

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

September 17, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

PLAT

1. **PL-25-8 Eden Crest Phase 2 - Plat (PL), 1st Submittal**
2. **PL-25-9 Crossroads at Kelly Park Phase 2A-1 - Plat (PL), 1st Submittal**

DISCUSSION

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

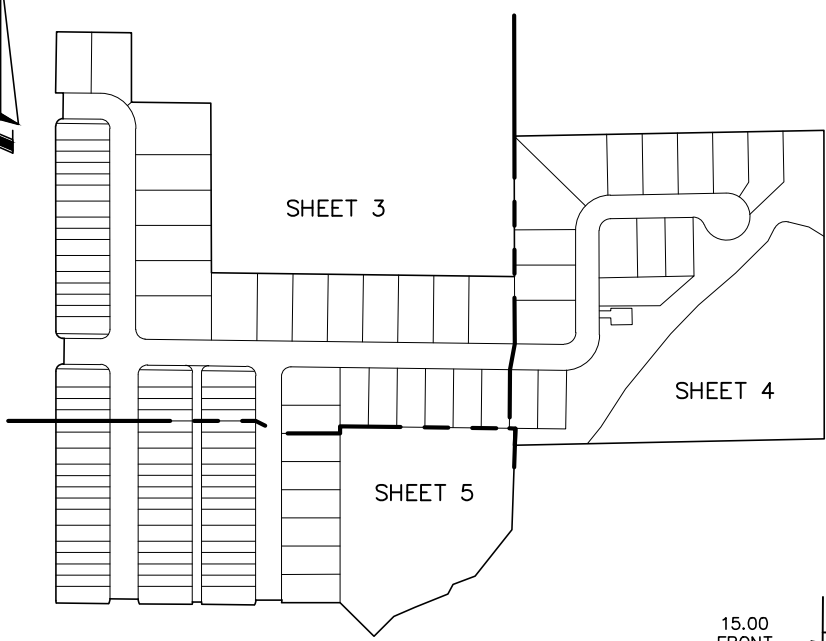
BEGIN AT THE NORTHEAST CORNER OF LOT 48, EDEN CREST PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGES 141 THROUGH 148 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING ON THE SOUTHERLY LINE OF MAUDEHELEN SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 50 THROUGH 52, OF SAID PUBLIC RECORDS: THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING BEARING AND DISTANCES: SOUTH 89° 22' 06" EAST FOR A DISTANCE OF 159.62 FEET; THENCE RUN SOUTH 00° 07' 50" EAST FOR A DISTANCE OF 148.07 FEET; THENCE RUN SOUTH 89° 14' 20" EAST FOR A DISTANCE OF 168.78 FEET; THENCE RUN SOUTH 00° 07' 50" EAST A DISTANCE OF 360.68 FEET; THENCE RUN SOUTH 89° 17' 38" EAST FOR A DISTANCE OF 645.04 FEET; THENCE RUN NORTH 00° 08' 12" WEST FOR A DISTANCE OF 299.05 FEET; THENCE RUN NORTH 88° 56' 54" EAST FOR A DISTANCE OF 659.16 FEET TO THE WESTERLY LINE OF MAUDEHELEN SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 83 THROUGH 86 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00° 01' 51" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 656.33 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE RUN SOUTH 88° 47' 33" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 657.98 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE RUN SOUTH 02° 03' 11" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 179.97 FEET TO NORTHEAST CORNER OF AFORESAID EDEN CREST PHASE 1; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG THE NORTHERLY LINE OF SAID EDEN CREST PHASE 1: SOUTH 38° 32' 43" WEST FOR A DISTANCE OF 125.55 FEET; THENCE RUN SOUTH 69° 01' 48" WEST FOR A DISTANCE OF 49.89 FEET; THENCE RUN SOUTH 29° 04' 54" WEST FOR A DISTANCE OF 23.44 FEET; THENCE RUN SOUTH 68° 06' 06" WEST FOR A DISTANCE OF 74.56 FEET; THENCE RUN SOUTH 66° 19' 13" WEST FOR A DISTANCE OF 49.92 FEET; THENCE RUN SOUTH 45° 24' 56" WEST FOR A DISTANCE OF 59.60 FEET; THENCE RUN NORTH 45° 00' 55" WEST FOR A DISTANCE OF 101.22 FEET; THENCE RUN SOUTH 89° 59' 21" WEST FOR A DISTANCE OF 125.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF NORTH 01° 59' 23" EAST, AND A CHORD DISTANCE OF 5.24 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 00' 04" FOR A DISTANCE OF 5.24 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 89° 59' 21" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 15° 15' 55" WEST, AND A CHORD DISTANCE OF 10.54 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 33' 08" FOR A DISTANCE OF 10.66 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 09° 28' 13" WEST, AND A CHORD DISTANCE OF 4.93 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 55' 08" FOR A DISTANCE OF 4.95 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 88° 37' 48" WEST FOR A DISTANCE OF 20.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 10° 00' 04" WEST, AND A CHORD DISTANCE OF 5.22 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 01' 25" FOR A DISTANCE OF 5.24 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.51 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF NORTH 14° 44' 05" WEST, AND A CHORD DISTANCE OF 10.17 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 26' 52" FOR A DISTANCE OF 10.28 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 05' 25" WEST FOR A DISTANCE OF 60.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 15° 15' 55" WEST, AND A CHORD DISTANCE OF 10.54 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 33' 08" FOR A DISTANCE OF 10.66 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 09° 28' 13" WEST, AND A CHORD DISTANCE OF 4.93 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 55' 08" FOR A DISTANCE OF 4.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID EDEN CREST PHASE 1 AND THE POINT OF TANGENCY; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID EASTERLY LINE: NORTH 00° 00' 39" WEST FOR A DISTANCE OF 488.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 45° 20' 54" EAST, AND A CHORD DISTANCE OF 21.35 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 42' 57" FOR A DISTANCE OF 23.75 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89° 17' 38" EAST FOR A DISTANCE OF 2.07 FEET; THENCE RUN NORTH 00° 42' 22" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89° 17' 38" WEST FOR A DISTANCE OF 3.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 44° 39' 08" WEST, AND A CHORD DISTANCE OF 21.08 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 16' 59" FOR A DISTANCE OF 23.37 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 00' 39" WEST FOR A DISTANCE OF 436.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 45° 18' 38" EAST, AND A CHORD DISTANCE OF 21.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 38' 33" FOR A DISTANCE OF 23.73 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 00° 37' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89° 22' 06" WEST FOR A DISTANCE OF 15.81 FEET; THENCE RUN NORTH 00° 37' 54" EAST FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.70 ACRES, MORE OR LESS.

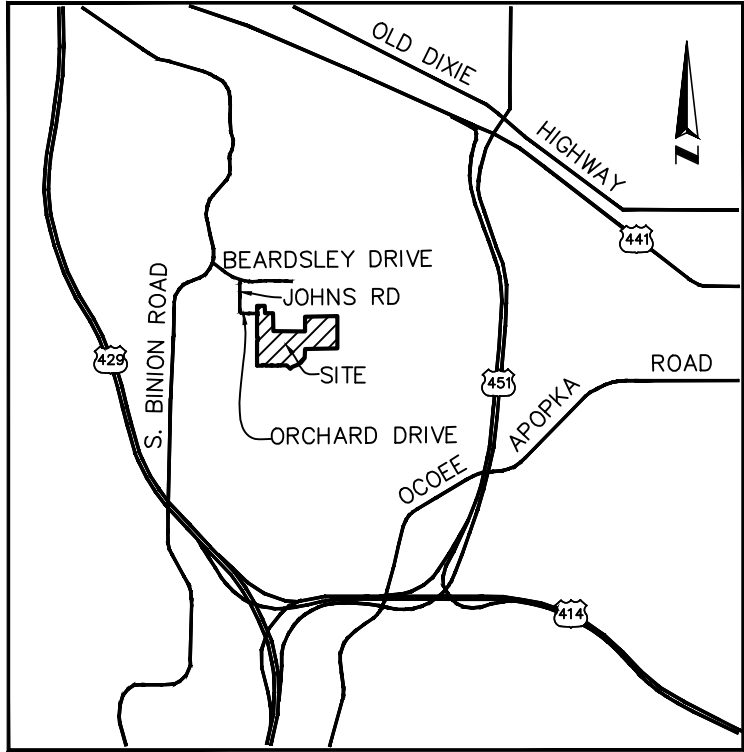
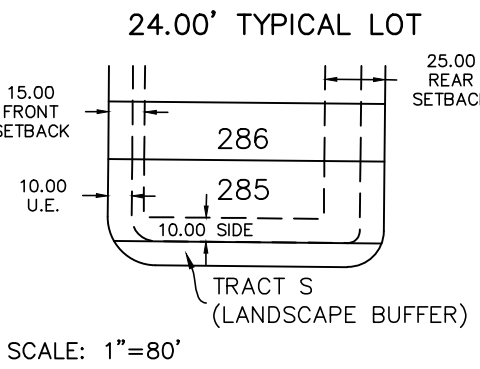
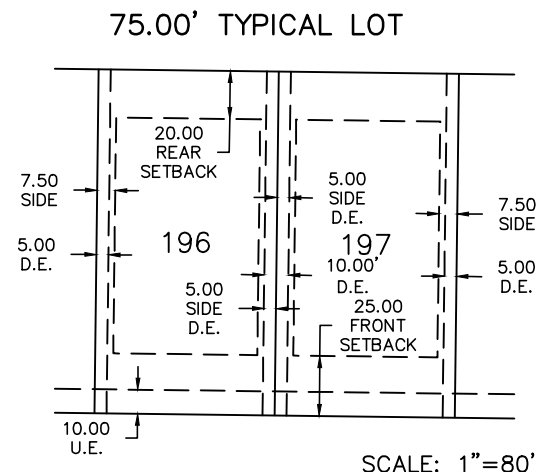
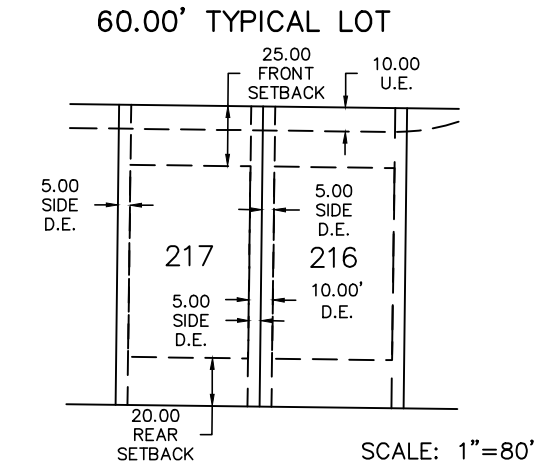
SYMBOL AND ABBREVIATION LEGEND:

