



Interoffice Memorandum

December 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., Manager  
Traffic Engineering Division

PHONE NUMBER: (407) 836-7890

SUBJ: Installation of Traffic Control Device and "No Parking" signs in Hilltop Reserve Phase IV.

Our staff recommends that the following traffic control devices be installed in Hilltop Reserve Phase IV:

Install "STOP" signs on:

Alder Tree Drive (W) at Grand Hilltop Drive  
Karst Tree Lane at Grand Hilltop Drive  
Karst Tree Lane at Alder Tree Drive  
Alder Tree Drive (E) at Grand Hilltop Drive

The Fire Marshal recommends that the following "No Parking" signs be installed in Hilltop Reserve Phase IV:

Grand Hilltop Drive  
Alder Tree Drive  
Karst Tree Lane

Action Requested: Approval of Traffic Control Device and "No Parking" sign installations in Hilltop Reserve Phase IV. District 2.

MVM/CNL/AHW

Attachments

**HILLTOP RESERVE PHASE IV**  
**LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST**  
**ORANGE COUNTY, FLORIDA**  
**DISTRICT # 2**

**STOP/STREET**

<b><u>(1)</u></b>	<b>(Ft S)</b>	<b>on Alder Tree Drive (W) at Grand Hilltop Drive</b>	<b>1000 00</b>
<b><u>(2)</u></b>	<b>(Ft S)</b>	<b>on Karst Tree Lane at Grand Hilltop Drive</b>	<b>00 00</b>
<b><u>(3)</u></b>	<b>(Ft N)</b>	<b>on Karst Tree Lane at Alder Tree Drive</b>	<b>00 1100</b>
<b><u>(4)</u></b>	<b>(Ft S)</b>	<b>on Alder Tree Drive (E) at Grand Hilltop Drive</b>	<b>00 00</b>

**END OF ROAD TREATMENT**

<b><u>(5)</u></b>	<b>(Ft E)</b>	<b>on Grand Hilltop Drive at Alder Tree Drive</b>
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**NO PARKING with arrows**

- |                   |  |
|-------------------|--|
| <b><u>(6)</u></b> | <b>starting on Grand Hilltop Drive at the corner of Grand Hilltop Drive (EB) approximately 150ft east of Alder Tree Drive (W) extending east to the cul-de-sac on the north side</b> |
| <b><u>(7)</u></b> | <b>on Alder Tree Drive (W) from Grand Hilltop Drive extending south, east, and north on the west, south and east sides</b>   |
| <b><u>(8)</u></b> | <b>on Karst Tree Lane from Grand Hilltop Drive extending south to Alder Tree Drive on the east side</b>  |

ahw/

12/20/2017

# HILLTOP RESERVE PHASE IV

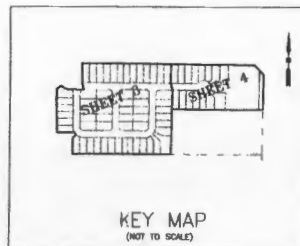
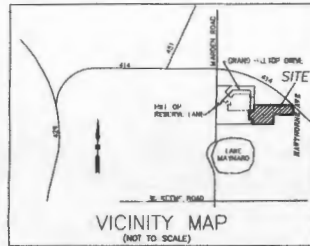
LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
ORANGE COUNTY, FLORIDA

