



Interoffice Memorandum

September 13, 2019

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

FROM: Diana M. Almodovar, P.E., Interim, Director, Public Works Department

CONTACT PERSON: Christine N. Lofye, P.E., Manager  
Traffic Engineering Division

PHONE NUMBER: (407) 836-7891

SUBJ: Installation of Traffic Control Devices and "No Parking" signs in Winding Bay Phase 1B

Our staff recommends that the following traffic control devices be installed in Winding Bay Phase 1B:

**Install "STOP" signs on:**

Mayberry Drive at Avalon Road  
Gilligan Court at Mayberry Drive  
Mayberry Drive at Petrillo Way  
Petrillo Way at Gilligan Court

The Fire Marshal recommends that the following "No Parking" signs be installed in Winding Bay Phase 1B:

**Install "NO PARKING" signs on:**

Petrillo Way  
Mayberry Drive  
Gilligan Court

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

DMA/CNL/AHW

Attachments

# WINDING BAY PHASE 1B

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA  
DISTRICT # 1

## STOP/STREET

INITIALS

<u>(1)</u>	(Ft _____ E)	on Mayberry Drive (9 INCH) at Avalon Road (9 INCH)	15200 _____ 12100 _____
<u>(2)</u>	(Ft _____ S)	on Gilligan Court at Mayberry Drive	00 _____ 15200 _____
<u>(3)</u>	(Ft _____ W)	on Mayberry Drive at Petrillo Way	15000 _____ 10900 _____
<u>(4)</u>	(Ft _____ N)	on Petrillo Way at Gilligan Court	11000 _____ 00 _____

## STOP/ALLEYS

<u>(5a)</u>	(Ft _____ W)	on Stubing Alley at Petrillo Way	_____ _____
<u>(6a)</u>	(Ft _____ E)	on Fonzie Alley at Gilligan Court	_____ _____
<u>(7a)</u>	(Ft _____ W)	on Fonzie Alley at Petrillo Way	_____ _____

## SPEED LIMIT 25 MPH

<u>(8)</u>	(Ft _____ E)	on Mayberry Drive at Avalon Road	_____ _____
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## END OF ROAD

<u>(9)</u>	(Ft _____ E)	on Gilligan Court at Petrillo Way	_____ _____
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## NO PARKING with arrows

- on Petrillo Way starting at the south end of the parking bay and  
and extending south to Gilligan Court on the east side to include  
the intersections as indicated on the attached parking plan map

**on Mayberry Drive from Avalon Road extending east to Gilligan Court on both sides and on Mayberry Drive from Gilligan Court extending east to Petrillo Way on the north side to include the intersections as indicated on the attached parking plan map**

**on Gilligan Court from Mayberry Drive extending south and east including the cul-de-sac on the west and south sides to include the intersections as indicated on the attached parking plan map**

**9/13/2019**

**ahw/**

**WINDING BAY PHASE 1B**  
**A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST,**  
**ORANGE COUNTY, FLORIDA**

SHEET 1 OF 6

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

**LEGAL DESCRIPTION:**

A parcel of land comprising a portion of Sections 17 and 20, Township 24 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCEMENT of the most Northerly corner of WINDING BAY - PHASE 1A as recorded in Plat Book 97, Pages 141 and 142 of the Public Records of Orange County, Florida, thence run South 58°50'22" East, by a distance of 43.81 feet, to the County Right-of-Way from the Public Records of Orange County, Florida, thence departing said Easterly line, run South 80° 04' 28" East for a distance of 26.80 feet; thence run South 28° 07' 35" East for a distance of 40.82 feet; thence run South 10° 30' 50" East for a distance of 43.81 feet; thence run South 20° 30' 28" West for a distance of 143.80 feet; thence run South 11° 49' 24" West for a distance of 130.25 feet; thence run South 05° 03' 34" East for a distance of 10.13 feet; thence run North 87° 35' 05" West for a distance of 280.00 feet, to a point on a non-tangent curve concave Easterly having a radius of 280.00 feet, with a chord bearing of South 00° 42' 34" East, and a chord distance of 85.41 feet; thence run Southeasterly along the arc of said curve through a central angle of 14° 14' 29" for a distance of 68.26 feet to a point of compound curvature of a curve concave Easterly having a radius of 1145.00 feet, with a chord bearing of South 17° 38' 50" East, and a chord distance of 232.12 feet; thence run Southeasterly along the arc of said curve through a central angle of 11° 38' 05" for a distance of 232.53 feet to a point on a radial line; thence run North 70° 32' 08" East for a distance of 142.82 feet; thence run North 80° 00' 00" East for a distance of 285.26 feet to a point on the East line of the Southwest 1/4 of aforesaid Section 17; thence run South 00° 17' 48" West along said East line for a distance of 801.20 feet to the South 1/4 corner of aforesaid Section 17, also being the North 1/4 corner of aforesaid Section 20; thence run South 00° 22' 18" West along the East line said Southwest 1/4 of aforesaid Section 20 for a distance of 722.52 feet; thence departing said East line run North 80° 26' 44" West for a distance of 1484.48 feet to a point on the East right-of-way line of Avelon Road, County Road 545 according to Road Book 3, Page 116 and Road Book 402, Page 318 of aforesaid Public Records; thence run North 00° 00' 00" West along said East right-of-way line; North 43° 32' 28" East for a distance of 71.80 feet to the point of curvature of a curve concave Westerly having a radius of 887.83 feet, a chord bearing of North 18° 04' 57" East, and a chord distance of 811.10 feet; thence run Northerly along the arc of said curve through a central angle of 54° 05' 05" for a distance of 948.83 feet to a point of tangency thence run North 11° 22' 36" West for a distance of 807.28 feet to a point on the Southerly line of aforesaid WINDING BAY - PHASE 1A; thence run the following courses along said Southerly line: North 78° 38' 45" East for a distance of 54.00 feet; thence run South 11° 22' 36" West for a distance of 136.74 feet; thence run North 78° 38' 45" East for a distance of 248.42 feet; thence run North 11° 22' 36" West for a distance of 22.00 feet to a point on a non-tangent curve concave Northerly having a radius of 33.00 feet, a chord bearing of North 78° 33' 30" West and a chord distance of 25.14 feet; thence run Northerly along the arc of said curve through a central angle of 48° 32' 30" for a distance of 28.27 feet to a point on a non-tangent line; thence run North 11° 22' 36" West for a distance of 114.85 feet; thence run North 78° 38' 45" East for a distance of 222.81 feet to a point of curvature of a curve concave Southerly having a radius of 11.00 feet, a chord bearing of South 43° 36' 40" East and a chord distance of 18.54 feet; thence run Southerly along the arc of said curve through a central angle of 114° 09' 08" for a distance of 22.04 feet to a point on a non-tangent line; thence run South 78° 38' 45" East for a distance of 280.00 feet to a point on a non-tangent curve concave Easterly having a radius of 280.00 feet, a chord bearing of North 13° 42' 29" East and a chord distance of 2.85 feet; thence run Northerly along the arc of said curve through a central angle of 00° 36' 11" for a distance of 2.85 feet to a point on a non-tangent line; thence run North 14° 02' 05" East for a distance of 48.37 feet to a point of curvature of a curve concave Westerly having a radius of 270.00 feet, a chord bearing of North 00° 19' 18" West and a chord distance of 133.80 feet; thence run Northerly along the arc of said curve through a central angle of 28° 42' 41" for a distance of 135.30 feet to a point on a non-tangent line; thence run North 70° 22' 50" East for a distance of 113.81 feet to the POINT OF BEGINNING.

