




Interoffice Memorandum

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: April 26, 2016

March 25, 2016

TO: Mayor Teresa Jacobs
and Board of County Commissioners

FROM: Mark V. Massaro, P.E., Director, Public Works Department 

CONTACT PERSON: **Ruby Dempsey Rozier, Manager**
Traffic Engineering 

PHONE NUMBER: **(407) 836-7890**

SUBJ: **Installation of Traffic Control Devices and "No Parking" signs in
Ashlin Park Phase 2**

Our staff recommends that the following traffic control devices be installed in Ashlin Park Phase 2:

Install "STOP" signs on:

- Backwoods Trail at Sprawling Oak Drive
- Hainsworth Street at Backwoods Trail
- Ashlin Park Boulevard at Backwoods Trail
- Still Pond Lane at Sprawling Oak Drive
- Still Pond Lane at Ashlin Park Boulevard
- Backwoods Trail at Bike Trail
- Serenity Bend at Bike Trail

Install Alleyway "STOP" signs on:

- Water Run Alley at Backwoods Trail
- Thicket Branch Alley at Misty Oak Alley
- Water Run Alley (WB) at Thicket Branch Alley
- Water Run Alley (EB) at Thicket Branch Alley
- Thicket Branch Alley at Bike Trail
- Shadeview Alley at Misty Oak Alley
- Shadeview Alley at Water Run Alley
- Misty Oak Alley at Serenity Bend
- Flowing Water Alley at Misty Oak Alley
- Flowing Water Alley at Water Run Alley
- Water Run Alley (EB) at Serenity Bend
- Water Run Alley (WB) at Serenity Bend

The Fire Marshal recommends that the following “No Parking” signs be installed in Ashlin Park Phase 2:

Install “NO PARKING” signs on:

Sprawling Oak
Backwoods Trail
Hainsworth Street
Still Pond Lane
Ashlin Park Boulevard
Serenity Bend

Action Requested: **Approval of Traffic Control Devices and “No Parking” sign installations in Ashlin Park Phase 2. District 1.**

MVM/RDR/AHW

Attachments

Ashlin Park Phase 2
 LYING IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
 ORANGE COUNTY, FLORIDA
 DISTRICT # 1

STOP/STREET

(1)	(Ft S)	on Backwoods Trail at Sprawling Oak Drive	7200 11700
(2)	(Ft W)	on Hainsworth Street at Backwoods Trail	7700 7200
(3)	(Ft E)	on Ashlin Park Boulevard at Backwoods Trail	11800 7200
(4)	(Ft S)	on Still Pond Lane at Sprawling Oak Drive	7200 11700
(5)	(Ft N)	on Still Pond Lane at Ashlin Park Boulevard	7300 11700
(6)	(Ft N)	on Backwoods Trail at Bike Trail/Emergency Access	7300
(7)	(Ft N)	on Serenity Bend at Bike Trail/Emergency Access	7300

STOP/ALLEYWAYS

(8)	(Ft E)	on Water Run Alley at Backwoods Trail	
(9)	(Ft S)	on Thicket Branch Alley at Misty Oak Alley	
(10)	(Ft E)	on Water Run Alley (WB) at Thicket Branch Alley	
(11)	(Ft W)	on Water Run Alley (EB) (stop only) at Thicket Branch Alley	
(12)	(Ft N)	on Thicket Branch Alley at Bike Trail/Emergency Access	
(13)	(Ft S)	on Shadeview Alley at Misty Oak Alley	
(14)	(Ft N)	on Shadeview Alley at Water Run Alley	

- (15)** **(Ft W)** **on Misty Oak Alley
at Serenity Bend**
- (16)** **(Ft S)** **on Flowing Water Alley
at Misty Oak Alley**
- (17)** **(Ft N)** **on Flowing Water Alley
at Water Run Alley**
- (18)** **(Ft W)** **on Water Run Alley (EB) (stop only)
at Serenity Bend**
- (19)** **(Ft E)** **on Water Run Alley (WB)
at Serenity Bend**

END OF ROAD TREATMENT

- (20)** **(Ft N)** **on Sprawling Oak Drive (Cul-de-sac)
at Backwoods Trail**
- (21)** **(Ft S)** **on Backwoods Trail
at Bike Trail/Emergency Access**
- (22)** **(Ft S)** **on Thicket Branch Alley
at Bike Trail/Emergency Access**
- (23)** **(Ft S)** **on Serenity Bend
at Bike Trail/Emergency Access**
- (24)** **(Ft E)** **on Water Run Alley
at Bike Trail**

NO PARKING with arrows

- (25)** **on Sprawling Oak Drive starting 250ft east of Still Pond Lane extending
west and north to the cul-de-sac on the north and east sides**
- (26)** **on Backwoods Trail from Sprawling Oak Drive extending south to the
bike Trail/Emergency Access Road on the east and west sides**
- (27)** **on Hainsworth Street from Backwoods Trail extending 100ft west on
the north and south sides**
- (28)** **on Still Pond Lane from Sprawling Oak Drive extending south to
Ashlin Park Boulevard on the east and west sides**
- (29)** **on Ashlin Park Boulevard from Backwoods Trail to Still Pond Lane
on the north side**

(30)

on Serenity Bend from the Bike Trail/Emergency Access Road extending north to Misty Oak Alley on the east side

