



Interoffice Memorandum

October 20, 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., Acting Manager**  
**Traffic Engineering Division**

PHONE NUMBER: (407) 836-7890

SUBJ: **Installation of Traffic Control Devices in Storey Grove Phase 1B-1**

Our staff recommends that the following traffic control devices be installed in Storey Grove Phase 1B-1:

Install "STOP" signs on:

Memoir Avenue at Bedtime Story Drive  
Folklore Street at Memoir Avenue  
Suspense Drive at Bedtime Story Drive  
Folklore Street at Love Story Street  
Suspense Drive at Love Story Street

The Fire Marshal recommends that the following "No Parking" signs be installed in Storey Grove Phase 1B-1:

Memoir Avenue  
Folklore Street  
Love Story Street

**Action Requested: Approval of Traffic Control Device installations in Storey Grove Phase 1B-1. District 1.**

MVM/CNL/AHW

Attachments

**STOREY GROVE PHASE 1B-1**  
**LYING IN SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST,**  
**ORANGE COUNTY, FLORIDA**  
**DISTRICT # 1**

**STOP/STREET**

<b><u>(1)</u></b>	<b>(Ft W)</b>	<b>on Memoir Avenue at Bedtime Story Drive</b>	<b>10000 10100</b>
<b><u>(1B)</u></b>	<b>(Ft S)</b>	<b>on Folklore Street at Memoir Avenue</b>	<b>11000 10000</b>
<b><u>(2)</u></b>	<b>(Ft S)</b>	<b>on Suspense Drive at Bedtime Story Drive</b>	<b>11000 10100</b>
<b><u>(3)</u></b>	<b>(Ft N)</b>	<b>on Folklore Street at Love Story Street</b>	<b>11100 10100</b>
<b><u>(4)</u></b>	<b>(Ft N)</b>	<b>on Suspense Drive at Love Story Street</b>	<b>11200 10000</b>

**END OF ROAD TREATMENT**

<b><u>(5)</u></b>	<b>(Ft W)</b>	<b>on Memoir Avenue at Silver Surfer Alley</b>
<b><u>(6)</u></b>	<b>(Ft W)</b>	<b>on Love Story Street at Silver Surfer Alley</b>
<b><u>(7)</u></b>	<b>(Ft E)</b>	<b>on Love Story Street at Suspense Drive</b>

**STOP/ALLEYWAYS**

<b><u>(8a)</u></b>	<b>(Ft W)</b>	<b>on Comic Alley at Bedtime Story Drive</b>
<b><u>(9a)</u></b>	<b>(Ft N)</b>	<b>on Comic Alley at Memoir Avenue</b>
<b><u>(10a)</u></b>	<b>(Ft S)</b>	<b>on Silver Surfer Alley at Memoir Avenue</b>
<b><u>(11a)</u></b>	<b>(Ft E)</b>	<b>on Epic Alley at Folklore Street</b>

- |                     |               |  |
|---------------------|---------------|--|
| <b><u>(12a)</u></b> | <b>(Ft S)</b> | <b>on Paperback Alley<br/>at Memoir Avenue</b>         |
| <b><u>(13a)</u></b> | <b>(Ft S)</b> | <b>on Philosophy Alley<br/>at Bedtime Story Drive</b>  |
| <b><u>(14a)</u></b> | <b>(Ft N)</b> | <b>on Silver Surfer Alley<br/>at Love Story Street</b> |
| <b><u>(15a)</u></b> | <b>(Ft N)</b> | <b>on Paperback Alley<br/>at Love Story Street</b>     |
| <b><u>(16a)</u></b> | <b>(Ft E)</b> | <b>on Philosophy Alley<br/>at Suspense Drive</b>       |

