



Interoffice Memorandum

September 23, 2020

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

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

CONTACT PERSON: **Humberto L. Castellero, P.E., PTOE, Manager**  
Traffic Engineering Division  
PHONE NUMBER: **(407) 836-7891**

Handwritten signature of Joseph C. Kunkel in black ink.

Handwritten signature of Humberto L. Castellero in black ink.

SUBJ: **Installation of Traffic Control Devices and "No Parking" signs in Dean's Crossing**

Our staff recommends installing the following traffic control devices in Dean's Crossing:

Install "STOP" signs on:  
Bayliss Court at Dean Road  
Deans Crossing Lane at Bayliss Court

The Fire Marshal recommends installing the following "No Parking" signs in Dean's Crossing:

Install "NO PARKING" signs on:  
Bayliss Court  
Deans Crossing Lane

**Action Requested: Approval of Traffic Control Devices and "No Parking" signs installation in Dean's Crossing. District 3.**

JCK/HLC/FCY/dar

Attachments

# DEAN'S CROSSING

A PLAT OF DEAN'S CROSSING, AS RECORDED IN PLAT BOOK 101, PAGE 49 OF THE  
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 32,  
TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA  
DISTRICT # 3

STOP/STREET	INITIALS
<u>(1)</u> (Ft _____ N) on Bayliss Court at Dean Road	8300 _____ 1400 _____
<u>(2)</u> (Ft _____ E) on Deans Crossing Lane at Bayliss Court	1700 _____ 8300 _____

## SPEED LIMIT 25 MPH

<u>(3)</u> (Ft _____ W) on Bayliss Court at Dean Road	_____ _____
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## END OF ROAD TREATMENT

<u>(4)</u> (Ft _____ N) on Deans Crossing Lane at Deans Crossing Lane	_____ _____
--	----------------

## NO PARKING with arrows

On Bayliss Court from Dean Road to its termination, on north and west side of roadway, through the col-de-sac and on the inside of the roadway curve as indicated on the attached parking plan.

On Deans Crossing Lane, east side of roadway for its entire length, as indicated on the attached parking plan.

8/16/2020

ahw/

# DEAN'S CROSSING AT LITTLE ECON

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 1 OF 6

**PLAT BOOK 101 PAGE 49**

## DEAN'S CROSSING AT LITTLE ECON DEDICATION

**LEGAL DESCRIPTION**

A PORTION OF LAND BEING PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, HISTORICALLY DESCRIBED IN OFFICIAL RECORDS BOOK 6938, PAGE 1332, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS:

THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 50 FEET CONVEYED TO ORANGE COUNTY FOR ROAD RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 6938, PAGE 1332, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND LESS THE WEST 250.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 20, CREEK WATER SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGE 18, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT AND ON THE EXISTING WEST RIGHT OF WAY LINE OF DEAN ROAD PER SAID PLAT, AND ALSO BEING AN ANGLE BREAK IN SAID RIGHT OF WAY LINE, THENCE RUN SOUTH 89°52'40" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1030 FEET TO AN ANGLE BREAK IN SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING, THENCE RUN SOUTH 01°17'17" WEST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 683.17 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, THENCE RUN NORTH 89°52'40" WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 313.92 FEET TO A POINT ON THE EAST LINE OF THE WEST 250.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE RUN NORTH 89°52'40" WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 250.00 FEET TO A POINT ON THE WEST LINE OF THE WEST 250.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE RUN SOUTH 01°17'17" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 290.56 FEET TO A POINT ON THE WEST LINE OF THE WEST 250.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE RUN SOUTH 01°17'17" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 290.56 FEET TO A POINT ON THE WEST LINE OF THE WEST 250.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE RUN NORTH 89°52'40" WEST, FOR A DISTANCE OF 660.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE RUN NORTH 02°56'22" EAST ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 461.88 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID CREEK WATER SUBDIVISION, THENCE RUN SOUTH 89°52'40" EAST ALONG SAID SOUTH LINE OF AFORESAID CREEK WATER SUBDIVISION, FOR A DISTANCE OF 1240.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 747,747 SQUARE FEET OR 17.16 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

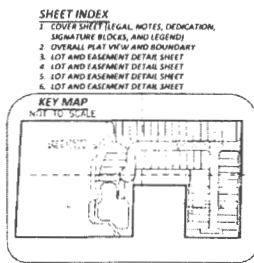
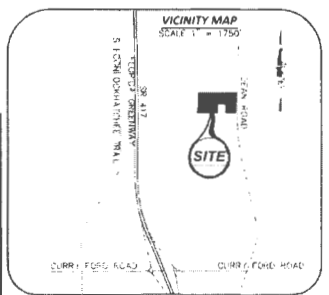
- PLANNING DESIGN HEREIN ARE BASED ON STATE PLANE COORDINATES OF DEER CREEK ZONE WITH PROJECTIONS DERIVING A BAKING OF 1000 FEET FOR THE NET LINE OF THE SOUTHWEST 1/4 OF SECTION 32-22-31.
- ALL PRIVATE UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, 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 NEARBY AREA. PRIVATE TELEVISION CABLE CHANNELS DAMAGED BY THE FACILITIES OF A PUBLIC UTILITY, I SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PUBLIC UTILITY TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SUCH AS CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION (SEE CHAPTER 352.00(2), FLORIDA STATUTE).
- THE PROPERTY INTEREST HEREIN IS GOVERNED BY A MANDATORY HOMEOWNERS ASSOCIATION KNOWN AS DEAN'S CROSSING AT LITTLE ECON HOMEOWNERS ASSOCIATION (THE ASSOCIATION). THE PROPERTY DEAN'S CROSSING IS SUBJECT TO THE COMMUNITY DECLARATION FOR DEAN'S CROSSING AT LITTLE ECON (THE DECLARATION), AND ANY SUPPLEMENTAL DOCUMENTS AMENDMENTS, THEREIN, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL WALL EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-1 IS AN OPEN SPACE, LANDSCAPE, AND WALL TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-2 IS AN OPEN SPACE, LANDSCAPE, WALL AND FENCE TRACT, AND IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-3 IS AN OPEN SPACE TRACT, AND IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-4 IS AN OPEN SPACE, RECREATION, WALL ACCESS, AND COMPLEMENTARY STORAGE TRACT, AND IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-5 AND THE ADJACENT BLANK THEREIN IS A CONSERVATION TRACT AND A COMMON AREA TO BE OWNED BY THE ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED TO OFFICE, COUNTY, FEDERAL, STATE, CLEARING, GRADING, OR ALTERATION IS PERMITTED WITHOUT PRIOR APPROVAL OF ORANGE COUNTY, FLORIDA AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.

**LEGEND**

- SET 4" x 4" ON 1/4" = 1" SCALE IN ACCORDANCE WITH CHAPTER 177.09(1) FLORIDA STATUTES UNLESS OTHERWISE NOTED
- SET 1/4" x 1/4" IRON ROD & CAP STAMPED BY 6193 IN ACCORDANCE WITH CHAPTER 177.09(1) F.S.
- SET 1/4" x 1/4" IRON ROD & CAP STAMPED BY 6193 IN ACCORDANCE WITH CHAPTER 177.09(1) F.S.
- CENTERLINE
- PADDED
- CENTRAL ANGLE (DELTA)
- BOUNDARY
- CHORD DISTANCE
- CHORD BEARING
- ARC LENGTH
- DATE PLANNED ELEVATION
- CENTERED CIRCLE (C/C)
- EASEMENT
- EASEMENT AND UTILITY EASEMENTS
- OFFICIAL RECORDS DOCUMENT
- NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
- FOUND CONTROL MONUMENT
- FENCE EASEMENT
- IDENTIFICATION
- NORTH AMERICAN MERCATOR DATUM
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- POINT OF CURVATURE
- PAGE(S)
- POINT OF INTERSECTION
- PROFESSIONAL SURVEYOR AND MAPPER
- POINT OF TANGENCY
- RIGHT POINT
- RIGHT OF WAY
- SECTION
- UTILITY EASEMENT
- WALL AND FENCE EASEMENTS
- WALL AND UTILITY EASEMENTS

**Sign Legend**

Symbol	MUTCD Description	Size	Quantity
	Street Name Sign	R1-1 (30" X 30")	2 AS
	Street Name Sign	R2-1 (24" X 30")	1 AS
	OM4-3 (18" X 18")		3 AS



**ASM**  
**AMERICAN SURVEYING & MAPPING INC.**

CERTIFICATION OF AUTHORIZATION  
MEMBER (00000)  
3181 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32835 (407) 486-7979

**NOTICE**

THE PROPERTY DESCRIBED HEREIN REPRESENTS ALL OF THE LAND INCLUDED IN THE PLANNED PROPERTY PRELIMINARY SUBDIVISION (PLAN) (CASE # 2019-16-01-003) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 16, 2019.

**NOTICE**

THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THEREBY. ANY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**

EXAMINED AND APPROVED: *Diana H. Dinkora* 11-7-19  
COUNTY ENGINEER DATE

**CERTIFICATE OF APPROVAL BY ZONING DIRECTOR**

EXAMINED AND APPROVED: *[Signature]* 11-9-19  
ZONING DIRECTOR DATE

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 122, FLORIDA STATUTES.

*W. R. Murrain Jr.* 11-7-19  
COUNTY SURVEYOR DATE

**CERTIFICATE OF SURVEYOR**

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THIS PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

*E. M. Jones* 10/10/2019  
DATE

STATE PLAT NUMBER: 1 (DEAN'S CROSSING)  
PLANNING DESIGNER: DEAN'S CROSSING  
FLORIDA REGISTRATION NUMBER: 10467  
REGISTRATION NUMBER OF LEGAL DESIGNER: 66593  
AMERICAN SURVEYING & MAPPING, INC.  
3181 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FL 32835

KNOW ALL MEN BY THESE PRESENTS, THAT M. J. HOMES OF FLORIDA, L.L.C. (A FLORIDA LIMITED LIABILITY COMPANY), BEING THE OWNER IN FEE SIMPLE OF ALL THE LANDS DESCRIBED IN THE FOREGOING AFFIDAVIT TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DEDICATES THE DRAINAGE EASEMENTS, UTILITY EASEMENTS, TRACTS 05-1, 05-2, 05-3, 05-4, 05-5 (AS SHOWN) AND STREETS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT 05-1 (WITH STATION) AND TRACT 05-2 (RIGHT-OF-WAY) ARE HEREBY DEDICATED IN FEE SIMPLE TO ORANGE COUNTY, FLORIDA, AND RESTRICTIVE WHATSOEVER COUNTY OWNERSHIP OF THESE TRACTS AND ANY IMPROVEMENTS THEREON MUST OBTAIN APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA. THIS PLAT IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SHALL ACT AS EVIDENCE TO THE COUNTY. NO FURTHER INSTRUMENT SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE IN THE COUNTY AS AFORESAINTHENE.

