

# STOREY PARK - PHASE 3

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

## Legal Description

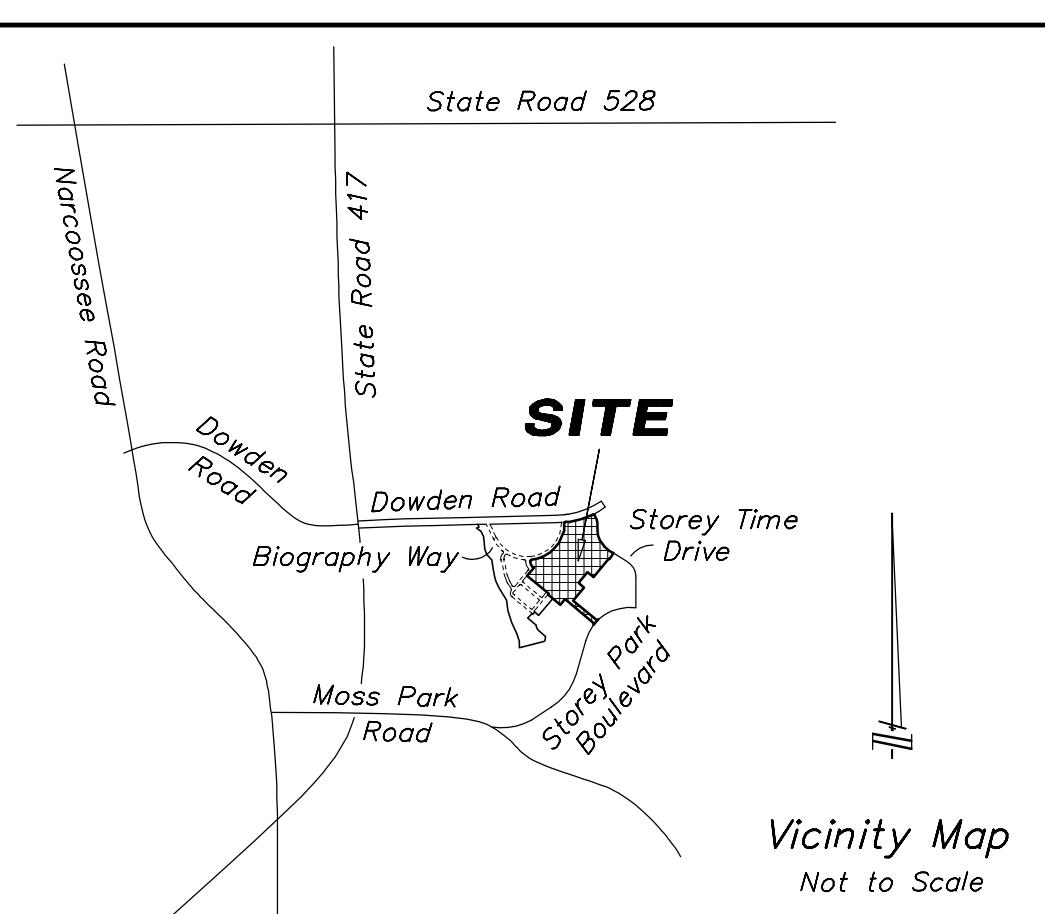
A portion of Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northerly most corner of Lot 29, 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; thence along the easterly boundary line of said plat STOREY PARK - PHASE 1, the following courses and distances: run N 39°56'14" E, a distance of 20.00 feet; thence run N 50°03'46" W, a distance of 525.82 feet; thence run N 39°56'14" E, a distance of 200.00 feet; thence run N 50°03'46" W, a distance of 38.15 feet to a point of curvature of a curve, concave northeasterly, having a radius of 110.00 feet and a central angle of 48°40'54"; thence run northwesterly, along the arc of said curve, a distance of 93.46 feet to the point of tangency thereof; thence run N 01°22'52" W, a distance of 16.65 feet to a point of curvature of a curve, concave southeasterly, having a radius of 25.00 feet and a central angle of 84°53'21"; thence run northeasterly, along the arc of said curve, a distance of 37.04 feet to a point of reverse curvature of a curve, concave northwesterly, having a radius of 704.67 feet and a central angle of 71°03'58"; thence run northeasterly, along the arc of said curve, a distance of 874.03 feet to a point of compound curvature of a curve, concave westerly, having a radius of 330.00 feet and a central angle of 16°56'23"; thence run northerly, along the arc of said curve, a distance of 97.57 feet to the point of tangency thereof; thence run N 04°29'50" W, a distance of 37.98 feet to a point of curvature of a curve, concave southeasterly, having a radius of 25.00 feet and a central angle of 88°06'15"; thence run northeasterly, along the arc of said curve, a distance of 38.44 feet to a point of reverse curvature of a curve, concave northerly, having a radius of 1,637.50 feet and a central angle of 00°43'31"; thence, departing the easterly boundary line of said plat STOREY PARK - PHASE 1, run easterly, along the arc of said curve, a distance of 20.73 feet to a point; thence run S 84°16'36" E, a distance of 50.66 feet to a point on a non-tangent curve, concave northerly, having a radius of 1,649.50 feet; thence, on a chord bearing of N 72°57'37" E and a chord distance of 470.83 feet, run easterly, along the arc of said curve, a distance of 472.45 feet, through a central angle of 16°24'38" to a point of reverse curvature of a curve, concave southerly, having a radius of 25.00 feet and a central angle of 86°44'13"; thence run easterly, along the arc of said curve, a distance of 37.85 feet to the point of tangency thereof; thence run S 28°30'29" E, a distance of 13.31 feet to a point of curvature of a curve, concave westerly, having a radius of 329.75 feet and a central angle of 26°33'34"; thence run southerly, along the arc of said curve, a distance of 152.85 feet to the point of tangency thereof; thence run S 01°56'55" E, a distance of 129.11 feet to a point of curvature of a curve, concave easterly, having a radius of 470.25 feet and a central angle of 23°28'08"; thence run southerly, along the arc of said curve, a distance of 192.62 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 463.76 feet; thence, on a chord bearing of S 36°43'40" E and a chord distance of 124.43 feet, run southeasterly, along the arc of said curve, a distance of 124.80 feet, through a central angle of 15°25'09" to a point of reverse curvature of a curve, concave southwesterly, having a radius of 25.00 feet and a central angle of 39°43'26"; thence run southeasterly, along the arc of said curve, a distance of 17.33 feet to a point of cusp of a curve, concave northeasterly, having a radius of 467.25 feet; thence, on a chord bearing of S 51°06'21" E and a chord distance of 136.24 feet, run southeasterly, along the arc of said curve, a distance of 136.73 feet, through a central angle of 16°45'59" to the point of tangency thereof; thence run S 59°29'21" E, a distance of 71.17 feet; thence run S 30°30'39" W, a distance of 130.00 feet; thence run N 59°29'21" W, a distance of 15.53 feet; thence run S 39°56'14" W, a distance of 452.66 feet; thence run N 50°03'46" W, a distance of 136.00 feet to a point of curvature of a curve, concave southerly, having a radius of 10.00 feet and a central angle of 90°00'00"; thence run westerly, along the arc of said curve, a distance of 15.71 feet to the point of tangency thereof; thence run S 39°56'14" W, a distance of 240.00 feet to a point of curvature of a curve, concave easterly, having a radius of 10.00 feet and a central angle of 90°00'00"; thence run southerly, along the arc of said curve, a distance of 15.71 feet to the point of tangency thereof; thence run S 50°03'46" E, a distance of 130.00 feet; thence run S 39°56'14" W, a distance of 32.00 feet; thence run S 50°03'46" E, a distance of 556.28 feet to a point of curvature of a curve, concave northerly, having a radius of 25.00 feet and a central angle of 86°49'53"; thence run easterly, along the arc of said curve, a distance of 37.89 feet to a point of cusp of a curve, concave southeasterly, having a radius of 1,137.50 feet; thence, on a chord bearing of S 39°54'02" W and a chord distance of 127.20 feet, run southwesterly, along the arc of said curve, a distance of 127.27 feet, through a central angle of 06°24'38" to a point of cusp of a curve, concave westerly, having a radius of 25.00 feet; thence, on a chord bearing of N 06°41'01" W and a chord distance of 34.34 feet, run northerly, along the arc of said curve, a distance of 37.86 feet, through a central angle of 86°45'29" to the point of tangency thereof; thence run N 50°03'46" W, a distance of 686.36 feet to a point of curvature of a curve, concave southerly, having a radius of 10.00 feet and a central angle of 90°00'00"; thence run westerly, along the arc of said curve, a distance of 15.71 feet to the point of tangency thereof; thence run S 39°56'14" W, a distance of 130.00 feet; thence run N 50°03'46" W, a distance of 298.00 feet to the POINT OF BEGINNING.

Containing 32.78 acres, more or less.