Contains 36.34 acres more or less.

**LEGEND:**

O.R.	denotes	Official Records Book	COR #	denotes	Certified Corner Record Number
P.C.	denotes	Page	■	denotes	set "4" x "4" Concrete Monument LB 8723
P.C.	denotes	point of curvature	■	denotes	Permanent Reference Monument (P.R.M.) Monument LB 8723 (typical)
P.T.	denotes	point of tangency	■	denotes	Permanent Reference Monument (P.R.M.) Monument LB 8723 (typical)
P.I.	denotes	point of intersection	N.R.	denotes	non-radial
P.C.	denotes	Page	D.E.	denotes	Drainage Easement
P.B.C.	denotes	point of reverse curvature	●	denotes	set nail & disk LB 8723
R/W	denotes	Right-of-Way	●	denotes	Permanent Control Point (P.C.P.)
L.B.	denotes	licensed business	■	denotes	Well Easement
U.E.	denotes	Utility Easement	●	denotes	change in direction, no corner set
SF/MAD	denotes	South Florida Water Management District	D.B.	denotes	Deed Book
P.C.C.	denotes	point of compound curvature	R.B.	denotes	Bound Book
□	denotes	containing	L.L.C.	denotes	Limited Liability Company
P.B.	denotes	Point Book	■	denotes	change in direction
∠	denotes	interior angle	∠	denotes	set/rod
R	denotes	radius	∠	denotes	rod/rod point
∠	denotes	arc length	D.I.E.	denotes	Drainage Easement and Utility Easement
C	denotes	chord length	—	denotes	along right-of-way lines
CB	denotes	chord bearing	N.T.	denotes	non-tangent
Doc#	denotes	Official Record Document Number of the public records of Orange County, Florida	E.S.E.	denotes	Environmental Stads Easement

**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 00° 17' 48" West for a distance of 801.20 feet.
2. All lot lines intersecting curves are radial, unless otherwise noted non-radial (N.R.).
3. All plotted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services and shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event of cable television curvey damage the facilities of a public utility, it shall be solely responsible for the damage. 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.
4. The plat and the lands described herein are subject to the Community Dedication for Winding Bay Preserve (the "Dedication") of the Public Records of Orange County, Florida and any supplement and/or amendment 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 requirements and/or covenants therein.
5. Tracts OS-1B, OS-2B, OS-3B, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9 and OS-10, inclusive are Open Space Tracts (Common Areas) and shall be owned and maintained by the Association.
6. Tracts P-1, P-2 and P-3 Park Tracts (Common Areas) shall be owned and maintained by the Association.
7. Construction Tract C-1 and the Upland Buffer Tracts shall be owned by the Association with development rights dedicated to Orange County, Florida. No construction, clearing, grading or alteration is permitted without prior approval of Orange County, Florida and/or all other applicable jurisdictional agencies.
8. Environmental Stads Easements (E.S.E.) over Lots 115 and 119 through 138 inclusive as shown herein shall be dedicated to and maintained according to the Dedication.
9. Tracts R-1 and R-2, Recreation Tracts (Common Areas) shall be owned and maintained by the Association.
10. Tract RES-1, Reserve Tract shall be owned and maintained by KNOX WINDING BAY & L.L.C. its successors and/or assigns.
11. Tracts A-1A and A-2 (Alley Tracts) are Common Areas per the Dedication and are reserved for the exclusive use and benefit of the following entities and for the following purposes: (a) the Winding Bay Preserve Homeowners Association, Inc. (the Association) for the purposes of exercising all powers and responsibilities delegated to the Association pursuant to the Community Dedication for Winding Bay Preserve recorded in the Public Records of Orange County, Florida (the Dedication); (b) the Owners of the Lots within the Property for purposes of access to and from public streets and Lots lying adjacent to such Alley Tracts and (c) Orange County and its employees and agents solely for the purposes 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 therein, as well as such events, guests and visitors, including but not limited to, police, fire and emergency medical services. Any access requirements and easements and related facilities constructed within Tracts A-1A and A-2 are not dedicated to the public but are private and shall be maintained by the Association.
12. Owners of Lots 12 through 23 are granted access over Tract P-1 (Park Tract) for maintenance of utilities as set forth in the Dedication.
13. Stated Utility Easements over the entirety of Tracts OS-1B and Tract OS-9 (Open Space Tracts) are dedicated to the perpetual use of the public.
14. 5.00' wide Well Easements over Lots 115 and 119 through 138 inclusive are dedicated to the Association and will be maintained in accordance with the Dedication.
15. The Property is subject to that certain Dedication of Utility Easements recorded April 3, 2018 in Document Number 2018087475.

**SHEET INDEX**

SHEET 1 of 6 - legal description, dedication, Surveyor's notes & legend  
 SHEET 2 of 6 - lay map/boundary information  
 SHEETS 3 thru 6 of 6 - lot and tract geometry

The property shown herein represents a portion of the lands included in the Horizon West Village 1-Parcel 27 Phase 1B Planned Development/Preliminary Subdivision Plan (Case No. RP-18-06-224) as approved by the Orange County Board of County Commissioners on January 24, 2017.

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

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**

KNOX ALL MEN BY THESE PRESENTS, that I, the undersigned, being a Licensed surveyor and mapper, do hereby certify that on the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and plotted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown hereon, and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 James L. Rideman P.S.M. # 3633  
 Allen & Company  
 Licensed Surveyors # 8723  
 213 South Oldland Street, Ste 210  
 Winter Garden, Florida 34787

**WINDING BAY PHASE 1B**  
**DEDICATION**

KNOX ALL MEN BY THESE PRESENTS that KNOX Winding Bay & L.L.C. 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 plat for the uses and purposes therein expressed and dedicates the streets, drainage easements, utility easements and Tract RES-1 to the perpetual use of the public and dedicates the Orange County Access Easement to Orange County, Florida.

