

EDGEWATER PRESERVE PHASE 1

A PORTION OF GOVERNMENT LOTS 2, 3, AND 4
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST
CITY OF EDGEWATER, VOLUSIA COUNTY, FL

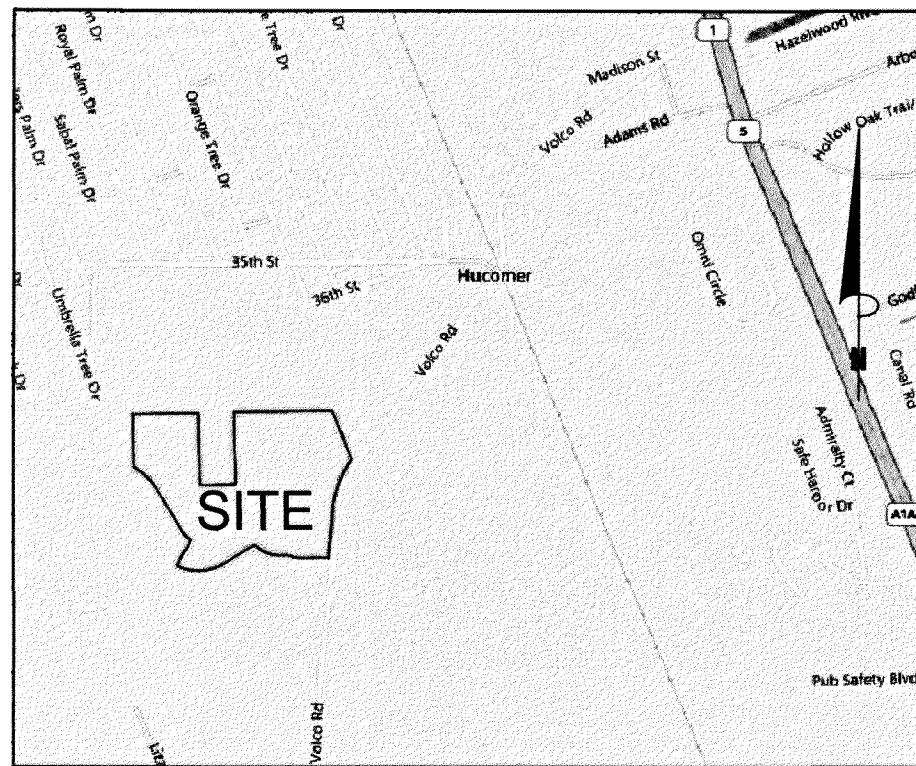
A PORTION OF GOVERNMENT LOTS 2, 3 AND 4, SECTION 14 TOWNSHIP 18 SOUTH, RANGE 34 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "WASHINGTON PARK INC MARY B PHILLIPS SUBDIVISION PART 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 65 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 75°16'17" WEST, 104.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIAL LINE THRU SAID POINT BEARS NORTH 07°16'56" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 315.00 FEET, A DELTA OF 06°54'04", AN ARC DISTANCE OF 37.94 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 89°37'07" WEST, 27.09 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 315.00 FEET, A DELTA OF 47°35'30", AN ARC DISTANCE OF 261.65 FEET; THENCE SOUTH 58°12'48" WEST, 336.62 FEET; THENCE WESTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 435.00 FEET, A DELTA OF 58°41'40", AN ARC DISTANCE OF 445.62 FEET; THENCE NORTH 26°55'08" EAST, 160.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIAL LINE THRU SAID POINT BEARS NORTH 26°54'16" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FEET, A DELTA OF 2°29'13", AN ARC DISTANCE OF 11.94 FEET; THENCE NORTH 24°24'51" EAST, 110.00 FEET TO A POINT ON THE ARC OF A RADIALLY TANGENT CURVE, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 165.00 FEET, A DELTA OF 34°44'33", AN ARC DISTANCE OF 100.05 FEET; THENCE TANGENT TO SAID CURVE, NORTH 30°50'37" WEST, 439.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS SOUTH 58°54'42" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 633.75 FEET, A DELTA OF 28°58'48", AN ARC DISTANCE OF 320.55 FEET; THENCE NORTH 00°58'24" WEST, 482.79 FEET, TO A POINT ON THE SOUTH BOUNDARY OF "WASHINGTON PARK PART VI" AS RECORDED IN MAP BOOK 11 PAGE 73 OF VOLUSIA COUNTY PUBLIC RECORDS; THENCE NORTH 89°01'36" EAST, ALONG SAID BOUNDARY, 601.63 FEET, TO A POINT ON THE WEST BOUNDARY OF A PARCEL OF "NOT INCLUDED" LAND, AS DESCRIBED IN OR BOOK 6132 PAGE 1752 OF SAID PUBLIC RECORDS AND VOLUSIA COUNTY PROPERTY APPRAISER PARCEL ALT KEY 3976207; THENCE SOUTH 01°12'44" EAST, 660.13 FEET; THENCE NORTH 89°02'01" EAST, 330.00 FEET; THENCE NORTH 01°33'44" WEST, 664.38 FEET, TO SAID SOUTH BOUNDARY OF "WASHINGTON PARK PART VI", THE LAST 3 COURSES DESCRIBING SAID "NOT INCLUDED" PARCEL; THENCE NORTH 89°20'21" EAST, ALONG SAID SOUTH BOUNDARY OF "WASHINGTON PARK PART VI" AND ALONG VOLUSIA COUNTY PROPERTY APPRAISER PARCEL ALT KEY 5044033, A DISTANCE OF 902.21 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF VOLUSIA COUNTY PROPERTY APPRAISER PARCEL ALT KEY 8015394; THENCE SOUTH 22°07'36" EAST, ALONG SAID LINE 476.84 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS SOUTH 54°36'26" EAST,) SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF VOLCO ROAD, SAID RIGHT OF WAY IS A MAINTAINED RIGHT-OF-WAY WITH VARYING WIDTH; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 990.91 FEET, A DELTA OF 31°05'12", AN ARC DISTANCE OF 537.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 15790.00 FEET, A DELTA OF 01°27'43", AN ARC DISTANCE OF 402.86 FEET, TO A POINT ON THE NORTH BOUNDARY OF SAID "WASHINGTON PARK INC MARY B PHILLIPS SUBDIVISION PART 1"; (THE LAST TWO COURSES DESCRIBED ALSO BEING ON SAID WESTERLY RIGHT-OF-WAY); THENCE SOUTH 89°27'19" WEST, ALONG SAID BOUNDARY, 277.19 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA, CONTAINING 46.38 ACRES.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF WASHINGTON PARK PART 1 HAVING A BEARING OF NORTH 89°27'19" EAST.
- BEARING STRUCTURE BASED ON NAD 83 FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS AND 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.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- TRACTS A, B, C AND D BEING STORMWATER MANAGEMENT PONDS ARE TO BE OWNED AND MAINTAINED BY THE EDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. "ASSOCIATION" AS FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. "DECLARATION" AS RECORDED IN THE OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA. SAID TRACTS ARE SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT IN FAVOR OF THE CITY OF EDGEWATER.
- TRACTS E AND F ARE CONSERVATION AREA TRACTS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACTS E AND F ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
- TRACT G IS A PARK TRACT TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT K IS A UPLAND BUFFER TRACT TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT I IS TO BE OWNED AND MAINTAINED BY THE CITY OF EDGEWATER.
- TRACT H, J & L ARE TO BE OWNED AND MAINTAINED BY THE CITY OF EDGEWATER.
- THE DRAINAGE EASEMENTS (D.E.) ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- ALL SIDE AND REAR LOT LINES NOT ADJACENT TO TRACT H ARE SUBJECT TO A FIVE FOOT DRAINAGE EASEMENT, UNLESS NOTED OTHERWISE.
- ALL LOT AND TRACT LINES ADJACENT TO TRACT H ARE SUBJECT TO A FIFTEEN FOOT UTILITY EASEMENT.
- LOT CORNERS SHALL BE SET BEFORE TRANSFER OF ANY LOT.