## Notes:

1. Bearings are based on an assumed bearing of N 00°47'01" W along the east line of the Southeast 1/4 of Section 4, Township 24 South, Range 31 East, 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 Concurrency 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. The following Tracts 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 for the purposes stated below:  
Tract R-2 (Roadway)  
Tracts AT-7, AT-11, AT-12, AT-13, AT-14 and AT-15 (Public Alley)  
Tract OS-4 (Drainage and Open Space)  
Tracts P-7 (Park)
5. Tract P-5 is reserved for recreation and is owned and maintained by STOREY PARK CLUB, LLC.
6. A Utility Easement over Tracts R-2 (road), AT-7, AT-11, AT-12, AT-13, AT-14, AT-15 and OS-4 are dedicated to the perpetual use of the public.
7. The Drainage Easements constitute CDD Public property and are dedicated to and shall be owned and maintained by the District.
8. An emergency access easement over the CDD Public storm drainage conveyance system within Tract R-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.
9. All lines intersecting curves are radial unless otherwise noted as NR (Non-Radial).
10. Homeowners own and maintain their individual water services which extend to their homes from public water meters located adjacent to the CDD public right-of-way. The privately owned water services for Lots 283 through 290, extend to these units through the Tract P-7 (Park) fronting these lots. Therefore, the owners of Lots 283 through 290 shall be granted access to Tract P-7 for the purpose of maintaining their respective water services.



GANUNG - BELTON ASSOCIATES, INC.  
professional surveyors and mappers

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

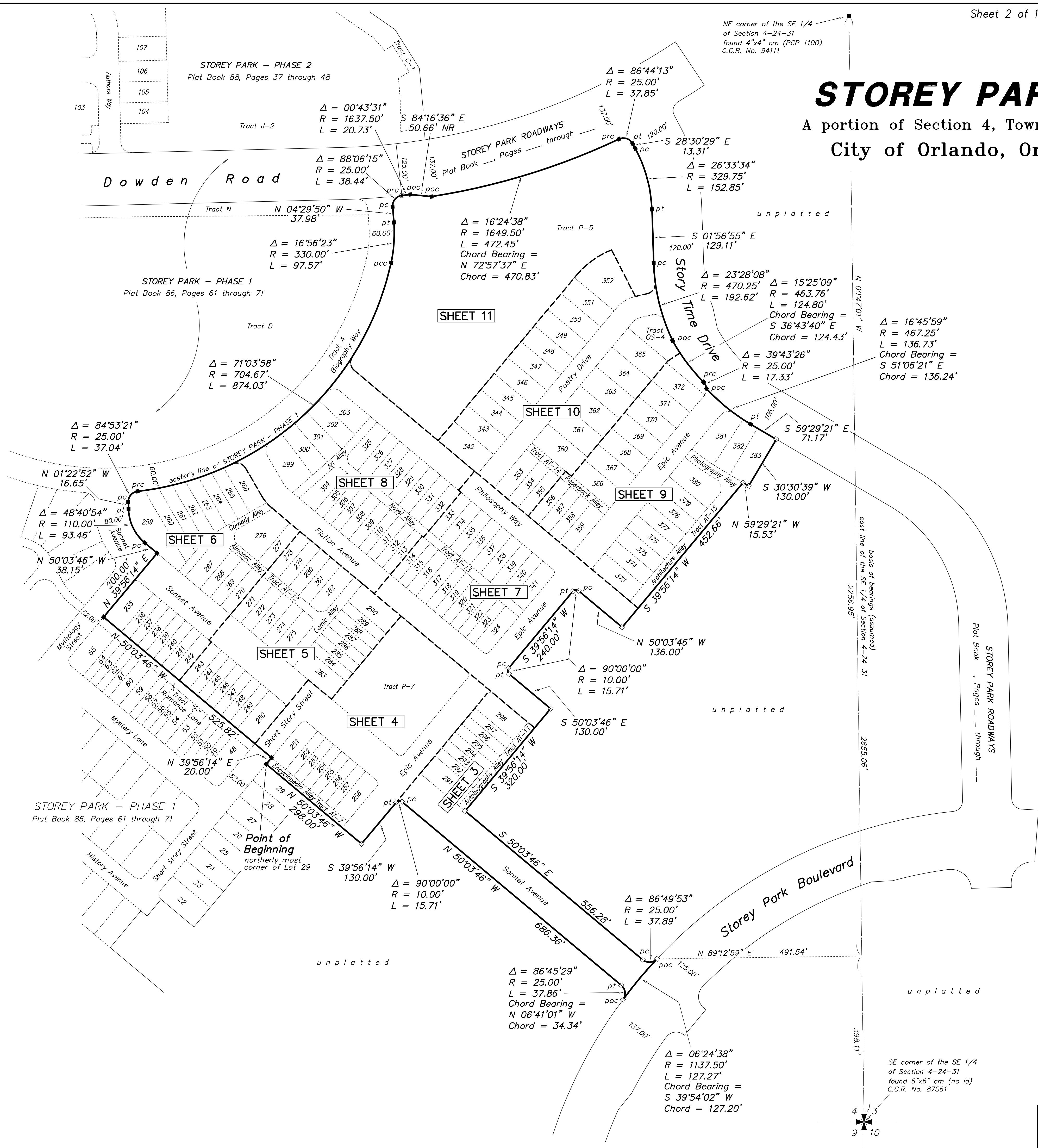
**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

|   |  |
|---|--|
| STOREY PARK - PHASE 3   |  |
| DEDICATION  |  |
| <p>This is to certify that the undersigned, LENNAR HOMES, LLC, a Florida limited liability company and STOREY PARK CLUB, LLC, a Florida limited liability company hereafter collectively referred to as the "Owner", is the lawful owners of the lands described in the caption hereon, and that they have 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.</p> <p>Utility Easements shown hereon are hereby dedicated to the perpetual use of the public.</p> <p>The 10.00 foot wide Multi-Purpose Trail Easement located adjacent to Dowden Road is dedicated to and shall be maintained by the City of Orlando, Florida.</p> <p>A Utility Easement over Tract R-2 (Roadway), Tracts AT-7, AT-11, AT-12, AT-13, AT-14 and AT-15 is dedicated to the perpetual use of the public.</p> |  |
| <p>IN WITNESS WHEREOF, the undersigned company has caused these presents to be signed and acknowledged below on this _____ day of _____, 2016.</p> <p>STOREY PARK CLUB, LLC<br/>a Florida limited liability company</p>   |  |
| <p>BY: _____ Title: _____<br/>Printed Name: _____</p> <p>witness: _____ witness: _____<br/>printed name: _____ printed name: _____</p> <p>STATE OF _____ COUNTY OF _____<br/>The foregoing was acknowledged before me this _____ day of _____, 2016, by _____, as _____ of Storey Park Club, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.</p>  |  |
| <p>NOTARY PUBLIC NOTARY STAMP</p>   |  |
| <p>NOTARY PUBLIC NOTARY STAMP</p>   |  |
| <p><b>QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER</b></p> <p>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, Part 1, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.</p> <p>R. Clayton Garung<br/>Ganung-Belton Associates, Inc.<br/>1275 E. Robinson Street<br/>Orlando, Florida, 32801 Dated: _____</p> <p>Registration No. P.L.S. 4236 Signed: _____<br/>L.B. 7194</p>   |  |
| <p><b>CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL</b></p> <p>Examined and Approved: _____ Date: _____<br/>City Planning Official: _____</p>   |  |
| <p><b>CERTIFICATE OF APPROVAL BY MUNICIPALITY</b></p> <p>THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.</p> <p>MAYOR: _____<br/>ATTEST: _____ CITY CLERK</p>  |  |
| <p><b>CERTIFICATE OF COUNTY COMPTROLLER</b></p> <p>I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____<br/>County Comptroller in and for Orange County, Florida.</p> <p>By _____</p>   |  |

