





Interoffice Memorandum

July 27, 2017

TO: Mayor Teresa Jacobs
and Board of County Commissioners

FROM: Mark V. Massaro, P.E., Director, Public Works Department 

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

PHONE NUMBER: (407) 836-7890

SUBJ: **Installation of Traffic Control Devices and "No Parking" signs in Orchard Park at Stillwater Crossing Phase 2**

Our staff recommends that the following traffic control devices be installed in Orchard Park at Stillwater Crossing Phase 2:

Install "STOP" signs on:

Winesap Way at Green Orchard Avenue
Irish Peach Drive (SB) at Winesap Way
Irish Peach Drive (NB) at Winesap Way
Irish Peach Drive (NB) at Peach Orchard Way
Irish Peach Drive (SB) at Peach Orchard Way
Irish Peach Drive at Jazz Drive
Jazz Drive at Green Orchard Avenue

The Fire Marshal recommends that the following "No Parking" signs be installed in Orchard Park at Stillwater Crossing Phase 2:

Install "NO PARKING" signs on:

Winesap Way
Irish Peach Drive
Jazz Drive

Action Requested: Approval of Traffic Control Devices and "No Parking" sign installations in Orchard Park at Stillwater Crossing Phase 2. District 1.

MVM/CNL/AHW/nad

Attachments

ORCHARD PARK AT STILLWATER CROSSING PHASE 2

**A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA
DISTRICT # 1**

STOP/STREET

<u>(1)</u>	(Ft N)	on Winesap Way	3200
		at Green Orchard Avenue	4000
<u>(2)</u>	(Ft N)	on Irish Peach Drive (SB)	3200
		at Winesap Way	3100
<u>(3)</u>	(Ft S)	on Irish Peach Drive (NB)	3200
		at Winesap Way	3100
<u>(4)</u>	(Ft S)	on Irish Peach Drive (NB)	3100
		at Peach Orchard Way	14000
<u>(5)</u>	(Ft S)	on Irish Peach Drive (SB)	3100
		at Peach Orchard Way	14000
<u>(6)</u>	(Ft N)	on Irish Peach Drive	3300
		at Jazz Drive	41000
<u>(7)</u>	(Ft E)	on Jazz Drive	14200
		at Green Orchard Avenue	4000

END OF ROAD TREATMENT

<u>(8)</u>	(FtE)	on Winesap Way
		at Irish Peach Drive
<u>(9)</u>	(FtN)	on Peach Orchard Way
		at Irish Peach Drive
<u>(10)</u>	(FtN)	on Irish Peach Drive
		at Peach Orchard Way
<u>(11)</u>	(FtE)	on Peach Orchard Way
		at Irish Peach Drive
<u>(12)</u>	(FtE)	on Jazz Drive
		at Irish Peach Drive

NO PARKING with arrows

- (13)** on Winesap Way starting 125ft east of Irish Peach Drive
extending west and south to Green Orchard Avenue on
the south and east sides
- (14)** on Irish Peach Drive from Peach Orchard Way extending
south to Winesap Way on the west side and from Winesap
Way extending south to Jazz Drive on the east side
- (15)** on Jazz Drive from Green Orchard Avenue extending
east to Irish Peach Drive on the north side