## DESCRIPTION:

A Parcel of land being a portion of Section 21, Township 21 South, Range 28 East, Orange County, Florida being more fully described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 21, Township 21 South, Range 28 East, Orange County, Florida; thence South 89°46'51" East along the South line of said Northwest 1/4 a distance of 1285.72 feet to Southeast corner of HILLTOP RESERVE PHASE I, according to the Plat thereof, as recorded in Plat Book 84, Pages 129 through 132, public records of Orange County, Florida and the POINT OF BEGINNING; thence run along the Eastern boundary of said HILLTOP RESERVE PHASE I, North 07°18'37" East 112.62 feet; thence North 43°26'48" East 34.22 feet to the beginning of a non-tangent curve commencing to the Northeast having a radius of 75.00 feet and a chord bearing of North 30°41'27" West; thence run along the arc of said curve through a central angle of 15°19'28" a distance of 20.06 feet to a point of non-tangency; thence North 89°43'33" West 125.82 feet; thence North 07°18'37" East 319.53 feet to the Northeast corner of said HILLTOP RESERVE PHASE I; thence North 81°23'30" East 40.44 feet to the beginning of a non-tangent curve commencing to the Northeast having a radius of 75.00 feet and a chord bearing of South 84°09'58" East; thence run along the arc of said curve through a central angle of 51°08'33" a distance of 85.91 feet to a point of tangency; thence South 89°43'33" East 100.14 feet; thence North 17°37'29" West 51.36 feet; thence North 07°07'01" East 138.80 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 21; thence South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 21, 1258.75 feet to the Orlando/Orange County Expressway Authority Limited Access Right of Way as recorded in Official Records Book 8876, Page 3220, Public Records of Orange County, Florida, said point also being the beginning of a non-tangent curve commencing to the Southwest having a radius of 4087.50 feet and a chord bearing of South 43°02'18" East; thence run along the arc of said curve and said Right of Way through a central angle of 07°47'24" a distance of 58.50 feet to a point of tangency; thence South 42°28'38" East 43.80 feet to the West Right of Way line of Neustar Avenue; thence South 07°34'57" West along said West line 251.03 feet to the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 21; thence North 89°40'38" West along said South line 863.81 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 21; thence South 07°30'08" West along said East line 325.23 feet to the South line of the Northwest 1/4 of said Section 21; thence North 89°46'51" West along said South line 724.67 feet to the POINT OF BEGINNING.

Containing 18,300 acres, more or less.



## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AS BEING N00°15'47" (ASSUMED).
2. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NO) = NON-RADIAL.
3. TRACT 1 (OPEN SPACE), COMMON AREA, SHALL BE OWNED AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.
4. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ENCUMBERING THE LANDS SHOWN ON THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK 11801, PAGE 4132 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO (DECLARATION).
5. ALL PLATTED 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. THE PRIVATE DRAINAGE EASEMENT, A COMMON AREA LOCATED WITHIN LOTS 205 THROUGH 215, SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE MANOR BOON PLANNED DEVELOPMENT/MANOR ROAD PRELIMINARY SUBDIVISION PLAN AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 2006, AND THE SUBSTANTIAL CHANGE AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 19, 2008.

NOTICE:  
This plat, as recorded in its graphic form, is the official declaration of the individual land ownership herein and will be an authoritative basis for the authority to any other graphic or digital form of this plat. This may be confirmed by the public records of this county.

## SHEET INDEX:

- SHEET 1 OF 4 - LEGAL DESCRIPTION, DEDICATION, NOTES
- SHEET 2 OF 4 - OVERALL PLAT BOUNDARY INFORMATION AND LEGEND
- SHEET 3 OF 4 - GEOMETRY PLAT DETAIL
- SHEET 4 OF 4 - GEOMETRY PLAT DETAIL

ATLANTIC SURVEYING, LLC  
308 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 894-4953/4954 (407) 894-4437  
LICENSED BUSINESS #0080

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## HILLTOP RESERVE PHASE IV DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL 1, LLC, a Delaware limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and justifies the site and purposes herein expressed and dedicates Tract 1, the Utility Easements and Right of Way shown hereon to the perpetual use of the public.

In witness whereof, the undersigned has caused these presents to be signed and acknowledged by the officer named below on this: 2017.

DRP FL 1, LLC,  
a Delaware limited liability company

By: DW General Partner, LLC,  
a Delaware limited liability company, its manager

By:

Then: Authorized signatory

Witness

Printed name

State of

County of

The foregoing instrument was acknowledged before me this 2017, day of \_\_\_\_\_, by the Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company, the manager of DRP FL 1, LLC, a Delaware limited liability company, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Notary Public: \_\_\_\_\_

Print name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Commission #: \_\_\_\_\_

## QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLETES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN ORANGE COUNTY, FLORIDA.

STEVEN E. BLANKENSHIP, P.E.M. DATE \_\_\_\_\_  
REGISTRATION NO. 6381  
ATLANTIC SURVEYING, LLC  
308 S. DILLARD STREET  
WINTER GARDEN, FL 34787  
LICENSED BUSINESS #0080

## CERTIFICATE OF APPROVAL BY THE 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

ATTEN:

SIGNATURE OF THE BOARD

By: \_\_\_\_\_

S.C.