See Sheet 1 for Notes / Sheet 2 for Legend

# STOREY PARK - PHASE 3

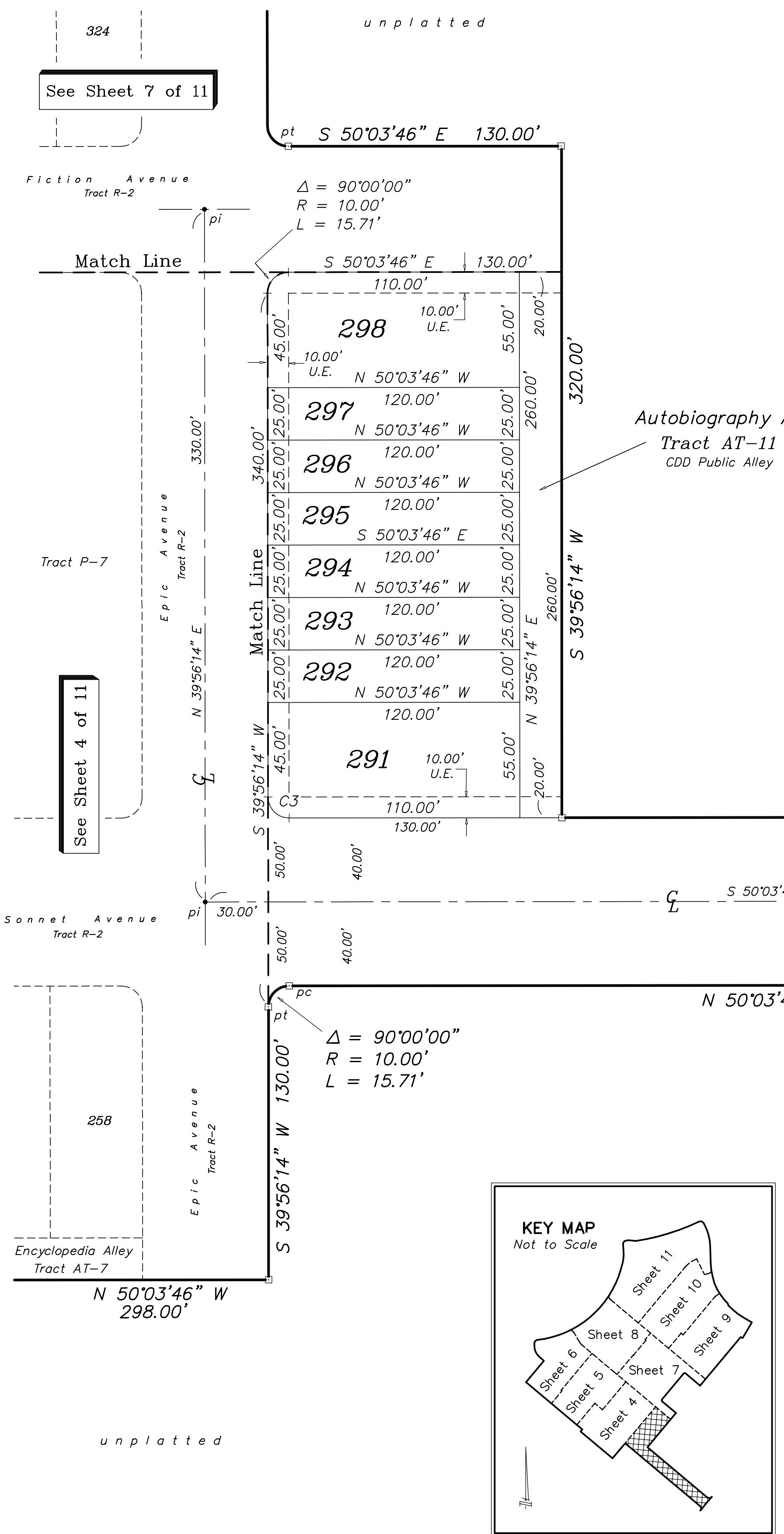
A portion of Section 4, Township 24 South, Range 31 East  
City of Orlando, Orange County, Florida



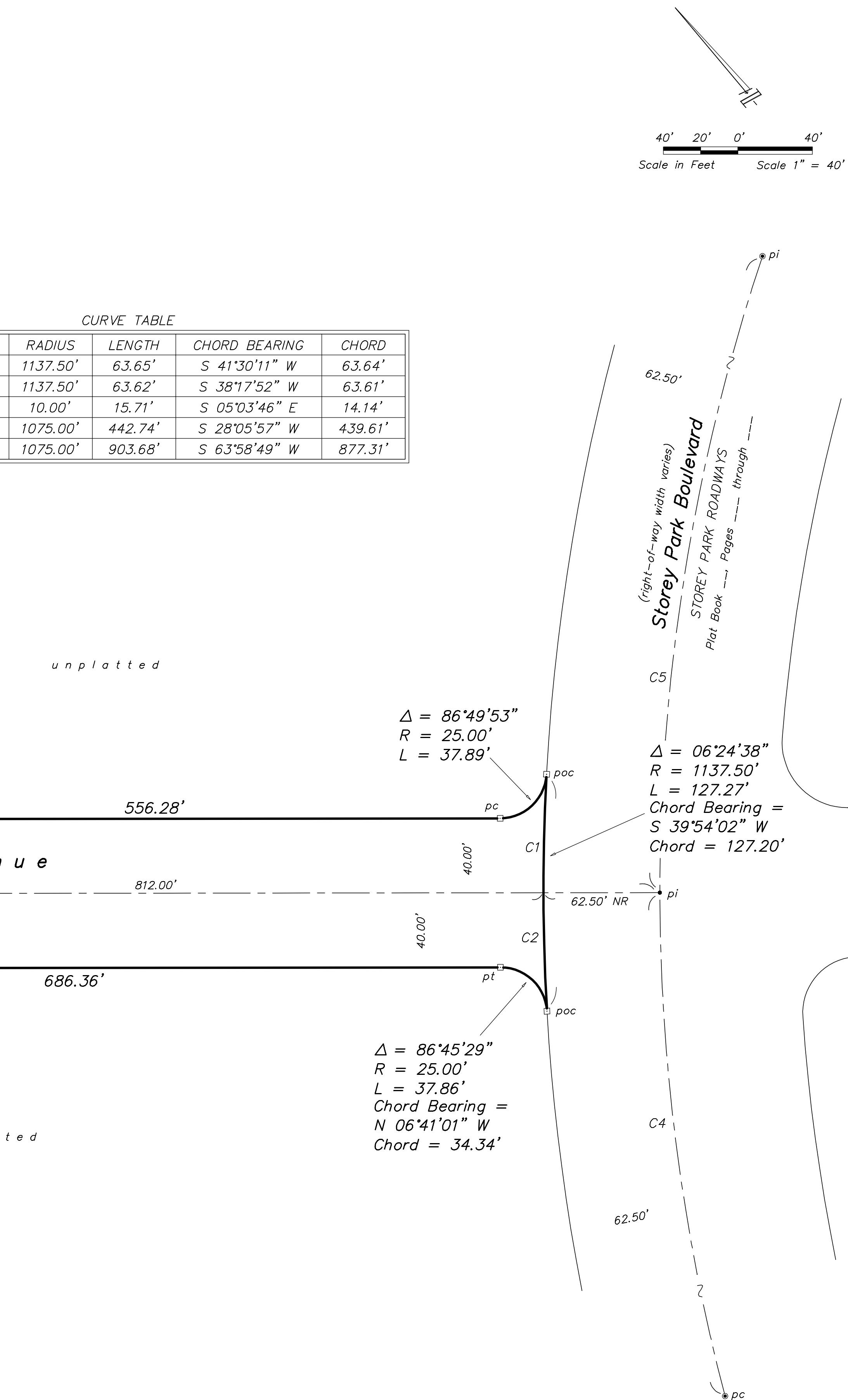
See Sheet 1 for Notes / Sheet 2 for Legend

**STOREY PARK - PHASE 3**

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



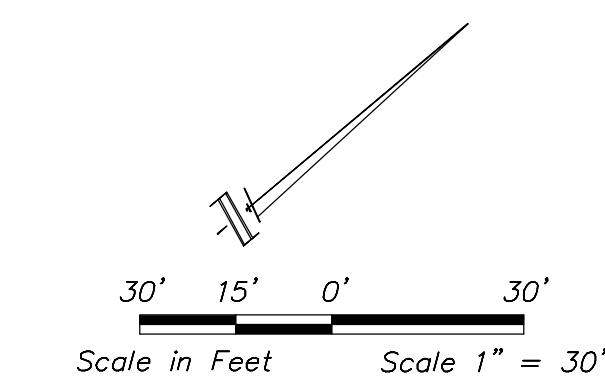
| CURVE | DELTA     | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
|-------|-----------|----------|---------|---------------|---------|
| C1    | 03°12'22" | 1137.50' | 63.65'  | S 41°30'11" W | 63.64'  |
| C2    | 03°12'16" | 1137.50' | 63.62'  | S 38°17'52" W | 63.61'  |
| C3    | 90'00'00" | 10.00'   | 15.71'  | S 05°03'46" E | 14.14'  |
| C4    | 23°35'50" | 1075.00' | 442.74' | S 28°05'57" W | 439.61' |
| C5    | 48°09'53" | 1075.00' | 903.68' | S 63°58'49" W | 877.31' |



