## # MORE OR LESS ID IDENTIFICATION OR OFFICIAL RECORD BOOK PB PLAT BOOK PC PAGE CCR CERTIFIED CORNER RECORD © CENTERLINE FOUND CONCRETE MONUMENT AS NOTED SET 4"x4" CONCRETE MONUMENT (PRM LB 80.17) PCP PERMANENT REFERENCE MONUMENT PCP PERMANENT CONTROL POINT PCP PERMANENT CONTROL POINT PC PUBLIC DRAINAGE EASEMENT UE UTILITY EASEMENT IP IRON PIPE NAYD NATIONAL AMERICAN VERTICAL DATUM (TYP) TYPICAL 1. 10. 9. *9*0 Ν. ë .5 Ω. GENERAL NOTES: 4. GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 MITH 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY MITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. !> PHONE: DEVELOPMENT ON THE 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 THE 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. ALL LOT LINES INTERSECTING OTHERWISE. BEARINGS SHOWN HEREON ARE ASSUMED LINE BETWEEN THE SOUTHWEST CORNER SECTION 33, TOWNSHIP 23 SOUTH, RANGE CORNER OF THE SOUTHEAST 1/4 OF S61"17'20"E. TRACTS K, O, R, AND U (WETLAND/WETLAND BUFFER) AREAS AND ARE HEREBY GRANTED TO AND SHALL BE I THE STARWOOD HOMEOWNERS ASSOCIATION, INC. TRACTS H, Q, S, AND T (STORMWATER POND/OPEN SPACE) ARE COMMON AREAS AND ARE HEREBY GRANTED TO AND SHALL BE MAINTAINED BY THE STARWOOD HOMEOWNERS ASSOCIATION, INC. TRACTS D AND F (OPEN SPACE/PARK) ARE COMMON AREAS HEREBY GRANTED TO AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INC. TRACTS C, L, J, M, N, P, V, YY, AND ZZ (OPEN SPACE) ARE COMMON AREAS AND ARE HEREBY GRANTED TO AND SHALL BE MAINTAINED BY THE STARWOOD HOMEOWNERS ASSOCIATION, INC. TRACTS A, B, E, AND G (ALLEY) ARE COMMON AREAS AND ARE HEREBY GRANTED TO AND SHALL BE MAINTAINED BY THE STARWOOD HOMEOWNERS ASSOCIATION, INC. TRACTS I (LIFT STATION) AND TRACT XX (LIFT STATION) ARE TO CONVEYED BY BEACHLINE SOUTH RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO ORANGE COUNTY BY SEPARATE INSTRUMENT AFTER RECORDING OF THIS PLAT. 131 WEST KALEY STREET ORLANDO, FLORIDA 32806 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM 5 ION NO. LB 801 P L LENGTH R RADIUS A DELTA CB CHORD BEARING CD CHORD DISTANCE CD CHORD DISTANCE CD CHORD DISTANCE PIT POINT OF NON-TANGENCY PC POINT OF TANGENCY PRC POINT OF REVERSE CURVATURE PT POINT OF WAY (R) RADIAL (NR) NON RADIAL CM CONCRETE MONUMENT LB LICENSED BUSINESS PI POINT OF INTERSECTION RP RADIUS POINT CURVES D AND BASED ON THAT CERTAIN R OF THE NORTHWEST 1/4 OF SE 31 EAST AND THE SOUTHEAST SAID SECTION 33, AS BEING ) ARE COMMON MAINTAINED BY STARWOOD ВE NOTICE , AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL II ES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAV ORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICT OT RECORDED ON THIS PLAT THAT MAY BE FOUND IN TO PUBLIC RECORDS OF THIS COUNTY. COMMENCE AT THE SOUTHWEST CORNER COUNTY, FLORIDA: THENCE S61:720"E, ODISTANCE OF 46:79 FEET TO A POINT CENTRAL ANGLE OF 04:18:42", A CHORD ALONG THE ARC OF SAID CURVE A DISTANCE OF 8:84 FEET; THENCE S71:39:29"M, A LISTANCE OF 8:84 FEET; THENCE SOUTH COMPOUND CURVATURE OF A CURVE CONCHORD BEARING OF S76:00'23"E AND A DISTANCE OF 177.58 FEET TO THE END CONSTANCE OF 1897.00 FEET A CENTRAL ANGLE OF 1897.00 FEET A CENTRAL ANGLE OF 1897.00 FEET A CENTRAL ANGLE OF 1897.00 FEET TO A POINT OCCUNTRAL ANGLE OF 87.00 FEET TO A POINT OCCUNTRAL ANGLE OF SAID CURVE AND A DISTANCE OF SAID CURVE A DISTANCE OF SAID CURVE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF SAID CURVE A CHORD ALONG THE ARC DISTANCE OF SAID CURVE A DISTANCE OF SAID CURVE A CHORD ALONG THE ARC DISTANCE OF SAID CURVE A CHORD