**NO PARKING with arrows**

- |                    |   |
|--------------------|---|
| <b><u>(17)</u></b> | <b>on Memoir Avenue starting 135ft east of Folklore Street extending<br/>440ft west on the south side</b>                     |
| <b><u>(18)</u></b> | <b>on Folklore Street from Memoir Avenue extending south to<br/>Love Story Street on the east side</b>                        |
| <b><u>(19)</u></b> | <b>on Love Story Street starting 185ft east of Suspense Drive extending<br/>west to Silver Surfer Alley on the north side</b> |

**ahw/**

**10/20/2017**

# STOREY GROVE PHASE 1B-1

LYING IN SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK 90 PAGE 144

## LEGAL DESCRIPTION

A portion of Sections 17 and 18, Township 24 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the East quarter corner of Section 18, Township 24 South, Range 27 East, Orange County, Florida; thence run North 89°57'03" East along the South line of the Northwest 1/4 of said Section 17 for a distance of 19.62 feet to the line of the Conservation and Access Easement recorded in the Official Records Book 10906, Page 8467 in the Public Records of Orange County, Florida and also being the POINT OF BEGINNING; thence bearing said South line the following seven (7) courses along said North line: North 53°02'22" East for a distance of 37.78 feet; thence run North 84°33'58" East for a distance of 48.74 feet; thence run North 85°56'20" East for a distance of 56.10 feet; thence run South 85°56'18" East for a distance of 35.89 feet; thence run South 85°54'14" East for a distance of 103.68 feet; thence run North 03°50'18" West for a distance of 105.84 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 1252.00 feet; thence run Westerly along the arc thereof through a central angle of 01°59'38" for an arc length of 43.57 feet, a chord bearing of North 80°33'33" West and a chord distance of 43.57 feet to the point of reverse curvature of a curve concave Southerly and having a radius of 1148.00 feet; thence run Westerly along the arc thereof through a central angle of 02°17'14" for an arc length of 127.31 feet, a chord bearing of South 88°15'40" West and a chord distance of 127.24 feet to the point of tangency; thence run South 85°05'03" West for a distance of 115.55 feet; thence run North 04°54'57" West for a distance of 62.00 feet; thence run North 85°05'03" East for a distance of 20.50 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 23.00 feet; thence run Northwesterly along the arc thereof through a central angle of 23°14'10" for an arc length of 11.47 feet, a chord bearing of North 09°22'12" East for a chord distance of 11.35 feet to the point of tangency; thence run North 04°54'57" West for a distance of 280.31 feet to the point of curvature of a curve concave Southerly and having a radius of 495.00 feet; thence run Northwesterly along the arc thereof through a central angle of 22°23'59" for an arc length of 132.42 feet, a chord bearing of North 16°09'37" West and a chord distance of 191.18 feet to the point of tangency; thence run North 27°24'57" West for a distance of 163.18 feet to a point on a curve concave Southerly and having a radius of 23.00 feet; thence run Northwesterly along the arc thereof through a central angle of 27°09'46" for an arc length of 10.90 feet, a chord bearing of North 40°58'30" West and a chord length of 10.90 feet; thence run South 62°35'03" West, non-radial to said curve, for a distance of 21.46 feet; thence run North 27°24'57" West for a distance of 60.00 feet; thence run North 82°50'03" East for a distance of 21.46 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 23.00 feet; thence run Northwesterly along the arc thereof through a central angle of 27°09'46" for an arc length of 10.90 feet, a chord bearing of North 13°50'04" West for a chord distance of 10.90 feet to the point of tangency; thence run North 27°24'57" West for a distance of 132.50 feet; thence run North 82°35'03" East for a distance of 415.05 feet to the point of curvature of a curve concave Northwesterly and having a radius of 100.00 feet; thence run Northwesterly along the arc thereof through a central angle of 14°42'54" for an arc length of 48.60 feet, a chord bearing of North 55°13'30" East for a chord distance of 48.60 feet to a point of compound curvature of a curve concave Northwesterly and having a radius of 23.00 feet; thence run Northwesterly along the arc thereof through a central angle of 27°09'46" for an arc length of 10.90 feet, a chord bearing of North 27°24'57" West for a distance of 10.90 feet; thence run North 27°24'57" East and a chord distance of 10.70 feet to the Southerly line of Storey Grove Phase A-1-2, according to the plat thereof as recorded in Plat Book 85, Pages 90 through 92, of the Public Records of Orange County, Florida, also being the apex of a curve concave Northwesterly and having a radius of 600.00 feet; thence run Southerly along said South line and the arc thereof through a central angle of 40°54'20" for an arc length of 428.41 feet, a chord bearing of South 81°35'30" East and a chord distance of 419.52 feet to the point of tangency; thence run South 82°12'40" East for a distance of 84.70 feet to the Westerly right-of-way of County Road 545 per Official Records Book 11020, Page 8239 of said Public Records of Orange County, Florida, also being a point on a non-tangent curve concave Easterly and having a radius of 3003.70 feet; thence run Southerly along the arc thereof through a central angle of 40°54'20" for an arc length of 428.41 feet, a chord bearing of South 81°35'30" East and a chord distance of 419.52 feet to the point of tangency; thence run South 11°22'30" East along said Westerly right-of-way line for a distance of 487.10 feet to the easterly South line of the Northwest 1/4 of Section 17; thence run South 85°57'03" West along said South line for a distance of 630.16 feet to the POINT OF BEGINNING.