IN WITNESS WHEREOF, M. J. HOMES OF ORLANDO, L.L.C. (A FLORIDA LIMITED LIABILITY COMPANY) HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW HEREON:

DATE: October 16, 2019 SIGNED IN THE PRESENCE OF

BY: *[Signature]* BY: *[Signature]*  
DANIEL WASSER WITNESS  
PRINTED NAME: Daniel Wass

TITLE: Vice President BY: *[Signature]*  
M. J. HOMES OF ORLANDO, L.L.C. (FLORIDA LIMITED LIABILITY COMPANY) WITNESS  
PRINTED NAME: Rachel D. Baker

STATE OF FLORIDA  
COUNTY OF Orange

THIS IS TO CERTIFY THAT ON October 16, 2019 BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DANIEL WASSER AS THE PRESIDENT OF M. J. HOMES OF ORLANDO, L.L.C. (A FLORIDA LIMITED LIABILITY COMPANY), WHO IS PERSONALLY KNOWN TO ME, AND HE/SH/IT DID TAKE AN OATH BEFORE ME.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL ON THE ABOVE DATE.

*[Signature]*  
PUBLIC NOTARY STATE OF FLORIDA  
PRINTED NAME: Rachel D. Baker

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

MY COMMISSION EXPIRES: Sept. 7, 2020  
COMMISSION NO: 66600145

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

THIS IS TO CERTIFY THAT ON 11-12-19 2019 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA.

*[Signature]*  
COUNTY CLERK

*[Signature]*  
CLERK OF THE BOARD

**CERTIFICATE OF COUNTY COMPTROLLER**

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON 11-13-2019 AS BOOK 101 PAGE 49

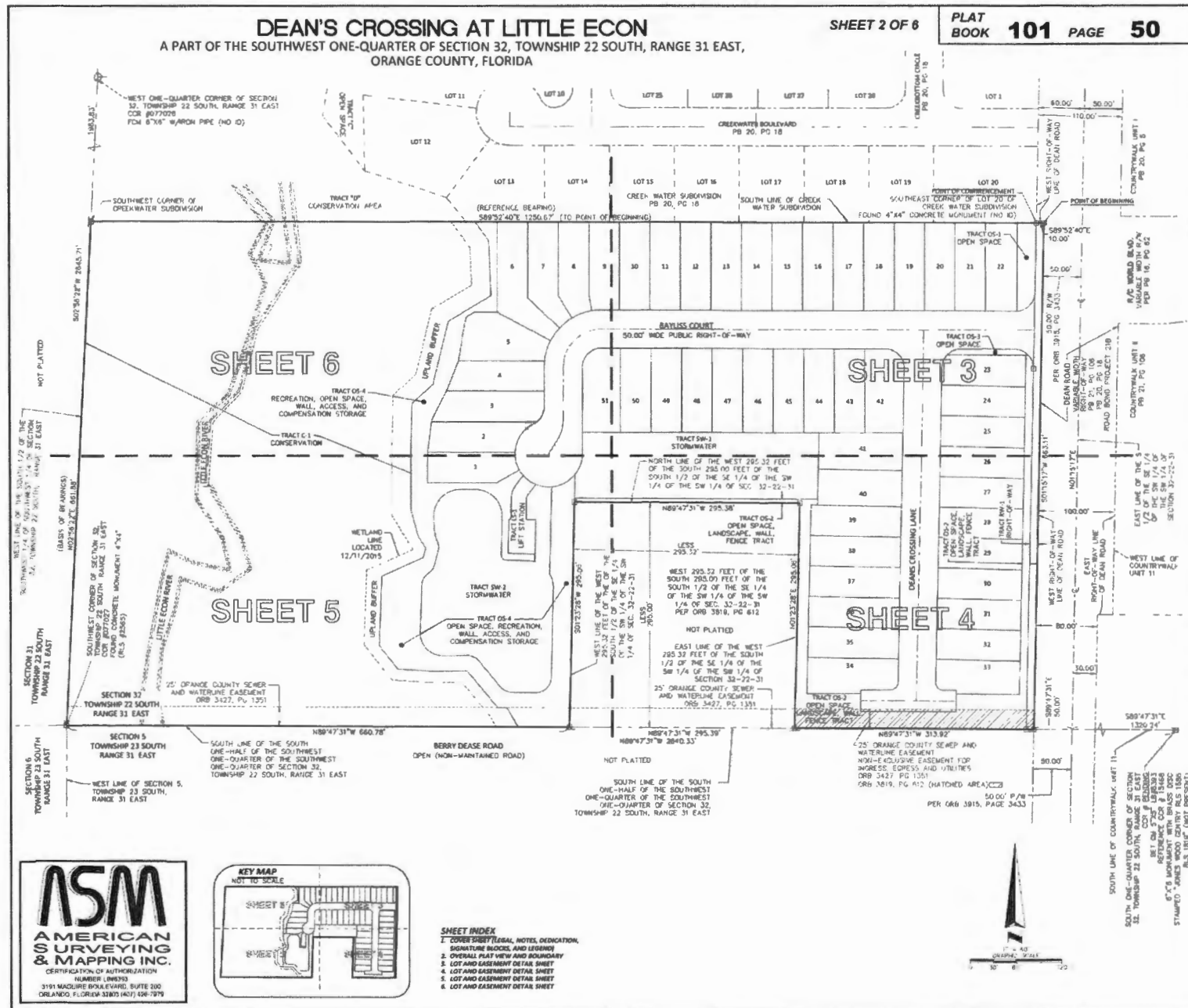
COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

*[Signature]*  
SEAL

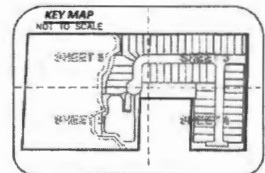
**DEAN'S CROSSING AT LITTLE ECON**  
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
 ORANGE COUNTY, FLORIDA

SHEET 2 OF 6

PLAT BOOK **101** PAGE **50**



**ASM**  
**AMERICAN SURVEYING & MAPPING INC.**  
 CERTIFICATION OF AUTHORIZATION  
 NUMBER: 000030  
 3191 MAQUIRE BOULEVARD, SUITE 200  
 ORLANDO, FLORIDA 32805 (407) 698-7979



- SHEET INDEX**
1. CORRECT LEGAL, NOTES, DEDICATION, SIGNATURE BLOCK, AND LEGEND
  2. OVERALL PLAT VIEW AND BOUNDARY
  3. LOT AND EASEMENT DETAIL SHEET
  4. LOT AND EASEMENT DETAIL SHEET
  5. LOT AND EASEMENT DETAIL SHEET
  6. LOT AND EASEMENT DETAIL SHEET



SOUTH LINE OF COUNTRYWALK UNIT 11  
 SOUTH ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST  
 SET ON 6" X 6" MONUMENT WITH BRASS NAIL  
 6" X 6" MONUMENT WITH BRASS NAIL  
 STAMPED "JAMES WOOD ZENITH PLS 1895  
 ALL TIES (NOT PRESENT)

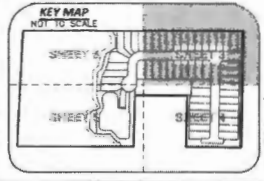
# DEAN'S CROSSING AT LITTLE ECON

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 3 OF 6

PLAT BOOK 101 PAGE 51

Curve Table					Curve Table						
Curve #	Radius	Delta	Chord	Chord Bearing	Length	Curve #	Radius	Delta	Chord	Chord Bearing	Length
C5	25.00'	45°34'23"	19.36'	S67°20'09"W	19.86'	C15	25.00'	45°34'23"	19.36'	N87°05'28"W	19.86'
C6	25.00'	43°17'40"	18.44'	S22°54'07"W	18.89'	C17	25.00'	7°34'46"	3.30'	S86°19'57"W	3.31'
C11	25.00'	85°54'23"	34.07'	N44°12'29"E	37.48'	C84	25.00'	91°07'57"	35.70'	N44°18'41"W	36.76'
C12	25.00'	2°57'40"	1.29'	N88°38'31"E	1.29'	C70	25.00'	88°52'03"	35.00'	S45°41'19"W	36.78'
C14	25.00'	45°33'34"	19.36'	N21°31'30"W	19.86'	C71	25.00'	80°00'00"	35.36'	S45°07'20"W	39.27'
						C72	25.00'	88°52'03"	35.00'	N45°41'19"E	36.78'
						C87	25.00'	91°07'57"	35.70'	N44°18'41"W	36.76'

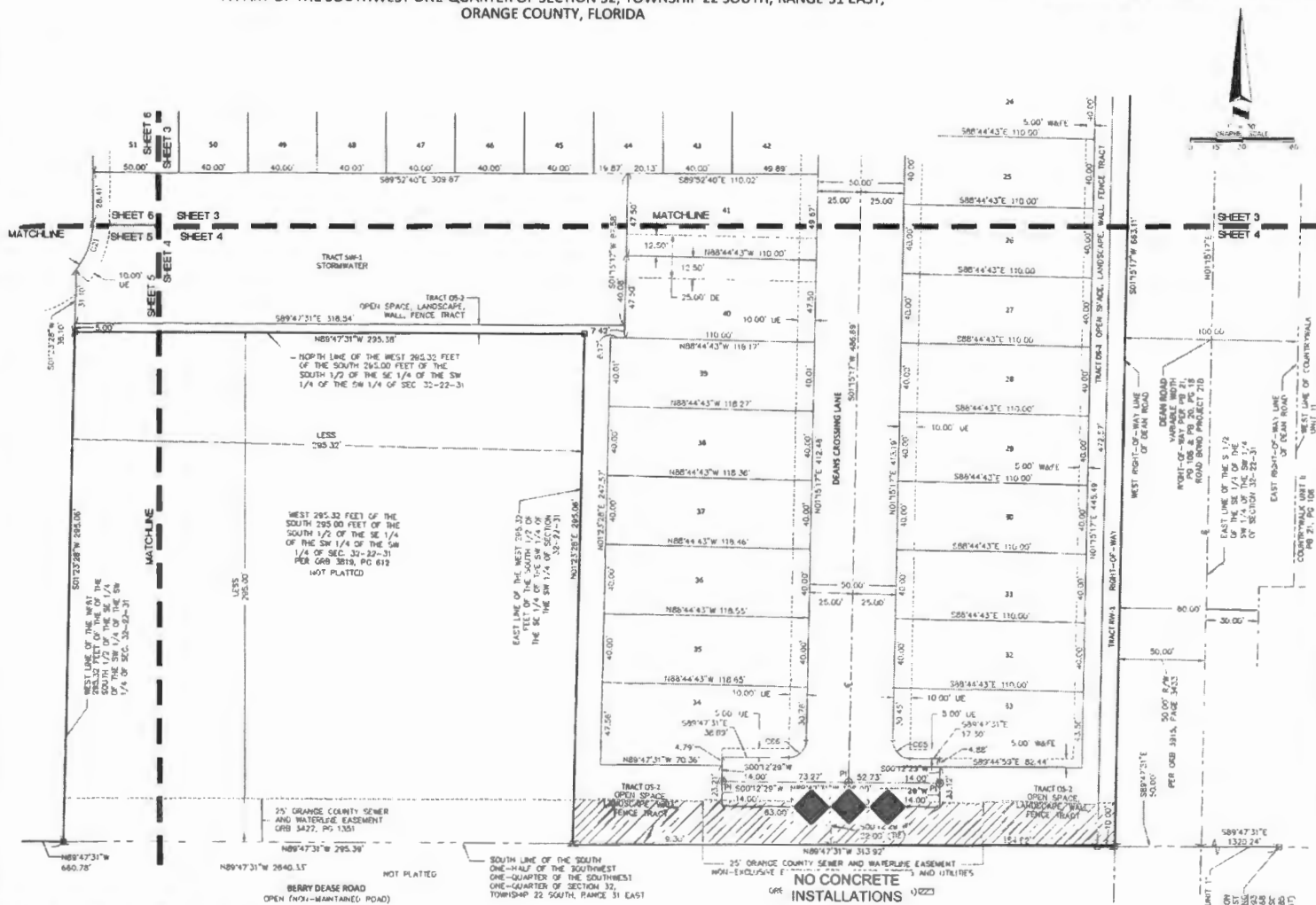
- SHEET INDEX**
1. COVER SHEET (LEGAL NOTES, DEDICATION, SIGNATURE BLOCK, AND LEGEND)
  2. OVERALL PLAT VIEW AND BOUNDARY
  3. LOT AND EASEMENT DETAIL SHEET
  4. LOT AND EASEMENT DETAIL SHEET
  5. LOT AND EASEMENT DETAIL SHEET
  6. LOT AND EASEMENT DETAIL SHEET

