VISTA PARK PHASE 4 AND PASSAIC PARKWAY

CITY OF ORLANDO

PREPARED FOR PULTE GROUP 4901 VINELAND ROAD SUITE 500 ORLANDO, FL 32811 407.661.2201

Beachline North Residential, LLC 4901 Vineland Road, Suite 500 Orlando, FL 32811 Contact: Christopher Wrenn Phone (407) 256-1797 Email: Chris. Wrenn@PulteGroup.com

Engineer:

Donald W. McIntosh Associates, Inc. 1950 Summit Park Drive, Suite 600 Orlando,, Florida 32810 Contact: Dan Turner P.E. Phone (407) 644-4068 Fax (407) 644-8318

Surveyors:

Boundary Survey Donald W. McIntosh Associates, Inc. 1950 Summit Park Drive, Suite 600 Orlando,, Florida 32810 Contact: Scott E. Grossman, PSM Phone (407) 644-4068 Fax (407) 644-8318

Ecological Sciences:

Bio-Tech Consulting Inc. 3025 East South Street Orlando, FL 32803 Contact: Steve Butler Phone (407) 894-5969

Geotechnical:

DEVO Engineering 5500 Alhambra Dr. Orlando, Florida 32808 Contact: DEVO Seereeram, Ph. D., P.E. Phone (407) 290-2371 Fax (407) 774-7438

Orange County Utilities

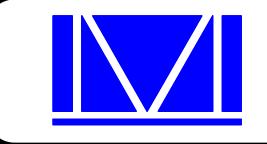
9150 Curry Ford Road Orlando, Florida 32825 Contact: Lindy Wolf Phone: (407) 254-9918 FAX: (407) 254-9999

Duke Energy:

Transmission 3300 Exchange Place Lake Mary, Florida 32746 Contact: Taj Alhassani, PMP Phone: (407) 942-9385

- 1. The Rights-of-Way shown are conceptual and subject to change based on the final plat and engineering plans. 2. The property phasing depicted hereon may be developed in any order, provided that each phase or sub-phase functions in a stand-alone condition.
- 3. Construction is anticipated to begin June 2025. Approximate completion date to be determined.
- 4. All acreages shown are approximate and subject to change with final development.

JUNE 18, 2024



McIntosh Associates

an **L**/A company 1950 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32810 407.644.4068

