

PLAT BOOK	PAGE
STOREY PARK – PHASE 2	
DEDICATION	
This is to certify that the undersigned LENNAR HOMES, LLC, a Florida limited liability company hereafter referred to as "Owner", is the lawful owner of the lands described in the caption hereon, and that is has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to the City of Orlando, Orange County or to the public.	
Unity Easements shown hereon are hereby dedicated to the perpetual use of the public.	
A Utility Easement over Tract OS-1, A-3, A-4, A-5, A-6 and R-1 is dedicated to the perpetual use of the public.	
The 10,00 foot wide Multi-Purpose Easement located adjacent to Dowden Road is dedicated to and shall be maintained by the City of Orlando, Florida.	
IN WITNESS WHEREOF, the undersigned company has caused these presents to be signed and acknowledged below on this _____ day of _____, 2015.	
LENNAR HOMES, LLC a Florida limited liability company	
By: _____ Brock Nicholas	Vice-President Title
Printed Name	
witness _____	witness _____
printed name _____	printed name _____
STATE OF _____	COUNTY OF _____
The foregoing was acknowledged before me this _____ day of _____ by _____, as Vice-President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He/She is personally know to me or has produced _____ as identification.	
NOTARY PUBLIC _____	NOTARY STAMP _____
CERTIFICATE OF APPROVAL BY MUNICIPALITY	
THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.	
MAYOR: _____	
ATTEN: _____ CITY CLERK	
CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICAL	
Examined and Approved: _____ Date _____	
City Planning Official: _____	
CERTIFICATE OF REVIEW BY CITY ENGINEER	
Examined and Approved: _____ Date _____	
City Engineer: _____	
CERTIFICATE OF COUNTY COMPTROLLER	
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____	
County Comptroller in and for Orange County, Florida.	
By: _____	
QUALIFICATION STATEMENT OF SUREYTOR AND MAPPER	
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes, and that said land is located in the City of Orlando, Orange County, Florida.	
Registration No. P.L.S. 4236 L.B. 7194 R. Clayton Ganung Ganung-Belton Associates, Inc. 1275 E. Robinson Street Orlando, Florida, 32801	
Dated: _____	
Signed: _____	

STOREY PARK - PHASE 2

A replat of Tract "E", STOREY PARK – PHASE 1, according to the plat thereof, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida

A portion of Section 4, Township 24 South, Range 31 East

City of Orlando, Orange County, Florida

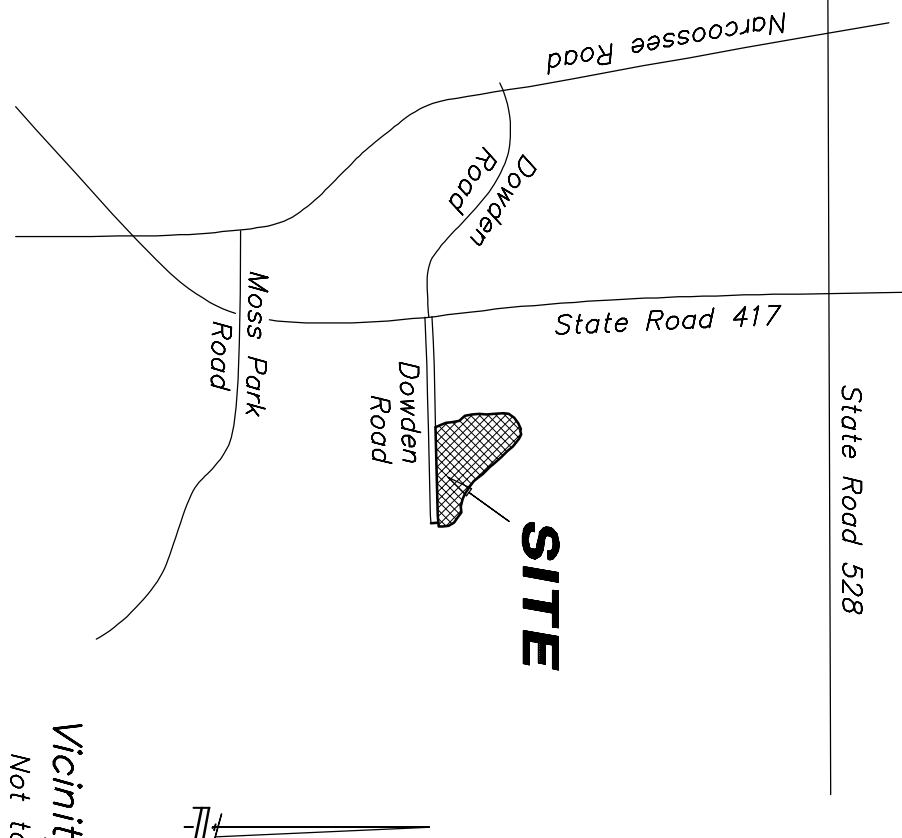
Legal Description

Tract "E", STOREY PARK – PHASE 1, according to the plat thereof, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, situated in Section 4, Township 24 South, Range 31 East, Orange County, Florida.

Containing 38.11 acres, more or less.

Notes:

1. Bearings are based on an assumed bearing of S 88°34'23" W along the northerly right-of-way line of line of Dowden Road as shown on the plat of STOREY PARK – PHASE 1, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida.
2. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable utility 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.
3. Development on this property depicted on this plat is subject to the requirements of Chapter 59, the Concurency Management Ordinance of the City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this plat shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting.
4. Tracts J-1 and J-2 (Stormwater) described and shown hereon are dedicated to the Storey Park Community Development District, a Florida unit of special purpose government established under Chapter 190, Florida Statutes (the District), and shall be owned and maintained by the District as part of the CDD public stormwater drainage conveyance system for the property.
5. The Drainage Easements shown hereon constitute CDD Public property and are dedicated to and shall be owned and maintained by the District.
6. An emergency access easement over the CDD Public storm drainage conveyance system within Tracts J-1 and J-2 and over the Drainage Easements shown hereon is hereby dedicated to the City of Orlando for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system created a hazard to the public's health, safety, and general welfare. The emergency easement granted above does not impose any obligation, burden, responsibility or liability upon the City of Orlando to enter upon the subject property and take any action to repair or maintain the CDD Public drainage system.
7. The following tracts comprise the common areas as more particularly defined in the Declaration for STOREY PARK – PHASE 2 and shall be owned and maintained by the Storey Park Community Association, Inc.
 - Tract C-1 (Conservation)
 - Tract OS-1 (Open Space, Wet and Landscape)
 - Tracts A-3, A-4, A-5, A-6 (Private Road)
 - Tract R-1 (Private Road)
 - Tracts P-1 and P-2 (Park)
8. All lines intersecting curves are radial unless otherwise noted as NR (Non-Radial).
9. None of the property designated "Common Area" on this plat is required for public use and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to the Storey Park Community Association, Inc. as recorded in the public records of Orange County, Florida (herein after referred to as the "Declaration"). Said "Common Area" shall remain private and the sole and exclusive property of the Owner, its successors and assigns. Owner does hereby grant to the present and future owners of Lots 91 through 245 and their guests, invitees, domestic help, and to delivery, pick-up and fire protection services, police and other authorities of law, united states mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as the Owner, its successors and assigns, may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on Tract A-3, A-4, A-5, A-6 and R-1 of the "Common Area". The Owner, in recording this plat has created the "Common Area" shown hereon, which common area is a portion of the "Common Area" described in the Declaration. Said "Common Area" is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of STOREY PARK. The nature and extent of, and the reservations and restrictions on such common use and enjoyment are more fully set forth in the Declaration.