# DEAN'S CROSSING AT LITTLE ECON

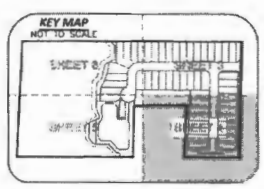
A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 4 OF 6

PLAT BOOK **101** PAGE **52**



**ASM**  
**AMERICAN SURVEYING & MAPPING INC.**  
 CERTIFICATION OF AUTHORIZATION  
 NUMBER 149100  
 3151 MAGUIRE BOULEVARD, SUITE 200  
 ORLANDO, FLORIDA 32835 (407) 428-7879



- SHEET INDEX**
1. TOWN/DEED LEGAL, HOTEL, INDICATION, SURVIVAL BLOCKS, AND LEGEND
  2. OVERALL PLAT VIEW AND BOUNDARY
  3. LOT AND EASEMENT DETAIL SHEET
  4. LOT AND EASEMENT DETAIL SHEET
  5. LOT AND EASEMENT DETAIL SHEET
  6. LOT AND EASEMENT DETAIL SHEET

Curve Table					
Curve #	Radius	Delta	Chord	Chord Bearing	Length
C21	44.00'	38°45'35"	29.24'	N19°31'38"E	29.60'
C55	10.00'	91°02'48"	14.27'	S44°16'02"E	15.89'
C56	10.00'	86°37'12"	14.01'	N45°43'53"E	15.53'

SOUTH ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA  
 SET ON 5/24/19  
 REFERENCE CORNER #1448  
 6" X 6" MONUMENT  
 STAMPED "JONES WOOD COUNTY RLS 1956  
 RLS 1818" (NOT PRESENT)

# DEAN'S CROSSING AT LITTLE ECON

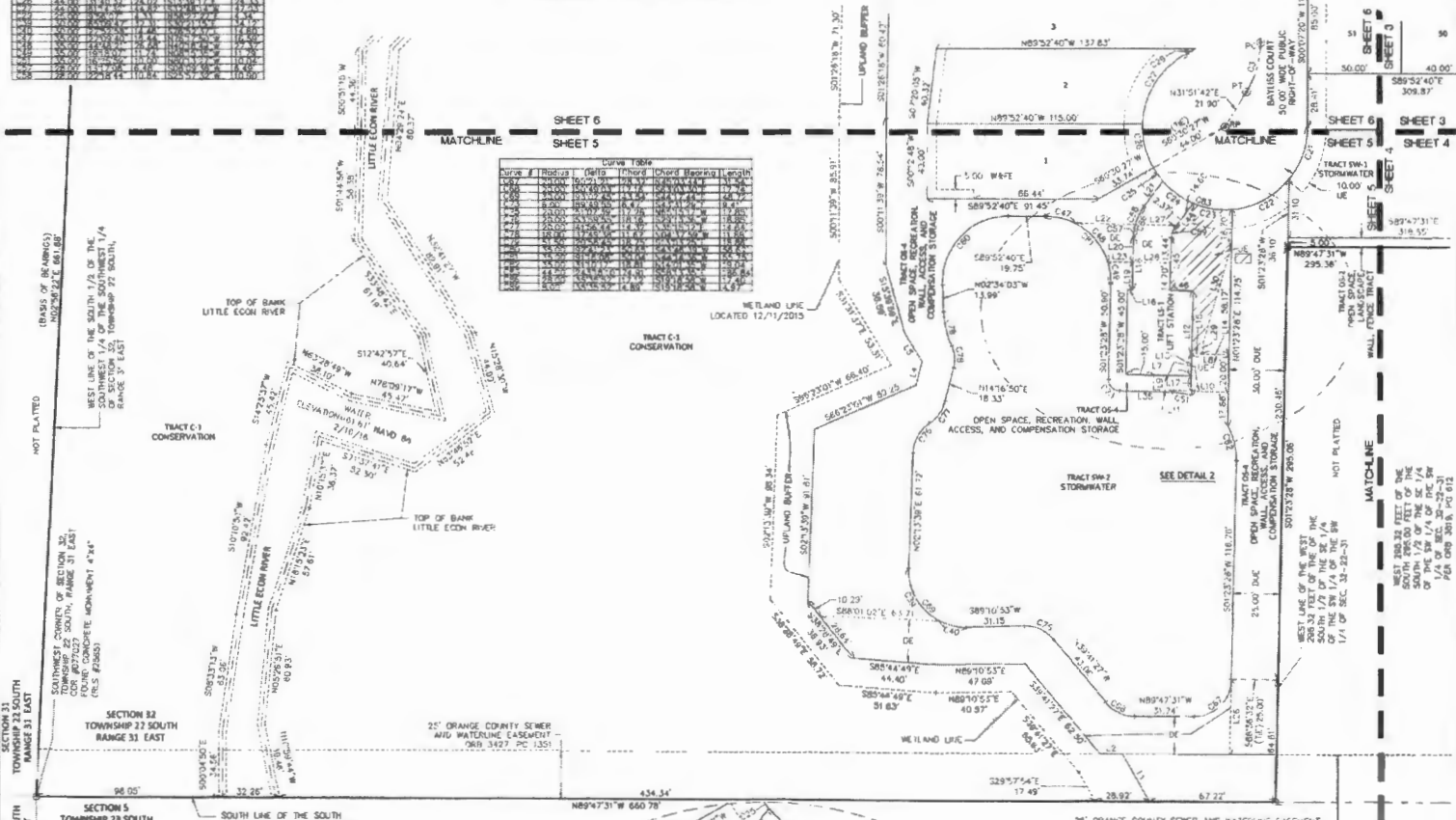
A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 5 OF 6

PLAT BOOK 101 PAGE 53

Curve #	Radius	Delta	Chord	Chord Bearing	Length
1	247.00	115.22	177.74	S121°51'42"E	227.70
2	247.00	115.22	177.74	S121°51'42"E	227.70
3	247.00	115.22	177.74	S121°51'42"E	227.70
4	247.00	115.22	177.74	S121°51'42"E	227.70
5	247.00	115.22	177.74	S121°51'42"E	227.70
6	247.00	115.22	177.74	S121°51'42"E	227.70
7	247.00	115.22	177.74	S121°51'42"E	227.70
8	247.00	115.22	177.74	S121°51'42"E	227.70
9	247.00	115.22	177.74	S121°51'42"E	227.70
10	247.00	115.22	177.74	S121°51'42"E	227.70
11	247.00	115.22	177.74	S121°51'42"E	227.70
12	247.00	115.22	177.74	S121°51'42"E	227.70
13	247.00	115.22	177.74	S121°51'42"E	227.70
14	247.00	115.22	177.74	S121°51'42"E	227.70
15	247.00	115.22	177.74	S121°51'42"E	227.70
16	247.00	115.22	177.74	S121°51'42"E	227.70
17	247.00	115.22	177.74	S121°51'42"E	227.70
18	247.00	115.22	177.74	S121°51'42"E	227.70
19	247.00	115.22	177.74	S121°51'42"E	227.70
20	247.00	115.22	177.74	S121°51'42"E	227.70
21	247.00	115.22	177.74	S121°51'42"E	227.70
22	247.00	115.22	177.74	S121°51'42"E	227.70
23	247.00	115.22	177.74	S121°51'42"E	227.70
24	247.00	115.22	177.74	S121°51'42"E	227.70
25	247.00	115.22	177.74	S121°51'42"E	227.70
26	247.00	115.22	177.74	S121°51'42"E	227.70
27	247.00	115.22	177.74	S121°51'42"E	227.70
28	247.00	115.22	177.74	S121°51'42"E	227.70
29	247.00	115.22	177.74	S121°51'42"E	227.70
30	247.00	115.22	177.74	S121°51'42"E	227.70

Curve #	Radius	Delta	Chord	Chord Bearing	Length
1	247.00	115.22	177.74	S121°51'42"E	227.70
2	247.00	115.22	177.74	S121°51'42"E	227.70
3	247.00	115.22	177.74	S121°51'42"E	227.70
4	247.00	115.22	177.74	S121°51'42"E	227.70
5	247.00	115.22	177.74	S121°51'42"E	227.70
6	247.00	115.22	177.74	S121°51'42"E	227.70
7	247.00	115.22	177.74	S121°51'42"E	227.70
8	247.00	115.22	177.74	S121°51'42"E	227.70
9	247.00	115.22	177.74	S121°51'42"E	227.70
10	247.00	115.22	177.74	S121°51'42"E	227.70
11	247.00	115.22	177.74	S121°51'42"E	227.70
12	247.00	115.22	177.74	S121°51'42"E	227.70
13	247.00	115.22	177.74	S121°51'42"E	227.70
14	247.00	115.22	177.74	S121°51'42"E	227.70
15	247.00	115.22	177.74	S121°51'42"E	227.70
16	247.00	115.22	177.74	S121°51'42"E	227.70
17	247.00	115.22	177.74	S121°51'42"E	227.70
18	247.00	115.22	177.74	S121°51'42"E	227.70
19	247.00	115.22	177.74	S121°51'42"E	227.70
20	247.00	115.22	177.74	S121°51'42"E	227.70
21	247.00	115.22	177.74	S121°51'42"E	227.70
22	247.00	115.22	177.74	S121°51'42"E	227.70
23	247.00	115.22	177.74	S121°51'42"E	227.70
24	247.00	115.22	177.74	S121°51'42"E	227.70
25	247.00	115.22	177.74	S121°51'42"E	227.70
26	247.00	115.22	177.74	S121°51'42"E	227.70
27	247.00	115.22	177.74	S121°51'42"E	227.70
28	247.00	115.22	177.74	S121°51'42"E	227.70
29	247.00	115.22	177.74	S121°51'42"E	227.70
30	247.00	115.22	177.74	S121°51'42"E	227.70



SECTION 33  
TOWNSHIP 22 SOUTH  
RANGE 31 EAST

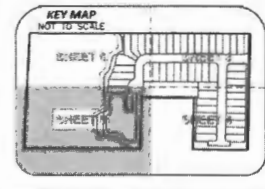
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TOWNSHIP 22 SOUTH  
RANGE 31 EAST

