700'
 - 98 - 1" = 9800'
 - 99 - 1" = 9900'
 - 100 - 1" = 10000'

Sheet Index
Sheet 1 East, West, North, South, East
Sheet 2 and 3 East, West, North, South, East

ESTATES AT SAWGRASS PLANTATION - PHASE 2

Situated in Section 19, Township 24 South, Range 30 East
Orange County, Florida

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

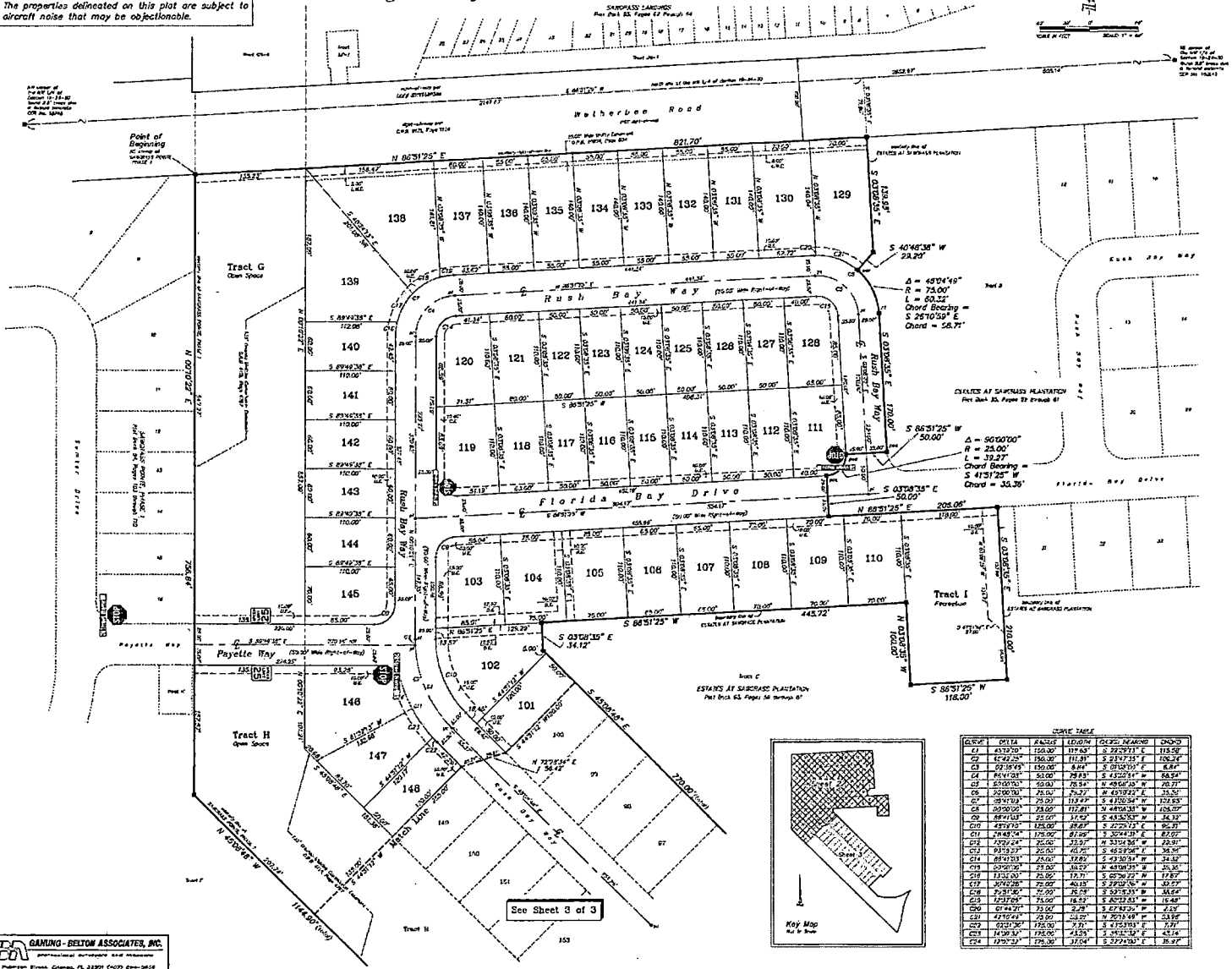
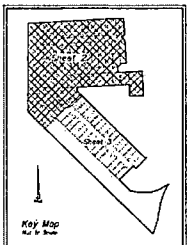


