



Interoffice Memorandum

April 27, 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 Devices and "No Parking" signs in East –
Tract 5

Our staff recommends that the following traffic control devices be installed in East –
Tract 5:

Install "STOP" signs on:

Alafaya Spine Road at S. Alafaya Trail
Alafaya Oak Bend (North Leg) at Alafaya Oak Bend
Residence East Way (North Leg) at Alafaya Oak Bend
Residence East Way (South Leg) at Alafaya Oak Bend

Install "YIELD" signs on:

Alafaya Spine Road (SB) at Alafaya Oak Bend
Alafaya Spine Road (NB) at Alafaya Oak Bend
Alafaya Oak Bend at Alafaya Spine Road

The Fire Marshal recommends that the following "No Parking" signs be installed in East –
Tract 5:

Install "NO PARKING" signs on:

Alafaya Oak Bend
Residence East Way

Action Requested: Approval of Traffic Control Devices and "No Parking" signs
installation in East – Tract 5. District 4.

MVM/CNL/AHW/nad

Attachments

EAST – TRACT 5
LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA
DISTRICT # 4

STOP/STREET

<u>(1)</u>	(Ft S)	on Alafaya Spine Road (9 inch)	00	
		at S. Alafaya Trail (9 inch)	00	
<u>(2)</u>	(Ft N)	on Alafaya Oak Bend (North Leg)	00	
		at Alafaya Oak Bend	00	
<u>(3)</u>	(Ft S)	on Residence East Way (North Leg)		00
		at Alafaya Oak Bend	00	
<u>(4)</u>	(Ft N)	on Residence East Way (South Leg)		00
		at Alafaya Oak Bend	00	

YIELD/STREET

<u>(5)</u>	(Ft N)	on Alafaya Spine Road (SB)	00	
		at Alafaya Oak Bend	00	
<u>(6)</u>	(Ft S)	on Alafaya Spine Road (NB)	00	
		at Alafaya Oak Bend	00	
<u>(7)</u>	(Ft E)	on Alafaya Oak Bend	00	
		at Alafaya Spine Road	00	

KEEP RIGHT

<u>(8)</u>	(Ft S)	on Alafaya Spine Road		
		at S. Alafaya Trail		

SPEED LIMIT 25 MPH

<u>(9)</u>	(Ft S)	on Alafaya Spine Road		
		at S. Alafaya Trail		

TRAFFIC CIRCLE WARNING

<u>(10)</u>	(Ft S)	on Alafaya Spine Road		
		at S. Alafaya Trail		
<u>(11)</u>	(Ft S)	on Alafaya Spine Road		
		at Alafaya Oak Bend		

(12) **(Ft E)** **on Alafaya Oak Bend
at Alafaya Spine Road**
PEDESTRIAN WARNING with arrow sub-plate

(13) **(Ft E)** **on Alafaya Oak Bend
at Alafaya Spine Road**

(14) **(Ft S)** **on Alafaya Spine Road
at Alafaya Oak Bend**

ROUNABOUT DIRECTIONAL ARROW

(15) **(Ft W)** **on Alafaya Spine Road (SB)
at Alafaya Oak Bend**

(16) **(Ft S)** **on Alafaya Spine Road (NB)
at Alafaya Oak Bend**

(17) **(Ft E)** **on Alafaya Oak Bend
at Alafaya Spine Road**

END OF ROAD TREATMENT

(18) **(Ft S)** **on Alafaya Spine Road
at Alafaya Oak Bend**

NO PARKING with arrows

(19) **on Alafaya Oak Bend from Alafaya Spine Road extending south,
east, and west to Alafaya Oak Bend (North Leg) on the east, north,
and south sides**

(20) **on Residence East Way (North Leg) from Alafaya Oak Bend
extending south to Alafaya Oak Bend on the west side**

**ahw/
4/27/2018**

DATE DEC 07 2017

DISTRICT 4

CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT THE FACILITIES CONSTRUCTED BY:

DEVELOPER: Morgran Management, LLC; Attn. Josh Thall

ADDRESS: 201 S. Orange Avenue, Suite 1090, Orlando, Florida 32801

IN THE DEVELOPMENT OF: The Reserve @ Alafaya Tract 5 (Phase 1)

PROJECT NUMBER: 13-S-023

S-T-R 12-23-31

AS RECORDED IN PLAT BOOK 92, PAGES 55-61, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: John M. Hall

FACILITIES AND IMPROVEMENTS COMPLETEREQUIRED DOCUMENTS

<u>YES</u>	<u>NOT REQUIRED</u>		<u>YES</u>	<u>NOT REQUIRED</u>	
X		STREETS	X		ENGINEER CERTIFICATION
X		DRAINAGE FACILITIES	X		SURVEYOR CERTIFICATION
X		WATER SYSTEM		X	LETTER OF CREDIT
X		SANITARY SYSTEM	X		CASH GUARANTEE
X		RECLAIMED WATER SYSTEM	X		"AS-BUILT" DRAWINGS
	X	EXTERNAL SIDEWALKS		X	APPROVAL OF AUDIO-OVERRIDE DEVICE
	X	SCREENING	X		RETENTION POND MAINTENANCE GUARANTEE
X		ELECTRICAL SERVICE		X	UNDERDRAIN CERTIFICATION AND PERFORMANCE GUARANTEE
	X	UNDERDRAINS	X		CERTIFIED UTILITY COST AND "BILL OF SALE"
	X	ENVIRONMENTAL SWALES	X		PAYMENT FOR STREET AND TRAFFIC SIGNS
			X		VALUE OF TRANSFERRED PROPERTY FORM

ROADWAY CATEGORY

New ConstructionLane MilesRoadway Type

<input type="checkbox"/>	Arterial
<input type="checkbox"/>	Collector
<input checked="" type="checkbox"/>	Subdivision (local)
<input type="checkbox"/>	Alternative Surface

<input type="checkbox"/>	Single lane miles
<input type="checkbox"/>	Single lane miles
<input type="checkbox"/>	1.50 Single lane miles
<input type="checkbox"/>	Single lane miles

<input type="checkbox"/>	Private
<input type="checkbox"/>	Private
<input type="checkbox"/>	Private
<input type="checkbox"/>	Private

<input type="checkbox"/>	Public
<input type="checkbox"/>	Public
<input checked="" type="checkbox"/>	Public
<input type="checkbox"/>	Public

1.50 TOTAL LANE MILES

SENIOR INSPECTOR

CHIEF ENGINEER

MANAGER, DEVELOPMENT ENGINEERING

COUNTY ENGINEER, PUBLIC WORKS

EAST - TRACT 5

LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

SHEET 1 OF 7

PLAT BOOK 92

PAGE

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EAST - TRACT 5 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the use and purposes therein expressed, and dedicate Tract "C" and Tract "T" (hereinafter, Drainage and Utility Easements, and Streets shown hereon to the perpetual use of the public.

Tract "C" (Run Station) is hereby dedicated in fee simple to Orange County without any restrictions whatsoever. County ownership and any improvements thereon vests upon approval of this plat by the Board of County Commissioners. Recording of this plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS THEREOF, the company has caused these presents to be signed and witnessed by its officer named below on the day of April, 2017.

ALAYSA SF PROPERTIES, LLC
a Florida limited liability company

Signed in the presence of:

By: *[Signature]*
Name: DANIEL S. THALL
As the: VICE PRESIDENT

By: *[Signature]*
Name: *[Name]*
Date: *[Date]*

STATE OF Florida
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1st day of April, 2017, by Daniel S. Thall, Vice President of Alaysa SF Properties, LLC, a Florida limited liability company on behalf of said company (the "person") known to me, or has produced a Florida Driver's License or Identification and did not take an oath before me.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

[Signature]
Notary Public, State of Florida at Large

[Signature]
Printed Name: *[Name]*
My Commission Expires: *[Date]*
Commission No. *[Number]*

CERTIFICATE OF SURVEYOR

THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION. THIS PLAT COMPLETS WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

[Signature]
SURVEYOR'S NAME: JAMES H. STEPHENSON
FLORIDA REGISTRATION NUMBER: 12345
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER OF LEGAL COUNSEL: 12345
AMERICAN SURVEYING & MAPPING INC.
3101 MAGNOLIA BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on May 10, 2017, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

[Signature]
Orange County

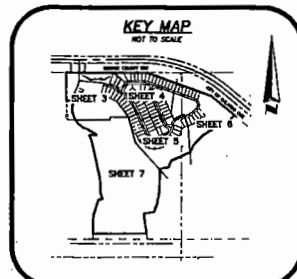
Attest: *[Signature]*
Clerk of the Board

By: *[Signature]*

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on 5-10-2017 as File No. 20170461514

County Comptroller: *[Signature]*
in and to the Public Records of
By: *[Signature]*



NOTE
THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED WITHIN THE MOHAWK PLANNED DEVELOPMENT AREA HEREIN AT ALAYSA PLANNED DEVELOPMENT / TRACTS 1 AND 5. PRELIMINARY SUPERVISION PLAN AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 31, 2004.

