

SANDALWOOD

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8, PAGE 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WITHIN SECTION 44, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, CITY OF EDGEWATER, FLORIDA.

SHEET 1 OF 15

SURVEYOR'S NOTES

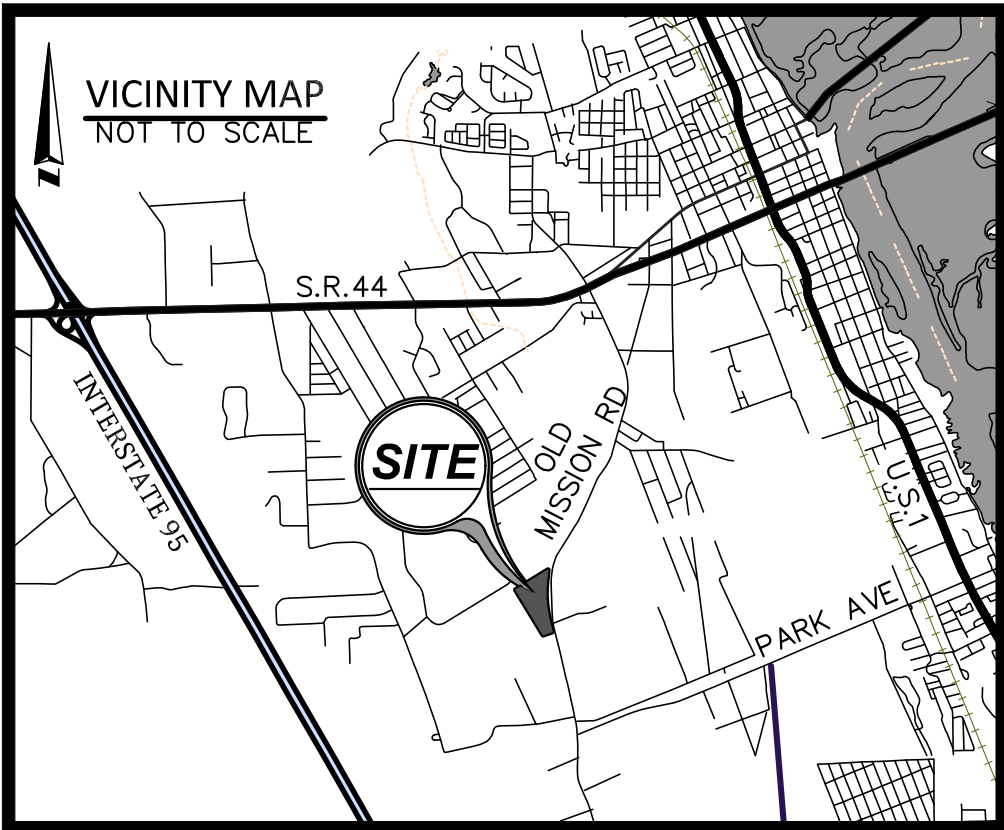
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF OLD MISSION ROAD, BEING SOUTH 13°23'38" EAST FOR ANGLE MEASUREMENT ONLY.
2. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
3. ALL LOT CORNERS AND CHANGES IN DIRECTION OF LOT AND TRACT SHALL BE MONUMENTED BY A 1/2" IRON ROD AND CAP STAMPED LB 6393 SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE SHOWN.
4. ALL PLATTED UTILITY 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 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. (SECTION 177.091 (28), FLORIDA STATUTES).
5. THE LOTS AND TRACTS WITHIN THIS PLAT ARE GOVERNED BY A MANDATORY HOMEOWNER'S ASSOCIATION KNOWN AS THE "SANDALWOOD TOWNHOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT".
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THE PLAT PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 11735108, HAVING AN EFFECTIVE SEARCH DATE OF AUGUST 9TH, 2024. SAID MATTERS OF TITLE ARE:
- 6.1 THE MAP OF LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, RECORDED IN MAP BOOK 8, PAGE 110 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
- 6.2 THE MAP OF LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, RECORDED IN MAP BOOK 8, PAGE 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
- 6.3 THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MARCH 7, 2006, AS RECORDED IN OFFICIAL RECORDS BOOK 5781, PAGE 647 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
- 6.4 ORDINANCE NO. 2021-0-30 RECORDED FEBRUARY 8, 2022 IN OFFICIAL RECORDS BOOK 8200, PAGE 2337 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
- 6.5 ORDINANCE NO. 2021-0-32 RECORDED FEBRUARY 11, 2022 IN OFFICIAL RECORDS BOOK 8202, PAGE 775 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
- 6.6 RECORD NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED SEPTEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 8315, PAGE 2672 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
- 6.7 AMENDED AND RESTATED SMYRNA CREEK PRESERVE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) AGREEMENT RECORDED APRIL 27, 2023 IN OFFICIAL RECORDS BOOK 8398, PAGE 3395 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
7. THERE IS A BLANKET UTILITY EASEMENT (UE) HEREBY GRANTED TO THE CITY OF EDGEWATER OVER, UNDER, AND ACROSS TRACT C (EMERGENCY ACCESS), TRACT G (PRIVATE RIGHT-OF-WAY), TRACT I (25.00' LANDSCAPE BUFFER), TRACT J (LIFT STATION), AND THE NORTHERLY 20.00 FEET OF THE PUBLIC ACCESS AND LANDSCAPING EASEMENT (PAL) SHOWN HEREON.

