



Interoffice Memorandum

November 8, 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 Enclave at Hamlin**

Our staff recommends that the following traffic control devices be installed in Enclave at Hamlin:

- Install "STOP" signs on:
 - Arcadia Bluff Loop (S) at Hamlin Groves Trail
 - Prairie Creek Street at Arcadia Bluff Loop
 - Arcadia Bluff Loop (N) at Hamlin Groves Trail
 - Mistwood Street at Arcadia Bluff Loop
 - Terrace Bluff Street (SB) at Arcadia Bluff Loop
 - Terrace Bluff Street (NB) at Arcadia Bluff Loop

The Fire Marshal recommends that the following "No Parking" signs be installed in Enclave at Hamlin:

- Install "NO PARKING" signs on:
 - Arcadia Bluff Loop
 - Terrace Bluff Street

Action Requested: Approval of Traffic Control Devices and "No Parking" signs installation in Enclave at Hamlin. District 1.

DMA/CNL/AHW

Attachments

ENCLAVE AT HAMLIN

A REPLAT OF A PORTION OF LOT 2, HAMLIN NORTH AS RECORDED IN PLAT BOOK 85,
PAGES 61 THROUGH 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND
LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH RANGE, 27 EAST, ORANGE
COUNTY, FLORIDA
DISTRICT # 1

STOP/STREET			INITIALS	
<u>(1)</u>	(Ft____E)	on Arcadia Bluff Loop (S) (9 INCH) at Hamlin Groves Trail (9 INCH)	00 00	_____ _____
<u>(2)</u>	(Ft____N)	on Prairie Creek Street at Arcadia Bluff Loop	00 00	_____ _____
<u>(2-1)</u>	(Ft____E)	on Arcadia Bluff Loop (N) (9 INCH) at Hamlin Groves Trail (9 INCH)	00 00	_____ _____
<u>(3)</u>	(Ft____S)	on Mistwood Street at Arcadia Bluff Loop	00 00	_____ _____
<u>(4)</u>	(Ft____N)	on Terrace Bluff Street (SB) at Arcadia Bluff Loop	00 00	_____ _____
<u>(5)</u>	(Ft____S)	on Terrace Bluff Street (NB) at Arcadia Bluff Loop	00 00	_____ _____
<u>STOP/ALLEYS</u>				
<u>(6a)</u>	(Ft____S)	on Alleyway D at Arcadia Bluff Loop	00 00	_____ _____
<u>(7a)</u>	(Ft____N)	on Alleyway D at Alleyway E	00 00	_____ _____
<u>(8a)</u>	(Ft____W)	on Alleyway D at Prairie Creek Street	00 00	_____ _____
<u>(9a)</u>	(Ft____N)	on Shepperds Hollow Alley at Alleyway C	00 00	_____ _____
<u>(10a)</u>	(Ft____S)	on Shepperds Hollow Alley at Arcadia Bluff Loop	00 00	_____ _____
<u>(11a)</u>	(Ft____N)	on Burning Oak Alley (SB) at Arcadia Bluff Loop	00 00	_____ _____
<u>(12a)</u>	(Ft____S)	on Burning Oak Alley (NB) at Arcadia Bluff Loop	00 00	_____ _____

SPEED LIMIT 25 MPH

- (13) (Ft____E) on Arcadia Bluff Loop _____
at Prairie Creek Street _____
- (14) (Ft____E) on Arcadia Bluff Loop _____
at Sheperds Hollow Alley _____

KEEP RIGHT

- (15) (Ft____E) on Arcadia Bluff Loop _____
at Hamlin Groves Trail _____
- (16) (Ft____W) on Arcadia Bluff Loop _____
at Prairie Creek Street _____

ONE WAY

- (17) (Ft____N) on Mistwood Street _____
at Arcadia Bluff Loop _____
- (18) (Ft____S) on Prairie Creek Street _____
at Sheperds Hollow Alley _____

DO NOT ENTER

- (19) (Ft____N) on Prairie Creek Street _____
at Arcadia Bluff Loop _____
- (20) (Ft____N) on Mistwood Street _____
at Arcadia Bluff Loop _____

NO PARKING with arrows

on Arcadia Bluff Loop from Alleyway D extending east, north and west Hamlin Groves Trail on the south, east and north sides and in the curves as indicated on the attached parking plan map

on Terrace Bluff Street from Arcadia Bluff Loop (S) extending north to Arcadia Bluff Loop on the east side and in the curves as indicated on the attached parking plan map