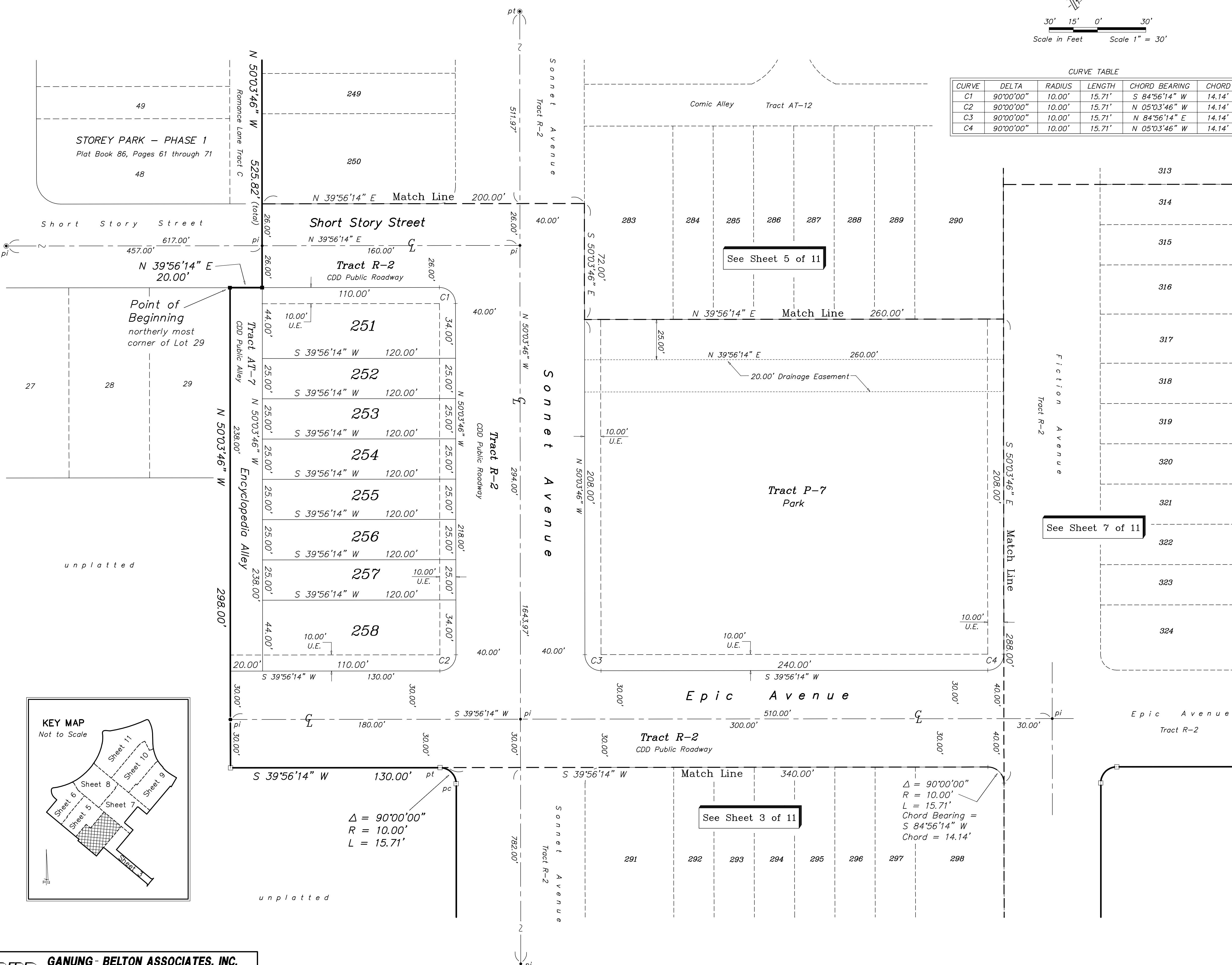
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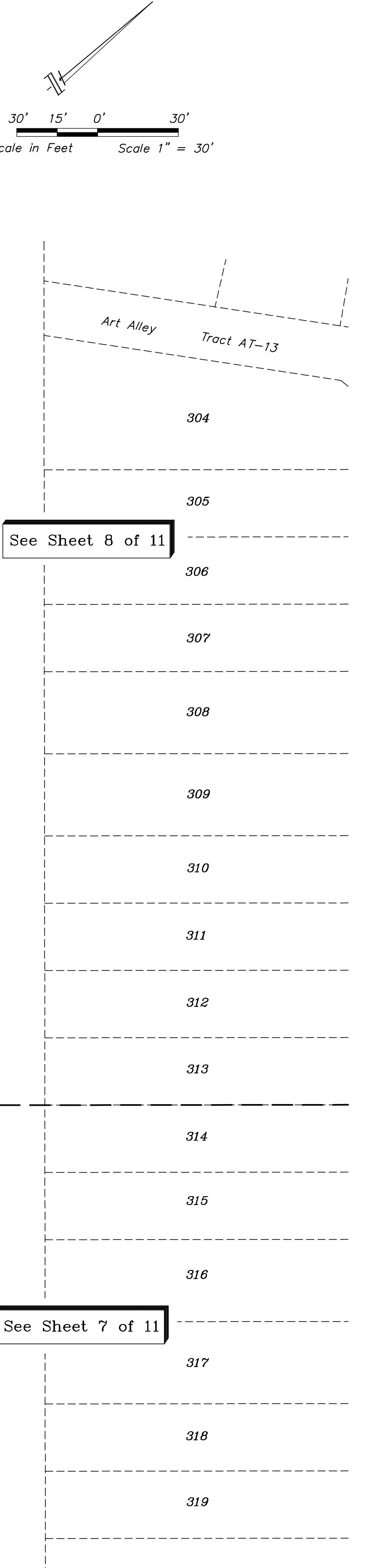
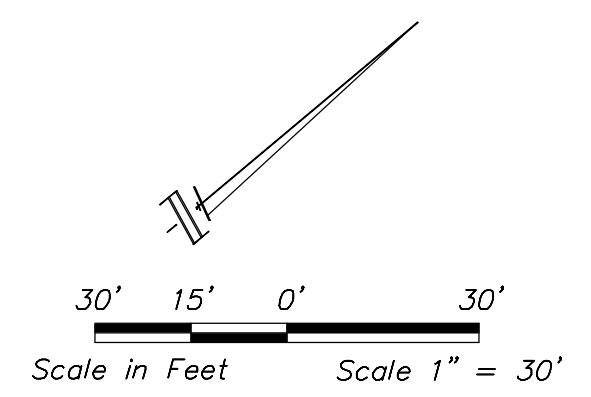
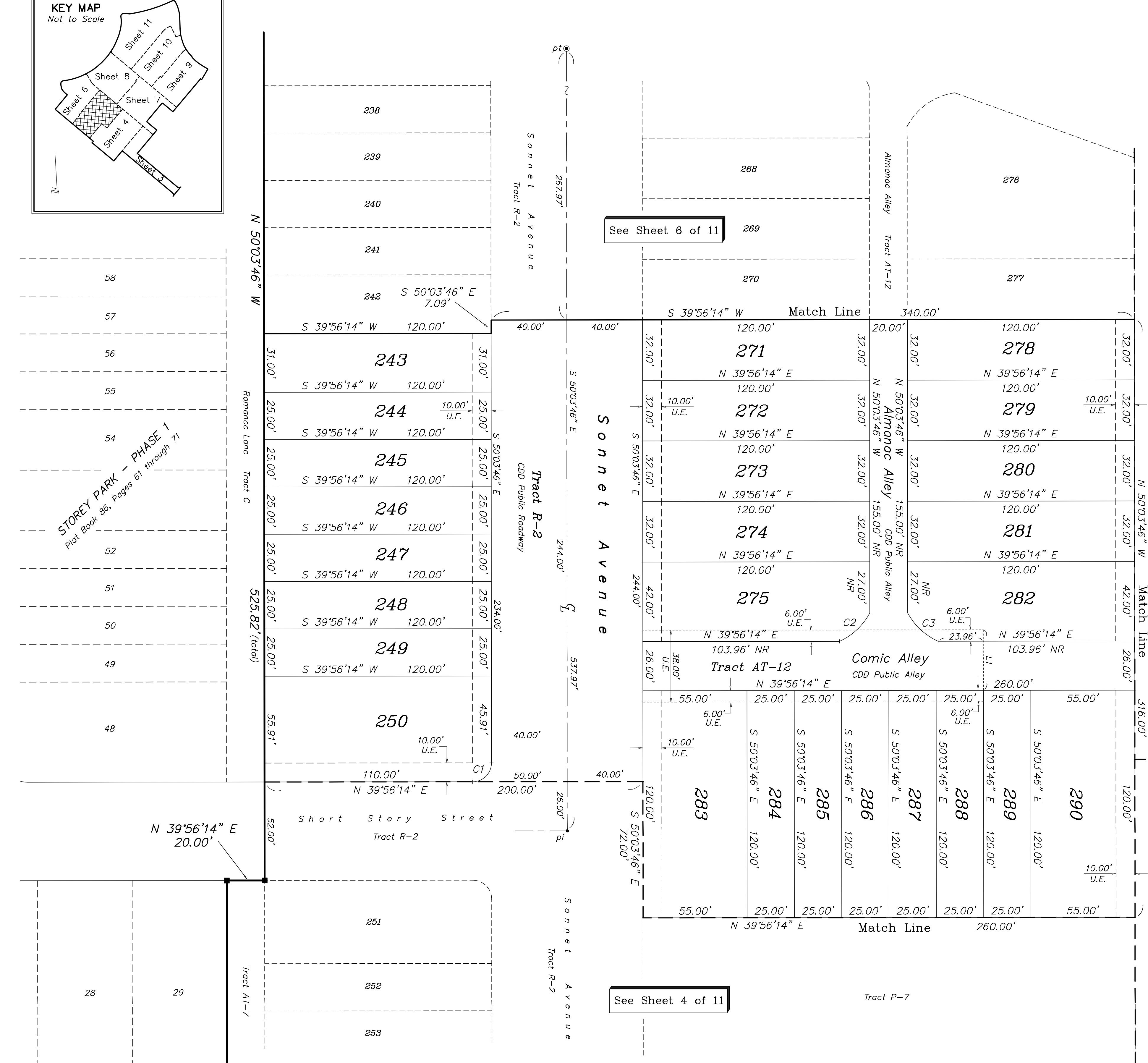
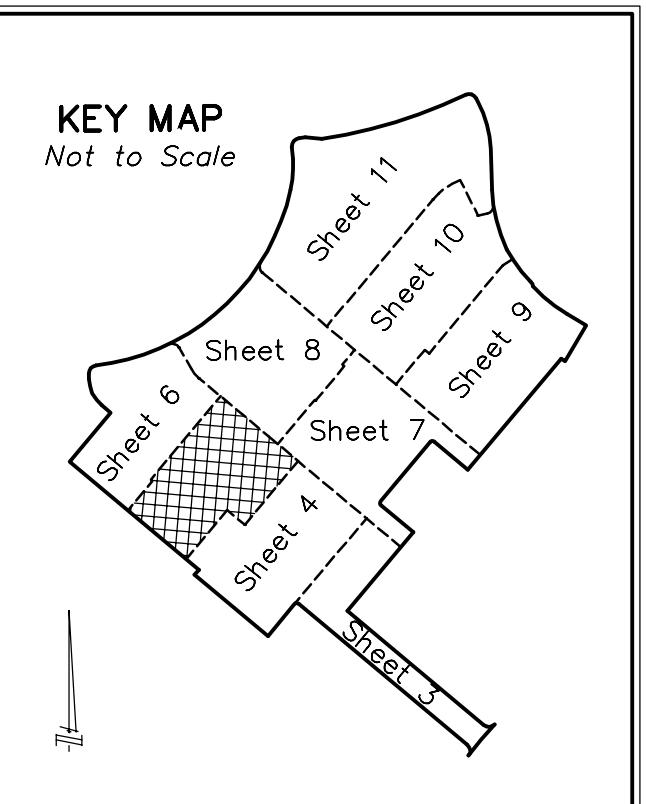


