





Interoffice Memorandum

December 19, 2018

TO: Mayor Jerry L. Demings
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 Storey Grove
Phase 1B-3

Our staff recommends that the following traffic control devices be installed in Storey Grove
Phase 1B-3:

Install "STOP" signs on:

- Chapter Way at Bedtime Story Drive
- Bookmark Lane at Chapter Way
- Bookmark Lane at Book Club Road
- Book Club Road at Love Story Street
- Book Club Road at Bedtime Story Drive
- Bookmark Lane at Book Club Road
- Bookmark Lane at Memoir Avenue

The Fire Marshal recommends that the following "No Parking" signs be installed in Storey
Grove Phase 1B-3:

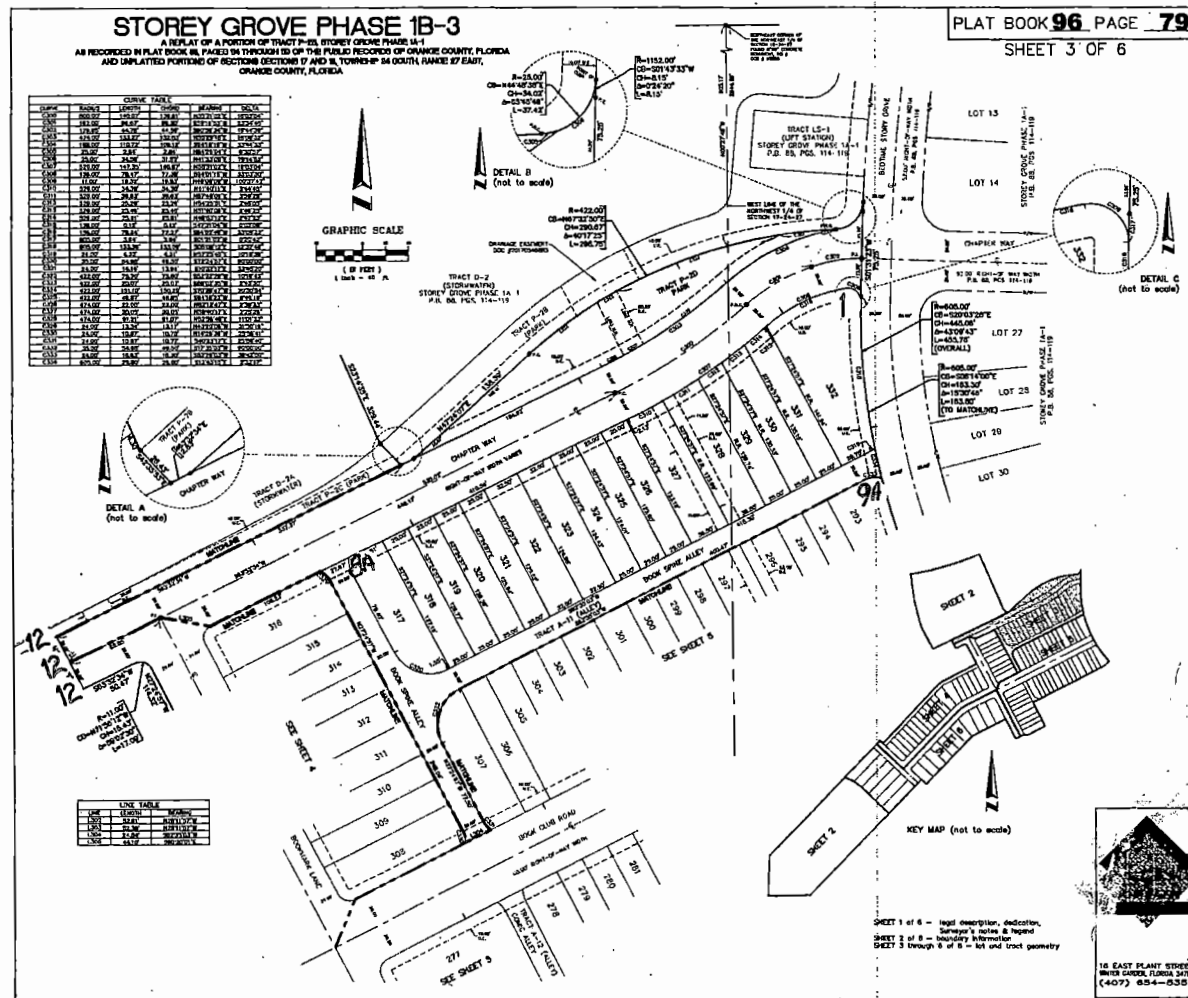
Install "NO PARKING" signs on:

- Bedtime Story Drive
- Chapter Way
- Bookmark Lane
- Love Story Street

Action Requested: Approval of Traffic Control Devices and "No Parking" signs installation
in Storey Grove Phase 1B-3. District 1.