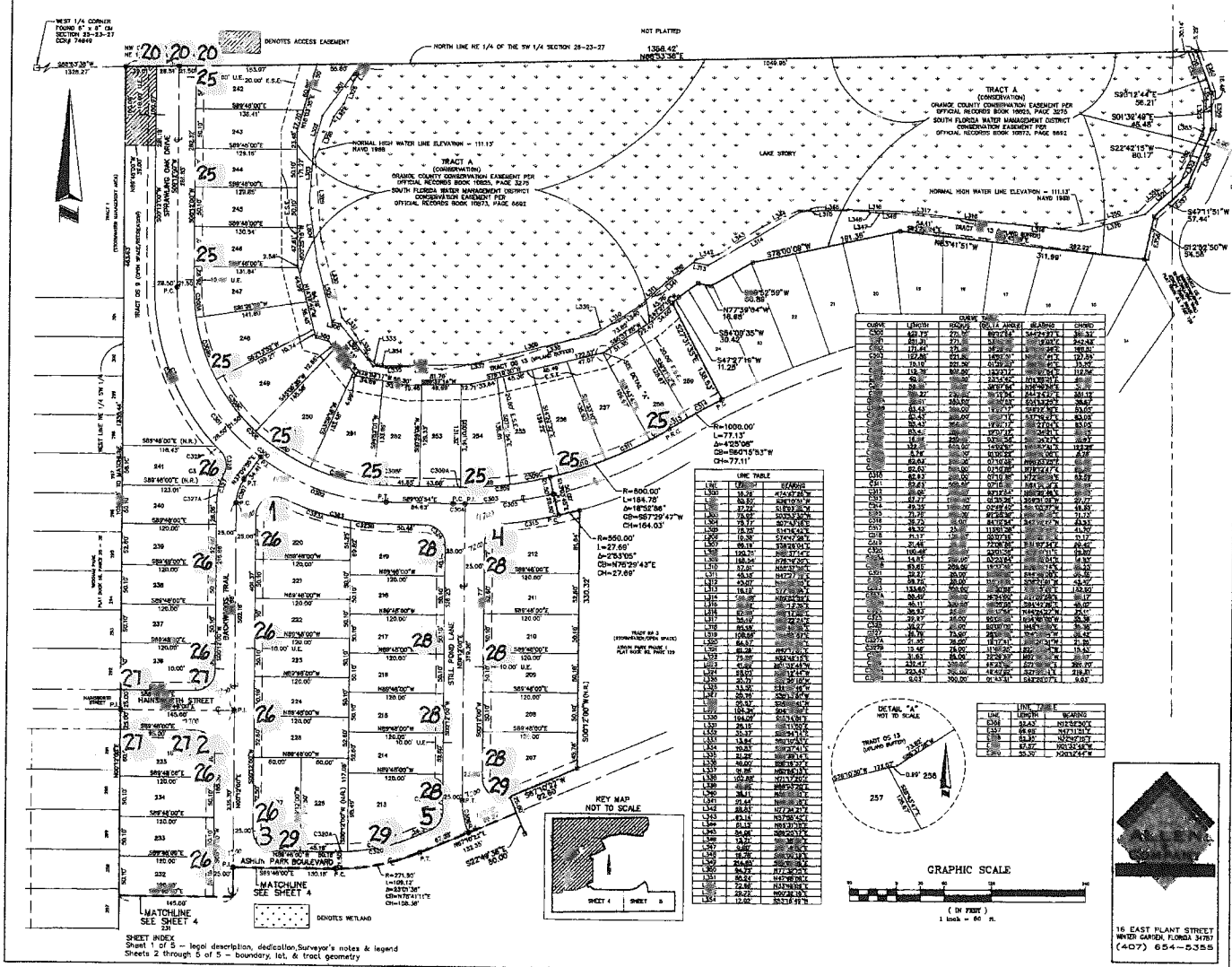
ahw/

3/25/2016

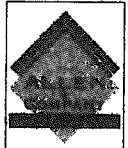
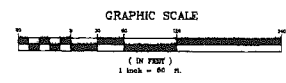
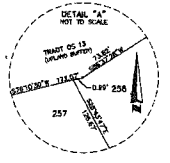
ASHLIN PARK PHASE 2

LYING IN SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 3 OF 5 PLAT BOOK **84** PAGE **146**



LINE	LENGTH	BEARING	AREA	PERCENT	MARKER	CHANGING
C250	440.12	279.75	802.214	14.424711	36.42	
C251	451.41	279.75	827.214	14.824711	36.42	
C252	462.70	279.75	852.214	15.224711	36.42	
C253	473.99	279.75	877.214	15.624711	36.42	
C254	485.28	279.75	902.214	16.024711	36.42	
C255	496.57	279.75	927.214	16.424711	36.42	
C256	507.86	279.75	952.214	16.824711	36.42	
C257	519.15	279.75	977.214	17.224711	36.42	
C258	530.44	279.75	1002.214	17.624711	36.42	
C259	541.73	279.75	1027.214	18.024711	36.42	
C260	553.02	279.75	1052.214	18.424711	36.42	
C261	564.31	279.75	1077.214	18.824711	36.42	
C262	575.60	279.75	1102.214	19.224711	36.42	
C263	586.89	279.75	1127.214	19.624711	36.42	
C264	598.18	279.75	1152.214	20.024711	36.42	
C265	609.47	279.75	1177.214	20.424711	36.42	
C266	620.76	279.75	1202.214	20.824711	36.42	
C267	632.05	279.75	1227.214	21.224711	36.42	
C268	643.34	279.75	1252.214	21.624711	36.42	
C269	654.63	279.75	1277.214	22.024711	36.42	
C270	665.92	279.75	1302.214	22.424711	36.42	
C271	677.21	279.75	1327.214	22.824711	36.42	
C272	688.50	279.75	1352.214	23.224711	36.42	
C273	699.79	279.75	1377.214	23.624711	36.42	
C274	711.08	279.75	1402.214	24.024711	36.42	
C275	722.37	279.75	1427.214	24.424711	36.42	
C276	733.66	279.75	1452.214	24.824711	36.42	
C277	744.95	279.75	1477.214	25.224711	36.42	
C278	756.24	279.75	1502.214	25.624711	36.42	
C279	767.53	279.75	1527.214	26.024711	36.42	
C280	778.82	279.75	1552.214	26.424711	36.42	
C281	790.11	279.75	1577.214	26.824711	36.42	
C282	801.40	279.75	1602.214	27.224711	36.42	
C283	812.69	279.75	1627.214	27.624711	36.42	
C284	823.98	279.75	1652.214	28.024711	36.42	
C285	835.27	279.75	1677.214	28.424711	36.42	
C286	846.56	279.75	1702.214	28.824711	36.42	
C287	857.85	279.75	1727.214	29.224711	36.42	
C288	869.14	279.75	1752.214	29.624711	36.42	
C289	880.43	279.75	1777.214	30.024711	36.42	
C290	891.72	279.75	1802.214	30.424711	36.42	
C291	903.01	279.75	1827.214	30.824711	36.42	
C292	914.30	279.75	1852.214	31.224711	36.42	
C293	925.59	279.75	1877.214	31.624711	36.42	
C294	936.88	279.75	1902.214	32.024711	36.42	
C295	948.17	279.75	1927.214	32.424711	36.42	
C296	959.46	279.75	1952.214	32.824711	36.42	
C297	970.75	279.75	1977.214	33.224711	36.42	
C298	982.04	279.75	2002.214	33.624711	36.42	
C299	993.33	279.75	2027.214	34.024711	36.42	
C300	1004.62	279.75	2052.214	34.424711	36.42	



