



Interoffice Memorandum

March 16, 2018

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 Storey  
Grove Phase 1B-2

Our staff recommends that the following traffic control device be installed in Storey Grove Phase 1B-2:

Install "STOP" signs on:  
Memoir Avenue at Love Story Street

The Fire Marshal recommends that the following "No Parking" signs be installed in Storey Grove Phase 1B-2:

Install "NO PARKING" signs on:  
Memoir Avenue  
Love Story Street

**Action Requested:** Approval of Traffic Control Device and "No Parking" signs  
installation in Storey Grove Phase 1B-2. District 1.

MVM/CNL/AHW/nad

Attachments

**STOREY GROVE PHASE 1B-2**  
**LYING IN SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST,**  
**ORANGE COUNTY, FLORIDA**  
**DISTRICT # 1**

**STOP/STREET**

<b>(1)</b>	<b>(Ft N)</b>	<b>on Memoir Avenue</b>	<b>10300</b>
		<b>at Love Story Street</b>	<b>10200</b>

**STOP/ALLEYWAYS**

<b>(2a)</b>	<b>(Ft E)</b>	<b>on Sequel Alley</b>
		<b>at Memoir Avenue</b>
<b>(3a)</b>	<b>(Ft N)</b>	<b>on Vignette Alley</b>
		<b>at Love Story Street</b>

**END OF ROAD TREATMENT**

<b>(4)</b>	<b>(Ft W)</b>	<b>on Love Story Street</b>
		<b>at Memoir Avenue</b>
<b>(5)</b>	<b>(Ft W)</b>	<b>on Unnamed Street</b>
		<b>at Memoir Avenue</b>

**NO PARKING with arrows**

<b>(6)</b>	<b>on Memoir Avenue from Love Story Street extending approximately 300ft north on the east side</b>
<b>(7)</b>	<b>on Love Story Street starting approximately 170ft west of Memoir Avenue extending east to end of the road on the north side</b>

ahw/

3/16/2018

# STOREY GROVE PHASE 1B-2

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

SHEET 1 OF 5

PLAT BOOK PAGE

## LEGAL DESCRIPTION

A parcel of land comprising a portion of Sections 17 and 18, Township 24 South, Range 27 East, Orange County, Florida.  
Being more particularly described as follows:

