



Interoffice Memorandum

April 24, 2020

TO: Mayor Jerry L. Demings  
and Board of County Commissioners

FROM: Joseph C. Kunkel, P.E., Director, Public Works Department

CONTACT PERSON: Humberto L. Castillero, P.E., PTOE, Interim Manager  
Traffic Engineering Division  
PHONE NUMBER: (407) 836-7891

SUBJ: Installation of Traffic Control Devices and "No Parking" signs in  
Hawksmoor Phase 3

Our staff recommends installing the following traffic control devices in Hawksmoor Phase 3:

Install "STOP" signs on:  
Treadwell Street at Prairie School Drive

The Fire Marshal recommends installing the following "No Parking" signs in Hawksmoor Phase 3:

Install "NO PARKING" signs on:  
Prairie School Drive  
Treadwell Street  
River Forest Alley  
Massaro Alley  
Rosenbaum Alley  
Auldbrass Alley  
Kentuck Alley

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

JCK/HLC/AHW/nad

Attachments

# HAWKSMOOR PHASE 3

A REPLAT OF TRACT FD-1 HAWKSMOOR - PHASE 1 PLAT BOOK 93, PAGES  
108 THROUGH 121, A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 23  
SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA  
DISTRICT # 1

## STOP/STREET

INITIALS

(1)	(Ft_____W)	on Treadwell Street	00	_____
		at Prairie School Drive	00	_____

## END OF ROAD TREATMENT

(2)	(Ft_____W)	on Auldbrass Alley		_____
		at Rosenbaum Alley		_____

## STOP/ALLEYS

(1A)	(Ft_____S)	on River Forest Alley (Stop Only)		_____
		at Treadwell Street		_____

(2A)	(Ft_____E)	on Massaro Alley		_____
		at Prairie School Drive		_____

(2AA)	(Ft_____W)	on Massaro Alley		_____
		at Auldbrass Alley		_____

(3A)	(Ft_____N)	on River Forest Alley		_____
		at Prairie School Drive		_____

(4A)	(Ft_____S)	on Rosenbaum Alley		_____
		at Prairie School Drive		_____

(5A)	(Ft_____N)	on Rosenbaum Alley		_____
		at Auldbrass Alley		_____

(6A)	(Ft_____E)	on Auldbrass Alley		_____
		at Marina Bay Drive		_____

(7A)	(Ft_____S)	on River Forest Alley		_____
		at Prairie School Drive		_____

(8A)	(Ft_____E)	on Kentuck Alley		_____
		at Prairie School Drive		_____

(9A)	(Ft_____W)	on Kentuck Alley		_____
		at Auldbrass Alley		_____

(10A)	(Ft_____N)	on River Forest Alley		_____
		at Treadwell Street		_____

**NO PARKING with arrows**

**On Prairie School Drive starting at the south lot line of lot 298 and extending south to the north lot line of lot 299 on the east side as indicated on the attached parking plan.**

**On Treadwell Street from River Forest Alley extending east to Prairie School Drive on the north side and in the curves as indicated on the attached parking plan and on Treadwell Street starting approximately 90 feet west of the centerline of Prairie School Drive extending east on the south side and in the curves as indicated on the attached parking plan.**

**On River Forest Alley from Prairie School Drive north leg extending south to Prairie School Drive south leg on the east and west sides and in the curves as indicated on the attached parking plan.**

**On Massaro Alley extending east from Prairie School Drive to Auldbrass Alley on the north and south sides**

**On Rosenbaum Alley from Prairie School Drive extending south to Auldbrass Alley on the east and west sides**

**On Kentuck Alley from Prairie School Drive extending east to Auldbrass Alley on the north and south sides**

**4/24/2020**

**ahw/**

# HAWKSMOOR PHASE 3

SHEET 1 OF 4

PLAT BOOK PAGE

A REPLAT OF TRACT FD-1 HAWKSMOOR - PHASE 1

PLAT BOOK 93, PAGES 108 THROUGH 121,

A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

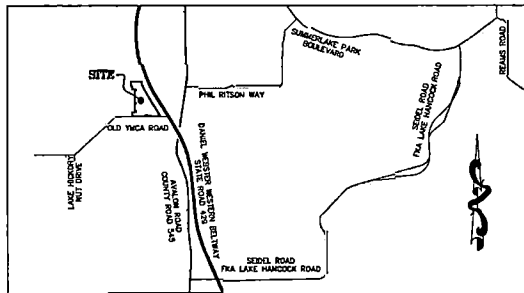
## LEGAL DESCRIPTION:

TRACT FD-1, HAWKSMOOR - PHASE 1, AS RECORDED IN PLAT BOOK 93, PAGES 108 THROUGH 121 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, LYING IN SECTIONS 31 AND 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

BING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PHASE 3)

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE RUN NORTH 00°00'39" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 1320.94 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE RUN NORTH 89°59'55" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 872.36 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF TRACT FD-1 OF SAID HAWKSMOOR - PHASE 1 AND THE POINT OF BEGINNING; THENCE RUN ALONG THE WESTERLY LINE OF SAID HAWKSMOOR - PHASE 1 THE FOLLOWING COURSES: NORTH 00°00'00" EAST FOR A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 89°59'55" EAST FOR A DISTANCE OF 136.50 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 89°59'55" WEST FOR A DISTANCE OF 33.50 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 240.50 FEET; THENCE RUN SOUTH 89°59'55" EAST FOR A DISTANCE OF 33.49 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89°59'55" WEST FOR A DISTANCE OF 36.50 FEET; THENCE RUN NORTH 00°00'00" WEST FOR A DISTANCE OF 422.35 FEET; THENCE RUN NORTH 89°46'28" EAST FOR A DISTANCE OF 33.46 FEET; THENCE RUN NORTH 00°13'32" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 89°46'28" WEST FOR A DISTANCE OF 133.16 FEET; THENCE RUN NORTH 00°13'32" WEST FOR A DISTANCE OF 109.50 FEET; THENCE RUN NORTH 90°00'00" WEST FOR A DISTANCE OF 39.63 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 160.34 FEET TO THE NORTHERLY LINE OF SAID TRACT FD-1; THENCE RUN NORTH 89°46'28" EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 398.74 FEET TO THE EASTERLY LINE OF SAID TRACT FD-1; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: SOUTH 00°13'26" EAST FOR A DISTANCE OF 91.28 FEET TO A NON-TANGENT POINT OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 5326.00 FEET, A CENTRAL ANGLE OF 05°36'56", THE CHORD OF WHICH BEARS SOUTH 28°39'43" EAST FOR A DISTANCE OF 524.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 525.10 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 31°29'21" EAST FOR A DISTANCE OF 804.75 FEET TO THE SOUTHEAST CORNER OF SAID TRACT FD-1; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT FD-1 THE FOLLOWING COURSES: SOUTH 89°42'15" WEST FOR A DISTANCE OF 158.61 FEET; THENCE RUN NORTH 89°59'55" WEST FOR A DISTANCE OF 312.40 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 89°59'55" WEST FOR A DISTANCE OF 47.00 FEET; THENCE RUN SOUTH 00°00'05" WEST FOR A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 89°59'55" WEST FOR A DISTANCE OF 513.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 731,677 SQUARE FEET OR 16.8 ACRES OF LAND, MORE OR LESS.



VICINITY MAP  
(NOT TO SCALE)

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°46'19" EAST, AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY.
- ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED 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.
- THE PRIVATE ACCESS EASEMENTS (P.A.E.) AND PRIVATE DRAINAGE EASEMENTS (P.D.E.), SHOWN HEREON ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES: (I) HAWKSMOOR COMMUNITY OWNERS ASSOCIATION, INC. ("THE ASSOCIATION"), FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE "COMMUNITY DECLARATION FOR HAWKSMOOR" RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DOCS 20170516513 (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 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 THEREON, AS WELL AS SUCH OWNERS' GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN THE AREA OF THE AFORESAID PRIVATE ACCESS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE ASSOCIATION. ALL PRIVATE ACCESS AND DRAINAGE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY MATTHEW ORLANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY, (THE "OWNER") IN FAVOR OF THE ASSOCIATION, AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- TRACTS 05-28, 05-29 (OPEN SPACE) AND TRACT 05-30 (OPEN SPACE/LANDSCAPE) ARE COMMON AREAS AS DEFINED IN THE DECLARATION AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- THE PRIVATE DRAINAGE EASEMENTS (P.D.E.) SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- A UTILITY EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC OVER THE ENTIRETY OF TRACT 05-28 (OPEN SPACE).
- A DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC OVER THE ENTIRETY OF TRACT 05-29 (OPEN SPACE).

