



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 *CNL*
Traffic Engineering Division

PHONE NUMBER: (407) 836-7890

SUBJ: Installation of "No Parking" signs in Hilltop Reserve Phase III

Hilltop Reserve Phase III has no connecting streets that require the installation of "Stop" signs. All intersecting streets that required traffic control devices for Hilltop Reserve Phase III were approved for installation with Hilltop Reserve Phase II.

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

Grand Hilltop Drive

Action Requested: Approval of "No Parking" sign installations in Hilltop Reserve Phase III.
District 2.

MVM/CNL/AHW

Attachments

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

NO PARKING with arrows

- (1)** on Grand Hilltop Drive from Maypole Drive (W) extending east
and south to Hilltop park Court on the north side and east sides

ahw/

12/20/2017

HILLTOP RESERVE PHASE III

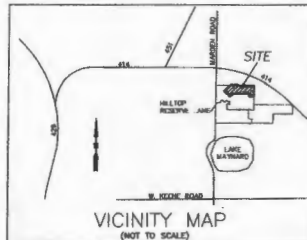
LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

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 Southeast corner of the Northeast 1/4 of Section 21, Township 21 South, Range 28 East, Orange County, Florida; thence South 89°48'31" East along the South line of said Northeast 1/4 a distance of 30.00 feet to a point on the East Right of Way line of Marden Road; thence leaving said South line run North 02°15'43" East along said East Right of Way line, 1215.00 feet to a point on the North line of the Southeast 1/4 of said Northeast 1/4 of Section 21; thence South 89°22'00" East along said North line 481.84 feet to the POINT OF BEGINNING; thence continue South 89°22'00" East 815.62 feet to the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 21; thence South 02°25'18" East along the East line of said Northeast 1/4 of the Northeast 1/4, 383.66 feet; thence leaving said East line run North 89°43'23" East 188.08 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 23.00 feet and a chord bearing of North 19°13'47" East; thence run along the arc of said curve through a central angle of 28°54'19" a distance of 13.00 feet to a point of tangency; thence North 02°16'31" East 80.00 feet; thence North 89°43'23" East 338.87 feet; thence South 47°23'32" East 157.24 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 50.00 feet and a chord bearing of North 87°11'32" West; thence run along the arc of said curve through a central angle of 29°11'29" a distance of 25.47 feet to a point of tangency; thence North 42°36'08" East 45.62 feet to the beginning of a tangent curve concave to the Northeast having a radius of 25.00 feet and a chord bearing of North 02°36'08" West; thence run along the arc of said curve through a central angle of 80°00'00" a distance of 29.27 feet to a point of non-tangency; thence North 42°36'08" West 50.00 feet; thence South 47°23'32" West 24.31 feet; thence South 42°36'08" West 115.00 feet; thence North 47°23'32" East 288.53 feet to the POINT OF BEGINNING.

Containing 8.750 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"E (ASSUMED).
2. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NB) = NON-RADIAL.
3. THE DECLARATION OF CONDOMINIUM, CONDITIONS AND RESTRICTIONS ENCUMBERING THE LANDS SHOWN ON THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK 10801, PAGE 4152 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO (DECLARATIONS).
4. 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.
5. THE 8.00' WIDE PRIVATE DRAINAGE EASEMENT, A COMMON AREA, LOCATED ALONG THE REAR OF LOTS 155 THROUGH 180, SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.
6. THE 14.00' WIDE PRIVATE DRAINAGE EASEMENT, A COMMON AREA, LOCATED BETWEEN LOTS 156 AND 158, 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 SUBSEQUENT CHANGE AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 19, 2008.

NOTE:

This plat, as recorded in its graphic form, is the official declaration of the subdivision lands described herein and will in no circumstances be superseded in authority by any other graphic or digital form of the plat. There may be additional modifications that are not recorded on this plat that may be found in the public records of this county.

SHEET INDEX:

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

ATLANTIC SURVEYING, LLC
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 896-8932/FAX (407) 896-4437
LICENSED BUSINESS 88080

PLAT BOOK **92** PAGE **64**

SHEET 1 OF 3

HILLTOP RESERVE PHASE III 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 plot for the uses and purposes herein expressed and the USFS 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 attested by the officer named below on date: MAY 5, 2017.

DRP FL 1, LLC,
a Delaware limited liability company

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

By: David Thompson
DAVID THOMPSON
The Authorized signatory

ASHLEIGH GOTT
printed name

SEAN ABRAHAM
printed name

State of FLORIDA
County of ORANGE

The foregoing instrument was acknowledged before me this 5th day of MAY, 2017, by DAVID THOMPSON, 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 (X) is personally known to me or () has produced his identification.