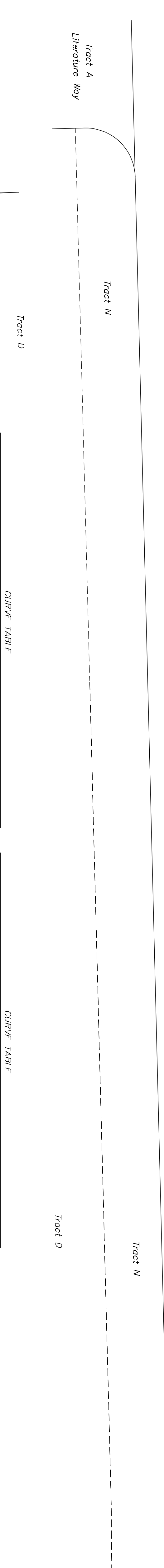
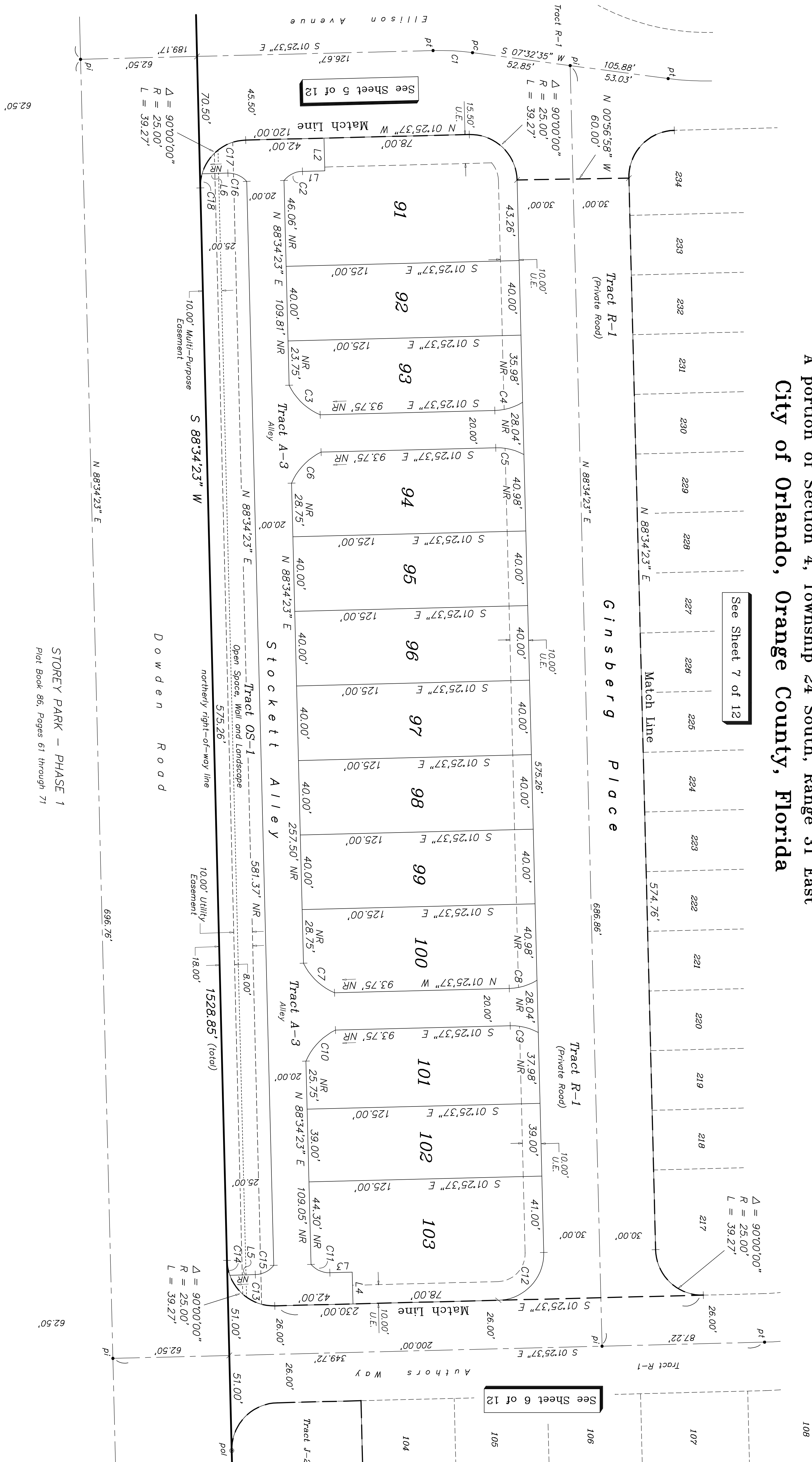
NOTICE:

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.

STOREY PARK - PHASE 2

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as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida

A portion of Section 4, Township 24 South, Range 31 East
City of Orlando, Orange County, Florida



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	08°58'12"	135.50'	21.21'	S 03°03'29" W	21.19'
C2	50°17'06"	13.00'	11.41'	S 26°34'10" E	11.05'
C3	40°45'36"	33.00'	23.48'	N 43°34'23" E	22.98'
C4	30°00'00"	30.00'	15.71'	N 16°25'37" W	15.53'
C5	30°00'00"	30.00'	15.71'	S 13°34'23" W	15.53'
C6	40°45'36"	33.00'	23.48'	S 46°25'37" E	22.98'
C7	40°45'36"	33.00'	23.48'	N 43°34'23" E	22.98'
C8	30°00'00"	30.00'	15.71'	N 16°25'37" W	15.53'
C9	30°00'00"	30.00'	15.71'	S 13°34'23" W	15.53'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	40°45'36"	33.00'	23.48'	S 46°25'37" E	22.98'
C11	50°17'06"	13.00'	11.41'	N 23°42'56" E	11.05'
C12	90°00'00"	25.00'	39.27'	N 46°25'37" W	35.36'
C13	71°20'13"	25.00'	31.13'	N 34°14'30" E	29.15'
C14	18°39'42"	25.00'	8.14'	N 79°14'30" E	8.11'
C15	50°17'06"	13.00'	11.41'	N 26°34'10" W	11.05'
C16	50°17'06"	13.00'	11.41'	S 23°42'56" W	11.05'
C17	72°32'33"	25.00'	31.65'	S 37°41'54" E	29.58'
C18	17°27'27"	25.00'	7.62'	S 82°41'54" E	7.59'