SECTION 5  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST

SECTION 6  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST

- SHEET INDEX**
1. COVER SHEET (TITLE, NOTES, DEDICATION, SIGNATURE BLOCK, AND LEGEND)
  2. OVERALL PLAT VIEW AND BOUNDARY
  3. LOT AND EASEMENT DETAIL SHEET
  4. LOT AND EASEMENT DETAIL SHEET
  5. LOT AND EASEMENT DETAIL SHEET
  6. LOT AND EASEMENT DETAIL SHEET

**ASAM**  
AMERICAN SURVEYING & MAPPING INC.  
CERTIFICATION OF AUTHORITY: NUMBER 100181  
319 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32803 (407) 426-7979

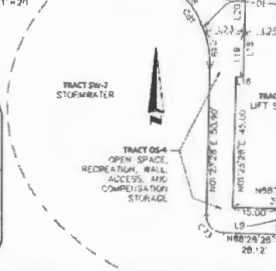


SECTION 33  
TOWNSHIP 22 SOUTH  
RANGE 31 EAST

SECTION 32  
TOWNSHIP 22 SOUTH  
RANGE 31 EAST

SECTION 5  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST

SECTION 6  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST

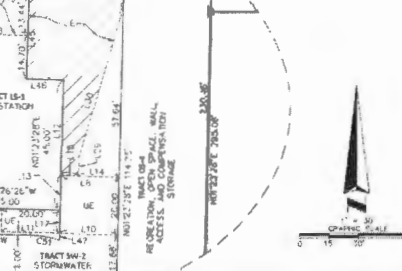


SECTION 33  
TOWNSHIP 22 SOUTH  
RANGE 31 EAST

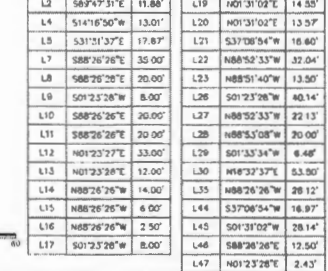
SECTION 32  
TOWNSHIP 22 SOUTH  
RANGE 31 EAST

SECTION 5  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST

SECTION 6  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST



Line #	Direction	Length	Line #	Direction	Length
L1	S29°57'54"E	28.69'	L18	S01°31'02"W	28.12'
L2	S69°47'31"E	11.88'	L19	N01°31'02"E	14.35'
L3	S14°16'30"W	13.01'	L20	N01°31'02"E	13.57'
L4	S31°51'37"E	17.87'	L21	S37°08'54"W	16.80'
L5	S88°26'26"E	35.00'	L22	N88°52'33"W	37.04'
L6	S88°26'26"E	20.00'	L23	N88°51'40"W	13.50'
L7	S01°23'28"W	8.00'	L24	S01°23'28"W	40.14'
L8	S88°26'26"E	20.00'	L25	N88°52'33"W	22.13'
L9	S88°26'26"E	20.00'	L26	N88°53'08"W	20.00'
L10	S88°26'26"E	20.00'	L27	N01°23'37"E	33.00'
L11	S88°26'26"E	20.00'	L28	S01°35'34"W	8.48'
L12	N01°23'28"E	12.00'	L29	N88°52'37"E	53.00'
L13	N88°26'26"W	14.00'	L30	N88°26'26"W	28.12'
L14	N88°26'26"W	6.00'	L31	S37°08'54"W	16.87'
L15	N88°26'26"W	2.50'	L32	S01°31'02"W	28.14'
L16	S01°23'28"W	8.00'	L33	S88°26'26"E	12.50'
L17	S01°23'28"W	8.00'	L34	N01°23'28"E	2.43'

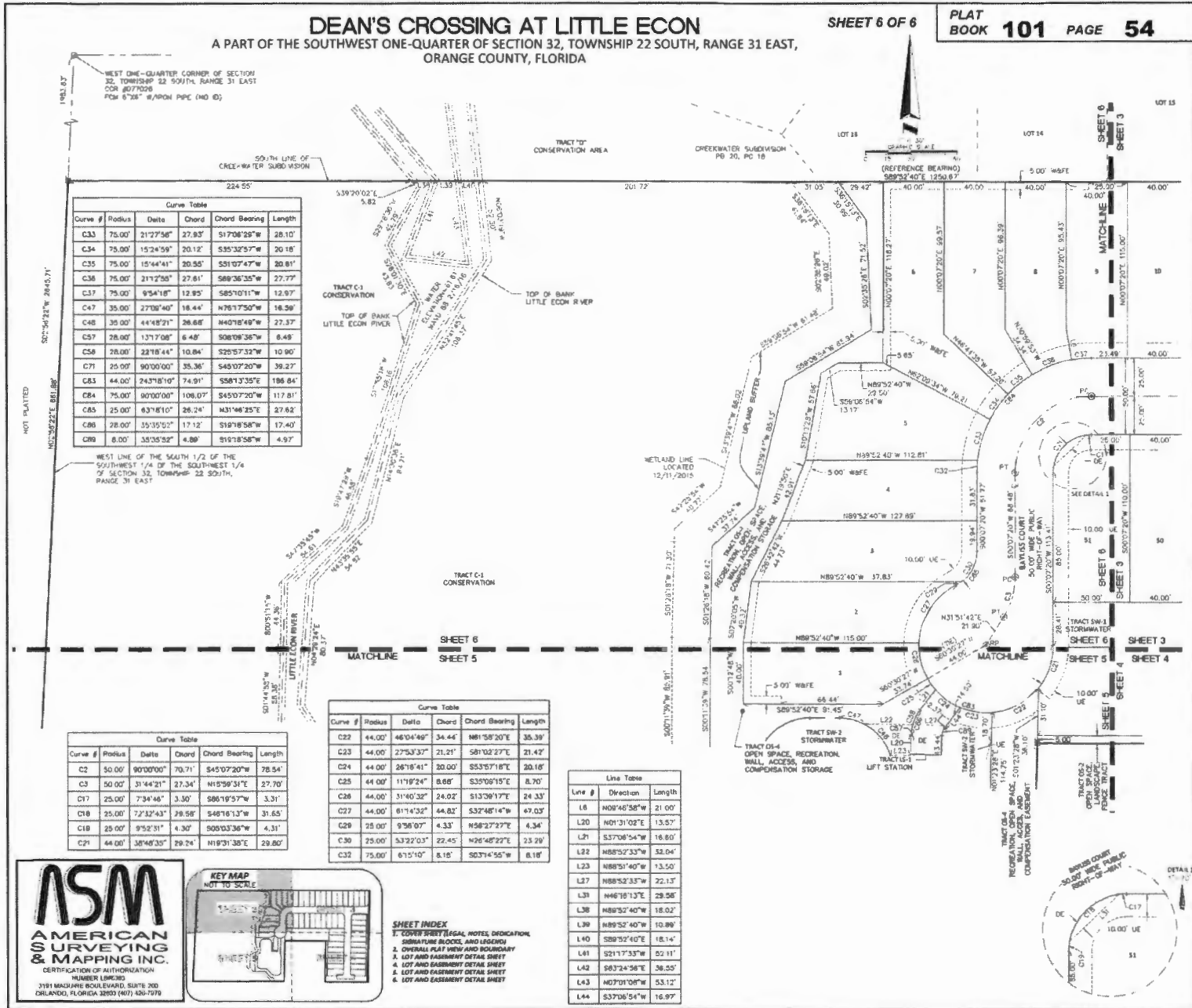


# DEAN'S CROSSING AT LITTLE ECON

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 6 OF 6

PLAT BOOK 101 PAGE 54



Curve Table

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C33	75.00'	21°27'58"	27.83'	S17°08'28"W	28.10'
C34	75.00'	15°24'59"	20.12'	S55°32'57"W	20.18'
C35	75.00'	15°44'41"	20.55'	S51°07'47"W	20.81'
C36	75.00'	21°27'58"	27.81'	S69°36'35"W	27.77'
C37	75.00'	9°54'18"	12.95'	S85°10'11"W	12.97'
C47	35.00'	27°08'40"	18.44'	N76°17'50"W	18.59'
C48	35.00'	44°18'21"	28.68'	N40°18'49"W	27.37'
C57	28.00'	13°17'08"	6.48'	S08°09'28"W	6.48'
C58	28.00'	22°18'44"	10.84'	S25°57'32"W	10.90'
C71	25.00'	90°00'00"	35.36'	S45°07'20"W	39.27'
C83	44.00'	24°31'8"0"	74.91'	S58°13'35"E	186.84'
C84	75.00'	90°00'00"	108.07'	S45°07'20"W	117.81'
C85	25.00'	63°18'10"	28.24'	N31°46'25"E	27.62'
C86	28.00'	35°35'52"	17.12'	S19°18'58"W	17.40'
C89	8.00'	35°35'52"	4.89'	S19°18'58"W	4.97'

Curve Table

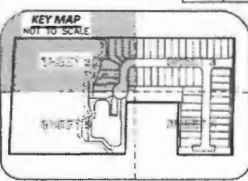
Curve #	Radius	Delta	Chord	Chord Bearing	Length
C2	50.00'	90°00'00"	70.71'	S45°07'20"W	78.54'
C3	50.00'	31°44'21"	27.34'	N15°59'31"E	27.70'
C17	25.00'	7°34'46"	3.30'	S86°18'57"W	3.31'
C18	25.00'	7°32'43"	29.58'	S48°16'13"W	31.65'
C18	25.00'	9°52'31"	4.30'	S00°03'36"W	4.31'
C21	44.00'	38°48'35"	29.24'	N18°31'38"E	29.80'

Curve Table

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C22	44.00'	46°04'49"	34.44'	N81°58'20"E	35.39'
C23	44.00'	27°53'37"	21.21'	S8°12'27"E	21.42'
C24	44.00'	28°19'41"	20.00'	S53°57'18"E	20.18'
C25	44.00'	11°19'24"	8.88'	S33°08'15"E	8.70'
C26	44.00'	31°40'32"	24.02'	S13°36'17"E	24.33'
C27	44.00'	61°14'52"	44.82'	S32°48'14"W	47.03'
C29	25.00'	9°56'07"	4.33'	N68°27'27"E	4.34'
C30	25.00'	53°22'03"	22.45'	N26°48'22"E	23.29'
C32	75.00'	61°51'0"	8.18'	S03°14'56"W	8.18'

Line Table

Line #	Direction	Length
L6	N08°46'58"W	21.00'
L20	N01°31'02"E	13.57'
L21	S37°08'54"W	16.60'
L22	N88°52'33"W	53.04'
L23	N88°51'40"W	13.50'
L27	N88°52'33"W	22.13'
L31	N46°16'13"E	28.58'
L38	N88°52'40"W	18.02'
L39	N88°52'40"W	10.89'
L40	S89°52'40"E	18.14'
L41	S21°17'33"W	52.11'
L42	S83°24'58"E	26.25'
L43	N07°01'08"W	53.12'
L44	S37°06'54"W	16.97'



**SHEET INDEX**  
 1. COVER SHEET (LEGAL, NOTES, DEDICATION)  
 2. SIGNATURE BLOCK, AND LEGEND  
 3. OVERALL PLAT VIEW AND BOUNDARY  
 4. LOT AND EASEMENT DETAIL SHEET  
 5. LOT AND EASEMENT DETAIL SHEET  
 6. LOT AND EASEMENT DETAIL SHEET





