



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. Castillo, P.E., PTOE, Interim Manager
Traffic Engineering Division

PHONE NUMBER: (407) 836-7891

SUBJ: Installation of Traffic Control Devices and "No Parking" signs in
Winkey Groves Phase 2

Our staff recommends installing the following traffic control devices in Winkey Groves Phase 2:

Install "STOP" signs on:

Golden Apple Drive at Breezy Acres Street
Breezy Acres Street at Orange Orchard Drive
Orange Orchard Drive at Golden Apple Drive

The Fire Marshal recommends installing the following "No Parking" signs in Winkey Groves Phase 2:

Install "NO PARKING" signs on:

Breezy Acres Street
Golden Apple Drive
Orange Orchard Drive

Action Requested: Approval of Traffic Control Devices and "No Parking" signs
installation in Winkey Groves Phase 2. District 1.

JCK/HLC/AHW/nad

Attachments

WINCEY GROVES PHASE 2
A PORTION OF SECTION 19, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA.
DISTRICT # 1

STOP/STREET

INITIALS

| | | | |
|------------|------------|---|----------------------|
| <u>(1)</u> | (Ft_____W) | on Golden Apple Drive at Breezy Acres Street | 00 _____ 00 _____ |
| <u>(2)</u> | (Ft_____N) | on Breezy Acres Street at Orange Orchard Drive | 00 _____ 00 _____ |
| <u>(3)</u> | (Ft_____E) | on Orange Orchard Drive at Golden Apple Drive | 00 _____ 00 _____ |

END OF ROAD TREATMENT

| | | | |
|------------|------------|--|----------------|
| <u>(4)</u> | (Ft_____S) | on Golden Apple Drive at Orange Orchard Drive | _____ _____ |
|------------|------------|--|----------------|

NO PARKING with arrows

On Breezy Acres Street from Orange Orchard Drive extending north to Orange Seed Lane on the east side and in the curves as indicated on the attached parking plan.

On Golden Apple Drive from Breezy Acres Street extending west and south to the end of the road on the south, east and west sides and in the curves as indicated on the attached parking plan.

On Orange Orchard Drive from Golden Apple Drive extending east to Wincey Groves Road on the north and south sides as indicated on the attached parking plan.

4/26/2020

ahw/

WINCEY GROVES PHASE 2

A PORTION OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK PAGE

LEGAL DESCRIPTION

A parcel of land comprising a portion of Section 19, Township 23 South, Range 27 East, Orange County, Florida.
Being more particularly described as follows:

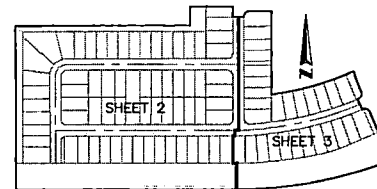
COMMENCE at the Northeast corner of the Northeast 1/4 of aforesaid Section 19; thence run South 00°05'51" East along the East line of said Northeast 1/4 of Section 19 for a distance of 1330.40 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 19; thence run South 89°53'31" West along the North line of said South 1/2 of the Northeast 1/4 of Section 19 for a distance of 2647.58 feet to the Northwest corner of said South 1/2 of the Northeast 1/4 of Section 19; thence departing said North line run South 00°05'23" East along the West line of said Northeast 1/4 of Section 19 for a distance of 574.50 feet to the POINT OF BEGINNING; thence departing said West line run North 89°53'31" East for a distance of 800.00 feet; thence run North 00°05'23" West for a distance of 86.76 feet to the Southwest corner of Tract OS-7, WINCEY GROVES PHASE 1 according to Plat Book 100, Pages 130 through 133 of the Public Records of Orange County, Florida; thence run the following courses along the Western line of said WINCEY GROVES PHASE 1: South 89°59'53" East for a distance of 159.66 feet; thence run South 00°00'07" West for a distance of 45.88 feet; thence run South 89°59'53" East for a distance of 52.00 feet to a point on a none tangent curve, concave Southeast having a radius of 25.00 feet, with a chord bearing of North 45°00'07" East, and a chord distance of 35.36 feet; thence run Northeast along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point of tangency; thence run South 89°59'53" East for a distance of 100.00 feet; thence run South 00°00'07" West for a distance of 385.14 feet to a point on a none tangent curve, concave Northwest having a radius of 132.78 feet, with a chord bearing of North 75°07'29" East, and a chord distance of 346.63 feet; thence run Northeast along the arc of said curve through a central angle of 15°03'26" for a distance of 347.63 feet to a point of tangency; thence run North 67°35'45" East for a distance of 44.28 feet to a point on a none tangent curve, concave Easterly having a radius of 726.00 feet, with a chord bearing of South 19°36'35" East, and a chord distance of 77.78 feet; thence run Southwesterly along the arc of said curve through a central angle of 06°08'28" for a distance of 77.82 feet to a point of tangency; thence run South 22°40'50" East for a distance of 22.35 feet to the point of curvature of a curve, concave Northwest having a radius of 25.00 feet, with a chord bearing of South 22°19'10" West, and a chord distance of 35.36 feet; thence run Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point of tangency; thence run South 67°19'10" West for a distance of 3.00 feet; thence run South 22°40'50" East for a distance of 52.00 feet; thence run North 67°19'10" East for a distance of 3.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of South 67°40'50" East, and a chord distance of 35.36 feet; thence run Southeast along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point of tangency; thence run South 22°40'50" East for a distance of 243.50 feet to the Southwest corner of aforesaid WINCEY GROVES PHASE 1; thence departing aforesaid Western line of WINCEY GROVES PHASE 1 run South 71°46'03" West for a distance of 82.66 feet to the point of curvature of a curve, concave Northwest having a radius of 2000.00 feet, with a chord bearing of South 80°53'05" West, and a chord distance of 633.81 feet; thence run Southwesterly along the arc of said curve through a central angle of 18°14'04" for a distance of 636.50 feet to a point of tangency; thence run North 89°59'53" West for a distance of 1009.90 feet to a point on the West line of aforesaid Northeast 1/4 of Section 19; thence run North 00°05'23" West along said West line for a distance of 750.81 feet to the POINT OF BEGINNING.