LINE TABLE

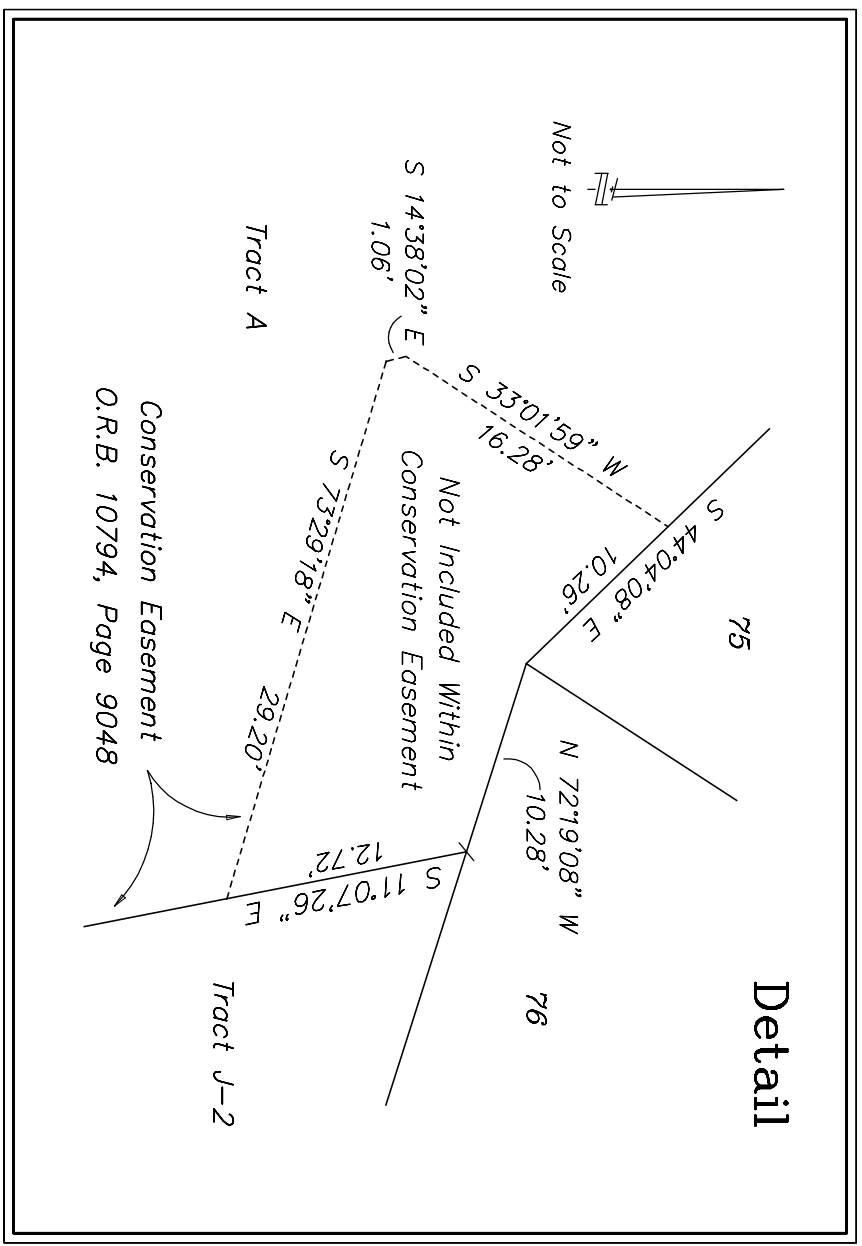
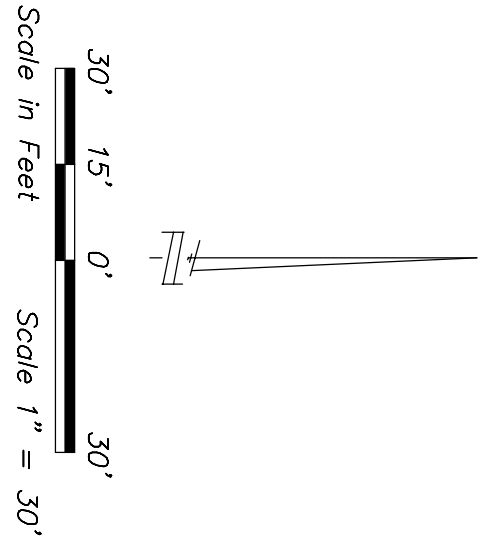
LINE	BEARING	LENGTH
L1	N 01°25'37" W	12.00'
L2	S 88°34'23" W	17.50'
L3	N 01°25'37" W	12.00'
L4	N 88°34'23" E	17.00'
L5	N 01°25'37" W	13.69'
L6	N 01°25'37" W	13.85'

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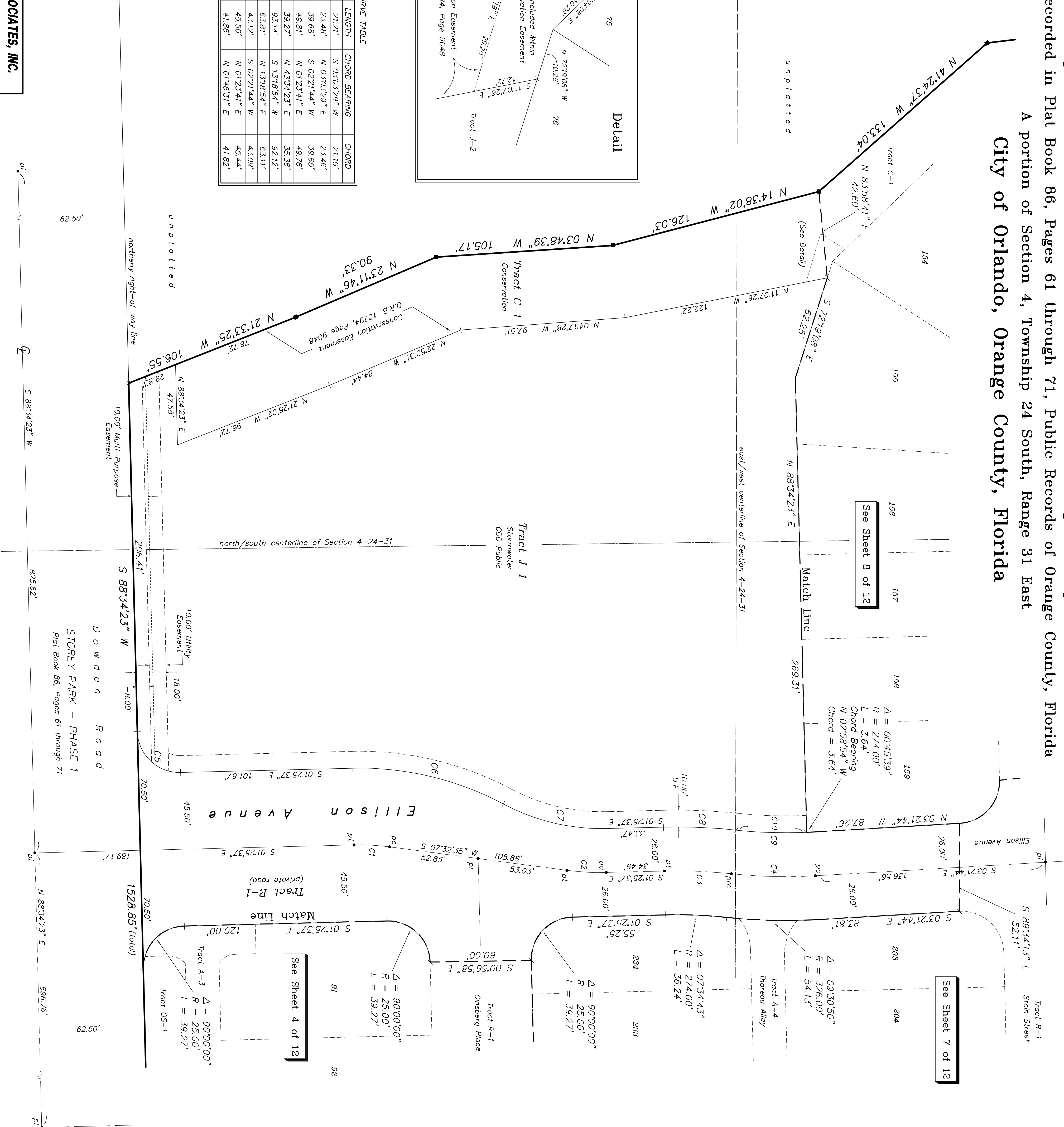
A portion of Section 4, Township 24 South, Range 31 East