| CURVE TABLE |           |        |        |               |        |
|-------------|-----------|--------|--------|---------------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH | CHORD BEARING | CHORD  |
| C1          | 90°0'0"0" | 10.00' | 15.71' | S 84°56'14" W | 14.14' |
| C2          | 90°0'0"0" | 10.00' | 15.71' | N 05°0'34" W  | 14.14' |
| C3          | 90°0'0"0" | 10.00' | 15.71' | N 84°56'14" E | 14.14' |
| C4          | 90°0'0"0" | 10.00' | 15.71' | N 05°0'34" W  | 14.14' |



# STOREY PARK - PHASE 3

A portion of Section 4, Township 24 South, Range 31 East  
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| LINE | BEARING       | LENGTH |
|------|---------------|--------|
| L1   | S 50°03'46" E | 32.00' |

| CURVE | DELTA     | RADIUS | LENGTH | CHORD BEARING | CHORD  |
|-------|-----------|--------|--------|---------------|--------|
|       |           |        |        | N 05°03'46" W | 14.14' |
| C1    | 90°00'00" | 10.00' | 15.71' | N 05°03'46" W | 14.14' |
| C2    | 37°40'40" | 34.00' | 22.36' | N 03°09'04" W | 21.96' |
| C3    | 37°40'40" | 34.00' | 22.36' | N 83°01'33" E | 21.96' |

# **STOREY PARK - PHASE 3**

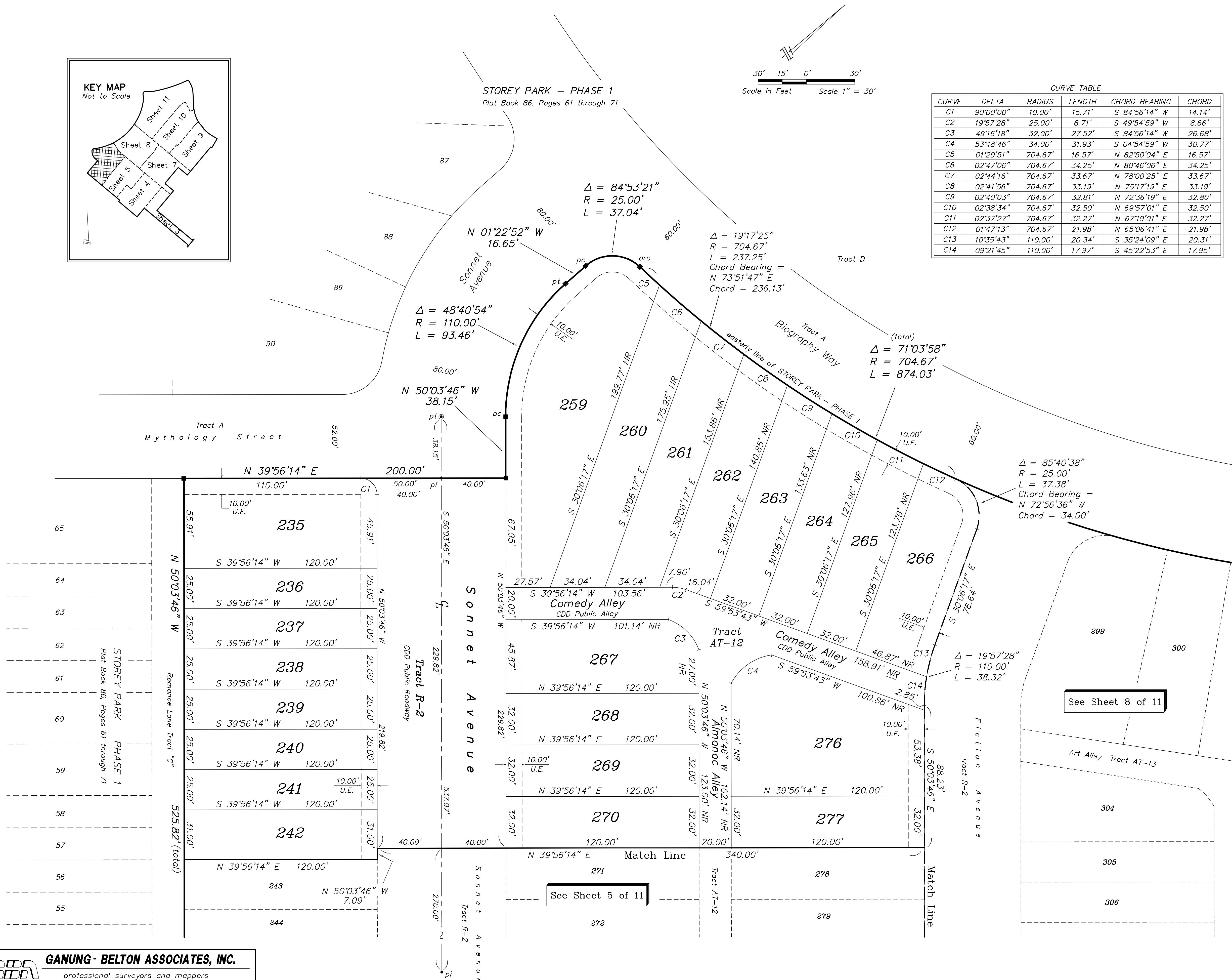
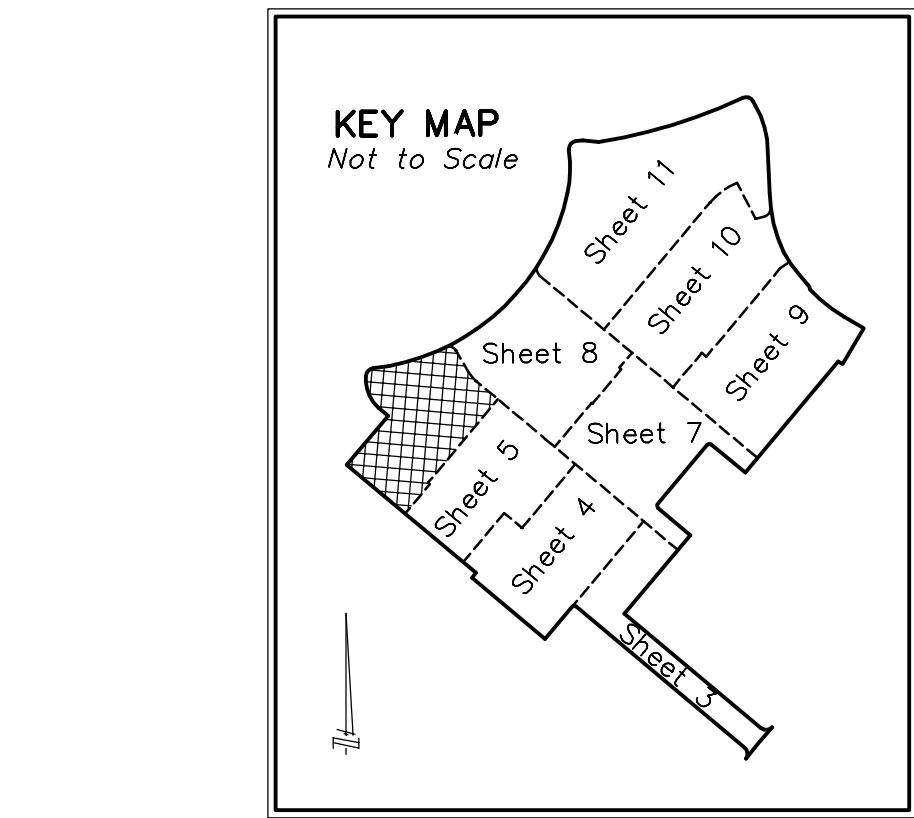
A portion of Section 4, Township 24 South, Range 31 East  
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# PLAT BOOK