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *[Signature]*
County Engineer

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

[Signature]
County Surveyor

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *[Signature]*
Zoning Director

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACTS 1 AND 5, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8822, PAGE 1108, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12, AT A 5 INCH BY 5 INCH CONCRETE OCTAGON MONUMENT (CERTIFIED CORNER RECORD 074287); THENCE RUN NORTH 89°53'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1000.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°53'33" EAST ALONG SAID NORTH LINE OF SECTION 12, A DISTANCE OF 1152.36 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 12, RUN ALONG THE SOUTHWESTERLY LINE OF A CITY OF ORLANDO & ORLANDO UTILITIES COMMISSION PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 3476, PAGE 1171, OF SAID ORANGE COUNTY PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES: SOUTH 70°07'00" EAST, A DISTANCE OF 974.72 FEET; THENCE SOUTH 48°50'50" EAST, A DISTANCE OF 442.84 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, RUN ALONG THE EASTERLY LINE OF CONSERVATION EASEMENT NO. 2, AS RECORDED IN DOCUMENT NUMBER 20100435553 OF SAID ORANGE COUNTY PUBLIC RECORDS (ALSO BEING THE EASTERLY LINE OF TRACTS 1 AND 5, PER OFFICIAL RECORDS BOOK 8822, PAGE 1108 AND THE WESTERLY LINE OF TRACT 4, PER OFFICIAL RECORDS BOOK 8779, PAGE 7425, OF SAID ORANGE COUNTY PUBLIC RECORDS), THE FOLLOWING NINETEEN (19) COURSES: SOUTH 45°03'34" WEST, A DISTANCE OF 14.84 FEET; THENCE SOUTH 64°44'30" WEST, A DISTANCE OF 118.89 FEET; THENCE SOUTH 53°05'34" WEST, A DISTANCE OF 108.27 FEET; THENCE SOUTH 67°53'37" WEST, A DISTANCE OF 38.97 FEET; THENCE SOUTH 55°03'37" WEST, A DISTANCE OF 121.39 FEET; THENCE SOUTH 43°58'43" WEST, A DISTANCE OF 176.87 FEET; THENCE SOUTH 28°03'29" WEST, A DISTANCE OF 116.74 FEET; THENCE SOUTH 53°58'54" WEST, A DISTANCE OF 170.10 FEET; THENCE SOUTH 87°30'23" WEST, A DISTANCE OF 123.41 FEET; THENCE SOUTH 23°58'26" WEST, A DISTANCE OF 107.60 FEET; THENCE SOUTH 79°27'07" WEST, A DISTANCE OF 131.60 FEET; THENCE SOUTH 42°04'04" EAST, A DISTANCE OF 14.10 FEET; THENCE SOUTH 00°04'28" WEST, A DISTANCE OF 115.21 FEET; THENCE SOUTH 02°07'43" WEST, A DISTANCE OF 207.80 FEET; THENCE SOUTH 10°30'30" WEST, A DISTANCE OF 182.82 FEET; THENCE SOUTH 21°17'01" WEST, A DISTANCE OF 124.27 FEET; THENCE SOUTH 10°04'01" WEST, A DISTANCE OF 138.76 FEET; THENCE SOUTH 28°40'56" WEST, A DISTANCE OF 17.10 FEET; THENCE SOUTH 05°03'37" EAST, A DISTANCE OF 278.24 TO A POINT ON THE SOUTHERLY LINE OF SAID CONSERVATION EASEMENT NO. 2; THENCE SOUTH 89°54'06" WEST, ALONG SAID SOUTHERLY EASEMENT LINE, FOR A DISTANCE OF 797.55 FEET TO A POINT ON THE WESTERLY LINE OF CONSERVATION EASEMENT NO. 2; THENCE ALONG SAID WESTERLY EASEMENT LINE, THE FOLLOWING FIVE (5) COURSES: NORTH 00°04'40" EAST, A DISTANCE OF 146.23 FEET; THENCE NORTH 00°53'37" EAST, A DISTANCE OF 8.19 FEET; THENCE DEPARTING SAID EASEMENT LINE, NORTH 04°12'38" EAST, A DISTANCE OF 58.11 FEET TO A POINT ON THE AFORESAID EASEMENT LINE; THENCE ALONG SAID WESTERLY LINE OF CONSERVATION EASEMENT NO. 2, THE FOLLOWING SEVENTEEN (17) COURSES: SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTWARD, HAVING A RADIUS OF 502.00 FEET, A CENTRAL ANGLE OF 05°23'11", A CHORD DISTANCE OF 42.17 FEET WHICH BEARS NORTH 15°04'02" EAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°43'30" EAST, A DISTANCE OF 175.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTWARD, HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 01°16'06", A CHORD DISTANCE OF 16.70 FEET WHICH BEARS NORTH 17°06'34" EAST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.70 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN NORTH 72°45'12" EAST, A DISTANCE OF 59.84 FEET; THENCE NORTH 14°53'04" WEST, A DISTANCE OF 117.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTWARD, HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 18°38'36", A CHORD DISTANCE OF 234.11 FEET WHICH BEARS NORTH 03°19'30" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 234.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°38'48" WEST, A DISTANCE OF 454.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF 16°12'22", A CHORD DISTANCE OF 123.40 FEET WHICH BEARS NORTH 20°44'59" WEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.40 FEET TO A POINT ON SAID CURVE; THENCE NORTH 77°23'59" EAST 50.20 FEET; THENCE SOUTH 75°17'01" EAST, A DISTANCE OF 46.37 FEET; THENCE NORTH 56°40'07" EAST, A DISTANCE OF 11.39 FEET; THENCE NORTH 22°53'47" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 59°28'24" WEST, A DISTANCE OF 151.50 FEET; THENCE NORTH 65°20'34" WEST, A DISTANCE OF 67.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF 04°44'36", A CHORD DISTANCE OF 36.30 FEET WHICH BEARS NORTH 10°28'58" WEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.30 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF 06°40'23", A CHORD DISTANCE OF 296.18 FEET WHICH BEARS NORTH 24°31'19" WEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 306.81 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.38 FEET, A CENTRAL ANGLE OF 17°12'33", A CHORD DISTANCE OF 14.25 FEET WHICH BEARS NORTH 15°44'49" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.25 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID EASEMENT LINE, NORTH 89°54'06" WEST, A DISTANCE OF 14.88 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACTS 1 AND 5; THENCE NORTH 00°04'28" EAST, ALONG SAID WESTERLY TRACT LINE, FOR A DISTANCE OF 40.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,096,872 SQUARE FEET OR 71.094 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED NORTH LINE OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST AS BEING N89°53'33"E, ASSUMED.
2. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS LABELED AS (NR) NON RADIAL.
3. ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. TRACTS A, B & H (CONSERVATION), ARE TO BE OWNED BY EAST MASTER PROPERTY OWNERS ASSOCIATION, INC. DEVELOPMENT RIGHTS TO THE CONSERVATION TRACTS ARE HEREBY DEDICATED TO ORANGE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING, OR ALTERATION TO THE CONSERVATION TRACTS IS PERMITTED WITHOUT PRIOR APPROVAL OF ORANGE COUNTY, FLORIDA AND ALL OTHER APPLICABLE AGENCIES.
5. TRACT C (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY TRACT 5 HOMEOWNERS' ASSOCIATION, INC.
6. TRACT D (RECREATION) SHALL BE OWNED AND MAINTAINED BY TRACT 5 HOMEOWNERS' ASSOCIATION, INC.
7. THE 10.00 FEET WIDE WALK EASEMENT OVER A PORTION OF THE REAR OF LOT 40, AND OVER THE REAR OF LOTS 43 THROUGH 54, AND OVER A PORTION OF TRACT F SHALL BE DEDICATED TO TRACT 5 HOMEOWNERS' ASSOCIATION, INC.