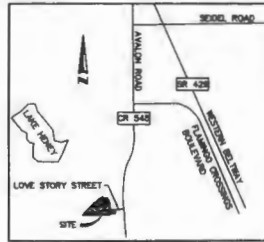
BEGIN at the East 1/4 corner of aforementioned Section 15, also being the West 1/4 corner of aforementioned Section 17; thence run South 87° 04' 08" West along the South line of the Northwest 1/4 of said Section 15 for a distance of 1383.40 feet; thence departing said South line run the following courses: North 43° 24' 13" East for a distance of 880.44 feet; thence run South 48° 35' 47" East for a distance of 37.21 feet; thence run North 43° 24' 13" East for a distance of 367.47 feet; thence run North 82° 35' 03" East for a distance of 203.97 feet; thence run South 27° 24' 57" East for a distance of 122.00 feet; thence run North 82° 35' 03" East for a distance of 52.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 11.00 feet with a chord bearing of South 72° 24' 57" East and a chord distance of 15.56 feet; thence run Easterly along the arc of said curve through a central angle of 80° 05' 05" for a distance of 17.22 feet to a point of tangency; thence run North 82° 35' 03" East for a distance of 88.00 feet to the Northwest corner of Section 18 according to STOREY GROVE PHASE 1B-1 as recorded in Plat Book 90 Pages 144 through 147 of the Public Records of Orange County, Florida; thence run the following courses along the West line of said STOREY GROVE PHASE 1B-1: South 27° 24' 57" East for a distance of 60.00 feet; thence run North 82° 35' 03" East for a distance of 25.48 feet to a point on a non-tangent curve concave Southwesterly having a radius of 23.00 feet with a chord bearing of South 40° 58' 50" East and a chord distance of 10.80 feet; thence run Southwesterly along the arc of said curve through a central angle of 57° 08' 48" for a distance of 10.80 feet to a point of tangency; thence run South 27° 24' 57" East for a distance of 127.24 feet to the point of curvature of a curve concave Southwesterly having a radius of 480.00 feet with a chord bearing of South 18° 09' 57" East and a chord distance of 181.19 feet; thence run Southwesterly along the arc of said curve through a central angle of 22° 28' 58" for a distance of 182.42 feet to a point of tangency; thence run South 04° 04' 57" East for a distance of 290.31 feet to the point of curvature of a curve concave Northwesterly having a radius of 23.00 feet with a chord bearing of South 88° 22' 12" West and a chord distance of 11.35 feet; thence run Southwesterly along the arc of said curve through a central angle of 28° 34' 18" for a distance of 11.47 feet to a point on a non-tangent line; thence run South 88° 05' 03" West for a distance of 20.00 feet; thence run South 04° 04' 57" East for a distance of 52.00 feet; thence run North 80° 05' 03" East for a distance of 116.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 1148.00 feet with a chord bearing of North 88° 15' 40" East and a chord distance of 127.24 feet; thence run Easterly along the arc of said curve through a central angle of 88° 25' 14" for a distance of 127.24 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 1232.00 feet with a chord bearing of South 88° 33' 37" East and a chord distance of 43.57 feet; thence run Easterly along the arc of said curve through a central angle of 01° 08' 36" for a distance of 43.57 feet to a point on a non-tangent line; thence run South 03° 10' 18" East for a distance of 185.54 feet to a point on the North line of a Conservation Easement according to Official Record Book 10808, Page 8407 of Orange County Public Records; thence run the following courses continuing along said West line and along said North line: North 83° 54' 18" West for a distance of 103.88 feet; thence run North 88° 58' 18" West for a distance of 35.89 feet; thence run South 85° 38' 07" West for a distance of 50.64 feet; thence run South 84° 38' 58" West for a distance of 48.74 feet; thence run South 88° 58' 28" West for a distance of 8.71 feet; thence run South 52° 57' 43" West for a distance of 63.08 feet; thence run South 53° 02' 22" West a distance of 37.78 feet to the Southwest corner of aforementioned STOREY GROVE PHASE 1B-1, also being a point on the South line of the Northwest 1/4 of aforementioned Section 17; thence departing aforementioned West line of STOREY GROVE PHASE 1B-1 run South 88° 57' 03" West along said South line for a distance of 18.62 feet to the POINT OF BEGINNING.

Contains 21.13 acres more or less.

## LEGEND:

P.C.	denotes point of curvature	N.A.	denotes non-radius	CH	denotes chord length
P.T.	denotes point of tangency		denotes set 1/2" iron rod and/or	CB	denotes chord bearing
P.R.C.	denotes point of reverse curvature		rod & set P.S.M. # 8723	Δ	denotes central angle
P.I.	denotes point of intersection		permanent control point (PCP)	L	denotes arc length
POB	denotes point(s)		denotes set 4" x 4" concrete		denotes reserved 4" x 4" concrete
CDR #	denotes Certified Corner Record Number		monument LB #8723		monument reference monument (P.R.M.),
R/W	denotes right-of-way	R.T.	denotes non tangent		unless noted otherwise.
L.B.	denotes Licensed Business	P.R.M.	denotes Permanent Reference Monument	P.S.	denotes Plat Book
U.E.	denotes utility easement	R	denotes radius	LLC	denotes limited liability company
O.R.	denotes Official Records Book	ε	denotes centerline		denotes change in direction
CR	denotes document recorded in the	CR	denotes County Road		along right-of-way lines
P.D.E.	denotes Private Drainage Easement	SR	denotes State Road	X	denotes radius
	denotes Drainage Easement				

CH	denotes chord length	SH	denotes sheet
CB	denotes chord bearing	S1	denotes sheet 1 of 5 - legal description, dedication,
Δ	denotes central angle	S2	denotes sheet 2 of 5 - Surveyor's notes & legend
L	denotes arc length	S3	denotes sheet 3 of 5 - boundary information
	denotes reserved 4" x 4" concrete	S4	denotes sheet 4 of 5 - lot and tract geometry
	monument LB #8723		
	monument reference monument (P.R.M.),		
	unless noted otherwise.		
P.S.	denotes Plat Book		
LLC	denotes limited liability company		
	denotes change in direction		
	along right-of-way lines		
X	denotes radius		