Contains 25.49 acres more or less.

LEGEND:

| | | | |
|--------|--|------|-------------------------------|
| P.C. | denotes point of curvature | O.R. | denotes Official Records Book |
| P.T. | denotes point of tangency | P.B. | denotes plot book |
| P.I. | denotes point of intersection | P.L. | denotes page |
| P.C.C. | denotes point of compound curvature | N.R. | denotes non-radial |
| N.T. | denotes non tangent | | |
| C.R.# | denotes Certified Corner Record Number | | |
| R/W | denotes right-of-way | | |
| LB | denotes licensed business | | |
| R | denotes radius | | |
| C | denotes chord | | |
| CB | denotes chord bearing | | |
| Δ | denotes interior angle | | |
| L | denotes arc length | | |
| | denotes Official Records Document Number of the public records of Orange County, Florida | | |
| DOC# | | | |
| CL | denotes centerline | | |
| W.L.E. | denotes Wall/Landscape Easement | | |

NO CONCRETE INSTALLATIONS



KEY MAP (not to scale)

THE PROPERTY DESCRIBED HEREIN REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE WINCEY GROVES-HAMLIN WEST PLANNED DEVELOPMENT (PD) (WINCEY GROVES SUBDIVISION PRELIMINARY SUBDIVISION PLAN (PSP) CASE# 16-03-102) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 22, 2017.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED 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 FEBRUARY 18, 2015, 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. 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: _____ Date: _____

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 3 - legal description, dedication,
Surveyor's notes & legend
SHEET 2 & 3 - boundary information, lot
& tract geometry

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined
and Approved

County Engineer Date

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

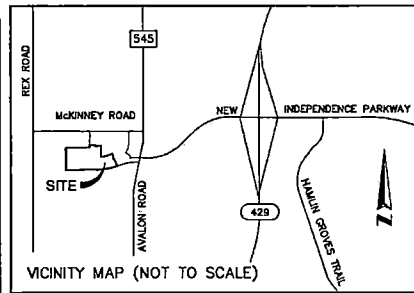
Examined
and Approved

Zoning Director Date

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

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

County Surveyor Date



VICINITY MAP (NOT TO SCALE)




A PORTION OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L200 | 26.00' | S00°00'02"W |
| L303 | 7.80' | S89°59'53"E |
| L304 | 16.58' | N89°59'53"W |

NO CONCRETE INSTALLATIONS

 R8-3
 R8-3
 R8-3

SHEET INDEX
SHEET 1 of 3 = legal description, dedication,
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 & tract geometry