LEGEND:

- | | | | |
|------|--------------------------------|-----|--|
| (NR) | NON RADIAL LINE | PRM | PERMANENT REFERENCE MONUMENT |
| R | RADIUS | PT | POINT OF TANGENCY |
| A | CENTRAL ANGLE | SEC | SECTION |
| C# | CURVE NUMBER | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| CON | CONTERLINE | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| CR | CERTIFIED CORNER RECORD NUMBER | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| CH | CHORD (DISTANCE) | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| CB | CHORD BEARING | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| CLM | COUNTY ROAD | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| CM | CONCRETE MONUMENT | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| DB | DEED BOOK | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| DE | DRAINAGE & UTILITY EASEMENT | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| DIS | IDENTIFICATION | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| L | (ARC) LENGTH | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| NR | NON-TANGENT | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| LN | LINE NUMBER | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |
| LB# | LICENSED BUSINESS NUMBER | □ | SET PRM 4"x4" CONCRETE MONUMENT, STAMPED |

ASM
AMERICAN SURVEYING & MAPPING
INC.
3101 MAGNOLIA BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.ASM-SURVEYING-AND-MAPPING.COM

SHEET INDEX

- 1 COVER, NOTES, DEDICATIONS
- 2 OVERALL PLAT LAYOUT
- 3 DETAIL SHEETS

NOTICE
THIS PLAT, AS RECORDED IN ITS ORANGE FORM IS THE OFFICIAL DEPOSITION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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.

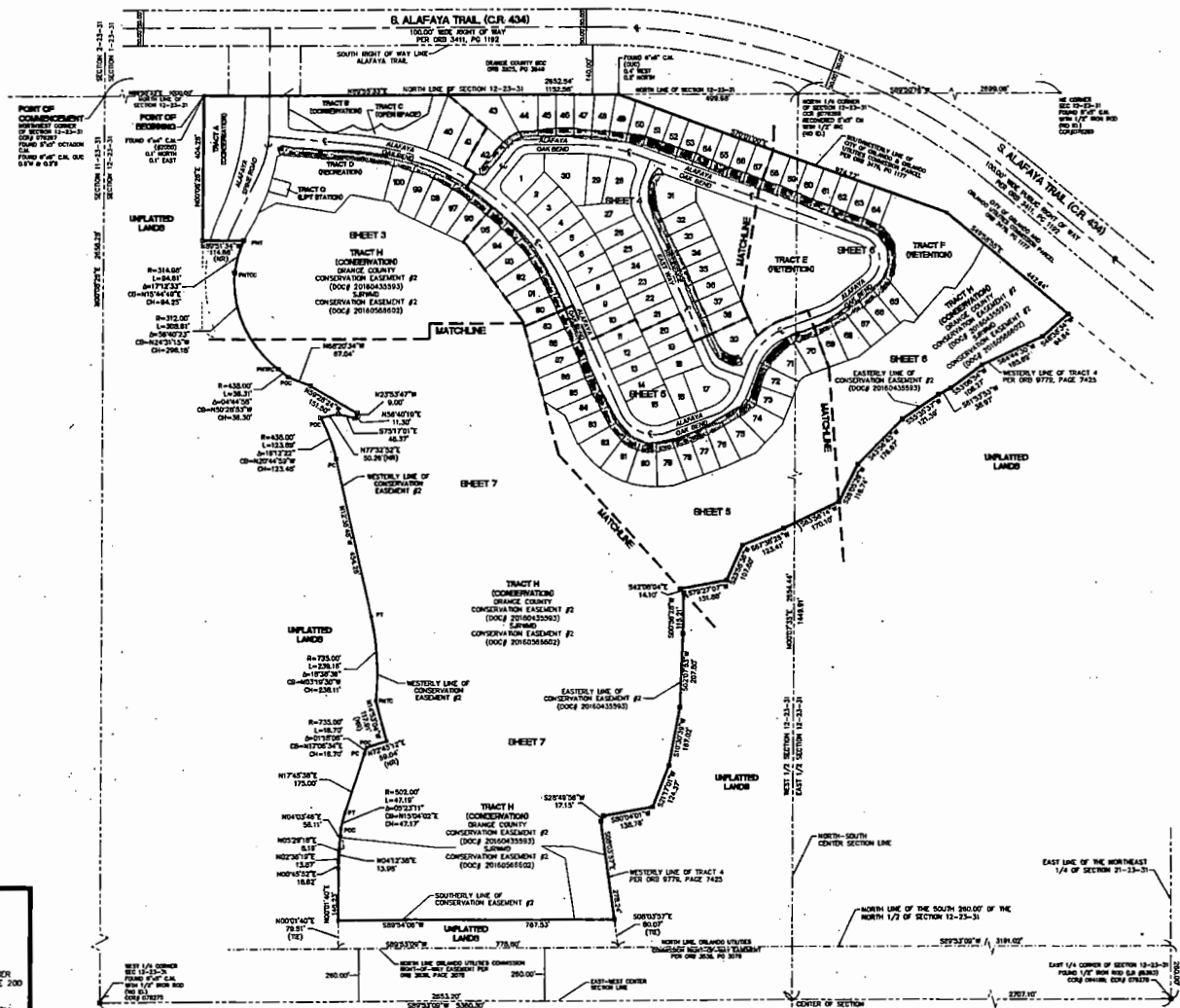
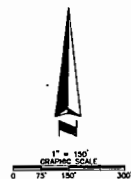
EAST - TRACT 5

LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

SHEET 2 OF 7

PLAT
BOOK

PAGE



ASM
AMERICAN
SURVEYING
& MAPPING, INC.
CERTIFICATION OF AUTHORIZATION NUMBER
1896393, 3101 MAGNOLIA BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32833
(407) 426-7979
WWW.ASMCARTOGRAPHY.COM