ahw/

7/27/2017

ORCHARD PARK AT STILLWATER CROSSING PHASE 2

SHEET 1 OF 4

A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

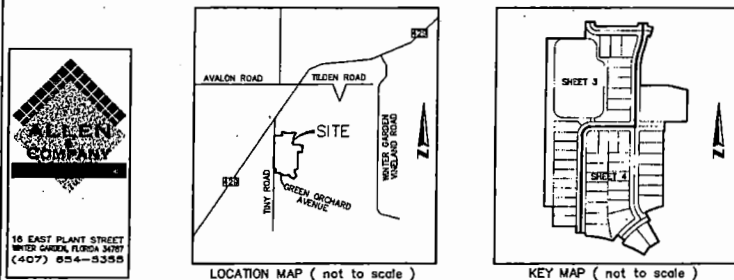
LEGAL DESCRIPTION

A parcel of land lying in Section 9, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Northwest corner of Tract P-1-B, ORCHARD PARK AT STILLWATER CROSSING, according to Plat Book 84, Pages 89 through 93 of the Public Records of Orange County, Florida, also being a point on the Eastern right-of-way line of the 100-foot wide road shown on Plat Book 84, Pages 18 through 27 of said Public Records of Orange County, Florida; thence run the following two courses along said Eastern right-of-way line: North 00° 27' 30" East for a distance of 356.20 feet; thence run North 00° 22' 58" East for a distance of 572.48 feet; thence depart said Eastern right-of-way line South 89° 37' 02" East for a distance of 212.65 feet; thence run North 00° 27' 30" East, 80.03 feet; thence run North 00° 22' 58" East for a distance of 50.00 feet; thence run South 89° 37' 02" East for a distance of 50.00 feet; thence run South 00° 22' 58" West for a distance of 12.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 44° 37' 02" East, and a chord distance of 14.14 feet; thence run Southwesterly along the arc of said curve through a central angle of 90° 00' 00" for an arc distance of 15.71 feet to a point of tangency; thence run South 89° 37' 02" East for a distance of 220.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 10.00 feet, with a chord bearing of North 45° 22' 58" East, and a chord distance of 14.14 feet; thence run Northwesterly along the arc of said curve through a central angle of 90° 00' 00" for an arc distance of 15.71 feet to a point of tangency; thence run North 00° 22' 58" East for a distance of 7.00 feet; thence run South 89° 37' 02" East for a distance of 50.00 feet; thence run South 00° 22' 58" West for a distance of 7.78 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 41° 32' 22" East, and a chord distance of 13.36 feet; thence run Southwesterly through a central angle of 63° 50' 30" along the arc of said curve for an arc distance of 14.63 feet to a point of reverse curvature of a curve concave Southerly having a radius of 125.00 feet, with a chord bearing of South 70° 53' 02" East, and a chord distance of 15.93 feet; thence run Southerly along the arc of said curve through a central angle of 09° 09' 22" for an arc distance of 15.93 feet to a point on a non radial line; thence run South 12° 25' 09" West for a distance of 50.07 feet to a point on a non tangent curve, concave Southerly having a radius of 75.00 feet, with a chord bearing of North 79° 40' 45" West, and a chord distance of 7.57 feet; thence run Westerly through a central angle of 05° 47' 05" along the arc of said curve for an arc distance of 7.57 feet to a point of compound curvature concave Southerly having a radius of 10.00 feet, with a chord bearing of South 54° 04' 07" West, and a chord distance of 14.70 feet; thence run Southwesterly through a central angle of 84° 43' 08" along the arc of said curve for an arc distance of 18.53 feet to a point of reverse curvature concave Northwesterly having a radius of 322.24 feet, with a chord bearing of South 13° 20' 37" West, and a chord distance of 74.46 feet; thence run Southwesterly through a central angle of 13° 16' 08" along the arc of said curve for an arc distance of 74.82 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 272.24 feet, with a chord bearing of South 10° 13' 10" West, and a chord distance of 82.59 feet; thence run Southwesterly along the arc of said curve through a central angle of 19° 30' 01" for an arc distance of 92.73 feet to a point of tangency; thence run South 00° 27' 30" West for a distance of 104.27 feet; thence run North 89° 13' 43" East for a distance of 135.87 feet; thence run South 75° 40' 35" East for a distance of 100.59 feet; thence run South 00° 01' 40" West for a distance of 106.33 feet to the point of curvature of a curve concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 49° 01' 43" West, and a chord distance of 14.14 feet; thence run Southwesterly along the arc of said curve through a central angle of 90° 