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

WINCEY GROVES PHASE 2 A PORTION OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 3 OF 3 PLAT BOOK PAGE

NO CONCRETE
INSTALLATIONS

NO CONCRETE
INSTALLATIONS

NO CONCRETE
INSTALLATIONS

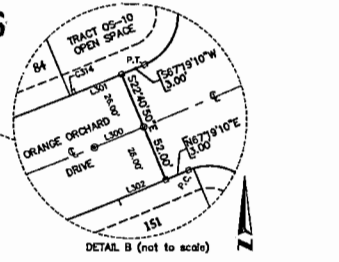
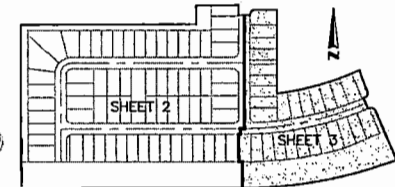
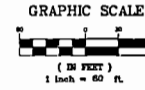
NO CONCRETE
INSTALLATIONS

D3-1 (12)
R1-1 (4)
OM1-3 (3)
R8-3 (29)

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

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L200 | 26.00' | S00°00'00"W |
| L300 | 5.23' | N67°12'10"E |
| L301 | 2.72' | N82°12'10"E |
| L302 | 2.72' | N67°12'10"E |
| L303 | 7.00' | S82°22'23"E |
| L304 | 16.50' | N82°22'23"E |

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|----------|---------|---------|-------------|-----------|
| C300 | 1474.00' | 563.34' | 579.73' | N78°24'38"E | 22°40'57" |
| C301 | 1474.00' | 18.20' | 18.20' | N89°28'54"E | 00°52'27" |
| C302 | 1474.00' | 565.34' | 561.68' | N78°24'37"E | 22°50'31" |
| C303 | 23.00' | 10.43' | 36.40' | S45°24'30"E | 92°57'14" |
| C304 | 1448.00' | 502.00' | 500.28' | N77°13'01"E | 19°53'43" |
| C305 | 1500.00' | 593.83' | 589.98' | N78°33'38"E | 23°40'27" |
| C306 | 1448.00' | 501.14' | 499.77' | N77°13'01"E | 19°53'43" |
| C307 | 1448.00' | 47.10' | 47.36' | S51°27'30"E | 02°39'59" |
| C308 | 1448.00' | 44.02' | 44.02' | N79°33'23"E | 02°08'15" |
| C309 | 1448.00' | 44.02' | 44.02' | N77°22'08"E | 02°08'15" |
| C310 | 1448.00' | 44.02' | 44.02' | N75°18'53"E | 02°08'15" |
| C311 | 1448.00' | 44.02' | 44.02' | N73°08'36"E | 02°08'15" |
| C312 | 1448.00' | 44.02' | 44.02' | N71°00'24"E | 02°08'15" |
| C313 | 1448.00' | 44.02' | 44.02' | N68°52'31"E | 02°08'15" |
| C314 | 1448.00' | 44.02' | 44.02' | N67°20'37"E | 02°08'15" |
| C315 | 1322.78' | 49.35' | 49.35' | N81°20'21"E | 02°01'41" |
| C316 | 1322.78' | 49.35' | 49.35' | N78°33'23"E | 02°04'15" |
| C317 | 1322.78' | 49.35' | 49.35' | N77°22'08"E | 02°04'15" |
| C318 | 1322.78' | 49.35' | 49.35' | N75°18'53"E | 02°04'15" |
| C319 | 1322.78' | 49.35' | 49.35' | N73°08'36"E | 02°04'15" |
| C320 | 1322.78' | 49.35' | 49.35' | N71°00'24"E | 02°04'15" |
| C321 | 1322.78' | 49.35' | 49.35' | N68°52'31"E | 02°04'15" |
| C322 | 1880.00' | 39.17' | 39.17' | N89°24'18"E | 01°11'37" |
| C323 | 1880.00' | 37.60' | 37.60' | N87°55'50"E | 01°45'20" |
| C324 | 1880.00' | 33.87' | 33.87' | N85°31'18"E | 01°30'41" |
| C325 | 1880.00' | 34.00' | 34.00' | N84°35'06"E | 01°30'45" |
| C326 | 1880.00' | 34.00' | 34.00' | N82°56'18"E | 01°30'50" |
| C327 | 1880.00' | 34.11' | 34.11' | N81°17'25"E | 01°30'56" |
| C328 | 1880.00' | 34.17' | 34.17' | N79°38'25"E | 01°30'59" |
| C329 | 1880.00' | 32.61' | 32.61' | N78°08'36"E | 02°08'14" |
| C330 | 500.00' | 21.67' | 21.67' | N75°18'53"E | 02°08'18" |
| C331 | 500.00' | 34.25' | 34.25' | N72°14'23"E | 06°12'59" |
| C332 | 500.00' | 15.81' | 15.81' | N68°52'31"E | 01°46'44" |
| C333 | 1500.00' | 47.65' | 47.65' | N69°30'10"E | 01°49'54" |
| C334 | 1500.00' | 49.45' | 49.45' | N67°13'35"E | 01°53'20" |
| C335 | 1500.00' | 49.77' | 49.77' | N65°02'30"E | 01°54'04" |
| C336 | 1500.00' | 49.77' | 49.77' | N63°25'47"E | 01°54'09" |
| C337 | 1500.00' | 49.77' | 49.77' | N61°31'43"E | 01°54'04" |
| C338 | 1500.00' | 49.77' | 49.77' | N59°25'47"E | 01°54'04" |
| C339 | 1500.00' | 49.77' | 49.77' | N57°13'35"E | 01°54'04" |
| C340 | 1500.00' | 49.77' | 49.77' | N55°02'30"E | 01°54'04" |
| C341 | 1500.00' | 49.77' | 49.77' | N52°56'31"E | 01°54'04" |
| C342 | 1500.00' | 49.77' | 49.77' | N50°49'49"E | 01°54'04" |
| C343 | 1500.00' | 49.77' | 49.77' | N48°42'20"E | 01°54'04" |
| C344 | 1500.00' | 49.49' | 49.49' | N46°34'45"E | 01°53'08" |
| C345 | 25.00' | 2.49' | 2.49' | S70°28'28"W | 05°38'37" |
| C346 | 25.00' | 36.81' | 33.97' | N54°31'32"W | 84°21'23" |