11/8/2019
ahw/

ENCLAVE AT HAMLIN

SHEET 1 OF 5

PLAT BOOK _____ PAGE _____

A REPLAT OF A PORTION OF LOT 2, HAMLIN NORTH AS RECORDED IN PLAT BOOK 85, PAGES 61 THROUGH 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH RANGE, 27 EAST, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF LOT 2, HAMLIN NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGES 61 THROUGH 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 2, HAMLIN NORTH, ALSO BEING THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 00° 10' 30" EAST ALONG THE EAST LINE OF SAID LOT 2, ALSO BEING THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 17 FOR A DISTANCE OF 1321.29 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 17, ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20 LYING ON THE NORTHERLY LINE OF HAMLIN EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 84 THROUGH 87 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE: SOUTH 00° 00' 15" EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 20 FOR A DISTANCE OF 235.83 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89° 58' 06" WEST FOR A DISTANCE OF 62.44 FEET TO A POINT ON THE NORMAL HIGH WATER LINE OF LAKE HARTLEY ACCORDING TO THE ORANGE COUNTY LAKE INDEX SHEET FOR LAKE HARTLEY; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORMAL HIGH WATER LINE AND SAID NORTHERLY LINE OF HAMLIN EAST; NORTH 06° 30' 04" WEST FOR A DISTANCE OF 21.32 FEET; THENCE RUN NORTH 05° 28' 02" WEST FOR A DISTANCE OF 110.90 FEET; THENCE RUN NORTH 08° 38' 12" WEST FOR A DISTANCE OF 24.13 FEET; THENCE RUN NORTH 46° 43' 00" WEST FOR A DISTANCE OF 42.32 FEET; THENCE RUN NORTH 88° 57' 00" WEST FOR A DISTANCE OF 32.16 FEET; THENCE RUN NORTH 89° 06' 55" WEST FOR A DISTANCE OF 35.54 FEET; THENCE RUN SOUTH 60° 10' 30" WEST FOR A DISTANCE OF 86.95 FEET; THENCE RUN SOUTH 57° 08' 51" WEST FOR A DISTANCE OF 49.88 FEET; THENCE RUN SOUTH 27° 05' 15" WEST FOR A DISTANCE OF 47.19 FEET; THENCE RUN SOUTH 53° 24' 22" EAST FOR A DISTANCE OF 102.19 FEET; THENCE RUN SOUTH 25° 38' 28" EAST FOR A DISTANCE OF 40.57 FEET; THENCE DEPARTING SAID NORMAL HIGH WATER LINE RUN NORTH 89° 58' 06" WEST, CONTINUING ALONG SAID NORTHERLY LINE OF HAMLIN EAST FOR A DISTANCE OF 335.87 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN FLORIDA EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1438, PAGE 467, ALSO AN ENCROACHMENT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10889, PAGE 8881, BOTH OF SAID PUBLIC RECORDS; THENCE RUN NORTH 50° 02' 28" WEST, ALONG SAID NORTHERLY EASEMENT LINE FOR A DISTANCE OF 238.30 FEET; THENCE RUN NORTH 22° 40' 04" WEST DEPARTING SAID NORTHERLY EASEMENT LINE FOR A DISTANCE OF 697.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAMLIN GROVES TRAIL, ACCORDING TO DOCUMENT #20180136703 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: NORTH 00° 00' 00" WEST FOR A DISTANCE OF 817.06 FEET; THENCE RUN NORTH 02° 44' 36" WEST FOR A DISTANCE OF 120.14 FEET; THENCE RUN NORTH 00° 00' 00" EAST FOR A DISTANCE OF 20.88 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17 ALSO BEING THE NORTH LINE OF AFORESAID LOT 2; THENCE RUN NORTH 89° 50' 22" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1008.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.61 ACRES, MORE OR LESS

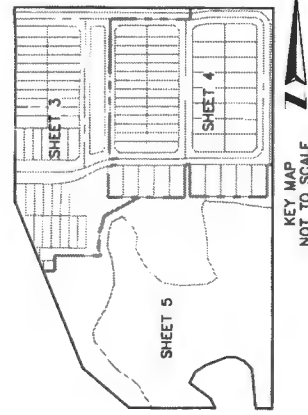
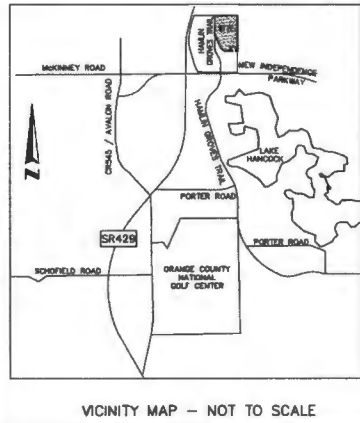
LEGEND:

P.C.	denotes point of curvature	—	denotes change in direction, no corner set
P.T.	denotes point of tangency	—	denotes normal high water line
P.C.C.	denotes point of compound curvature	P.D.E.	denotes private drainage easement
P.I.	denotes point of intersection	P.S.I.	denotes pipe(s)
P.R.C.	denotes point of reverse curve	N.T.	denotes non tangent
CCW	denotes Certified Corner Record Number	R	denotes radius
R/W	denotes right-of-way	CH	denotes chord
LB	denotes licensed business	CB	denotes chord bearing
U.E.	denotes utility easement	I.A.	denotes interior angle
P.D.E.	denotes public drainage easement	L	denotes arc length
P.A.E.	denotes private access easement	D	denotes recovered concrete monument as described
N.R.	denotes non-radial	D.R.	denotes Deed Book
M	denotes set of 3/4" concrete monument LB 6723 permanent reference monument	L.L.C.	denotes limited liability company
C	denotes centerline	—	denotes change in direction along right-of-way lines
O.R.	denotes Official Records Book		
D.L.E.	denotes drainage and utility easement		

	denotes Document# 20180203637
	denotes Document# 20180203637 & Document# 20180203636
	denotes private access easement & drainage and utility easement

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2, HAMLIN NORTH, P.B. 85, PGS. 61-63, BEARING NORTH 89°50'22" EAST, FOR ANGULAR DESIGNATION ONLY.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- THIS PLAT AND THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ENCLAVE AT HAMLIN (THE DECLARATION) AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THE NORMAL HIGH WATER LINE (NHWL) FOR LAKE HARTLEY HAS AN ELEVATION OF 97.84', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ACCORDING TO ORANGE COUNTY FLOOD AWARENESS PROGRAM. THE ELEVATION OF THE NHWL WAS LOCATED IN THE FIELD BY ALLEN & COMPANY AND IS BASED ON ORANGE COUNTY ENGINEERING DEPARTMENT VERTICAL DATUM.
- ALL PLATTED UTILITY EASEMENTS (U.E.) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 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.
- TRACTS OS-1, OS-2, AND OS-3 (OPEN SPACE), SHALL BE OWNED AND MAINTAINED BY THE ENCLAVE AT HAMLIN HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION).
- THE PRIVATE ACCESS EASEMENTS (P.A.E.), AS DEPICTED ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF (THE ASSOCIATION), THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH PRIVATE ACCESS AND DRAINAGE EASEMENTS, AND ORANGE COUNTY AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROMOTE AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS SUCH OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. ALL PRIVATE ACCESS EASEMENTS AND ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED THEREIN ARE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION, AS LIMITED COMMON AREA.
- THE CONSERVATION TRACTS C-1 AND C-2 SHOWN HEREON ALONG THE SHORELINE OF LAKE HARTLEY SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED TO ORANGE COUNTY, NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION WITHIN THE CONSERVATION EASEMENTS, WITH THE EXCEPTION OF DOCKS CONSTRUCTED PURSUANT TO APPLICABLE COUNTY PERMITS, SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF ORANGE COUNTY.
- TRACTS P-1 AND P-2 (PARK TRACTS) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE DECLARATION.
- TRACT L-1 (LAKE TRACT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE DECLARATION.
- PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO THE ASSOCIATION.

"THE PROPERTY DESCRIBED HEREIN REPRESENTS ALL OF THE LANDS INCLUDED IN THE HAMLIN NORTH SUBDIVISION PLAN/DEVELOPMENT PLAN #PSP-16-02-067 APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON 7/27/2016.

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 SUPPLANTED 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.

- SHEET INDEX**
- SHEET 1 of 5 - legal description, dedication, Surveyor's notes & legend
 - SHEET 2 OF 5 - boundary information
 - SHEET 3 - 5 OF 5 - Lot & Tract geometry

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____ completed the survey of 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 thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statute; and that said land is located in Orange County, Florida.

By: _____ Date: _____
 James L. Rickman P.S.M. # 5633
 Allen & Company
 Licensed Business # 6723
 16 East Plant Street
 Winter Garden, Florida 34787

ENCLAVE AT HAMLIN DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and part for the uses and purposes herein expressed and authorizes the street, public drainage easements, utility easements, and storm water tract (S-W-T) to the perpetual use of the public, unless otherwise noted.

Tract L-1-1 (Lake Tract) is hereby dedicated in fee simple to Orange County, Florida without any restriction whatsoever. County ownership of said Tract and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Orange County. Recording of this Plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, the undersigned, TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, has caused these presents to be executed and acknowledged by its authorized officer authorized on this _____ day of _____, 2016.