Containing 828,072 square feet or 19.01 acres, more or less.

## LEGEND:

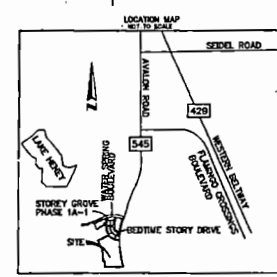
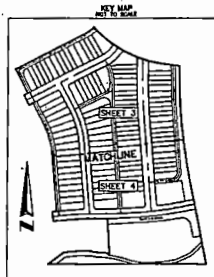
PC denotes point of curvature  
PT denotes point of tangency  
PVC denotes point of reverse curvature  
PI denotes point of intersection  
D.B. denotes Deed Book  
COR # denotes Certified Corner Record Number  
R/W denotes right-of-way  
LB denotes leased business  
UE denotes utility easement  
DE denotes drainage easement  
OR denotes Official Records Book  
DOC # denotes document recorded in the Public Records of Orange County, Florida

(N) denotes non-radial  
C denotes found monumentation as noted  
A denotes 1/2" iron rod and/or not & dia. P.S.M. # 6723  
P denotes permanent control point (P.C.P.)  
M denotes 1/2" x 4" concrete monument LB #6723  
N denotes non-tangent  
P.R.M. denotes Permanent Reference Monument  
R denotes radius  
C denotes centerline  
P.DOT denotes Florida Department of Transportation  
OV denotes overall

CH denotes chord length  
CB denotes chord bearing  
A denotes central angle  
L denotes arc length  
C denotes recovered 4" x 4" concrete monument, LB #6723  
P.R.M. denotes permanent reference monument (P.R.M.), unless noted otherwise.  
PO denotes Plot Book  
PO(x) denotes page(s)  
LLC denotes Limited Liability company  
POC denotes Point of Compound Curvature  
C denotes change in direction along right-of-way lines