⊙	CENTER LINE	TYP.	TYPICAL
P.I.	POINT OF INTERSECTION	W.M.E.	WALL MAINTENANCE EASEMENT
P.C.	POINT OF CURVATURE	CCR	CERTIFIED CORNER RECORD RECOVERED MONUMENT (SEE DRAWING FOR DESCRIPTION)
R.P.	RADIAL POINT	■	SET 4"x4" CONCRETE MONUMENT LB #8627 PERMANENT REFERENCE MONUMENT (PRM)
P.T.	POINT OF TANGENCY	▣	RECOVERED 4"x4" CONCRETE MONUMENT LB #6723 PERMANENT REFERENCE MONUMENT (PRM) OR AS NOTED
N.T.	NON-TANGENT	●	SET NAIL & DISK LB #8627 PERMANENT CONTROL POINT (PCP)
(OA)	OVERALL LENGTH	○	FOUND RAILROAD SPILE, NO ID
N.R.	NON-RADIAL		
U.E.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER		
LB	LICENSED BUSINESS		
P.B.	PLAT BOOK		
PG(S).	PAGE(S)		
N.T.S.	NOT TO SCALE		

KEY MAP: N.T.S.



SHEET INDEX
SHEET 1 OF 5 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 5 - BOUNDARY GEOMETRY
SHEET 3-5 OF 5 - TRACT AND LOT GEOMETRY



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING NORTH 89°13'08" WEST (FOR ANGULAR DESIGNATION ONLY).
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACT E IS A STORMWATER TRACT AND SHALL BE OWNED AND MAINTAINED BY THE EDEN CREST HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION). AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER SAID STORMWATER TRACT AND ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE COMMON AREA AND ALL NOTED UTILITY EASEMENTS IS HEREBY DEDICATED FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
- TRACTS N, O, P, S, AND T (LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT DD (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT GG (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
- TRACT HH (CONSERVATION) AND UPLAND BUFFER SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENTS RIGHTS DEDICATED TO THE CITY OF APOPKA, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF TRACT II IS ALLOWED UNLESS APPROVED BY THE CITY OF APOPKA AND THE OTHER APPLICABLE JURISDICTIONAL AGENCIES. TRACT II ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06 FLORIDA STATUTES, TO BE DEDICATED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- TRACT PP (PRIVATE ALLEY) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE PRIVATE AND ARE DEDICATED TO THE ASSOCIATION. THE DRAINAGE EASEMENTS WILL BE MAINTAINED ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR EDEN CREST ("THE DECLARATION").
- A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS TRACT A AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
- THE WALL/MAINTENANCE EASEMENT (W.M.E.) SHOWN HEREON IS DEDICATED TO AND MAINTAINED BY THE CITY OF APOPKA.

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.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON _____ COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION: THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BY: _____ DATE: _____
JAMES L. RICKMAN
P.S.M. #5633
ALLEN & COMPANY
LICENSED BUSINESS #8627
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787

PLAT BOOK ____ OF ____

EDEN CREST PHASE 2 DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, APOPKA PROJECT 1, LLC, AN DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT GG (LIFT STATION) IS HEREBY DEDICATED IN FEE SIMPLE TO CITY OF APOPKA WITHOUT ANY RESTRICTION WHATSOEVER. CITY OWNERSHIP OF THIS TRACT AND ANY IMPROVEMENTS THEREON VESTS UPON APPROVAL OF THIS PLAT BY THE CITY COUNCIL OF APOPKA. RECORDING OF THIS PLAT SHALL ACT AS CONVEYANCE TO THE CITY AND NO FURTHER INSTRUMENTS SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE IN THE CITY AS AFOREMENTIONED.

TRACT A (RIGHT-OF-WAY) IS HEREBY DEDICATED IN FEE SIMPLE TO THE PERPETUAL USE OF THE PUBLIC, WITHOUT ANY RESTRICTIONS WHATSOEVER.

IN WITNESS WHEREOF, APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 2025.

APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LEGACY 5 MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

BY: _____

PRINTED NAME: AARON R. MATSON
TITLE: MANAGER

SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS

SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS

STATE OF _____, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY AARON R. MATSON, AS MANAGER OF LEGACY 5 MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS SOLE MANAGER OF APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY. SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
Diana Almodovar P.E. Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality

Bryan Nelson, Mayor

Attest:

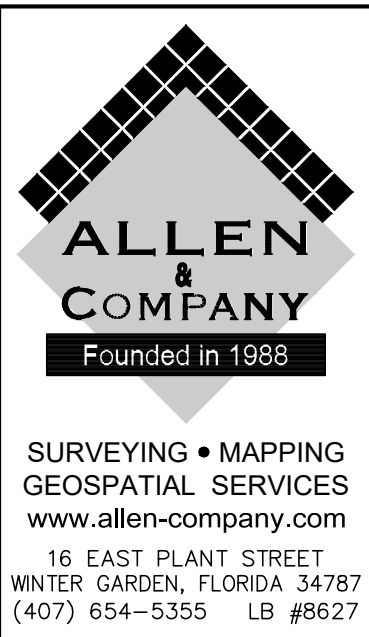
Susan M. Bone, City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS

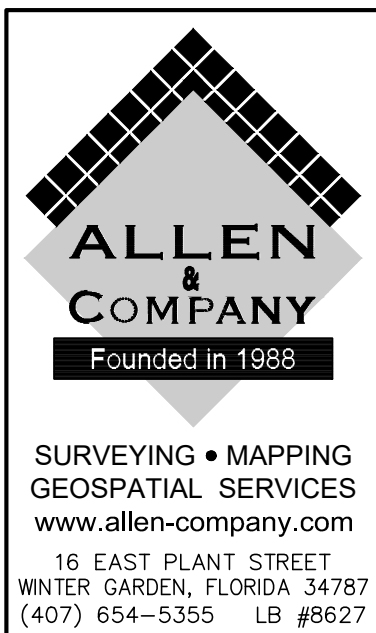
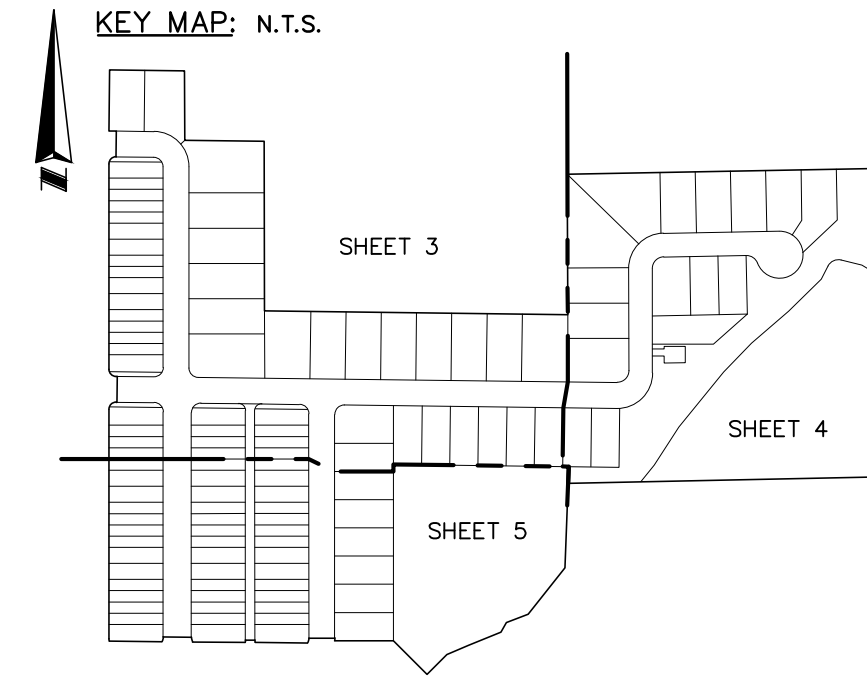
ON _____ AS DOCUMENT NO. _____
COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA.