# DEAN'S CROSSING AT LITTLE ECON

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 1 OF 6

PLAT BOOK **101** PAGE **49**  
**DEAN'S CROSSING AT LITTLE ECON**  
DEDICATION

**LEGAL DESCRIPTION**

A PORTION OF LAND BEING PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, HISTORICALLY DESCRIBED IN OFFICIAL RECORDS BOOK 9839, PAGE 1304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 50 FEET CONVEYED TO ORANGE COUNTY FOR ROAD RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 9839, PAGE 1304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND LESS THE WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 20, CREEK WATER SUBDIVISION, AS RECORDED IN PLAT BOOK 20, PAGE 18, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING ON THE EXISTING WEST RIGHT OF WAY LINE OF DEAN ROAD (PP 546) PLAT, AND ALSO BEING AN ANGLE BREAK IN SAID RIGHT OF WAY LINE, THENCE RUN SOUTH 89°52'42" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 10.00 FEET TO AN ANGLE BREAK IN SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING, THENCE RUN SOUTH 01°17'31" WEST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 683.31 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, THENCE RUN NORTH 89°47'31" WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 283.92 FEET TO A POINT ON THE EAST LINE OF THE WEST 250.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE RUN NORTH 89°47'31" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 285.36 FEET TO A POINT ON THE WEST LINE OF THE WEST 250.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE RUN SOUTH 89°47'31" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 285.06 FEET TO A POINT ON THE NORTH LINE OF THE WEST 250.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, THENCE RUN NORTH 89°47'31" WEST, FOR A DISTANCE OF 680.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE RUN NORTH 02°56'22" EAST ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 66.48 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID CREEK WATER SUBDIVISION, THENCE RUN SOUTH 89°52'42" EAST ALONG SAID SOUTH LINE OF AFORESAID CREEK WATER SUBDIVISION, FOR A DISTANCE OF 1258.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 747,742 SQUARE FEET OR 17.156 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- MEASUREMENTS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES OF GCP #070727 TO GCP #070726, DERIVING A BEARING OF N02°56'22"E FOR THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 32-22-31.
- ALL PLATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FARMERS' FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, FIBER-OPTIC, POWER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC UTILITY, 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 ENFORCED BY THE FLORIDA PUBLIC SERVICE COMMISSION (PER CHAPTER 379.08(2), FLORIDA STATUTES).
- THE PROPERTY INTEREST HEREON IS DELEGATED BY A MANDATORY HOMEOWNERS ASSOCIATION KNOWN AS DEAN'S CROSSING AT LITTLE ECON HOMEOWNERS ASSOCIATION (THE ASSOCIATION). THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COMMUNITY DECLARATION FOR DEAN'S CROSSING AT LITTLE ECON (THE DECLARATION), ANY AND ALL SUPPLEMENTS AND/OR AMENDMENTS THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL WALL EASEMENTS SHOWN HEREON ARE HEREBY DELEGATED TO AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-1 IS AN OPEN SPACE, LANDSCAPE, AND WALL TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-2 IS AN OPEN SPACE, LANDSCAPE, WALL, AND FENCE TRACT, AND IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-3 IS AN OPEN SPACE TRACT, AND IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-4 IS AN OPEN SPACE, RECREATION, WALL, ACCESS, AND COMPLEMENTARY STORAGE TRACT, AND IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT 05-5 IS THE UPRING BUFFER THEREIN, IS A CONSERVATION TRACT AND A COMMON AREA TO BE OWNED BY THE ASSOCIATION WITH DEVELOPMENT RIGHTS DELEGATED TO ORANGE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING, OR ALTERATION IS PERMITTED WITHOUT PRIOR APPROVAL OF ORANGE COUNTY, FLORIDA, AND/OR A LOCAL APPLICABLE JURISDICTIONAL AGENCY.

KNOW ALL MEN BY THESE PRESENTS, THAT M.J. HOMES OF ORLANDO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND THAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DEDICATES THE DRAINAGE EASEMENTS, UTILITY EASEMENTS, TRACTS 05-1, 05-2, (STORM WATER), AND STREETS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT 05-1 (W-1) STATION, AND TRACT 05-1 (RIGHT-OF-WAY), ARE HEREBY DEDICATED IN FEE SIMPLE TO ORANGE COUNTY WITHOUT ANY RESTRICTIONS WHATSOEVER, COUNTY COMPREHENSIVE OF THESE TRACTS AND ANY IMPROVEMENTS THEREON, WEST UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, IN ACCORDANCE WITH THIS PLAT IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SHALL ACT AS CONVEYANCE TO THE COUNTY, NO FURTHER INSTRUMENT SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE IN THE COUNTY, AS APPROPRIATED.

IN WITNESS WHEREOF, M.J. HOMES OF ORLANDO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW, WITNESSES:

DATE October 16, 2012 SIGNED IN THE PRESENCE OF  
COUNTY OF Orange

BY: [Signature] BY: [Signature]  
NAME: Daniel Baker PRINTED NAME: Daniel Baker

TITLE: Vice President BY: [Signature]  
VICE PRESIDENT M.J. HOMES OF ORLANDO, LLC. WITNESS  
A FLORIDA LIMITED LIABILITY COMPANY PRINTED NAME: Paula Dina

STATE OF FLORIDA  
COUNTY OF Orange

THIS IS TO CERTIFY THAT ON October 16, 2012 BEFORE ME, AN OFFICER DEAN'S AUTHORIZED TO TAKE AND FORWARRANTMENTS IN THE STATE AND COUNTY AND SAID PERSONALLY APPEARED DANIEL BAKER AS VICE PRESIDENT OF M.J. HOMES OF ORLANDO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED THE FOLLOWING IDENTIFICATION:

NAME: Daniel Baker AND DID NOT TAKE AN OATH BEFORE ME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME: Logic G. Gilet

MY COMMISSION EXPIRES Sept 7, 2020  
COMMISSION NO. 66609145

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON 11-12-19 2019 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA.

[Signature]  
MEMBER OF THE BOARD  
[Signature]  
CLERK OF THE BOARD

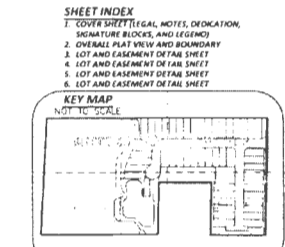
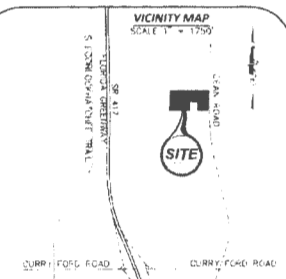
CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON 11-13-2019 AS BOOK # 201011010

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA  
[Signature]

- LEGEND**
- SET 4"x4" OR 18x18x33 IN ACCORDANCE WITH CHAPTER 177.09(1), FLORIDA STATUTES (UNLESS OTHERWISE NOTED)
  - - SET 6"x6" OR 18"x18" IN ACCORDANCE WITH CHAPTER 177.09(1), F.S.
  - - SET 6"x6" IRON ROD A CAP STAMPED (BY 6193 IN ACCORDANCE WITH CHAPTER 177.09(1), F.S.
  - C - CENTERLINE
  - R - RADIUS
  - Δ - CENTRAL ANGLE (DELTA)
  - BD - BENCHMARK
  - CH - CHORD DISTANCE
  - CB - CHORD BEARING
  - L - ARC LENGTH
  - DEL - DRAINAGE ELEVATION
  - CEP - CURVED CORNER (C/L/PL)
  - EF - EAPINAGE EASEMENT
  - EF - EAPINAGE AND UTILITY EASEMENTS
  - REC - OFFICIAL RECORD DOCUMENT
  - NUM - NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
  - FCM - FOUND CONCRETE MONUMENT
  - FE - FENCE EASEMENT
  - ID - IDENTIFICATION
  - NAVD - NORTH AMERICAN VERTICAL DATUM
  - ORB - OFFICIAL RECORDS BOOK
  - PP - PLAT BOOK
  - PC - POINT OF CURVATURE
  - PL - PARALLEL
  - PI - POINT OF INTERSECTION
  - PSM - PROFESSIONAL SURVEYOR AND MARKER
  - PT - POINT OF TANGENCY
  - PP - RADIAL POINT
  - R/W - RIGHT OF WAY
  - SEC - SECTION
  - UE - UTILITY EASEMENT
  - W - WALL AND FENCE EASEMENTS
  - WUE - WALL AND UTILITY EASEMENTS

Symbol	MUTCD Designation	Size	Quantity
	R8-3LR	12" X 18"	9 AS
	R8-3R	12" X 18"	3 AS
	R8-3L	12" X 18"	3 AS
	Fire Hydrant		



**NOTICE**

THE PROPERTY DESCRIBED HEREON REPRESENTS ALL OF THE LANDS INCLUDED IN THE PLANNED PROPERTY PRELIMINARY SUBDIVISION PLAN (CASE # 18-11-023) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 16, 2018.

**NOTICE**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL BE 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.

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED AND APPROVED [Signature] 11-7-19  
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

EXAMINED AND APPROVED [Signature] 11-9-19  
ZONING DIRECTOR DATE

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 174, FLORIDA STATUTES.

[Signature] 11-7-19  
COUNTY SURVEYOR DATE

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.

[Signature] 10/12/2012 DATE  
SURVEYOR'S NAME: E. GLENY SIMMONS  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPING NUMBER: 1054 # 5211  
REGISTRATION NUMBER OF LEGAL ENTITY: LE #0359  
AMERICAN SURVEYING AND MAPPING, INC.  
3151 MALDEN BOULEVARD, SUITE 200  
ORLANDO, FL 32835