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 694-2355



## SURVEYOR'S NOTES:

- Boundaries shown herein are based on the West line of the Northwest 1/4 of Section 17, Township 24 South, Range 27 East being on assumed bearing of N 02°27'45" West for angular designation only.
- All lot lines are radial, unless otherwise noted non-radial (N/R).
- All plotted utility 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 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 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.
- Tract D5-3 (Open Space/Landscape) and Tract P-3 (Ponds) are Common Areas to be owned and maintained by the Storey Grove Community Association, Inc.
- Tract A-3, Tract A-4, Tract A-5, and Tract A-6 (Alley Tracts) are Common Areas per the Declaration and are reserved for the exclusive use and benefit of the following entities and for the following purposes: (i) the Storey Grove Community Association, Inc. ("the Association") for the purpose of exercising all powers and responsibilities delegated to the Association pursuant to the Community Declaration for Storey Grove recorded in the Public Records of Orange County, Florida (the Declaration); (ii) 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 Drivage Easements; and (iii) Orange County and its employees and agents solely for the purposes of performing municipal and government functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and Owners thereof or residents thereof, as well as such Owner's guests and invitees, including but not limited to, police, fire and emergency medical services. Any access improvements and appurtenances and related facilities constructed within Tract A-3, Tract A-4, Tract A-5 and Tract A-6 are not dedicated to the public, but are private, and shall be maintained by the Association.
- Tract FD-1 and Tract FD-2 (Future Development) shall be owned and maintained by Lannor Homes, LLC, its successors, and/or assigns.
- Tract W-1 (Conservation) is Common Area to be owned by the Association with development rights dedicated to Orange County, Florida. No grading, clearing, construction, or alteration is permitted without prior approval from Orange County and/or all other applicable jurisdictional agencies.

## SHEET INDEX

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

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE SPRINGHILL PLANNED DEVELOPMENT (HORIZON WEST)/SPRINGHILL PHASE 1 PRELIMINARY SUBDIVISION PLAN (CASE # 13-09-203) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 25, 2014.

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

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, being a licensed surveyor and mapper, do hereby certify that on the 12th day of September, 2018, I completed the survey of the lands as shown in the foregoing plat; 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 at appropriate locations; and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

By: James L. Richardson 9/16  
James L. Richardson P.S.M. # 5633  
Ally & Company  
Licensed Business # 6723  
16 East Plant Street,  
Winter Garden, Florida 34787

## STOREY GROVE PHASE 1B-1

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Lannor Homes, LLC, a Florida limited liability company, being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicate and donate these premises, to be executed and acknowledged by its undersigned authorized officer, to the public use of the streets, drainage easements, utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Lannor Homes, LLC, a Florida limited liability company has caused these presents, to be executed and acknowledged by its undersigned authorized officer, on this 12th day of December, 2018.

Lannor Homes, LLC, a Florida limited liability company

Erica Nichols  
Signature of Witness

By: Erica Nichols  
Name

Erica Nichols  
Printed Name of Witness

Title: Vice President

Erica Nichols  
Signature of Witness

Erica Nichols  
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me personally appeared Erica Nichols, as Vice President of Lannor Homes, LLC, a Florida limited liability company, who is (a) personally known to me or (b) produced satisfactory evidence of identification, and did not take an oath, the individual and officer declared in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said company.

Witness my hand and official seal this 12th day of December, 2018.

Erica Nichols  
Signature of Notary Public

Erica Nichols  
Printed Name of Notary Public

Notary Public in and for the state of

My Commission Expires: 12/16/2020

Commission Number: FE 344949

## CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: Carol R. Roy 12-13-16  
Zoning Director Date

## CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

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

William C. Matthews 12-9-16  
County Surveyor Date

## CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: John C. Hill 12-9-16  
County Engineer Date

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on Dec 16, 2018, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Ally & Company  
Ally & Company  
City of the County

By: Ally & Company

CERTIFICATE OF COUNTY COMMISSIONER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records as File No. 2018065491