VICINITY MAP (NOT TO SCALE) 46.38 ACRES



SURVEYOR'S NOTES:

- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RESERVED IN WARRANTY DEED RECORDED IN DEED BOOK 311, PAGE 210, AS CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2238, PAGE 1321.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO ORDINANCE NO. 2001-0-02 RECORDED IN OFFICIAL RECORDS BOOK 4666, PAGE 2384.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4746, PAGE 961, AS SUPERCEDED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5264, PAGE 621; SECOND AMENDED AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6380, PAGE 1010 AND THIRD AMENDED AND RESTATED AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6529, PAGE 2973.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO ORDINANCE NO. 2001-0-42 RECORDED IN OFFICIAL RECORDS BOOK 5533, PAGE 4508.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EDGEWATER LAKES RECORDED IN OFFICIAL RECORDS BOOK 5618, PAGE 2971; FIRST AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 6183, PAGE 2514 AND OFFICIAL RECORDS BOOK 6866, PAGE 130 AND FIRST SUPPLEMENT RECORDED IN OFFICIAL RECORDS BOOK 5618, PAGE 3019.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO AMENDED EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 6809, PAGE 1449; AMENDED EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 6869, PAGE 2136 AND AMENDED EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 6919, PAGE 77.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO ORDINANCE NO. 2018-0-26 RECORDED IN OFFICIAL RECORDS BOOK 7664, PAGE 4695.

SHEET INDEX

SHEET 1 OF 6: LEGAL DESCRIPTION, SURVEYOR'S NOTES AND DEDICATION
SHEET 2 OF 6: BOUNDARY INFORMATION, KEY MAP AND LEGEND
SHEET 3 THROUGH 6: DETAIL SHEETS

SHEET 1 OF 6
01/26/2023

3/22/2023 2:59:35 PM
Instrument # 2023058143 61
BOOK 64 PAGE 150

MAP BOOK : 64 PAGE: 150

EDGEWATER PRESERVE PHASE 1 DEDICATION

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED KL LHB DSD AIV LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED.

TRACTS "I" (LIFT STATION TRACT), "H" (RIGHT-OF-WAY TRACT) AND TRACTS "J" & "L" (ACCESS AND UTILITY TRACT) ARE HEREBY DEDICATED TO THE CITY OF EDGEWATER, FLORIDA, WITHOUT ANY RESTRICTION WHATSOEVER. CITY OWNERSHIP OF THE TRACTS AND THE IMPROVEMENTS THEREON VEST UPON APPROVAL OF THIS PLAT BY THE CITY COUNCIL OF THE CITY OF EDGEWATER, FLORIDA. RECORDING OF THIS PLAT SHALL ACT AS A CONVEYANCE TO THE CITY OF EDGEWATER, FLORIDA AND NO FURTHER INSTRUMENT SHALL BE NECESSARY TO VEST FEE SIMPLE IN THE CITY AS AFOREMENTIONED. THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON (UNLESS NOTED OTHERWISE) ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED, Nathan Holt
HAS CAUSED THESE PRESENTS TO BE EXECUTED AND
ACKNOWLEDGED BY ITS UNDERSIGNED Ryan Mott
THEREUNTO DULY AUTHORIZED ON THIS 19 DAY OF
March 2023.

KL LHB DSD AIV LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Ryan Mott

SIGNED

PRINTED NAME: RYAN MOTT

TITLE: AUTHORIZED SIGNATORY

6900 EAST CAMELBACK ROAD, SUITE 1090 SCOTTSDALE, AZ 85251

SIGNED IN THE PRESENCE OF:

WITNESS 1: Steve Cunningham

PRINTED NAME

WITNESS 2: Tricia Patton

PRINTED NAME

STATE OF Arizona

COUNTY OF Maricopa

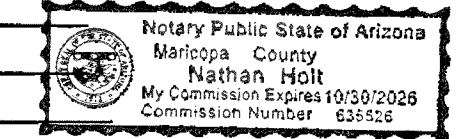
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
✓ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS
March 9 2023, BY RYAN MOTT, AUTHORIZED
SIGNATORY OF KL LHB DSD AIV LLC, LLC, A DELAWARE LIMITED
LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS
PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION.

NOTARY: Nathan Holt

PRINTED NAME

COMMISSION EXPIRES: 10/30/26

COMMISSION #: 632526



CERTIFICATE OF APPROVAL BY CITY COUNCIL OF THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT ON THE 6th DAY OF March, 2023
THE CITY COUNCIL OF THE CITY OF EDGEWATER APPROVED THE
FOREGOING PLAT.

ATTEST:

Bonnie Zlotnik

CITY CLERK

Diesel Depew

MAYOR

Bonnie Zlotnik

PRINT NAME

Diesel Depew

PRINT NAME

CERTIFICATE OF APPROVAL BY CITY ENGINEER

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATION AND STANDARDS AND ALL APPLICABLE REGULATIONS IN THE EDGEWATER PRESERVE PHASE 1 SUBDIVISION OR THAT GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 HAS BEEN RECEIVED.

Randall J. Coslew

CITY ENGINEER

3/21/23

Randall J. Coslew

PRINT NAME

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY PRESENTS, THAT I, THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT, STATE THAT IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA.