## KEY MAP (NOT TO SCALE)



## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 day of the month of the year 2018, I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and plotted; that 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 P.S.M. # 5633  
Allen & Company  
Licensed Business # 6723  
16 East Plant Street,  
Winter Garden, Florida 34787

SHEET INDEX  
SHEET 1 OF 4 - LEGAL DESCRIPTION, DEDICATION,  
SURVEYOR'S NOTES & VICINITY MAP  
SHEET 2 OF 4 - BOUNDARY INFORMATION & LEGEND  
SHEETS 3 THRU 4 - LOT & TRACT GEOMETRY

The property shown hereon represents portion of the lands included in the Zonibor Planned Development-Phase 1 Horizon West Village H, Preliminary Subdivision Plan (Case #PSP 15-07-200) as approved by the Orange County Board of County Commissioners on July 9, 2015, and the substantial change (Case #CDR-17-01-010) as approved by the Orange County Board of County Commissioners on September 8, 2018.

## HAWKSMOOR PHASE 3 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Matthew Orlando 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 plat for the uses and purposes therein expressed and dedicates the streets, drainage easements (unless noted otherwise herein), utility easements, and Tract SW-9 (Stormwater) shown hereon, to the perpetual use of the public.

IN WITNESS WHEREOF, Matthew Orlando LLC, a Delaware limited liability company, has caused these presents to be executed and acknowledged by David Hulme, Vice President of Matthew Orlando LLC, a Delaware limited liability company on \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Matthew Orlando LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Printed Name: David Hulme Vice President  
Witnessed and Signed in the presence of:

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_, 2019 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared David Hulme, Vice President of Matthew Orlando LLC, a Delaware limited liability company, organized under the laws of Delaware, who is ( ) personally known to me or ( ) produced to me as identification; and did not take an oath, the individual and officer in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the said dedication is the act and deed of said Company.

IN WITNESS WHEREOF, I have hereto set my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signature of Notary \_\_\_\_\_

Printed name of Notary \_\_\_\_\_

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: \_\_\_\_\_

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

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as Document # \_\_\_\_\_.

County Comptroller in and for Orange County, Florida

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



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355

# HAWKSMOOR PHASE 3

A REPLAT OF TRACT FD-1 HAWKSMOOR - PHASE 1

PLAT BOOK 93, PAGES 108 THROUGH 121,

A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 2 OF 4

NO CONCRETE  
INSTALLATIONS

## SIGN LEGEND

### LEGEND:

D.B. DEED BOOK  
P.C. POINT OF CURVATURE  
P.C.C. POINT OF COMPOUND CURVATURE  
P.R.C. POINT OF REVERSE CURVATURE  
P.T. POINT OF TANGENCY  
P.I. POINT OF INTERSECTION  
N.T. NON-TANGENT  
CCR# CERTIFIED CORNER RECORD  
● SET NAIL AND DISK, STAMPED LB 6723  
PERMANENT CONTROL POINT (PCP)

R/W RIGHT-OF-WAY

NR NON-RADIAL  
LB LICENSED BUSINESS  
PRM PERMANENT REFERENCE MONUMENT  
P.A.E. PRIVATE ACCESS EASEMENT  
D.E. DRAINAGE EASEMENT  
U.E. UTILITY EASEMENT  
P.D.E. PRIVATE DRAINAGE EASEMENT

■ RECOVERED 4" X 4" CONCRETE  
MONUMENT LB 6723  
PERMANENT REFERENCE MONUMENT UNLESS OTHERWISE NOTED

■ SET 4" X 4" CONCRETE MONUMENT  
STAMPED PRM LB 6723, UNLESS  
OTHERWISE NOTED

P.S.M. PROFESSIONAL SURVEYOR AND MAPPER

R RADIUS

CB CHORD BEARING

CH CHORD

Δ DELTA ANGLE

L ARC LENGTH

℄ CENTERLINE

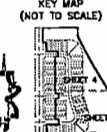
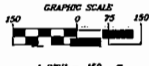
(O.A.) OVERALL LENGTH