Tract RW-1 (Right-of-Way Tract) is hereby dedicated to fee simple to Orange County without any restriction whatsoever. County ownership of this Tract and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Orange County, Florida. Recording of this Plat shall not be a conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforesubscribed.

IN WITNESS WHEREOF, the undersigned KNOX Winding Bay & L.L.C., a Florida Limited Liability Company has caused these presents to be executed and acknowledged by its authorized Officer thereto duly authorized on this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

By: KNOX Winding Bay & L.L.C., a Florida Limited Liability Company  
 \_\_\_\_\_  
 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 the state and county aforesaid personally appeared \_\_\_\_\_ of KNOX Winding Bay & L.L.C. a Florida Limited Liability Company, incorporated under the laws of the state of Florida and he/she in person known to me or has produced the following identification \_\_\_\_\_ and he/she do/did not take an oath that he/she is the person described in and who executed the foregoing dedication and solemnly acknowledged the execution thereof to be his/her free act and deed as such officer therewith duly sworn, that the official seal of said limited liability company is duly affixed thereto; and that said dedication is the act and deed of said limited liability company.

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

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2018.  
 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 \_\_\_\_\_

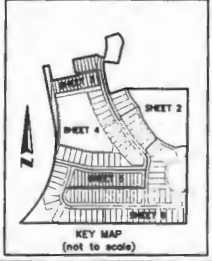
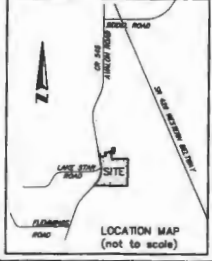
**CERTIFICATE OF APPROVAL BY BOARD**  
**OF COUNTY COMMISSIONERS**

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

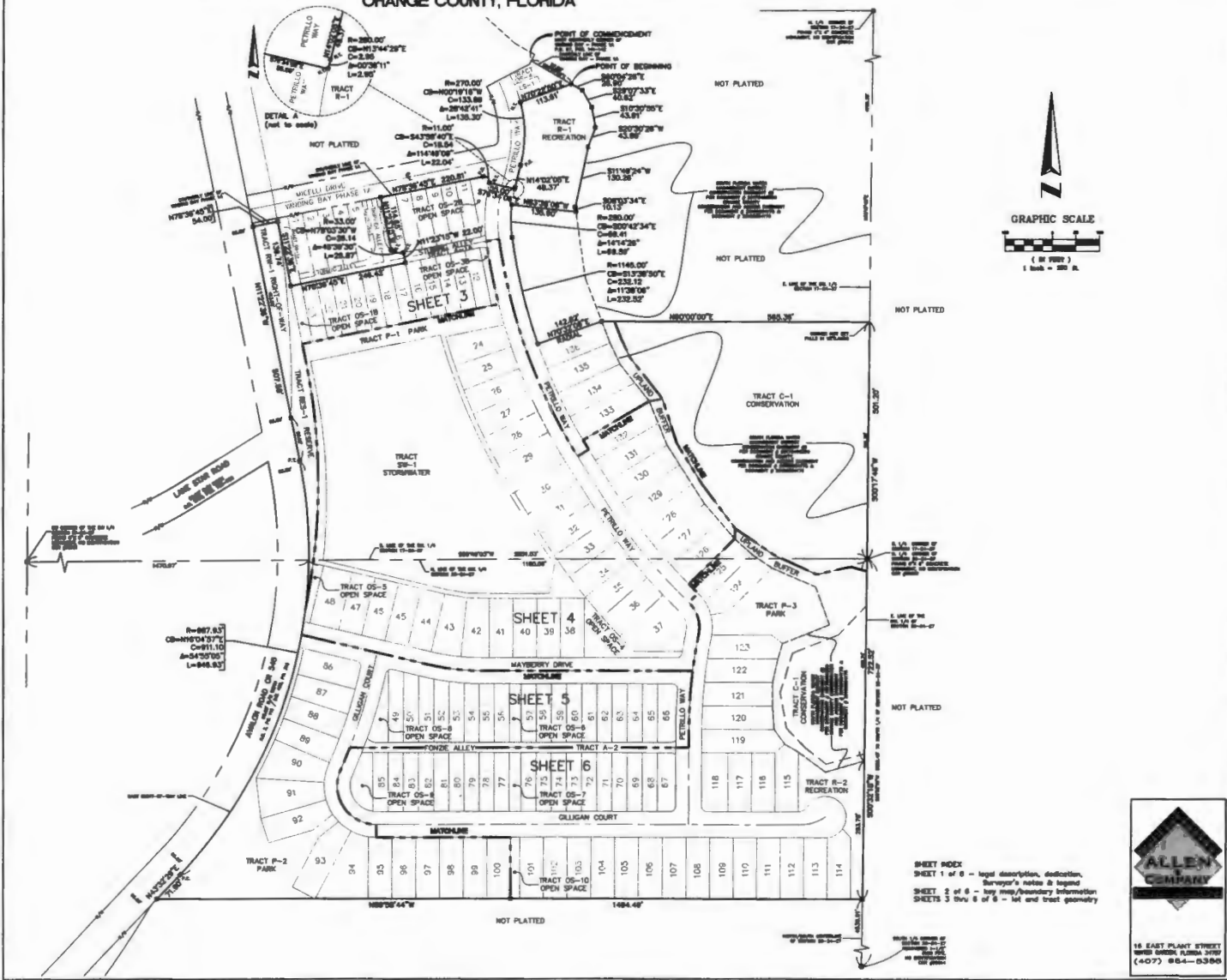
Orange County  
 Attest: \_\_\_\_\_  
 Clerk of the Board.  
 By: \_\_\_\_\_ D.C.