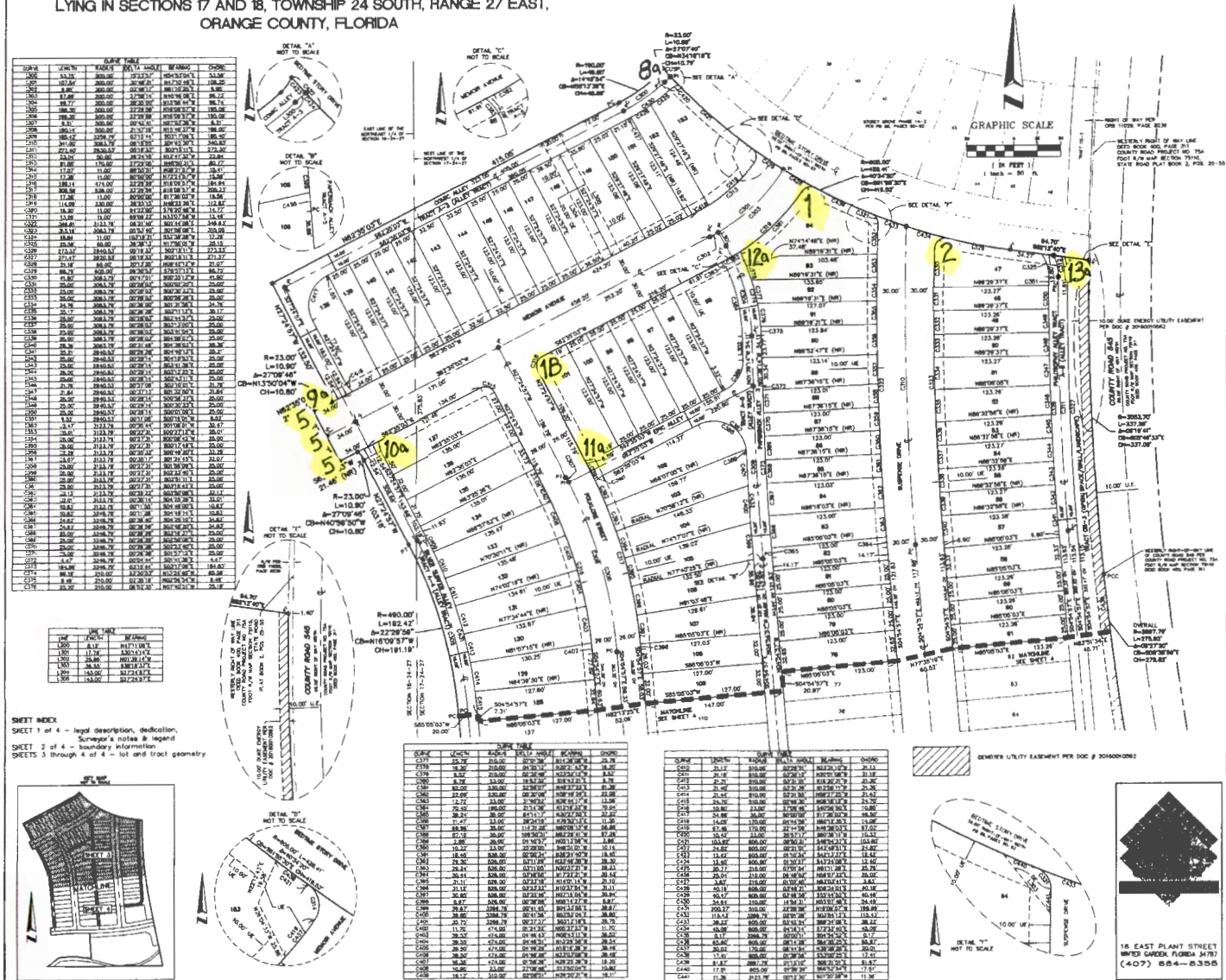
County Commissioner in and for Orange County, Florida

