



Interoffice Memorandum

December 20, 2017

TO: Mayor Teresa Jacobs  
and Board of County Commissioners

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

*Joseph C. Nudd / ba*

CONTACT PERSON: **Christine N. Lofye, P. E., Manager** *CL*  
**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>(1)</b>	<b>(Ft S)</b>	<b>on Alder Tree Drive (W) at Grand Hilltop Drive</b>	<b>1000 00</b>
<b>(2)</b>	<b>(Ft S)</b>	<b>on Karst Tree Lane at Grand Hilltop Drive</b>	<b>00 00</b>
<b>(3)</b>	<b>(Ft N)</b>	<b>on Karst Tree Lane at Alder Tree Drive</b>	<b>00 1100</b>
<b>(4)</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>(5)</b>	<b>(Ft E)</b>	<b>on Grand Hilltop Drive at Alder Tree Drive</b>
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**NO PARKING with arrows**

- (6)** 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
- (7)** on Alder Tree Drive (W) from Grand Hilltop Drive extending south, east, and north on the west, south and east sides
- (8)** on Karst Tree Lane from Grand Hilltop Drive extending south to Alder Tree Drive on the east side

ahw/

12/20/2017

# HILLTOP RESERVE PHASE IV

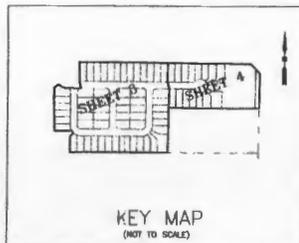
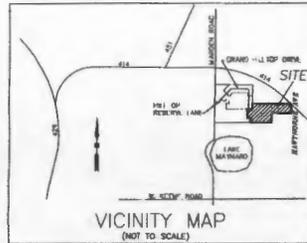
LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
ORANGE COUNTY, FLORIDA

**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°48'51" East along the South line of said Northwest 1/4 a distance of 1283.72 feet to Southeast corner of HILLTOP RESERVE PHASE I, according to 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 00°16'37" East 112.62 feet; thence North 43°26'48" East 34.22 feet to the beginning of a non-tangent curve concave to the Northwest 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 20.08 feet to a point of non-tangency; thence North 89°43'33" West 120.82 feet; thence North 00°16'37" East 312.53 feet to the Northwest corner of said HILLTOP RESERVE PHASE I; thence North 81°22'30" East 40.44 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 75.00 feet and a chord bearing of South 84°09'56" 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°43'23" East 100.14 feet; thence North 12°57'20" West 51.36 feet; thence North 00°07'01" East 138.20 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section 21; thence South 89°34'27" East along the North line of said South 1/2 of the Southwest 1/4 of the Northwest 1/4, 1526.75 feet to the Orlando/Orange County Expressway Authority Limited Access Right of Way as recorded in Official Records Book 6876, Page 3220, Public Records of Orange County, Florida, said point also being the beginning of a non-tangent curve concave to the Southwest having a radius of 4097.50 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 00°47'24" a distance of 56.50 feet to a point of tangency; thence South 42°28'36" East 43.80 feet to the West Right of Way line of Northeast Avenue; thence South 00°34'57" West along said West line 251.03 feet to the South line of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 21; thence North 89°40'38" West along said South line 663.81 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 21; thence South 00°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°48'51" West along said South line 724.87 feet to the POINT OF BEGINNING.

Containing 18,300 acres, more or less.



**NOTES:**

- 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"E (ASSUMED).
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NO) = NON-RADIAL.
- TRACT 1 (OPEN SPACE), COMMON AREA, SHALL BE OWNED AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ENCUMBERING THE LANDS SHOWN ON THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK 10861, PAGE 4132 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO (DECLARATION).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, 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.
- 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 MARDEN ROAD PLANNED DEVELOPMENT/MARDEN 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 depiction of the individual land ownership herein and will be an authoritative reference in authority by any other graphic or digital form of this plat. There may be differences between this plat and any other form of this plat as recorded in 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. BILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 894-8932/EXT. (407) 894-4437  
LICENSED BUSINESS #0080

PLAT  
BOOK

PAGE

SHEET 1 OF 4

## 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 just for the uses and purposes herein expressed and dedicated Tract No. 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 authorized 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: \_\_\_\_\_  
The Authorized signatory

Witness: \_\_\_\_\_ witness  
Printed name: \_\_\_\_\_ printed name

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2017, 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 I, THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAN COMPLETES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN ORANGE COUNTY, FLORIDA.