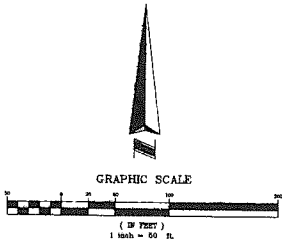
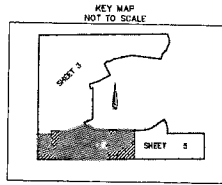
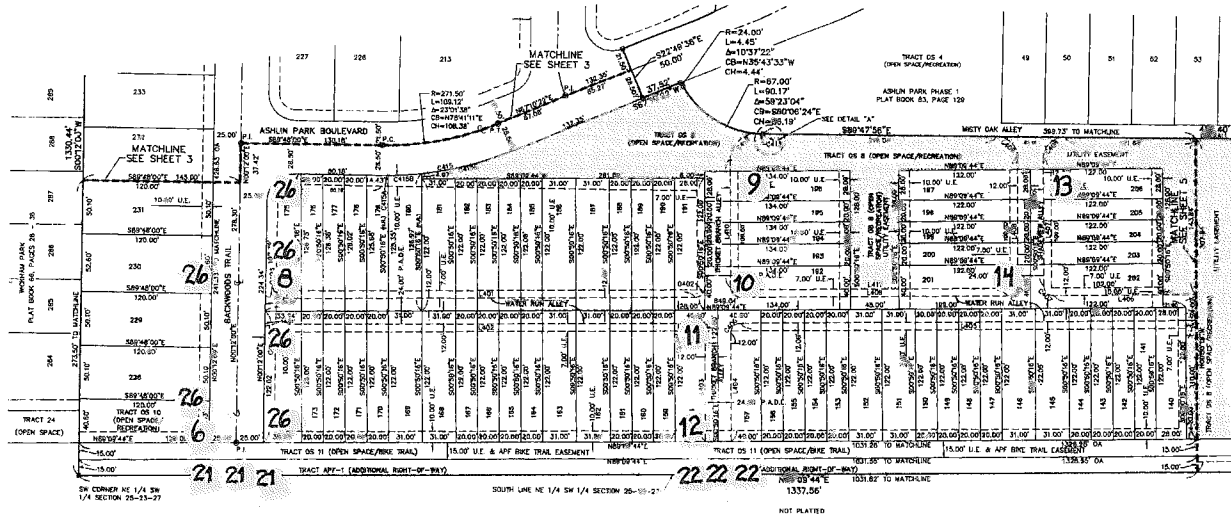
16 EAST PLANT STREET
WATER GARDEN, FLORIDA 34767
(407) 654-5355

ASHLIN PARK PHASE 2

LYING IN SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 4 OF 5

PLAT BOOK 84 PAGE 147

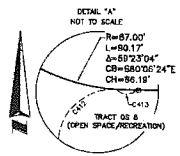


CURVE	LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C402	14.14	6.00	90°00'00"	S84°29'44"E	12.72
C403	10.72	24.00	72°39'44"	S78°00'23"E	10.68
C404	3.88	24.00	72°39'44"	S77°22'08"W	3.81
C405	14.14	6.00	90°00'00"	S84°29'44"W	12.72
C406	14.14	6.00	90°00'00"	S84°29'44"W	12.72
C407	14.14	6.00	90°00'00"	S84°29'44"W	12.72
C408	30.16	18.00	180°00'00"	S84°29'44"W	26.11
C409	29.59	18.00	88°7'40"	N45°19'08"W	26.83
C410	14.14	6.00	90°00'00"	S84°29'44"E	12.72
C411	14.14	6.00	90°00'00"	S84°29'44"E	12.72
D112	39.41	24.00	94°30'32"	S48°13'25"W	35.13
C413	4.63	22.00	93°33'30"	S86°18'25"E	4.83
C414	39.27	25.00	90°00'00"	S49°12'00"W	38.36
C415	120.57	300.00	23°01'36"	N78°41'11"E	118.26
C416A	3.57	300.00	01°03'49"	N88°40'09"E	3.57
C416B	31.08	300.00	02°56'23"	N88°10'37"E	31.08
C415C	83.66	300.00	18°01'57"	N78°11'21"E	83.67

LINE	LENGTH	BEARING
L401	385.81	N88°29'44"E
L402	398.69	N89°00'44"E
L403	101.00	S50°30'18"E
L404	101.00	S50°30'18"E
L405	431.00	N88°29'44"E
L406	132.00	N88°29'44"E
L407	118.00	S20°30'18"E
L408	247.00	N88°00'44"E
L410	118.00	S20°30'18"E
L411	249.00	N88°00'44"E

□ DENOTES UTILITY EASEMENT

SHEET INDEX
 Sheet 1 of 5 - legal description, dedication, Surveyor's notes & legend
 Sheets 2 through 5 of 5 - boundary, lot, & tract geometry