City of Orlando, Orange County, Florida



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	08°58'12"	135.50'	21.21'	S 03°03'29" W	21.19'
C2	80°58'12"	150.00'	23.48'	N 03°03'29" E	23.46'
C3	07°34'43"	300.00'	39.68'	S 02°21'44" W	39.65'
C4	09°30'50"	300.00'	49.81'	N 01°23'41" E	49.76'
C5	90°00'00"	25.00'	39.27'	N 43°34'23" E	35.36'
C6	29°29'03"	181.00'	93.14'	S 13°18'54" W	92.12'
C7	29°29'03"	124.00'	63.81'	S 13°18'54" E	63.11'
C8	07°34'43"	326.00'	43.12'	S 02°21'44" W	43.09'
C9	09°30'50"	274.00'	45.50'	N 01°23'41" E	45.44'
C10	08°45'11"	274.00'	41.86'	N 01°46'31" E	41.82'

CURVE TABLE

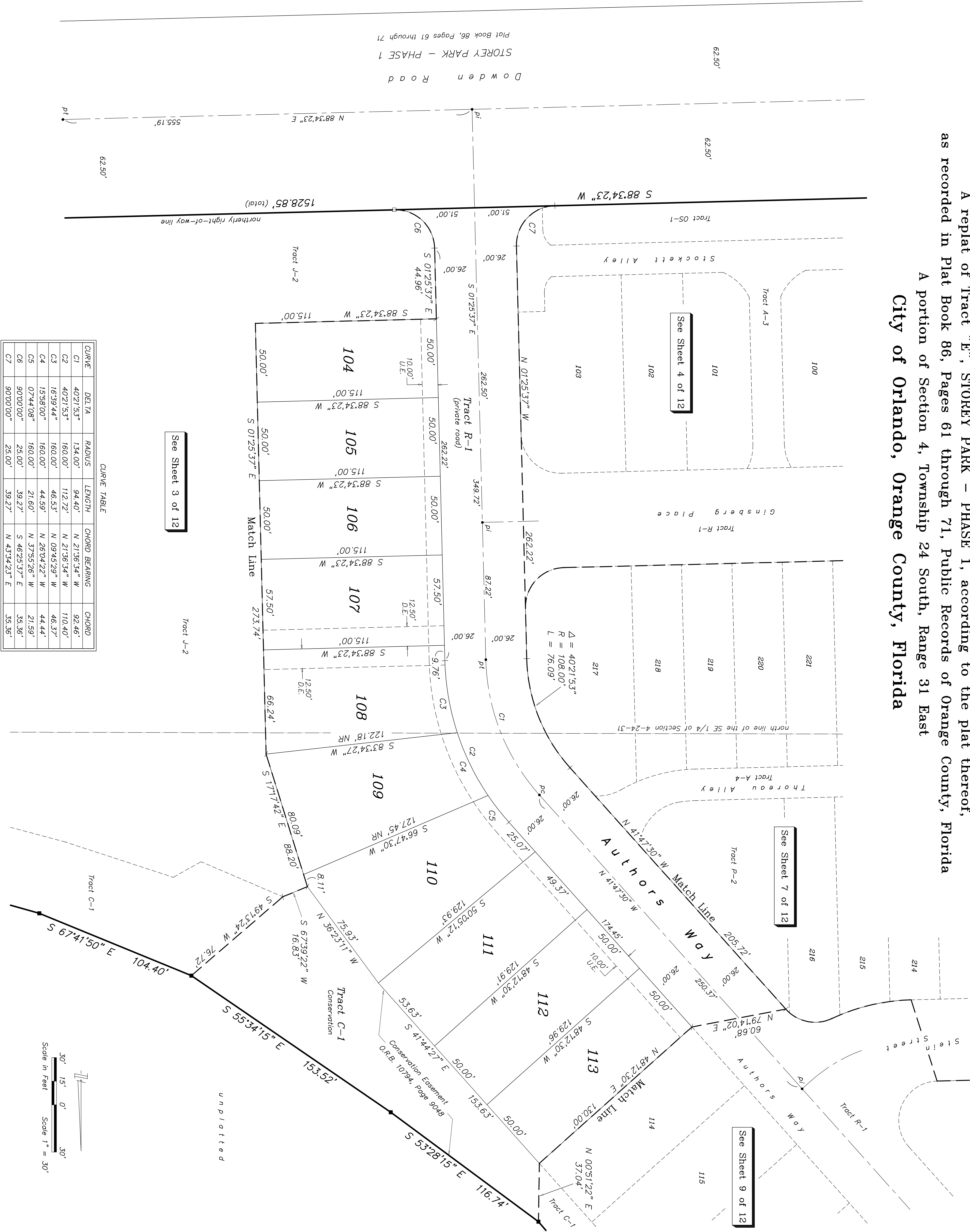


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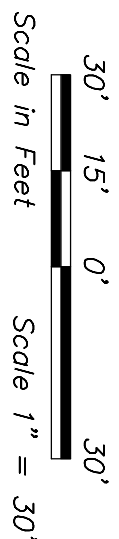
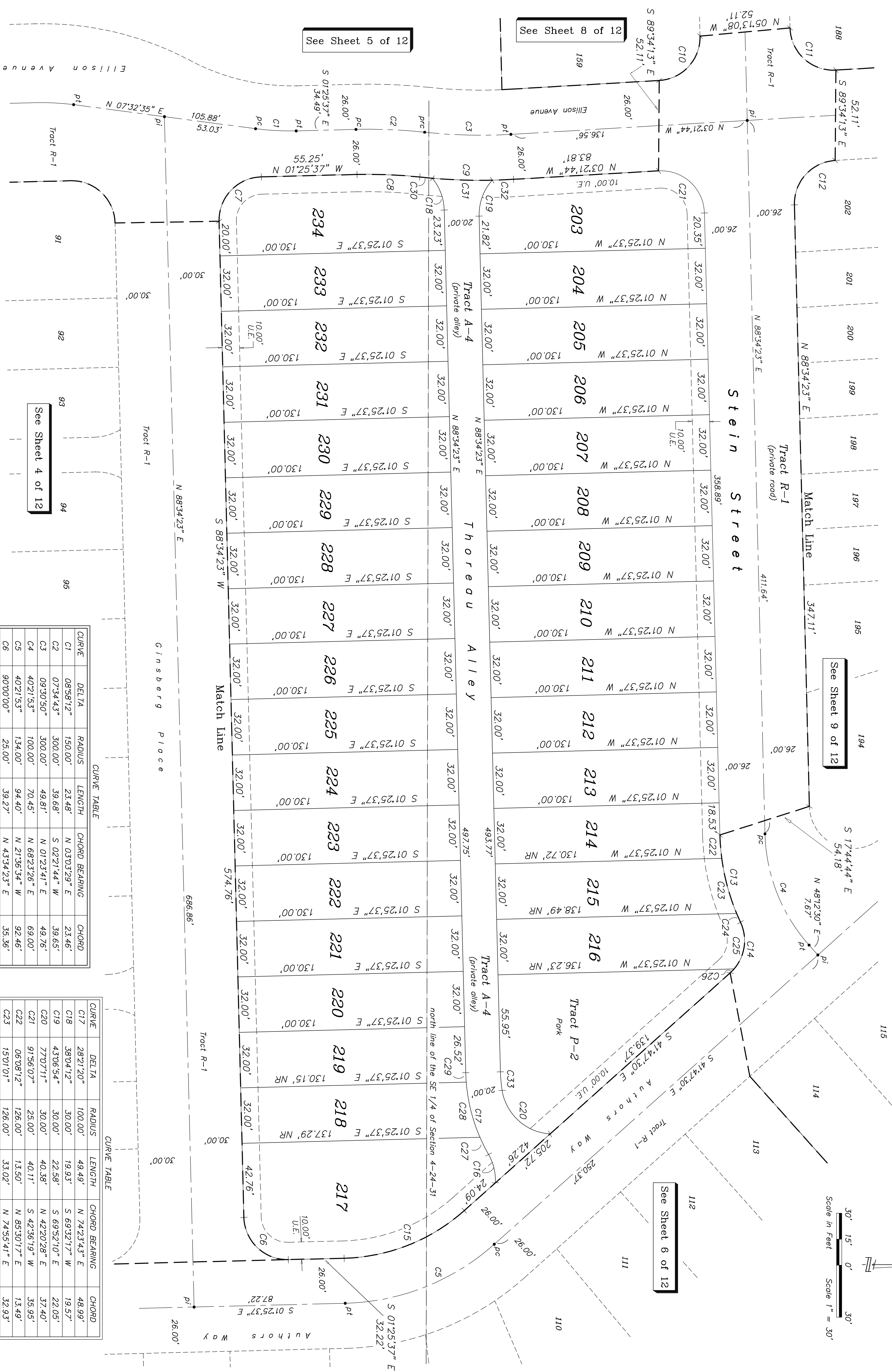


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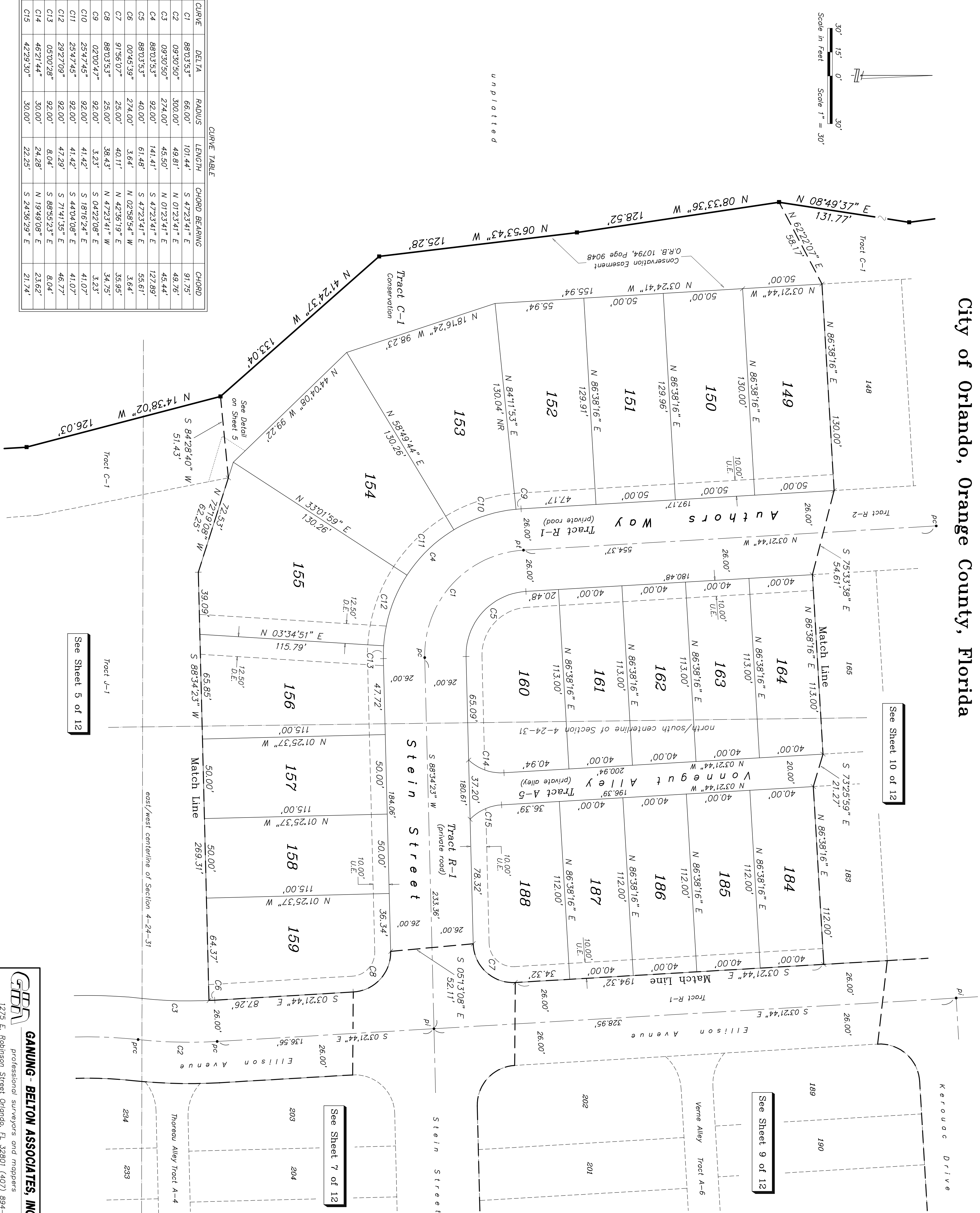
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	08°56'12"	150.00'	23.48'	N 03°03'29" E	23.46'
C2	07°34'43"	300.00'	39.68'	S 02°21'44" W	39.65'
C3	09°30'50"	300.00'	49.81'	N 01°23'41" E	49.76'
C4	40°21'53"	100.00'	70.45'	N 68°23'26" E	69.00'
C5	40°21'53"	134.00'	94.40'	N 43°34'23" W	92.46'
C6	90°00'00"	25.00'	39.27'	S 46°25'37" E	35.36'
C7	90°00'00"	25.00'	39.27'	S 46°25'37" E	35.36'
C8	07°34'43"	274.00'	36.24'	S 02°21'44" W	36.22'