TABLE 1

LOT	AREA	PERCENT	BEARING	DISTANCE	BEARING	DISTANCE
101	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
102	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
103	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
104	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
105	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
106	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
107	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
108	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
109	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
110	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
111	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
112	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
113	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
114	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
115	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
116	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
117	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
118	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
119	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
120	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
121	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
122	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
123	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
124	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
125	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
126	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
127	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
128	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
129	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
130	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
131	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
132	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
133	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
134	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
135	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
136	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
137	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
138	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
139	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
140	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
141	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
142	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
143	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
144	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
145	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
146	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
147	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00
148	113.00	100.00	N 88° 51' 25" E	113.00	S 88° 51' 25" W	113.00



See Sheet 3 of 3

ESTATES AT SAWGRASS PLANTATION - PHASE 2

Situated in Section 19, Township 24 South, Range 30 East
Orange County, Florida

Legal Description

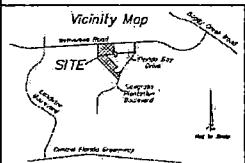
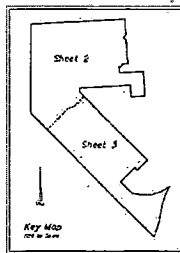
A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

BEING, at the northeast corner of SAWGRASS PLANTATION, PHASE 1, according to the plat thereof, as recorded in Plat Book 84, Pages 103 through 110, Public Records of Orange County, Florida, said point lying on the southerly right-of-way line of Redhorse Road as described and located in Official Records Book 9121, Page 1124, Public Records of Orange County, Florida, thence run N 85°12'25" E, along said southerly right-of-way line, a distance of 821.70 feet to a point on the westerly line of ESTATES AT SAWGRASS PLANTATION, according to the plat thereof, as recorded in Plat Book 95, Pages 59 through 81, Public Records of Orange County, Florida; thence, departing said southerly right-of-way line, run along the boundary line of said ESTATES AT SAWGRASS PLANTATION, the following courses and distances: run S 03°04'25" E, a distance of 135.55 feet; thence run S 40°42'38" W, a distance of 29.22 feet to a point on a non-tangent curve, convex southwesterly, having a radius of 25.00 feet; thence, on a chord bearing of S 25°10'29" E and a chord distance of 58.71 feet, run southwesterly, along the arc of said curve, a distance of 62.12 feet, through a central angle of 48°14'49" to the point of tangency thereof; thence run S 03°08'15" E, a distance of 170.50 feet; thence run S 89°51'25" W, a distance of 30.00 feet to a point on a non-tangent curve, convex northerly, having a radius of 25.00 feet, then, on a chord bearing of S 41°51'25" W and a chord distance of 35.00 feet, run southwesterly, along the arc of said curve, a distance of 39.27 feet, through a central angle of 90°00'00" to a point; thence run S 03°08'35" E, a distance of 50.00 feet; thence run N 89°51'25" E, a distance of 205.00 feet; thence run S 03°08'35" E, a distance of 216.00 feet; thence run S 89°51'25" W, a distance of 118.00 feet; thence run N 03°08'35" W, a distance of 100.00 feet; thence run S 89°51'25" W, a distance of 445.72 feet; thence run S 03°08'35" E, a distance of 14.72 feet; thence run S 45°08'48" E, a distance of 720.00 feet; thence run S 51°24'47" E, a distance of 55.35 feet; thence run S 44°51'12" W, a distance of 126.20 feet; thence run N 45°08'48" W, a distance of 31.16 feet; thence run S 44°51'12" W, a distance of 170.00 feet; thence run S 45°08'48" E, a distance of 62.32 feet; thence run S 89°51'25" W, a distance of 62.32 feet; thence run N 72°21'17" E, a distance of 62.32 feet; thence run S 89°51'25" W, a distance of 200.00 feet to a point on the northerly line of Tract P, SAWGRASS PLANTATION - PHASE 1A, according to the plat thereof, as recorded in Plat Book 104, Public Records of Orange County, Florida; said point being a point on a non-tangent curve, convex easterly, having a radius of 25.00 feet, on a chord bearing of S 15°12'01" W and a chord distance of 230.56 feet, run southerly, along the arc of said curve, a distance of 215.72 feet to a point of tangency thereof; thence, on a chord bearing of S 89°51'25" W, a distance of 200.00 feet to a point on the northerly line of the aforesaid plat of SAWGRASS PLANTATION, PHASE 1A, according to the plat thereof, the following courses and distances: run N 45°08'48" W, a distance of 353.14 feet; thence run S 69°45'40" W, a distance of 1,144.82 feet; thence run N 00°10'23" E, a distance of 756.84 feet to the POINT OF BEGINNING.