ALLEN & COMPANY
PLAT BOOK PREPARED BY
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

WINCEY GROVES PHASE 2

A PORTION OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION

A parcel of land comprising a portion of Section 19, Township 23 South, Range 27 East, Orange County, Florida.
Being more particularly described as follows:

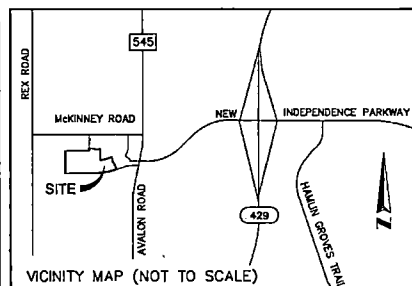
COMMENCE at the Northeast corner of the Northeast 1/4 of aforesaid Section 19; thence run South 00°55'51" East along the East line of said Northeast 1/4 of Section 19 for a distance of 1330.40 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 19; thence run South 89°53'31" West along the North line of said South 1/2 of the Northeast 1/4 of Section 19 for a distance of 2647.58 feet to the Northwest corner of said South 1/2 of the Northeast 1/4 of Section 19; thence departing said North line run South 00°55'23" East along the West line of said Northeast 1/4 of Section 19 for a distance of 574.50 feet to the POINT OF BEGINNING; thence departing said West line run North 89°53'31" East for a distance of 800.00 feet; thence run North 00°05'23" West for a distance of 86.76 feet to the Southwest corner of Tract OS-7, WINCEY GROVES PHASE 1 according to Plat Book 100, Pages 130 through 133 of the Public Records of Orange County, Florida; thence run the following courses along the West line of said WINCEY GROVES PHASE 1: South 89°59'53" East for a distance of 194.66 feet; thence run South 00°00'07" West for a distance of 45.88 feet; thence run South 89°59'53" East for a distance of 52.00 feet to a point on a none tangent curve, concave Southeast having a radius of 25.00 feet, with a chord bearing of North 45°00'07" East, and a chord distance of 35.36 feet; thence run Northeast along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point of tangency; thence run South 89°59'53" East for a distance of 100.00 feet; thence run South 00°00'07" West for a distance of 385.14 feet to a point on a none tangent curve, concave Northwest having a radius of 1322.78 feet, with a chord bearing of North 75°07'28" East, and a chord distance of 346.63 feet; thence run Northeast along the arc of said curve through a central angle of 15°03'26" for a distance of 347.63 feet to a point of tangency; thence run North 67°35'45" East for a distance of 44.28 feet to a point on a none tangent curve, concave East having a radius of 726.00 feet, with a chord bearing of South 19°36'36" East, and a chord distance of 77.78 feet; thence run South 89°59'53" East for a distance of 100.00 feet to a point of tangency; thence run South 22°40'50" East for a distance of 22.35 feet to the point of curvature of a curve, concave Northwest having a radius of 25.00 feet, with a chord bearing of South 22°19'10" West, and a chord distance of 35.36 feet; thence run Southwest along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point of tangency; thence run South 67°19'10" West for a distance of 3.00 feet; thence run South 22°40'50" East for a distance of 52.00 feet; thence run North 67°19'10" East for a distance of 3.00 feet to the point of curvature of a curve, concave Southwest having a radius of 25.00 feet, with a chord bearing of South 67°40'50" East, and a chord distance of 35.36 feet; thence run Southeast along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point of tangency; thence run South 22°40'50" East for a distance of 243.50 feet to the Southwest corner of aforesaid WINCEY GROVES PHASE 1; thence departing aforesaid West line of WINCEY GROVES PHASE 1 run South 71°46'03" West for a distance of 82.66 feet to the point of curvature of a curve, concave Northwest having a radius of 2000.00 feet, with a chord bearing of South 80°53'05" West, and a chord distance of 833.61 feet; thence run Southwest along the arc of said curve through a central angle of 18°14'04" for a distance of 636.50 feet to a point of tangency; thence run North 89°59'53" West for a distance of 1009.90 feet to a point on the West line of aforesaid Northeast 1/4 of Section 19; thence run North 00°05'23" West along said West line for a distance of 750.81 feet to the POINT OF BEGINNING.