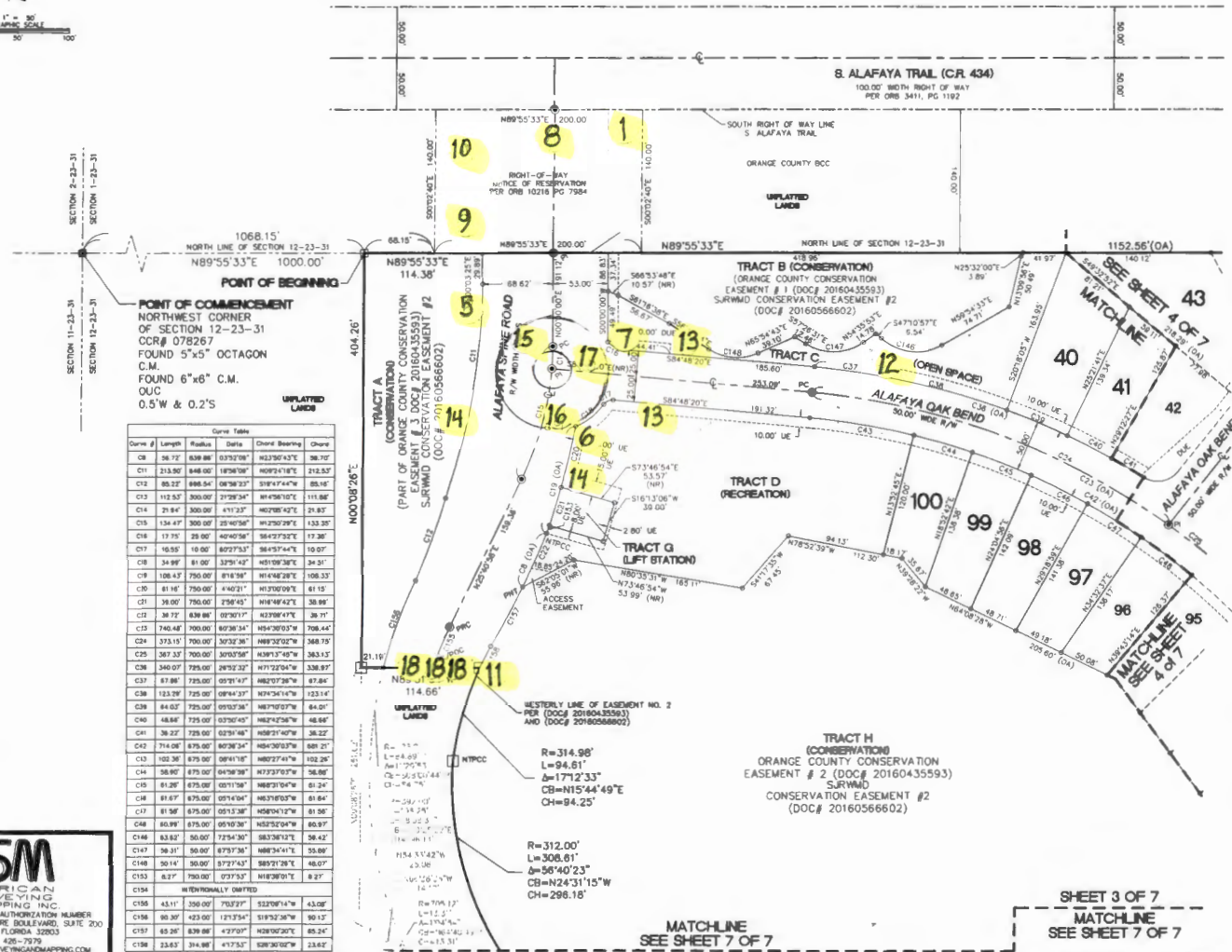
EAST - TRACT 5

LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

SHEET 3 OF 7

PLAT
BOOK

PAGE



Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	16.77	639.88	63.730°	N23.30°E	36.70
C2	213.96	848.00	18.767°	N89.55°E	212.52
C3	85.27	896.54	68.782°	S19.44°W	85.16
C4	112.52	300.00	21.293°	N14.38°E	111.86
C5	21.64	300.00	4.113°	N67.88°E	21.67
C6	134.47	300.00	25.405°	N12.50°E	133.26
C7	17.75	28.00	40.405°	S64.27°E	17.26
C8	16.55	16.00	80.773°	S64.27°E	16.07
C9	34.96	61.00	32.914°	N40.08°E	34.51
C10	108.47	750.00	8.145°	N14.38°E	106.33
C11	81.16	750.00	4.407°	N12.50°E	81.15
C12	36.00	750.00	2.564°	N14.38°E	35.88
C13	36.72	639.88	63.730°	N23.30°E	36.71
C14	740.48	700.00	60.383°	N54.30°E	708.44
C15	373.15	700.00	30.732°	N89.55°E	368.79
C16	367.37	700.00	30.075°	N89.55°E	363.12
C17	340.07	700.00	28.922°	N77.22°E	338.97
C18	67.86	700.00	5.811°	N67.88°E	67.84
C19	153.28	725.00	68.943°	N14.38°E	153.14
C20	84.03	725.00	39.033°	N67.88°E	84.01
C21	48.84	725.00	22.074°	N62.42°E	48.84
C22	36.27	725.00	16.291°	N54.30°E	36.27
C23	714.08	675.00	60.283°	N54.30°E	681.21
C24	102.36	675.00	6.811°	N67.88°E	102.26
C25	58.85	675.00	3.858°	N77.22°E	58.86
C26	61.26	675.00	3.811°	N89.55°E	61.24
C27	61.67	675.00	3.811°	N89.55°E	61.64
C28	61.58	675.00	3.811°	N89.55°E	61.56
C29	60.95	675.00	3.811°	N89.55°E	60.97
C30	63.62	60.00	72.543°	S63.36°E	58.42
C31	36.31	60.00	67.933°	N68.34°E	35.88
C32	30.14	60.00	37.213°	S65.21°E	48.07
C33	6.27	750.00	0.513°	N67.88°E	6.27
C34	43.11	300.00	7.073°	S22.08°E	43.06
C35	60.30	423.00	17.154°	S19.23°E	59.12
C36	65.26	639.88	42.707°	N67.88°E	65.24
C37	23.63	314.98	47.753°	S20.30°E	23.62

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SHEET 3 OF 7
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EAST - TRACT 5

LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

SHEET 4 OF 7

PLAT
BOOK

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Curve #	Length	Radius	Delta	Chord Bearing	Chord
C23	140.48	760.00	80°36'34"	N84°30'33"W	708.44
C24	373.13	760.00	20°37'38"	N89°02'02"W	266.79
C25	361.12	760.00	34°03'58"	S89°17'45"W	263.17
C26	43.53	50.00	21°44'35"	S84°02'18"W	43.52
C27	176.57	510.00	20°03'27"	N86°02'44"W	177.47
C28	105.86	890.00	08°06'34"	N87°15'13"W	106.47
C29	87.74	100.00	80°16'18"	S89°04'08"E	84.91
C30	36.22	755.00	3°01'48"	N89°21'40"E	36.22
C31	714.68	875.00	80°28'34"	N85°03'07"W	488.77
C32	56.80	875.00	08°00'07"	N84°44'03"W	56.80
C33	80.57	875.00	08°00'17"	N42°37'20"E	80.56
C34	81.15	875.00	08°11'23"	N43°27'44"E	81.13
C35	81.37	875.00	05°17'07"	N32°16'00"W	81.28
C36	336.04	725.00	26°06'15"	N71°15'10"E	287.87
C37	46.86	725.00	03°14'17"	N46°08'37"E	46.95
C38	46.87	725.00	03°00'45"	N45°07'07"W	46.86
C39	46.87	725.00	03°00'45"	N41°07'17"W	46.86
C40	46.87	725.00	03°00'45"	N37°23'25"W	46.86
C41	46.87	725.00	03°00'45"	N33°43'02"W	46.86
C42	46.74	725.00	03°00'45"	N29°07'07"W	46.74
C43	36.80	35.00	83°04'19"	N88°07'28"E	33.47
C44	36.80	35.00	88°07'48"	S88°02'30"E	34.85
C45	3.27	75.00	04°14'18"	N38°01'40"E	3.21
C46	43.02	75.00	34°23'24"	N87°02'38"E	44.34
C47	30.30	75.00	13°38'32"	N82°02'27"E	26.44
C48	87.72	75.00	51°44'26"	S84°03'10"E	85.45
C49	22.86	36.00	81°14'36"	S85°03'07"E	23.82
C50	187.26	535.00	20°03'27"	N86°02'44"W	186.32
C51	36.02	535.00	04°10'45"	N87°28'08"W	36.01
C52	46.26	535.00	05°10'08"	N84°18'38"E	46.25
C53	46.86	535.00	05°10'08"	N78°08'31"E	46.85
C54	46.15	535.00	05°08'27"	N72°06'40"E	46.13
C55	3.98	535.00	00°23'04"	N70°12'30"W	3.98
C56	100.72	485.00	08°08'14"	N69°10'17"W	100.73
C57	32.81	485.00	03°04'07"	N68°01'07"E	32.81
C58	63.76	485.00	07°04'49"	N67°32'43"W	62.71
C59	55.78	485.00	08°20'14"	N67°02'47"W	55.77
C60	40.25	35.00	82°15'02"	S68°08'32"E	38.04
C61	36.27	35.00	80°00'00"	S64°59'00"E	36.34
C62	106.88	125.00	80°18'23"	S63°08'46"E	108.27
C63	56.12	125.00	25°42'17"	N63°07'17"E	56.85
C64	42.17	125.00	07°04'42"	N62°00'07"E	42.87
C65	11.40	125.00	00°13'23"	N61°50'49"E	11.40
C66	105.86	865.00	08°06'34"	N67°15'13"E	102.94
C67	37.88	865.00	02°10'21"	N65°10'30"W	37.88
C68	36.86	865.00	N22°23'37"	N65°22'02"W	36.85
C69	8.14	865.00	00°28'00"	N64°28'16"W	8.14
C70	63.87	75.00	50°17'35"	S69°08'40"E	63.74
C71	46.27	401.00	08°00'45"	N67°15'10"E	46.24
C72	36.86	401.00	02°11'37"	N65°14'47"W	36.86
C73	46.86	401.00	02°46'08"	N64°43'51"W	46.85
C74	20.38	401.00	01°08'01"	N64°16'17"E	20.38
C75	83.11	875.00	05°11'13"	N27°04'22"W	81.08
C76	3.34	875.00	00°17'00"	N24°00'18"W	3.34
C77	138.62	845.00	22°02'44"	N30°10'00"W	134.70
C78	120.78	845.00	01°00'50"	N40°08'10"E	120.83
C79	56.78	845.00	03°00'45"	N40°07'07"E	56.71
C80	56.72	845.00	03°00'45"	N41°16'21"E	56.71
C81	53.81	845.00	03°00'25"	S30°00'10"E	53.48
C82	39.41	845.00	2°40'30"	S30°00'22"E	39.48
C83	56.72	845.00	03°00'45"	N37°31'00"W	56.71
C84	56.72	845.00	03°00'45"	N33°14'50"W	56.71
C85	56.78	845.00	02°46'08"	N30°08'10"E	56.74
C86	48.76	845.00	03°00'45"	N29°21'08"W	48.77
C87	53.32	845.00	03°00'45"	N28°00'17"W	53.31
C88	8.14	845.00	00°33'07"	N24°28'30"E	8.14
C89	36.27	735.00	00°00'00"	N00°22'31"W	36.26
C90	17.34	845.00	1°10'38"	N38°43'45"E	17.21