LOCATION MAP (not to scale)

## SURVEYOR'S NOTES:

- Measurements shown herein are based on the West line of the Northwest 1/4 of Section 17, Township 24 South, Range 27 East being an assumed bearing of South 02°27'48" East for angular disputation 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 these 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.
- Tract P-4 (Park Tract) is a common area and shall be owned and maintained by the Storey Grove Community Association, Inc. (the Association).
- Tract B-2 (Conservation Tract) shall be owned by the Association. Development rights to the Tract B-2 shown herein are hereby dedicated to Orange County, Florida. No construction, clearing, grading or otherwise is permitted without prior approval of Orange County, Florida and/or all other applicable jurisdictional agencies.
- There is an easement reserved for the benefit of Lots 181 through 222 over Tract P-4 (Park) for the maintenance of the individual water and reclaimed water services.
- Tract A-7 and Tract A-8 (Alley Tracts) are Common Areas per the Dedication and shall be owned by the Association 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 maintaining all powers and responsibilities delegated to the Association pursuant to the Community Dedication for Storey Grove recorded in the Public Records of Orange County, Florida (the Dedication); (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 Drainage Easements; and (iii) Orange County and its employees and agents solely for the purpose 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 easements improvements and operations and related facilities constructed within Tract A-7 and Tract A-8 are not dedicated to the public, but are private, and shall be maintained by the Association.
- The Private Drainage Easement (Environmental Seals Easement) shown lying within lots 182 through 180 is dedicated to the Association, and maintained as defined by the dedication of Conservation Conditions and Restrictions recorded in the Public Records of Orange County, Florida (the Dedication). No modifications to the environmental seals within the drainage easement are permitted by the homeowners without approval by Orange County Florida or any other jurisdictional agencies.
- The Well Easement (W.E.) shown lying within lot 182 shall be dedicated to and maintained by the Association.

## SHEET INDEX

- SHEET 1 of 5 - legal description, dedication,  
Surveyor's notes & legend  
SHEET 2 of 5 - boundary information  
SHEET 3 through 5 of 5 - 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 # 16-09-308) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON APRIL 12, 2017.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL CERTIFICATION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY 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 lands as shown in the foregoing map or plat: that I completed the survey of the lands as shown in the foregoing map or plat; that the survey is a true and correct representation of the lands surveyed and plotted; that the plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown herein; 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: \_\_\_\_\_ Date: \_\_\_\_\_  
James L. Roberson P.S.M. # 5633  
Allen & Company  
Licensed Business # 8723  
18 East Plant Street,  
West Garden, Florida 34787

## STOREY GROVE PHASE 1B-2

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Lannor Homes, LLC, a Florida 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 lands and plot for the use and purposes therein expressed and dedicates the streets, utility easements and drainage 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 \_\_\_\_\_  
thereto duly authorized on this \_\_\_\_ day of \_\_\_\_\_, 2017.

Lannor Homes, LLC, a Florida limited liability company

By: \_\_\_\_\_  
Name: Brack Hibdon  
Title: Vice President

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me personally appeared Brack Hibdon, as Vice President of Lannor Homes, LLC, a Florida limited liability company, who is ( ) personally known to me or ( ) known to me by reliable testimony, and who is duly identified, and did/does not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2017.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the state of Florida