Contains 25.49 acres more or less.

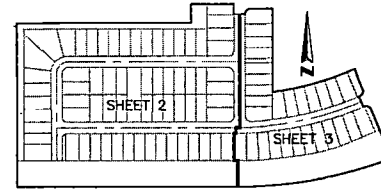
LEGEND:

P.C. denotes point of curvature
P.T. denotes point of tangency
P.I. denotes point of intersection
P.C.C. denotes point of compound curvature
M.T. denotes non tangent
C.C.R. # denotes Certified Corner Record Number
R/W denotes right-of-way
LB denotes licensed business
C denotes radius
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DOC # denotes Official Records Document Number of the public records of Orange County, Florida
C denotes centerline
W.L.E. denotes Wall/Landscape Easement

O.R. denotes Official Records Book
P.B. denotes plot book
PE denotes page
N.R. denotes non-radial
M denotes set 4"x4" concrete monument LB #723 permanent reference monument
C denotes recovered 4"x4" concrete monument LB #723 permanent reference monument
P.R.M. denotes Permanent Reference Monument
U.E. denotes Utility Easement
D.E. denotes Drainage Easement
L.L.C. denotes limited liability company
C denotes change in direction along right-of-way lines
C denotes set nail & disk LB #723 permanent control point



NO CONCRETE INSTALLATIONS



KEY MAP (not to scale)

THE PROPERTY DESCRIBED HEREIN REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE WINCEY GROVES-HAMIN WEST PLANNED DEVELOPMENT (PD) (WINCEY GROVES SUBDIVISION PRELIMINARY SUBDIVISION PLAN (PSP) CASE # 16-03-102) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 22, 2017.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED 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 FEBRUARY 18, 2015, 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. 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: _____ Date: _____

James L. Rickman P.S.M. # 5633
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Licensed Business # 6723
16 East Plant Street,
Winter Garden, Florida 34787

SHEET INDEX

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

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined
and
Approved

County Engineer Date

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

WINCEY GROVES PHASE 2

KNOW ALL MEN BY THESE PRESENTS, that Jen Florida 31, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat (except Tract RW-1), and Hamlin Retail Partners West LLC, a Florida limited liability company, being the owner of Tract RW-1, hereby dedicate said lands and plot for the uses and purposes thereon expressed and dedicated the streets, Drainage Easements and Utility Easements to the perpetual use of the public.

Tract RW-1 (Right-of-Way) is hereby dedicated in fee simple to Orange County without any restriction whatsoever. County ownership of this tract and any improvements thereon vest upon approval of this Plat by the Board of County Commissioners of Orange County. 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 WHEREOF, the undersigned have caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2020.