By: TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, _____ (CORPORATE SEAL)

By: _____ Title: Vice President of Land Development
 Printed Name: _____
 Signed and sealed in the presence of: _____



Printed Name: _____
 Title: _____

STATE OF _____ COUNTY OF _____
 THIS IS TO CERTIFY that on _____ before me an officer duly authorized to take acknowledgments in the state and county aforesaid, personally appeared Nicholas Guzman, Vice President of Land Development of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, incorporated under the laws of the state of Florida, he is personally known to me or has produced the following identification _____ and he did / did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his act and deed as such officer thereunto duly authorized; that the officer and of said TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, is duly and lawfully authorized to execute the act and deed of said TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date. _____
 THIS IS TO CERTIFY that on _____ day of _____, 2016.

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.

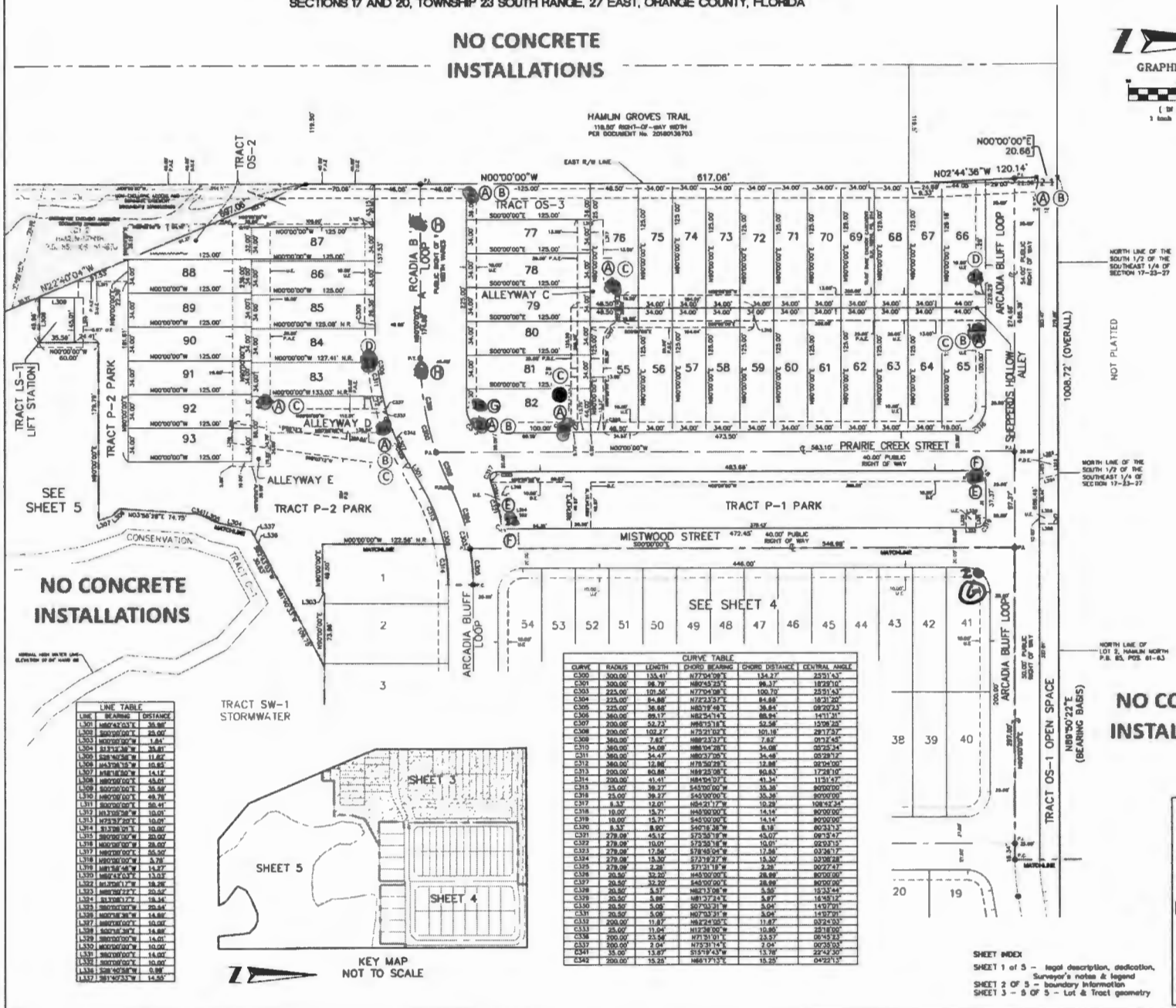
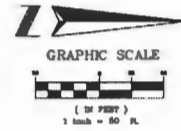
CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as Document No. _____
 County Comptroller in and for Orange County, Florida.
 By: _____