C9	09°30'50"	326.00'	54.13'	N 01°23'41" E	54.07'
C10	88°03'53"	25.00'	38.43'	N 47°23'41" W	34.75'
C11	91°56'07"	25.00'	40.11'	N 42°36'19" E	35.95'
C12	88°03'53"	25.00'	38.43'	S 47°23'41" E	34.75'
C13	23°41'14"	126.00'	52.09'	N 76°43'46" E	51.72'
C14	73°19'21"	25.00'	31.99'	N 78°22'71" W	29.85'
C15	40°21'53"	108.00'	76.09'	N 21°36'34" W	74.52'
C16	32°31'50"	30.00'	17.03'	S 76°28'58" W	16.81'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	28°21'20"	100.00'	49.49'	N 74°23'43" E	48.99'
C18	36°04'12"	30.00'	19.93'	S 69°32'17" W	19.57'
C19	43°06'54"	30.00'	22.58'	S 69°52'10" E	22.05'
C20	77°07'11"	30.00'	40.38'	N 42°20'28" E	37.40'
C21	91°56'07"	25.00'	40.11'	S 42°36'19" W	35.95'
C22	06°08'12"	126.00'	13.50'	N 85°30'17" E	13.49'
C23	15°01'01"	126.00'	33.02'	N 74°55'41" E	32.93'
C24	02°32'02"	126.00'	5.57'	N 66°09'09" E	5.57'
C25	65°53'37"	25.00'	28.77'	N 82°09'03" W	27.21'
C26	07°23'44"	25.00'	3.23'	N 45°29'22" W	3.22'
C27	06°20'30"	100.00'	11.07'	N 63°23'18" E	11.06'
C28	18°52'15"	100.00'	32.94'	N 75°58'40" E	32.79'
C29	03°08'36"	100.00'	5.49'	N 87°00'05" E	5.49'
C30	01°16'47"	326.00'	7.28'	N 05°30'42" E	7.28'
C31	06°04'23"	326.00'	34.55'	N 01°50'02" E	34.54'
C32	02°09'39"	326.00'	12.30'	N 02°16'54" W	12.29'
C33	07°40'19"	80.00'	10.71'	N 84°44'13" E	10.70'