Signature of Witness Jen Florida 31, LLC, a Florida limited liability company

Printed Name of Witness By: Richard A. Jerman, Vice President

Signature of Witness

Printed Name of Witness

STATE OF FLORIDA COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me by means of () physical presence or () online notarization personally appeared Richard A. Jerman, Vice President of Jen Florida 31, LLC, a Florida limited liability company, who is () personally known to me or () produced as identification, 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 thereunto duly authorized.

WITNESS my hand and official seal this _____ day of _____, 2020.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the State of Florida

My Commission Expires: _____

Commission Number: _____

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2020.

Signature of Witness Hamlin Retail Partners West LLC, a Florida limited liability company

Printed Name of Witness By: BK Hamlin Retail Partners West, LLC, a Florida limited liability company, its Manager

Signature of Witness

Printed Name of Witness Scott T. Boyd, Manager

STATE OF FLORIDA COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me by means of () physical presence or () online notarization personally appeared Scott T. Boyd, as Manager of BK Hamlin Retail Partners West LLC, a Florida limited liability company, as Manager of Hamlin Retail Partners West LLC, a Florida limited liability company, who is () personally known to me or () produced as identification, 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 manager thereunto duly authorized.

WITNESS my hand and official seal this _____ day of _____, 2020.

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 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:
Clerk of the Board
By: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as Document No. _____

County Comptroller in and for Orange County, Florida

By: _____

WINCEY GROVES PHASE 2

A PORTION OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

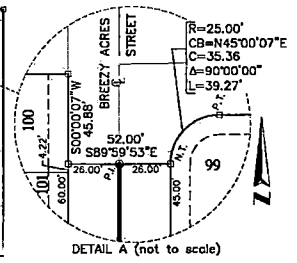
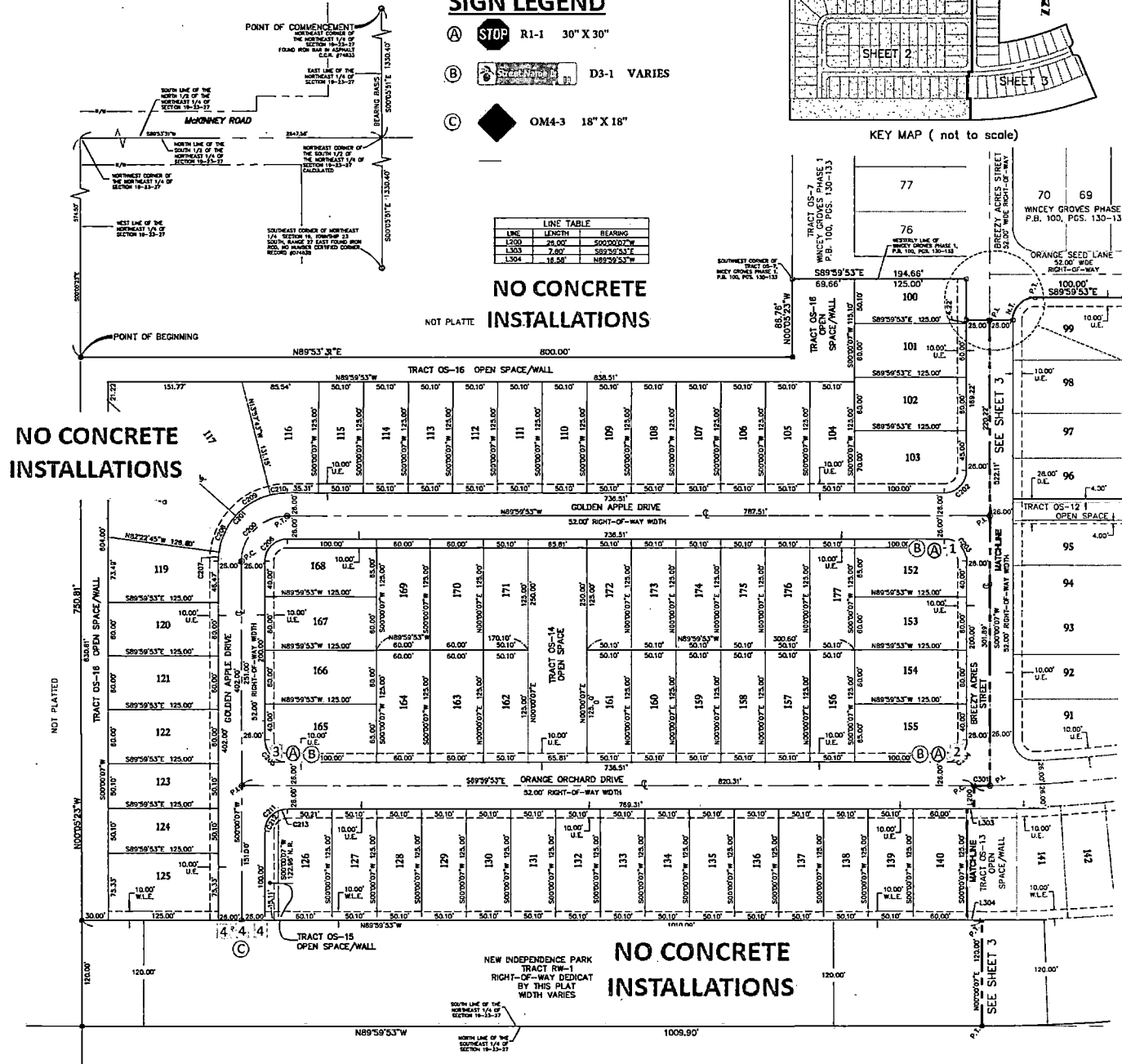
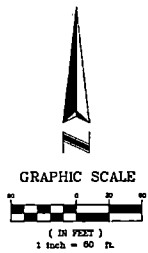
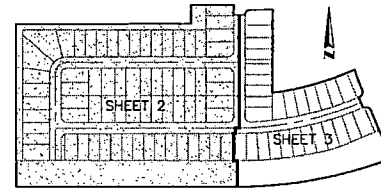
SHEET 2 OF 3 PLAT BOOK PAGE