00' 00" for an arc distance of 15.71 feet to a point of tangency; thence run North 89° 56' 11" West for a distance of 115.07 feet; thence run South 00° 01' 40" West for a distance of 50.00 feet; thence run North 89° 56' 11" West for a distance of 5.26 feet; thence run South 00° 01' 40" West for a distance of 414.8 feet to a point on a non tangent curve concave Northwesterly having a radius of 454.43 feet, with a chord bearing of South 88° 32' 28" West, and a chord distance of 101.11 feet; thence run Southwesterly along the arc of said curve through a central angle of 11° 54' 46" for an arc distance of 102.29 feet to a point on a non radial line; thence run South 27° 37' 21" East for a distance of 50.00 feet to a point on a non tangent curve, concave Southerly having a radius of 434.43 feet, with a chord bearing of South 62° 02' 11" West, and a chord distance of 13.74 feet; thence run Southwesterly along the arc of said curve through a central angle of 01° 48' 48" for an arc distance of 13.74 feet to a point on a non radial line; thence run South 25° 55' 22" East for a distance of 126.86 feet; thence run South 01° 00' 00" West for a distance of 19.80 feet; thence run South 55° 54' 31" West for a distance of 45.23 feet; thence run South 31° 56' 40" West for a distance of 43.38 feet to a point on the Northern line of internal Plat of ORCHARD PARK AT STILLWATER CROSSING, also being a point on the Northern right-of-way line of Green Orchard Avenue, according to said Plat, also being a point on a non tangent curve concave Southerly having a radius of 700.48 feet, with a chord bearing of North 63° 06' 17" West, and a chord distance of 124.11 feet; thence run the following courses along said Northern line and said Northern right-of-way line: thence Northwesterly through a central angle of 10° 00' 53" along the arc of said curve for an arc distance of 154.27 feet to a point of reverse curvature of a curve concave Easterly having a radius of 10.00 feet, with a chord bearing of North 14° 56' 03" West, and a chord distance of 18.03 feet; thence run Northwesterly along the arc of said curve through a central angle of 100° 36' 20" for an arc distance of 18.93 feet to a point of tangency; thence run North 38° 18' 07" East for a distance of 10.00 feet; thence run North 51° 40' 53" West for a distance of 50.00 feet; thence run South 38° 18' 07" West for a distance of 10.00 feet to the point of curvature of a curve, concave Southerly having a radius of 484.43 feet, with a chord bearing of South 30° 53' 40" West, and a chord distance of 24.03 feet; thence run Southwesterly through a central angle of 02° 50' 41" along the arc of said curve for an arc distance of 24.03 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 73° 40' 28" West, and a chord distance of 11.53 feet; thence run Westerly through a central angle of 70° 24' 04" along the arc of said curve for an arc distance of 12.28 feet to a point of reverse curvature of a curve concave Southerly having a radius of 700.48 feet, with a chord bearing of North 79° 50' 22" West, and a chord distance of 129.49 feet; thence run Westerly through a central angle of 11° 25' 43" along the arc of said curve for an arc distance of 139.72 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 10.00 feet, with a chord bearing of North 12° 33' 47" West, and a chord distance of 13.64 feet; thence depart said Northern right-of-way line of Green Orchard Avenue run the following courses: run thence Northwesterly along the arc of said curve through a central angle of 86° 00' 52" for an arc distance of 18.93 feet to a point of tangency; thence run North 00° 27' 30" East for a distance of 6.72 feet; thence run North 89° 37' 21" West for a distance of 50.00 feet to the Easterly line of Tract P-1-B, ORCHARD PARK AT STILLWATER CROSSING, thence along the Easterly and Northern lines of said Tract P-1-B, ORCHARD PARK AT STILLWATER CROSSING the following courses: thence run North 00° 27' 30" East for a distance of 35.00 feet; thence run North 89° 37' 21" West for a distance of 130.00 feet; thence run North 00° 27' 30" East for a distance of 110.10 feet; thence run North 89° 33' 03" West for a distance of 50.00 feet to the POINT OF BEGINNING.