STOREY PARK - PHASE 2

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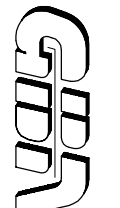
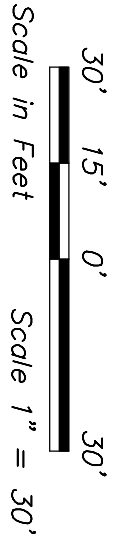
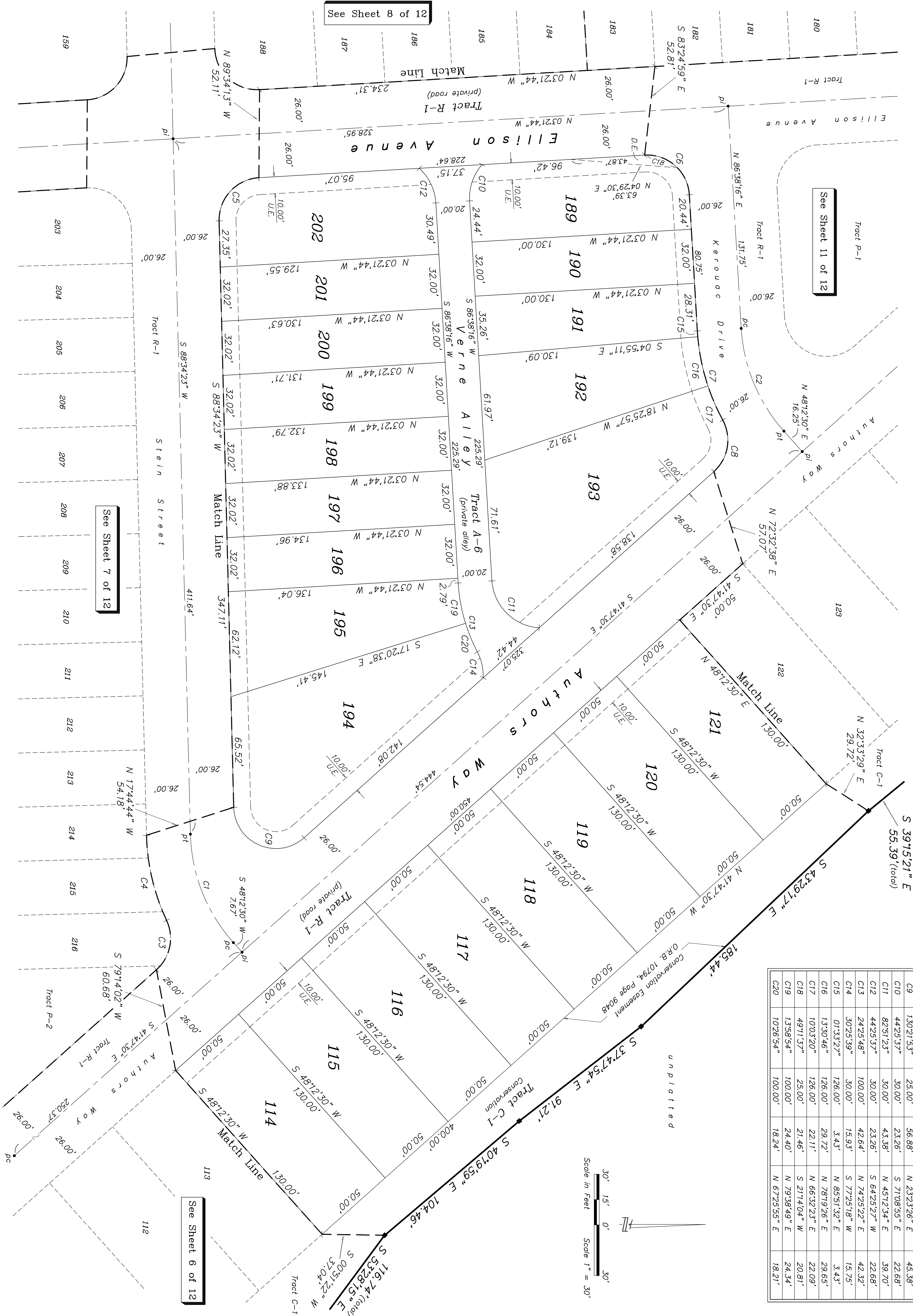
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C1	40°21'53"	100.00'	70.45'	N 68°23'26" E 69.00'
C2	36°25'46"	100.00'	67.07'	N 67°29'23" E 65.82'
C3	73°19'21"	25.00'	31.99'	N 78°27'11" W 29.85'
C4	23°41'14"	126.00'	52.09'	N 76°43'46" E 51.72'
C5	86°03'53"	25.00'	38.43'	S 47°23'41" E 34.75'
C6	90°00'00"	25.00'	39.27'	S 41°36'16" W 35.36'
C7	25°07'33"	126.00'	55.25'	N 74°04'30" E 54.81'
C8	76°41'47"	25.00'	33.47'	N 80°08'23" W 31.02'
C9	130°21'53"	25.00'	56.88'	N 23°23'26" E 45.38'
C10	44°25'37"	30.00'	23.26'	S 71°08'55" E 22.68'
C11	82°51'23"	30.00'	43.38'	N 45°12'34" E 39.70'
C12	44°25'37"	30.00'	23.26'	S 64°28'27" W 22.68'
C13	24°25'48"	100.00'	42.64'	N 74°25'32" E 42.32'
C14	30°25'39"	30.00'	15.93'	S 77°29'16" W 15.79'
C15	01°33'27"	126.00'	3.43'	N 85°51'32" E 3.43'
C16	13°30'46"	126.00'	29.72'	N 78°19'26" E 29.65'
C17	10°03'30"	126.00'	22.11'	N 66°32'23" E 22.09'
C18	49°11'37"	25.00'	21.46'	S 21°14'04" W 20.81'
C19	13°58'54"	100.00'	24.40'	N 79°38'49" E 24.34'
C20	10°26'54"	100.00'	18.24'	N 67°29'55" E 18.21'