SIGN LEGEND

- (A) STOP R1-1 30" X 30"
- (B) D3-1 VARIES
- (C) OM4-3 18" X 18"

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| 1300 | 25.00' | S00°00'00"W |
| 1301 | 7.00' | S89°59'53"E |
| 1304 | 12.00' | S89°59'53"E |

NO CONCRETE
INSTALLATIONS



NO CONCRETE
INSTALLATIONS

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

ALLEN & COMPANY
Professional Surveyors & Planners

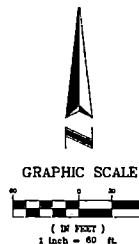
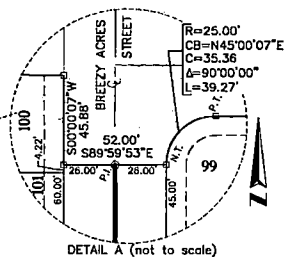
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5555

WINCEY GROVES PHASE 2

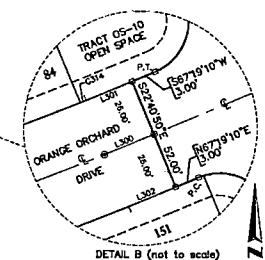
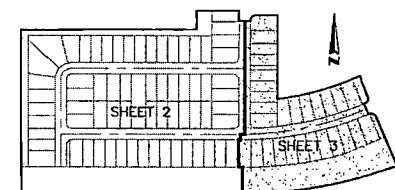
A PORTION OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 3 OF 3 PLAT BOOK PAGE