ENCLAVE AT HAMLIN

A REPLAT OF A PORTION OF LOT 2, HAMLIN NORTH AS RECORDED IN PLAT BOOK 85, PAGES 61 THROUGH 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH RANGE, 27 EAST, ORANGE COUNTY, FLORIDA

NO CONCRETE INSTALLATIONS



NO CONCRETE INSTALLATIONS

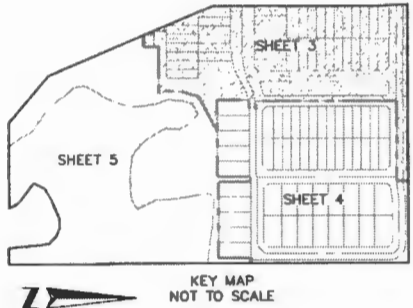
NO CONCRETE INSTALLATIONS

LINE TABLE

LINE	BEARING	DISTANCE
L301	N89°42'00"W	36.86'
L302	N89°00'00"W	18.00'
L303	N89°00'00"W	3.84'
L304	S17°32'30"W	36.87'
L305	N89°00'00"W	11.62'
L306	N43°38'18"W	10.85'
L307	N89°00'00"W	14.12'
L308	N89°00'00"W	45.00'
L309	N89°00'00"W	35.58'
L310	N89°00'00"W	48.78'
L311	N89°00'00"W	56.45'
L312	N83°38'28"W	10.00'
L313	N27°32'30"E	10.00'
L314	N33°38'18"W	10.00'
L315	N89°00'00"W	20.00'
L316	N89°00'00"W	20.00'
L317	N89°00'00"W	14.86'
L318	N89°00'00"W	20.84'
L319	N89°00'00"W	14.86'
L320	N89°00'00"W	10.00'
L321	N89°00'00"W	14.86'
L322	N89°00'00"W	10.00'
L323	N89°00'00"W	10.00'
L324	N89°00'00"W	0.88'
L325	N89°00'00"W	14.86'
L326	N89°00'00"W	10.00'
L327	N89°00'00"W	10.00'
L328	N89°00'00"W	0.88'
L329	N89°00'00"W	14.86'
L330	N89°00'00"W	10.00'
L331	N89°00'00"W	10.00'
L332	N89°00'00"W	0.88'
L333	N89°00'00"W	14.86'
L334	N89°00'00"W	10.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C300	300.00'	135.41'	N72°34'38"E	135.27'	22°31'43"
C301	300.00'	38.78'	N82°04'23"E	38.77'	18°22'01"
C302	225.00'	101.56'	N72°04'38"E	100.70'	23°51'43"
C303	225.00'	84.88'	N72°32'37"E	84.88'	18°31'30"
C304	360.00'	88.17'	N82°34'14"E	88.84'	14°11'31"
C305	360.00'	52.72'	N89°12'18"E	52.58'	12°08'32"
C306	300.00'	102.27'	N72°32'37"E	101.18'	22°17'37"
C307	360.00'	35.08'	N88°04'28"E	35.08'	09°22'24"
C308	300.00'	34.47'	N82°37'05"E	34.46'	09°28'17"
C309	360.00'	12.88'	N78°30'28"E	12.88'	08°04'00"
C310	300.00'	80.88'	N82°28'02"E	80.83'	17°28'10"
C311	300.00'	41.41'	N84°19'37"E	41.34'	11°31'47"
C312	33.00'	38.27'	S43°00'00"W	35.38'	89°00'00"
C313	23.00'	36.27'	S43°00'00"W	35.38'	89°00'00"
C314	23.00'	36.27'	S43°00'00"W	35.38'	89°00'00"
C315	23.00'	36.27'	S43°00'00"W	35.38'	89°00'00"
C316	18.00'	15.71'	N45°00'00"E	14.14'	89°00'00"
C317	8.57'	8.57'	S45°00'00"E	14.14'	89°00'00"
C318	8.57'	8.57'	S45°00'00"E	8.58'	89°31'37"
C319	278.00'	45.12'	S73°38'18"W	45.07'	09°18'47"
C320	278.00'	18.00'	S73°38'18"W	18.00'	09°18'47"
C321	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C322	278.00'	15.30'	S73°38'18"W	15.30'	09°18'47"
C323	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C324	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C325	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C326	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C327	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C328	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C329	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C330	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C331	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C332	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C333	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C334	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C335	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C336	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C337	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C338	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C339	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C340	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C341	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C342	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C343	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C344	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C345	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C346	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C347	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C348	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"
C349	278.00'	2.28'	S73°38'18"W	2.28'	09°18'47"
C350	278.00'	17.84'	S73°38'18"W	17.84'	09°18'47"