PAGE

See Sheet 1 for Notes / Sheet 2 for Legend

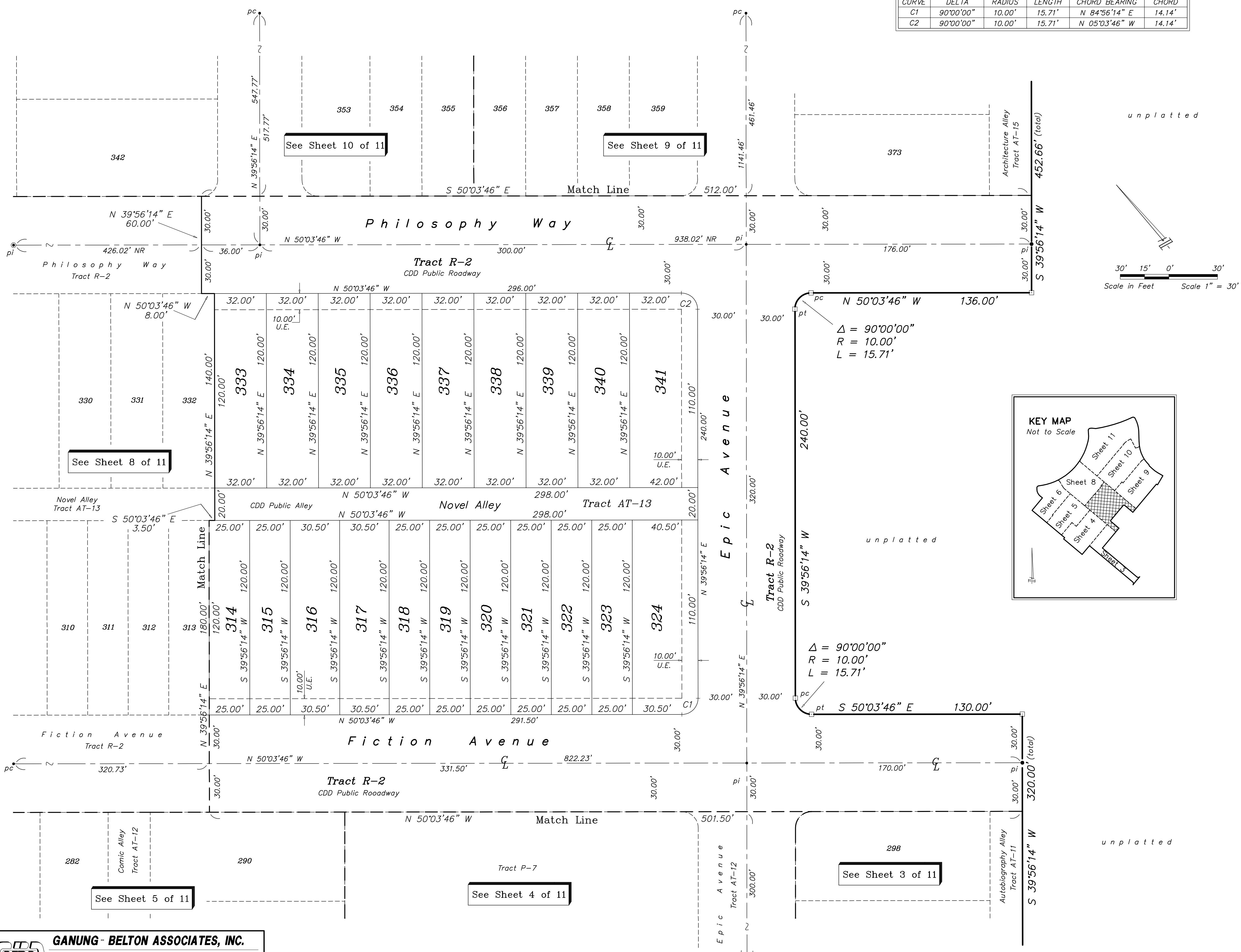


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CURVE TABLE

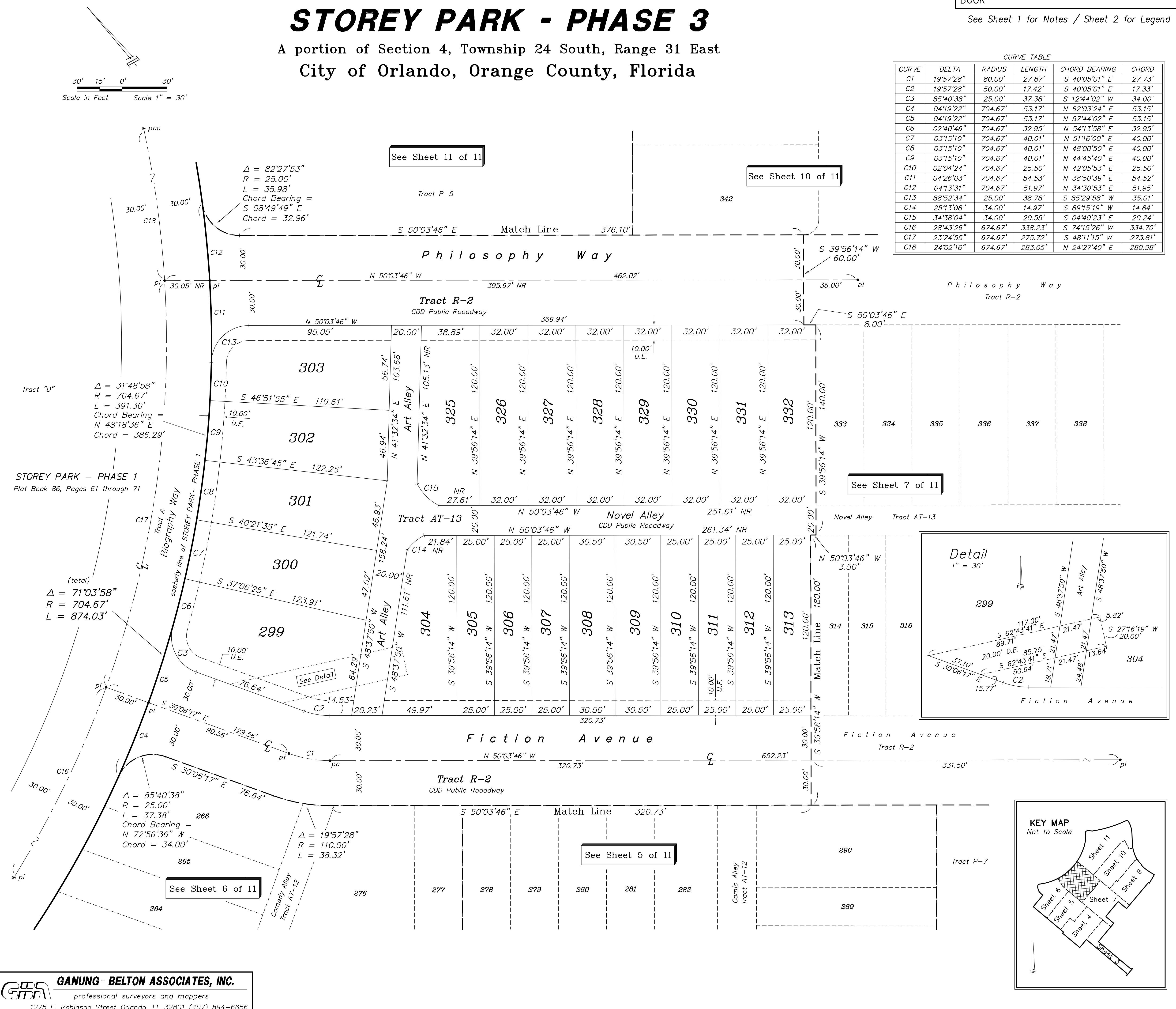
| CURVE | DELTA     | RADIUS | LENGTH | CHORD BEARING | CHORD  |
|-------|-----------|--------|--------|---------------|--------|
| C1    | 90°00'00" | 10.00' | 15.71' | N 84°56'14" E | 14.14' |
| C2    | 90°00'00" | 10.00' | 15.71' | N 05°03'46" W | 14.14' |