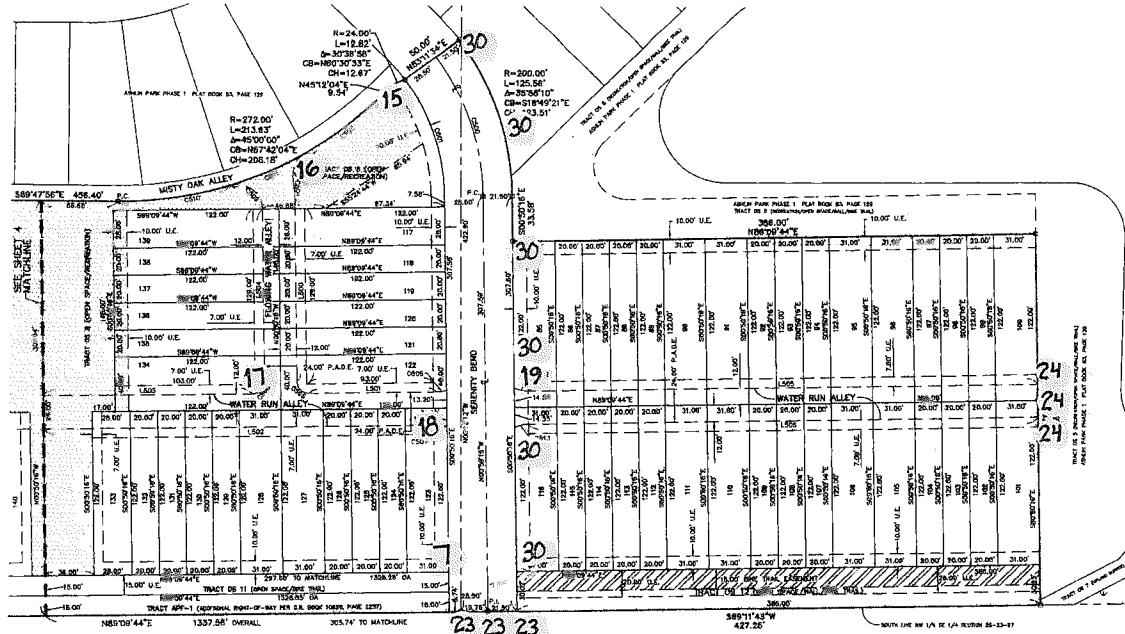


ASHLIN PARK PHASE 2

LYING IN SECTION 25, TOWNSHIP 29 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 5 OF 5

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□ DENOTES UTILITY EASEMENT

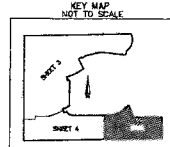
NOT PLATTED

EAST LINE OF THE SW 1/4 SECTION 25-25-27

POINT OF COMMENCEMENT
SOUTH 1/4 CORNER
FRONT 8' x 4' OF
SECTION 25-25-27
COR. # 74464

▨ DENOTES 15.00' EASE TRAIL EASEMENT

NOT PLATTED



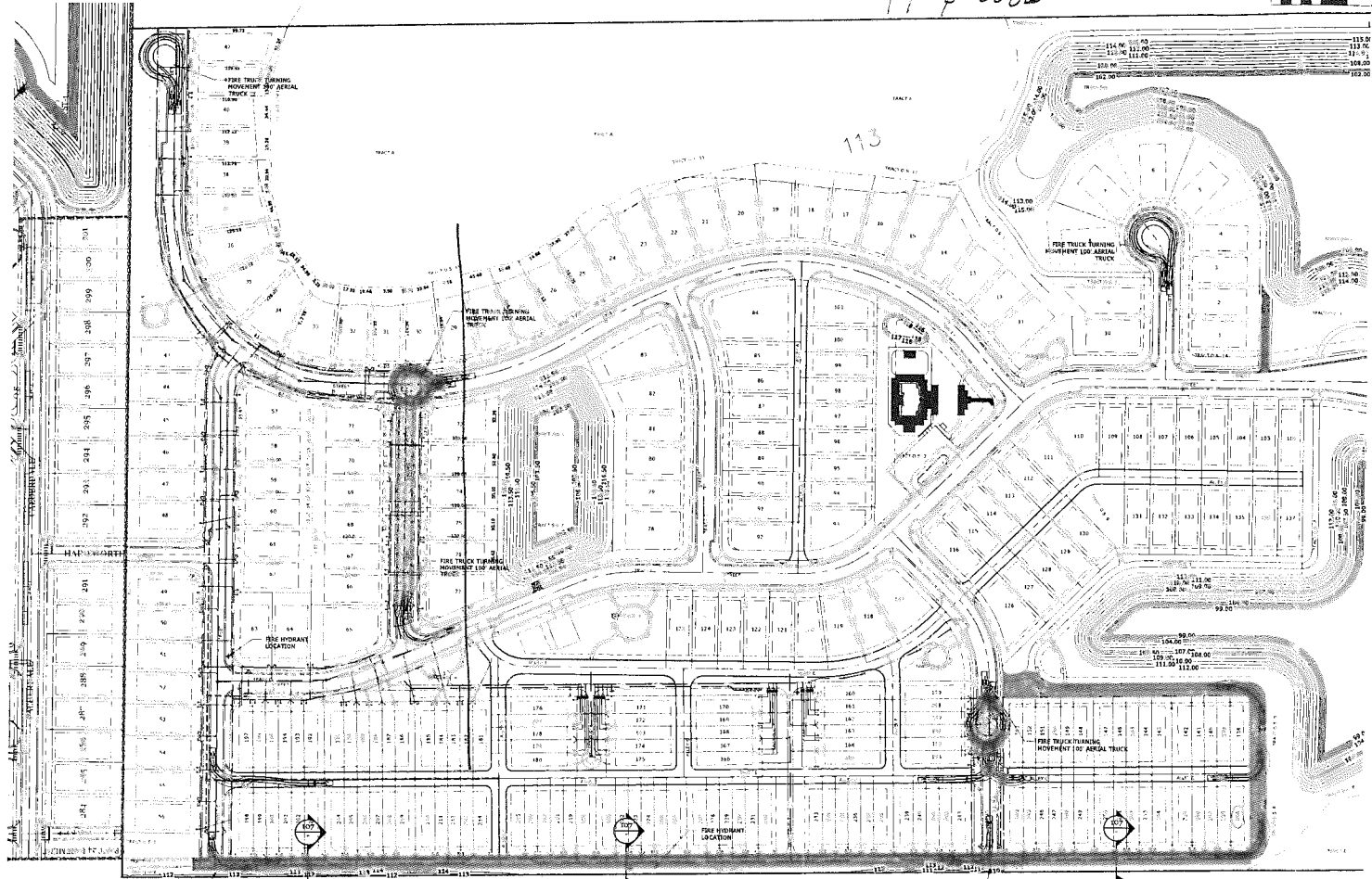
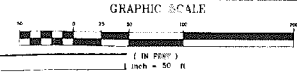
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355

SHEET INDEX
Sheet 1 of 5 - legal description, dedication, Surveyor's notes & legend
Sheets 2 through 5 of 5 - boundary, lot, & tract geometry