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON \_\_\_\_\_ AS FILE NO. \_\_\_\_\_

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FL.

By: \_\_\_\_\_

S.C.

## CERTIFICATE OF APPROVAL ZONING DIRECTOR

EXAMINED  
AND  
APPROVED:

ZONING DIRECTOR

DATE

## CERTIFICATE OF APPROVAL COUNTY ENGINEER

EXAMINED  
AND  
APPROVED:

COUNTY ENGINEER

DATE

## CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES.

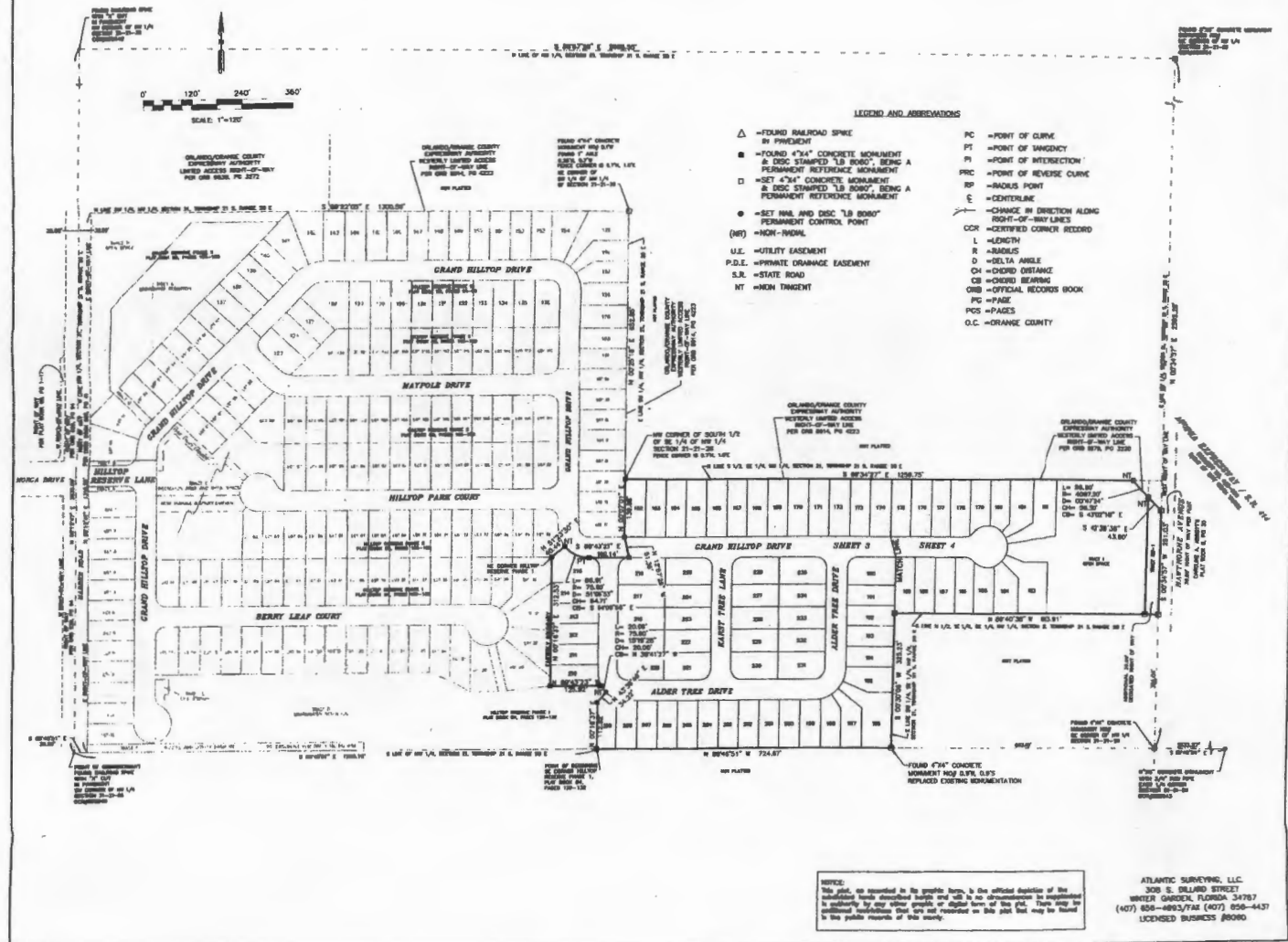
COUNTY SURVEYOR

DATE

# HILLTOP RESERVE PHASE IV

LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
ORANGE COUNTY, FLORIDA

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LINE BEARING DISTANCE

L1 S 89°43'23" E 0.14

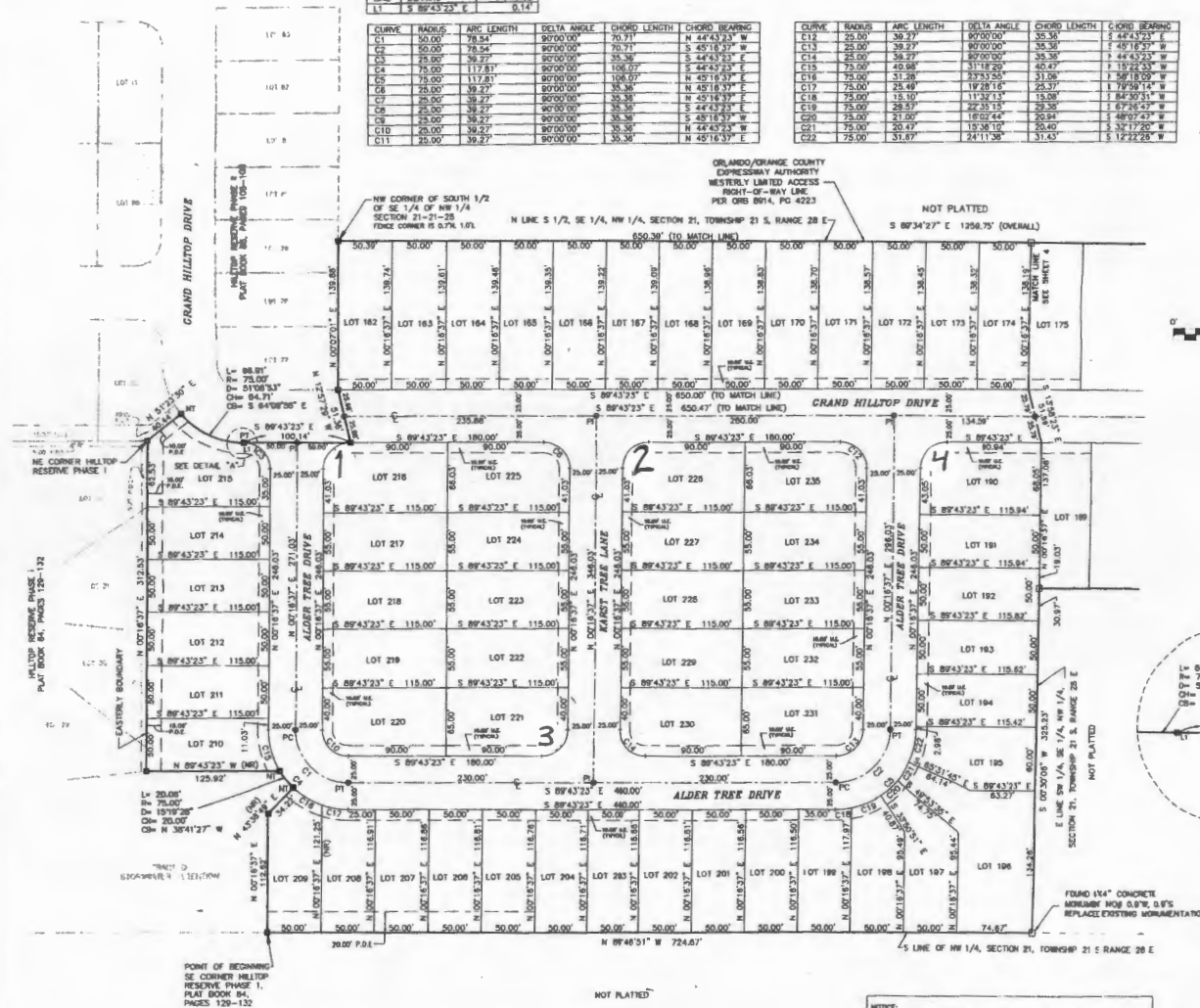
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	50.00	38.27	90°00'00"	35.36	N 44°43'23" E
C2	50.00	38.27	90°00'00"	35.36	S 45°16'37" W
C3	50.00	38.27	90°00'00"	35.36	N 44°43'23" E
C4	75.00	117.81	90°00'00"	106.07	N 44°43'23" E
C5	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C6	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C7	75.00	117.81	90°00'00"	106.07	N 44°43'23" E
C8	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C9	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C10	75.00	117.81	90°00'00"	106.07	N 44°43'23" E
C11	75.00	117.81	90°00'00"	106.07	N 45°16'37" E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C12	50.00	38.27	90°00'00"	35.36	N 44°43'23" E
C13	50.00	38.27	90°00'00"	35.36	S 45°16'37" W
C14	50.00	38.27	90°00'00"	35.36	N 44°43'23" E
C15	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C16	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C17	75.00	117.81	90°00'00"	106.07	N 44°43'23" E
C18	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C19	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C20	75.00	117.81	90°00'00"	106.07	N 44°43'23" E
C21	75.00	117.81	90°00'00"	106.07	N 45°16'37" E
C22	75.00	117.81	90°00'00"	106.07	N 45°16'37" E