**CERTIFICATE OF COUNTY COMPTROLLER**

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

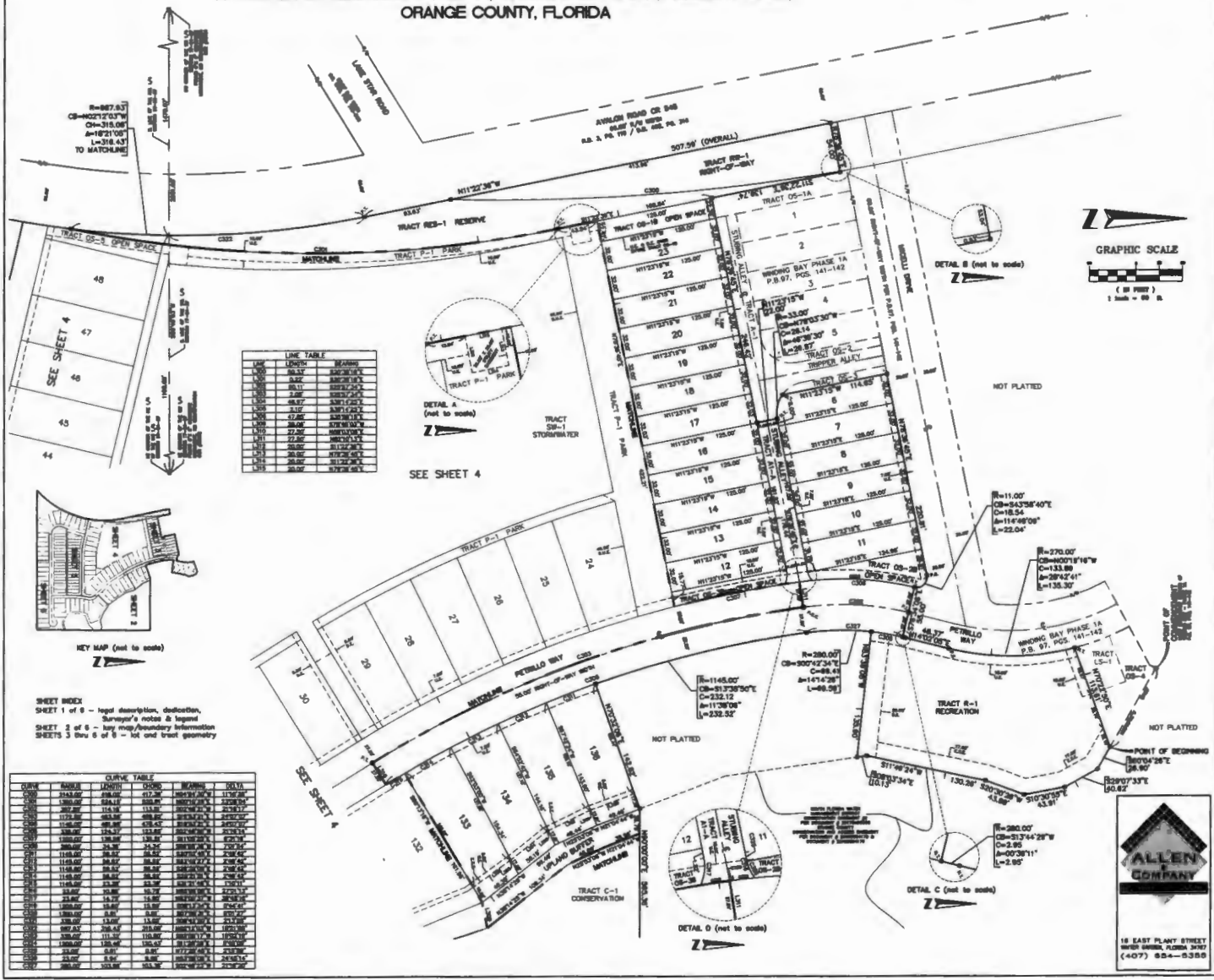


**WINDING BAY PHASE 1B**  
 A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
 ORANGE COUNTY, FLORIDA



# WINDING BAY PHASE 1B

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA



LINE TABLE

LINE	LENGTH	BEARING	AREA
100	36.42	S89°21'00"W	1320.00
101	36.42	S89°21'00"W	1320.00
102	36.42	S89°21'00"W	1320.00
103	36.42	S89°21'00"W	1320.00
104	36.42	S89°21'00"W	1320.00
105	36.42	S89°21'00"W	1320.00
106	36.42	S89°21'00"W	1320.00
107	36.42	S89°21'00"W	1320.00
108	36.42	S89°21'00"W	1320.00
109	36.42	S89°21'00"W	1320.00
110	36.42	S89°21'00"W	1320.00
111	36.42	S89°21'00"W	1320.00
112	36.42	S89°21'00"W	1320.00
113	36.42	S89°21'00"W	1320.00
114	36.42	S89°21'00"W	1320.00
115	36.42	S89°21'00"W	1320.00
116	36.42	S89°21'00"W	1320.00
117	36.42	S89°21'00"W	1320.00
118	36.42	S89°21'00"W	1320.00
119	36.42	S89°21'00"W	1320.00
120	36.42	S89°21'00"W	1320.00

**SHEET INDEX**  
 SHEET 1 of 6 - legal description, definition, surveyor's notes & legend  
 SHEET 2 of 6 - lay map/boundary information  
 SHEETS 3 thru 6 of 6 - lot and tract geometry

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	MARKS	DELTA
C001	2143.00'	2143.00'	417.20'	100% 30' 10"	113°28'00"
C002	1380.00'	1380.00'	268.80'	100% 30' 10"	113°28'00"
C003	2143.00'	114.10'	114.10'	100% 30' 10"	21°38'12"
C004	1772.00'	180.00'	180.00'	100% 30' 10"	113°28'00"
C005	1380.00'	98.80'	98.80'	100% 30' 10"	113°28'00"
C006	1380.00'	125.20'	125.20'	100% 30' 10"	113°28'00"
C007	1380.00'	32.80'	32.80'	100% 30' 10"	113°28'00"
C008	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C009	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C010	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C011	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C012	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C013	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C014	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C015	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C016	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C017	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C018	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C019	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C020	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C021	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C022	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C023	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C024	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"
C025	1148.00'	38.80'	38.80'	100% 30' 10"	113°28'00"