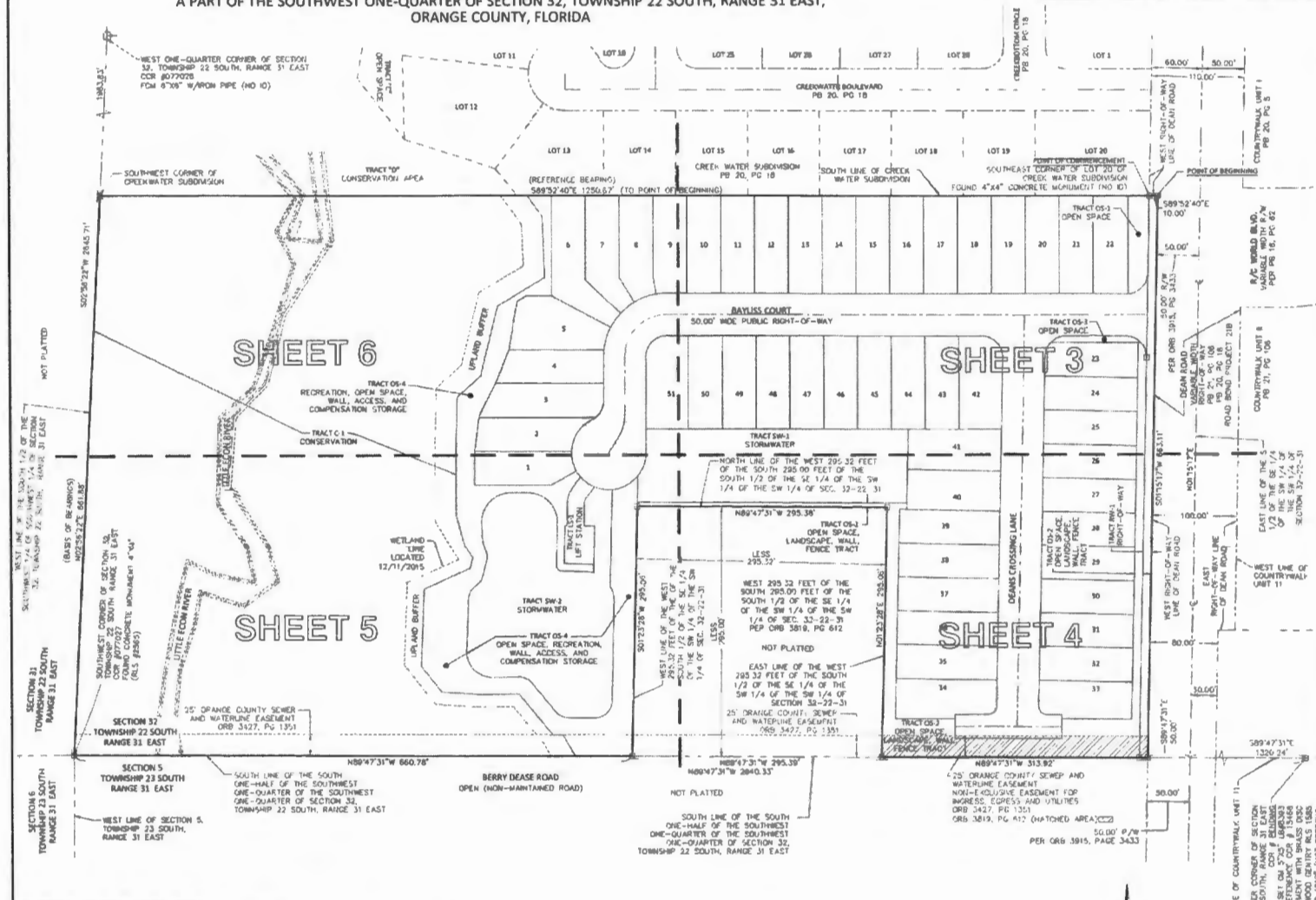
**ASM**  
AMERICAN SURVEYING & MAPPING INC.  
CERTIFICATION OF AUTHORIZATION  
NUMBER 186293  
1191 MANSUETI BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32835 (407) 436-7479



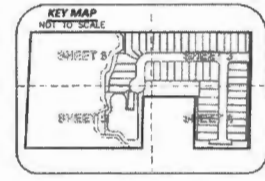
**DEAN'S CROSSING AT LITTLE ECON**  
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
 ORANGE COUNTY, FLORIDA

SHEET 2 OF 6

PLAT BOOK **101** PAGE **50**



**ASM**  
**AMERICAN SURVEYING & MAPPING INC.**  
 CERTIFICATION OF AUTHORIZATION  
 MEMBER IBS093  
 3141 MAGNOLIA BOULEVARD, SUITE 200  
 ORLANDO, FLORIDA 32803 (407) 428-7979



- SHEET INDEX**
1. COVER SHEET (LEGAL, NOTES, DEDICATION, SHADING, BLOCKS AND COLORS)
  2. OVERALL PLAT VIEW AND BOUNDARY
  3. LOT AND EASEMENT DETAIL SHEET
  4. LOT AND EASEMENT DETAIL SHEET
  5. LOT AND EASEMENT DETAIL SHEET
  6. LOT AND EASEMENT DETAIL SHEET



SOUTH LINE OF COUNTRYWALK UNIT 11  
 SOUTH ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST  
 SET ON 57'x57' SQUARE  
 REFERENCE COR # 15468  
 6" CG WOOD CENTER NLS 1580  
 NLS 1818" (NOT PRESENT)

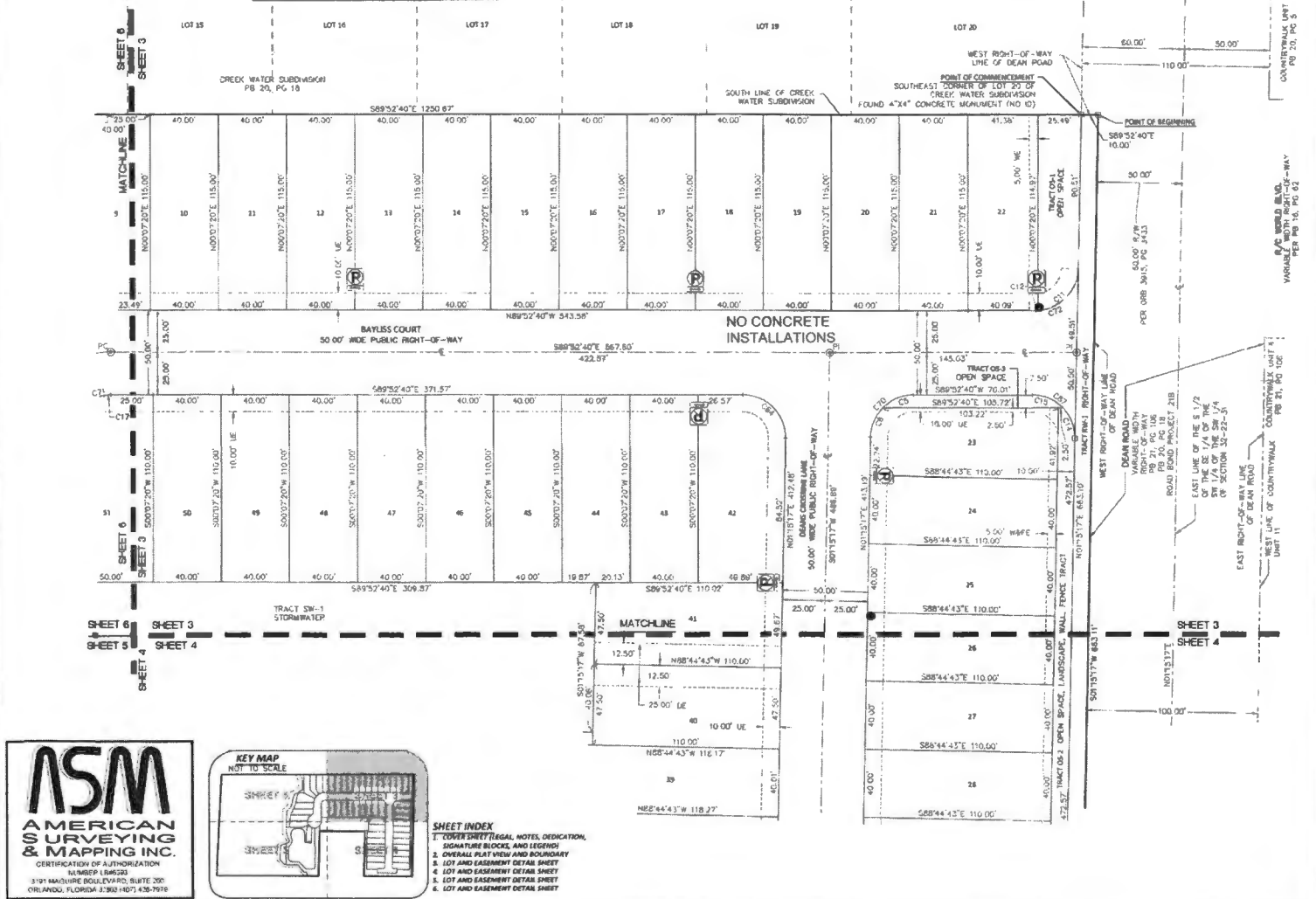
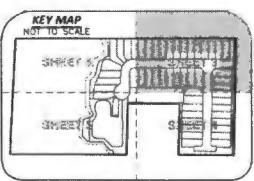
# DEAN'S CROSSING AT LITTLE ECON

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 3 OF 6

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Curve Table					Curve Table						
Curve #	Radius	Delta	Chord	Chord Bearing	Length	Curve #	Radius	Delta	Chord	Chord Bearing	Length
C5	25.00'	45°34'23"	18.36'	S67°20'09"W	19.86'	C15	25.00'	45°34'23"	18.36'	N67°05'28"W	19.86'
C6	25.00'	43°17'40"	18.44'	S22°34'07"W	18.89'	C17	25.00'	73°44'	3.30'	S86°19'57"W	3.31'
C11	25.00'	85°34'53"	34.07'	N44°12'29"E	37.48'	C64	25.00'	91°07'57"	35.70'	N44°18'41"W	38.78'
C12	25.00'	2°57'40"	1.29'	N88°38'31"E	1.29'	C70	25.00'	88°52'03"	35.00'	S45°41'58"W	38.78'
C14	25.00'	45°33'34"	19.38'	N21°31'30"W	19.88'	C71	25.00'	90°00'00"	35.36'	S45°07'20"W	38.27'
						C72	25.00'	88°52'03"	35.00'	N65°41'19"E	38.78'
						C87	25.00'	91°07'57"	35.70'	N44°18'41"W	38.78'