Containing 28.55 acres, more or less.

Surveyor's Notes

1. Boundaries are based on the north line of the NW 1/4 of Section 18, Township 24 South, Range 30 East, as being an assumed bearing of S 89°51'25" W.
2. All plotted utility easements shall also be necessary for the construction, installation, maintenance and operation of utility facilities within the project. However, no such construction, installation, maintenance and operation of such facilities within the project shall be required and removal of any electric, telephone, gas or other public utility in the event a cable television company damage to facilities of a public utility it shall be solely responsible for the damage. This notice shall not cover those public easements granted or authorized by a governmental agency, telephone, gas or other public utility, such construction, installation, maintenance and operation that comply with the National Electrical Safety Code as adopted by the Florida State Safety Commission, (Title 61D05, 179.001 (2)(a)).
3. The following facts and immovables comprise the known areas as more particularly defined in the Declaration of Condominium, Covenants and Restrictions of ESTATES AT SAWGRASS PLANTATION as recorded in DOC #2016225402, Public Records of Orange County, Florida:
 - Tracts "C" and "D" (Open Space) Tract "F" (Overseas) L.P.C. (Overseas and Golf Course).
4. Metes and bounds as to Redhorse Road Easement 126 through 128 are hereby dedicated to Orange County and committed through the Orange County planning process.
5. The property is subject to a 20.00 foot wide State Easement, adjacent to Redhorse Road, as recorded in Official Records Book 9121, Page 1124, Public Records of Orange County, Florida.



GIBBONS
GANNING - BELTON ASSOCIATES, INC.
1275 E. Mainway Street, Orlando, FL 32816 (407) 364-8836

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

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LOTS INCLUDED IN THE YATZ PLANNED DEVELOPMENT, PHASE 1, PRELIMINARY SUBDIVISION PLAN AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 12, 2004.

NOTICE:
THIS PLAT, AS RECORDED IN THIS OFFICIAL PUBLIC RECORDS, IS THE OFFICIAL COPY OF THE ORIGINAL PLAT. ANY REVISIONS TO THIS PLAT MUST BE APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS. ANY REVISIONS TO THIS PLAT MUST BE RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity to Chapter 177 (Florida Statutes) and is hereby approved for recording.
Walter R. ... 4-14-20
County Surveyor

Sign Legend

Symbol	MUTCD Designation/Size	Quantity
	RR-3LR (12" X 18")	17 AS
	RR-3R (12" X 18")	3 AS
	RR-3L (12" X 18")	4 AS
	Fire Hydrant	

- Legend
- 1 - see notes
- 2 - ...
- 3 - ...
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Sheet Index
Sheet 1 ... Legal Description, Description, Notes
Sheet 2 and 3 ... 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th

CERTIFICATE OF SURVEYOR

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

Walter R. ... 4-14-20
Surveyor

ESTATES AT SAWGRASS PLANTATION - PHASE 2 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being the owner of the whole of the lands described in the foregoing caption to this plat, does hereby dedicate and plat for the uses and purposes therein expressed and described the aforesaid lands, easements, and the aforesaid easements, from hence to the perpetual use of the public for the uses and purposes described in this plat.