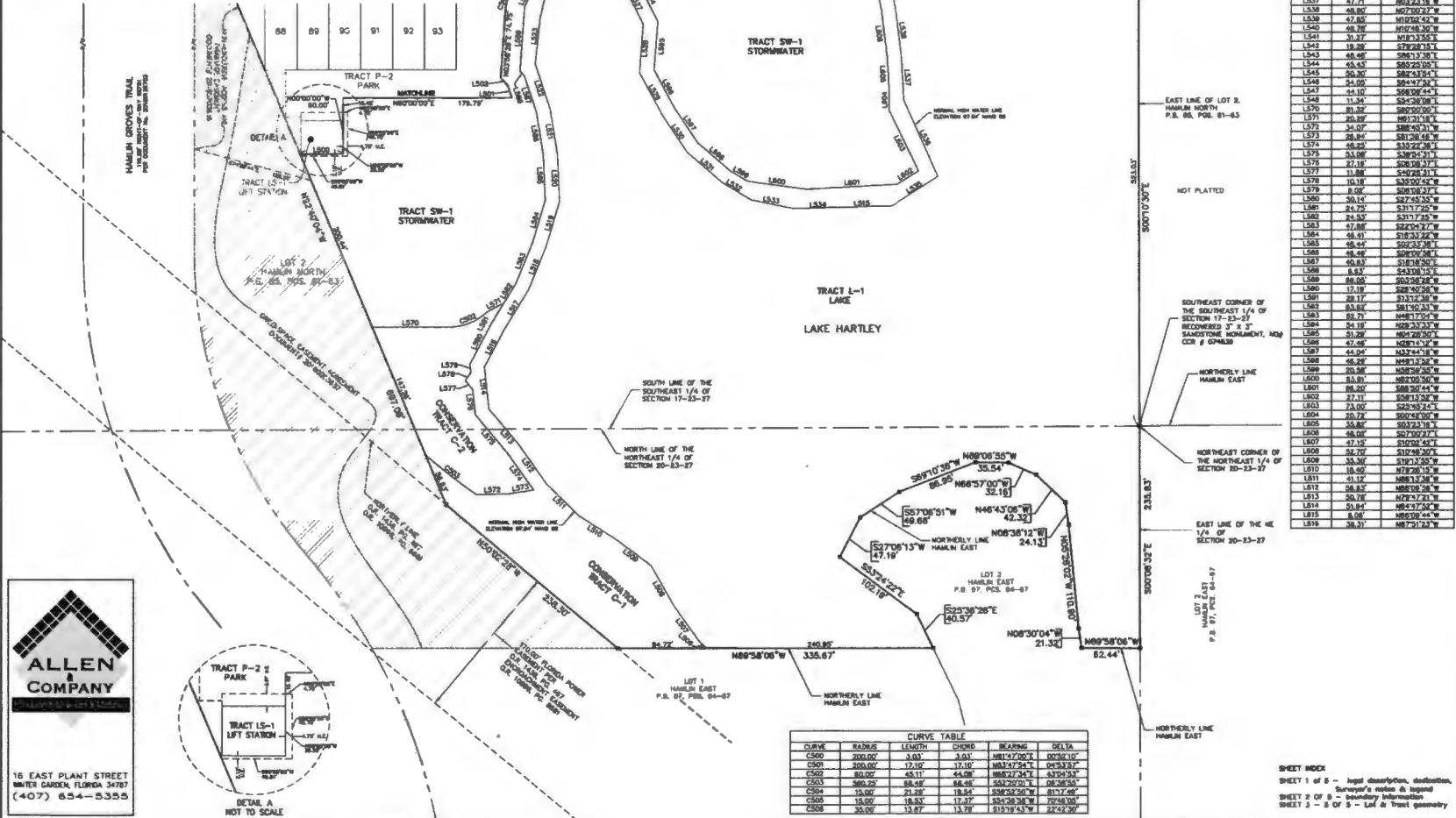
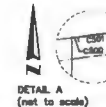
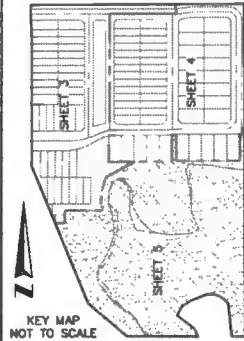
SHEET INDEX
SHEET 1 of 5 - legal description, dedication, Surveyor's notes & legend
SHEET 2 of 5 - boundary information
SHEET 3 - 5 of 5 - Lot & Tract geometry