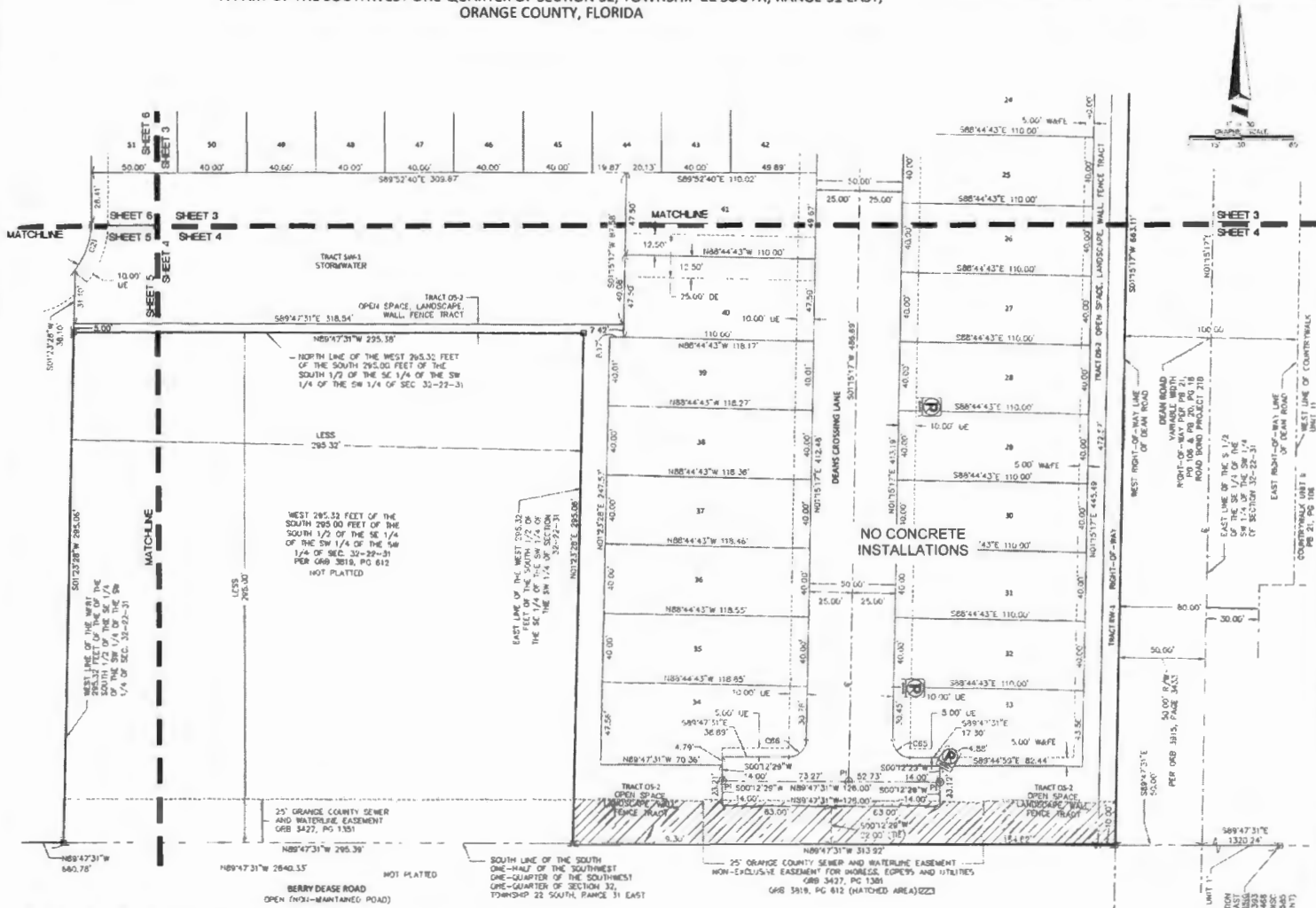
- SHEET INDEX**
1. COVER SHEET (LEGAL, NOTES, DEDICATION, SIGNATURE BLOCKS, AND LEGEND)
  2. OVERALL PLAT VIEW AND BOUNDARY
  3. LOT AND EASEMENT DETAIL SHEET
  4. LOT AND EASEMENT DETAIL SHEET
  5. LOT AND EASEMENT DETAIL SHEET
  6. LOT AND EASEMENT DETAIL SHEET

# DEAN'S CROSSING AT LITTLE ECON

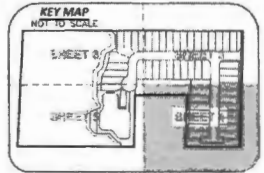
A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 4 OF 6

PLAT BOOK **101** PAGE **52**



**ASM**  
**AMERICAN SURVEYING & MAPPING INC.**  
 CERTIFICATION OF AUTHORIZATION  
 NUMBER LP0933  
 2151 MAGNOLIA BOULEVARD, SUITE 200  
 ORLANDO, FLORIDA 32803 (407) 438-7979



- SHEET INDEX**
1. COVER SHEET (LEGAL, NOTES, DEDICATION, SIGNATURE BLOCK, AND INDEX)
  2. OVERALL PLAT VIEW AND BOUNDARY
  3. LOT AND EASEMENT DETAIL SHEET
  4. LOT AND EASEMENT DETAIL SHEET
  5. LOT AND EASEMENT DETAIL SHEET
  6. LOT AND EASEMENT DETAIL SHEET

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C21	44.00'	38°48'35"	29.24'	N19°31'38"E	29.80'
C45	10.00'	91°02'48"	14.27'	S44°16'07"E	15.89'
C66	10.00'	88°57'12"	14.01'	N45°43'53"E	15.53'

SOUTH LINE OF COUNTRYWALK UNIT 11  
 SOUTH ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST  
 SET ON 5/24/18 BY DEAN'S CROSSING LANE  
 REFERENCE CORNER # 15448  
 5/24/18 MEASUREMENTS  
 STAMPER: JAMES WOOD GENTRY REG. 13465  
 RES. 181/F (NOT PRESENT)

# DEAN'S CROSSING AT LITTLE ECON

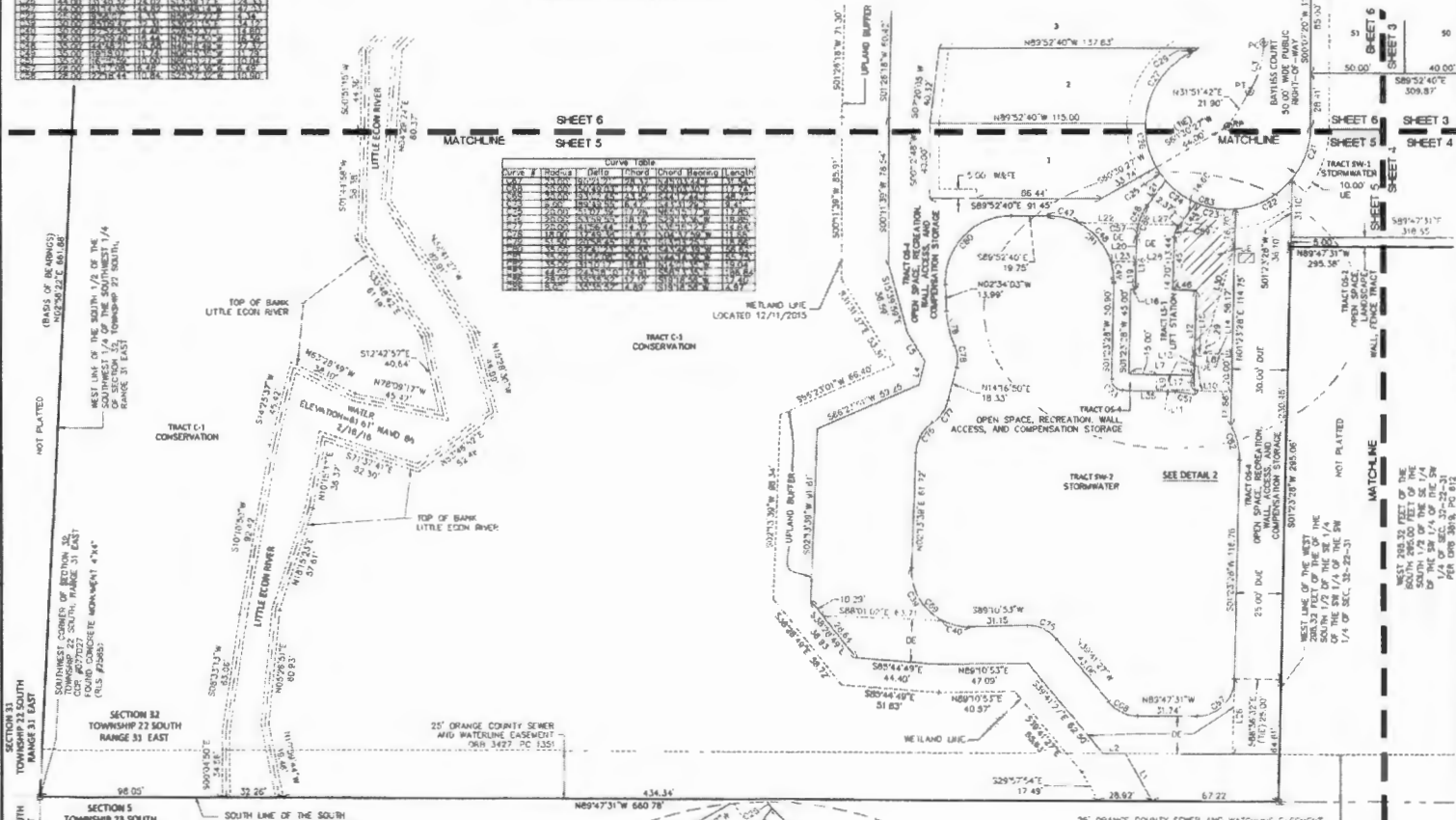
A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 5 OF 6

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Curve #	Radius	Delta	Chord	Chord Bearing	Length
1	100.00	18.43	17.74	S11°15'17"W	17.74
2	100.00	18.43	17.74	S11°15'17"W	17.74
3	100.00	18.43	17.74	S11°15'17"W	17.74
4	100.00	18.43	17.74	S11°15'17"W	17.74
5	100.00	18.43	17.74	S11°15'17"W	17.74
6	100.00	18.43	17.74	S11°15'17"W	17.74
7	100.00	18.43	17.74	S11°15'17"W	17.74
8	100.00	18.43	17.74	S11°15'17"W	17.74
9	100.00	18.43	17.74	S11°15'17"W	17.74
10	100.00	18.43	17.74	S11°15'17"W	17.74
11	100.00	18.43	17.74	S11°15'17"W	17.74
12	100.00	18.43	17.74	S11°15'17"W	17.74
13	100.00	18.43	17.74	S11°15'17"W	17.74
14	100.00	18.43	17.74	S11°15'17"W	17.74
15	100.00	18.43	17.74	S11°15'17"W	17.74
16	100.00	18.43	17.74	S11°15'17"W	17.74
17	100.00	18.43	17.74	S11°15'17"W	17.74
18	100.00	18.43	17.74	S11°15'17"W	17.74
19	100.00	18.43	17.74	S11°15'17"W	17.74
20	100.00	18.43	17.74	S11°15'17"W	17.74
21	100.00	18.43	17.74	S11°15'17"W	17.74
22	100.00	18.43	17.74	S11°15'17"W	17.74
23	100.00	18.43	17.74	S11°15'17"W	17.74
24	100.00	18.43	17.74	S11°15'17"W	17.74
25	100.00	18.43	17.74	S11°15'17"W	17.74
26	100.00	18.43	17.74	S11°15'17"W	17.74
27	100.00	18.43	17.74	S11°15'17"W	17.74
28	100.00	18.43	17.74	S11°15'17"W	17.74
29	100.00	18.43	17.74	S11°15'17"W	17.74
30	100.00	18.43	17.74	S11°15'17"W	17.74

Curve #	Radius	Delta	Chord	Chord Bearing	Length
1	100.00	18.43	17.74	S11°15'17"W	17.74
2	100.00	18.43	17.74	S11°15'17"W	17.74
3	100.00	18.43	17.74	S11°15'17"W	17.74
4	100.00	18.43	17.74	S11°15'17"W	17.74
5	100.00	18.43	17.74	S11°15'17"W	17.74
6	100.00	18.43	17.74	S11°15'17"W	17.74
7	100.00	18.43	17.74	S11°15'17"W	17.74
8	100.00	18.43	17.74	S11°15'17"W	17.74
9	100.00	18.43	17.74	S11°15'17"W	17.74
10	100.00	18.43	17.74	S11°15'17"W	17.74
11	100.00	18.43	17.74	S11°15'17"W	17.74
12	100.00	18.43	17.74	S11°15'17"W	17.74
13	100.00	18.43	17.74	S11°15'17"W	17.74
14	100.00	18.43	17.74	S11°15'17"W	17.74
15	100.00	18.43	17.74	S11°15'17"W	17.74
16	100.00	18.43	17.74	S11°15'17"W	17.74
17	100.00	18.43	17.74	S11°15'17"W	17.74
18	100.00	18.43	17.74	S11°15'17"W	17.74
19	100.00	18.43	17.74	S11°15'17"W	17.74
20	100.00	18.43	17.74	S11°15'17"W	17.74
21	100.00	18.43	17.74	S11°15'17"W	17.74
22	100.00	18.43	17.74	S11°15'17"W	17.74
23	100.00	18.43	17.74	S11°15'17"W	17.74
24	100.00	18.43	17.74	S11°15'17"W	17.74
25	100.00	18.43	17.74	S11°15'17"W	17.74
26	100.00	18.43	17.74	S11°15'17"W	17.74
27	100.00	18.43	17.74	S11°15'17"W	17.74
28	100.00	18.43	17.74	S11°15'17"W	17.74
29	100.00	18.43	17.74	S11°15'17"W	17.74
30	100.00	18.43	17.74	S11°15'17"W	17.74