MVM/CNL/AHW

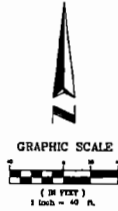
Attachments



STOREY GROVE PHASE 1B-3

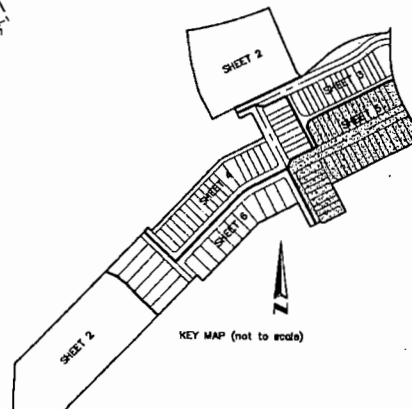
A REPEAT OF A PORTION OF TRACT P-23, STONEY GROVE PHASE 1A-1
AS RECORDED IN PLAT BOOK 86, PAGES 114 THROUGH 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
AND UNPLATTED PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 5 OF 6 | PLAT BOOK 96 | PAGE 81



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	HLANG	DELTA
C040	24.00	10.87	10.77	54.223117	21.948
C045	28.00	14.85	14.69	57.265318	24.948
C050	32.00	18.87	18.67	59.891318	27.948
C055	36.00	22.87	22.63	62.191318	30.948
C060	40.00	26.87	26.59	64.191318	33.948
C065	44.00	30.87	30.59	65.941318	36.948
C070	48.00	34.87	34.59	67.491318	39.948
C075	52.00	38.87	38.59	68.891318	42.948
C080	56.00	42.87	42.59	70.191318	45.948
C085	60.00	46.87	46.59	71.491318	48.948
C090	64.00	50.87	50.59	72.691318	51.948
C095	68.00	54.87	54.59	73.891318	54.948
C100	72.00	58.87	58.59	75.091318	57.948
C105	76.00	62.87	62.59	76.291318	60.948
C110	80.00	66.87	66.59	77.491318	63.948
C115	84.00	70.87	70.59	78.691318	66.948
C120	88.00	74.87	74.59	79.891318	69.948
C125	92.00	78.87	78.59	81.091318	72.948
C130	96.00	82.87	82.59	82.291318	75.948
C135	100.00	86.87	86.59	83.491318	78.948
C140	104.00	90.87	90.59	84.691318	81.948
C145	108.00	94.87	94.59	85.891318	84.948
C150	112.00	98.87	98.59	87.091318	87.948
C155	116.00	102.87	102.59	88.291318	90.948
C160	120.00	106.87	106.59	89.491318	93.948
C165	124.00	110.87	110.59	90.691318	96.948
C170	128.00	114.87	114.59	91.891318	99.948
C175	132.00	118.87	118.59	93.091318	102.948
C180	136.00	122.87	122.59	94.291318	105.948
C185	140.00	126.87	126.59	95.491318	108.948
C190	144.00	130.87	130.59	96.691318	111.948
C195	148.00	134.87	134.59	97.891318	114.948
C200	152.00	138.87	138.59	99.091318	117.948
C205	156.00	142.87	142.59	100.291318	120.948
C210	160.00	146.87	146.59	101.491318	123.948
C215	164.00	150.87	150.59	102.691318	126.948
C220	168.00	154.87	154.59	103.891318	129.948
C225	172.00	158.87	158.59	105.091318	132.948
C230	176.00	162.87	162.59	106.291318	135.948
C235	180.00	166.87	166.59	107.491318	138.948
C240	184.00	170.87	170.59	108.691318	141.948
C245	188.00	174.87	174.59	109.891318	144.948
C250	192.00	178.87	178.59	111.091318	147.948
C255	196.00	182.87	182.59	112.291318	150.948
C260	200.00	186.87	186.59	113.491318	153.948
C265	204.00	190.87	190.59	114.691318	156.948
C270	208.00	194.87	194.59	115.891318	159.948
C275	212.00	198.87	198.59	117.091318	162.948
C280	216.00	202.87	202.59	118.291318	165.948
C285	220.00	206.87	206.59	119.491318	168.948
C290	224.00	210.87	210.59	120.691318	171.948