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C500	112.00'	178.50'	35.90°10"	N18°48'21"W	110.23'
C501	94.17'	150.00'	35.98°10"	N18°48'21"W	92.63'
C502	86.00'	272.00'	14.32°43"	N82°28'26"E	88.87'
C503	23.27'	18.00'	70.08°57"	S24°38'48"W	21.84'
C504	14.50'	82.00'	09°24'54"	N89°37'43"W	14.50'
C505	14.14'	9.00'	80°00'00"	S45°50'16"E	12.73'
C506	7.83'	24.00'	181°2'38"	N80°03'26"E	7.80'
C507	7.83'	24.00'	181°2'38"	N81°53'26"W	7.80'
C508	4.44'	9.00'	80°00'00"	N44°08'41"E	12.73'
C509	35.30'	18.00'	106°26'58"	N54°03'45"W	39.44'
C510	83.00'	272.00'	17.79°18"	N81°27'23"E	82.70'
C511	81.00'	272.00'	12.57°59"	N86°13'47"E	81.43'
C512	8.60'	18.00'	30°00'00"	S75°30'16"E	9.84'
C513	6.30'	18.00'	30°00'00"	S74°09'44"W	9.84'

LINE TABLE		
LINE	LENGTH	BEARING
L500	134.84'	S60°30'18"E
L501	83.50'	N89°02'44"E
L502	289.80'	N81°02'41"E
L503	154.00'	N89°02'44"E
L504	126.88'	N00°50'16"W
L505	376.80'	N82°08'44"E
L506	376.50'	N89°02'44"E

14-5-008B



Box 448
24844430



G. I. SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
Phone: 407-323-0705
Fax: 407-323-6650
www.GIEng.com



Ashton Woods Homes
2450 Maitland Center Parkway
Suite 301
Maitland, FL 32751
(407) 647-3700
(407) 647-0700

Ashlin Park PUD
Subdivision
Orange County, Florida

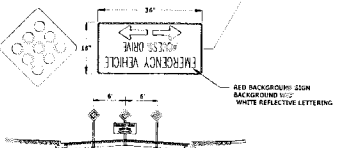
Final Construction
Plans Phase 1

Fire Truck
Tuning

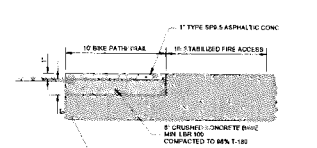
Please see valid address signs, Dead and Sealed below.
GEOFFREY L. SUMMITT, P.E.
Date: October 28, 2013
FL Registration #59777
Conditions of Authorization #29665

Revisions		
No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

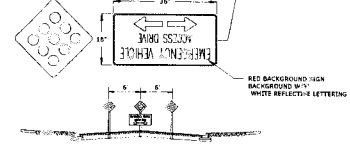
SHEET NUMBER
51 OF 65



328 END OF ROADWAY MARKERS
N.T.S. NINE (9) RED REFLECTORS MOUNTED SYMMETRICALLY ON A 24" DIAMOND REFLECTORIZED RED PANEL



107 BIKE TRAIL SECTION
N.T.S. NOTE: ALL SIDEWALK, TRAIL AND BIKE PATH TO BE CONSTRUCTED AS PART OF INFRASTRUCTURE



321 END OF ROADWAY MARKERS
N.T.S. NINE (9) RED REFLECTORS MOUNTED SYMMETRICALLY ON A 24" DIAMOND REFLECTORIZED RED PANEL

Off-Street Parking:
25 spaces per unit (150 units = 2,625 spaces) (150 units = 25 spaces) (150 units = 25 spaces) (150 units = 25 spaces)

10-11-13
11-15-13
-Prk Areas



PUBLIC WORKS DEPARTMENT
 JOSEPH C. KUNKEL, P. E., *Deputy Director*
 4200 South John Young Parkway ■ Orlando, Florida 32839-9205
 407-836-7972 ■ Fax 407-836-7766
 e-mail: Joe.Kunkel@ocfl.net

October 2, 2015

ORANGE COUNTY
 OCT 5 2015
 TRAFFIC ENGINEERING

Mr. Joseph Webster
 Ashton Orlando Residential, LLC
 1064 Greenwood Boulevard, Suite 124
 Lake Mary, Florida 32746

Subject: **Issuance of Certificate of Completion
 Ashlin Park Phase 2 & 3**

Dear Mr. Webster:

This letter verifies that on September 30, 2015 the County Engineer issued a Certificate of Completion for the construction of Ashlin Park Phase 2 & 3, Plat Book 84, Pages 144-148, Orange County Records.

Please be advised that this certificate does not relieve the developer of responsibility for the materials, workmanship, structural integrity, functioning, and maintenance of the required public improvements during the one (1) year period following issuance of the Certificate of Completion, or at the time the County Engineer issues the Approval for Maintenance.

Sincerely,

Joseph C. Kunkel, P.E.

JCK/sa

Enclosure

- cc: Robert Dudas, Utilities Distribution Section Manager
- Jorge Reyes, Utilities Supervisor, Field Services Division
- Brian Matejcek, Project Manager, Field Services Division
- Brad Bell, Chief Utilities Inspector, Utilities Engineering Division
- County Surveyor, Survey Section, Public Works Engineering Division
- Arthur Woods, Traffic Engineering Division
- Maricela Torres, Roads and Drainage Division
- George Shupp, Roads and Drainage Division (As-Built)
- Mirian Haughee, Stormwater Management Division
- Engineer of Record
- SJR/SF Water Management District

DATE September 30, 2015

DISTRICT 1

CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT THE FACILITIES CONSTRUCTED BY:

DEVELOPER: Ashton Woods Homes, Inc.

DD1148

ADDRESS: c/o Joseph Webster, 1064 Greenwood Blvd., Suite 124, Lake Mary, FL 32746

IN THE DEVELOPMENT OF: Ashlin Park Phase 2 & 3

PROJECT NUMBER: 14-S-008B

S-T-R 25-23-27

AS RECORDED IN PLAT BOOK 84, PAGES 144 - 148, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: Wal-Rose, Inc.