LEGAL DESCRIPTION

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE OF 3D OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8, PAGE 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WITHIN SECTION 44, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, CITY OF EDGEWATER, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF THE UNRECORDED SUBDIVISION OF MISSION WOODS, AS RECORDED IN OFFICIAL RECORDS BOOK 3162, PAGE 497; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 RUN SOUTH 69°15'54" WEST A DISTANCE OF 273.80 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK D OF THE PLAT OF LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8, PAGE 125; THENCE ALONG SAID EASTERLY LINE RUN NORTH 31°35'09" WEST A DISTANCE OF 1513.28 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK B OF AFORESAID PLAT OF LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT; THENCE ALONG SAID SOUTHERLY LINE RUN NORTH 58°04'06" EAST A DISTANCE OF 1087.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD MISSION ROAD, PER COUNTY OF VOLUSIA SPECIFIC PURPOSE SURVEY RIGHT-OF-WAY MAP PROJECT #4338, SHEETS 2 TO 12, DATED 08/01/06; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 05°41'21" WEST A DISTANCE OF 386.94 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 19°05'48", AND A CHORD DISTANCE OF 967.01 FEET WHICH BEARS SOUTH 03°50'34" EAST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 971.50 FEET TO A POINT OF TANGENCY WITH A LINE; (3) THENCE ALONG SAID TANGENT LINE RUN SOUTH 13°23'28" EAST A DISTANCE OF 429.09 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 936,500 SQUARE FEET OR, 21.499 ACRES, MORE OR LESS.



LEGEND

- = SET 4"x4" CM (CONCRETE MONUMENT)
INSCRIBED "PRM LB 6393" IN ACCORDANCE WITH F.S. 177.091(7)
⊙ (UNLESS OTHERWISE NOTED)
= SET NAIL & DISK INSCRIBED "PCP LB 6393" IN ACCORDANCE WITH F.S. 177.091(8) (UNLESS OTHERWISE NOTED)
⊙ (UNLESS OTHERWISE NOTED)
= SET IRON ROD & CAP STAMPED "PRM LB 6393" IN ACCORDANCE WITH F.S. 177.091(7) (UNLESS OTHERWISE NOTED)
- C# = CURVE TAG (SEE CORRESPONDING CURVE TABLE)
DE = DRAINAGE EASEMENT
DUE = DRAINAGE UTILITY EASEMENT
L# = LINE TAG (SEE CORRESPONDING LINE TABLE)
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(NR) = NON-RADIAL
(OA) = OVERALL DISTANCE
- ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
POC = POINT ON CURVE
PG = PAGE(S)
P.L.S. = PROFESSIONAL LAND SURVEYOR
POL = POINT ON LINE
PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
TOT LOT= SMALL PLAYGROUND FOR CHILDREN
UE = UTILITY EASEMENT

NOTICE

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

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE 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 44, TOWNSHIP 17 SOUTH, RANGE 33, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.

SURVEYOR: E. GLENN TURNER, PSM DATE
REGISTRATION NUMBER: LS#5643
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER OF LEGAL ENTITY: LB#6393
AMERICAN SURVEYING & MAPPING, INC.

CERTIFICATION OF APPROVAL OF THE CITY COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF EDGEWATER, FLORIDA, THIS ___ DAY OF ___, 2024.

ATTEST
CITY CLERK _____ MAYOR _____
PRINT NAME _____ PRINT NAME _____

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

THIS PLAT IS APPROVED AS TO FORM.

CITY ATTORNEY _____ DATE _____
CITY OF EDGEWATER, FLORIDA

PRINTED NAME _____

CERTIFICATE OF REVIEW BY CITY REGISTERED LAND 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.