LINE TABLE		
LINE	LENGTH	WEIGHT
1000	40.107	21.124000



KEY MAP (not to scale)

SHEET INDEX
SHEET 1 of 6 - legal description, dedication,
 Surveyor's notes & legend
SHEET 2 of 6 - boundary information
SHEET 3 through 6 of 6 - lot and tract geometry



16 EAST PLANT STREET
PORTER GARDEN, FLORIDA 34787
(407) 884-5355

STOREY GROVE PHASE 1B-3

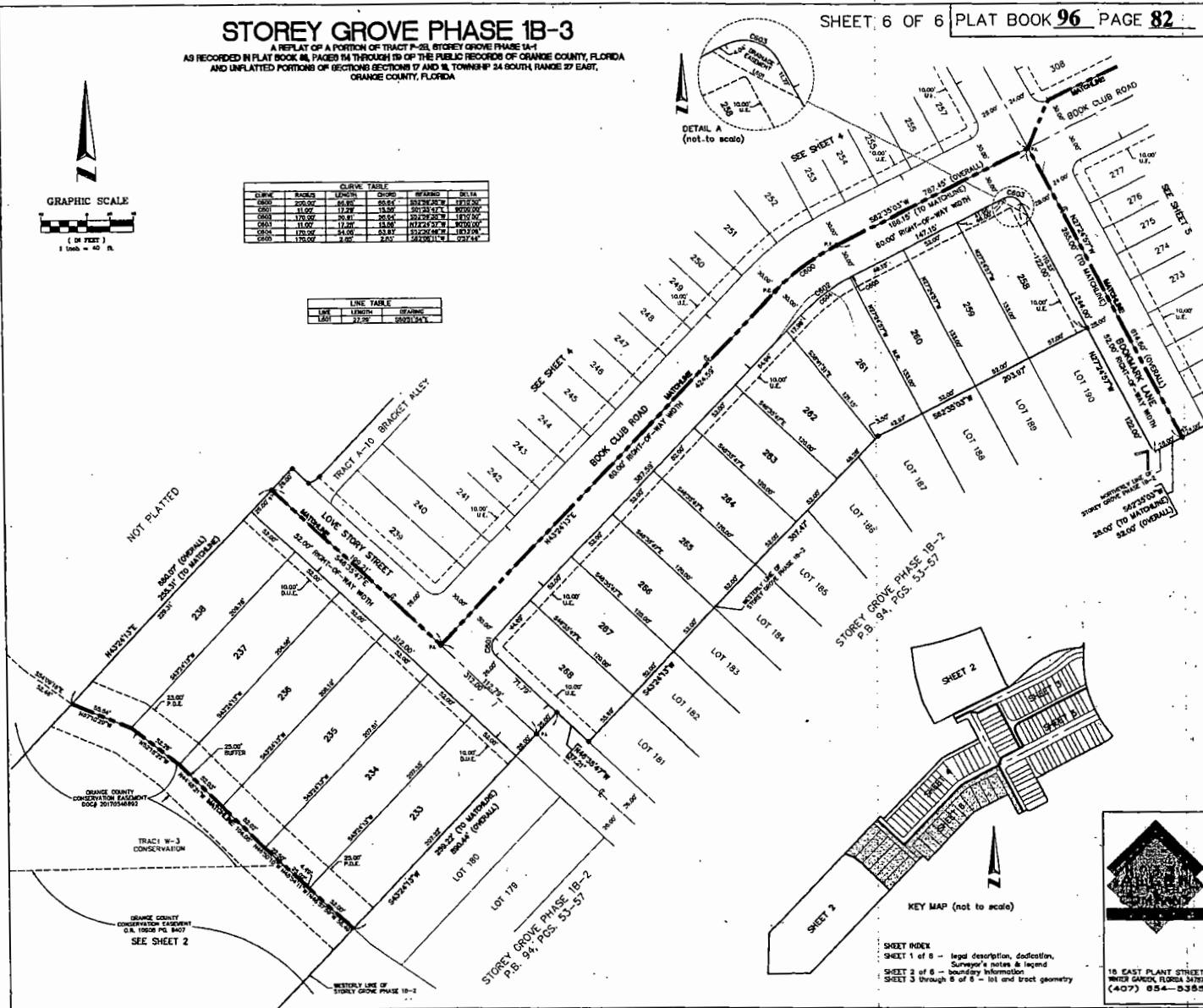
A REPLAT OF A PORTION OF TRACT W-3B, STOREY GROVE PHASE 1A-1
AS RECORDED IN PLAT BOOK 96, PAGES 14 THROUGH 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
AND UNPLATTED PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 6 OF 6 PLAT BOOK 96 PAGE 82