BY: _____



PLAT BOOK _____ OF _____

KEY MAP: N.T.S.



SHEET INDEX
SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND
& DEDICATION
SHEET 2 OF 5 – BOUNDARY GEOMETRY
SHEET 3-5 OF 5 – TRACT AND LOT GEOMETRY

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	N01°59'23"E	5.24'	004°00'04"	5.24'
C2	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C3	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C4	15.00'	S10°00'04"W	5.22'	020°01'25"	5.24'
C5	20.00'	N14°44'05"W	10.17'	029°26'52"	10.28'
C6	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C7	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C8	15.00'	N45°20'52"E	21.35'	090°43'01"	23.75'
C9	15.00'	N44°39'08"W	21.08'	089°16'59"	23.37'
C10	15.00'	N45°18'38"E	21.33'	090°38'33"	23.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°32'43"W	125.55'
L2	S69°01'48"W	49.89'
L3	S29°04'54"W	23.44'
L4	S68°06'06"W	74.56'
L5	S66°19'13"W	49.92'
L6	S45°22'54"W	59.60'
L7	N45°00'55"W	101.22'
L8	S89°59'21"W	125.18'
L9	S89°59'21"W	55.00'
L10	N89°27'30"W	111.42'
L11	N88°37'48"W	20.01'
L12	N89°27'30"W	111.51'
L13	N89°05'25"W	60.01'
L14	N89°27'30"W	111.42'
L15	S89°17'38"E	2.07'
L16	N00°42'22"E	55.00'
L17	N89°17'38"W	3.13'
L18	N00°37'54"E	55.00'
L19	N89°22'06"W	15.81'

EDEN CREST PHASE 2

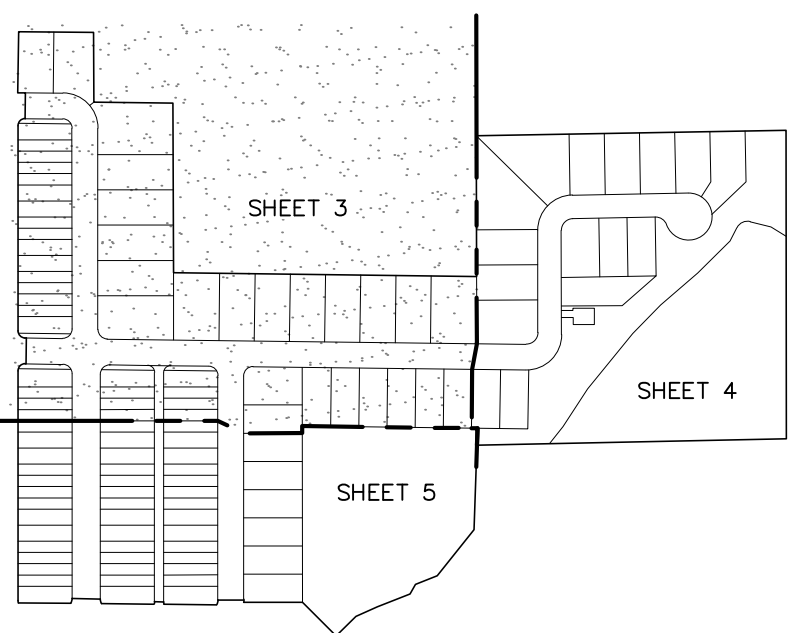
A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 5

PLAT BOOK ____ OF ____

SHEET INDEX
SHEET 1 OF 5 - LEGAL DESCRIPTION, NOTES, LEGEND
& DEDICATION
SHEET 2 OF 5 - BOUNDARY GEOMETRY
SHEET 3-5 OF 5 - TRACT AND LOT GEOMETRY

KEY MAP: N.T.S.



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C8	15.00'	N45°20'52"E	21.35'	090°43'01"
C9	15.00'	N44°39'08"W	21.08'	089°16'59"
C10	15.00'	N45°18'38"E	21.33'	090°38'33"
C11	20.00'	N45°20'52"E	28.46'	090°43'01"
C12	20.00'	N44°41'22"W	28.13'	089°21'27"
C15	20.00'	N45°20'52"E	28.46'	090°43'01"
C28	20.00'	N44°39'08"W	28.11'	089°16'59"
C30	75.00'	N44°41'22"W	105.47'	089°21'27"
C32	20.00'	N44°39'08"W	28.11'	089°16'59"
C33	15.00'	N44°39'08"W	21.08'	089°16'59"
C34	20.00'	S45°20'52"W	28.46'	090°43'01"
C35	20.00'	N44°39'08"W	28.11'	089°16'59"
C36	15.00'	S45°20'52"W	21.35'	090°43'01"
C37	47.50'	S44°41'22"E	66.80'	089°21'27"
C42	75.00'	N64°49'15"W	62.32'	049°05'41"
C43	75.00'	N20°08'32"W	51.63'	040°15'46"
C44	15.00'	S55°22'02"W	17.32'	070°31'44"
C45	15.00'	S10°02'46"W	5.24'	020°06'49"
C46	20.00'	N59°22'06"W	20.00'	060°00'00"
C47	20.00'	N14°41'22"W	10.14'	029°21'27"
C48	20.00'	N15°20'52"E	10.59'	030°43'01"
C49	20.00'	N60°42'22"E	20.00'	060°00'00"
C50	15.00'	S54°01'46"E	17.32'	070°31'44"
C51	15.00'	S09°23'16"E	4.89'	018°45'15"
C52	20.00'	N59°17'38"W	20.00'	060°00'00"
C53	20.00'	N14°39'08"W	10.11'	029°16'59"
C54	15.00'	S55°26'30"W	17.32'	070°31'44"
C55	15.00'	S10°05'00"W	5.26'	020°11'17"
C56	15.00'	N54°01'46"W	17.32'	070°31'44"
C57	15.00'	N09°23'16"W	4.89'	018°45'15"
C58	20.00'	S60°42'22"W	20.00'	060°00'00"
C59	20.00'	S15°20'52"W	10.59'	030°43'01"
C60	15.00'	S55°26'30"W	17.32'	070°31'44"
C61	15.00'	S10°05'00"W	5.26'	020°11'17"
C62	20.00'	N59°17'38"W	20.00'	060°00'00"
C63	20.00'	N14°39'08"W	10.11'	029°16'59"

LINE TABLE		
LINE	BEARING	LENGTH
L15	S89°17'38"E	2.07'
L16	N00°42'22"E	55.00'
L17	N89°17'38"W	3.13'
L18	N00°37'54"E	55.00'
L19	N89°22'06"W	15.81'
L30	S49°43'35"W	11.96'
L40	N02°03'11"E	35.90'



ALLEN & COMPANY
Founded in 1988

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

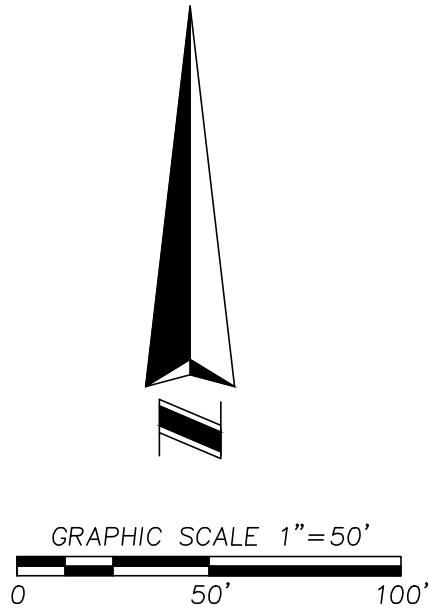
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #8627