16 EAST PLANT STREET
NORTH GARDEN, FLORIDA 32751
(407) 654-5355

ENCLAVE AT HAMLIN

A REPLAT OF A PORTION OF LOT 2, HAMLIN NORTH AS RECORDED IN PLAT BOOK 85, PAGES 61 THROUGH 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH RANGE, 27 EAST, ORANGE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L500	45.88	N89°00'00" E
L501	14.12	N18°18'50" W
L502	10.88	S45°17'30" E
L503	11.82	N58°50'58" E
L504	35.81	N13°32'30" E
L505	41.82	N48°24'30" E
L506	47.42	N33°28'30" W
L507	50.88	N58°28'30" W
L508	44.38	N58°28'30" W
L509	44.38	N54°11'37" W
L510	48.81	N57°28'30" W
L511	48.81	N58°10'37" W
L512	50.44	N35°22'30" W
L513	48.12	N48°24'30" W
L514	44.53	N58°10'37" W
L515	53.48	N57°43'30" E
L516	45.10	N67°58'30" E
L517	50.83	N51°11'20" E
L518	49.81	N52°04'37" E
L519	48.88	N58°33'30" E
L520	51.81	N65°30'30" E
L521	48.55	N58°30'30" W
L522	48.38	N58°10'37" W
L523	48.81	N58°10'37" W
L524	47.58	N13°32'30" E
L525	48.38	N58°30'30" W
L526	48.32	S48°17'04" E
L527	47.12	S28°32'33" E
L528	51.53	S28°28'30" E
L529	50.58	S28°14'12" E
L530	48.80	S33°24'18" E
L531	48.81	S40°13'50" E
L532	35.80	S48°38'53" E
L533	46.73	S78°04'28" E
L534	44.24	N68°24'00" E
L535	57.44	N57°43'24" E
L536	48.80	N67°04'00" E
L537	47.71	N63°24'18" E
L538	48.80	N67°00'37" W
L539	47.86	N10°00'42" E
L540	48.28	N57°48'30" W
L541	37.27	N18°32'55" E
L542	18.28	S78°28'50" E
L543	48.46	S48°13'38" E
L544	49.53	S50°20'00" E
L545	48.30	S48°33'30" E
L546	54.00	S54°47'38" E
L547	44.10	S58°00'44" E
L548	13.25	S42°30'00" E
L549	81.32	S80°30'00" E
L550	20.00	N61°31'18" E
L551	34.00	S88°00'00" E
L552	28.82	S81°38'48" W
L553	48.80	S35°22'30" E
L554	34.88	S28°24'21" E
L555	27.18	S28°08'47" E
L556	11.88	S42°28'51" E
L557	10.18	S33°00'42" E
L558	8.00	S28°38'37" E
L559	24.12	S27°45'30" E
L560	23.75	S31°17'30" W
L561	20.52	S31°17'30" W
L562	47.88	S22°05'27" W
L563	48.41	S18°33'58" W
L564	48.41	S18°33'58" W
L565	46.42	S20°32'30" E
L566	48.49	S20°00'00" E
L567	48.83	S18°18'00" E
L568	8.82	S43°08'12" E
L569	48.08	S43°30'00" E
L570	17.18	S28°40'58" W
L571	28.12	S13°17'30" W
L572	34.00	S81°00'00" E
L573	39.73	N48°17'04" W
L574	34.18	N58°33'30" E
L575	51.29	N63°28'50" E
L576	47.48	N58°14'12" W
L577	44.24	N33°24'18" E
L578	46.20	N48°13'38" W
L579	20.38	N58°30'30" W
L580	24.81	N57°00'30" W
L581	48.20	S88°30'44" W
L582	27.11	S58°13'50" W
L583	73.00	S20°58'47" E
L584	20.72	S00°45'00" W
L585	35.88	S03°23'18" E
L586	48.00	S07°00'00" E
L587	47.12	S10°04'42" E
L588	34.36	S10°15'00" W
L589	18.40	N78°28'15" W
L590	11.12	N68°13'38" W
L591	20.85	N68°00'30" W
L592	50.78	N78°47'21" W
L593	54.84	N68°00'30" W
L594	8.00	N68°00'44" W
L595	38.37	N87°31'24" W