CHAIN	BEARS	LINKS	FOOTING	BEARS	LINKS
0000	250.00	00.00	00.00	00.00	00.00
0001	11.00	11.00	11.00	00.00	00.00
0002	170.00	30.81	30.81	00.00	00.00
0003	11.00	11.00	11.00	00.00	00.00
0004	170.00	30.81	30.81	00.00	00.00
0005	170.00	30.81	30.81	00.00	00.00

LINE	LENGTH	BEARS	LINKS
1001	37.75	00.00	00.00



KEY MAP (not to scale)

SHEET INDEX
SHEET 1 of 6 - legal description, dedication,
surveyor's notes & legend
SHEET 2 of 6 - boundary information
SHEET 3 through 5 of 6 - lot and tract geometry



15 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34785
(407) 854-8385

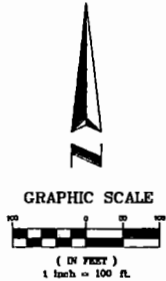
STOREY GROVE PHASE 1B-3

A REPLAY OF A PORTION OF TRACT P-28, STOREY GROVE PHASE 1A-1
AS RECORDED IN PLAT BOOK 88, PAGES 114 THROUGH 119 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
AND UNPLATTED PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

NO PARKING

PLAT BOOK 90 PAGE 118

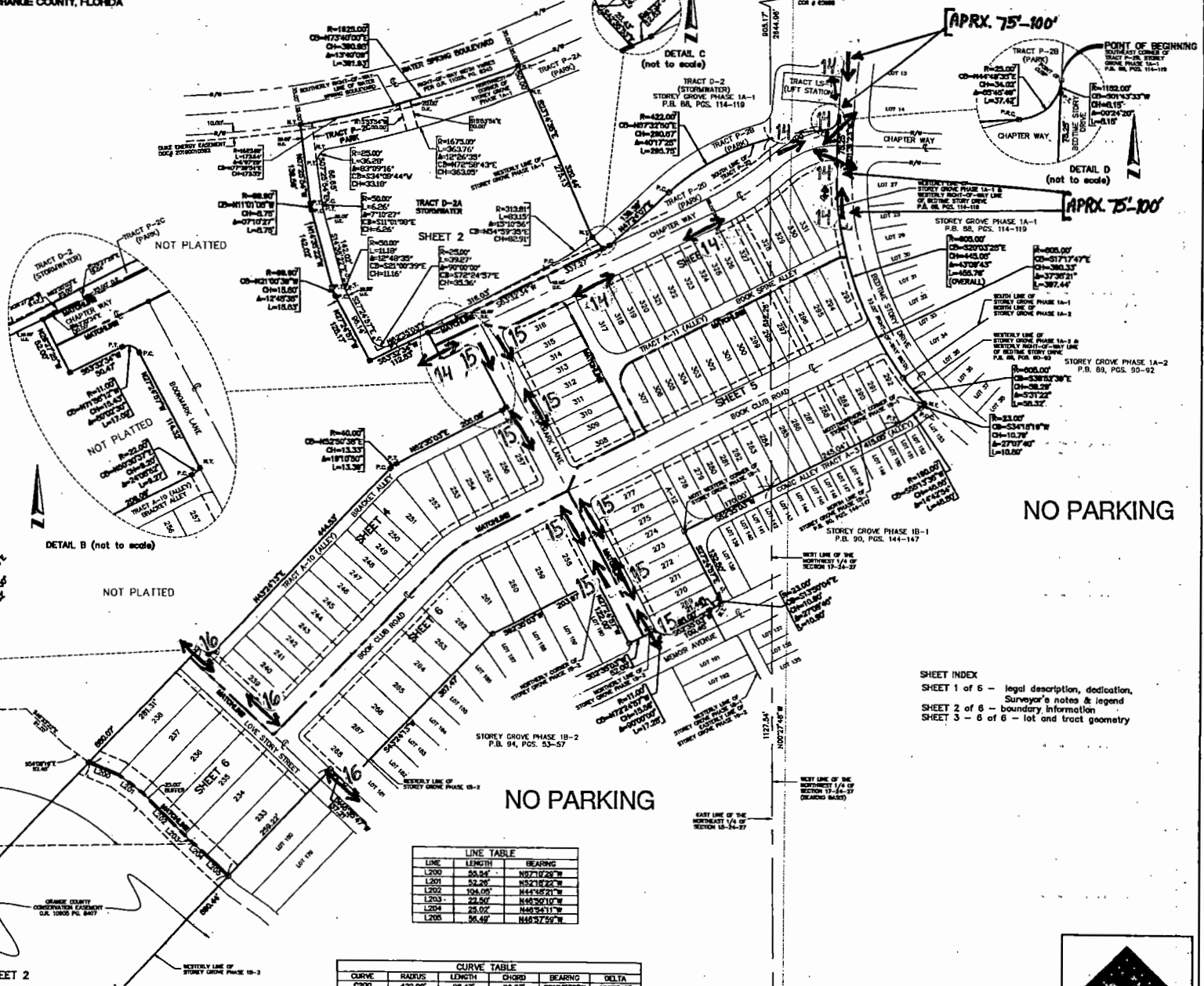
SHEET 2 OF 6.