EDEN CREST PHASE 2

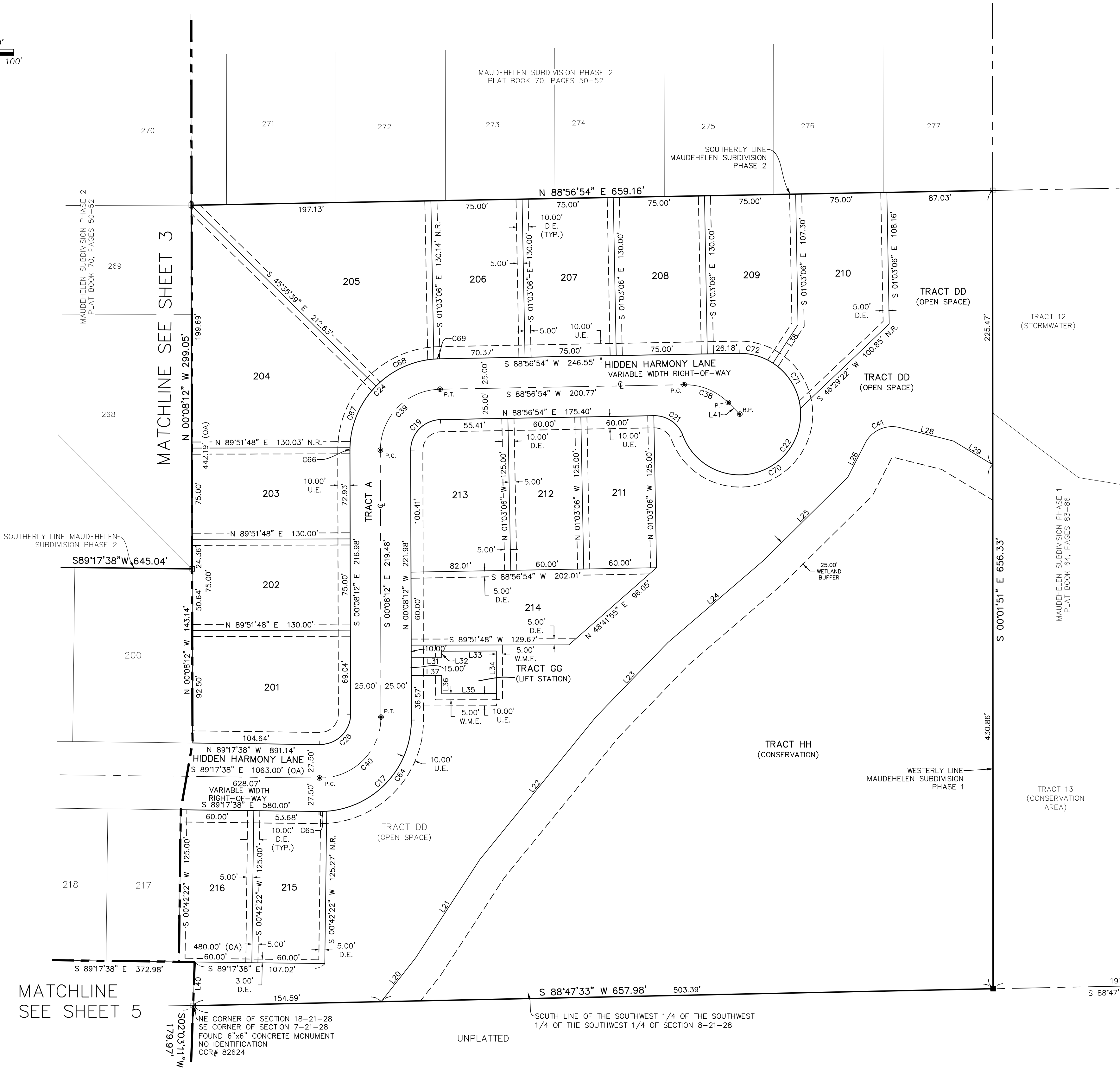
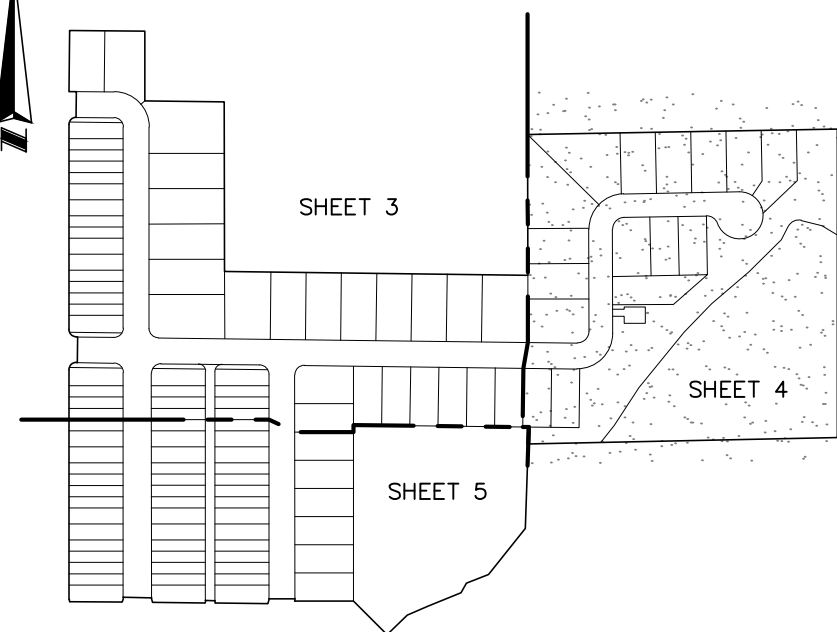
A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 5

PLAT BOOK ____ OF ____

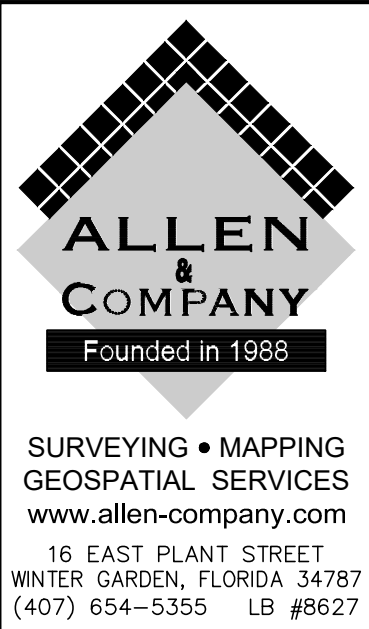


KEY MAP: N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L20	N38°17'59"E	45.90'
L21	N33°06'53"E	96.29'
L22	N39°09'50"E	151.38'
L23	N44°02'22"E	84.98'
L24	N49°20'04"E	104.40'
L25	N45°19'23"E	96.90'
L26	N27°04'07"E	31.30'
L28	S75°54'48"E	45.55'
L29	S59°00'28"E	37.86'
L31	N89°51'48"E	25.00'
L32	N00°08'12"W	5.00'
L33	N89°51'48"E	45.00'
L34	S00°08'12"E	35.00'
L35	S89°51'48"W	45.00'
L36	N00°08'12"W	15.00'
L37	S89°51'48"W	25.00'
L38	S33°04'14"W	37.81'
L40	N02°03'11"E	35.90'
L41	S45°00'00"E	13.47'

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C17	75.00'	N45°17'05"E	106.84'	090°50'35"
C19	25.00'	N44°24'21"E	35.07'	089°05'07"
C21	25.00'	S55°47'17"E	28.87'	070°31'38"
C22	50.00'	N34°27'52"E	81.90'	250°01'21"
C24	75.00'	S44°24'21"W	105.22'	089°05'07"
C26	25.00'	S45°17'05"W	35.61'	090°50'35"
C38	50.00'	N68°01'33"W	39.11'	046°03'06"
C39	50.00'	S44°24'21"W	70.14'	089°05'07"
C40	50.00'	S45°17'05"W	71.23'	090°50'35"
C41	25.00'	N65°34'39"E	31.13'	077°01'06"
C64	75.00'	N42°52'01"E	102.31'	086°00'27"
C65	75.00'	N88°17'18"E	6.33'	004°50'08"
C66	75.00'	S00°39'08"W	2.07'	001°34'41"
C67	75.00'	S22°55'25"W	54.93'	042°57'52"
C68	75.00'	S64°54'33"W	52.54'	041°00'24"
C69	75.00'	S87°10'49"W	4.63'	003°32'10"
C70	50.00'	N77°03'22"E	99.13'	164°50'20"
C71	50.00'	N31°08'47"W	43.50'	051°33'59"
C72	50.00'	N73°44'17"W	28.92'	033°37'02"



SHEET INDEX
SHEET 1 OF 5 - LEGAL DESCRIPTION, NOTES, LEGEND
& DEDICATION
SHEET 2 OF 5 - BOUNDARY GEOMETRY
SHEET 3-5 OF 5 - TRACT AND LOT GEOMETRY