Contains 18.53 acres more or less.



SURVEYOR'S NOTES:

1. Bearings shown herein are based on the East line of the Southeast 1/4 of Section 9, Township 23 South, Range 27 East being an assumed bearing of South 00°04'47" West for original description only.
2. All lot lines are radial, unless otherwise noted non-radial (N.R.).
3. All utility utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television systems shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
4. Tracts P-2-A, (Park/Mail/Landscape Tract) and P-2-B and P-2-C, (Park Tracts) are Common Areas and shall be owned and maintained by the Orchard Park Property Owners Association of Orange County, Inc., a Florida Corporation, not for profit (the Association) according to the Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book 10028, Page 5189, of the Public Records of Orange County, Florida, and any supplements and/or amendments thereto.

LEGEND:

- | | | | |
|----|---|----|--|
| ac | denotes point of curvature | cc | denotes centerline |
| at | denotes point of tangency | na | denotes non-tangent |
| ai | denotes point of intersection | rd | denotes radius |
| ac | denotes point of compound curvature | na | denotes non-tangent |
| ac | denotes point of reverse curvature | na | denotes chord bearing |
| ac | denotes drainage easement | na | denotes interior angle |
| ac | denotes Certified Acre Record Number | na | denotes lot area |
| ac | denotes right-of-way | na | denotes Plat Book |
| ac | denotes licensed business | na | denotes Plat Book |
| ac | denotes utility easement | na | denotes page |
| ac | denotes 1/2" iron rod and/or nail & dia. P.S.M. # 8723 | na | denotes limited liability company |
| ac | denotes permanent central point | na | denotes change in direction along right-of-way lines |
| ac | denotes 4" x 4" concrete monument permanent reference monument LB #8723 | na | |
| ac | denotes recovered 4" x 4" concrete monument permanent reference monument LB #8723 | na | |
| ac | denotes identification | na | |

SHEET INDEX

- SHEET 1 of 4 - legal description, dedication, Surveyor's notes & legend
SHEET 2 of 4 - boundary information
SHEET 3 and 4 of 4 - boundary information tract & lot geometry

The property shown herein represents a portion of the lands included in the Stillwater Crossing & Cedar Ridge Planned Development (PDP) Parcel 50-15 Orchard Park Preliminary Subdivision Plan (Case # PDP-13-09-232) as approved by the Orange County Board of County Commissioners on March 11, 2014.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DOCUMENT OF THE SHOWN LANDS DESCRIBED HEREIN AND WILL BE AN INSTRUMENT OF RECORD IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT HEREIN MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR
Examined and Approved: *John A. Williams* 7/28/15
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
Examined and Approved: *John A. Williams* 7-28-15
County Engineer Date

PLAT BOOK 86 PAGE 35

ORCHARD PARK AT STILLWATER CROSSING PHASE 2 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KB HOME ORLANDO LLC, a Delaware 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 land and plot for the use and purposes therein expressed and dedicates the streets, drainage easements, utility easements and Tract B-1 (Stonewall Tract) to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, KB HOME ORLANDO LLC, a Delaware limited liability company, has caused these presents to be executed and acknowledged by its authorized Officer (hereunto duly authorized on this 28th day of July, 2015).

KB HOME ORLANDO LLC
a Delaware limited liability company
By: *John A. Williams*
Signature of Witness: *John A. Williams*
Printed Name of Witness: *John A. Williams*
Signature of Witness: *John A. Williams*
Printed Name of Witness: *John A. Williams*

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me personally appeared *John A. Williams*, as Senior VP of Finance for KB HOME ORLANDO LLC, a Delaware limited liability company, who is (to) personally known to me or () produced _____ as identification, and acknowledged to me on both, the individual and officer described in and who executed the foregoing conveyance and acknowledged the same thereof to be his free act and deed as such officer (hereunto duly authorized).

WITNESS my hand and official seal this 28th day of July, 2015.

John A. Williams
Signature of Notary Public
Printed Name of Notary Public: *John A. Williams*
Notary Public in and for the state of Florida
My Commission Expires: *June 30, 2017*
Commission Number: *EL880287*

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with chapter 177, Florida Statutes.