DOC# OFFICIAL RECORD DOCUMENT  
NUMBER OF THE PUBLIC RECORDS  
OF ORANGE COUNTY, FLORIDA

P.O.B. POINT OF BEGINNING

P.B. PLAT BOOK

PG(S). PAGE(S)



NO CONCRETE  
INSTALLATIONS

NO CONCRETE  
INSTALLATIONS

NO CONCRETE  
INSTALLATIONS



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

SHEET INDEX  
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SHEETS 3 THRU 4 - LOT & TRACT GEOMETRY

# HAWKSMOOR PHASE 3

A REPLAT OF TRACT FD-1 HAWKSMOOR - PHASE 1

PLAT BOOK 93, PAGES 108 THROUGH 121,

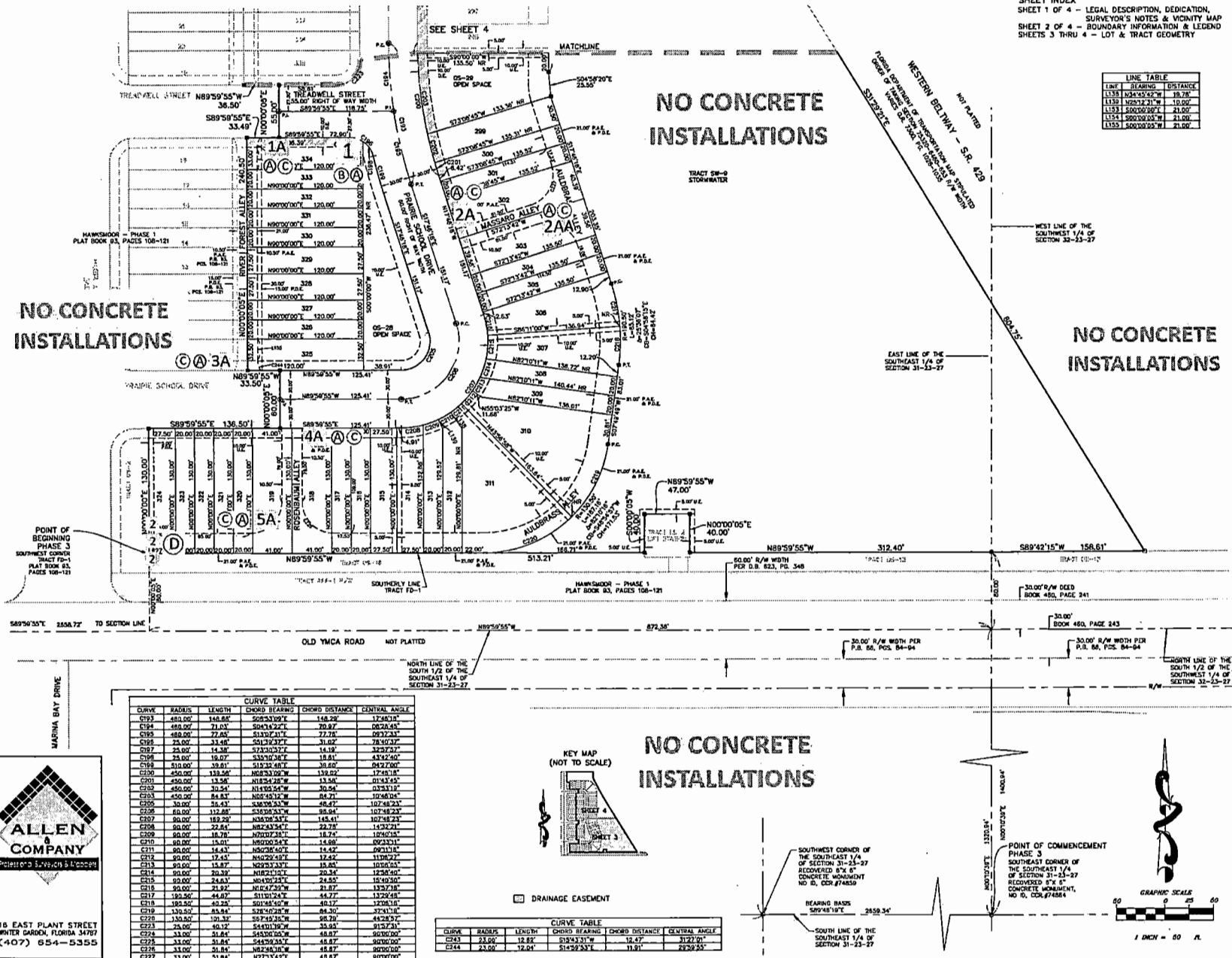
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SHEET 3 OF 4