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street Orlando, FL 32801 (407) 894-6656

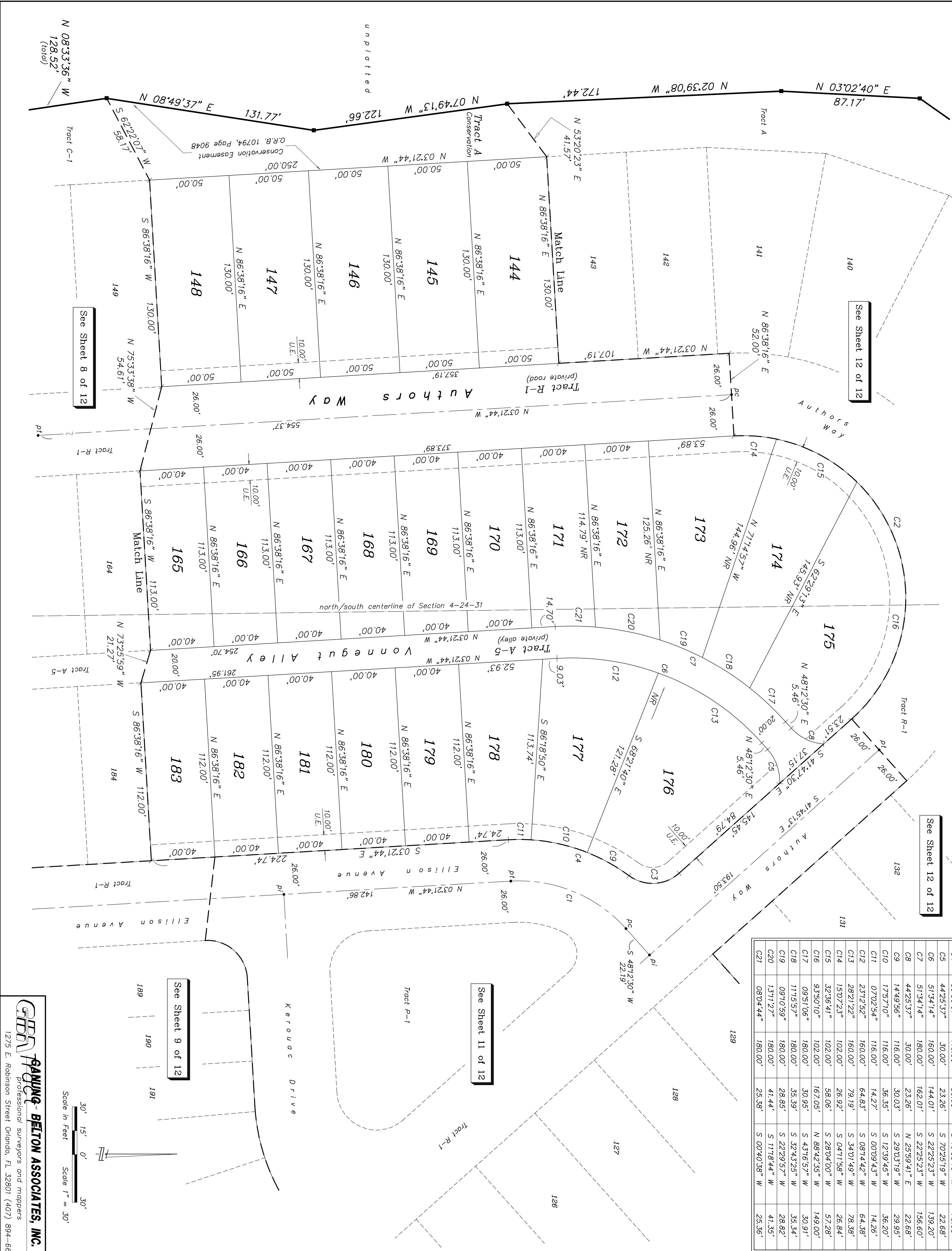
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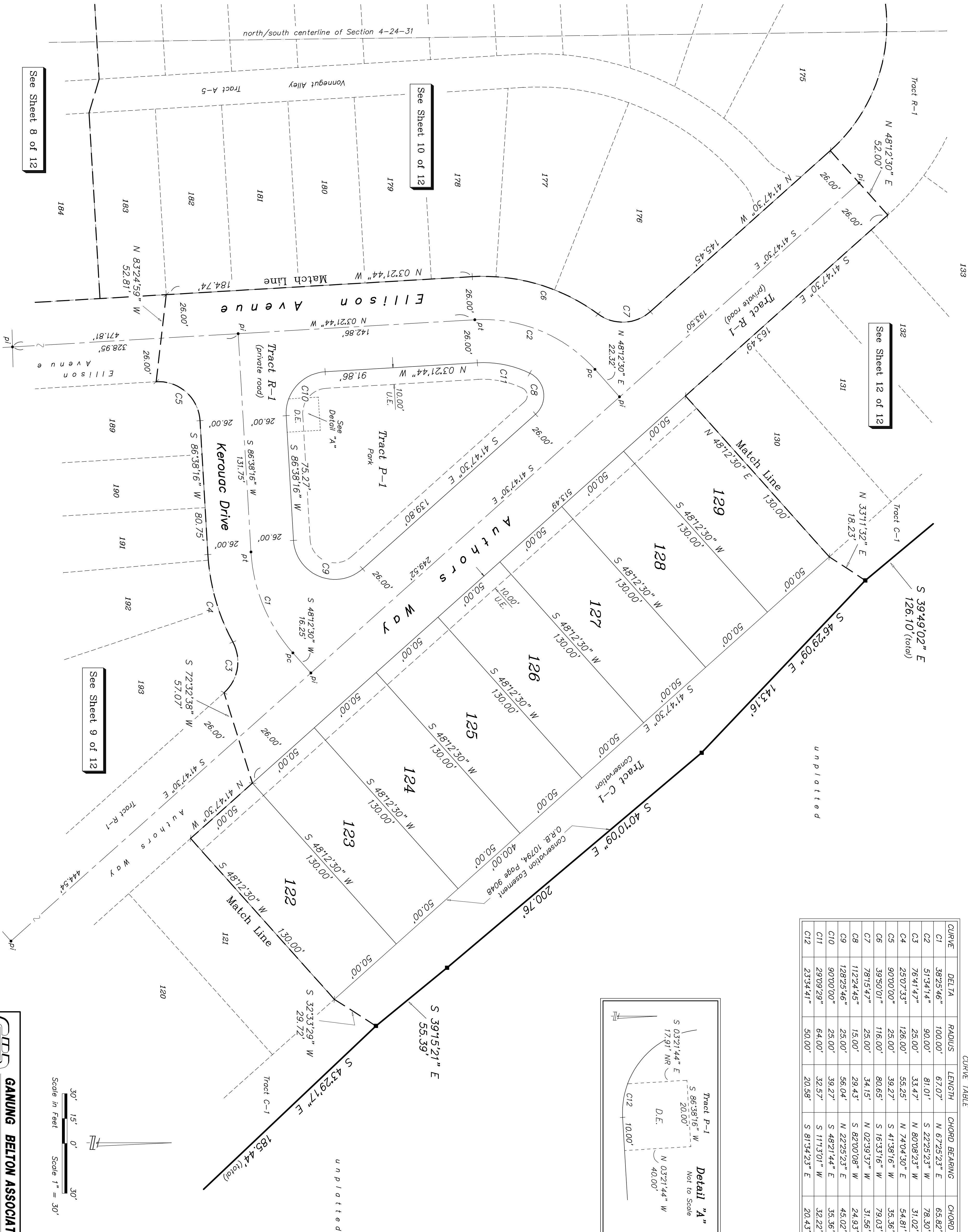
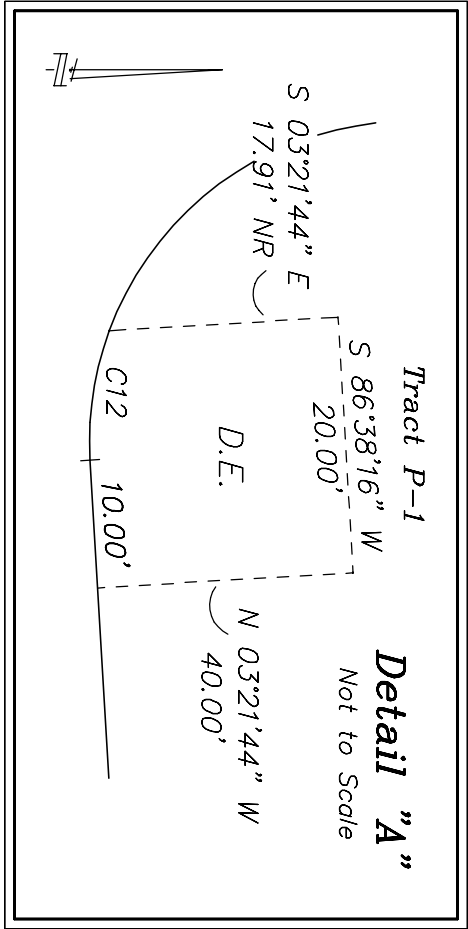
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	51°34'14"	90.00'	81.01'	S 22°25'23" W 78.30'
C2	141°34'14"	102.00'	252.03'	S 67°25'23" W 192.64'
C3	78°15'47"	25.00'	34.15'	N 02°39'37" W 31.56'
C4	39°50'01"	116.00'	80.65'	S 16°33'16" W 79.03'
C5	44°25'37"	30.00'	23.26'	S 70°25'19" W 22.68'
C6	51°34'14"	180.00'	144.01'	S 22°25'23" W 139.20'
C7	51°34'14"	180.00'	162.01'	S 22°25'23" W 156.60'
C8	44°25'37"	30.00'	23.26'	N 25°59'41" E 22.68'
C9	144°9'56"	116.00'	30.03'	S 29°03'19" W 29.95'
C10	17°57'10"	116.00'	36.35'	S 12°39'45" W 36.20'
C11	07°02'54"	116.00'	14.27'	S 00°09'43" W 14.26'
C12	231°2'52"	160.00'	64.83'	S 08°14'42" W 64.38'
C13	28°21'22"	180.00'	79.19'	S 34°01'49" W 78.38'
C14	15°07'23"	102.00'	26.92'	S 04°11'58" W 26.84'
C15	32°36'41"	102.00'	58.06'	S 28°04'00" W 57.28'
C16	93°50'10"	102.00'	167.05'	N 88°42'35" W 149.00'
C17	09°51'06"	180.00'	30.95'	S 43°16'57" W 30.91'
C18	111°5'57"	180.00'	35.39'	S 32°43'25" W 35.34'
C19	09°10'59"	180.00'	28.85'	S 22°29'57" W 28.82'
C20	13°11'27"	180.00'	41.44'	S 11°18'44" W 41.35'
C21	08°04'44"	180.00'	25.38'	S 00°40'38" W 25.36'