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

**CERTIFICATE OF APPROVAL  
ZONING DIRECTOR**

DRAWN AND APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
ZONING DIRECTOR

**CERTIFICATE OF APPROVAL  
COUNTY ENGINEER**

DRAWN AND APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**

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

COUNTY SURVEYOR DATE \_\_\_\_\_

**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  
ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD  
BY: \_\_\_\_\_ D.C.

**CERTIFICATE OF COUNTY CONTROLLER**

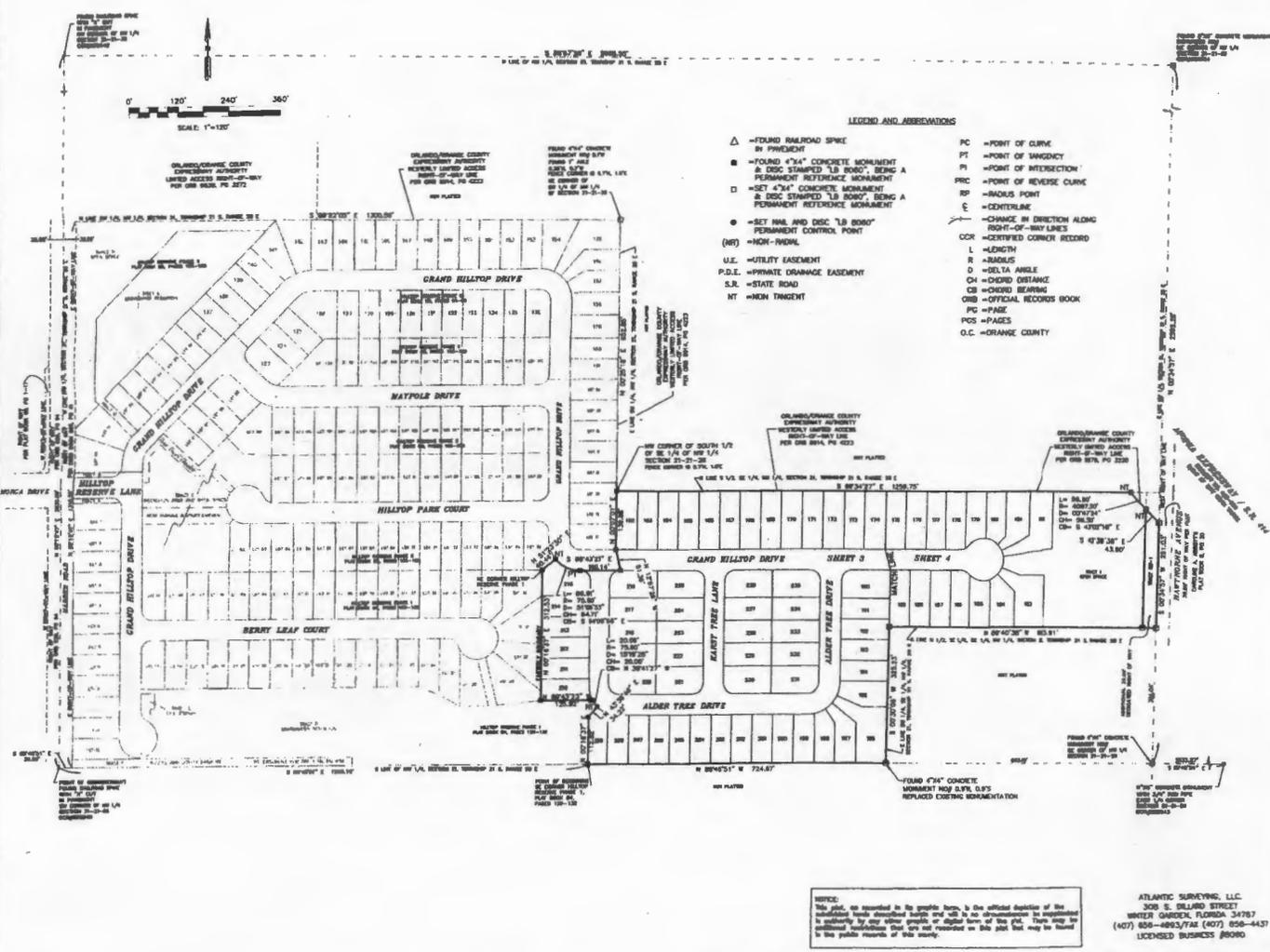
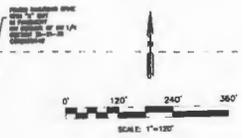
I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON \_\_\_\_\_ AS FILE NO. \_\_\_\_\_

COUNTY CONTROLLER IN AND FOR ORANGE COUNTY, FL.  
BY: \_\_\_\_\_ D.C.