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EAST - TRACT 5

LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

SHEET 5 OF 7

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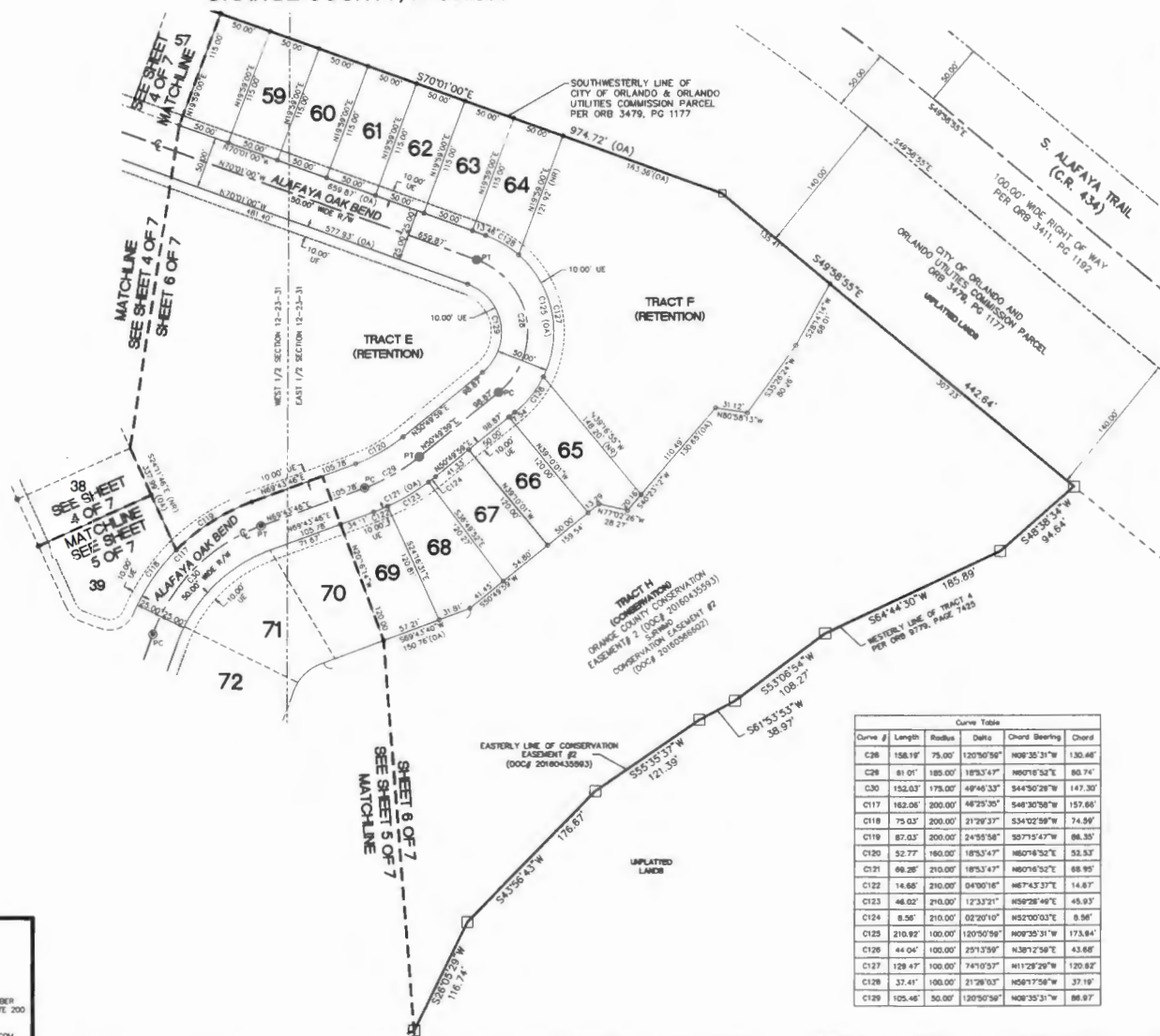


Curve #	Length	Radius	Chord	Bearing	Chord
C30	152.07	175.00	89'46.33"	S44°50'20"W	147.32
C31	108.53	125.00	69'47.37"	N44°46'31"E	106.19
C32	40.01	50.00	45°51'01"	S47°07'17"E	38.89
C33	157.80	105.00	88'08'25"	S87°14'38"E	143.30
C34	60.07	75.00	45°51'02"	S47°07'17"E	58.43
C35	5.72	75.00	04°22'34"	S38°23'58"E	5.72
C36	54.39	75.00	04°08'36"	S49°12'02"E	53.12
C37	20.07	25.00	45°51'00"	S47°07'17"E	19.48
C38	44.53	25.00	10°25'00"	N59°01'17"W	36.87
C39	63.78	100.00	27°41'37"	N50°15'01"E	64.61
C40	120.23	80.00	88'08'25"	S87°14'38"E	108.23
C41	185.37	120.00	88'08'25"	S87°14'38"E	177.30
C42	25.48	130.00	08°01'37"	S28°42'30"E	25.48
C43	43.86	130.00	08°01'37"	S42°46'30"E	43.86
C44	43.86	130.00	18°27'30"	S82°07'40"E	43.79
C45	40.01	130.00	14°50'21"	S81°44'17"E	44.79
C46	42.31	130.00	18°38'47"	N79°01'17"E	42.17
C47	130.27	100.00	48°44'37"	N44°46'31"E	136.18
C48	13.72	100.00	04°00'58"	N88°41'18"E	13.74
C49	46.27	150.00	17°39'31"	N54°51'08"E	46.04
C50	46.20	150.00	17°39'31"	N37°12'02"E	46.02
C51	23.69	100.00	08°20'33"	N42°08'54"E	23.07
C52	37.87	25.00	88°30'02"	N88°27'42"E	34.31
C53	130.31	130.00	49°48'33"	S44°50'20"W	108.25
C54	17.31	100.00	08°38'44"	S23°15'30"W	17.30
C55	113.60	130.00	43°09'48"	S48°08'31"W	110.20
C56	183.98	200.00	48°25'30"	S48°30'58"W	157.68
C57	75.60	200.00	27°09'37"	S29°02'38"W	74.98
C58	87.07	200.00	24°35'36"	S27°15'47"W	86.30
C59	263.58	250.00	49°24'21"	S81°16'31"E	229.54
C60	91.51	250.00	30°08'18"	S47°33'47"E	81.00
C61	84.80	250.00	18°08'08"	S61°46'38"E	84.84
C62	87.17	250.00	18°38'07"	S81°30'07"E	86.69
C63	46.27	44.10	80°14'14"	S42°57'38"W	46.28
C64	14.86	44.10	19°12'37"	S22°27'17"W	14.72
C65	25.37	44.10	47°07'37"	S30°24'04"W	20.90



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Curve #	Length	Radius	Curve Data	Drift Bearing	Chord
C26	158.19'	75.00'	120°50'58"	N09°25'31"W	130.41'
C27	101.01'	180.00'	183°51'47"	N00°10'52"E	107.70'
C28	158.013'	178.00'	044°33'54"	S54°20'28"E	140.77'
C17	162.06'	200.00'	48°23'35"	S48°30'50"E	155.45'
C18	75.03'	200.00'	29°17'33"	S34°02'58"E	74.79'
C19	87.03'	200.00'	24°55'56"	S37°15'47"E	86.33'
C20	52.77'	180.00'	180°51'48"	N06°07'34"E	53.31'
C21	66.26'	210.00'	18°53'47"	N06°07'34"E	66.89'
C22	14.66'	210.00'	14°32'18"	N07°43'27"E	14.68'
C23	46.02'	210.00'	02°09'11"	N39°26'49"E	46.03'
C24	8.56'	210.00'	02°02'07"	N32°00'03"E	8.56'
C25	210.92'	100.00'	102°50'58"	N09°25'31"W	179.61'
C26	64.04'	100.00'	21°51'59"	N36°12'58"E	63.06'
C27	126.47'	100.00'	74°10'53"	N11°29'28"E	120.60'
C28	37.41'	100.00'	21°03'03"	N05°17'58"E	37.11'
C29	105.46'	50.00'	120°50'58"	N09°25'31"W	86.88'