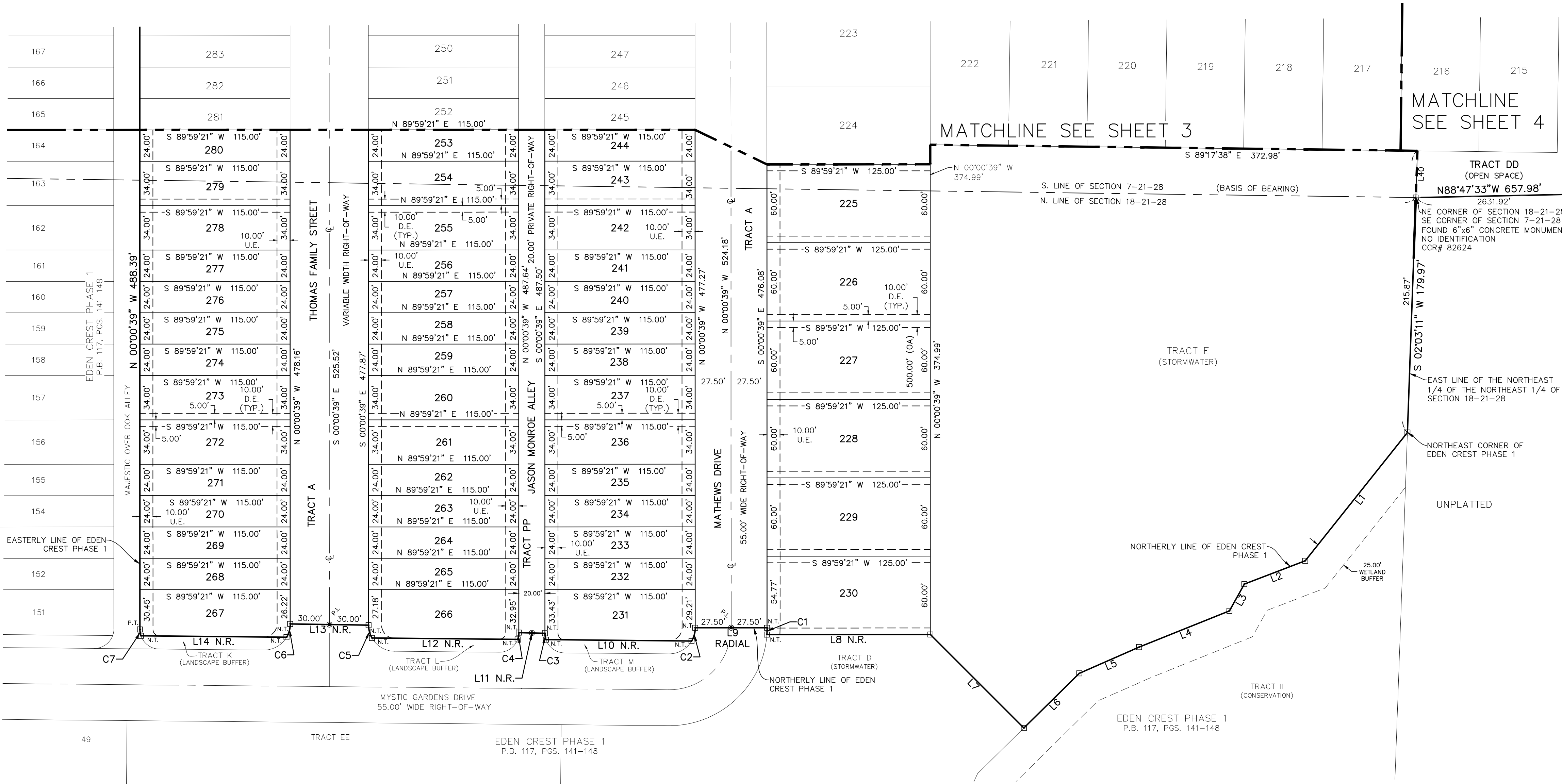
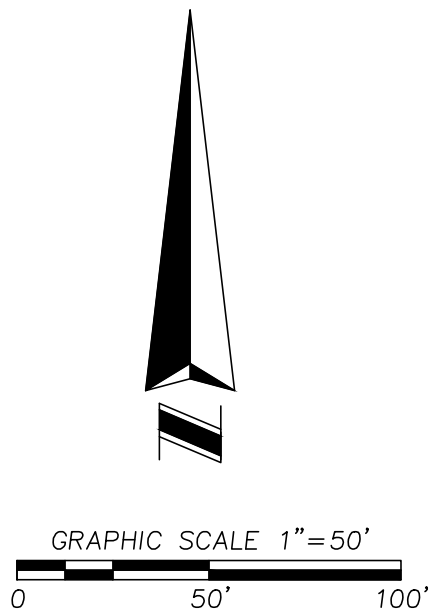
EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 5 OF 5

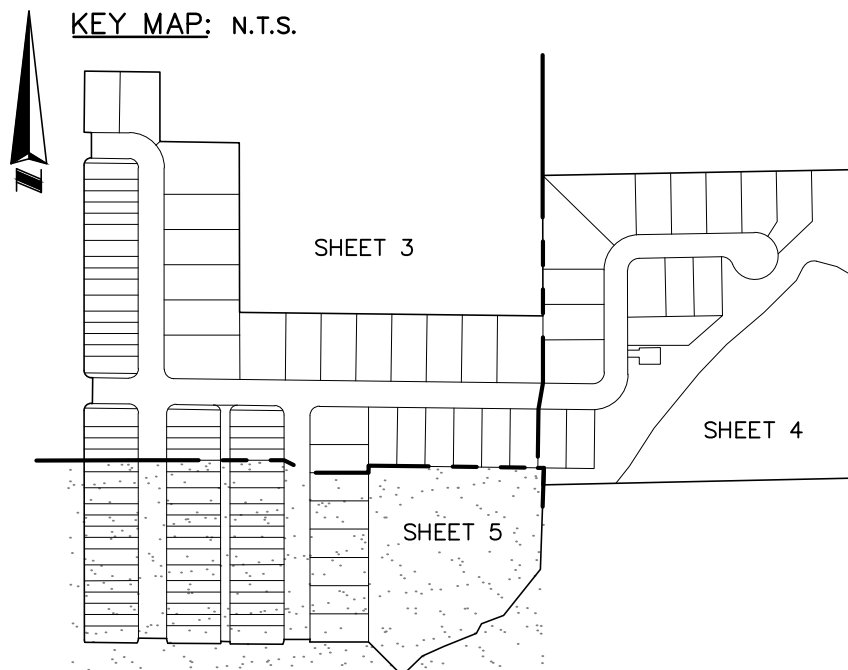
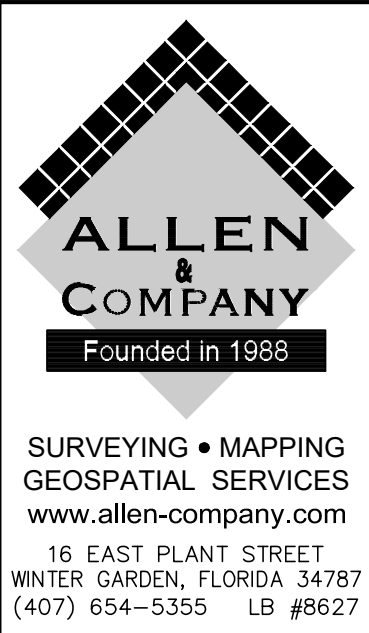
PLAT BOOK ____ OF ____

SHEET INDEX
SHEET 1 OF 5 - LEGAL DESCRIPTION, NOTES, LEGEND
& DEDICATION
SHEET 2 OF 5 - BOUNDARY GEOMETRY
SHEET 3-5 OF 5 - TRACT AND LOT GEOMETRY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°32'43"W	125.55'
L2	S69°01'48"W	49.89'
L3	S29°04'54"W	23.44'
L4	S68°06'06"W	74.56'
L5	S66°19'13"W	49.92'
L6	S45°24'56"W	59.60'
L7	N45°00'55"W	101.22'
L8	S89°59'21"W	125.18'
L9	S89°59'21"W	55.00'
L10	N89°27'30"W	111.42'
L11	N88°37'48"W	20.01'
L12	N89°27'30"W	111.51'
L13	N89°05'25"W	60.01'
L14	N89°27'30"W	111.42'
L40	N02°03'11"E	35.90'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	N01°59'23"E	5.24'	004°00'04"	5.24'
C2	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C3	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C4	15.00'	S10°00'04"W	5.22'	020°01'25"	5.24'
C5	20.00'	N14°44'05"W	10.17'	029°26'52"	10.28'
C6	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C7	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'