**ALLEN**  
COMPANY

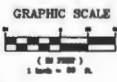
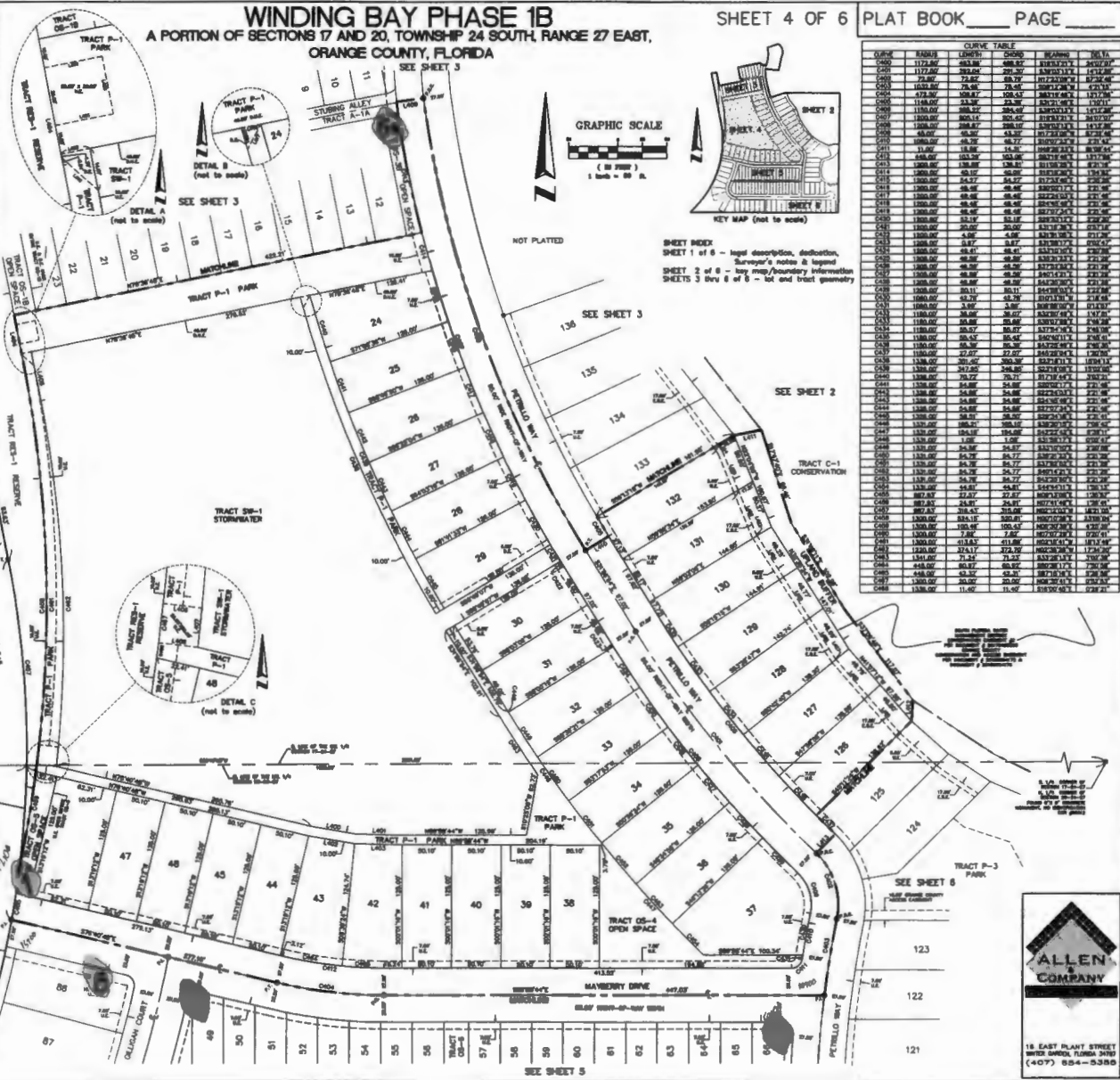
18 EAST PLANT STREET  
ORANGE COUNTY, FLORIDA 32067  
(407) 854-5385

**WINDING BAY PHASE 1B**  
 A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
 ORANGE COUNTY, FLORIDA

SHEET 4 OF 6

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

LINE	LENGTH	BEARING
1400	64.36	S89°00'00"W
1401	42.36	S89°00'00"W
1402	51.24	S89°00'00"W
1403	68.88	S89°00'00"W
1404	68.88	S112°00'00"W
1405	68.88	S112°00'00"W
1406	20.00	N89°00'00"W
1407	20.00	N89°00'00"W
1408	20.00	N89°00'00"W
1409	20.00	N89°00'00"W
1410	20.00	N89°00'00"W
1411	20.00	N89°00'00"W
1412	20.00	N89°00'00"W
1413	20.00	N89°00'00"W
1414	20.00	N89°00'00"W
1415	20.00	N89°00'00"W
1416	20.00	N89°00'00"W
1417	20.00	N89°00'00"W
1418	20.00	N89°00'00"W
1419	20.00	N89°00'00"W
1420	20.00	N89°00'00"W
1421	20.00	N89°00'00"W
1422	20.00	N89°00'00"W
1423	20.00	N89°00'00"W
1424	20.00	N89°00'00"W
1425	20.00	N89°00'00"W
1426	20.00	N89°00'00"W
1427	20.00	N89°00'00"W
1428	20.00	N89°00'00"W
1429	20.00	N89°00'00"W
1430	20.00	N89°00'00"W
1431	20.00	N89°00'00"W
1432	20.00	N89°00'00"W
1433	20.00	N89°00'00"W
1434	20.00	N89°00'00"W
1435	20.00	N89°00'00"W



SHEET INDEX  
 SHEET 1 of 6 - legal description, dedication, Surveyor's notes & legends  
 SHEET 2 of 6 - lot area/boundary intersection  
 SHEETS 3 thru 6 of 6 - lot and tract geometry