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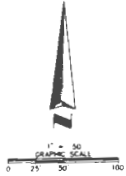
CERTIFICATION OF AUTHORIZATION NUMBER
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EAST - TRACT 5
LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

SHEET 3 OF 7

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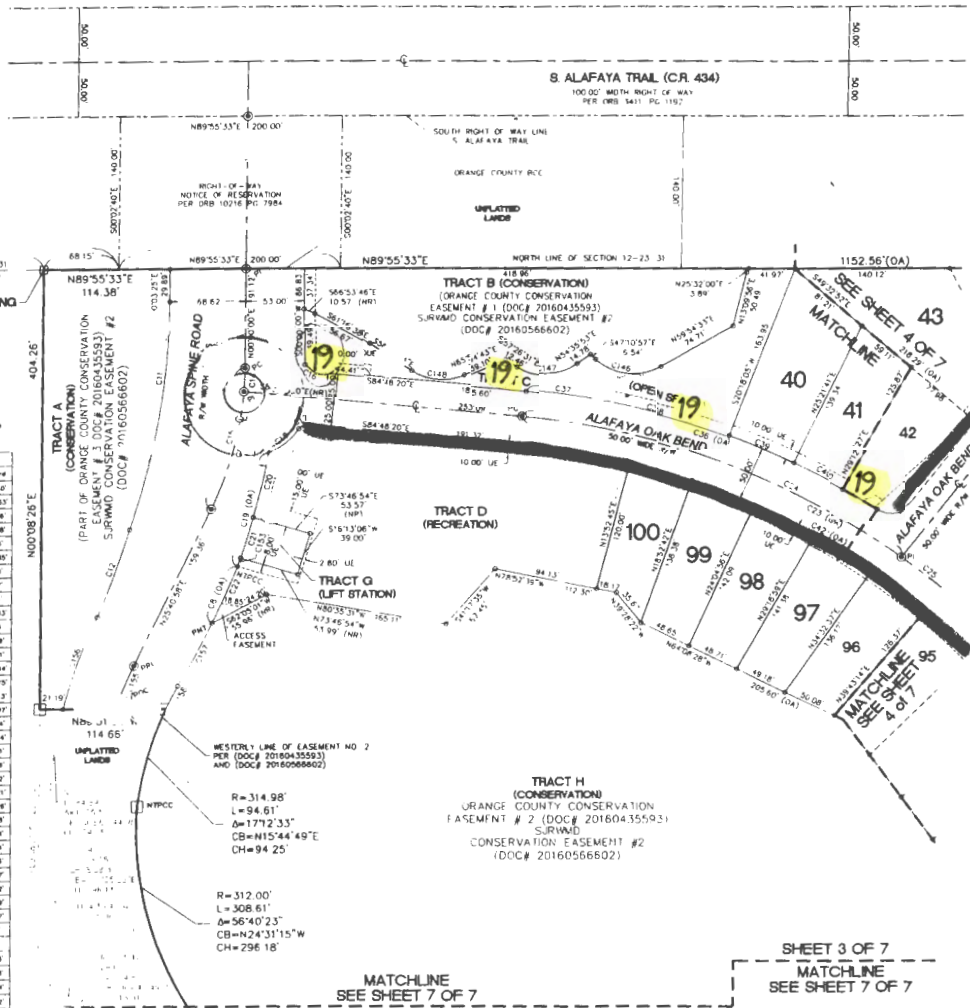
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SECTION 11-23-31
SECTION 12-23-31
SECTION 13-23-31

1068.15'
NORTH LINE OF SECTION 12-23-31
N89°55'33"E 1000.00'
POINT OF COMMENCEMENT
NORTHWEST CORNER
OF SECTION 12-23-31
COR# 078267
FOUND 5"x5" OCTAGON
C.M.
FOUND 6"x6" C.M.
OUC
0.5' W & 0.2' S

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C8	34.72	830.88	63°37'08"	N33°04'43"E	34.70
C11	213.50	844.00	18°36'08"	N89°24'18"E	212.53
C12	85.22	888.54	06°36'23"	S19°47'44"W	85.16
C13	112.83	302.00	21°29'34"	N4°36'10"E	111.88
C14	21.84	300.00	41°13'37"	N67°05'42"E	21.83
C15	134.47	300.00	25°46'58"	N47°50'29"E	133.39
C16	17.75	35.00	40°40'36"	S64°27'53"E	17.38
C17	10.55	10.00	80°27'53"	S64°17'44"E	10.07
C18	34.88	81.00	32°51'43"	N51°09'38"E	34.51
C19	108.43	754.00	8°18'58"	N14°48'28"E	108.23
C20	81.18	754.00	4°40'21"	N13°00'06"E	81.13
C21	38.00	750.00	7°58'43"	N18°18'42"E	38.99
C22	36.72	438.88	82°02'17"	S23°08'41"E	36.70
C23	746.48	700.00	10°36'34"	N88°30'37"E	746.44
C24	173.10	700.00	30°32'38"	N68°32'02"E	368.19
C25	36.33	700.00	30°33'38"	N39°13'45"E	363.13
C26	340.97	725.00	26°52'37"	N71°22'04"E	338.97
C27	83.86	725.00	05°51'43"	N62°07'26"E	83.84
C28	123.08	725.00	09°44'37"	N74°34'14"E	123.14
C29	84.37	725.00	05°03'38"	N87°10'07"E	84.07
C30	46.47	725.00	07°56'47"	N87°42'36"E	46.84
C31	36.72	725.00	82°01'48"	N08°21'40"W	36.22
C32	114.88	875.00	80°38'34"	N74°30'02"E	881.21
C33	102.38	875.00	06°41'18"	N80°27'41"E	102.28
C34	58.80	875.00	04°56'58"	N73°37'03"E	58.88
C35	81.28	875.00	05°11'58"	N68°31'04"E	81.24
C36	81.67	875.00	05°14'04"	N63°18'02"E	81.64
C37	141.58	875.00	05°13'38"	N58°09'12"E	84.58
C38	82.88	875.00	05°10'36"	N52°52'04"E	80.97
C39	48.82	50.00	72°54'30"	S83°38'12"E	38.42
C40	47.58	50.00	87°57'38"	N88°34'41"E	35.82
C41	50.47	50.00	37°27'43"	S85°21'28"E	48.07
C42	8.77	750.00	07°53'37"	N18°38'01"E	8.27
C43	INTENTIONALLY OMITTED				
C135	421	200.00	70°17'17"	S22°08'14"E	42.08
C136	425	233.00	23°15'41"	S44°52'36"E	90.13
C137	430	838.88	47°37'07"	N28°02'20"E	85.97
C138	23.83	314.88	47°15'57"	S28°30'02"W	23.87



• PARKING ZONES

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EAST - TRACT 5 LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST ORANGE COUNTY, FLORIDA

