

STOREY PARK - PARCEL L PHASE 3

A portion of Section 3, Township 24 South, Range 31 East
City of Orlando, Orange County, Florida

Legal Description

A portion of Section 3, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of Tract OS–L4, STOREY PARK – PARCEL L, according to the plat thereof, as recorded in Plat Book 95, Pages 73 through 86, Public Records of Orange County, Florida; said point lying on the northerly line of an existing 50.00 foot wide Florida Gas Transmission Company Easement, as described and recorded in Official Records Book 1682, Pages 340, 342 and 344, Public Records of Orange County, Florida; thence run S 88°58'56" W, along the northerly line of said gas easement, a distance of 73.36 feet; thence, departing said northerly line, run N 32°55'29" E, a distance of 10.99 feet; thence run N 49°13'25" E, a distance of 141.91 feet; thence run N 26°29'46" E, a distance of 167.28 feet; thence run N 08°47'20" W, a distance of 305.71 feet; thence run N 05°32'16" E, a distance of 76.17 feet; thence run N 15°28'11" W, a distance of 121.75 feet; thence run N 70°19'49" E, a distance of 219.59 feet; thence run N 61°25'37" E, a distance of 52.63 feet; thence run N 43°23'56" E, a distance of 145.81 feet; thence run S 60°48'41" E, a distance of 15.13 feet; thence run N 87°23'00" E, a distance of 364.69 feet; thence run N 19°40'11" W, a distance of 439.29 feet; thence run N 73°54'22" E, a distance of 180.55 feet; thence run S 63°21'19" E, a distance of 293.16 feet; thence run S 30°20'13" W, a distance of 27.67 feet to a point of curvature of a non–tangent curve, concave easterly, having a radius of 1,893.48 feet; thence, on a chord bearing of S 06°14'30" E and a chord distance of 171.89 feet, run southerly along the arc of said curve, a distance of 171.95 feet, through a central angle of 05°12'12" to the point of tangency thereof; thence run S 08°50'36" E, a distance of 124.72 feet; thence run N 87°23'00" E, a distance of 120.71 feet; thence run S 08°50'36" E, a distance of 14.18 feet to a point of curvature of a curve, concave westerly, having a radius of 948.00 feet and a central angle of 05°35'13"; thence run southerly, along the arc of said curve, a distance of 92.44 feet to a point on said curve; thence run N 86°44'37" E, a distance of 52.00 feet; thence run N 87°23'00" E, a distance of 200.58 feet; thence run S 12°35'45" E, a distance of 59.94 feet; thence run S 11°04'45" E, a distance of 124.16 feet; thence run S 28°41'41" E, a distance of 105.91 feet; thence run S 25°49'50" E, a distance of 106.40 feet; thence run S 34°58'45" E, a distance of 76.19 feet; thence run S 03°05'24" E, a distance of 134.87 feet; thence run S 03°00'17" E, a distance of 187.91 feet; thence run S 26°41'06" E, a distance of 69.93 feet to a point on the west line of Tract W–2, MOSS PARK RIDGE, according to the plat thereof, as recorded in Plat Book 66, Pages 83 through 91, Public Records of Orange County, Florida; thence run S 00°48'48" E, along the west line thereof, a distance of 3.13 feet to a point on the northerly line of said STOREY PARK – PARCEL L; thence westerly along the northerly line of said STOREY PARK – PARCEL L, the following courses and distances: run S 88°34'40" W, a distance of 29.54 feet; thence run S 87°23'00" W, a distance of 1,294.36 feet; thence run S 88°58'56" W, a distance of 373.82 feet to the POINT OF BEGINNING.

Containing 34.46 acres, more or less.

Surveyor's Notes:

- Bearings are based on an assumed bearing of S 00°47'01" E along the west line of the SW 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida.
- 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.
- Development on this property depicted on this plat is subject to the requirements of Chapter 59, the Concurrence 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.
- The following tracts described and shown hereon dedicated to the perpetual use of the public are dedicated with the intent to be owned and maintained by the Storey Park Community Development District, a Florida unit of special purpose government established under Chapter 190, Florida Statutes (the District or CDD), its successors and/or assigns, for the purposes stated below:

Tract R–6 (Roadway)
Tracts AT–27, AT–28, AT–29 and AT–30 (Public Alleys)
Tracts OS–10 and OS–11 (Open Space)
Tracts SW–4 and SW–5 (Stormwater)
Tracts B–1 and B–2 (Upland Buffer)
- The Utility Easements (U.E.'s), Drainage Easements (D.E.'s) and the Drainage & Utility Easements (D.U.E.'s) dedicated to the perpetual use of the public are dedicated with the intent to be owned and maintained by the District, its successors and/or assigns.
- The Utility Easement and Drainage Easement over Tract R–6 (Roadway), Tracts AT–27, AT–28, AT–29 and AT–30 (Public Alleys) and Tracts OS–10 and OS–11 (Open Space) dedicated to the perpetual use of the public are dedicated with the intent to be owned and maintained by the District, its successors and/or assigns.
- An emergency access easement over the CDD Public storm drainage conveyance system within Tract R–6 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.
- All lines intersecting curves are radial unless otherwise noted as NR (Non–Radial).
- Homeowners own and maintain their individual water and /or reclaim services (collectively "water services") which extend to their homes from public water and/ or reclaim meters located adjacent to the CDD public right–of–way. The privately owned water services for Lots 330 through 335 and Lots 354 through 359, extend to these units through the utility easements within Tract OS–L10 (Open Space) fronting these lots and are granted a non–exclusive easement over the utility easements within Tract OS–L10 for the purpose of maintaining their respective water services. The privately owned water services for Lots 366 through 371 and Lots 390 through 395, extend to these units through the utility easements within Tract OS–L11 (Open Space) fronting these lots and are granted a non–exclusive easement over the utility easements within Tract OS–L11 for the purpose of maintaining their respective water services.
- The Storey Park Community Development District, as the governmental entity holding the Tracts and Easements in trust for the perpetual use of the public, will operate and maintain said Tracts and Easements, subject to all laws, rules and regulations applicable to a government's authority to operate, maintain and regulate publicly dedicated rights–of–way and easements.