NO PARKING

NO PARKING

NO PARKING



LINE	LENGTH	BEARING
L200	58.52	N52°10'28"W
L201	52.25	N52°12'22"W
L202	104.05	N44°58'21"W
L203	22.50	N45°26'10"W
L204	28.00	N43°25'11"W
L205	56.49	N48°57'59"W

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE	200.00	104.05	104.05	N44°58'21"W	90.00

SHEET INDEX
SHEET 1 of 6 - legal description, dedication,
Surveyor's notes & legend
SHEET 2 of 6 - boundary information
SHEET 3 - 6 of 6 - lot and tract geometry

STOREY GROVE PHASE 1B-3

A REPLAT OF A PORTION OF TRACT P-2B, STOREY GROVE PHASE 1A-1 AS RECORDED IN
PLAT BOOK 88, PAGES 114 THROUGH 119 OF THE PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA AND UNPLATED PORTIONS OF SECTIONS OF 17 AND 18, TOWNSHIP 24
SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA
DISTRICT # 1

STOP STREET

<u>(1)</u>	(Ft____W)	on Chapter Way at Bedtime Story Drive	15000 10000
<u>(2)</u>	(Ft____S)	on Bookmark Lane at Chapter Way	11000 15100
<u>(3)</u>	(Ft____N)	on Bookmark Lane (STOP ONLY) at Book Club Road	00 00
<u>(4)</u>	(Ft____E)	on Book Club Road at Love Story Street	15200 10300
<u>(5)</u>	(Ft____W)	on Book Club Road at Bedtime Story Drive	15000 10100
<u>(6)</u>	(Ft____S)	on Bookmark Lane at Book Club Road	11100 15100
<u>(7)</u>	(Ft____N)	on Bookmark Lane at Memoir Avenue	11200 10200

STOP/ALLEYS

<u>(8A)</u>	(Ft____S)	on Book Spine Alley at Chapter Way
<u>(9A)</u>	(Ft____W)	on Book Spine Alley at Bedtime Story Drive
<u>(10A)</u>	(Ft____N)	on Book Spine Alley at Book Club Road
<u>(11A)</u>	(Ft____S)	on Comic Alley at Book Club Road

END OF ROAD TREATMENT

<u>(12)</u>	(Ft____W)	on Chapter Way at Bookmark Lane
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(13) (Ft____N)

on Love Story Street
at Bracket Alley

NO PARKING with arrows

(14)

on Chapter Way starting approximately 75ft west of Bookmark Lane extending east on the south side and on Chapter Way and Bedtime Story Drive in the curves as marked on the No Parking map

(15)

on Bookmark Lane from Chapter Way extending south to Memoir Avenue on the east side and on Bookmark Lane from Chapter way extending approximately 475ft south on the west side