SHEET 4 OF 7

PLAT
BOOK

PAGE

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C23	740.48'	700.00'	80°53'34"	N64°30'03"W	706.44'
C24	373.15'	700.00'	30°52'38"	N68°32'02"W	388.17'
C25	287.53'	700.00'	30°53'08"	N26°13'49"W	293.12'
C26	433.11'	600.00'	51°44'50"	S64°03'07"W	433.67'
C27	176.53'	510.00'	25°02'27"	N60°09'44"W	177.62'
C28	106.86'	860.00'	08°08'54"	S27°13'37"W	106.87'
C29	87.14'	180.00'	30°18'16"	S08°08'00"W	84.95'
C30	38.22'	735.00'	2°51'46"	N59°21'40"W	38.22'
C31	714.08'	875.00'	80°20'34"	N43°02'03"W	861.27'
C32	58.87'	875.00'	07°08'03"	S47°44'10"W	58.86'
C33	60.53'	875.00'	07°08'11"	N42°37'33"W	60.51'
C34	81.15'	875.00'	07°11'25"	S37°27'44"W	81.13'
C35	81.27'	875.00'	06°12'00"	N26°16'00"W	81.26'
C36	330.04'	725.00'	20°04'37"	S37°14'18"W	321.20'
C37	40.86'	725.00'	03°14'13"	N48°30'37"W	40.85'
C38	48.87'	725.00'	03°07'44"	N43°07'07"W	48.86'
C39	48.87'	725.00'	03°07'44"	N41°10'11"W	48.86'
C40	48.87'	725.00'	03°07'44"	N37°23'30"W	48.86'
C41	48.87'	725.00'	03°07'44"	N32°34'36"W	48.86'
C42	48.87'	725.00'	03°07'44"	N27°45'42"W	48.86'
C43	48.87'	725.00'	03°07'44"	N22°56'48"W	48.86'
C44	48.87'	725.00'	03°07'44"	N18°07'54"W	48.86'
C45	48.87'	725.00'	03°07'44"	N13°18'00"W	48.86'
C46	48.87'	725.00'	03°07'44"	N08°28'06"W	48.86'
C47	48.87'	725.00'	03°07'44"	N03°38'12"W	48.86'
C48	48.87'	725.00'	03°07'44"	N00°00'00"W	48.86'
C49	48.87'	725.00'	03°07'44"	S00°00'00"W	48.86'
C50	48.87'	725.00'	03°07'44"	S03°38'12"W	48.86'
C51	48.87'	725.00'	03°07'44"	S08°28'06"W	48.86'
C52	48.87'	725.00'	03°07'44"	S13°18'00"W	48.86'
C53	48.87'	725.00'	03°07'44"	S18°07'54"W	48.86'
C54	48.87'	725.00'	03°07'44"	S22°56'48"W	48.86'
C55	48.87'	725.00'	03°07'44"	S27°45'42"W	48.86'
C56	48.87'	725.00'	03°07'44"	S32°34'36"W	48.86'
C57	48.87'	725.00'	03°07'44"	S37°23'30"W	48.86'
C58	48.87'	725.00'	03°07'44"	S42°12'24"W	48.86'
C59	48.87'	725.00'	03°07'44"	S47°01'18"W	48.86'
C60	48.87'	725.00'	03°07'44"	S51°50'12"W	48.86'
C61	48.87'	725.00'	03°07'44"	S56°39'06"W	48.86'
C62	48.87'	725.00'	03°07'44"	S61°28'00"W	48.86'
C63	48.87'	725.00'	03°07'44"	S66°16'54"W	48.86'
C64	48.87'	725.00'	03°07'44"	S71°05'48"W	48.86'
C65	48.87'	725.00'	03°07'44"	S75°54'42"W	48.86'
C66	48.87'	725.00'	03°07'44"	S80°43'36"W	48.86'
C67	48.87'	725.00'	03°07'44"	S85°32'30"W	48.86'
C68	48.87'	725.00'	03°07'44"	S90°21'24"W	48.86'
C69	48.87'	725.00'	03°07'44"	S95°10'18"W	48.86'
C70	48.87'	725.00'	03°07'44"	S00°00'00"W	48.86'
C71	48.87'	725.00'	03°07'44"	N00°00'00"W	48.86'
C72	48.87'	725.00'	03°07'44"	N03°38'12"W	48.86'
C73	48.87'	725.00'	03°07'44"	N08°28'06"W	48.86'
C74	48.87'	725.00'	03°07'44"	N13°18'00"W	48.86'
C75	48.87'	725.00'	03°07'44"	N18°07'54"W	48.86'
C76	48.87'	725.00'	03°07'44"	N22°56'48"W	48.86'
C77	48.87'	725.00'	03°07'44"	N27°45'42"W	48.86'
C78	48.87'	725.00'	03°07'44"	N32°34'36"W	48.86'
C79	48.87'	725.00'	03°07'44"	N37°23'30"W	48.86'
C80	48.87'	725.00'	03°07'44"	N42°12'24"W	48.86'
C81	48.87'	725.00'	03°07'44"	N47°01'18"W	48.86'
C82	48.87'	725.00'	03°07'44"	N51°50'12"W	48.86'
C83	48.87'	725.00'	03°07'44"	N56°39'06"W	48.86'
C84	48.87'	725.00'	03°07'44"	N61°28'00"W	48.86'
C85	48.87'	725.00'	03°07'44"	N66°16'54"W	48.86'
C86	48.87'	725.00'	03°07'44"	N71°05'48"W	48.86'
C87	48.87'	725.00'	03°07'44"	N75°54'42"W	48.86'
C88	48.87'	725.00'	03°07'44"	N80°43'36"W	48.86'
C89	48.87'	725.00'	03°07'44"	N85°32'30"W	48.86'
C90	48.87'	725.00'	03°07'44"	N90°21'24"W	48.86'
C91	48.87'	725.00'	03°07'44"	N95°10'18"W	48.86'
C92	48.87'	725.00'	03°07'44"	N00°00'00"W	48.86'
C93	48.87'	725.00'	03°07'44"	S00°00'00"W	48.86'
C94	48.87'	725.00'	03°07'44"	S03°38'12"W	48.86'
C95	48.87'	725.00'	03°07'44"	S08°28'06"W	48.86'
C96	48.87'	725.00'	03°07'44"	S13°18'00"W	48.86'
C97	48.87'	725.00'	03°07'44"	S18°07'54"W	48.86'
C98	48.87'	725.00'	03°07'44"	S22°56'48"W	48.86'
C99	48.87'	725.00'	03°07'44"	S27°45'42"W	48.86'
C100	48.87'	725.00'	03°07'44"	S32°34'36"W	48.86'



• PARKING ZONES

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 AMERICAN
 SURVEYING
 & MAPPING, INC.
 CERTIFICATION OF AUTHORIZATION NUMBER
 LRP 6393, 3191 MAGUIRE BOULEVARD, SUITE 200
 ORLANDO, FLORIDA 32803
 (407) 426-7979
 WWW.ASMCANDSURVEYINGANDMAPPING.COM