FACILITIES AND IMPROVEMENTS COMPLETE

REQUIRED DOCUMENTS

<u>YES</u>	<u>NOT REQUIRED</u>		<u>YES</u>	<u>NOT REQUIRED</u>	
X		STREETS	X		ENGINEER CERTIFICATION
X		DRAINAGE FACILITIES	X		SURVERYOR CERTIFICATION
X		WATER SYSTEM	X		LETTER OF CREDIT
X		SANITARY SYSTEM		X	CASH GUARANTEE
X		RECLAIMED WATER SYSTEM	X		"AS-BUILT" DRAWINGS
	X	EXTERNAL SIDEWALKS		X	APPROVAL OF AUDIO-OVERRIDE DEVICE
	X	SCREENING		X	RETENTION POND MAINTENANCE GUARANTEE
X		ELECTRICAL SERVICE		X	UNDERDRAIN CERTIFICATION AND PERFORMANCE GUARANTEE
	X	UNDERDRAINS	X		CERTIFIED UTILITY COST AND "BILL OF SALE"
X		ENVIRONMENTAL SWALES	X		PAYMENT FOR STREET AND TRAFFIC SIGNS
			X		VALUE OF TRANSFERRED PROPERTY FORM

ROADWAY CATEGORY

New Construction

Lane Miles

Roadway Type

- Arterial
- Collector
- Subdivision (local)
- Alternative Surface

- Single lane miles
- Single lane miles
- 0.98 Single lane miles
- Single lane miles

- Private
- Private
- Private
- Private

- Public
- Public
- Public
- Public

0.98 TOTAL LANE MILES

[Signature]
SENIOR INSPECTOR

[Signature]
CHIEF ENGINEER

[Signature]
MANAGER, DEVELOPMENT ENGINEERING
for

[Signature]
COUNTY ENGINEER, PUBLIC WORKS

ASHLIN PARK PHASE 2

LYING IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 1 OF 5

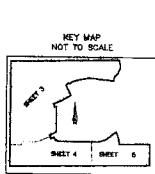
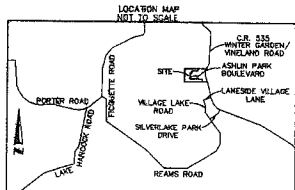
PLAT BOOK 84 PAGE 144

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 27 EAST, LYING IN ORANGE COUNTY, FLORIDA:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE SE 1/4, SAID LINE ALSO BEING THE EAST LINE OF THE SW 1/4, RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 126.63 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 25, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE SAID WEST LINE RUN NORTH 00°12'00" EAST FOR A DISTANCE OF 1330.44 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID WEST LINE RUN NORTH 86°53'38" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 25 FOR A DISTANCE OF 1368.2 FEET; THENCE DEPARTING SAID NORTH LINE RUN THE FOLLOWING 31 COURSES: 48.94 FEET; THENCE RUN SOUTH 22°42'18" WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 47°11'31" WEST FOR A DISTANCE OF 37.44 FEET; THENCE RUN SOUTH 12°32'30" WEST FOR A DISTANCE OF 54.56 FEET; THENCE RUN NORTH 82°41'41" WEST FOR A DISTANCE OF 311.69 FEET; THENCE RUN SOUTH 78°00'09" WEST FOR A DISTANCE OF 191.36 FEET; THENCE RUN THENCE RUN SOUTH 54°00'32" WEST FOR A DISTANCE OF 80.89 FEET; THENCE RUN NORTH 77°39'04" WEST FOR A DISTANCE OF 16.68 FEET; 11.25 FEET; THENCE RUN ALONG A RADIAL BEARING OF SOUTH 27°31'33" EAST FOR A DISTANCE OF 136.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1000.00 FEET, WITH A CHORD BEARING OF SOUTH 89°10'33" WEST, AND A CHORD DISTANCE OF 77.11 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 77.11 FEET THROUGH A CENTRAL ANGLE OF 04°25'08" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF SOUTH 47°28'47" WEST, AND A CHORD DISTANCE OF 164.03 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 164.03 FEET THROUGH A CENTRAL ANGLE OF 10°52'56" TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF NORTH 75°25'43" EAST, AND A CHORD DISTANCE OF 27.69 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 27.69 FEET THROUGH A CENTRAL ANGLE OF 02°53'05" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF SOUTH 87°10'22" WEST FOR A DISTANCE OF 92.60 FEET; THENCE RUN SOUTH 22°44'30" CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF SOUTH 27°32'22" EAST TO A POINT ON A CURVE DISTANCE OF 4.44 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 4.44 FEET THROUGH A CENTRAL ANGLE OF 10°37'22" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 87.00 FEET, WITH A CHORD BEARING OF SOUTH 80°06'24" EAST, AND A CHORD DISTANCE OF 8.19 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 90.17 FEET THROUGH A CENTRAL ANGLE OF 58°23'04" THENCE RUN SOUTH 86°41'82" EAST FOR A DISTANCE OF 498.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 272.00 FEET, WITH A CHORD BEARING OF NORTH 67°42'04" EAST, AND A CHORD DISTANCE OF 208.8 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 208.8 FEET THROUGH A CENTRAL ANGLE OF 45°00'00" THENCE RUN NORTH 45°12'04" EAST FOR A DISTANCE OF 233.63 FEET THROUGH A CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 24.00 FEET, WITH A CHORD BEARING OF NORTH 80°30'33" EAST, AND A CHORD DISTANCE OF 12.87 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 12.87 FEET THROUGH A CENTRAL ANGLE OF 30°38'46" THENCE RUN NORTH 50°11'38" EAST FOR A DISTANCE OF 33.58 FEET; THENCE RUN SOUTHWESTERLY HAVING A RADIUS OF 300.00 FEET, WITH A CHORD BEARING OF SOUTH 10°49'21" EAST, AND A CHORD DISTANCE OF 126.56 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 126.56 FEET THROUGH A CENTRAL ANGLE OF 30°38'46" THENCE RUN NORTH 00°50'16" EAST FOR A DISTANCE OF 33.58 FEET; THENCE RUN NORTH 89°44'44" EAST FOR A DISTANCE OF 380.00 FEET; THENCE RUN SOUTH 00°50'16" EAST FOR A DISTANCE OF 274.23 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE RUN SOUTH 89°11'43" WEST FOR A DISTANCE OF 427.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.17 ACRES, MORE OR LESS.