ALONG THE ARC DISTANCE OF SAID CURVE A POINT OF THENCE STANCE OF SAID CURVE A POINT OF THE POINT OF BEGINNNING. COMMENCE AT THE SOUTHWEST CORNER COUNTY FLORIDA; THENCE S611720" E DISTANCE OF 370.48 FEET TO THE POINT FEET, A CENTRAL ANGLE OF 10.09'20", NORTHWESTERLY ALONG THE ARC OF S. NO9'307"M, A DISTANCE OF 85.30 FEET; ALSO BEING A POINT OF CURVATURE OF ANGLE OF SAID CURVE A DISTANCE OF FEET; THENCE N79'18'24"E, A DISTANCE OF FEET; THENCE EASTERLY ALONG THE ARC A CURVE CONCAVE SOUTHERLY, HAVING S89'18'50"E AND A CHORD DISTANCE OF FEET TO THE END OF SAID CURVE; THENCE FEET TO THE END OF SAID CURVE; THENCE FEET TO THE END OF BEGINNING. LEGAL PORTIONS OF SECTIONS 33 AND DESCRIBED AS FOLLOWS: TOGETHER WITH: CONTAINING: 2,072,755. A PORTION OF SECTION DESCRIBED AS FOLLOWS: PARCEL B PARCEL DESCRIPTION SQUARE FEE AS ORL. ORANGE TOGETHER PORTIONS OF SECTIONS 33 AND DESCRIBED AS FOLLOWS: TOGETHER WITH: COUNT 25 | - | FEET, A CENTRAL ANGLE OF 03'30'39", A CHORD BEARING OF A FITHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF SAIDSTANCE OF 80.00 FEET TO THE POINT OF BEGINNING: THENCE OF SAIDSTANCE C; THENCE NO1'11'06" E, A DISTANCE OF 58.52 FEET TO THE SEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE OF 24'20'57" A CHORD BEARING OF N39'06'35"E AND A THE ARC OF SAID CURVE A DISTANCE OF 480.71 FEET TO A ET; THENCE S56'10'53"E, A DISTANCE OF 684.83 FEET; THENCE STANCE OF 185.14 FEET; THENCE N85'38'48"W, A DISTANCE OF CE N77'20'18"W, A DISTANCE OF 37.20 FEET TO A POINT ON A OF 1121.16 FEET, A CENTRAL ANGLE OF 03'41'24", A CHORD THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL AND SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT AND UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL RVEY REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING FLORIDA STATUTES: AND LAND IS LOCATED IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER THOMAS R. CAMDEN DEWBERRY 131 W KALEY STREET ORLANDO, FLORIDA 32806 CERTIFICATE OF AUTHORIZATION N 8011 EDICATION KNOW MEN BY ALL THESE PRESENTS, THAT BEACHLINE SOUTH RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING THE PLAT NOTES. 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. CITY SURVEYOR CITY ENGINEER EXAMINED & APPROVED THIS IS TO CERTIFY, THAT ON CITY COUNCIL APPROVED THE FOREGOING ВУ: COUNTY COMPTROLLER I HEREBY CERTIFY THAT OFFICIAL RECORDS ON \_\_\_\_ WITNESS WITNESS SIGNED: STREETS, UTILITY EASEMENTS, SIDEWALK EASEMENTS, ACCESS EASEMENTS, AND DRAINAGE EASEMENTS, EXCEPT THOSE CERTAIN TRACTS LISTED AS ALLEYS, AND TO THE EXTENT SUCH EASEMENTS ARE NOT SHOWN HEREON AS PRIVATE EASEMENTS, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. CITY PLANNING NOTARY PRINTED NAME STATE OF FLORIDA, COUNTY OF ORANGE NAME: $\mathcal{B}$ Y: $\mathcal{B}$ EACHLINE SOUTH RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY REVIEWED FOR CONFORMITY IN WITNESS WHEREOF, I HAVE HEREUNTO ABOVE DATE. IN MINESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON \_\_\_\_\_\_\_\_\_, A.D. 2017. SIGNED, SEALED AND BOOK: (SIGNATURE) $\mathcal{P}$ (SIGNATURE) TITLE: OFFICIAL NOTARY ≷ DELIVERED STARWOOD PHASE CERTIFICATE OF APPROVAL BY AND THE FOREGOING PLAT WAS RECORDED IN THE O TO FLORIDA STATUTE 177. CERTIFICATE OF APPROVAL BY CITY ENGINEER CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER CERTIFICATE OF APPROVAL BY MUNICIPALITY CERTIFICATE OF REVIEW BY CITY SURVEYOR FOR ORANGE ≷ THE CITY CLERK COUNTY, FLORIDA PRESENCE PAGE: SET MY MITNESS MY COMMISSION MITNESS (PRINTED) 9 DATE: HAND AND SEAL COUNTY THE