Edward Mizo

SURVEYOR: EDWARD MIZO

REGISTRATION NUMBER: 3376

PROFESSIONAL LAND SURVEYOR

REGISTRATION NUMBER OF LEGAL ENTITY: LB 8497

3/7/23

DATE

MIZO & ASSOCIATES PROFESSIONAL LAND SURVEYORS

17 N SUMMERLIN AVE.
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

NOTICE: THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THIS 22 DAY OF March, 2023 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Seleana N. Labau 2023058143

CLERK OF THE CIRCUIT COURT

IN AND FOR VOLUSIA COUNTY, FLORIDA.

PRINT NAME: Seleana N. Labau Deputy Clerk

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR THE CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART I OF FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PRM'S AND PCP'S IN THE FIELD WAS MADE IN THIS REVIEW.

CPL, LLC LB# 7143
500 WEST FULTON ST
SANFORD, FL 32771

FOR THE FIRM BY: Randall L. Roberts
RANDALL L. ROBERTS, R.L.S.
FLORIDA REGISTRATION NUMBER 3144
STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY ATTORNEY

THIS PLAT IS APPROVED AS TO FORM.

Carl Lake

CITY ATTORNEY CITY OF EDGEWATER, FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY CLERK

THIS STATEMENT HEREBY CERTIFIES THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION SET FORTH IN THE EDGEWATER PRESERVE PHASE 1 AGREEMENT.

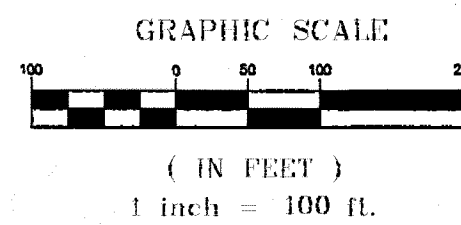
Bonnie Zlotnik

CITY CLERK, EDGEWATER, FLORIDA

SHEET 2 OF 6

MAP BOOK : 64 PAGE: 151

Instrument # 2023058143 #2
BOOK: 64 PAGE: 151



KL LHB DSDAIV LLC
PARCEL# 844800000032
NOT PLATTED

=SET 4"x4" CONCRETE MONUMENT(PRM-LB 8497)
 ◎=SET NAIL & DISK(PCP LB 8497)
 C =CENTERLINE
 A=ARC LENGTH
 A.D.E.= ACCESS AND DRAINAGE EASEMENT
 D=DELTA ANGLE
 D.E.=DRAINAGE EASEMENT
 L= ARC LENGTH
 LB =LICENSED BUSINESS
 LS=LAND SURVEYOR
 M.B. =MAP BOOK
 (N.R.) =NON RADIAL
 NT=NON TANGENT
 O.A.=OVERALL
 ORB =OFFICIAL RECORD BOOK
 OS =OPEN SPACE
 PC =POINT OF CURVATURE
 PCP =PERMANENT CONTROL POINT
 PG =PAGE
 PI=POINT OF INTERSECTION
 PNT=POINT OF NON TANGENCY
 PT=POINT OF TANGENCY
 POB=POINT OF BEGINNING
 PRC=POINT OF REVERSE CURVATURE
 PRM =PERMANENT REFERENCE MONUMENT
 R=RADIUS
 R/W =RIGHT-OF-WAY
 U.E.=UTILITY EASEMENT

MIZO & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
17 N SUMMERLIN AVE,
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

NOTICE: THIS PLAT, AS RECORDED IN THIS 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.

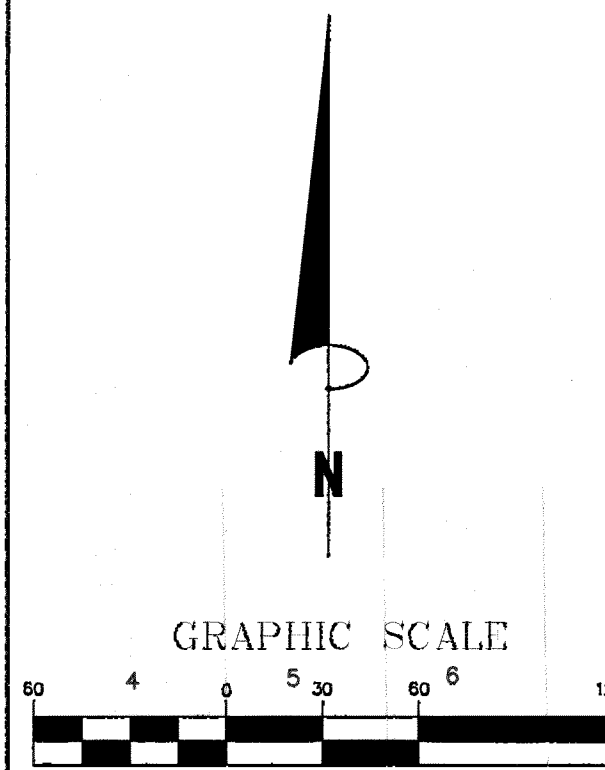
EDGEWATER PRESERVE PHASE 1

SHEET 3 OF 6

Instrument # 2623058143 153
BOOK: 64 PAGE: 152

MAP BOOK: 64 PAGE: 152

A PORTION OF GOVERNMENT LOTS 2, 3, AND 4
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST
CITY OF EDGEWATER, VOLUSIA COUNTY, FL



(IN FEET)
1 inch = 60 ft.

MOYNAHAN FAMILY
PARTNERSHIP
PARCEL #84150000020
NOT PLATTED

N00°58'24"W 482.79'

N:1671839.19
E:688551.95

N89°01'36"E 601.63'
SOUTH LINE WASHINGTON PARK PART VI

WASHINGTON PARK
PART VI
M.B. 11, PG 73
BLOCK 13

12.00'

EAST LINE OF GOVERNMENT LOT 3
WEST LINE OF GOVERNMENT LOT 2

TRACT F
(CONSERVATION)

JORDON TIMOTHY WAYNE
PARCEL #84140000040
NOT PLATTED

S01°12'44"E 660.13'

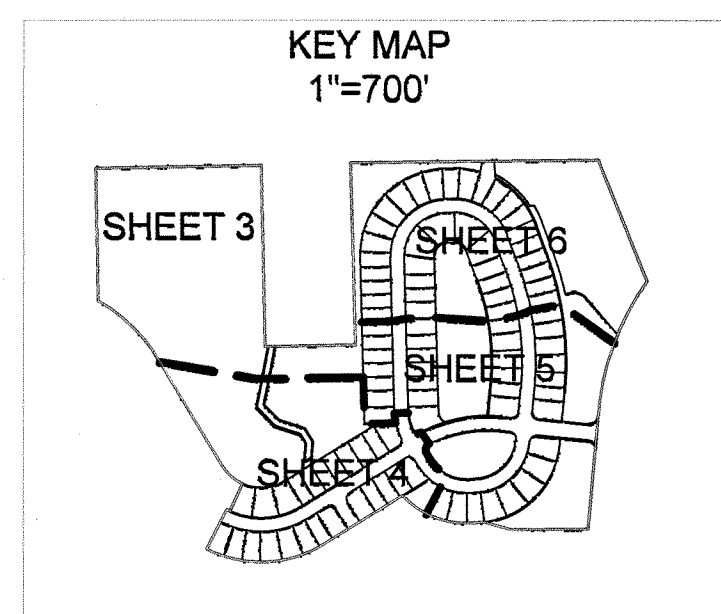
N01°33'44"W 664.38'

N01°33'44"W 606.18'(O.A.)