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C500	200.00	3.87	3.81	N81°22'00" E	0°28'00"
C501	200.00	17.10	17.10	N43°47'54" E	0°53'37"
C502	80.00	45.11	44.08	N88°27'30" E	5°29'54"
C503	98.20	88.46	84.48	S50°20'01" E	0°28'54"
C504	15.00	21.38	18.84	S38°32'30" W	81°17'48"
C505	15.00	18.82	17.37	S25°28'30" W	72°48'00"
C506	35.00	33.67	33.78	S13°18'15" W	28°20'30"

SHEET INDEX
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ENCLAVE AT HAMLIN

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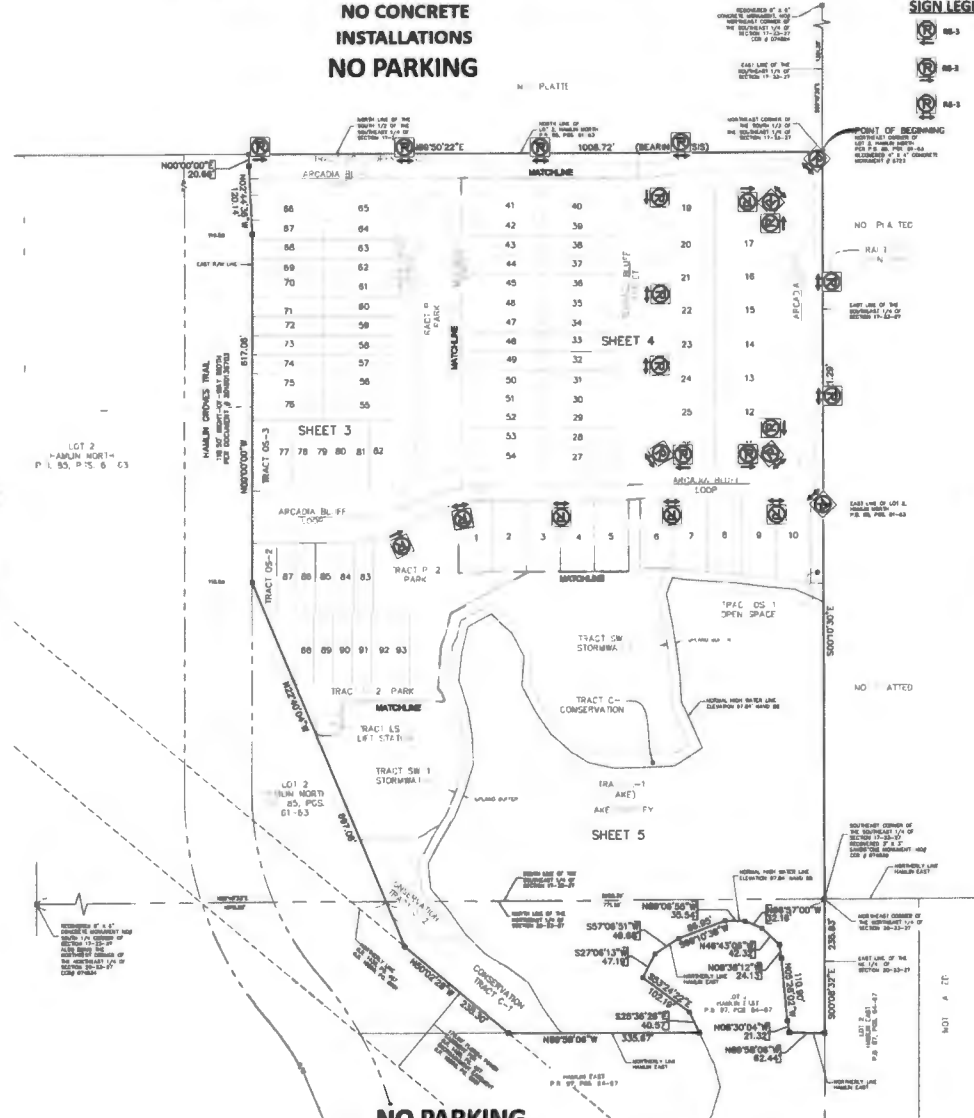
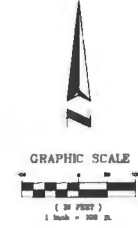
PLAT BOOK _____ PAGE _____

SHEET 1 OF 1

**NO CONCRETE
INSTALLATIONS
NO PARKING**

SIGN LEGEND

-  85-3
-  85-2
-  85-1



NO PARKING

**NO CONCRETE
INSTALLATIONS**

NO PARKING

**NO CONCRETE
INSTALLATIONS**



16 EAST FLORIDA STREET
ORANGE GARDEN, FLORIDA 32167
(407) 854-5355

NO PARKING

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