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

Commission Number: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved

Zoning Director Date

## CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

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

County Surveyor Date

## CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved

County Engineer Date

## CERTIFICATE OF APPROVAL BY 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:

\_\_\_\_\_  
Secretary of the Board

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

## CERTIFICATE OF COUNTY CONTROLLER

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, Florida

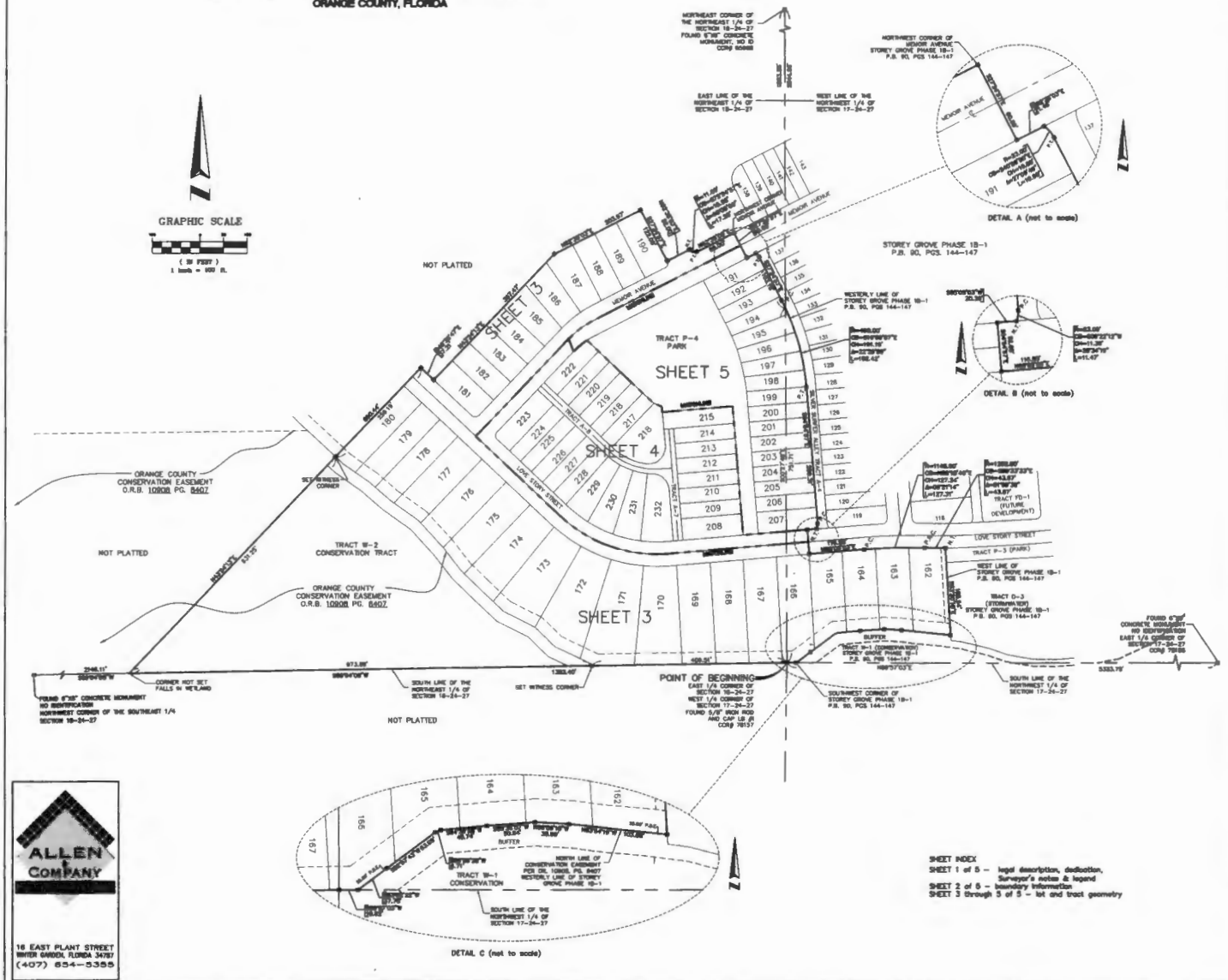
By: \_\_\_\_\_



18 EAST PLANT STREET  
WEST GARDEN, FLORIDA 34787  
(407) 854-5555

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

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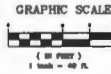
# STOREY GROVE PHASE 1B-2