CROSSROADS AT KELLY PARK PHASE 2A-1

A REPLAT OF TRACTS FD-2A-1, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

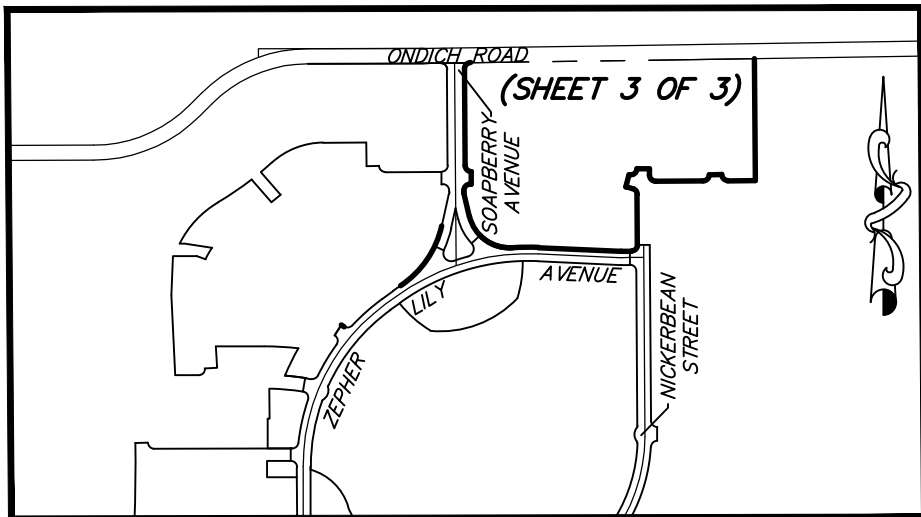
A TRACT OF LAND, BEING TRACT FD-2A-1, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 189.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°08'52" EAST, 1139.61 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 489.84 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°37'26" WEST, 110.00 FEET TO THE POINT OF A CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°22'34" WEST TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 89°37'26" WEST, 50.00 FEET TO THE POINT OF A CURVATURE OF NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°37'26" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°37'26" WEST, 190.00 FEET TO THE POINT OF A CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°22'34" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°22'34" WEST, 26.00 FEET; THENCE RUN SOUTH 89°37'26" WEST, 50.00 FEET TO THE POINT OF A CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 104°54'39", AN ARC LENGTH OF 45.78 FEET, A CHORD LENGTH OF 39.65 FEET AND A CHORD BEARING OF SOUTH 52°04'56" WEST TO A POINT ON A NON-TANGENT LINE; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 14°32'25" WEST, 50.00 FEET TO THE POINT OF A CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03°37'27", AN ARC LENGTH OF 28.46 FEET, A CHORD LENGTH OF 28.46 FEET AND A CHORD BEARING OF SOUTH 73°38'51" EAST TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 7°12'34", AN ARC LENGTH OF 31.18 FEET, A CHORD LENGTH OF 29.20 FEET AND A CHORD BEARING OF SOUTH 36°06'21" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°22'34" EAST, 201.67 FEET TO THE POINT OF A CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°37'26" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°37'26" WEST, 39.58 FEET TO THE POINT OF A CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 02°58'47", AN ARC LENGTH OF 1.77 FEET, A CHORD LENGTH OF 3.77 FEET AND A CHORD BEARING OF NORTH 88°53'11" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 87°23'47" WEST, 327.56 FEET TO THE POINT OF A CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 927.50 FEET, A CENTRAL ANGLE OF 06°34'30", AN ARC LENGTH OF 106.44 FEET, A CHORD LENGTH OF 106.38 FEET AND A CHORD BEARING OF SOUTH 89°18'57" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 80°38'28", AN ARC LENGTH OF 232.23 FEET, A CHORD LENGTH OF 213.53 FEET AND A CHORD BEARING OF NORTH 53°39'04" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 13°19'50" WEST, 94.24 FEET TO THE POINT OF A CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 12°57'16", AN ARC LENGTH OF 6.56 FEET, A CHORD LENGTH OF 6.54 FEET AND A CHORD BEARING OF NORTH 06°51'12" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°22'34" WEST, 6.14 FEET TO THE POINT OF A CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 44°37'26" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°37'26" EAST, 5.50 FEET; THENCE RUN NORTH 00°22'34" WEST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°22'34" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°22'34" WEST, 386.68 FEET TO THE POINT OF A CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°31'26", AN ARC LENGTH OF 39.06 FEET, A CHORD LENGTH OF 35.21 FEET AND A CHORD BEARING OF NORTH 44°23'09" EAST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE ORANGE COUNTY, FLORIDA AND CONTAINS 16.851 ACRES MORE OR LESS.

LEGEND

- R RADIUS
- Δ DELTA
- L LENGTH
- CH CHORD DISTANCE
- CB CHORD BEARING
- Q CENTERLINE
- CM CONCRETE MONUMENT
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- DOC. # DOCUMENT NUMBER
- FD FUTURE DEVELOPMENT
- FND FOUND
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- M.D.S.E. MAINTENANCE, DRAINAGE, SIGN EASEMENT
- NO ID NO IDENTIFICATION
- (N.R.) NON-RADIAL
- NT NON-TANGENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG(S). PAGE(S)
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- (RAD.) RADIAL
- RLS REGISTERED LAND SURVEYOR
- R/W RIGHT-OF-WAY
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- T.D.U.E. TEMPORARY DRAINAGE & UTILITY EASEMENT
- T.U.E. TEMPORARY UTILITY EASEMENT
- T.W.E. TEMPORARY WALL EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WALL EASEMENT
- PERMANENT REFERENCE 4"x4" CONCRETE MONUMENT (PRM) WITH BRASS DISC STAMPED LS # 4044
- SET NAIL & DISC LS # 4044 (PCP)



KEY MAP
NOT TO SCALE

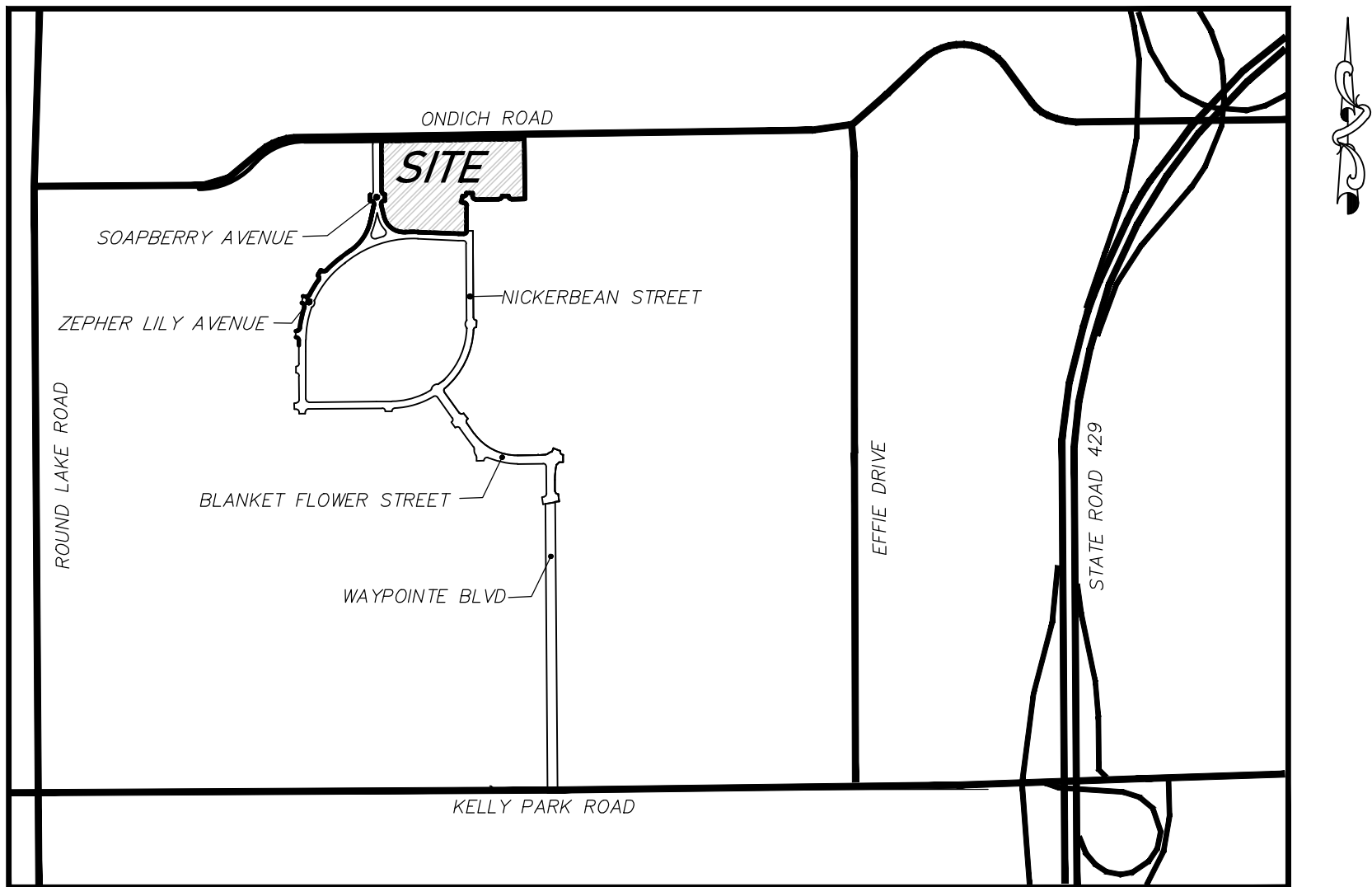
SURVEYOR'S NOTES RELATING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY ITEMS:

WE HAVE EXAMINED THE FURNISHED PLAT PROPERTY INFORMATION REPORT, ORDER NO. 20166747, DATED: AUGUST 05, 2025.