Notary Public: Michael M. Murphy
Print name: Michael M. Murphy

My Commission Expires: 8/22/2020
Commission #: 62466146919

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

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

Steve Blankenship 4-28-17
STEVEN E. BLANKENSHIP, P.S.M.
REGISTRATION NO. 5361
ATLANTIC SURVEYING, LLC
308 S. DILLARD STREET
WINTER GARDEN, FL 34787
LICENSED BUSINESS #9080

CERTIFICATE OF APPROVAL ZONING DIRECTOR

EXAMINED AND APPROVED: Carol P. Kay 5-15-17
ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL COUNTY ENGINEER

EXAMINED AND APPROVED: James C. Hall 5-10-17
COUNTY ENGINEER DATE

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

PURSUANT TO SECTION 177.001, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES.

William R. Muntz Jr. 5-10-17
COUNTY SURVEYOR DATE

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 5-15-17, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA.

Phil Diamond
ATTEST: Phil Diamond
CLERK OF THE BOARD
By: Craig A. Stepien

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON 05/18/17 AS FILE NO. 20170872015

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FL.

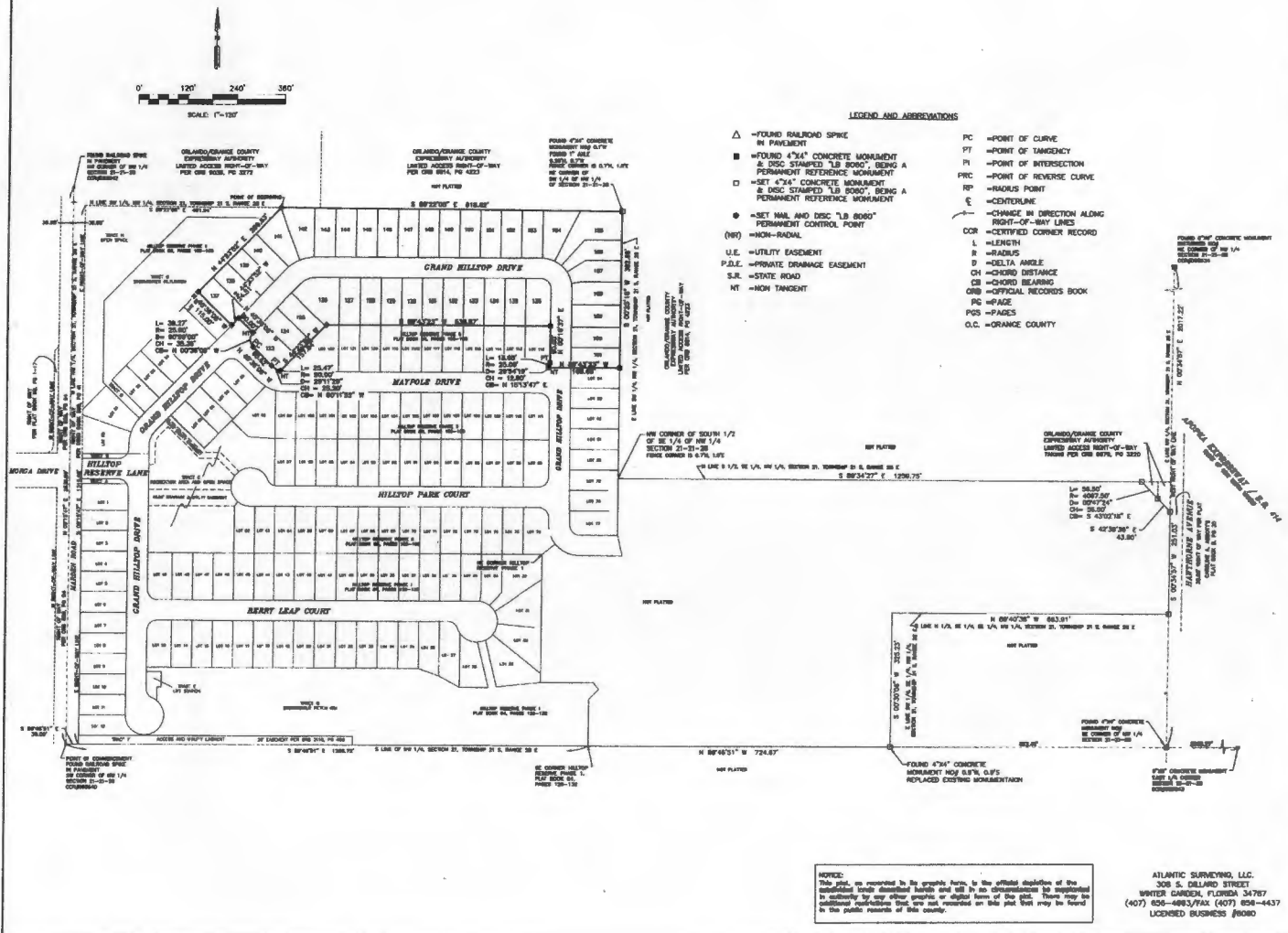
By: P.D. Steinhilber



HILLTOP RESERVE PHASE III

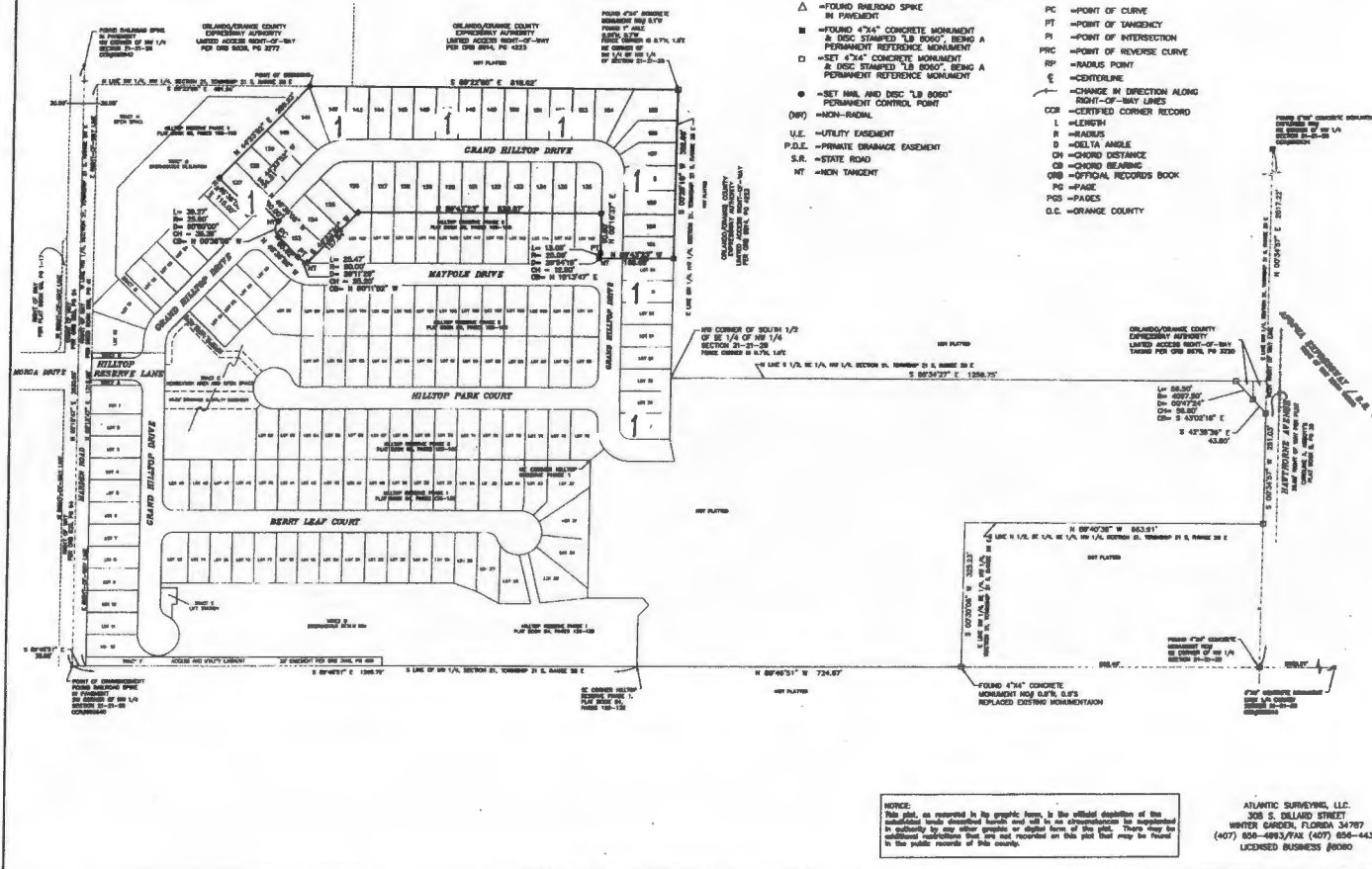
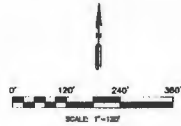
LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

PLAT
BOOK **92** PAGE **65**
SHEET 2 OF 3



NO PARKING

HILLTOP RESERVE PHASE III

LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDAPLAT
BOOK **92** PAGE **65**
SHEET 2 OF 3

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