(16)

on Love Story Street from Bracket Alley extending approximately 740ft south on the east side

ahw/

12/19/2018

STOREY GROVE PHASE 1B-3

A REPLAY OF A PORTION OF TRACT P-23, STOREY GROVE PHASE 1A-1
AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
AND INFLATED PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A portion of Tract P-23, Storey Grove Phase 1A-1 as recorded in Plat Book 88, Pages 114 through 119 of the Public Records of Orange County, Florida and inflated portions of Sections 17 and 18, Township 24 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEIGN of the Southwest corner of Tract P-23, STOREY GROVE PHASE 1A-1 as recorded in Plat Book 88, Pages 114 through 119 of the Public Records of Orange County, Florida, being a curve commencing a radius of 1152.00 feet with a chord bearing of South 01° 43' 33" West and a chord distance of 61.5 feet, thence run three (3) courses along the Westley right-of-way line of Tract P-23, Storey Grove Phase 1A-1, as recorded in Plat Book 88, Pages 114 through 119 of the Public Records of Orange County, Florida, being a curve commencing a radius of 607' 24" 20" for a distance of 61.5 feet to a point of tangency, thence run South 01° 33' 23" West for a distance of 75.25 feet to the point of curvature of a curve commencing Northwesterly having a radius of 805.00 feet with a chord bearing of South 20° 03' 20" East and a chord distance of 445.00 feet, thence run Southwesterly along the arc of said curve through a central angle of 43° 08' 43" for a distance of 455.75 feet to the next point of tangency, thence run South 01° 33' 23" West for a distance of 109.40 feet to a point of curvature of a curve commencing Northwesterly having a radius of 100.00 feet with a chord bearing of South 55° 13' 35" West and a chord distance of 48.60 feet, thence run Southwesterly along the arc of said curve through a central angle of 27° 07' 40" for a distance of 10.89 feet to a point of compound curvature of a curve commencing Northwesterly having a radius of 100.00 feet with a chord bearing of South 55° 13' 35" West and a chord distance of 48.60 feet, thence run Southwesterly along the arc of said curve through a central angle of 14° 42' 54" for a distance of 10.89 feet to a point of tangency, thence run South 62° 35' 03" West for a distance of 410.00 feet to the most Northerly corner of said STOREY GROVE PHASE 1B-1, thence run the following three (3) courses along the Westley line of said STOREY GROVE PHASE 1B-1, South 24° 24' 24" East for a distance of 132.50 feet to the point of curvature of a curve commencing Northwesterly having a radius of 23.00 feet with a chord bearing of South 55° 13' 35" West and a chord distance of 10.89 feet, thence run Northwesterly along the arc of said curve through a central angle of 27° 07' 40" for a distance of 10.89 feet to a point on a non-tangent line also being in part the Northwesterly line of STOREY GROVE PHASE 1B-2 as recorded in Plat Book 88, Pages 114 through 119 of the Public Records of Orange County, Florida, being a curve commencing Northwesterly having a radius of 11.00 feet with a chord bearing of South 72° 24' 24" East and a chord distance of 10.89 feet, thence run Northwesterly along the arc of said curve through a central angle of 90° 00' 00" for a distance of 17.28 feet to a point on a non-tangent line, thence run South 62° 35' 03" West for a distance of 12.00 feet, thence run North 27° 24' 24" East for a distance of 122.00 feet to the most Northerly corner of said STOREY GROVE PHASE 1B-2, thence run the following four (4) courses along said Westley line: South 62° 35' 03" West for a distance of 203.07 feet, thence run South 43° 24' 13" West for a distance of 387.47 feet, thence run North 40° 33' 47" West for a distance of 37.21 feet, thence run South 43° 24' 13" West for a distance of 890.44 feet to the Southeast corner of said STOREY GROVE PHASE 1B-2, also being a point on the South line of the Northeast 1/4 of alternate Section 18, thence run South 89° 04' 08" West along said South line for a distance of 227.73 feet, thence departing said South line run North 02° 04' 09" East for a distance of 225.77 feet, thence run North 43° 24' 13" East for a distance of 680.07 feet, thence run North 40° 33' 47" West for a distance of 18.27 feet to a point on a non-tangent curve commencing Northwesterly having a radius of 22.00 feet with a chord bearing of North 50° 30' 37" East and a chord distance of 9.20 feet, thence run Northwesterly along the arc of said curve through a central angle of 26° 08' 52" for a distance of 9.27 feet to a point on a non-tangent line, thence run North 27° 24' 24" East for a distance of 114.32 feet to the point of curvature of a curve commencing Southerly having a radius of 11.00 feet with a chord bearing of North 71° 50' 12" West and a chord distance of 15.43 feet, thence run Westwesterly along the arc of said curve through a central angle of 80° 02' 30" for a distance of 12.09 feet, thence run North 62° 35' 03" West for a distance of 50.47 feet, thence run North 26° 27' 20" West for a distance of 52.00 feet, thence run South 83° 32' 34" West for a distance of 112.83 feet, thence run North 27° 24' 24" East for a distance of 128.17 feet to the point of curvature of a curve commencing Southerly having a radius of 59.90 feet with a chord bearing of North 21° 00' 30" West and a chord distance of 15.60 feet, thence run Northwesterly along the arc of said curve through a central angle of 12° 48' 35" for a distance of 15.63 feet, to a point of tangency, thence run North 14° 30' 22" West for a distance of 149.02 feet to the point of curvature of a curve commencing Northwesterly having a radius of 69.90 feet with a chord bearing of North 11° 01' 08" West and a chord distance of 6.75 feet, thence run Northwesterly along the arc of said curve through a central angle of 07° 10' 17" for a distance of 6.75 feet to a point of tangency, thence run North 07° 25' 54" West for a distance of 139.95 feet to a point on the Southerly right-of-way line of Water Spring Boulevard according to Official Records Book 11029, Page 1045 of the Public Records of Orange County, Florida, also being a point on a non-tangent curve commencing Northwesterly having a radius of 1823.00 feet with a chord bearing of North 73° 40' 00" East and a chord distance of 350.95 feet, thence run Northwesterly along said Southerly right-of-way line and the arc of said curve through a central angle of 13° 47' 09" for a distance of 391.65 feet to the Northwest corner of alternate STOREY GROVE PHASE 1A-1, thence run the following two (2) courses along the Westley line of said STOREY GROVE PHASE 1A-1, South 23° 14' 35" East for a distance of 329.44 feet, thence run South 42° 35' 53" East for a distance of 28.43 feet, thence departing said Westley line run North 83° 32' 34" East for a distance of 12.83 feet to a point on the South line of Tract P-23, STOREY GROVE PHASE 1A-1, thence run the following three (3) courses along said South line: North 47° 24' 07" East for a distance of 138.30 feet to the point of curvature of a curve commencing Southwesterly having a radius of 422.00 feet with a chord bearing of North 57° 32' 50" East and a chord distance of 206.87 feet, thence run Northwesterly along the arc of said curve through a central angle of 40° 17' 25" for a distance of 206.73 feet to a point of reverse curvature of a curve commencing Northwesterly having a radius of 23.00 feet with a chord bearing of North 44° 40' 38" East and a chord distance of 34.62 feet, thence run Northwesterly along the arc of said curve through a central angle of 85° 45' 48" for a distance of 37.42 feet to the POINT OF BEGINNING.