TEAFFC

# HILLTOP RESERVE PHASE IV

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



### LEGEND AND ABBREVIATIONS

- |  |  |
|--|--|
| △ - FOUND RAILROAD SPIKE BY PAVEMENT   | PC - POINT OF CURVE                            |
| ■ - FOUND 4"x4" CONCRETE MONUMENT & DISC STAMPED "LB 8080", BEING A PERMANENT REFERENCE MONUMENT | PT - POINT OF TANGENCY                         |
| □ - SET 4"x4" CONCRETE MONUMENT & DISC STAMPED "LB 8080", BEING A PERMANENT REFERENCE MONUMENT   | PI - POINT OF INTERSECTION                     |
| ○ - SET 1/2" DIA. AND DISC "LB 8080" PERMANENT CONTROL POINT                                     | PRC - POINT OF REVERSE CURVE                   |
| ● - SET 1/2" DIA. AND DISC "LB 8080" PERMANENT CONTROL POINT                                     | RP - RADIUS POINT                              |
| U.E. - UTILITY EASEMENT  | E - CENTERLINE                                 |
| P.D.E. - PRIVATE DRAINAGE EASEMENT   | - CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES |
| S.R. - STATE ROAD  | CCR - CERTIFIED CORNER RECORD                  |
| NT - NON-TANGENT   | L - LENGTH                                     |
|  | B - BEARING                                    |
|  | D - DELTA ANGLE                                |
|  | CH - CHORD DISTANCE                            |
|  | CB - CHORD BEARING                             |
|  | ORB - OFFICIAL RECORDS BOOK                    |
|  | PC - PAGE                                      |
|  | O.C. - ORANGE COUNTY                           |

NOTICE:  
This plat, as recorded in its graphic form, is the official depiction of the  
survey. It is the responsibility of the surveyor to ensure that the plat is  
correctly prepared and that the information is accurate. This plat may be  
reproduced in any form, printed or digital, without the written consent of  
Atlantic Surveying, LLC. Any reproduction of this plat without the written  
consent of Atlantic Surveying, LLC is prohibited.

ATLANTIC SURVEYING, LLC  
308 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 856-6893/741 (407) 856-4437  
LICENSED BUSINESS 88090