CURVE	RADIUS	CHORD	CHORD BEARING	DELTA
0000	1172.00	200.00	S89°00'00"W	173.20
0001	1172.00	200.00	S89°00'00"W	173.20
0002	72.00	72.00	S89°00'00"W	90.00
0003	100.00	78.48	S89°00'00"W	113.10
0004	472.00	108.87	S89°00'00"W	137.36
0005	1188.00	200.00	S89°00'00"W	173.20
0006	1188.00	200.00	S89°00'00"W	173.20
0007	1188.00	200.00	S89°00'00"W	173.20
0008	1188.00	200.00	S89°00'00"W	173.20
0009	1188.00	200.00	S89°00'00"W	173.20
0010	1188.00	200.00	S89°00'00"W	173.20
0011	1188.00	200.00	S89°00'00"W	173.20
0012	1188.00	200.00	S89°00'00"W	173.20
0013	1188.00	200.00	S89°00'00"W	173.20
0014	1188.00	200.00	S89°00'00"W	173.20
0015	1188.00	200.00	S89°00'00"W	173.20
0016	1188.00	200.00	S89°00'00"W	173.20
0017	1188.00	200.00	S89°00'00"W	173.20
0018	1188.00	200.00	S89°00'00"W	173.20
0019	1188.00	200.00	S89°00'00"W	173.20
0020	1188.00	200.00	S89°00'00"W	173.20
0021	1188.00	200.00	S89°00'00"W	173.20
0022	1188.00	200.00	S89°00'00"W	173.20
0023	1188.00	200.00	S89°00'00"W	173.20
0024	1188.00	200.00	S89°00'00"W	173.20
0025	1188.00	200.00	S89°00'00"W	173.20
0026	1188.00	200.00	S89°00'00"W	173.20
0027	1188.00	200.00	S89°00'00"W	173.20
0028	1188.00	200.00	S89°00'00"W	173.20
0029	1188.00	200.00	S89°00'00"W	173.20
0030	1188.00	200.00	S89°00'00"W	173.20
0031	1188.00	200.00	S89°00'00"W	173.20
0032	1188.00	200.00	S89°00'00"W	173.20
0033	1188.00	200.00	S89°00'00"W	173.20
0034	1188.00	200.00	S89°00'00"W	173.20
0035	1188.00	200.00	S89°00'00"W	173.20
0036	1188.00	200.00	S89°00'00"W	173.20
0037	1188.00	200.00	S89°00'00"W	173.20
0038	1188.00	200.00	S89°00'00"W	173.20
0039	1188.00	200.00	S89°00'00"W	173.20
0040	1188.00	200.00	S89°00'00"W	173.20
0041	1188.00	200.00	S89°00'00"W	173.20
0042	1188.00	200.00	S89°00'00"W	173.20
0043	1188.00	200.00	S89°00'00"W	173.20
0044	1188.00	200.00	S89°00'00"W	173.20
0045	1188.00	200.00	S89°00'00"W	173.20
0046	1188.00	200.00	S89°00'00"W	173.20
0047	1188.00	200.00	S89°00'00"W	173.20
0048	1188.00	200.00	S89°00'00"W	173.20
0049	1188.00	200.00	S89°00'00"W	173.20
0050	1188.00	200.00	S89°00'00"W	173.20
0051	1188.00	200.00	S89°00'00"W	173.20
0052	1188.00	200.00	S89°00'00"W	173.20
0053	1188.00	200.00	S89°00'00"W	173.20
0054	1188.00	200.00	S89°00'00"W	173.20
0055	1188.00	200.00	S89°00'00"W	173.20
0056	1188.00	200.00	S89°00'00"W	173.20
0057	1188.00	200.00	S89°00'00"W	173.20
0058	1188.00	200.00	S89°00'00"W	173.20
0059	1188.00	200.00	S89°00'00"W	173.20
0060	1188.00	200.00	S89°00'00"W	173.20
0061	1188.00	200.00	S89°00'00"W	173.20
0062	1188.00	200.00	S89°00'00"W	173.20
0063	1188.00	200.00	S89°00'00"W	173.20
0064	1188.00	200.00	S89°00'00"W	173.20
0065	1188.00	200.00	S89°00'00"W	173.20
0066	1188.00	200.00	S89°00'00"W	173.20
0067	1188.00	200.00	S89°00'00"W	173.20
0068	1188.00	200.00	S89°00'00"W	173.20
0069	1188.00	200.00	S89°00'00"W	173.20
0070	1188.00	200.00	S89°00'00"W	173.20
0071	1188.00	200.00	S89°00'00"W	173.20
0072	1188.00	200.00	S89°00'00"W	173.20
0073	1188.00	200.00	S89°00'00"W	173.20
0074	1188.00	200.00	S89°00'00"W	173.20
0075	1188.00	200.00	S89°00'00"W	173.20
0076	1188.00	200.00	S89°00'00"W	173.20
0077	1188.00	200.00	S89°00'00"W	173.20
0078	1188.00	200.00	S89°00'00"W	173.20
0079	1188.00	200.00	S89°00'00"W	173.20
0080	1188.00	200.00	S89°00'00"W	173.20
0081	1188.00	200.00	S89°00'00"W	173.20
0082	1188.00	200.00	S89°00'00"W	173.20
0083	1188.00	200.00	S89°00'00"W	173.20
0084	1188.00	200.00	S89°00'00"W	173.20
0085	1188.00	200.00	S89°00'00"W	173.20
0086	1188.00	200.00	S89°00'00"W	173.20
0087	1188.00	200.00	S89°00'00"W	173.20
0088	1188.00	200.00	S89°00'00"W	173.20
0089	1188.00	200.00	S89°00'00"W	173.20
0090	1188.00	200.00	S89°00'00"W	173.20
0091	1188.00	200.00	S89°00'00"W	173.20
0092	1188.00	200.00	S89°00'00"W	173.20
0093	1188.00	200.00	S89°00'00"W	173.20
0094	1188.00	200.00	S89°00'00"W	173.20
0095	1188.00	200.00	S89°00'00"W	173.20
0096	1188.00	200.00	S89°00'00"W	173.20
0097	1188.00	200.00	S89°00'00"W	173.20
0098	1188.00	200.00	S89°00'00"W	173.20
0099	1188.00	200.00	S89°00'00"W	173.20
0100	1188.00	200.00	S89°00'00"W	173.20



**WINDING BAY PHASE 1B**  
 A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
 ORANGE COUNTY, FLORIDA

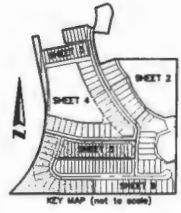


R=897.83  
 C=529°46'48"W  
 C=568.82  
 A=33°12'23"  
 L=578.03  
 TO MATCHLINE

R=897.83  
 C=516°43'57"W  
 C=911.10  
 A=54°05'05"  
 L=848.83  
 OVERALL

LINE	LINE TYPE	BEARING
1200	37.00'	89°59'23"W
1201	22.00'	89°59'23"W
1202	22.00'	89°59'23"W
1203	22.00'	89°59'23"W

CHAIN	RANGE	LANDS	CHAINS	BEARINGS	BEARS
1000	472.80	188.87	188.87	89°59'23"W	1372.80
1001	1180.64	348.17	348.17	89°59'23"W	1370.64
1002	1002.80	158.38	158.38	89°59'23"W	1070.64
1003	18.80	17.88	18.84	89°59'23"W	89°59'23"W
1004	112.83	238.18	238.83	89°59'23"W	1170.64
1005	130.80	217.83	218.80	89°59'23"W	1170.64
1006	117.80	238.18	238.80	89°59'23"W	1170.64
1007	11.80	11.88	11.88	89°59'23"W	89°59'23"W
1008	348.80	118.78	118.78	89°59'23"W	1372.80
1009	11.80	11.88	11.88	89°59'23"W	89°59'23"W
1010	1080.00	36.74	36.74	89°59'23"W	1043.10
1011	887.83	81.17	81.17	89°59'23"W	806.10
1012	887.83	81.17	81.17	89°59'23"W	806.10
1013	887.83	81.17	81.17	89°59'23"W	806.10
1014	887.83	81.17	81.17	89°59'23"W	806.10
1015	887.83	81.17	81.17	89°59'23"W	806.10
1016	887.83	81.17	81.17	89°59'23"W	806.10
1017	887.83	81.17	81.17	89°59'23"W	806.10
1018	1122.83	36.87	36.87	89°59'23"W	1086.10
1019	1122.83	36.87	36.87	89°59'23"W	1086.10
1020	1122.83	36.87	36.87	89°59'23"W	1086.10
1021	1122.83	36.87	36.87	89°59'23"W	1086.10
1022	1122.83	36.87	36.87	89°59'23"W	1086.10
1023	1122.83	36.87	36.87	89°59'23"W	1086.10
1024	1122.83	36.87	36.87	89°59'23"W	1086.10
1025	1122.83	36.87	36.87	89°59'23"W	1086.10
1026	1122.83	36.87	36.87	89°59'23"W	1086.10
1027	1122.83	36.87	36.87	89°59'23"W	1086.10
1028	1122.83	36.87	36.87	89°59'23"W	1086.10
1029	1122.83	36.87	36.87	89°59'23"W	1086.10
1030	1122.83	36.87	36.87	89°59'23"W	1086.10
1031	1122.83	36.87	36.87	89°59'23"W	1086.10
1032	1122.83	36.87	36.87	89°59'23"W	1086.10
1033	1122.83	36.87	36.87	89°59'23"W	1086.10
1034	1122.83	36.87	36.87	89°59'23"W	1086.10
1035	1122.83	36.87	36.87	89°59'23"W	1086.10
1036	1122.83	36.87	36.87	89°59'23"W	1086.10
1037	1122.83	36.87	36.87	89°59'23"W	1086.10
1038	1122.83	36.87	36.87	89°59'23"W	1086.10
1039	1122.83	36.87	36.87	89°59'23"W	1086.10
1040	1122.83	36.87	36.87	89°59'23"W	1086.10
1041	1122.83	36.87	36.87	89°59'23"W	1086.10
1042	1122.83	36.87	36.87	89°59'23"W	1086.10
1043	1122.83	36.87	36.87	89°59'23"W	1086.10
1044	1122.83	36.87	36.87	89°59'23"W	1086.10
1045	1122.83	36.87	36.87	89°59'23"W	1086.10