SECTION 33  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST

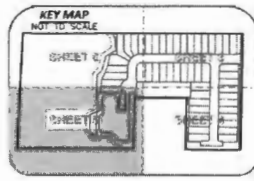
SECTION 32  
TOWNSHIP 22 SOUTH  
RANGE 31 EAST

SECTION 5  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST

SOUTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32 TOWNSHIP 22 SOUTH, RANGE 31 EAST

- SHEET INDEX**
- COVER SHEET (TITLES, NOTES, DEDICATION, SIGNATURE BLOCKS, AND LEGEND)
  - OVERALL PLAT VIEW AND BOUNDARY
  - LOT AND GARMENT DETAIL SHEET
  - LOT AND GARMENT DETAIL SHEET
  - LOT AND GARMENT DETAIL SHEET
  - LOT AND GARMENT DETAIL SHEET

**ASM**  
AMERICAN SURVEYING & MAPPING INC.  
CERTIFICATION OF AUTHORIZATION:  
NUMBER (LMS2)  
3191 MAGUIRE BOULEVARD SUITE 200  
ORLANDO, FLORIDA 32803 (407) 426-7979



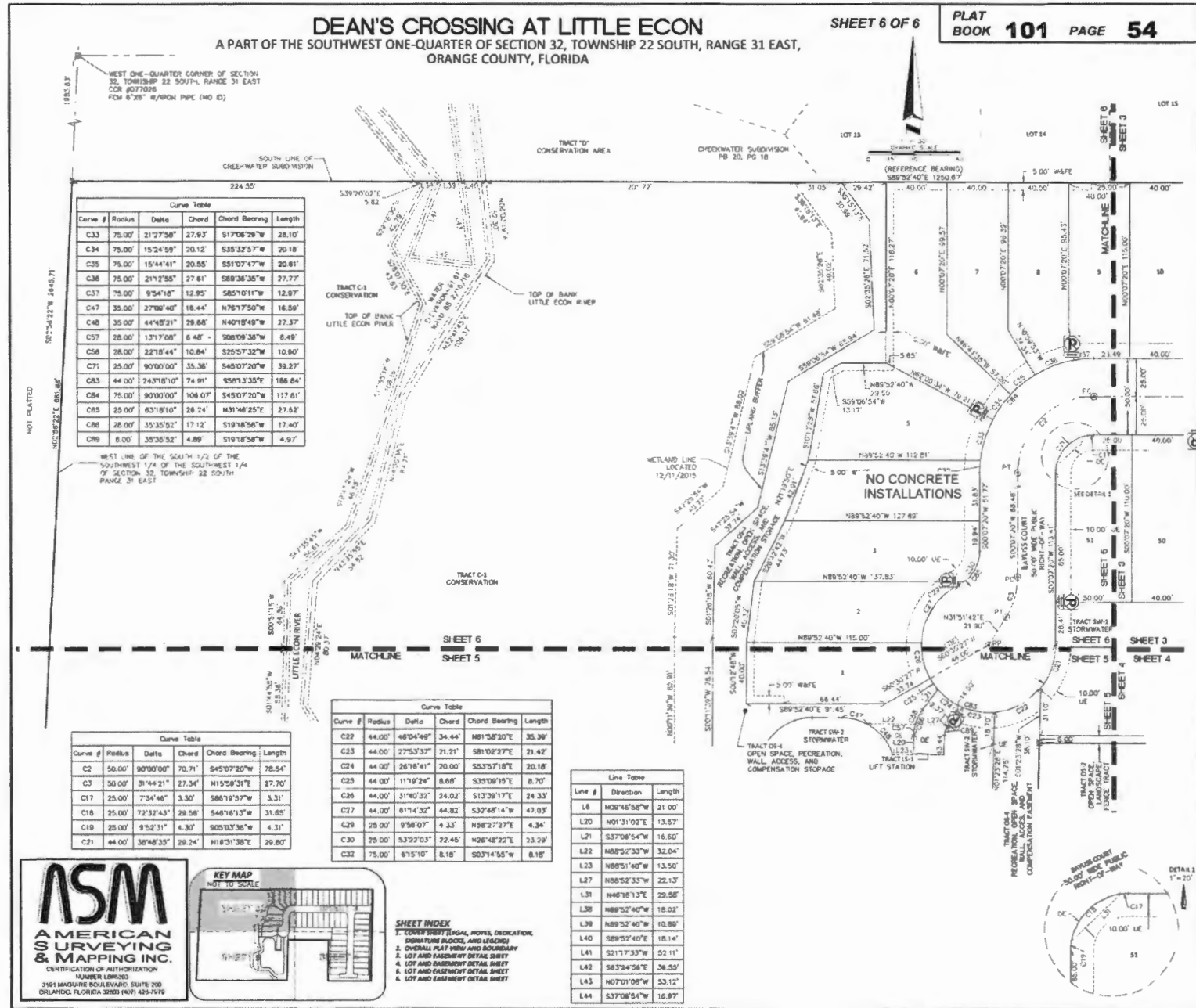
Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S29°57'54"E	28.89'	L18	S01°31'02"W	28.12'
L2	S89°47'31"E	11.88'	L19	N01°31'02"E	14.33'
L4	S14°18'50"W	13.01'	L20	N01°31'02"E	13.57'
L5	S31°31'37"E	17.87'	L21	S37°08'54"W	16.60'
L7	S88°26'26"E	35.00'	L22	N88°52'33"W	32.04'
L8	S88°26'26"E	20.00'	L23	N88°31'40"W	13.50'
L9	S01°23'28"W	8.00'	L26	S01°23'28"W	40.14'
L10	S88°26'26"E	20.00'	L27	N88°52'33"W	22.13'
L11	S88°26'26"E	20.00'	L28	N88°53'08"W	30.00'
L12	N01°23'27"E	33.00'	L29	S01°33'54"W	6.48'
L13	N01°23'28"E	12.00'	L30	N8°33'37"E	53.50'
L14	N88°26'26"E	14.00'	L35	N88°26'26"E	28.12'
L15	N88°26'26"E	6.00'	L44	S37°08'54"W	16.97'
L16	N88°26'26"E	2.50'	L45	S01°31'02"W	28.14'
L17	S01°23'28"W	8.00'	L46	S88°26'26"E	12.50'
			L47	N01°23'28"E	2.43'

# DEAN'S CROSSING AT LITTLE ECON

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 6 OF 6

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Curve Table

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C33	75.00'	21°27'58"	27.93'	S17°06'28"W	28.10'
C34	75.00'	15°24'59"	20.12'	S35°32'57"W	20.18'
C35	75.00'	15°44'41"	20.55'	S51°07'47"W	20.81'
C36	75.00'	21°12'58"	27.81'	S89°36'35"W	27.77'
C37	75.00'	9°54'18"	12.95'	S85°10'11"W	12.97'
C47	35.00'	27°00'40"	18.44'	N78°17'50"W	16.58'
C48	35.00'	44°45'21"	28.68'	N40°15'48"W	27.37'
C57	28.00'	12°17'08"	6.48'	S08°09'38"W	6.49'
C58	28.00'	22°18'44"	10.84'	S25°57'32"W	10.80'
C71	25.00'	90°00'00"	35.36'	S45°07'20"W	39.27'
C83	44.00'	24°37'18"0"	74.91'	S58°13'35"E	186.84'
C84	75.00'	90°00'00"	106.07'	S45°07'20"W	117.61'
C85	25.00'	63°18'10"	26.24'	N31°46'25"E	27.62'
C88	28.00'	35°35'52"	17.12'	S19°16'58"W	17.40'
C89	8.00'	35°38'52"	4.89'	S19°18'58"W	4.97'

Curve Table

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C2	50.00'	90°00'00"	70.71'	S45°07'20"W	78.54'
C3	50.00'	31°44'21"	27.34'	N15°58'31"E	27.70'
C17	25.00'	7°34'46"	3.30'	S86°19'57"W	3.31'
C18	25.00'	72°32'43"	29.58'	S46°16'13"W	31.65'
C19	25.00'	9°52'31"	4.30'	S05°03'36"W	4.31'
C21	44.00'	38°48'33"	29.24'	N18°31'38"E	29.80'

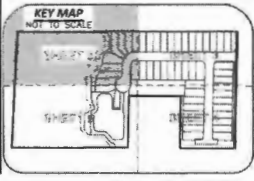
Curve Table

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C22	44.00'	46°04'49"	34.44'	N81°38'30"E	35.39'
C23	44.00'	27°53'37"	21.21'	S81°02'27"E	21.42'
C24	44.00'	28°18'41"	20.00'	S53°57'18"E	20.18'
C25	44.00'	11°19'24"	8.88'	S33°09'19"E	8.70'
C26	44.00'	31°40'32"	24.02'	S13°39'17"E	24.33'
C27	44.00'	81°14'32"	44.82'	S32°48'14"W	47.03'
C29	25.00'	9°58'07"	4.33'	N58°27'27"E	4.34'
C30	25.00'	53°27'03"	22.45'	N26°48'22"E	23.29'
C32	75.00'	6°15'10"	8.18'	S07°14'55"W	8.18'

Line Table

Line #	Direction	Length
L8	N08°46'58"W	21.00'
L20	N01°31'02"E	13.57'
L21	S37°06'54"W	16.60'
L22	N88°52'33"W	32.04'
L23	N89°51'40"W	13.50'
L27	N88°52'33"W	22.13'
L31	N46°18'13"E	29.58'
L38	N89°52'40"W	18.02'
L39	N89°52'40"W	10.80'
L40	S89°52'40"E	18.14'
L41	S21°17'33"W	52.11'
L42	S83°24'56"E	36.25'
L43	N07°01'06"W	53.12'
L44	S37°06'54"W	16.97'

**ASM**  
AMERICAN SURVEYING & MAPPING INC.  
CERTIFICATION OF AUTHORIZATION NUMBER L38830  
3191 MAQUETTE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32803 (407) 429-7979



- SHEET INDEX**
- CORRECT LEGAL, NOTES, DEDICATION, BOUNDARY, EASES, AND EJECTA
  - OVERALL PLAT VIEW AND BOUNDARY
  - LOT AND EASEMENT DETAIL SHEET
  - LOT AND EASEMENT DETAIL SHEET
  - LOT AND EASEMENT DETAIL SHEET
  - LOT AND EASEMENT DETAIL SHEET