PLANNERS

ENGINEERS

SURVEYORS

EVERBE PHASE 4 AND PASSAIC PARKWAY PSP BOUNDARY

That part of Sections 19 and 30, Township 23 South, Range 31 East, Orange County, Florida, and that part of Tract FD-5, EVERBE PHASE 1A, according to the plat thereof, as recorded in Plat Book 110, Pages 137 through 157, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southernmost corner of Tract R, ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B, according to the plat thereof, as recorded in Plat Book 112, Pages 79 through 83, of the Public Records of Orange County, Florida; thence N23°10'05"W along the Westerly right-of-way line of said Tract R (S Econlockhatchee Trail) for a distance of 3.00 feet to the point of curvature of a curve concave Easterly having a radius of 1691.00 feet, a chord bearing of N19°29'52"W, and a chord distance of 216.49 feet; thence Northerly along said Westerly right-of-way line and the arc of said curve through a central angle of 07°20'25" for a distance of 216.64 feet to a non-tangent line and the Southerly line of Tract S-7, according to said plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B; thence departing said Westerly right-of-way line run S74°10'20"W along said Southerly line, 71.34 feet to the point of curvature of a curve concave Northerly having a radius of 75.00 feet, a chord bearing of S74°25'28"W, and a chord distance of 0.66 feet; thence run the following courses and distances along the Westerly line of said plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B: Westerly along the arc of said curve through a central angle of 00°30'15" for a distance of 0.66 feet to the POINT OF BEGINNING; thence continue Westerly along the arc of said curve having a radius of 75.00 feet, a chord bearing of S89°41'17"W, and a chord distance of 38.85 feet, through a central angle of 30°01'23" for a distance of 39.30 feet to the point of tangency; N75°18'02"W, 41.10 feet to the point of curvature of a curve concave Northeasterly having a radius of 75.00 feet, a chord bearing of N44°40'21"W, and a chord distance of 76.42 feet; thence Northwesterly along the arc of said curve through a central angle of 61°15'21" for a distance of 80.18 feet to the point of tangency; N14°02'41"W, 297.48 feet to the point of curvature of a curve concave Easterly having a radius of 75.00 feet, a chord bearing of N15°47'17"E, and a chord distance of 74.62 feet; thence Northerly along the arc of said curve through a central angle of 59°39'56" for a distance of 78.10 feet to a non-tangent line; N12°44'43"E, 32.54 feet to a non-tangent curve concave Northerly having a radius of 619.00 feet, a chord bearing of S79°40'38"E, and a chord distance of 52.32 feet; thence Easterly along the arc of said curve through a central angle of 04°50'41" for a distance of 52.34 feet to the point of tangency; S82°05'58"E, 54.79 feet; N04°29'21"E, 101.79 feet; thence departing said Westerly line run N84°07'14"W, 5.00 feet to a non-tangent curve concave Northerly having a radius of 311.00 feet, a chord bearing of N76°59'20"W, and a chord distance of 74.66 feet; thence Westerly along the arc of said curve through a central angle of 13°47'18" for a distance of 74.84 feet to the point of tangency; thence N70°05'41"W, 98.96 feet; thence N74°26'09"W, 140.58 feet to the point of curvature of a curve concave Northerly having a radius of 1020.00 feet, a chord bearing of N72°07'31"W, and a chord distance of 82.24 feet; thence Westerly along the arc of said curve through a central angle of 04°37'16" for a distance of 82.27 feet to the point of compound curvature of a curve concave Easterly having a radius of 15.00 feet, a chord bearing of N20°10'44"W, and a chord distance of 22.86 feet; thence Northerly along the arc of said curve through a central angle of 99°16'18" for a distance of 25.99 feet to a non-tangent line; thence N60°32'34"W, 70.00 feet; thence S29°27'26"W, 11.22 feet to the point of curvature of a curve concave Northerly having a radius of 15.00 feet, a chord bearing of S72°41'27"W, and a chord distance of 20.55 feet; thence Westerly along the arc of said curve through a central angle of 86°28'03" for a distance of 22.64 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 1020.00 feet, a chord bearing of N52°32'57"W, and a chord distance of 407.63 feet; thence Northwesterly along the arc of said curve through a central angle of 23°03'10" for a distance of 410.39 feet to a non-tangent line; thence N49°09'02"E, 89.64 feet; thence N22°06'34"W, 57.69 feet; thence N34°38'27"W, 55.38 feet; thence N34°11'10"W, 58.29 feet: thence N22°26'34"W. 52.08 feet; thence N21°20'24"E, 106.11 feet; thence N04°32'16"W, 135.55 feet; thence N25°19'47"W, 163.92 feet; thence N88°00'52"W, distance of 22.55 feet; thence Southerly along the arc of said curve through a central angle of 04°27'25" for a distance of 22.56 feet to the point of tangency; thence S23°34'48"W, 111.57 feet to the point of curvature of a curve concave Northwesterly having a radius of 300.00 feet, a chord bearing of S33°35'03"W, and a chord distance of 104.23 feet; thence Southwesterly along the arc of said curve through a central angle of 20°00'29" for a distance of 104.76 feet to a non-tangent line; thence N46°24'43"W, 60.00 feet to a non-tangent curve concave Northwesterly having a radius of 240.00 feet, a chord bearing of S43°46'52"W, and a chord distance of 1.62 feet; thence Southwesterly along the arc of said curve through a central angle of 00°23'09" for a distance of 1.