Vicinity Map
Not to Scale

GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers
1275 E. Robinson Street Orlando, FL 32801 (407) 894–6656

Other than those shown hereon, at the time of recording, the lands described hereon were subject to the following easements: Temporary Access and Utility Easement per O.R.B. 10464, Page 4966 and O.R.B. 10822, Page 4757; Temporary Construction and Access Easement per O.R.B. 10542, Page 695; O.R.B. 10893, Page 6782; DOC# 20160144125; DOC# 20170106017, DOC# 20170376714 and DOC# 20170376723.

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.

CERTIFICATE OF REVIEW BY CITY ENGINEER

Examined and Approved: _____ Date _____
City Engineer: _____

CERTIFICATE OF APPROVAL BY
CITY PLANNING OFFICIAL

Examined and Approved: _____ Date _____
City Planning Official: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Chapter 177 Florida State Statute.
City Surveyor: _____ Date _____

PLAT BOOK	PAGE																																
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<p><i>This is to certify that the undersigned, LENNAR HOMES, LLC, a Florida limited liability company, hereafter referred to as the "Owner", is the lawful owner of the lands described in the caption hereon, and that the Owner 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.</i></p> <p><i>The following tracts described and shown hereon are dedicated to the perpetual use of the public. (See Note No. 4)</i></p> <p>Tracts R–4 and R–5 Tracts AT–27, AT–28, AT–25 and AT–30 Tracts B–1 and B–2 (Upland Buffer) Tracts OS–10 and OS–11 (Open Space)</p> <p><i>The Utility Easements (U.E.'s), Drainage Easements (D.E.'s) and Drainage & Utility Easements (D.U.E.'s) shown hereon are hereby dedicated to the perpetual use of the public (See Note No. 5).</i></p> <p><i>A Utility Easement and Drainage Easement over Tract R–6 (Roadway), Tracts AT–27, AT–28, AT–25 and AT–30 (Public Alleys) and over Tracts OS–10 and OS–11 (Open Space) is dedicated to the perpetual use of the public (See Note No. 6).</i></p> <p><i>IN WITNESS WHEREOF, the undersigned company has caused these presents to be signed and acknowledged below on this _____ day of _____, 2019.</i></p> <p>LENNAR HOMES, LLC a Florida limited liability company</p> <table><tr><td>BY: _____</td><td>Vice–President</td></tr><tr><td>_____</td><td>Title</td></tr><tr><td colspan="2">Brock Nicholas</td></tr><tr><td colspan="2">Printed Name</td></tr><tr><td>_____</td><td>_____</td></tr><tr><td>witness</td><td>witness</td></tr><tr><td>_____</td><td>_____</td></tr><tr><td>printed name</td><td>printed name</td></tr><tr><td colspan="2">STATE OF _____ COUNTY OF _____</td></tr><tr><td colspan="2"><p><i>The foregoing was acknowledged before me this _____ day of _____, 2019, by _____ Brock Nicholas _____, as _____ Vice–President _____ of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.</i></p><p>_____</p><p>Notary Public</p><p>My Commission No. _____</p><p>My Commission Expires _____</p><p>Notary Stamp</p></td></tr><tr><td colspan="2">CERTIFICATE OF APPROVAL BY MUNICIPALITY</td></tr><tr><td colspan="2"><p>THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.</p><p>MAYOR: _____</p><p>ATTEST: _____ CITY CLERK</p></td></tr><tr><td colspan="2">QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER</td></tr><tr><td colspan="2"><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 Ganung Ganung–Belton Associates, Inc. 1275 E. Robinson Street Orlando, Florida, 32801</p><p>Dated: _____</p><p>Registration No. P.L.S. 4236 Signed: _____ L.B. 7194</p></td></tr><tr><td colspan="2">CERTIFICATE OF COUNTY COMPTROLLER</td></tr><tr><td colspan="2"><p>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.</p><p>By: _____</p></td></tr></table>		BY: _____	Vice–President	_____	Title	Brock Nicholas		Printed Name		_____	_____	witness	witness	_____	_____	printed name	printed name	STATE OF _____ COUNTY OF _____		<p><i>The foregoing was acknowledged before me this _____ day of _____, 2019, by _____ Brock Nicholas _____, as _____ Vice–President _____ of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. 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