LEGEND:

- | | | | |
|---------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------|----------------------------------------------|
| P.C. Denotes point of curvature | Δ Denotes interior angle | PSM Denotes Professional Surveyor and Mapper | ⊕ Denotes centerline |
| P.T. Denotes point of tangency | R Denotes radius | OCR # Denotes Certified Corner Record number | P.B. Denotes Plat Book |
| P.I. Denotes point of intersection | L Denotes arc length | ⊙ Denotes set nail & disk # LB 6723 (PRM) | L.L.C. Denotes Limited Liability company |
| P.R.C. Denotes point of reverse curvature | CH Denotes chord length | ⊞ Denotes set 4" x 4" Concrete Monument LB # 6723 (PRM) | N.T.S. Denotes not to scale |
| R.P. Denotes radius point | CB Denotes chord bearing | ⊞ Denotes set 4" x 4" Concrete Monument LB # 6723 (PRM) | O.R. Denotes Official Records Book |
| U.E. Denotes utility easement | R/W Denotes right-of-way | ⊞ Denotes set 4" x 4" Concrete Monument LB # 6723 (PRM) | N.A.M. Denotes North American Vertical Datum |
| D.E. Denotes drainage easement | (N.R.) Denotes non radial | PRM Denotes Permanent Reference Monument | ⊙ Denotes change in direction |
| P.A.D.E. Denotes private access, drainage, & utility easement | CM Denotes concrete monument | LB Denotes Licensed Business | C.R. Denotes County Road |
| | E.S.E. Denotes environmental site easement | P.C.C. Denotes point of compound curvature | ⊙ Denotes change in direction |
| | OA Denotes overall | IRC Denotes iron rod and cap | |
| | APF Denotes Adequate Public Facilities | | |



SHEET INDEX

Sheet 1 of 5 - legal description, dedication, Surveyor's notes & legend
Sheets 2 through 5 of 5 - boundary & lot geometry

The property shown herein represents a portion of the lands included in the Ashlin Park Planned Development (PD)/Ashlin Park Preliminary Subdivision Plan, (Case # PSP-13-04-103) as approved by the Orange County Board of County Commissioners on November 19, 2013.

NOTICE: THIS PLAT, AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, IS THE OFFICIAL COPY OF THE SUBDIVISION RECORDS AND WILL BE THE ONLY COPY OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES

- Reference shown herein on based on the South line of the NW 1/4 of the SE 1/4 of Section 25-23-27 as being South 89°11'43" West on easement bearing.
- All lot lines are radial, unless otherwise noted non-radial (N.R.).
- All utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data services, power, sewer, gas, water, telephone, and other public utility in the event a cable television company develops the facilities of a public utility, it shall be solely responsible for the installation, construction, and maintenance of such facilities, and shall be obligated by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance and operation shall comply with the national standards set forth in the Florida Public Service Commission.
- The following Tracts and Easements constitute Common Property as defined in that certain First Amendment to the Declaration of Condominium, Condominium, Easements and Restrictions for Ashlin Park recorded in Official Records Book 10841, Page 8334 in the Public Records of Orange County, Florida, and to be owned and maintained by the Ashlin Park Homeowners' Association, Inc. ("Association"):

Tract OS 8	Open Space/Recreation
Tract OS 9	Open Space/Recreation
Tract OS 10	Open Space/Recreation
Tract OS 11	Open Space/Recreation
Tract OS 12	Open Space/Recreation
Tract OS 13	Open Space/Recreation
P.A.D.E.	Private Access, Drainage, and Utility Easement
E.S.E.	Environmental Site Easement
Tract A	Conveyance
- Tract A (Conveyance) is to be owned by the Association with development rights dedicated to Orange County, Florida, and/or, if needed, construction, or alteration is permitted without approval from Orange County or other jurisdictional agencies.
- Tract OS 11 (Open Space/Recreation) is to be owned and maintained (including the lake and located thereon) by the Association with development rights dedicated to Orange County, Florida, and/or, if needed, construction, or alteration is permitted without approval from Orange County or other jurisdictional agencies.
- Tract OS 12 (Open Space/Recreation) is to be owned and maintained (including the lake and located thereon) by the Association with development rights dedicated to Orange County, Florida, and/or, if needed, construction, or alteration is permitted without approval from Orange County or other jurisdictional agencies.
- Tract OS 13 (Open Space/Recreation) is to be owned and maintained (including the lake and located thereon) by the Association with development rights dedicated to Orange County, Florida, and/or, if needed, construction, or alteration is permitted without approval from Orange County or other jurisdictional agencies.
- The Environmental Site Easement lying with Lots 242 through 258 is in favor of the Association and shall be maintained by the individual lot owners of Lots 242 through 258. No grading, clearing, reclamation, or alteration is permitted without prior approval from Orange County and/or all other jurisdictional agencies.
- Ashlin Park is a phased development. The tracts are defined and referenced herein according to the Phase Plan for Ashlin Park, there is no Tract OS 1, Tract OS 1A, Tract OS 2, Tract OS 3, Tract OS 4, Tract OS 5, Tract OS 6, or Tract OS 7 with this plat.
- Tract APF-1 (Right-of-way) is an Adequate Public Facilities right-of-way tract to be conveyed to Orange County by Community Development Capital Group, LLC in accordance with the APF Agreement subsequent to the recording of this Plat.
- The lands shown herein may be affected by those certain Oil and Mineral rights as defined in Deed Book 685, Page 122, of the Public Records of Orange County, Florida, provided, however, that this reference shall not act to release same.
- The owners of Lots 134 through 139 and Lots 192 through 204 are granted easements over Tract OS 8 for water, sewer, gas, and other utilities, and shall be bound by the terms of Tract OS 8 as further described in the Declaration of Condominium Conditions & Restrictions.
- A portion of the property is subject to a blanket Conservation and Access Easement recorded in Official Records Book 1855, Page 2575 of the Public Records of Orange County, Florida.
- There is a 24'00" drainage easement dedicated to the perpetual use of the public, (and parallel with and 12'00" North of a 12'00" South of (perpendicular) measured) the center of River Run Alley (Private Access and Drainage Easement) shown herein.
- An easement easement with Tract OS-8 is dedicated to Orange County by this plat and is to allow emergency vehicle turnarounds.

QUALIFICATION AND STATEMENT OF SURVEYOR & MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, David C. A. A. A. and John C. A. A. A. being duly sworn and qualified, do hereby certify that on this 15th day of April, 2015, I completed the survey of the above described lands, and that the survey is a true and correct representation of the lands surveyed and plotted and was prepared under my direction and supervision; that all monuments shown on this plat comply with all the survey laws and regulations of Orange County, Florida, and that said survey was conducted in accordance with the laws of Orange County, Florida.