- Distribution Easement with Florida Power Corporation recorded in Official Records Book 6697, Page 2767. DOES AFFECT SUBJECT PROPERTY, BASED ON FACILITIES.
- Memorandum of Understanding recorded in Official Records Book 10113, Page 359. NOT A MATTER OF SURVEY.
- School Mitigation Agreement for Capacity Enhancement APK--10--001 (Project Name: Kelly Park Crossing) recorded in Official Records Book 10512, Page 2705. NOT A MATTER OF SURVEY.
- Land Development Agreement recorded in Official Records Instrument No. 20210432531. NOT A MATTER OF SURVEY.
- Easement Agreement recorded in Official Records Instrument No. 20210570307 and affected by the Partial Assignment recorded in Official Records Instrument No. 20220582295. DOES AFFECT SUBJECT PROPERTY, NOT SHOWN HEREON. PROVIDES ACCESS TO KELLY PARK ROAD.
- Easement Agreement recorded in Official Records Instrument No. 20210578353. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- Ordinance No. 2924 establishing the Kelly Park Community Development District. NOT A MATTER OF SURVEY.
- Development Agreement (Kelly Park Property) recorded in Official Records Instrument No. 20220474291; First Amendment recorded in Official Records Instrument No. 20230100263 and Second Amendment recorded in Official Records Instrument No. 20230019619 and Third Amendment recorded in Official Records Instrument No. 20240513434, of the Public Records of Orange County, Florida. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- Temporary Construction Easement in favor of Kelly Park Community Development District recorded in Official Records Instrument No. 20220483784. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- Assignment of Land Use Rights and Land Development Rights recorded in Official Records Instrument No. 20220582294. NOT A MATTER OF SURVEY.
- Access Easement Agreement recorded in Official Records Instrument No. 20220582296. DOES AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
- Temporary Access and Utility Easement Agreement by Kelly Park Land Investments, LLC, a Florida limited liability company and Galvin Land Services LLC, a Florida limited liability company and D.R. Horton, Inc., a Delaware corporation, recorded November 8, 2022 in Official Records Instrument No. 20220678815, Public Records of Orange County, Florida. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- Final Judgment in favor of Kelly Park Community Development District recorded in Official Records Instrument No. 20220670812. NOT A MATTER OF SURVEY.
- School Concurrence Mitigation Agreement recorded in Official Records Instrument No. 20230234129. NOT A MATTER OF SURVEY.
- Roadway Funding Agreement for West Kelley Park Road recorded in Official Records Instrument No. 20230378714. NOT A MATTER OF SURVEY.
- Collateral Assignment Agreement recorded in Official Records Instrument No. 20230713859. NOT A MATTER OF SURVEY.
- Kelly Park Community Development District Notice of Special Assessments recorded in Official Records Instrument No. 20230713860. NOT A MATTER OF SURVEY.
- True-Up Agreement recorded in Official Records Instrument No. 20230713861. NOT A MATTER OF SURVEY.
- Kelly Park Community Development District Declaration of Consent recorded in Official Records Instrument No. 20230713862 and Official Records Instrument No. 20250113659. NOT A MATTER OF SURVEY.
- Mortgage Special Assessment Acknowledgment recorded in Official Records Instrument No. 20230713863. NOT A MATTER OF SURVEY.
- Terms, Covenants, Conditions, Obligations, Reservations and Easement(s) set forth in the Temporary Access and Utility Easement Agreement recorded in Official Records Instrument No. 20240001019. DOES AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
- Assignment of Land Use Rights and Land Development Rights recorded in Official Records Instrument No. 20240001110. NOT A MATTER OF SURVEY.
- Assignment of Land Use Rights and Land Development Rights recorded in Official Records Instrument No. 20240001111. NOT A MATTER OF SURVEY.
- Memorandum of Option Agreement recorded in Official Records Instrument No. 20240001122. NOT A MATTER OF SURVEY.

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."



LOCATION MAP
NOT TO SCALE

SHEET 1 OF 3

PLAT
BOOK

PAGE

CROSSROADS AT KELLY PARK PHASE 2A-1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JEN FLORIDA 51 LLC, a FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS AND UTILITY EASEMENTS (U.E.), TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.

IN WITNESS WHEREOF, JEN FLORIDA 51 LLC, a Florida Limited Liability Company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this _____ day of _____, 2025.

Signed, sealed and delivered in the presence of the following two witnesses:

JEN FLORIDA 51 LLC, a Florida Limited Liability Company

JEN 8 LB LLC,
680 FIFTH AVE 25TH FLOOR
NEW YORK, NY. 10019

By:
Name: Richard Jerman
Title: Vice President

Print Name:

(Witness)

Print Name:

(Witness)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2025, by Richard Jerman as Vice President of JEN FLORIDA 51 LLC, a Florida Limited Liability Company, on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

Print Name: _____

Notary Public - State of Florida

Commission No.: _____

My Commission Expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on _____

a survey of the lands shown in the foregoing plat was completed, that said plat is a true and correct representation of the lands surveyed, that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Date _____
LS 4044
Surveyor's Registration Number _____
LB 7808
Surveyor's Name (printed) _____
Certificate of Authorization Number _____
PEC - Surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203
Oviedo, Florida, 32765

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
Vladimir Simonovski, City Engineer Date _____

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____
Printed name: Edwin Munoz Jr., P.S.M. Date _____
Registration Number LS 7288

CERTIFICATE OF APPROVAL BY THE MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the undersigned approved the foregoing Plat.

BY: _____
Rodley Williams, City Administrator

ATTEST: _____
Susan M. Bone, City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

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

BY: _____

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

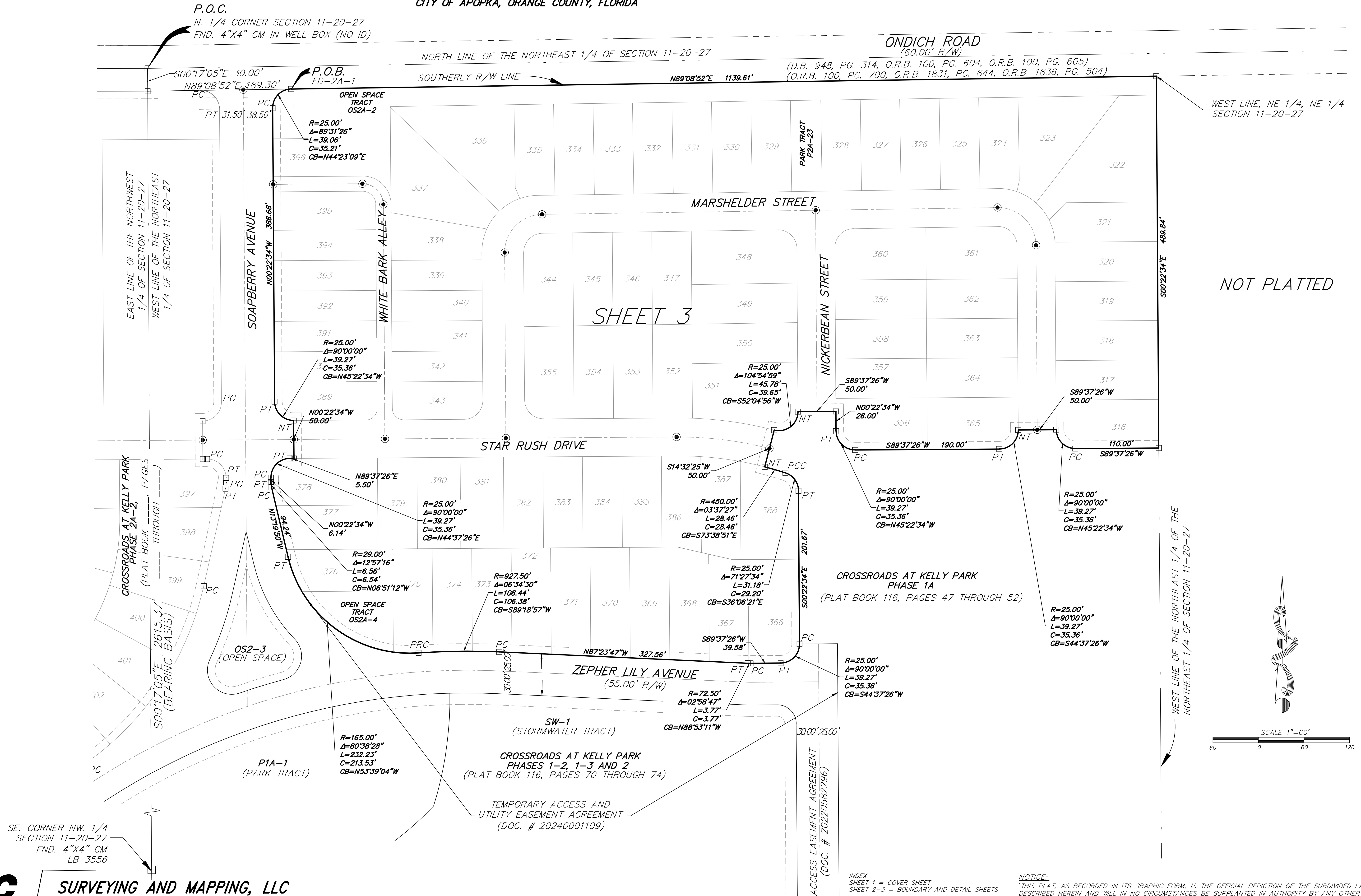
INDEX
SHEET 1 = COVER SHEET
SHEET 2-3 = BOUNDARY AND DETAIL SHEETS

CROSSROADS AT KELLY PARK PHASE 2A-1

A REPLAT OF TRACTS FD-2A-1, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 3 PLAT BOOK