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LINE	BEARING	DISTANCE
1138	N34°42'42"W	18.78'
1139	N62°12'21"W	10.00'
1151	S00°00'00"W	21.00'
1154	S80°30'05"W	21.00'
1155	S00°00'00"W	21.00'

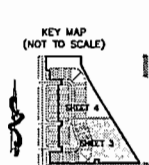


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C193	480.00'	148.85'	S08°33'09"E	148.28'	17°48'13"
C194	480.00'	71.03'	S04°13'27"E	70.87'	08°28'45"
C195	480.00'	77.85'	S13°07'11"E	77.78'	09°27'23"
C196	23.00'	31.48'	S01°32'37"E	31.02'	78°50'32"
C197	23.00'	14.38'	S73°03'27"E	14.18'	34°27'24"
C198	23.00'	18.07'	S33°03'26"E	17.81'	84°07'40"
C199	410.00'	19.81'	S12°32'48"E	19.60'	04°12'00"
C200	450.00'	110.58'	N08°03'20"W	110.60'	17°47'07"
C201	450.00'	13.58'	N08°34'28"W	13.58'	01°43'45"
C202	450.00'	30.54'	N14°05'54"W	30.54'	03°33'11"
C203	450.00'	84.83'	N02°45'32"W	84.72'	30°46'04"
C204	30.00'	55.43'	S38°06'23"W	46.47'	107°48'23"
C205	80.00'	112.88'	S33°08'34"E	95.84'	107°48'23"
C206	80.00'	183.29'	N30°10'34"E	145.41'	107°48'23"
C207	80.00'	22.84'	N82°43'34"E	22.78'	14°32'21"
C208	80.00'	16.78'	N20°07'25"E	16.74'	10°00'35"
C209	80.00'	15.01'	N80°00'34"E	14.98'	09°02'31"
C210	80.00'	14.43'	N50°28'40"E	14.42'	09°11'18"
C211	80.00'	12.43'	N40°29'40"E	12.42'	11°00'27"
C212	80.00'	15.87'	N29°53'33"E	15.85'	10°00'53"
C213	80.00'	20.39'	N18°21'10"E	20.34'	12°38'40"
C214	80.00'	24.63'	N08°00'24"E	24.55'	15°00'00"
C215	80.00'	21.92'	N12°47'59"E	21.87'	13°27'18"
C216	190.50'	44.67'	S11°01'24"E	44.77'	13°22'45"
C217	190.50'	40.28'	S01°45'10"W	40.12'	12°01'18"
C218	130.50'	85.84'	S28°40'28"W	85.30'	37°41'18"
C219	130.50'	100.32'	S07°45'35"W	90.28'	65°28'57"
C220	24.00'	40.12'	S44°01'10"W	39.88'	30°46'04"
C221	33.00'	51.84'	S45°06'50"W	48.87'	50°00'00"
C222	33.00'	51.84'	S46°09'50"W	48.87'	50°00'00"
C223	33.00'	51.84'	N82°45'10"E	48.87'	50°00'00"
C224	33.00'	51.84'	N27°13'42"E	48.87'	50°00'00"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C243	11.00'	12.81'	S19°53'17"E	12.67'	31°23'01"
C244	23.00'	12.04'	S14°59'53"E	11.91'	29°20'55"

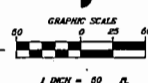
**ALLEN & COMPANY**  
Professional Surveyors & Appraisers

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



SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31-23-27 RECORDED 878 OF CONCRETE MONUMENT NO. 10, CDR #74859

POINT OF COMMENCEMENT PHASE 3 SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31-23-27 RECORDED 878 OF CONCRETE MONUMENT, NO. 10, CDR #74859



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

SHEET 4 OF 4

NO CONCRETE  
INSTALLATIONS

NOT PLATTED

KEY MAP  
(NOT TO SCALE)