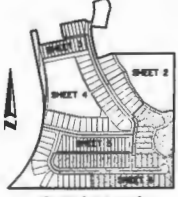
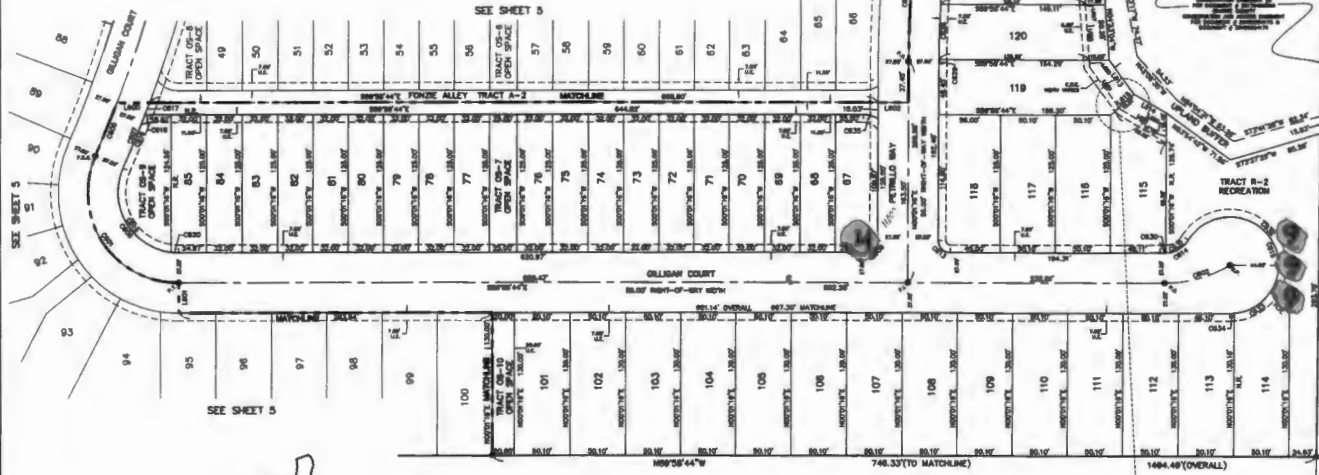
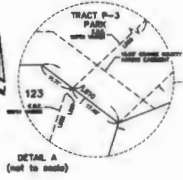


**SHEET INDEX**  
 SHEET 1 of 6 - legal description, dedication, Surveyor's notes & legend  
 SHEET 2 of 6 - lay out/auxiliary information  
 SHEETS 3 thru 6 of 6 - lot and tract geometry



**WINDING BAY PHASE 1B**  
 A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
 ORANGE COUNTY, FLORIDA

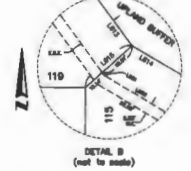
CURVE	BEARING	LENGTH	CHORD	BEARING	DELTA
0001	113.64°	51.48	51.48	S83°13'41"W	66.78°
0002	83.84°	181.67	182.89	S33°13'41"W	113.79°
0003	113.81°	51.48	51.47	S73°23'41"W	37.83°
0004	103.84°	304.84	304.84	S03°23'41"W	113.81°
0005	113.81°	51.48	51.48	S13°23'41"W	66.78°
0006	103.84°	181.67	181.67	S63°23'41"W	113.81°
0007	113.81°	51.48	51.48	S13°23'41"W	66.78°
0008	83.84°	181.67	181.67	S63°23'41"W	113.81°
0009	113.81°	51.48	51.48	S13°23'41"W	66.78°
0010	103.84°	304.84	304.84	S03°23'41"W	113.81°
0011	113.81°	51.48	51.48	S13°23'41"W	66.78°
0012	103.84°	181.67	181.67	S63°23'41"W	113.81°
0013	113.81°	51.48	51.48	S13°23'41"W	66.78°
0014	83.84°	181.67	181.67	S63°23'41"W	113.81°
0015	113.81°	51.48	51.48	S13°23'41"W	66.78°
0016	103.84°	304.84	304.84	S03°23'41"W	113.81°
0017	113.81°	51.48	51.48	S13°23'41"W	66.78°
0018	103.84°	181.67	181.67	S63°23'41"W	113.81°
0019	113.81°	51.48	51.48	S13°23'41"W	66.78°
0020	103.84°	304.84	304.84	S03°23'41"W	113.81°
0021	113.81°	51.48	51.48	S13°23'41"W	66.78°
0022	103.84°	181.67	181.67	S63°23'41"W	113.81°
0023	113.81°	51.48	51.48	S13°23'41"W	66.78°
0024	103.84°	304.84	304.84	S03°23'41"W	113.81°
0025	113.81°	51.48	51.48	S13°23'41"W	66.78°
0026	103.84°	181.67	181.67	S63°23'41"W	113.81°
0027	113.81°	51.48	51.48	S13°23'41"W	66.78°
0028	103.84°	304.84	304.84	S03°23'41"W	113.81°
0029	113.81°	51.48	51.48	S13°23'41"W	66.78°
0030	103.84°	181.67	181.67	S63°23'41"W	113.81°
0031	113.81°	51.48	51.48	S13°23'41"W	66.78°
0032	103.84°	304.84	304.84	S03°23'41"W	113.81°
0033	113.81°	51.48	51.48	S13°23'41"W	66.78°
0034	103.84°	181.67	181.67	S63°23'41"W	113.81°
0035	113.81°	51.48	51.48	S13°23'41"W	66.78°
0036	103.84°	304.84	304.84	S03°23'41"W	113.81°
0037	113.81°	51.48	51.48	S13°23'41"W	66.78°
0038	103.84°	181.67	181.67	S63°23'41"W	113.81°
0039	113.81°	51.48	51.48	S13°23'41"W	66.78°
0040	103.84°	304.84	304.84	S03°23'41"W	113.81°
0041	113.81°	51.48	51.48	S13°23'41"W	66.78°
0042	103.84°	181.67	181.67	S63°23'41"W	113.81°
0043	113.81°	51.48	51.48	S13°23'41"W	66.78°
0044	103.84°	304.84	304.84	S03°23'41"W	113.81°
0045	113.81°	51.48	51.48	S13°23'41"W	66.78°