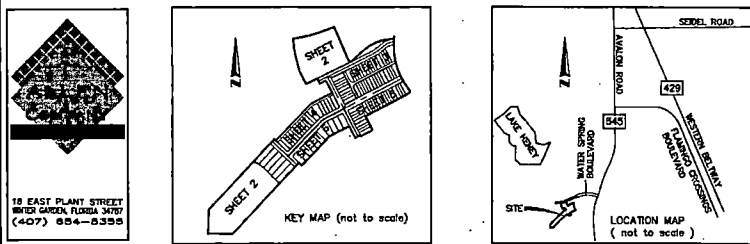
Contains 24.08 acres more or less.

SURVYOR'S NOTES

1. Bearings shown herein are based on the West line of the Northeast 1/4 of Section 17, Township 24 South, Range 27 East, being an assumed bearing of North 02°27'48" West for regular designation only.
2. All lot lines are radial, unless otherwise noted non-radial (N.R.).
3. 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 those 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.
4. Trust #3 (Construction Trust) shall be named by the Storey Grove Community Association, Inc. ("The Association"). Development rights to Tract #3 shown herein are hereby dedicated to Orange County, Florida. No construction, clearing, grading or alteration is permitted without prior approval of Orange County, Florida and/or all other applicable jurisdictional agencies.
5. Tracts P-2C (Part) and P-2D (Part) are Common Areas to be owned and maintained by the Association.
6. Tracts A-10, A-11 and A-12 (Alley Tracts) are Common Areas per the Declaration 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 exercising all powers and responsibilities delegated to the Association pursuant to the Community Declaration for Storey Grove and any supplements and/or amendments thereto, pursuant to Doc#20160204218 of the Public Records of Orange County, Florida (the Declaration); (ii) the Owners of the Lots within the Property for purposes of access to and from public streets and lots lying adjacent to said Private Access and Driveway Easements, and (iii) Orange County and its employees and agents solely for the purpose of providing 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, or as such Owner's guests and invitees, including but not limited to, police, fire and emergency medical services. Any access improvements and easements and related facilities constructed within Tracts A-10, A-11 and A-12 are not dedicated to the public, but are private, and shall be maintained by the Association.
7. The Private Driveway Easement (P.D.E.), Environmental Setback, shown lying within lots 233 through 238 shall be dedicated to the Association, and established as defined by the Declaration of Covenants, Conditions and Restrictions recorded in the Public Records of Orange County, Florida (the Declaration). No construction, clearing, grading or alteration is permitted to the unimproved areas within the driveway easement by the homeowners without prior approval of Orange County, Florida or any other jurisdictional agencies.