SEE SHEET 6

Δ=28°58'48"
R=633.75'
L=320.55'
CHORD BEARING=N45°34'44"W
CHORD=317.14'

NOT PLATTED



MIZO & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
17 N SUMMERLIN AVE,
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

MATCHLINE
SEE SHEET 4

MATCHLINE
SEE SHEET 4

TRACT K
(UPLAND BUFFER)

TRACT D
(STORMWATER)

SEE SHEET 5

NOTICE: THIS PLAT, AS RECORDED IN THIS 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.

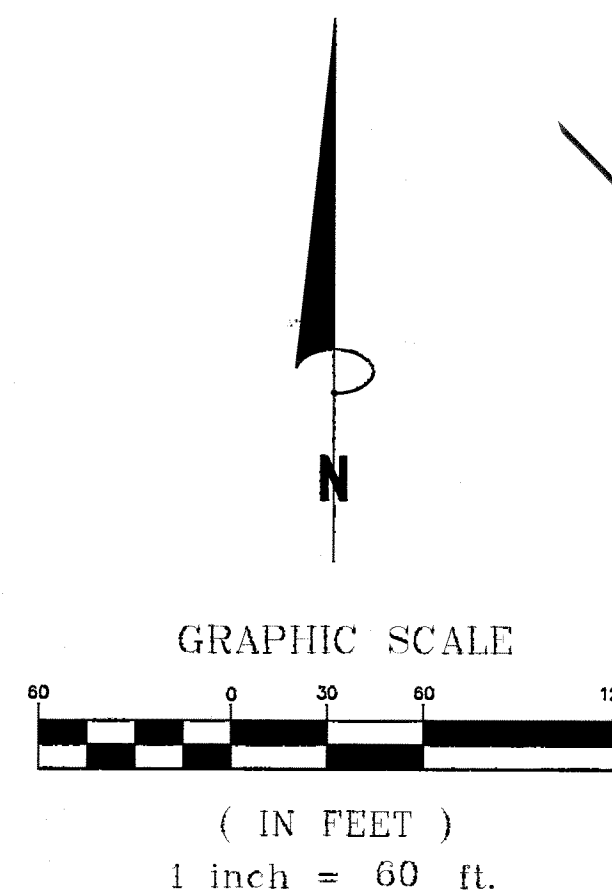
EDGEWATER PRESERVE PHASE 1

SHEET 4 OF 6

Instrument # 2023038143 #4
BOOK: 64 PAGE: 153

MAP BOOK: 64 PAGE: 153

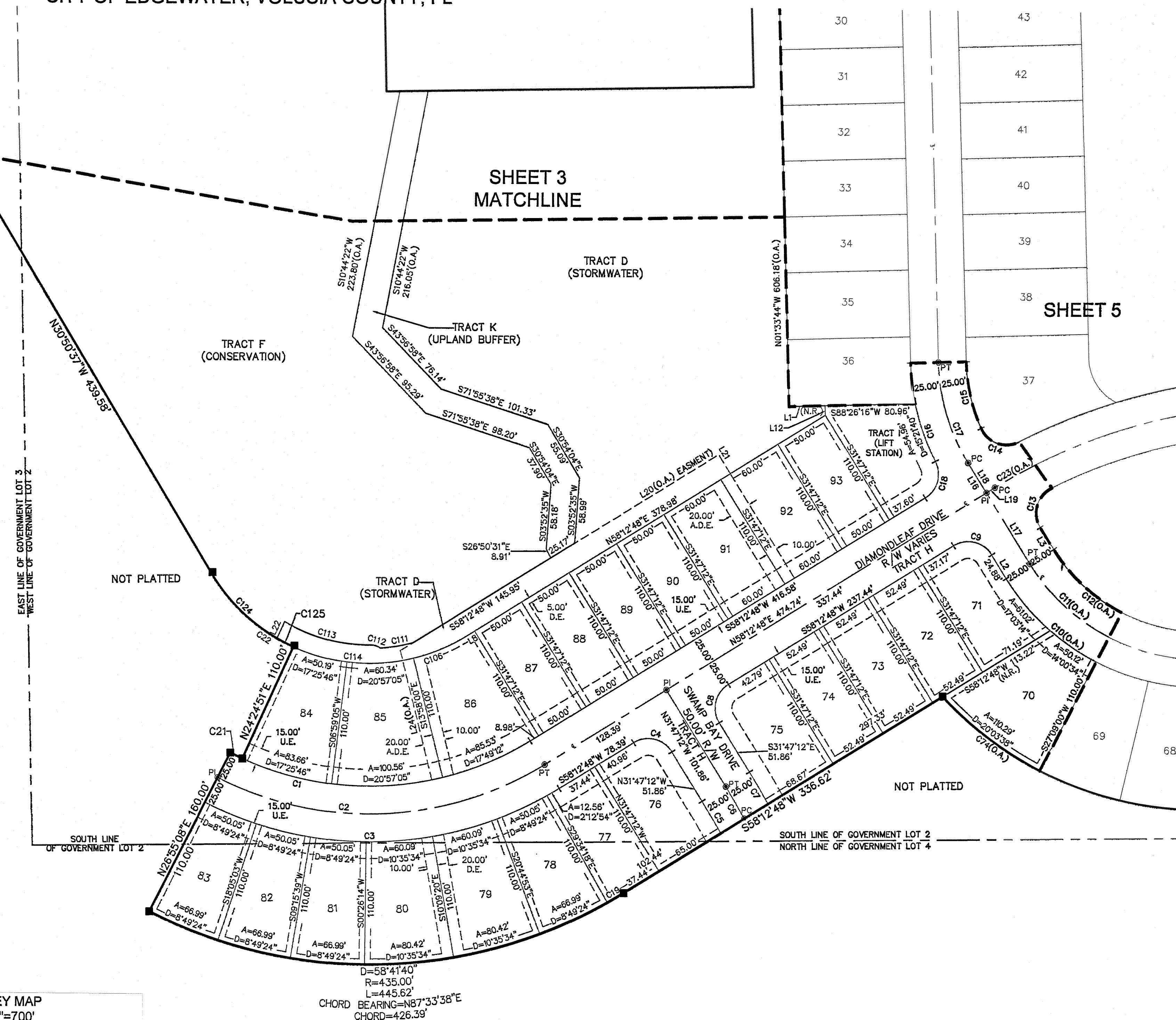
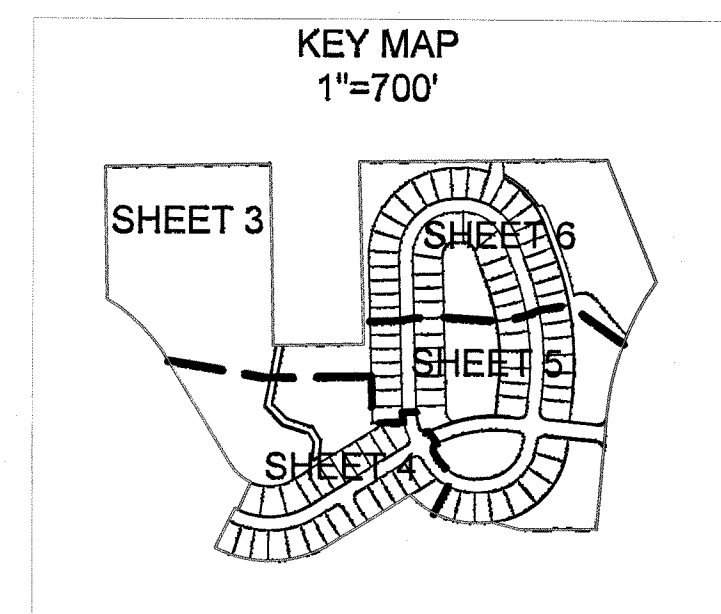
A PORTION OF GOVERNMENT LOTS 2, 3, AND 4
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST
CITY OF EDGEWATER, VOLUSIA COUNTY, FL