SHEET INDEX:  
 SHEET 1 of 6 - legal description, dedication,  
 Surveyor's notes & legend  
 SHEET 2 of 6 - key map/boundary information  
 SHEETS 3 thru 6 of 6 - lot and tract geometry

LINE	LENGTH	BEARING
L100	26.70	S89°26'44"W
L101	22.80	S89°26'44"W
L102	22.80	S89°26'44"W
L103	22.80	S89°26'44"W
L104	22.80	S89°26'44"W
L105	22.80	S89°26'44"W
L106	22.80	S89°26'44"W
L107	22.80	S89°26'44"W
L108	22.80	S89°26'44"W
L109	22.80	S89°26'44"W
L110	22.80	S89°26'44"W
L111	22.80	S89°26'44"W
L112	22.80	S89°26'44"W
L113	22.80	S89°26'44"W
L114	22.80	S89°26'44"W

LINE	LENGTH	BEARING
L115	13.76	S89°26'44"W
L116	13.76	S89°26'44"W
L117	13.76	S89°26'44"W
L118	13.76	S89°26'44"W
L119	13.76	S89°26'44"W
L120	13.76	S89°26'44"W
L121	13.76	S89°26'44"W
L122	13.76	S89°26'44"W
L123	13.76	S89°26'44"W
L124	13.76	S89°26'44"W
L125	13.76	S89°26'44"W
L126	13.76	S89°26'44"W
L127	13.76	S89°26'44"W
L128	13.76	S89°26'44"W
L129	13.76	S89°26'44"W
L130	13.76	S89°26'44"W

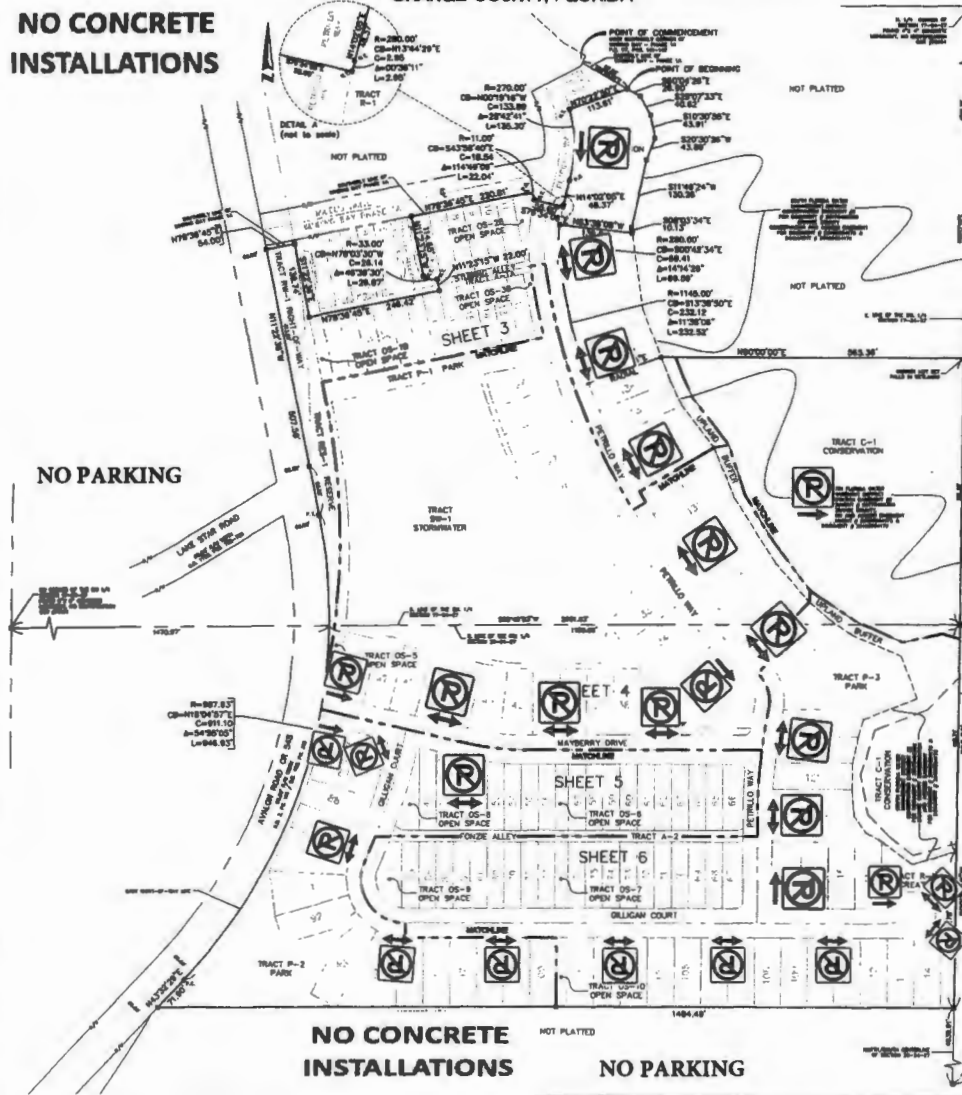


# WINDING BAY PHASE 1B

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 1 OF 1 PLAT BOOK PAGE

**NO CONCRETE  
INSTALLATIONS**



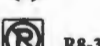


GRAPHIC SCALE  
1 inch = 100 ft.

**NO CONCRETE  
INSTALLATIONS**

**NO PARKING**

### SIGN LEGEND

-  R8-3
-  R8-3
-  R8-3

**NOT TO SCALE**

SHEET INDEX  
SHEET 1 of 6 - legal description, dedication,  
Surveyor's notes & legend  
SHEET 2 of 6 - key map/boundary information  
SHEETS 3 thru 6 of 6 - lot and tract geometry



10 EAST PLANT STREET  
ORANGE PARK, FLORIDA 32067  
(407) 864-6389