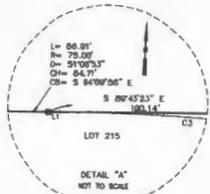
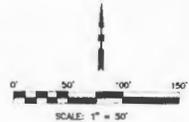
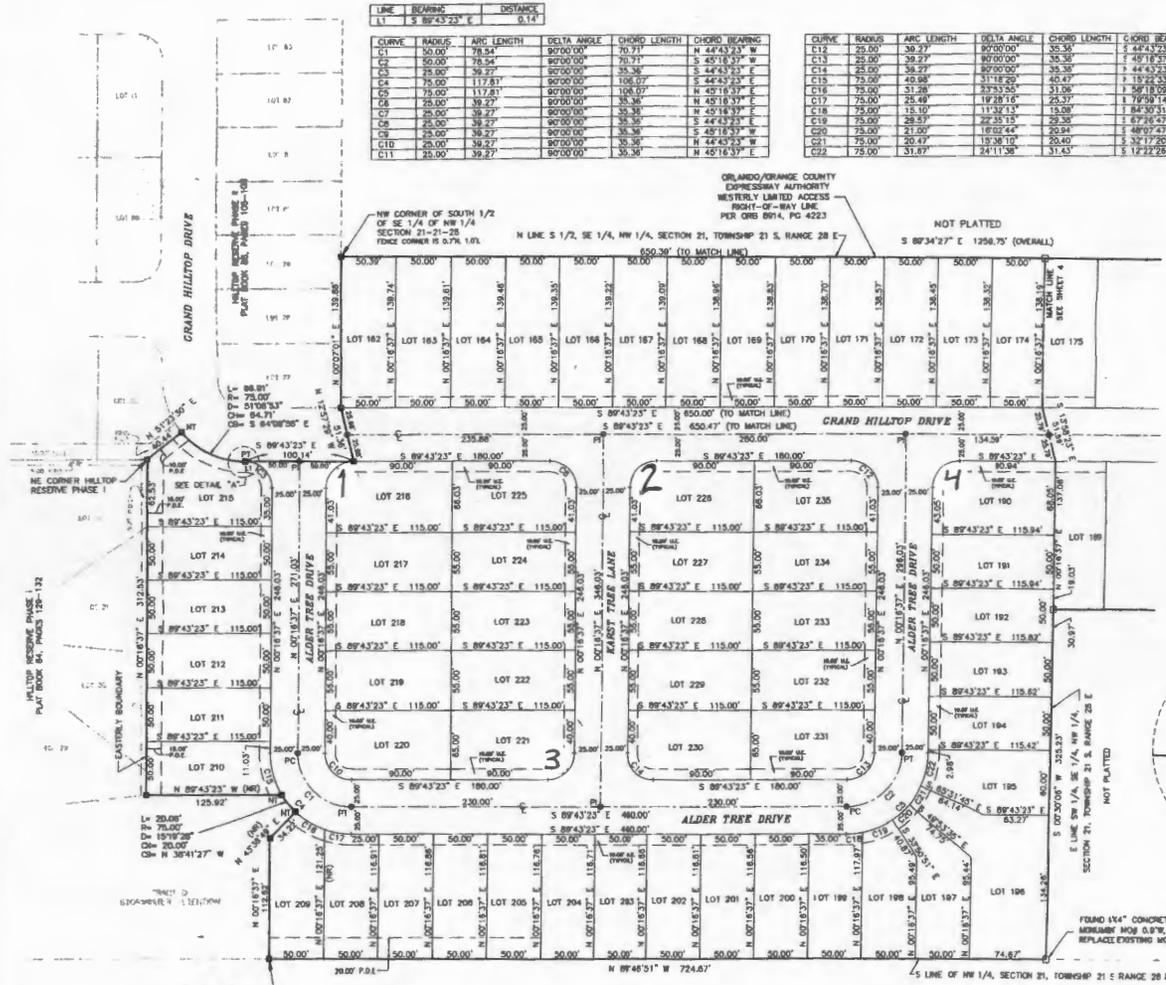
# HILLTOP RESERVE PHASE IV

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

LINE	BEARING	DISTANCE
L1	S 89°43'23" E	0.14

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	50.00	78.54	90°00'00"	70.71	N 44°43'23" W
C2	50.00	78.54	90°00'00"	70.71	S 45°16'37" W
C3	75.00	117.81	90°00'00"	106.07	S 44°43'23" E
C4	75.00	117.81	90°00'00"	106.07	N 45°16'37" 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	S 44°43'23" E
C7	75.00	117.81	90°00'00"	106.07	S 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	S 44°43'23" E
C11	75.00	117.81	90°00'00"	106.07	S 44°43'23" E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C12	25.00	39.27	90°00'00"	35.36	S 44°43'23" E
C13	25.00	39.27	90°00'00"	35.36	S 45°16'37" W
C14	25.00	39.27	90°00'00"	35.36	S 44°43'23" W
C15	75.00	117.81	90°00'00"	106.07	S 44°43'23" E
C16	75.00	117.81	90°00'00"	106.07	S 44°43'23" E
C17	75.00	117.81	90°00'00"	106.07	S 44°43'23" E
C18	75.00	117.81	90°00'00"	106.07	S 44°43'23" E
C19	75.00	117.81	90°00'00"	106.07	S 44°43'23" E
C20	75.00	117.81	90°00'00"	106.07	S 44°43'23" E
C21	75.00	117.81	90°00'00"	106.07	S 44°43'23" E
C22	75.00	117.81	90°00'00"	106.07	S 44°43'23" E



NOTICE:  
This plat, as recorded in its graphic form, is the official depiction of the individual tracts described herein and will in no circumstances be supported or modified by any verbal or written statement or explanation. There shall be no alteration or modification of any kind made to this plat that may be found in the public records of this county.

ATLANTIC SURVEYING, LLC.  
308 S. DILLARD STREET  
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(407) 858-4883/FAX (407) 858-4437  
LICENSED BUSINESS #0600