PAGE



PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

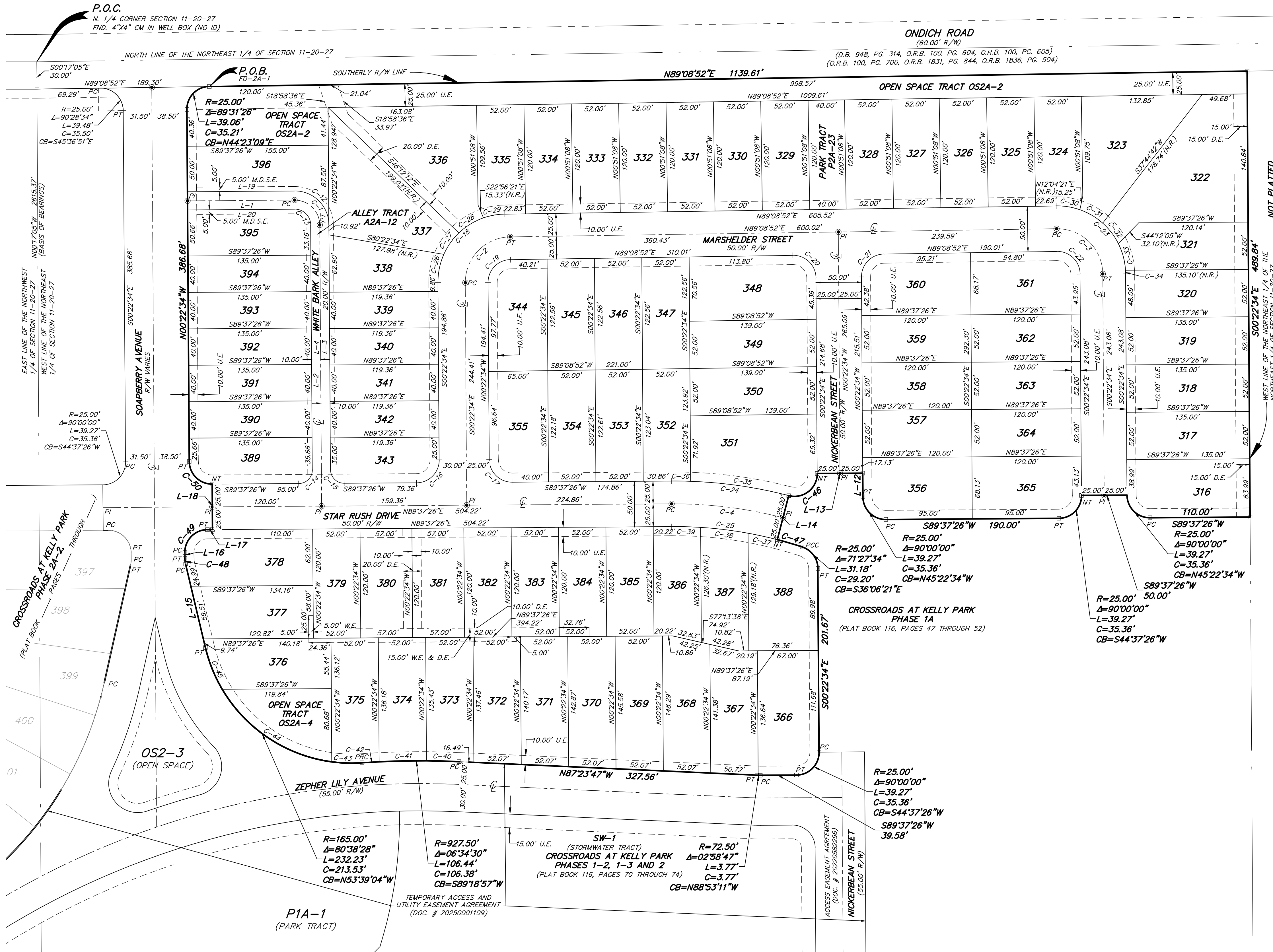
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

CROSSROADS AT KELLY PARK PHASE 2A-1

A REPLAT OF TRACTS FD-2A-1, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 3 PLAT BOOK

PAGE



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S89°37'26"W	117.50'
L-2	N00°22'34"W	308.82'
L-3	S00°22'34"E	268.82'
L-4	S00°22'34"E	268.82'
L-12	N00°22'34"W	26.00'
L-13	S89°37'26"W	50.00'
L-14	S14°32'25"W	50.00'
L-15	N13°19'50"W	94.24'
L-16	N00°22'34"W	6.14'
L-17	N89°37'26"E	5.50'
L-18	N00°22'34"W	50.00'
L-19	S89°37'26"W	117.50'
L-20	S89°37'26"W	117.50'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-1	27.50'	090°00'00"	43.20'	N45°22'34"W
C-2	50.00'	089°31'26"	78.12'	S44°23'09"W
C-3	50.00'	090°28'34"	78.96'	N45°36'51"W
C-4	475.00'	014°54'59"	123.66'	N82°55'04"W
C-12	37.50'	090°00'00"	58.90'	N45°22'34"W
C-13	17.50'	090°00'00"	27.49'	N45°22'34"W
C-14	15.00'	090°00'00"	23.56'	N44°37'26"E
C-15	15.00'	090°00'00"	23.56'	S45°22'34"E
C-16	25.00'	090°00'00"	39.27'	N44°37'26"E
C-17	25.00'	090°00'00"	39.27'	S45°22'34"E
C-18	74.50'	089°31'26"	116.41'	S44°23'09"W
C-19	25.00'	089°31'26"	39.06'	S44°23'09"W
C-20	25.00'	090°28'34"	39.48'	N45°36'51"W
C-21	25.00'	089°31'26"	39.06'	S44°23'09"W
C-22	25.00'	090°28'34"	39.48'	N45°36'51"W
C-23	75.00'	090°28'34"	118.43'	N45°36'51"W
C-24	500.00'	014°54'59"	130.17'	N82°55'04"W
C-25	450.00'	014°54'59"	117.15'	N82°55'04"W
C-26	74.50'	024°26'04"	31.77'	S11°50'28"W
C-27	74.50'	022°14'59"	28.93'	S35°10'59"W
C-28	74.50'	024°31'40"	31.89'	S58°34'19"W
C-29	74.50'	018°18'43"	23.81'	S79°59'30"W
C-30	75.00'	020°12'08"	26.44'	N80°45'04"W
C-31	75.00'	022°17'04"	29.17'	N59°30'28"W
C-32	75.00'	021°50'51"	28.60'	N37°26'31"W
C-33	75.00'	023°09'19"	30.31'	N14°56'26"W
C-34	75.00'	002°59'12"	3.91'	N01°52'10"W
C-35	500.00'	012°29'36"	109.02'	N81°42'23"W
C-36	500.00'	002°25'24"	21.15'	N89°09'52"W
C-37	450.00'	004°11'13"	32.88'	N77°33'11"W
C-38	450.00'	006°40'48"	52.47'	N82°59'12"W
C-39	450.00'	004°02'58"	31.80'	N88°21°05"W
C-40	927.50'	002°11'46"	35.55'	N88°29'40"W
C-41	927.50'	003°12'47"	52.01'	S88°48'03"W
C-42	927.50'	001°09'58"	18.88'	S86°36'41"W
C-43	165.00'	011°32'21"	33.23'	S88°12°07"E
C-44	165.00'	051°52'44"	149.40'	S56°29'35"E
C-45	165.00'	017°13'23"	49.60'	S21°56'32"E
C-46	25.00'	104°54'59"	45.78'	S52°04'56"W
C-47	450.00'	003°37'27"	28.46'	S73°38'51"E
C-48	29.00'	012°57'16"	6.56'	S08°51'12"E
C-49	25.00'	090°00'00"	39.27'	N44°37'26"E
C-50	25.00'	090°00'00"	39.27'	N45°22'34"W

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."

INDEX
SHEET 1 = COVER SHEET
SHEET 2-3 = BOUNDARY AND DETAIL SHEETS

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967