EAST - TRACT 5

LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

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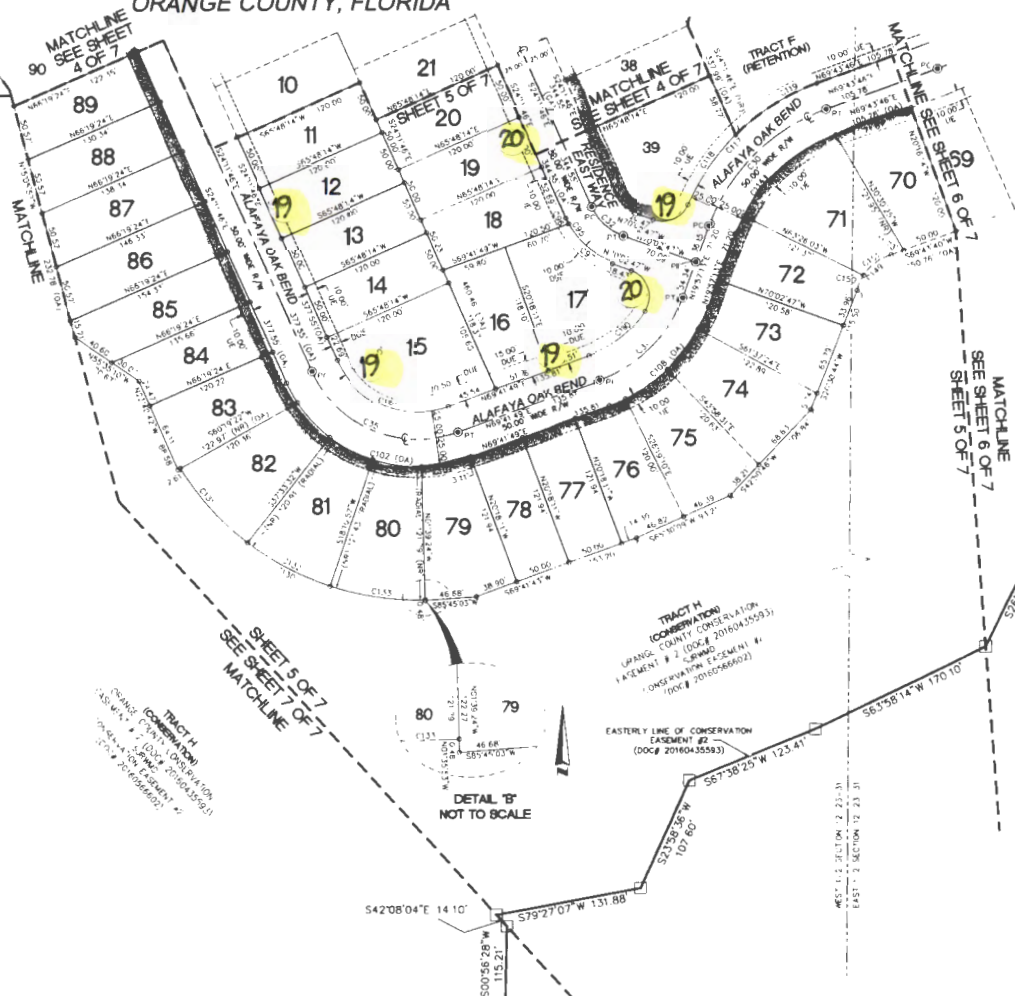
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C01	152.27	175.00	49°44'33"	S44°50'28"W	147.30
C02	108.52	125.00	49°44'33"	S44°49'31"E	105.15
C03	40.01	50.00	45°51'01"	S4°10'21"E	38.93
C04	151.80	101.00	88°58'25"	S6°14'58"E	143.36
C05	60.01	75.00	45°51'02"	S4°10'21"E	58.43
C06	5.17	75.00	94°22'24"	S20°22'58"E	5.77
C07	54.78	75.00	41°50'38"	S49°10'14"E	53.17
C08	20.01	25.00	45°51'01"	S4°10'21"E	19.48
C09	44.53	25.00	102°03'00"	N4°10'17"W	38.67
C10	65.79	100.00	37°41'37"	N30°51'01"E	64.61
C11	120.23	80.00	88°58'25"	S6°14'58"E	106.23
C12	185.17	150.00	88°58'25"	S6°14'58"E	177.50
C13	204.8	150.00	09°01'37"	S28°42'35"E	201.46
C14	4780	150.00	18°13'05"	S42°48'55"E	47.40
C15	4780	150.00	18°13'05"	S42°48'55"E	47.40
C16	4780	150.00	18°13'05"	S42°48'55"E	47.40
C17	42.31	130.00	18°13'05"	N4°10'17"E	42.12
C18	130.22	150.00	49°44'33"	S44°49'31"E	126.16
C19	15.75	150.00	08°50'58"	N88°41'18"E	15.14
C20	48.22	150.00	17°39'21"	N54°51'09"E	46.24
C21	48.20	150.00	17°39'21"	N54°51'09"E	46.02
C22	22.00	150.00	08°20'33"	N4°10'17"E	22.07
C23	37.81	25.00	86°36'02"	N68°27'43"E	34.27
C24	130.31	150.00	49°44'33"	S44°50'28"W	126.25
C25	11.31	150.00	08°30'44"	S23°15'35"W	11.30
C26	113.00	150.00	43°00'48"	S48°08'51"W	110.25
C27	162.06	200.00	48°23'35"	S48°20'38"W	157.64
C28	75.03	200.00	21°29'23"	S24°02'56"W	74.58
C29	49.07	200.00	14°45'56"	S27°15'47"W	86.15
C30	267.56	250.00	80°24'31"	S61°18'11"E	251.54
C31	9157	250.00	20°58'18"	S41°33'44"E	91.00
C32	8493	250.00	19°28'08"	S41°48'58"E	84.54
C33	87.13	250.00	19°58'07"	S41°30'33"E	86.69
C34	48.21	44.10	80°14'14"	S42°57'36"W	44.26
C35	14.80	44.10	191°33'27"	S22°21'17"W	14.71
C36	31.57	44.10	41°00'33"	S26°34'24"W	30.90

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AMERICAN
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& MAPPING, INC.

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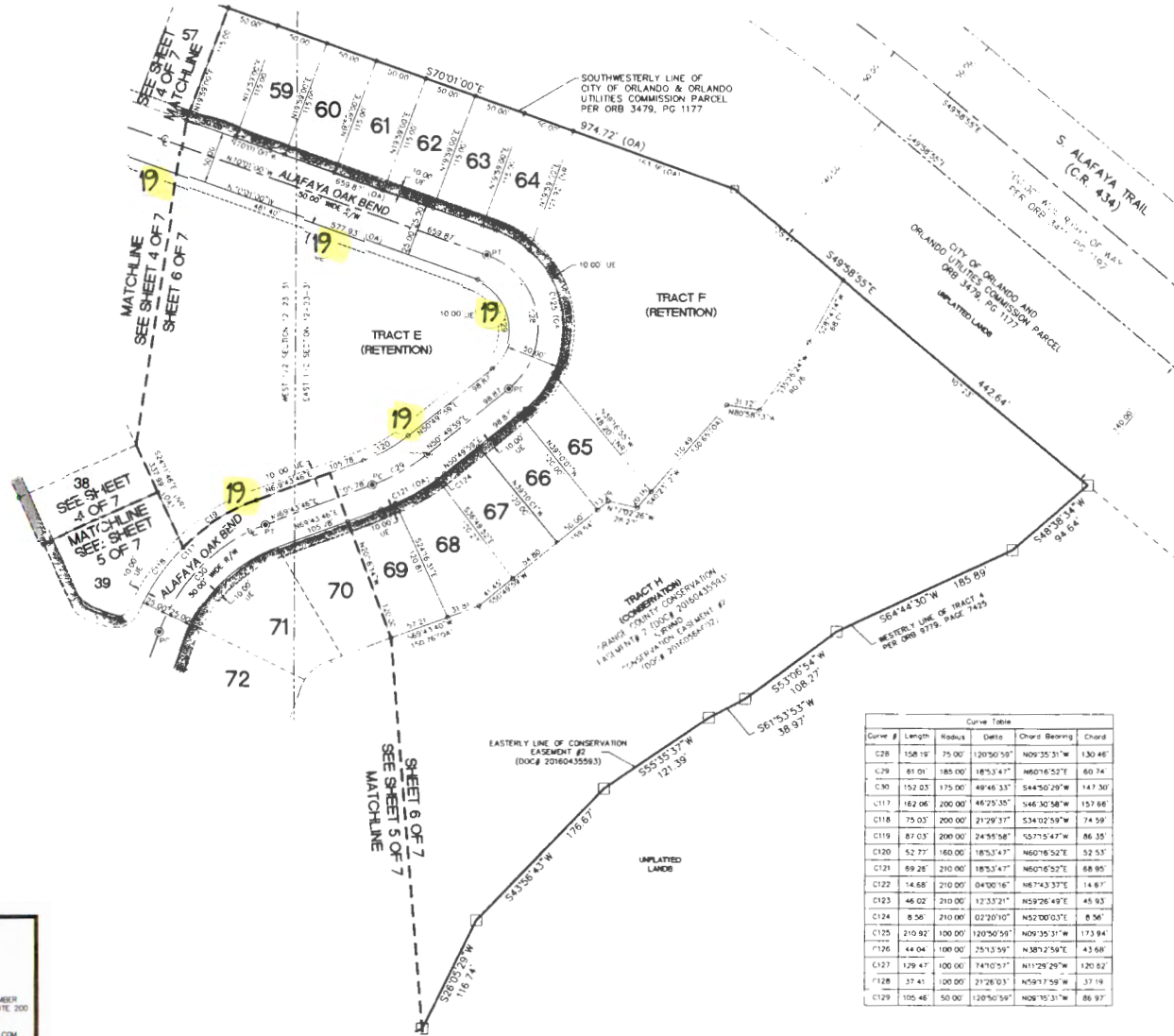


EAST - TRACT 5 LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST ORANGE COUNTY, FLORIDA

SHEET 6 OF 7

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- PARKING ZONES

ASM
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 & MAPPING, INC.
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C28	156.19'	75.00'	120°50'59"	N09°35'31"W	130.48'
C29	81.01'	185.00'	18°53'47"	N60°16'52"E	60.74'
C30	152.03'	175.00'	49°46'33"	S44°50'29"W	147.30'
C117	162.06'	200.00'	46°25'35"	S46°30'58"W	157.66'
C118	75.03'	200.00'	21°29'31"	S34°02'59"W	74.59'
C119	87.03'	200.00'	24°56'58"	S37°55'47"W	86.35'
C120	52.77'	160.00'	18°53'47"	N60°16'52"E	52.53'
C121	69.28'	210.00'	18°53'47"	N60°16'52"E	68.95'
C122	14.68'	210.00'	04°00'16"	N67°43'37"E	14.67'
C123	46.02'	210.00'	12°33'21"	N59°26'49"E	45.93'
C124	8.56'	210.00'	02°20'10"	N52°00'03"E	8.56'
C125	210.92'	100.00'	120°50'59"	N09°35'31"W	173.94'
C126	44.04'	100.00'	25°13'59"	N38°12'59"E	43.68'
C127	129.47'	100.00'	74°10'51"	N11°28'29"W	120.02'
C128	37.41'	100.00'	21°26'03"	N59°17'58"W	37.19'
C129	105.46'	50.00'	120°50'59"	N09°35'31"W	86.97'