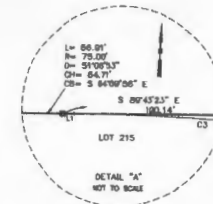
ORANGE/FLORIDA COUNTY  
EXPRESSWAY AUTHORITY  
RESTRICTED LIMITED ACCESS  
RIGHT-OF-WAY LINE  
PER ORS 8914, PG 4223

NOT PLATTED

S 89°34'27" E 1258.75' (OVERALL)



0' 50' 100' 150'  
SCALE: 1" = 50'



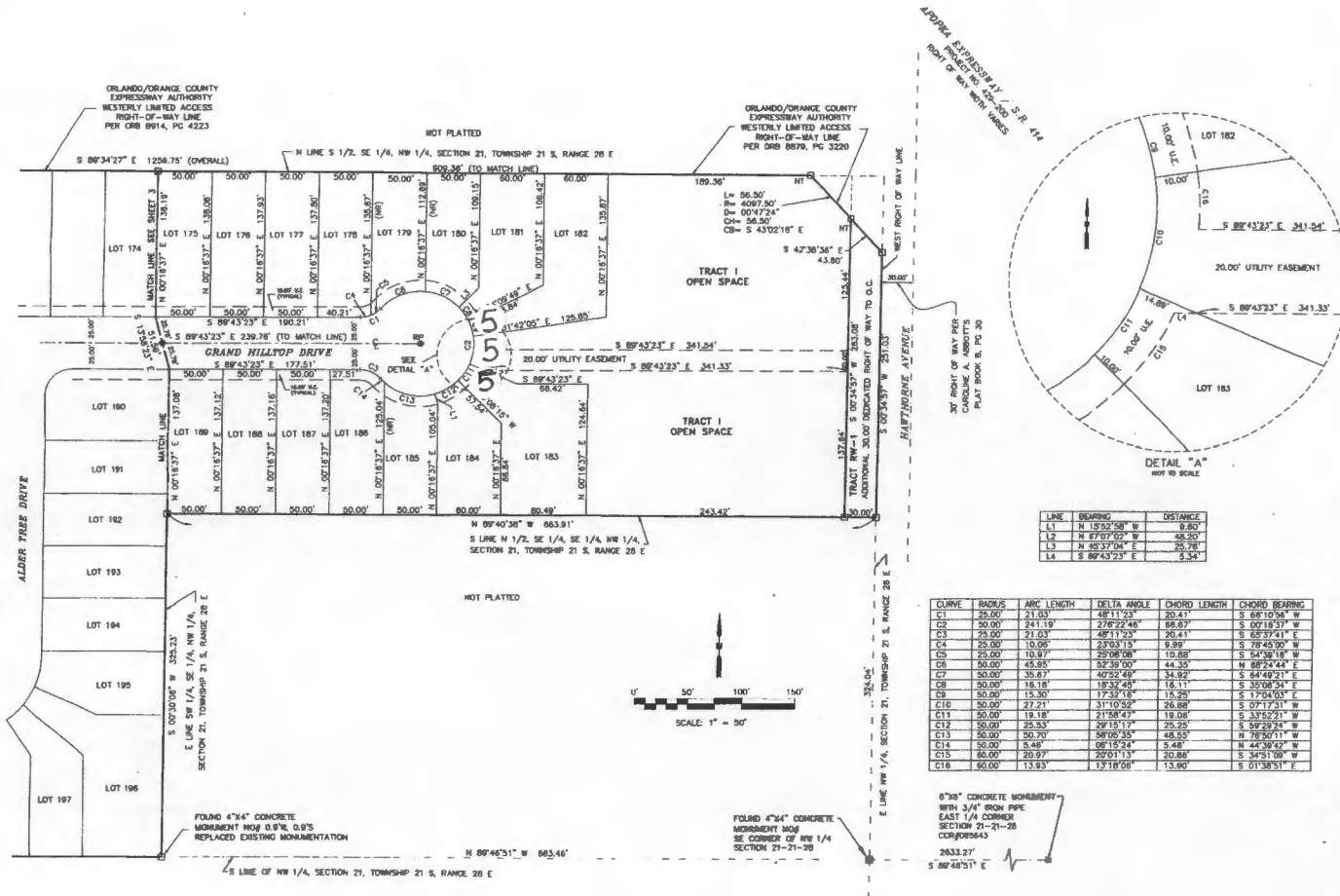
NOTICE:  
This plat is recorded in the public records of the State of Florida, and is subject to the provisions of the Florida Statutes, Chapter 689, which govern the recording of plats. The plat is subject to the provisions of the Florida Statutes, Chapter 689, which govern the recording of plats. The plat is subject to the provisions of the Florida Statutes, Chapter 689, which govern the recording of plats.

ATLANTIC SURVEYING, LLC  
508 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 856-4993/FAX (407) 856-4437  
LICENSED BUSINESS #06060

# HILLTOP RESERVE PHASE IV

LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
ORANGE COUNTY, FLORIDA.

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LINE	BEARING	DISTANCE
L1	N 15°32'00" W	8.40'
L2	N 87°02'00" W	48.30'
L3	N 85°37'00" E	20.78'