John A. Williams
County Surveyor's signature Date: *7/28/15*

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on *July 28, 2015*, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

John A. Williams
Signature of Notary Public
Printed Name of Notary Public: *John A. Williams*
Notary Public in and for the state of Florida
My Commission Expires: *June 30, 2017*
Commission Number: *EL880287*

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

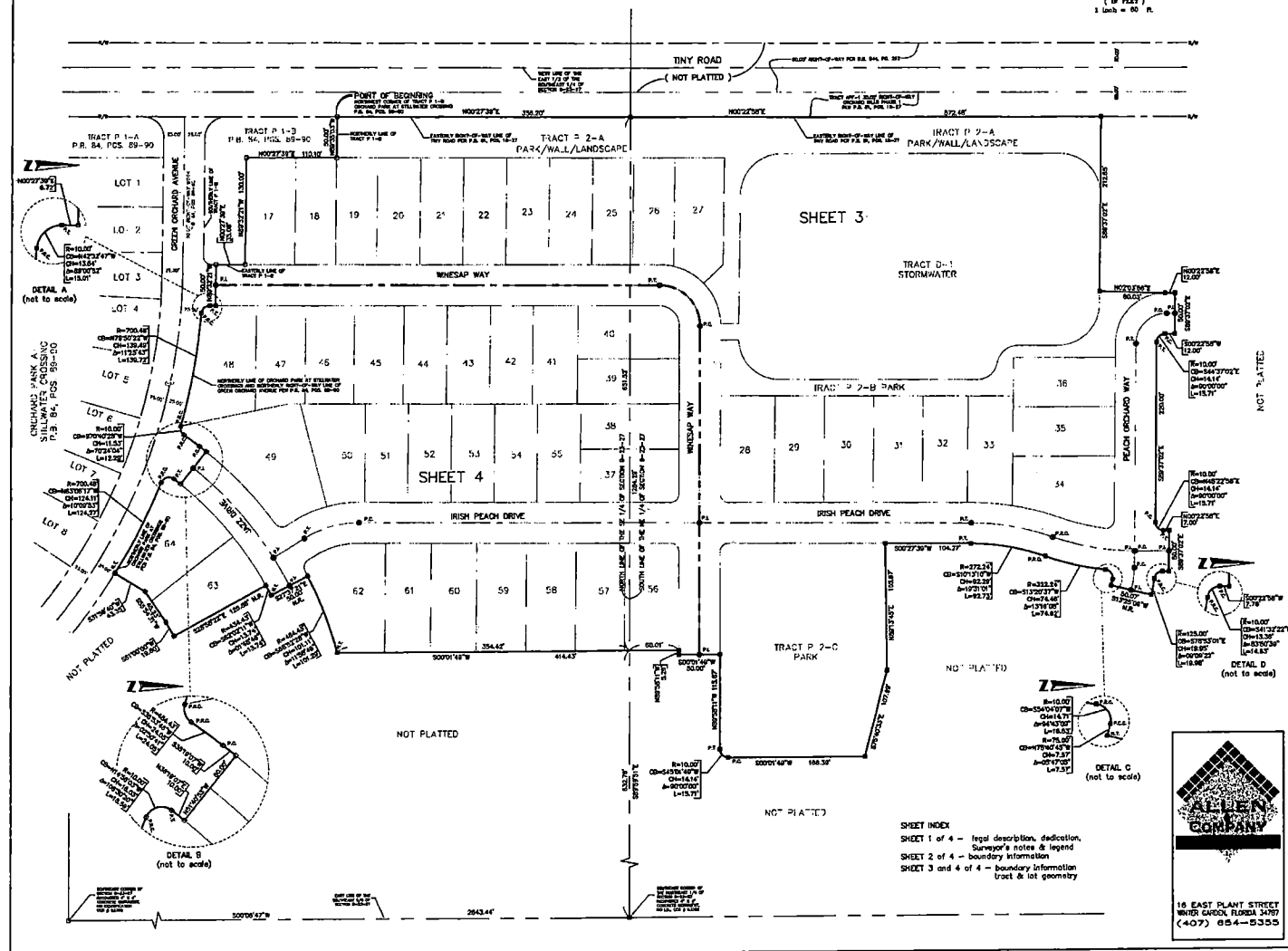
KNOW ALL MEN BY THESE PRESENTS, THAT I, the undersigned, being a *Surveyor*, surveyor and mapper, do hereby certify that on *7/28/15*, I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and plotted. This plat 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 Statutes; and that said land is located in Orange County, Florida.

By: *John A. Williams* Date: *7/28/15*
James L. Rickman P.S.M. # 5633
Alan & Company
Licensed Surveyors # 8723
10 East Plant Street
Winter Garden, Florida 34787

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on *July 30, 2015*, in File No. *2015-001434*.