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	281.70'	275.00'	58°41'28"	S87° 33' 32"W
C2	307.32'	300.00'	58°41'40"	N87° 33' 38"E
C3	332.93'	325.00'	58°41'40"	S87° 33' 38"W
C4	39.27'	25.00'	90°00'00"	N76° 47' 12"W
C5	33.16'	575.00'	3°18'14"	N30° 08' 05"W
C6	33.15'	600.00'	3°09'58"	N30° 12' 13"W
C7	33.15'	625.00'	3°02'21"	S30° 16' 01"E
C8	39.27'	25.00'	90°00'00"	S13° 12' 48"W
C9	39.27'	25.00'	90°00'00"	N76° 47' 12"W
C10	209.65'	205.00'	58°35'41"	N61° 05' 02"W
C11	184.08'	180.00'	58°35'41"	S61° 05' 02"E
C12	158.51'	155.00'	58°35'41"	N61° 05' 02"W
C13	41.56'	25.00'	95°14'19"	N15° 49' 58"E
C14	40.62'	25.00'	93°05'02"	S70° 50' 42"E
C15	61.52'	155.00'	22°44'27"	S12° 55' 57"E
C16	91.59'	205.00'	25°35'52"	S14° 21' 40"E
C17	94.95'	180.00'	30°13'28"	S16° 40' 28"E
C18	37.25'	25.00'	85°22'24"	S15° 31' 36"W
C19	16.82'	435.00'	2°12'54"	S59° 19' 15"W
C21	11.94'	275.00'	2°29'13"	N64° 20' 20"W
C22	100.05'	165.00'	34°44'33"	S48° 12' 53"E
C23	325.15'	500.00'	37°15'35"	N76° 50' 35"E
C74	261.65'	315.00'	47°35'30"	S66° 35' 08"E
C106	51.32'	165.00'	17°49'12"	N67° 07' 24"E
C111	29.66'	151.75'	11°11'50"	N80° 38' 31"E
C112	9.27'	15.00'	35°25'21"	S72° 42' 59"E
C113	80.92'	148.50'	31°13'20"	S74° 49' 00"E
C114	161.85'	165.00'	56°12'03"	N86° 18' 49"E
C124	83.52'	165.00'	29°00'09"	N45° 20' 41"W
C125	16.53'	165.00'	5°44'24"	N62° 42' 57"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88° 26' 16"W	32.30'
L2	N31° 47' 12"W	24.88'
L3	N31° 47' 12"W	23.00'
L8	N58° 12' 48"E	8.98'
L12	N01° 33' 44"W	8.42'
L16	S31° 47' 12"E	106.33'
L17	N31° 47' 12"W	74.88'
L18	N31° 47' 12"W	31.45'
L19	N58° 12' 48"E	8.91'
L20	S58° 12' 48"W	336.10'
L21	N31° 47' 12"W	20.00'
L22	N24° 24' 43"E	16.59'
L24	S13° 58' 00"E	119.48'

MIZO & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
17 N SUMMERLIN AVE.
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497



NOTICE: THIS PLAT, AS RECORDED IN THIS 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.