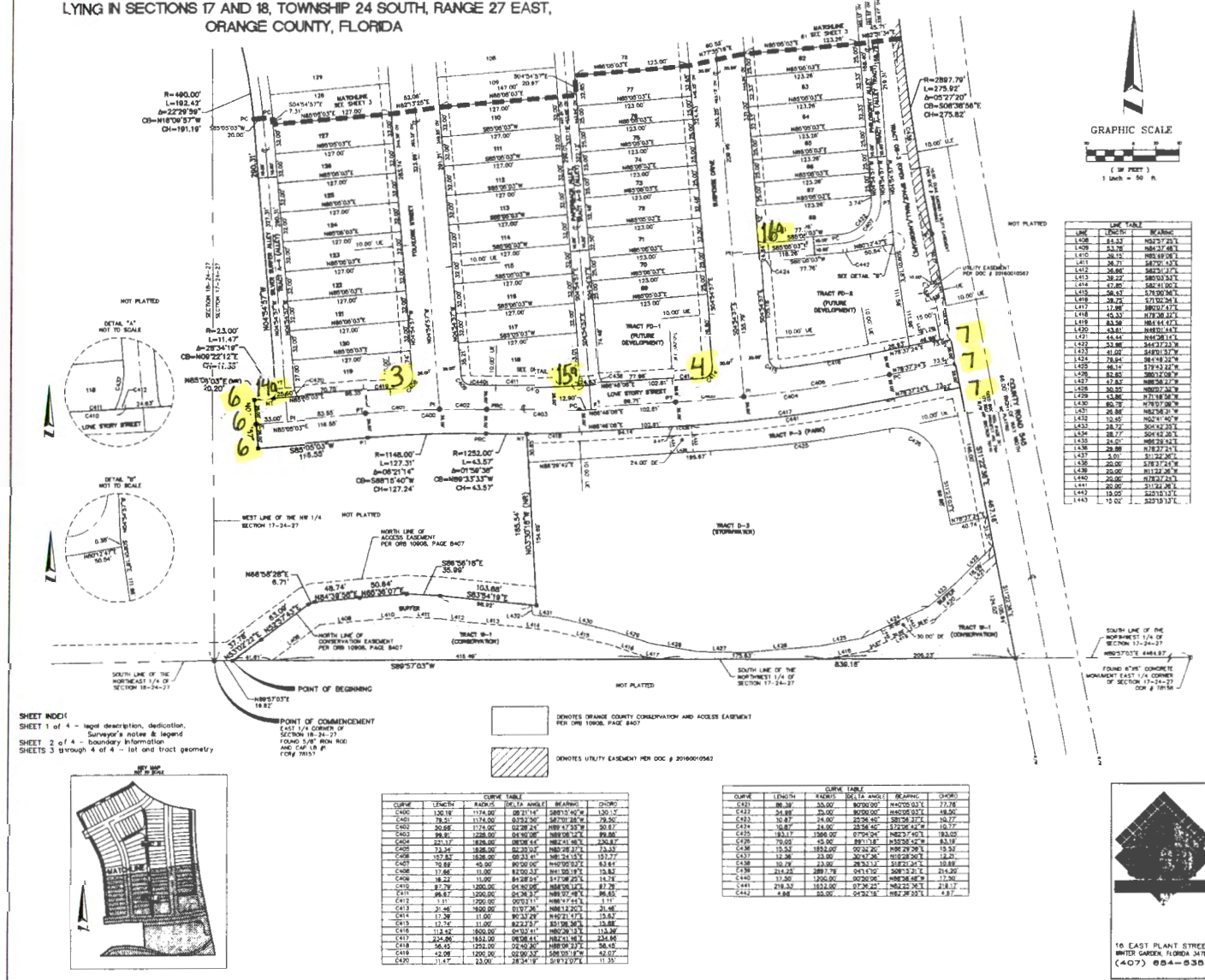
By: Ally & Company



# STOREY GROVE PHASE 1B-1 LYING IN SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 3 OF 4

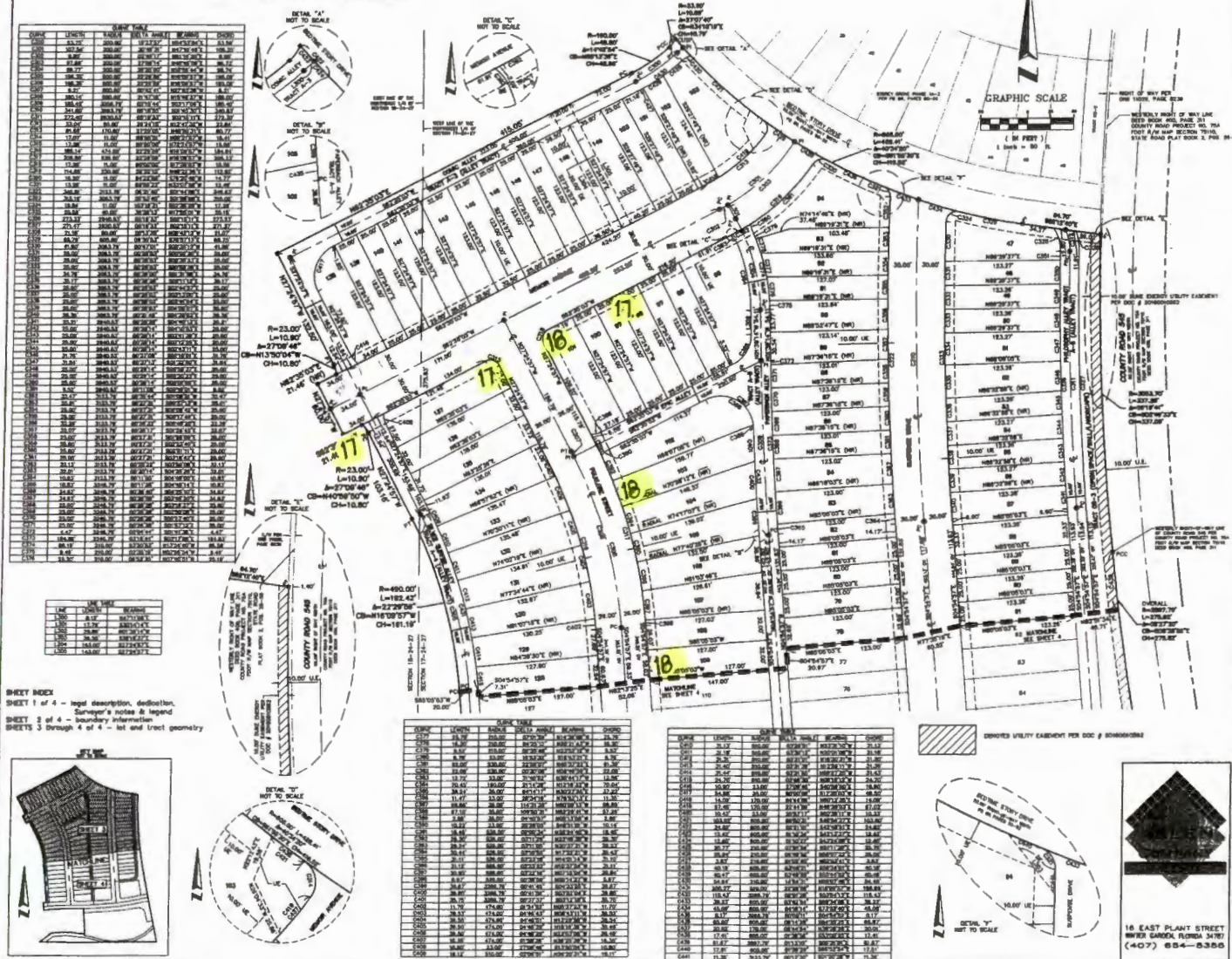
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# STOREY GROVE PHASE 1B-1

LYING IN SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA



NO PARKING

NO PARKING

- Parking zones

NO PARKING



**STOREY GROVE PHASE 1B-1**  
LYING IN SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA

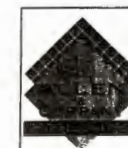
SHEET 4 OF 4

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TIME TABLE		
LINE	LINE NO.	BEARINGS
1496	1496.10	177° 27' 23"
1497	1497.10	188° 22' 53"
1498	1498.70	188° 22' 53"
1499	1499.50	187° 22' 53"
1500	1500.50	187° 22' 53"
1501	1501.50	187° 22' 53"
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1580	1580.50	187° 22' 53"
1581	1581.50	187° 22'

NO PARKING

- Parking zones



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 884-0355

NO PARKING