Tract "F" (Stormwater) is dedicated in fee simple to Orange County without any restriction whatsoever upon Orange County's County ownership of said "F" and any improvements thereon with open coverage of this plat by the Board of County Commissioners of Orange County, Florida. The recording of this plat in a Public Record of Orange County, Florida and act in compliance to the County to further instrument shall be necessary to vest the same title in the County as stormwater.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and acknowledged before me on this 10th day of April, 2020.

PARK SQUARE ENTERPRISES, LLC
a Delaware limited liability company
By: *[Signature]*
Name: Walter R. ...
Title: Manager

Signed and sealed in the presence of:
Melissa R. Martinez *Mazie Ortez*
Witness
Melissa R. Martinez *Mazie Ortez*
Witness
STATE of Florida COUNTY of Orange

The foregoing instrument was acknowledged before me by means of a legal opinion of [Signature] dated April 10, 2020, by Walter R. ... Manager of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company on behalf of the company, My/She is personally known to me or who has produced identification [Signature]
My Commission Expires 08/11/21
My Commission No. GR 119421
My Commission Expires 08/11/21

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR
Examined and Approved *[Signature]* 4-15-20
Zoning Director Etta

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
Examined and Approved *[Signature]* 4-14-20
County Engineer Etta

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY that on 04-15-20 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

[Signature]
Phil Diamond
Chair of the Board of County Commissioners

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on April 16, 2020 as Document No. 20200231579

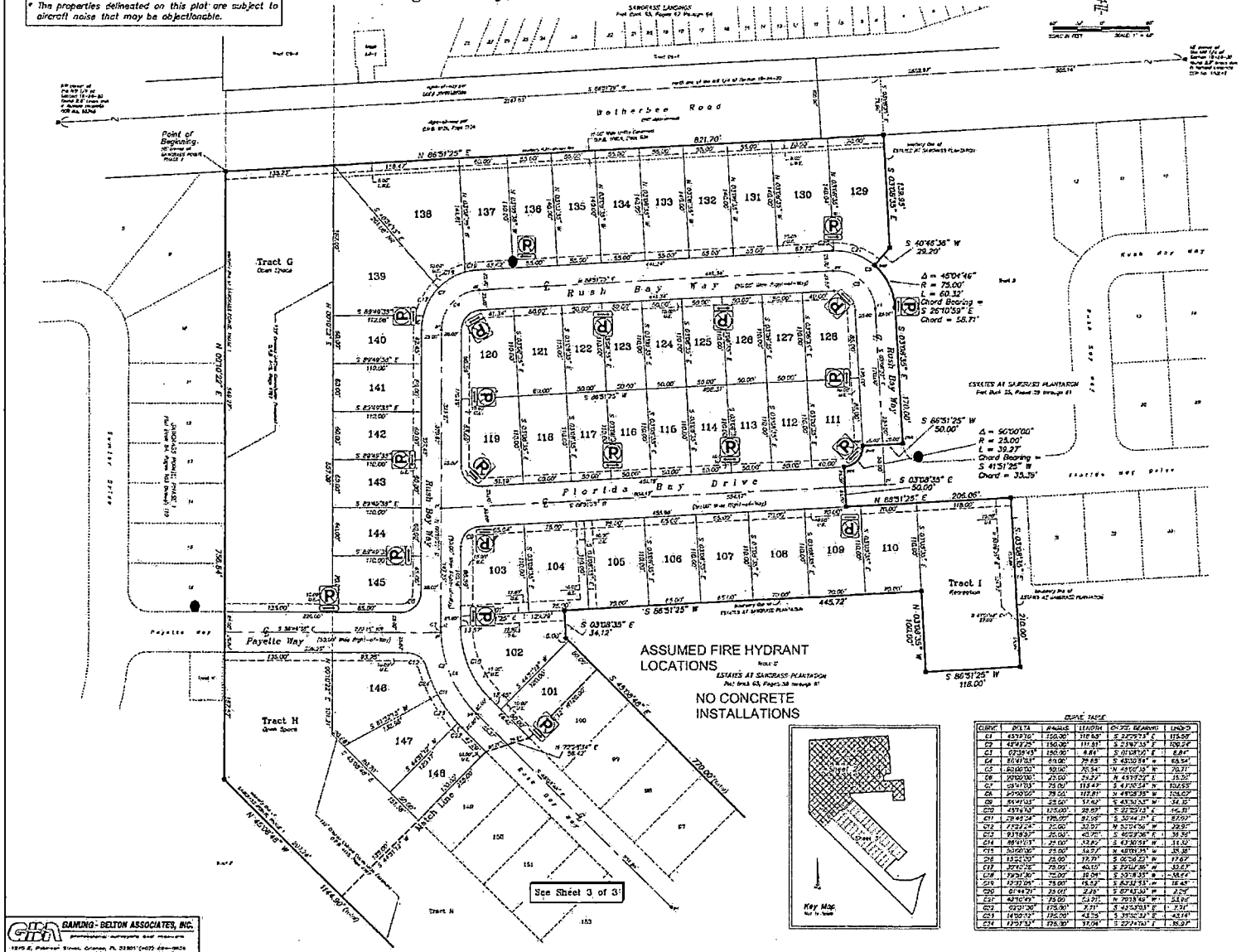
County Comptroller in and for Orange County, Florida
[Signature]
or *[Signature]*