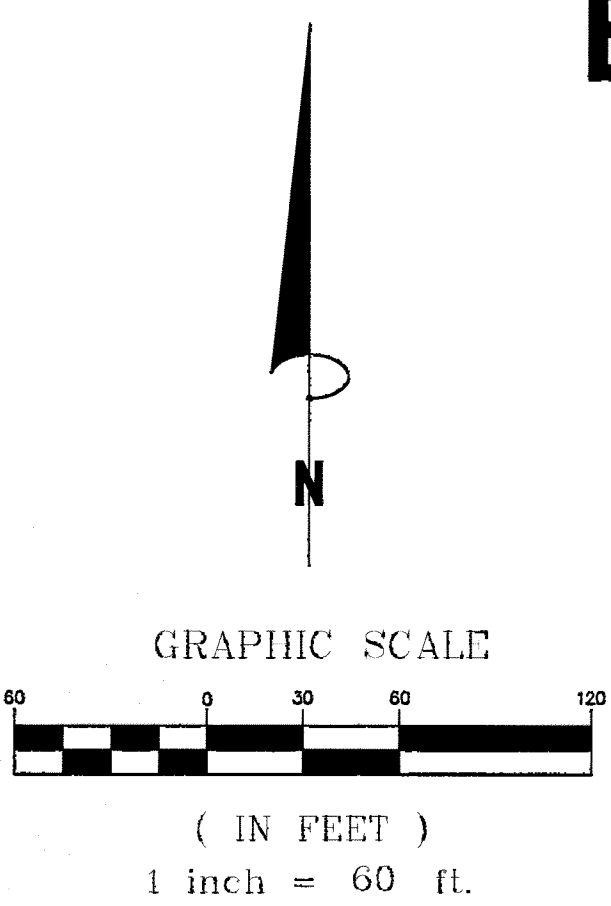
EDGEWATER PRESERVE PHASE 1

SHEET 5 OF 6

Instrument # 2023058143 MS
BOOK 64 PAGE 134

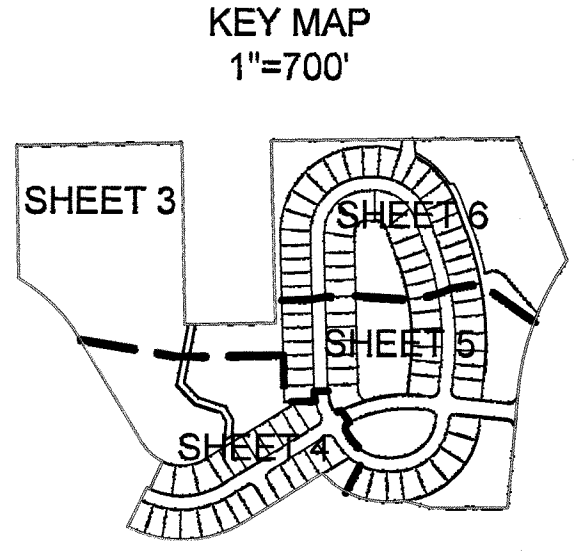
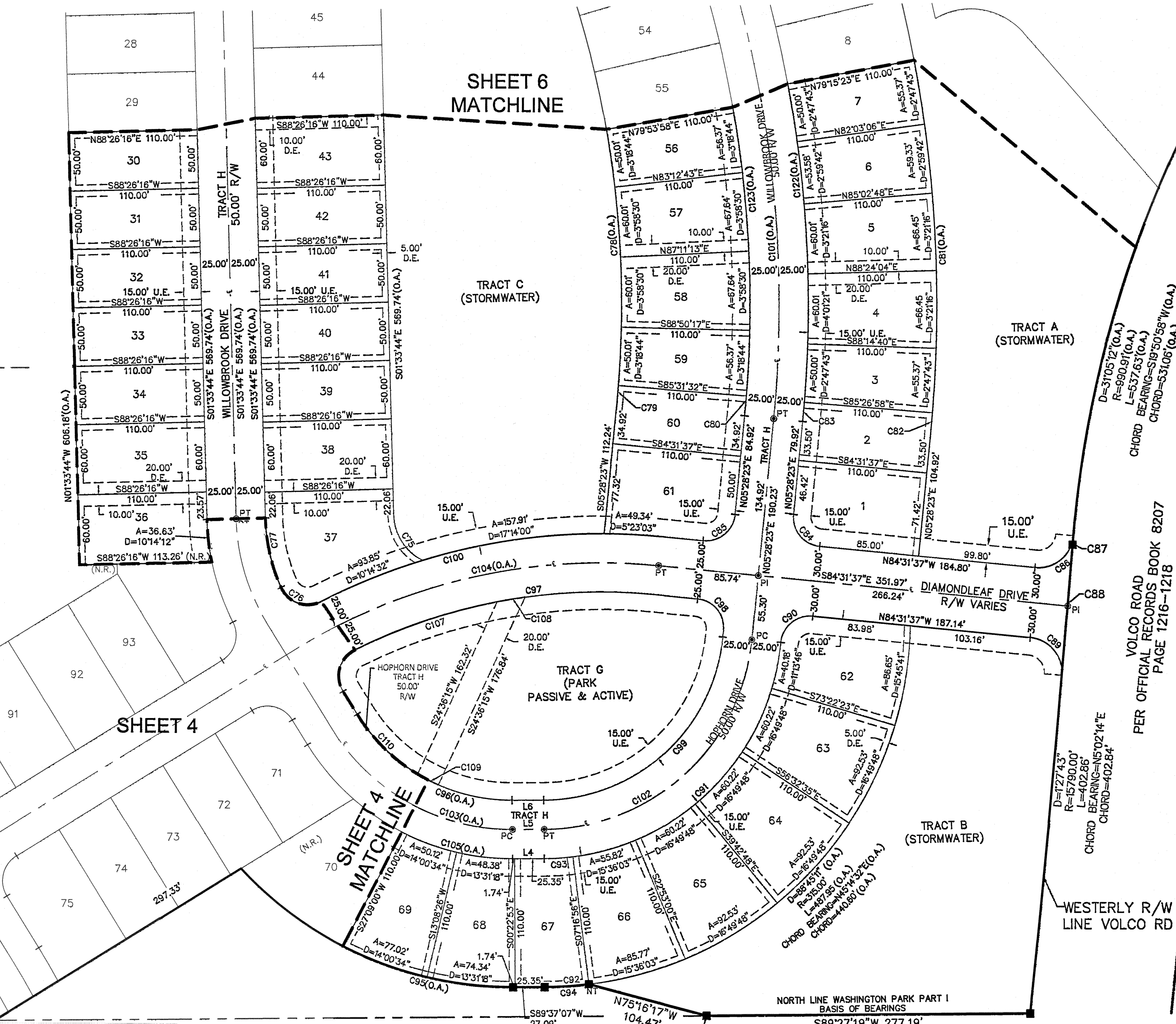
MAP BOOK: 64 PAGE: 134

A PORTION OF GOVERNMENT LOTS 2, 3, AND 4
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST
CITY OF EDGEWATER, VOLUSIA COUNTY, FL