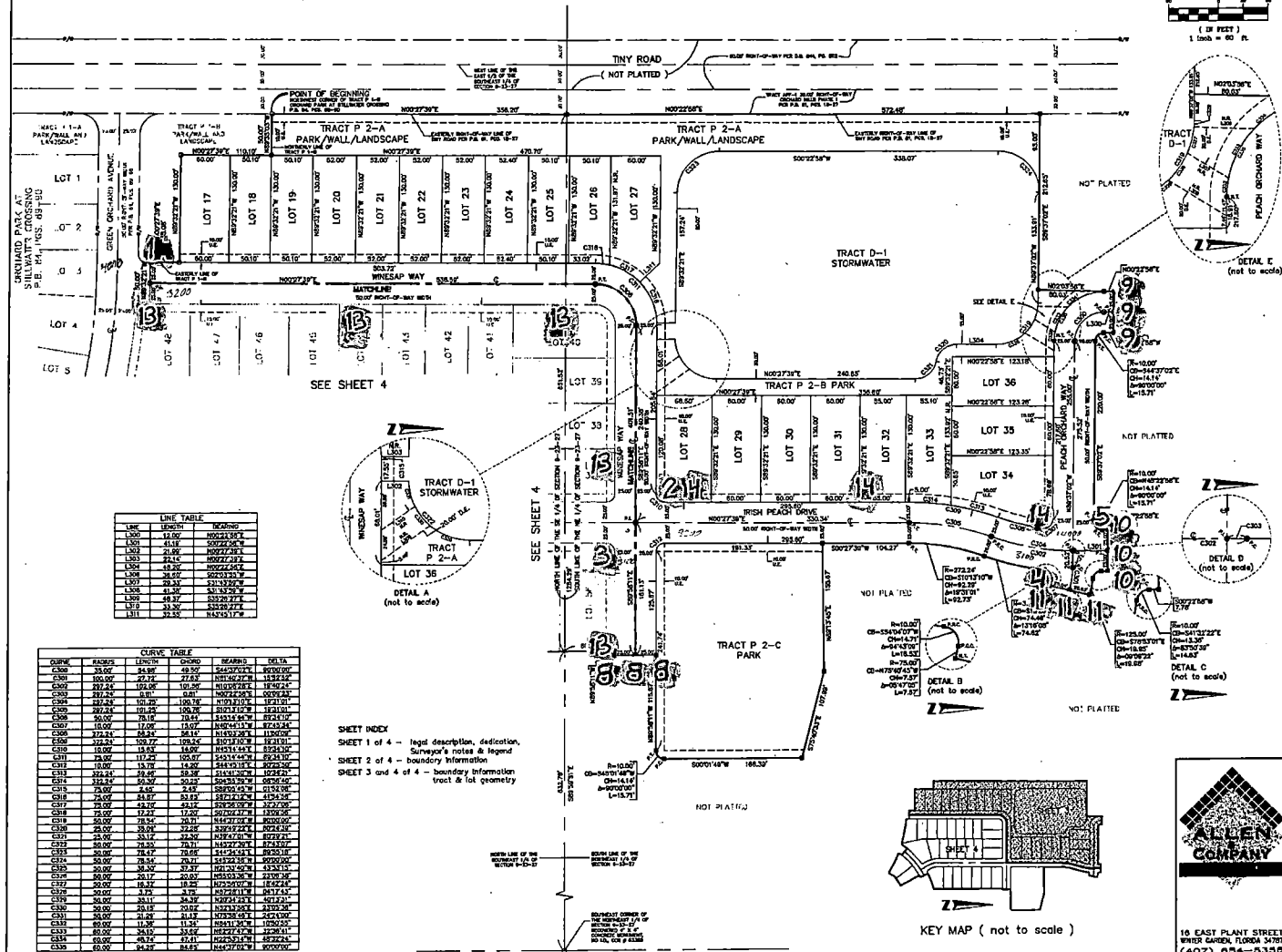
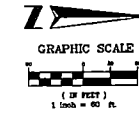
County Comptroller in and for Orange County, Florida
By: *John A. Williams*