□ DRAINAGE EASEMENT

NO CONCRETE  
INSTALLATIONS

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C178	130.50'	108.21'	S84°54'37"E	103.31'	48°32'29"
C179	130.50'	44.88'	S37°44'24"E	44.88'	18°42'18"
C180	85.00'	133.85'	N45°08'48"W	120.44'	80°13'32"
C181	85.00'	2.41'	N02°46'50"W	2.41'	01°32'38"
C182	85.00'	20.77'	N82°27'31"W	20.77'	13°30'43"
C183	85.00'	21.72'	N22°38'41"W	21.82'	14°28'32"
C184	85.00'	23.07'	N40°02'44"W	23.86'	18°09'20"
C185	85.00'	19.74'	N52°45'24"W	19.73'	14°10'48"
C186	85.00'	17.08'	N61°14'44"W	17.33'	11°28'52"
C187	85.00'	20.52'	N72°51'01"W	20.87'	13°19'52"
C188	85.00'	2.90'	N87°33'42"W	2.90'	03°10'30"
C189	100.50'	73.84'	S72°40'03"E	73.46'	22°14'24"
C190	100.50'	3.46'	S02°42'28"E	3.46'	01°30'51"
C191	85.00'	86.61'	S45°08'46"E	77.83'	80°13'32"
C192	85.00'	39.37'	S45°08'46"E	35.47'	80°13'32"
C193	480.00'	148.88'	S08°33'09"E	148.29'	17°46'18"
C194	480.00'	71.63'	S04°14'22"E	70.97'	08°28'45"
C195	450.00'	139.58'	N05°53'09"W	139.07'	17°46'18"
C204	450.00'	10.63'	N00°40'35"W	10.83'	01°31'30"
C223	23.00'	49.12'	S41°11'16"W	33.60'	93°37'31"
C238	33.00'	51.84'	N45°00'00"E	48.87'	80°00'00"
C239	33.00'	81.84'	N45°00'00"E	48.87'	80°00'00"
C240	33.00'	17.42'	S00°28'43"E	17.42'	01°37'22"
C241	33.00'	7.32'	S02°44'40"E	7.32'	02°18'20"
C242	23.00'	18.10'	S01°23'23"E	19.10'	01°08'00"
C243	23.00'	13.44'	S75°44'38"E	11.44'	28°47'50"
C244	23.00'	11.05'	S14°33'14"W	11.82'	28°45'28"
C245	23.00'	12.87'	S18°52'28"E	12.47'	31°28'52"

LINE	BEARING	DISTANCE
L158	N00°00'00"W	23.00'
L157	N00°00'00"E	23.00'

NO CONCRETE  
INSTALLATIONS



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 854-8355

SHEET INDEX  
SHEET 1 OF 4 - LEGAL DESCRIPTION, DEDICATION,  
SURVEYOR'S NOTES & VICINITY MAP  
SHEET 2 OF 4 - BOUNDARY INFORMATION & LEGEND  
SHEETS 3 THRU 4 - LOT & TRACT GEOMETRY

NO CONCRETE  
INSTALLATIONS



District 1: Commissioner Betsey VanderLey

## SIGN LEGEND



**R8-3 12" X 18"**



**R8-3 12" X 18"**



R8-3 12" X 18"

# NO CONCRETE INSTALLATIONS

# NO CONCRETE INSTALLATIONS

# NO CONCRETE INSTALLATIONS

# NO CONCRETE INSTALLATIONS

**District 1: Commissioner Betsey VanderLey**

**SHEET 1 OF 1**



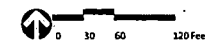
225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

AND APPROVED IN ACCORDANCE TO EXISTING  
REQUIREMENTS OF ORANGE COUNTY  
LOCAL AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY LEGISLATION  
APPROVED

\_\_\_\_\_ DATE: \_\_\_\_\_

JOHN GEORGE, P.E.  
FOR THE ORANGE COUNTY ENGINEER

\_\_\_\_\_ REV: 01/08



Hawksmoor PD - Ph. 3  
Horizon West Village H

~~Orange County, Florida~~

**Construction Plan**  
**Approval**  
Vertical Datum NAVD88...  
**Parking Designation Plan**

**C7.00**



DATE: Oct 25, 2018 62262.00

D3-1 (14)  
R1-1 (11)  
OH1-3 (3)  
R8-3 (50)