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

SHEET 4 OF 5

PLAT BOOK PAGE

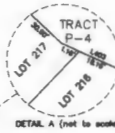
CURVE	STATION	LENGTH	CHORD	BEARING	DATA
C400	138.00	111.12	108.00	S70°24'21" E	68.54721
C401	138.00	111.12	108.00	S70°24'21" E	68.54721
C402	138.00	111.12	108.00	S70°24'21" E	68.54721
C403	138.00	111.12	108.00	S70°24'21" E	68.54721
C404	138.00	111.12	108.00	S70°24'21" E	68.54721
C405	138.00	111.12	108.00	S70°24'21" E	68.54721
C406	138.00	111.12	108.00	S70°24'21" E	68.54721
C407	138.00	111.12	108.00	S70°24'21" E	68.54721
C408	138.00	111.12	108.00	S70°24'21" E	68.54721
C409	138.00	111.12	108.00	S70°24'21" E	68.54721
C410	138.00	111.12	108.00	S70°24'21" E	68.54721
C411	138.00	111.12	108.00	S70°24'21" E	68.54721
C412	138.00	111.12	108.00	S70°24'21" E	68.54721
C413	138.00	111.12	108.00	S70°24'21" E	68.54721
C414	138.00	111.12	108.00	S70°24'21" E	68.54721
C415	138.00	111.12	108.00	S70°24'21" E	68.54721
C416	138.00	111.12	108.00	S70°24'21" E	68.54721
C417	138.00	111.12	108.00	S70°24'21" E	68.54721



SEE SHEET 3

SEE SHEET 5

TRACT P-4  
PARK



DETAIL A (not to scale)

LINE	LENGTH	BEARING
L200	30.00	S89°00'00" W
L201	30.00	S89°00'00" W
L202	30.00	S89°00'00" W
L203	30.00	S89°00'00" W

SEE SHEET 5

RESEMBLY LINE OF STOREY GROVE PHASE 1B-1 P.B. 90, PG. 144-147	LOT
124	LOT 198
123	LOT 199
122	LOT 200
121	LOT 201
120	LOT 202
119	LOT 203
	LOT 204
	LOT 205
	LOT 206
	LOT 207

LOVE STORY STREET

52.00' RIGHT-OF-WAY WIDTH

SEE SHEET 3

SEE SHEET 3

SHEET 3

KEY MAP (not to scale)

SHEET INDEX  
SHEET 1 of 5 - legal description, dedication,  
Surveyor's notes & legend  
SHEET 2 of 5 - boundary information  
SHEET 3 through 5 of 5 - lot and tract geometry



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

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ORANGE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



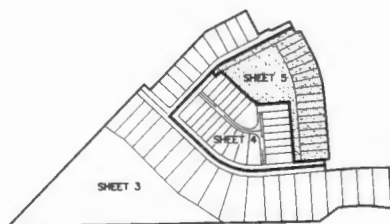
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	ARCANG	DELTA
C000	180.00	68.81	68.81	0.0000	181.9172
C001	180.00	68.81	68.81	0.0000	181.9172
C002	170.00	37.12	37.02	5.962300	122.9614
C003	170.00	37.12	37.02	5.962300	122.9614
C004	160.00	19.79	19.77	11.924600	88.0058
C005	160.00	19.79	19.77	11.924600	88.0058
C006	150.00	11.52	11.49	17.887100	53.0502
C007	150.00	11.52	11.49	17.887100	53.0502
C008	140.00	6.35	6.33	23.849600	18.0946
C009	140.00	6.35	6.33	23.849600	18.0946
C010	130.00	3.57	3.56	29.812100	0.1492
C011	130.00	3.57	3.56	29.812100	0.1492
C012	120.00	2.14	2.13	35.774600	-24.9054
C013	120.00	2.14	2.13	35.774600	-24.9054
C014	110.00	1.26	1.26	41.737100	-59.9502
C015	110.00	1.26	1.26	41.737100	-59.9502
C016	100.00	0.80	0.80	47.699600	-94.9950
C017	100.00	0.80	0.80	47.699600	-94.9950
C018	90.00	0.40	0.40	53.662100	-129.9900
C019	90.00	0.40	0.40	53.662100	-129.9900

LINE	LENGTH	BEARING
L500	19.35	S88°35'15"E
L501	11.84	S04°54'37"E
L502	28.77	S21°30'18"E
L503	16.87	S88°35'15"W
L504	30.80	S24°21'48"E
L505	107.53	S27°24'37"E
L506	4.15	S88°35'15"E
L507	28.15	S04°54'37"E
L508	45.00	S27°24'37"E



DETAIL A (not to scale)

SHEET INDEX  
SHEET 1 of 5 - legal description, dedication,  
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KEY MAP (not to scale)