Date: 4/15/15

Signature: [Signature] 5633

Signature: [Signature] 4773

Signature: [Signature] 4787

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That COMMUNITY DEVELOPMENT CAPITAL GROUP, LLC, a Delaware Limited Liability Company, the owner in fee simple of all of the lands described in the foregoing section to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and reserves the right-of-way easement, tract APF-1, easement, utility easements, lake, and easements and drainage easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, COMMUNITY DEVELOPMENT CAPITAL GROUP, LLC, a Delaware Limited Liability Company, has caused these presents to be executed and acknowledged by its undersigned Authorized Agent thereunto duly authorized on this 15th day of April, 2015.

WITNESSES:

<u>[Signature]</u>	COMMUNITY DEVELOPMENT CAPITAL GROUP, LLC, a Delaware Limited Liability Company,
<u>[Signature]</u>	By: CDG Asset Management, LLC, an Arizona Limited Liability Company, the Authorized Agent,
<u>[Signature]</u>	By: <u>[Signature]</u>
<u>[Signature]</u>	Signature of Witness: Steven S. Benson, Manager
<u>[Signature]</u>	Printed Name of Witness: Steven S. Benson

STATE OF ARIZONA COUNTY OF MARICOPA

I HEREBY CERTIFY that on this day before me personally appeared Steven S. Benson, Manager of CDG Asset Management, LLC, an Arizona Limited Liability Company, the Authorized Agent for Community Development Capital Group, LLC, a Delaware Limited Liability Company, who is (✓) personally known to me or () produced to me satisfactory evidence of his or her identification, the individual and officer described in and who executed the foregoing application and acknowledged the execution thereof to be his free act and deed as such officer, thereunto duly authorized, and the said conveyance is the act and deed of said party.

WITNESS my hand and official seal this 15th day of April, 2015.

[Signature]
Notary Public in and for the County of Maricopa and State of Arizona
My Commission Expires 06/30/18
My Commission Number: 3248471

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved [Signature] 4-14-15
County Engineer Date

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

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

[Signature] 4/14/15
County Surveyor's signature Date

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved [Signature] 4/14/15
Zoning Director Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on April 15, 2015, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

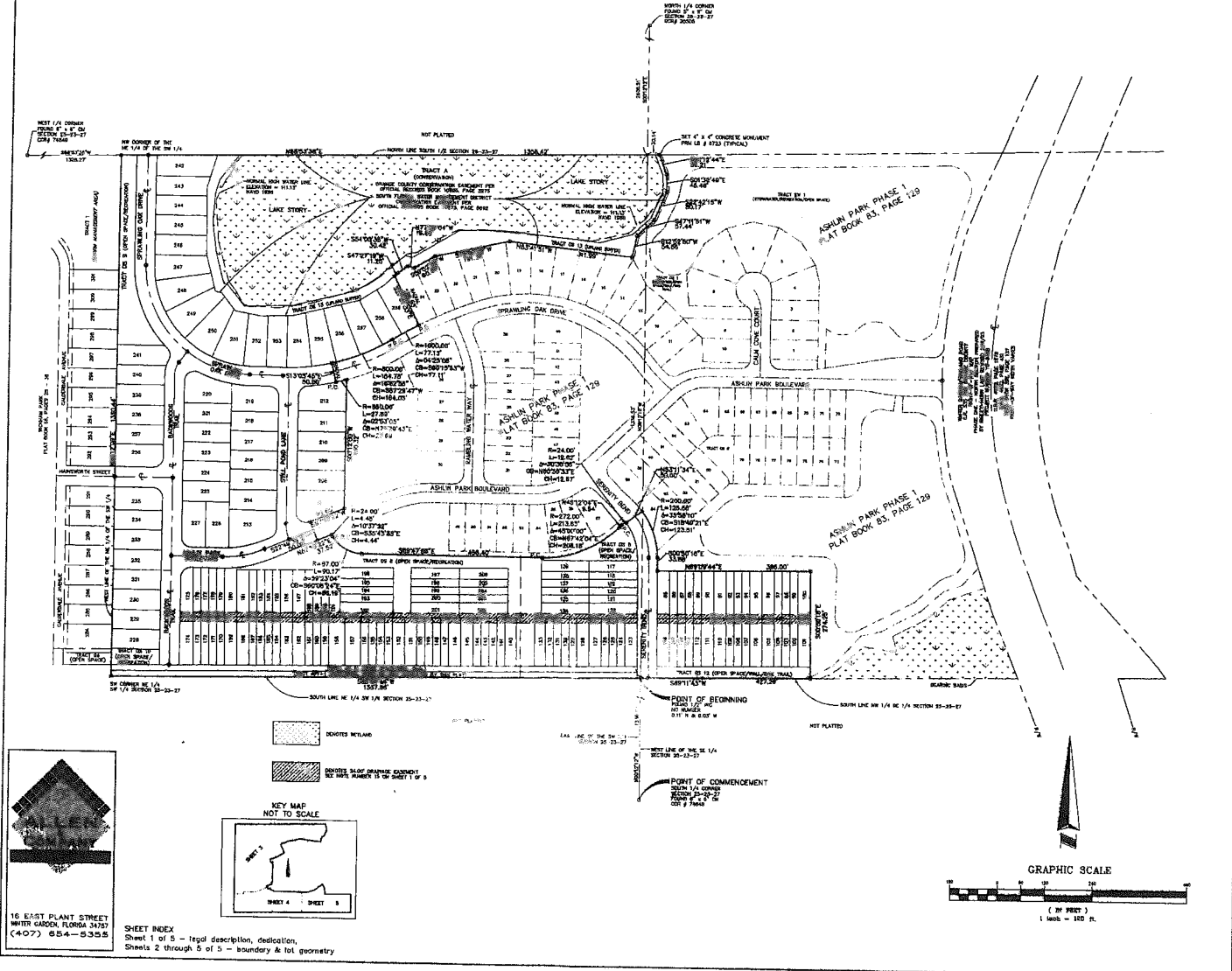
[Signature]
Attest: [Signature]
By: [Signature]

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on April 15, 2015, as File No 201501804.
County Comptroller in and for Orange County, Florida
By: [Signature]

ASHLIN PARK PHASE 2

LYING IN SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA



SHEET INDEX
Sheet 1 of 5 - legal description, dedication,
Sheets 2 through 5 of 5 - boundary & lot geometry