**NO CONCRETE
INSTALLATIONS**



| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|----------|---------|---------|-------------|-----------|
| C300 | 1474.00' | 583.54' | 579.72' | N78°32'26"E | 22°40'57" |
| C301 | 1474.00' | 18.20' | 18.20' | N89°28'54"E | 00°52'27" |
| C302 | 1474.00' | 565.34' | 561.69' | N78°18'25"E | 21°56'31" |
| C303 | 25.00' | 40.48' | 38.20' | S48°22'30"E | 92°47'14" |
| C304 | 1448.00' | 592.80' | 590.35' | N77°13'03"E | 18°53'43" |
| C305 | 1506.00' | 593.83' | 589.88' | N78°35'36"E | 22°40'57" |
| C306 | 1448.00' | 591.4' | 59.12' | N83°10'11"E | 03°52'23" |
| C307 | 1448.00' | 52.38' | 61.38' | N81°53'30"E | 02°39'50" |
| C308 | 1448.00' | 54.02' | 54.02' | N79°33'33"E | 02°08'15" |
| C309 | 1448.00' | 54.02' | 54.02' | N77°25'08"E | 02°08'15" |
| C310 | 1448.00' | 54.02' | 54.02' | N79°13'13"E | 02°08'15" |
| C311 | 1448.00' | 54.02' | 54.02' | N73°08'38"E | 02°08'15" |
| C312 | 1448.00' | 54.02' | 54.02' | N71°00'24"E | 02°08'15" |
| C313 | 1448.00' | 54.02' | 54.02' | N68°32'30"E | 02°08'15" |
| C314 | 1448.00' | 1.51' | 1.51' | N67°20'27"E | 00°03'36" |
| C315 | 1322.78' | 48.52' | 48.52' | N81°28'21"E | 02°01'51" |
| C316 | 1322.78' | 49.35' | 49.35' | N73°25'08"E | 02°08'15" |
| C317 | 1322.78' | 49.35' | 49.35' | N77°25'08"E | 02°08'15" |
| C318 | 1322.78' | 49.35' | 49.35' | N78°18'25"E | 02°08'15" |
| C319 | 1322.78' | 49.35' | 49.35' | N73°08'38"E | 02°08'15" |
| C320 | 1322.78' | 49.35' | 49.35' | N71°00'24"E | 02°08'15" |
| C321 | 1322.78' | 49.35' | 49.35' | N68°32'30"E | 02°08'15" |
| C322 | 1880.00' | 52.67' | 52.67' | N82°24'15"E | 01°51'37" |
| C323 | 1880.00' | 57.60' | 57.60' | N75°25'00"E | 01°45'20" |
| C324 | 1880.00' | 52.67' | 52.67' | N82°24'15"E | 01°51'37" |
| C325 | 1880.00' | 54.00' | 54.00' | N84°30'06"E | 01°38'45" |
| C326 | 1880.00' | 54.00' | 54.00' | N82°24'15"E | 01°45'20" |
| C327 | 1880.00' | 54.11' | 54.11' | N81°13'23"E | 01°38'56" |
| C328 | 1880.00' | 54.17' | 54.17' | N78°36'25"E | 01°39'03" |
| C329 | 1880.00' | 32.66' | 32.66' | N78°18'25"E | 00°59'43" |
| C330 | 500.00' | 21.87' | 21.87' | N73°25'08"E | 02°08'15" |
| C331 | 500.00' | 54.25' | 54.25' | N72°14'23"E | 06°32'59" |
| C332 | 500.00' | 15.82' | 15.81' | N81°13'23"E | 01°48'44" |
| C333 | 1500.00' | 47.89' | 47.89' | N82°24'15"E | 01°51'37" |
| C334 | 1500.00' | 49.45' | 49.45' | N87°13'33"E | 01°53'20" |
| C335 | 1500.00' | 49.77' | 49.77' | N82°24'15"E | 01°54'04" |
| C336 | 1500.00' | 49.77' | 49.77' | N78°36'25"E | 01°54'04" |
| C337 | 1500.00' | 49.77' | 49.77' | N81°13'23"E | 01°54'04" |
| C338 | 1500.00' | 49.77' | 49.77' | N78°18'25"E | 01°54'04" |
| C339 | 1500.00' | 49.77' | 49.77' | N73°25'08"E | 01°54'04" |
| C340 | 1500.00' | 49.77' | 49.77' | N75°25'00"E | 01°54'04" |
| C341 | 1500.00' | 49.77' | 49.77' | N72°14'23"E | 01°54'04" |
| C342 | 1500.00' | 49.77' | 49.77' | N68°32'30"E | 01°54'04" |
| C343 | 1500.00' | 49.77' | 49.77' | N67°20'27"E | 01°54'04" |
| C344 | 1500.00' | 48.49' | 48.49' | N65°14'45"E | 01°51'08" |
| C345 | 25.00' | 2.45' | 2.45' | N70°08'28"E | 03°00'57" |
| C346 | 25.00' | 36.81' | 33.57' | N61°51'32"E | 84°21'23" |



ALLEN & COMPANY
Professional Surveyors & Planners

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

**NO CONCRETE
INSTALLATIONS**

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

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L300 | 28.00' | S00°00'00"E |
| L301 | 5.72' | N87°19'10"E |
| L302 | 5.72' | N87°19'10"E |
| L303 | 7.00' | S89°29'33"E |
| L304 | 10.50' | N89°29'33"W |