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 15.00 feet, a chord bearing of S87°20'04"W, and a chord distance of 20.60 feet; thence Westerly along the arc of said curve through a central angle of 86°43'16" for a distance of 22.70 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1400.00 feet, a chord bearing of N66°50'07"W, and a chord distance of 843.39 feet; thence Westerly along the arc of said curve through a central angle of 35°03'38" for a distance of 856.69 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 15.00 feet, a chord bearing of N35°47'24"W, and a chord distance of 22.49 feet; thence Northwesterly along the arc of said curve through a central angle of 97°09'06" for a distance of 25.43 feet to a non-tangent line; thence N77°12'51"W, 70.00 feet thence S12°47'09"W, 16.20 feet to the point of curvature of a curve concave Northwesterly having a radius of 15.00 feet, a chord bearing of S52°09'31"W, and a chord distance of 19.03 feet; thence Southwesterly along the arc of said curve through a central angle of 78°44'44" for a distance of 20.62 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1400.00 feet, a chord bearing of N89°13'04"W, and a chord distance of 36.62 feet; thence Westerly along the arc of said curve through a central angle of 01°29'56" for a distance of 36.62 feet to the point of tangency; thence N89°58'02"W, 87.59 feet; thence N21°07'12"E, 875.19 feet to the North line of the South 1/2 of aforesaid Section 19; thence S89°51'04"W along said North line, 1496.80 feet to the Northwest corner of the Southwest 1/4 of said Section 19; thence S00°01'43"W along the West line of said Southwest 1/4 for a distance of 760.06 feet; thence departing said West line run S66°20'22"E, 117.22 feet to the point of curvature of a curve concave Northerly having a radius of 1250.00 feet, a chord bearing of S78°09'12"E, and a chord distance of 511.84 feet; thence Easterly along the arc of said curve through a central angle of 23°37'41" for a distance of 515.48 feet to the point of tangency; thence S89°58'02"E, 661.06 feet to the point of curvature of a curve concave Southerly having a radius of 1300.00 feet, a chord bearing of S89°40'00"E, and a chord distance of 13.64 feet; thence Easterly along the arc of said curve through a central angle of 00°36'05" for a distance of 13.64 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 15.00 feet, a chord bearing of S44°40'00"E, and a chord distance of 21.10 feet; thence Southeasterly along the arc of said curve through a central angle of 89°23'55" for a distance of 23.40 feet to the point of tangency; thence S00°01'58"W, 7.97 feet; thence S89°58'02"E, 100.00 feet to a non-tangent curve concave Southeasterly having a radius of 15.00 feet, a chord bearing of N48°14'18"E, and a chord distance of 22.37 feet; thence Northeasterly along the arc of said curve through a central angle of 96°24'40" for a distance of 25.24 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 1300.00 feet, a chord bearing of S62°12'10"E, and a chord distance of 946.71 feet; thence Southeasterly along the arc of said curve through a central angle of 42°42'24" for a distance of 968.99 feet to the point of tangency; thence \$40°50'58"E, 159.75 feet; thence \$32°09'01"W, 363.18 feet; thence \$24°26'05"W, 330.89 feet; thence \$23°28'41"E, 86.31 feet; thence \$01°41'35"W, 2503.43 feet; thence \$N71°43'22"E, 95.22 feet; thence \$31°44'01"E, 157.17 feet; thence \$09°36'19"W, 69.59 feet; thence S70°33'36"E, 114.96 feet; thence N50°11'57"E, 94.16 feet; thence N60°25'21"E, 453.83 feet; thence N11°44'27"E, 51.55 feet; thence N47°00'00"W, 86.62 feet; thence N28°04'30"W, 121.94 feet; thence N37°41'32"E, 154.46 feet; thence N57°59'54"E, 219.43 feet; thence N58°07'22"E, 136.92 feet; thence N58°28'52"E, 384.81 feet; thence N67°48'30"E, 97.04 feet; thence S54°38'51"E, 149.86 feet; thence S86°09'30"E, 154.07 feet; thence N64°03'11"E, 91.70 feet; thence N45°55'40"E, 148.40 feet; thence N84°33'15"E, 25.00 feet to a non-tangent curve concave Westerly having a radius of 360.00 feet, a chord bearing of N11°53'29"W, and a chord distance of 80.82 feet; thence Northerly along the arc of said curve through a central angle of 12°53'27" for a distance of 80.99 feet to the point of tangency; thence N18°20'12"W, 33.06 feet to the point of curvature of a curve concave Easterly having a radius of 122.50 feet, a chord bearing of N04°31'29"W, and a chord distance of 58.49 feet; thence Northerly along the arc of said curve through a central angle of 27°37'26" for a distance of 59.06 feet to a non-tangent line; thence N87°07'24"W, 36.80 feet to the point of curvature of a curve concave Northeasterly having a radius of 95.68 feet, a chord bearing of N51°57'58"W, and a chord distance of 110.19 feet; thence Northwesterly along the arc of said curve through a central angle of 70°18'54" for a distance of 117.42 feet to a non-tangent line; thence N21°16'53"W, 157.28 feet; thence N26°57'57"W, 82.57 feet; thence N23°35'13"W, 104.04 feet; thence N16°36'25"W, 78.13 feet; thence N21°22'14"W, 66.55 feet; thence N09°20'06"W, 94.98 feet; thence N25°42'36"W, 37.91 feet; thence N12°54'27"W, 69.31 feet; thence N08°46'52"W, 162.90 feet to a non-tangent curve concave Easterly having a radius of 62.87 feet, a chord bearing of N19°34'32"E, and a chord distance of 61.88 feet; thence Northerly along the arc of said curve through a central angle of 58°57'31" for a distance of 64.70 feet to a non-tangent line; thence N20°38'29"W, 97.76 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 123.219 acres more or less when calculated in ground dimensions

SHEET INDEX

- COVER SHEET
- AERIAL & PHASING PLAN
- MASTER SITE PLAN DEVELOPMENT NOTES, TYPICAL SECTIONS & DETAILS
- WATER, SEWER & RECLAIMED MASTER PLAN
- STRORMWATER MASTER PLAN

DATE DESCRIPTION REVISIONS

VICINITY MAP LEE VISTA BLVD. VISTA PARK PD **EXPRESSWAY**

SECTIONS 19 & 30, TOWNSHIP 23 S, RANGE 31 E PROPERTY APPRAISER PARCEL ID # 1--23-31-0000-00-01