LEGEND

- P.C. denotes point of curvature
- T.P. denotes point of tangency
- P.R.C. denotes point of reverse curvature
- P.C.C. denotes point of compound curvature
- P.I. denotes point of intersection
- D.B. denotes Deed Book
- P.B. denotes Plat Book
- P.C.S. denotes Official Records Book
- O.R. denotes Official Record Document Number of the Public Records of Orange County, Florida
- CH denotes chord length
- CB denotes chord bearing
- C.A. denotes central angle
- L denotes arc length
- R denotes radius
- R/W denotes right-of-way
- LI denotes licensed business
- UE denotes utility easement
- D.E. denotes drainage easement
- P.D.E. denotes private driveway easement
- D.U.E. denotes driveway and utility easement
- D.R.E. denotes driveway easement
- P.M. denotes permanent reference monument (P.R.M.), unless noted otherwise.
- L.C. denotes limited liability company
- N.R. denotes change in direction along right-of-way line
- ⊙ denotes non-radial
- ⊙ denotes 1/2" iron rod and/or nail and P.S.M. # 8723
- ⊙ denotes permanent control point (P.C.P.)
- ⊙ denotes set 4" x 4" concrete monument LB #723
- ⊙ denotes permanent reference monument (P.R.M.)
- N.T. denotes non-tangent
- P.R.M. denotes Permanent Reference Monument
- C. denotes centerline
- C.R. denotes Certified Career Record Number



SHEET INDEX
SHEET 1 of 6 - legal description, dedication,
Surveyor's notes & legend
SHEET 2 of 6 - boundary information
SHEET 3 through 6 of 6 - lot and tract geometry

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LOTS INCLUDED IN THE "SPRINGDALE DEVELOPMENT (HORIZON WEST)/SPRINGDALE PHASE 1B-2, 1B-3, 1B-4, AND 1B-5 PRELIMINARY SUBDIVISION PLAN (CASE # PSP-16-09-318) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 23, 2014.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE LEGAL DESCRIPTION OF THE SUBDIVIDED 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 RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL
BY ZONING DIRECTOR
Examined and Approved: *Chris A. Kemp* 7-20-18
Zoning Director Date

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
This plat has been reviewed for conformity with chapter 177, Florida Statute.
Reviewed by: *William R. Murrill* 7-20-18
County Surveyor Date

CERTIFICATE OF APPROVAL
BY COUNTY ENGINEER
Examined and Approved: *James M. Quarles* 7-20-18
County Engineer Date

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 day of July, 2018, I completed the survey of the lands shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and plotted; This plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; 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: *James L. Rickman*
James L. Rickman P.S.M.
Allen & Company
Licensed Surveyors # 8723
18 East Plant Street,
Water Garden, Florida 34707

STOREY GROVE PHASE 1B-3

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Lennor 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, less that part owned by Storey Grove Community Association, Inc. (being the owner in fee simple of Tract P-23) hereby dedicate said lands and plot for the use and purposes therein expressed and dedicate Tract D-2A (Northwest), the streets, drainage easements, and utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Lennor Homes, LLC, a Florida limited liability company has caused these presents to be executed and acknowledged by its undersigned *DAVID M. LARSEN* 7-20-18.

DAVID M. LARSEN, a Florida limited liability company, by *David M. Larsen* its duly authorized officer, and the said conveyance in the act and deed of said limited liability company.

Signature of Witness: *David M. Larsen* Name: *David M. Larsen* Title: *Vice President*

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