See Sheet 1 for Notes / Sheet 2 for Legend

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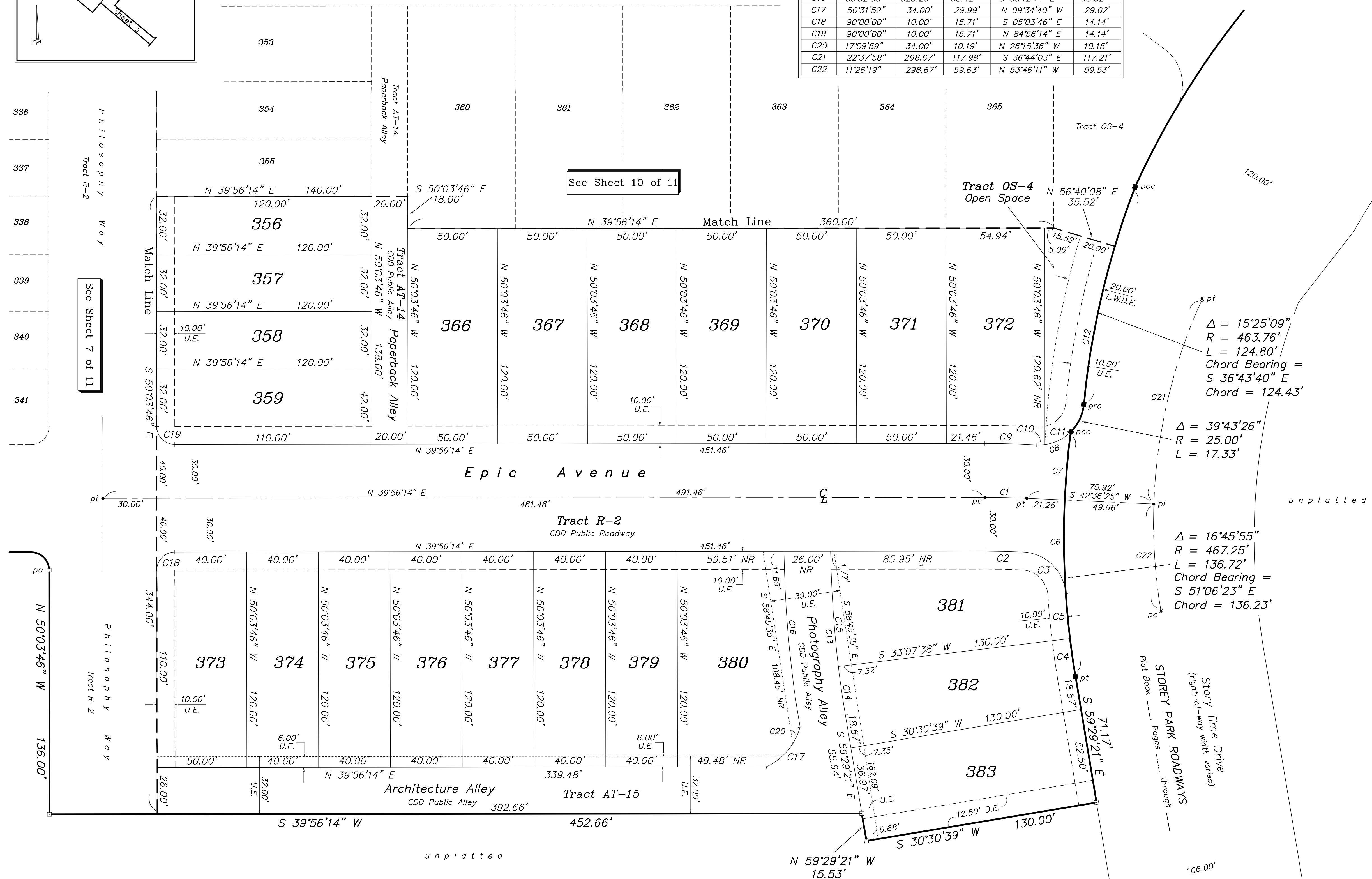
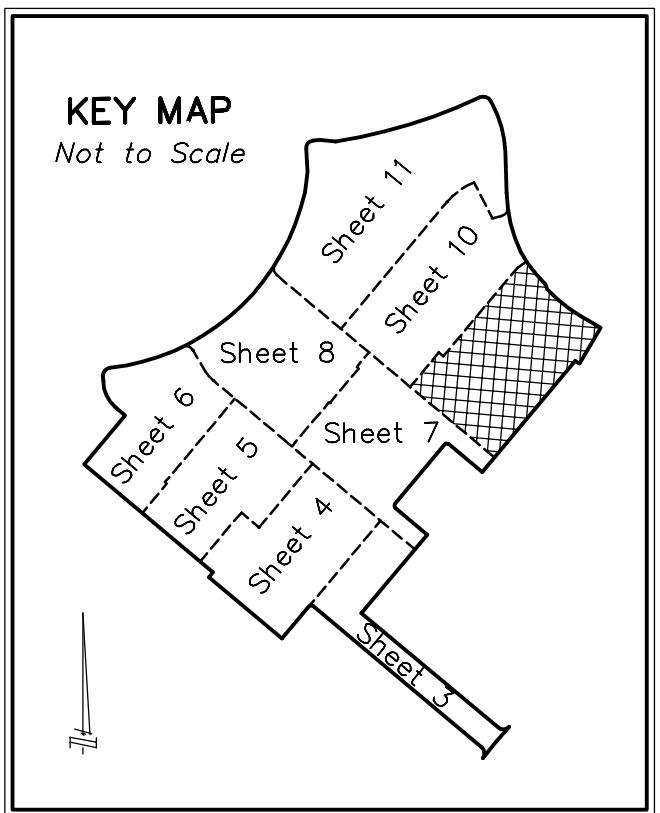
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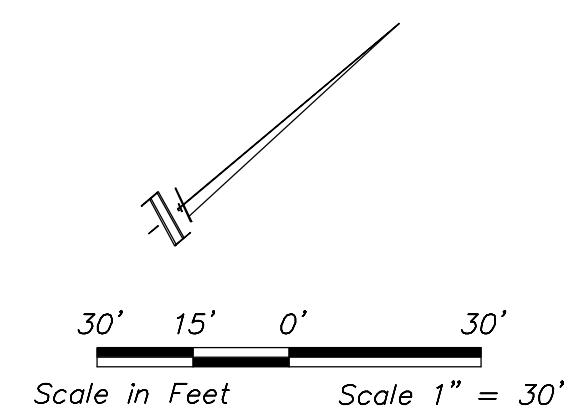
Sheet 10 of 11

PLAT  
BOOK

PAGE

See Sheet 1 for Notes / Sheet 2 for Legend

| CURVE TABLE |           |         |        |               |        |
|-------------|-----------|---------|--------|---------------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH | CHORD BEARING | CHORD  |
| C1          | 36°36'48" | 60.00'  | 38.34' | S 58°14'39" W | 37.69' |
| C2          | 36°36'48" | 34.00'  | 21.73' | S 58°14'39" W | 21.36' |
| C3          | 36°36'48" | 86.00'  | 54.96' | S 58°14'39" W | 54.03' |
| C4          | 84°05'22" | 25.00'  | 36.69' | N 61°24'16" W | 33.49' |
| C5          | 07°02'49" | 25.00'  | 3.07'  | S 80°04'27" W | 3.07'  |
| C6          | 77°02'33" | 25.00'  | 33.62' | N 57°52'52" W | 31.14' |
| C7          | 90°00'00" | 10.00'  | 15.71' | S 05°03'46" E | 14.14' |
| C8          | 90°00'00" | 10.00'  | 15.71' | N 84°56'14" E | 14.14' |
| C9          | 04°18'46" | 463.76' | 34.91' | S 31°10'29" E | 34.90' |
| C10         | 06°03'28" | 470.25' | 49.72' | S 22°23'20" E | 49.70' |
| C11         | 05°54'38" | 470.25' | 48.51' | S 16°24'16" E | 48.49' |
| C12         | 05°54'38" | 470.25' | 48.51' | S 10°29'38" E | 48.49' |
| C13         | 11°58'06" | 410.25' | 85.70' | S 19°26'00" E | 85.54' |
| C14         | 11°30'02" | 410.25' | 82.35' | S 07°41'56" E | 82.21' |



$$\begin{aligned}
 \Delta &= 28^\circ 33' 50'' \\
 R &= 210.00' \\
 L &= 104.69' \\
 \text{Chord Bearing} &= \\
 S\ 54^\circ 13' 10''\ W \\
 \text{Chord} &= 103.61'
 \end{aligned}$$

$\Delta = 84^{\circ}05'20''$   
 $R = 25.00'$   
 $L = 36.69'$   
*Chord Bearing =*  
*N 34°30'21" E*  
*Chord = 33.49'*