ORCHARD PARK AT STILLWATER CROSSING PHASE 2

A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 3 OF 4

PLAT BOOK **86** PAGE **37**

LINE	LENGTH	BEARING
100	12.00	N00°24'30"E
101	41.00	S00°00'00"E
102	21.00	N00°27'30"E
103	24.00	N00°27'30"E
104	18.00	N00°27'30"E
105	28.00	S00°23'30"E
106	28.00	S00°23'30"E
107	41.00	S01°32'30"E
108	48.00	S00°23'30"E
109	33.00	N00°27'30"E
110	32.00	N00°27'30"E

CURVE	ARC LENGTH	CHORD	BEARING	DELTA
C006	35.00	34.97	S45°00'00"E	90.0000
C007	100.00	77.74	N01°00'00"E	135.0000
C008	207.44	109.00	S00°00'00"E	180.0000
C009	227.24	101.00	S01°00'00"E	135.0000
C010	137.24	109.75	N00°00'00"E	90.0000
C011	227.24	101.00	S01°00'00"E	135.0000
C012	90.00	79.16	S00°00'00"E	90.0000
C013	10.00	17.00	S00°00'00"E	90.0000
C014	272.41	88.34	S01°00'00"E	135.0000
C015	222.24	100.77	S00°00'00"E	180.0000
C016	10.00	17.00	S00°00'00"E	90.0000
C017	78.00	117.25	S00°00'00"E	90.0000
C018	10.00	17.00	S00°00'00"E	90.0000
C019	222.24	100.77	S00°00'00"E	180.0000
C020	222.24	100.77	S00°00'00"E	180.0000
C021	222.24	100.77	S00°00'00"E	180.0000
C022	222.24	100.77	S00°00'00"E	180.0000
C023	222.24	100.77	S00°00'00"E	180.0000
C024	222.24	100.77	S00°00'00"E	180.0000
C025	222.24	100.77	S00°00'00"E	180.0000
C026	222.24	100.77	S00°00'00"E	180.0000
C027	222.24	100.77	S00°00'00"E	180.0000
C028	222.24	100.77	S00°00'00"E	180.0000
C029	222.24	100.77	S00°00'00"E	180.0000
C030	222.24	100.77	S00°00'00"E	180.0000
C031	222.24	100.77	S00°00'00"E	180.0000
C032	222.24	100.77	S00°00'00"E	180.0000
C033	222.24	100.77	S00°00'00"E	180.0000
C034	222.24	100.77	S00°00'00"E	180.0000
C035	222.24	100.77	S00°00'00"E	180.0000
C036	222.24	100.77	S00°00'00"E	180.0000
C037	222.24	100.77	S00°00'00"E	180.0000
C038	222.24	100.77	S00°00'00"E	180.0000
C039	222.24	100.77	S00°00'00"E	180.0000
C040	222.24	100.77	S00°00'00"E	180.0000
C041	222.24	100.77	S00°00'00"E	180.0000
C042	222.24	100.77	S00°00'00"E	180.0000
C043	222.24	100.77	S00°00'00"E	180.0000
C044	222.24	100.77	S00°00'00"E	180.0000
C045	222.24	100.77	S00°00'00"E	180.0000
C046	222.24	100.77	S00°00'00"E	180.0000
C047	222.24	100.77	S00°00'00"E	180.0000
C048	222.24	100.77	S00°00'00"E	180.0000
C049	222.24	100.77	S00°00'00"E	180.0000
C050	222.24	100.77	S00°00'00"E	180.0000
C051	222.24	100.77	S00°00'00"E	180.0000
C052	222.24	100.77	S00°00'00"E	180.0000
C053	222.24	100.77	S00°00'00"E	180.0000
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C058	222.24	100.77	S00°00'00"E	180.0000
C059	222.24	100.77	S00°00'00"E	180.0000
C060	222.24	100.77	S00°00'00"E	180.0000

SHEET INDEX
SHEET 1 of 4 - legal description, dedication,
Surveyor's notes & legend
SHEET 2 of 4 - boundary information
SHEET 3 and 4 of 4 - boundary information
tract & lot geometry



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 884-5355