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C1	38°25'46"	100.00'	67.07'	N 67°25'23" E	65.82'
C2	51°34'14"	90.00'	81.01'	S 22°25'23" W	78.30'
C3	76°41'47"	25.00'	33.47'	N 80°08'23" W	31.02'
C4	25°07'33"	126.00'	55.25'	N 74°04'30" E	54.81'
C5	90°00'00"	25.00'	39.27'	S 41°38'16" W	35.36'
C6	39°50'01"	116.00'	80.65'	S 16°33'16" W	79.03'
C7	76°15'42"	25.00'	34.15'	N 02°39'37" W	31.56'
C8	112°24'45"	15.00'	29.43'	S 82°00'08" W	24.93'
C9	128°25'46"	25.00'	56.04'	N 22°25'23" E	45.02'
C10	90°00'00"	25.00'	39.27'	S 48°21'44" E	35.36'
C11	29°09'29"	64.00'	32.57'	S 11°13'01" W	32.22'
C12	23°34'41"	50.00'	20.58'	S 61°34'23" E	20.43'



STOREY PARK - PHASE 2

A replat of Tract "E", STOREY PARK – PHASE 1, according to the plat thereof,
as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida
A portion of Section 4, Township 24 South, Range 31 East
City of Orlando, Orange County, Florida

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	141°34'14"	128.00'	316.27'	S 67°25'23" W 241.74'
C2	141°34'14"	154.00'	380.51'	S 67°25'23" W 290.84'
C3	141°34'14"	102.00'	252.03'	S 67°25'23" W 192.64'
C4	13°52'46"	154.00'	37.31'	S 03°34'39" W 37.21'
C5	16°30'36"	154.00'	44.38'	S 18°46'20" W 44.22'
C6	16°31'17"	154.00'	44.41'	S 35°17'17" W 44.25'
C7	16°31'17"	154.00'	44.41'	S 51°48'34" W 44.25'
C8	16°31'17"	154.00'	44.41'	S 68°19'52" W 44.25'
C9	16°31'17"	154.00'	44.41'	S 84°31'09" W 44.25'
C10	16°31'17"	154.00'	44.41'	N 78°37'34" W 44.25'
C11	16°30'08"	154.00'	44.35'	N 62°06'51" W 44.20'
C12	12°04'18"	154.00'	32.45'	N 47°49'39" W 32.39'