$N 76^{\circ}33'03'' E$   
 $29.60'$

$S 76^{\circ}33'03'' W$   
 $51.97'$

$\Delta = 23^{\circ}28'08''$   
 $R = 470.25'$   
 $L = 192.62'$

*pc*

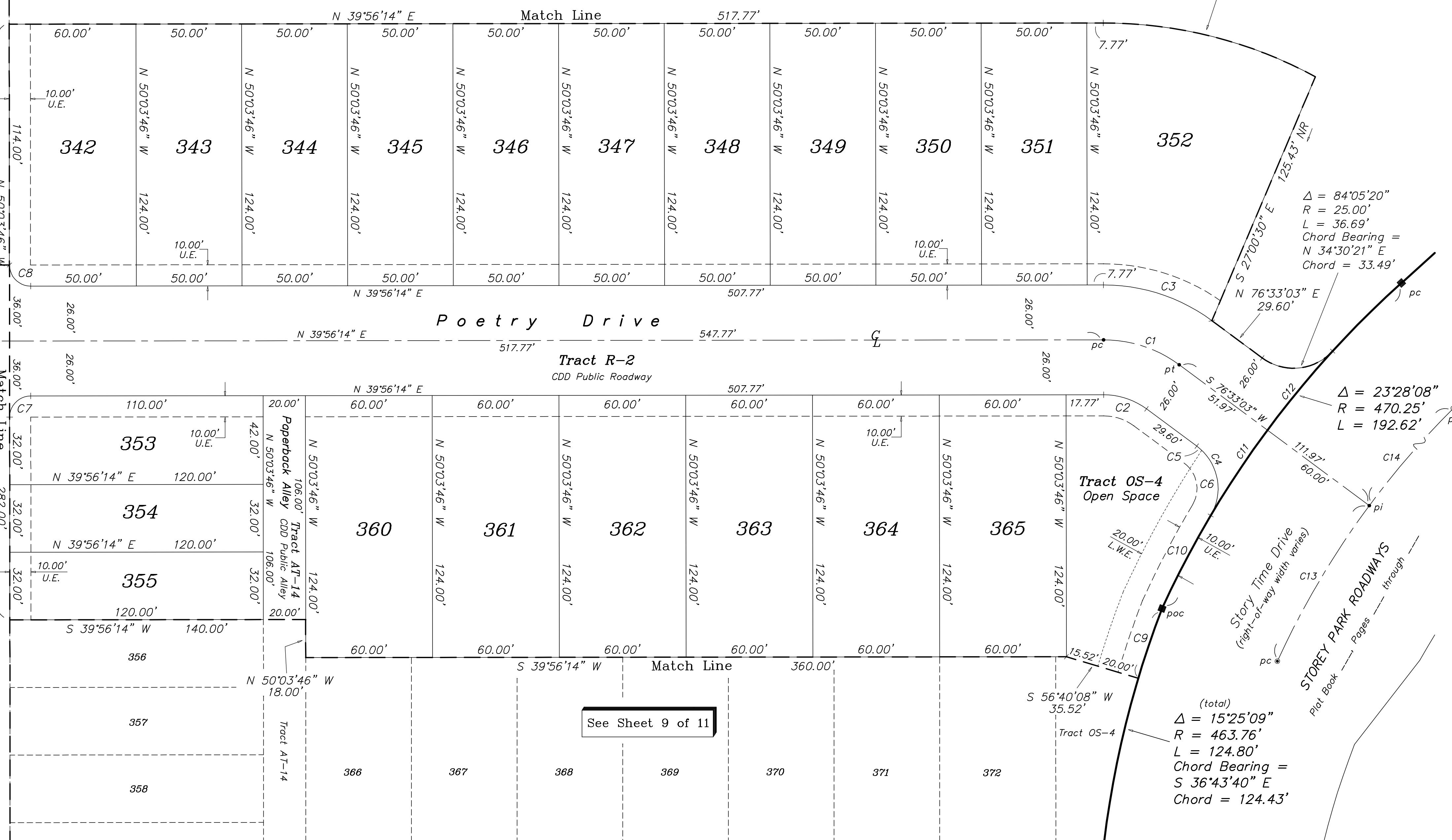
*t*

*C12*

$$\begin{aligned}
 & (total) \\
 \Delta & = 15^{\circ}25'09'' \\
 R & = 463.76' \\
 L & = 124.80' \\
 Chord \ Bearing & = \\
 S & 36^{\circ}43'40'' E \\
 Chord & = 124.43'
 \end{aligned}$$

See Sheet 11 of 11

Tract P-5



Tract R-2

See Sheet 8 of 11

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Tract R-2

See Sheet 7 of 11



**GANUNG - BELTON ASSOCIATES, INC.**

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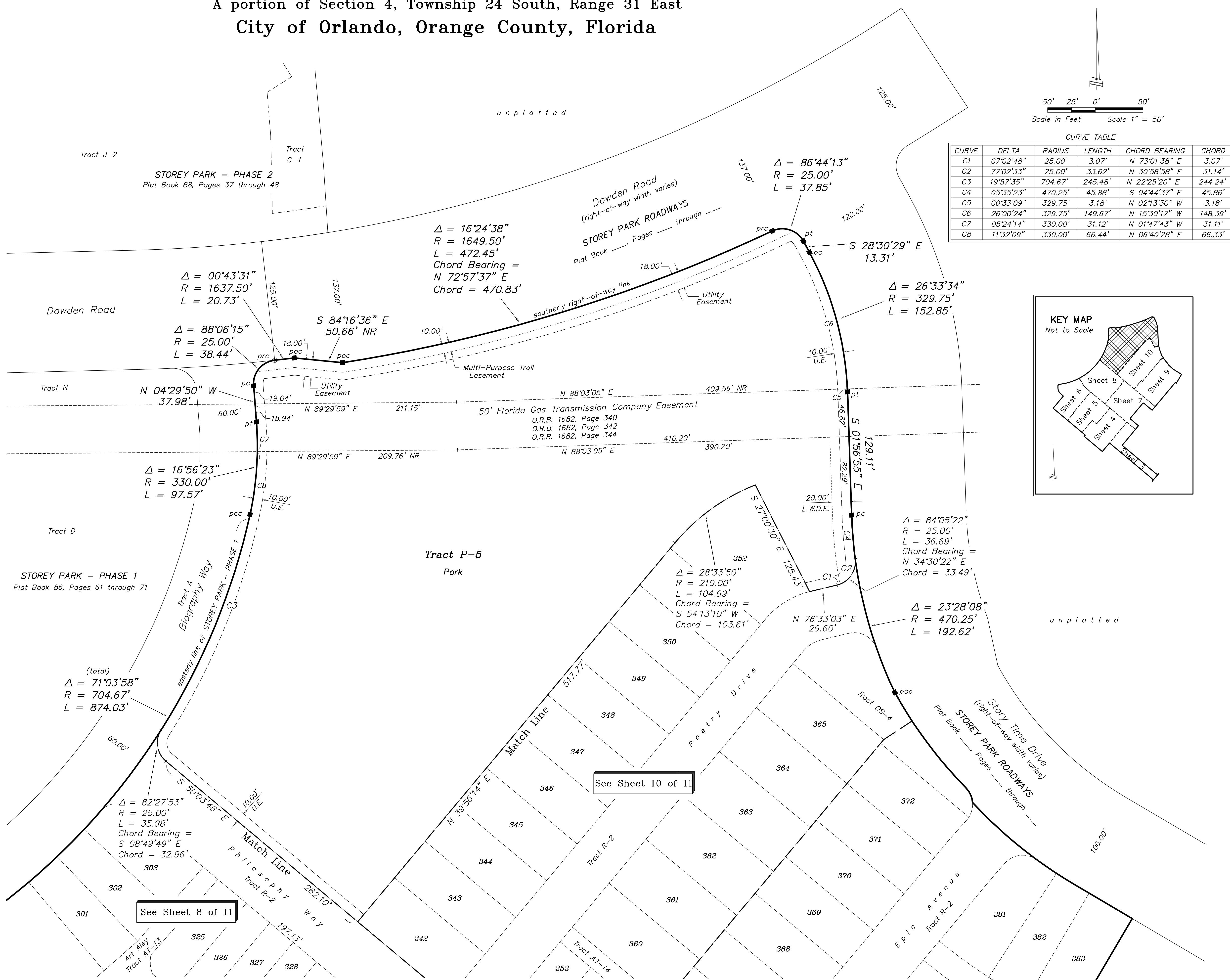
*professional surveyors and mappers*

E. Robinson Street Orlando, FL 32801 (407) 894-66

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A portion of Section 4, Township 24 South, Range 31 East  
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| CURVE | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
|-------|-----------|---------|---------|---------------|---------|
| C1    | 07°02'48" | 25.00'  | 3.07'   | N 73°01'38" E | 3.07'   |
| C2    | 77°02'33" | 25.00'  | 33.62'  | N 30°58'58" E | 31.14'  |
| C3    | 19°57'35" | 704.67' | 245.48' | N 22°25'20" E | 244.24' |
| C4    | 05°35'23" | 470.25' | 45.88'  | S 04°44'37" E | 45.86'  |
| C5    | 00°33'09" | 329.75' | 3.18'   | N 02°13'30" W | 3.18'   |
| C6    | 26°00'24" | 329.75' | 149.67' | N 15°30'17" W | 148.39' |
| C7    | 05°24'14" | 330.00' | 31.12'  | N 01°47'43" W | 31.11'  |
| C8    | 11°32'09" | 330.00' | 66.44'  | N 06°40'28" E | 66.33'  |