ESTATES AT SAWGRASS PLANTATION - PHASE 2

Situated in Section 19, Township 24 South, Range 30 East
Orange County, Florida

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



DETAILED TABLE

GROUP	BETA	ANGLE	LENGTH	CURVE	BEARING	LENGTH
C1	43°30'00"	150.00'	118.58'	S 24°25'11" E	118.58'	
C2	42°42'25"	150.00'	111.81'	S 24°15'35" E	111.81'	
C3	42°24'45"	150.00'	88.81'	S 24°05'20" E	88.81'	
C4	41°41'14"	150.00'	79.83'	S 23°55'15" E	79.83'	
C5	41°00'00"	300.00'	205.54'	N 45°00'00" W	205.54'	
C6	39°50'00"	300.00'	205.27'	N 43°50'00" E	205.27'	
C7	38°41'00"	300.00'	181.49'	S 41°40'00" E	181.49'	
C8	37°30'00"	300.00'	157.81'	S 39°30'00" W	157.81'	
C9	36°18'00"	300.00'	134.13'	S 37°18'00" E	134.13'	
C10	35°06'00"	300.00'	110.45'	S 35°06'00" E	110.45'	
C11	33°54'00"	300.00'	86.77'	S 32°54'00" E	86.77'	
C12	32°42'00"	300.00'	63.09'	S 30°42'00" E	63.09'	
C13	31°30'00"	300.00'	39.41'	S 28°30'00" E	39.41'	
C14	30°18'00"	300.00'	15.73'	S 26°18'00" E	15.73'	
C15	29°06'00"	300.00'	15.73'	S 24°06'00" E	15.73'	
C16	27°54'00"	300.00'	15.73'	S 21°54'00" E	15.73'	
C17	26°42'00"	300.00'	15.73'	S 19°42'00" E	15.73'	
C18	25°30'00"	300.00'	15.73'	S 17°30'00" E	15.73'	
C19	24°18'00"	300.00'	15.73'	S 15°18'00" E	15.73'	
C20	23°06'00"	300.00'	15.73'	S 13°06'00" E	15.73'	
C21	21°54'00"	300.00'	15.73'	S 10°54'00" E	15.73'	
C22	20°42'00"	300.00'	15.73'	S 08°42'00" E	15.73'	
C23	19°30'00"	300.00'	15.73'	S 06°30'00" E	15.73'	
C24	18°18'00"	300.00'	15.73'	S 04°18'00" E	15.73'	
C25	17°06'00"	300.00'	15.73'	S 02°06'00" E	15.73'	
C26	15°54'00"	300.00'	15.73'	S 00°00'00" E	15.73'	

ESTATES AT SAWGRASS PLANTATION - PHASE 2

Situated in Section 19, Township 24 South, Range 30 East
Orange County, Florida