L4	S 88°43'23" E	3.34'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	25.00	21.03	48°11'23"	20.41	S 88°10'56" W
C2	50.00	241.19	276°22'48"	88.87	S 00°16'37" W
C3	25.00	21.03	48°11'23"	20.41	S 85°37'41" E
C4	25.00	10.06	23°03'15"	9.99	S 78°45'00" W
C5	25.00	10.87	25°08'08"	10.68	S 74°58'18" W
C6	50.00	45.85	52°38'00"	44.35	N 88°24'44" E
C7	50.00	35.67	40°52'49"	34.92	S 84°49'21" E
C8	50.00	18.18	18°32'49"	18.11	S 50°08'34" E
C9	50.00	15.30	17°32'18"	15.26	S 57°04'03" E
C10	50.00	27.21	31°10'55"	26.68	S 07°17'31" W
C11	50.00	19.18	21°48'49"	18.08	S 37°52'21" W
C12	50.00	25.53	29°15'17"	25.25	S 59°29'24" W
C13	50.00	30.70	38°06'35"	48.55	N 76°50'11" W
C14	50.00	5.46	08°15'24"	5.40	N 44°38'42" W
C15	60.00	20.97	20°01'13"	20.86	S 34°51'09" W
C16	60.00	13.93	12°18'06"	13.90	S 01°38'51" E

NOTICE:  
This plat, as recorded in the graphic form, is the official depiction of the automated data collected herein and will, in no circumstances, be superseded by any other graphic or digital form of the plat. There may be additional information that is not recorded on this plat that may be found in the public records of this county.