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C75	48.46'	45.00'	61°42'06"	S32° 24' 47"E	46.15'
C76	40.62'	25.00'	93°05'02"	S70° 50' 42"E	36.29'
C77	61.52'	155.00'	22°44'27"	S12° 55' 57"E	61.12'
C78	393.55'	865.00'	26°04'05"	S07° 33' 40"E	390.17'
C79	15.08'	865.00'	0°59'55"	S04° 58' 25"W	15.08'
C80	16.99'	975.00'	0°59'55"	N04° 58' 25"E	16.99'
C81	516.39'	1135.00'	26°04'05"	S07° 33' 40"E	511.95'
C82	18.27'	1135.00'	0°55'20"	N05° 00' 43"E	18.27'
C83	16.50'	1025.00'	0°55'20"	N05° 00' 43"E	16.50'
C84	39.27'	25.00'	90°00'00"	N39° 31' 37"W	35.36'
C85	39.27'	25.00'	90°00'00"	N50° 28' 23"E	35.36'
C86	47.50'	30.00'	90°42'53"	N50° 06' 56"E	42.69'
C87	7.82'	990.91'	0°27'07"	N04° 31' 56"E	7.82'
C88	112.18'	15790.00'	0°24'25"	N04° 30' 35"E	112.18'
C89	46.73'	30.00'	89°14'25"	S39° 54' 25"E	42.14'
C90	39.30'	25.00'	90°04'31"	S50° 26' 07"W	35.38'
C91	301.34'	205.00'	84°13'16"	S47° 30' 29"W	274.93'
C92	37.94'	315.00'	6°54'04"	S86° 10' 06"W	37.92'
C93	24.69'	205.00'	6°54'04"	S86° 10' 06"W	24.68'
C94	37.94'	315.00'	6°54'04"	N86° 10' 06"E	37.92'
C95	261.65'	315.00'	47°35'30"	S66° 35' 08"E	254.19'
C96	158.51'	155.00'	58°35'41"	N61° 05' 02"W	151.70'
C97	265.46'	475.00'	32°01'16"	N79° 27' 45"E	262.02'
C98	39.27'	25.00'	90°00'00"	S39° 31' 37"E	35.36'
C99	227.64'	155.00'	84°08'45"	S47° 32' 45"W	207.72'
C100	157.91'	525.00'	17°14'00"	N81° 28' 19"E	157.31'
C101	454.97'	1000.00'	26°04'05"	N07° 33' 40"W	451.06'
C102	264.35'	180.00'	84°08'45"	N47° 32' 45"E	241.23'
C103	184.08'	180.00'	58°35'41"	S61° 05' 02"E	176.16'
C104	325.15'	500.00'	37°15'35"	N76° 50' 35"E	319.45'
C105	209.65'	205.00'	58°35'41"	N61° 05' 02"W	200.63'
C107	128.71'	475.00'	15°31'31"	N71° 12' 53"E	128.32'
C108	24.18'	475.00'	2°54'58"	N80° 26' 07"E	24.17'
C109	20.04'	155.00'	7°24'23"	N62° 40' 38"W	20.02'
C110	73.55'	155.00'	27°11'15"	N45° 22' 49"W	72.86'
C122	466.35'	1025.00'	26°04'05"	S07° 33' 40"E	462.34'
C123	443.60'	975.00'	26°04'05"	S07° 33' 40"E	439.78'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S89° 37' 07"W	27.09'
L5	N89° 37' 07"E	27.09'
L6	S89° 37' 07"W	27.09'



MIZO & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
17 N SUMMERLIN AVE,
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

NOTICE: THIS PLAT, AS RECORDED IN THIS 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.

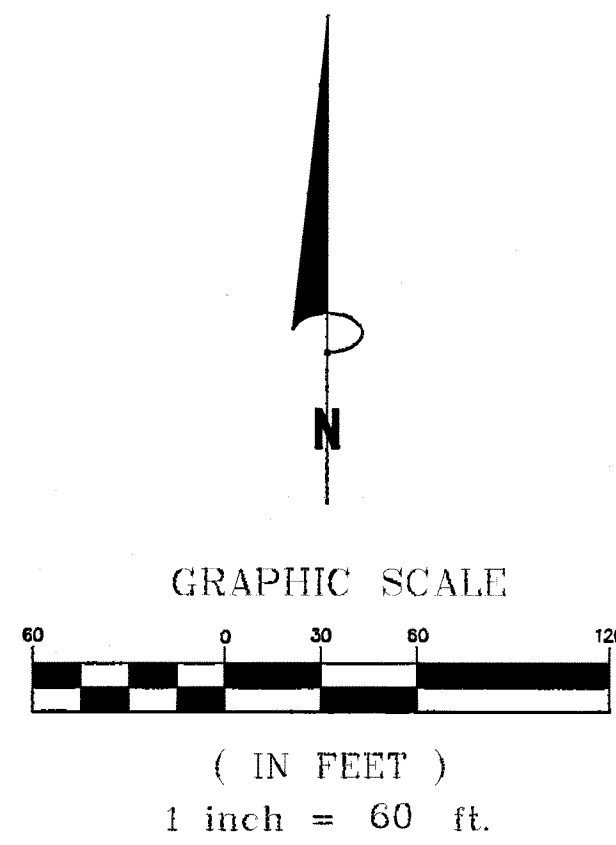
EDGEWATER PRESERVE PHASE 1

SHEET 6 OF 6

A PORTION OF GOVERNMENT LOTS 2, 3, AND 4
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST
CITY OF EDGEWATER, VOLUSIA COUNTY, FL
(40' R/W PER PLAT)