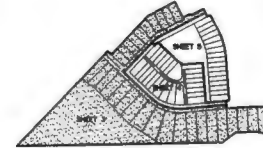
18 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 854-5355

**NO PARKING**

## PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

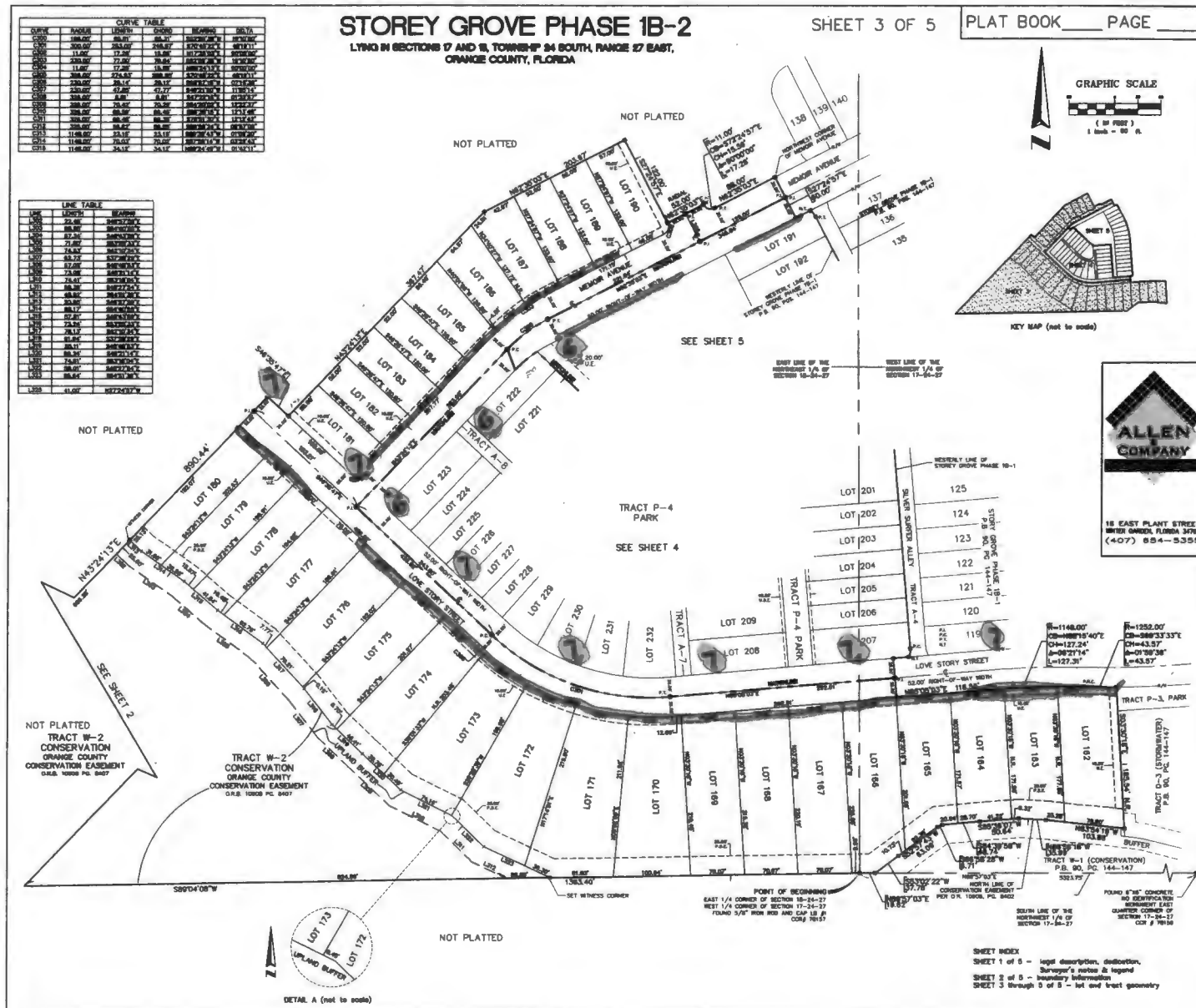
**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30 ft.



NO PARKING

## - PARKING ZONES



NO PARKING