ATLANTIC SURVEYING, LLC.  
308 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 836-4903/FAX (407) 858-4437  
LICENSED BUSINESS #0000

NO PARKING

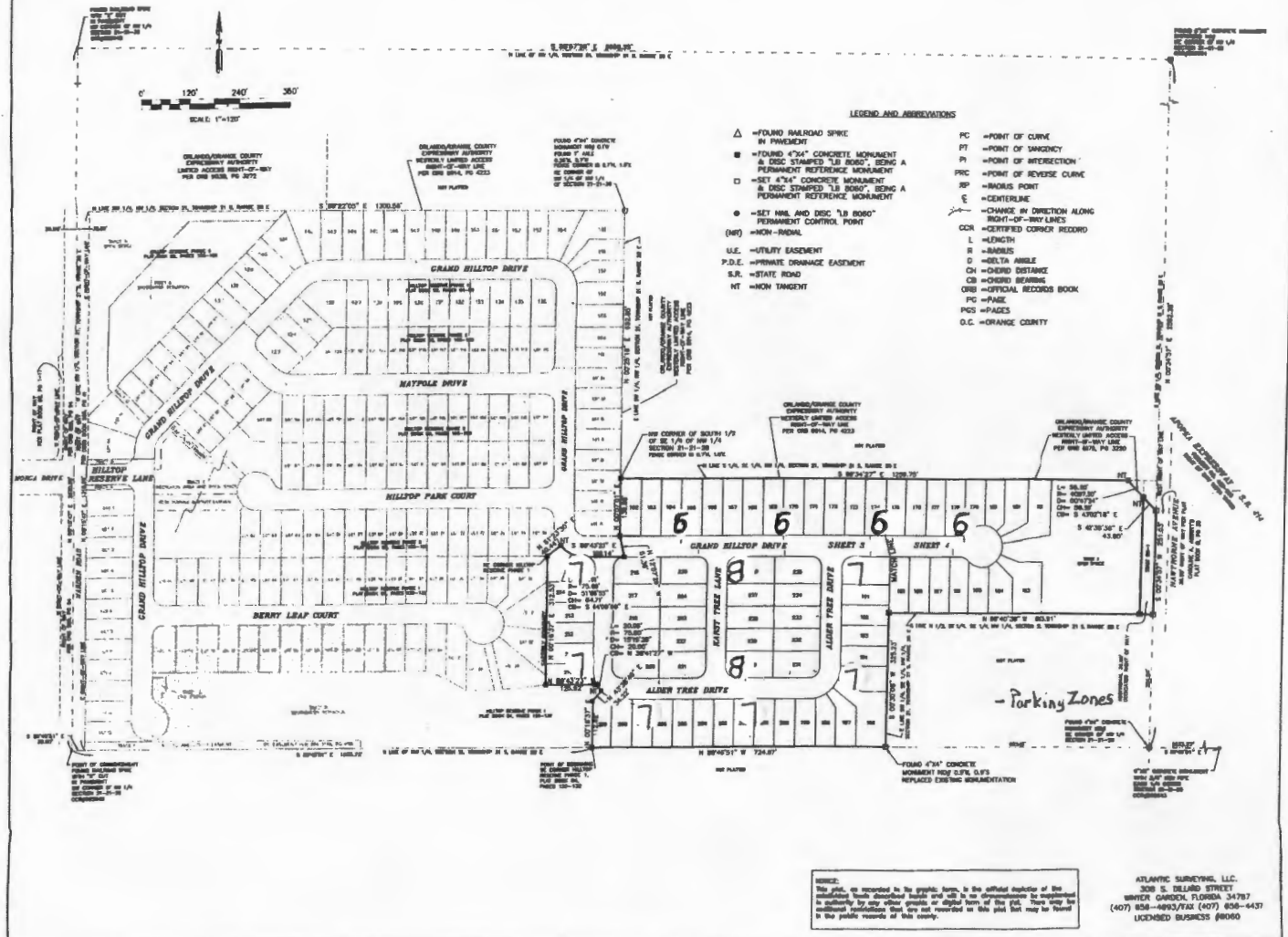
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LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
ORANGE COUNTY, FLORIDA

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NO PARKING

NO PARKING



NO PARKING