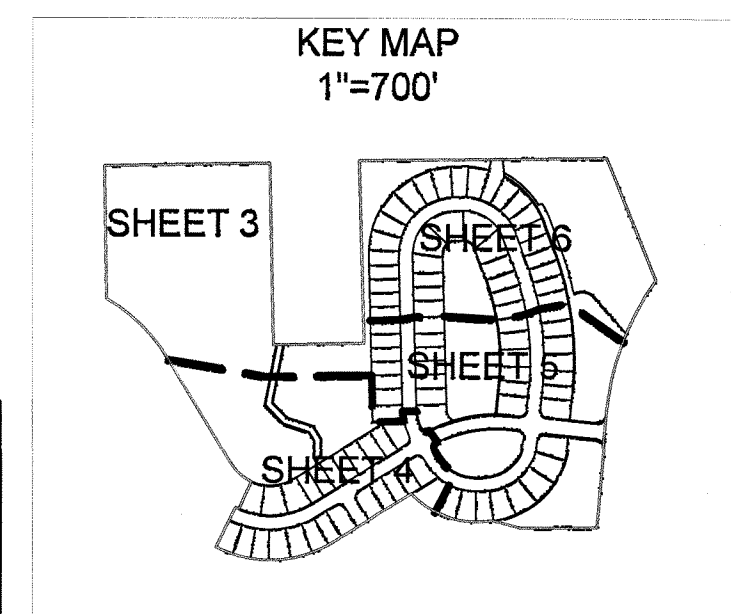
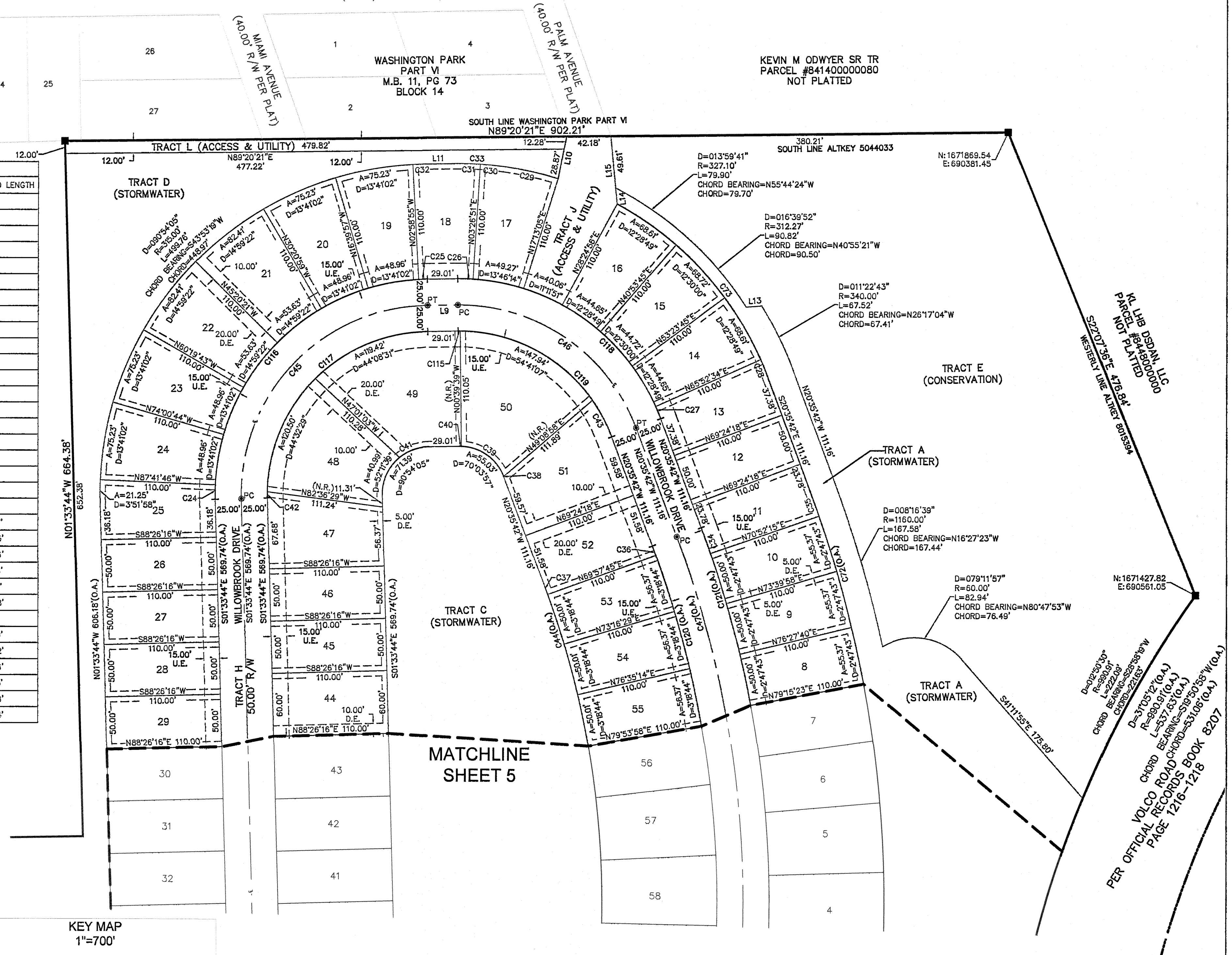
Instrument # 2023038143 86
BOOK 64 PAGE 133
Laura E. Roth
Volusia County, Clerk of Court

MAP BOOK: 64 PAGE: 155



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C24	13.83'	205.00'	3°51'58"	S00° 22' 15"W	13.83'
C25	8.30'	205.00'	2°19'16"	S88° 10' 43"W	8.30'
C26	14.70'	205.00'	4°06'30"	N88° 36' 24"W	14.70'
C27	12.63'	205.00'	3°31'44"	N22° 21' 34"W	12.62'
C28	19.40'	315.00'	3°31'44"	N22° 21' 34"W	19.40'
C29	51.34'	315.00'	9°20'15"	N77° 27' 02"W	51.28'
C30	24.37'	315.00'	4°25'59"	N84° 20' 10"W	24.37'
C31	22.59'	315.00'	4°06'30"	N88° 36' 24"W	22.58'
C32	12.78'	315.00'	2°19'16"	S88° 10' 43"W	12.78'
C33	46.96'	315.00'	8°32'29"	N86° 23' 25"W	46.92'
C34	26.22'	1025.00'	1°27'57"	N19° 51' 44"W	26.22'
C35	29.04'	1135.00'	1°27'57"	N19° 51' 44"W	29.04'
C36	9.49'	975.00'	0°33'27"	N20° 18' 59"W	9.49'
C37	8.42'	865.00'	0°33'27"	S20° 18' 59"E	8.42'
C38	0.43'	45.00'	0°32'29"	N20° 51' 57"W	0.43'
C39	52.59'	45.00'	66°57'23"	N54° 36' 53"W	49.65'
C40	2.02'	45.00'	2°34'04"	N89° 22' 37"W	2.02'
C41	30.40'	45.00'	38°42'26"	S69° 59' 08"W	29.83'
C42	6.00'	155.00'	2°13'05"	S00° 27' 11"E	6.00'
C43	39.59'	155.00'	14°38'07"	N27° 54' 46"W	39.49'
C44	393.55'	865.00'	26°04'05"	S07° 33' 40"E	390.17'
C45	285.57'	180.00'	90°54'05"	S43° 53' 19"W	256.55'
C46	220.12'	180.00'	70°03'57"	N55° 37' 41"W	206.66'
C47	454.97'	1000.00'	26°04'05"	N07° 33' 40"W	451.06'
C72	516.39'	1135.00'	26°04'05"	S07° 33' 40"E	511.95'
C73	225.35'	315.00'	40°59'22"	S41° 05' 23"E	220.58'
C115	2.02'	155.00'	0°44'43"	S89° 42' 42"W	2.02'
C116	325.24'	205.00'	90°54'05"	N43° 53' 19"E	292.19'
C117	245.91'	155.00'	90°54'05"	N43° 53' 19"E	220.92'
C118	250.69'	205.00'	70°03'57"	S55° 37' 41"E	235.36'
C119	189.55'	155.00'	70°03'57"	S55° 37' 41"E	177.95'
C120	443.60'	975.00'	26°04'05"	S07° 33' 40"E	439.78'
C121	466.35'	1025.00'	26°04'05"	S07° 33' 40"E	462.34'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	S89° 20' 21"W	29.01'
L10	N11° 34' 10"E	41.15'
L11	S89° 20' 21"W	29.01'
L13	S86° 09' 42"W	14.87'
L14	N05° 29' 51"W	15.32'
L15	N05° 29' 51"W	64.93'



MIZO & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
17 N SUMMERLIN AVE.
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

NOTICE: THIS PLAT, AS RECORDED IN THIS 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.