SIGNATURE _____ DATE _____

RANDALL L. ROBERTS, R.L.S.
REGISTRATION NUMBER 3144
PROFESSIONAL SURVEYOR AND MAPPER
CPH CONSULTING, LLC. LB #7143

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SANDALWOOD
DEDICATION

KNOW ALL BY THESE PRESENTS, THAT D.R. HORTON, INC., A DELAWARE CORPORATION, (THE "OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, ENTITLED "SANDALWOOD", LOCATED IN THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED;

ALL STREETS, UTILITY EASEMENTS (UE), DRAINAGE EASEMENTS (DE) AND DRAINAGE AND UTILITY EASMENTS (DUE) SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

TRACTS A AND N ARE RIGHT-OF-WAY DEDICATION TRACTS AND ARE HEREBY DEDICATED TO VOLUSIA COUNTY FOR THE PERPETUAL USE OF THE PUBLIC

TRACT B IS AN OPEN SPACE/TOT LOT TRACT AND IS HEREBY DEDICATED TO THE SANDALWOOD TOWNHOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREAFTER REFERRED TO AS THE "ASSOCIATION") AND SHALL BE MAINTAINED BY THE SAME.

TRACTS C IS AN EMERGENCY ACCESS TRACT AND IS HEREBY DEDICATED TO THE ASSOCIATION IN FEE SIMPLE FOR EMERGENCY ACCESS PURPOSES AND SHALL BE MAINTAINED BY THE SAME.

TRACT D IS A POCKET PARK TRACT AND IS HEREBY DEDICATED TO THE ASSOCIATION.

TRACTS E AND I ARE 25.00' LANDSCAPE BUFFER TRACTS AND ARE HEREBY DEDICATED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE SAME.

TRACTS F AND H ARE LANDSCAPE TRACTS AND ARE HEREBY DEDICATED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE SAME.

TRACT G IS A PRIVATE RIGHT-OF-WAY TRACT AND IS HEREBY DEDICATED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE SAME.

TRACT J IS A LIFT STATION TRACT AND IS HEREBY DEDICATED TO THE CITY OF EDGEWATER AND SHALL BE OWNED AND MAINTAINED BY THE SAME.

TRACT K IS A STORMWATER POND TRACT AND IS HEREBY DEDICATED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE SAME.

TRACT L IS A COMPENSATING STORAGE/CONSERVATION TRACT AND IS HEREBY DEDICATED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE SAME.

TRACTS M AND O ARE WETLAND/CONSERVATION TRACTS AND ARE HEREBY DEDICATED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE SAME.

THE CITY OF EDGEWATER UTILITY EASEMENTS (EUUE) SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF EDGEWATER AND THE PERPETUAL USE OF THE PUBLIC AND SHALL BE MAINTAINED BY THE SAME.

BY: D.R. HORTON INC., A DELAWARE CORPORATION

BY: _____ DATE _____

PRINT NAME _____ TITLE _____

SIGNED IN THE PRESENCE OF:

WITNESS _____ WITNESS _____

PRINT NAME _____ PRINT NAME _____

ACKNOWLEDGEMENT:
STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF D.R. HORTON, INC., A DELAWARE CORPORATION. WHO [] IS PERSONALLY KNOWN TO ME, OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA

PRINTED NAME _____

MY COMMISSION EXPIRES _____ (NOTARY SEAL)

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON _____ THE CITY ENGINEER APPROVED THE FOREGOING PLAT.

CITY ENGINEER _____ DATE _____

PRINTED NAME _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____

AS FILE NO. _____ DATE _____

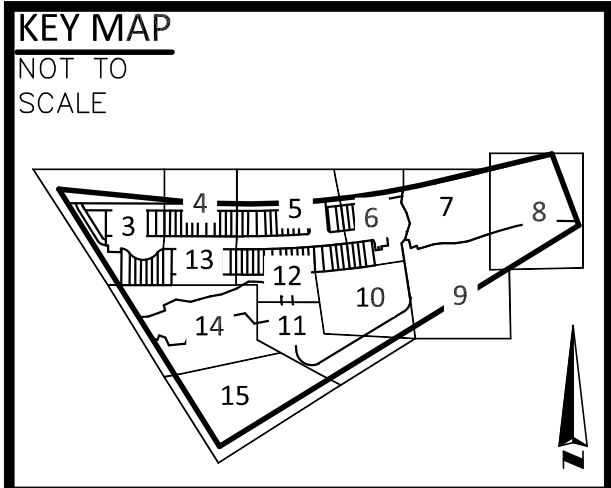
CLERK OF THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA

PRINTED NAME _____



221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979

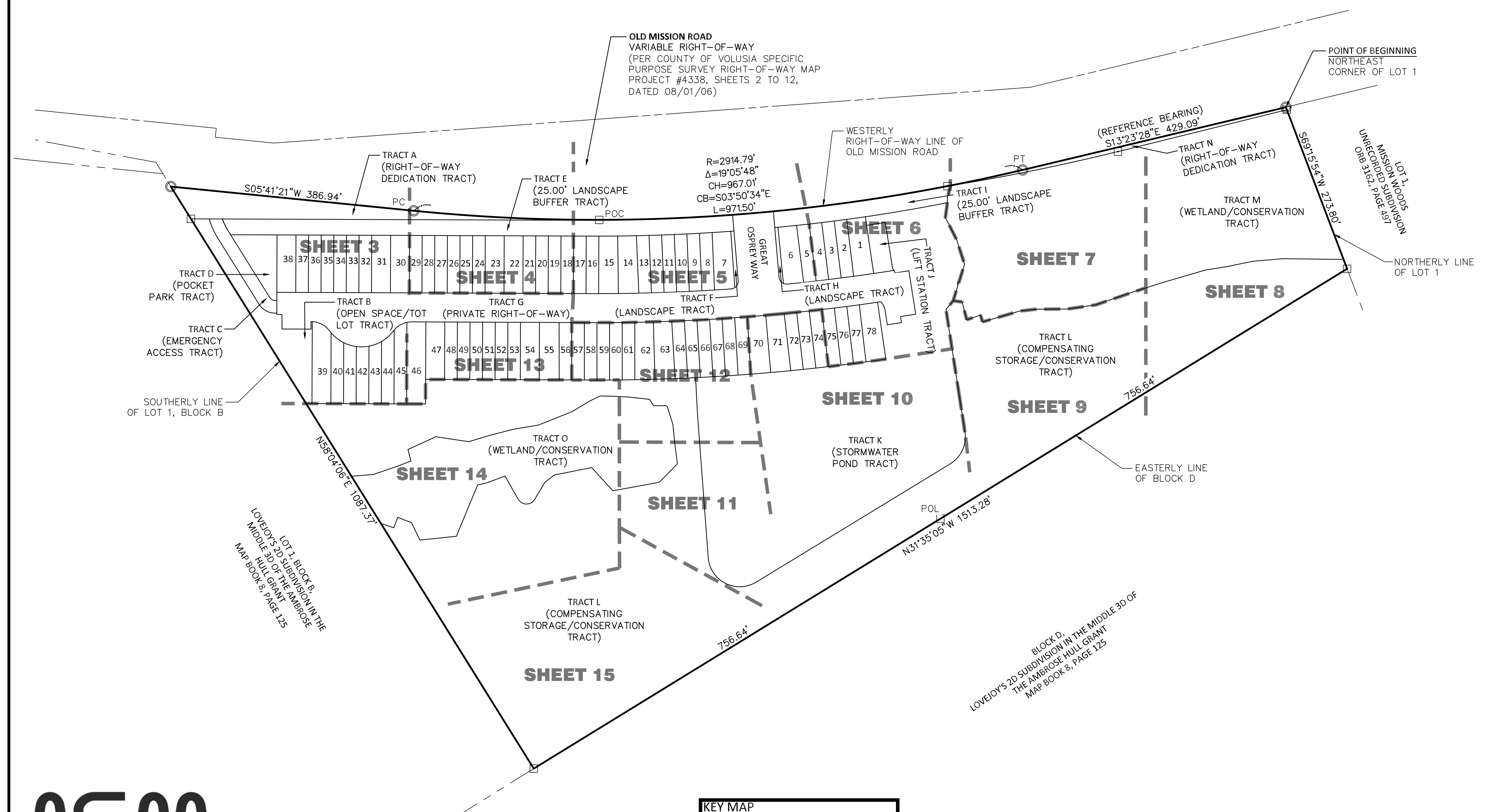
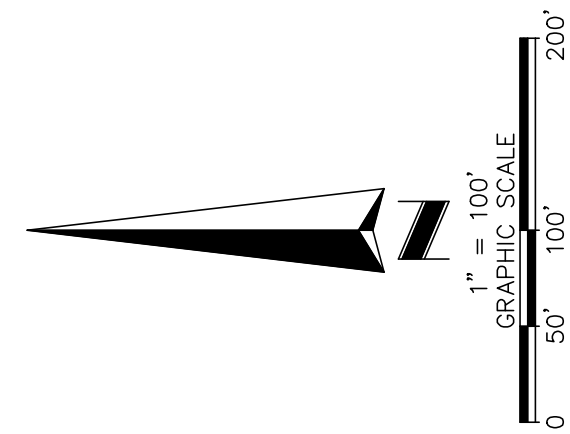
LB#6393 nationalduediligenceservices.com



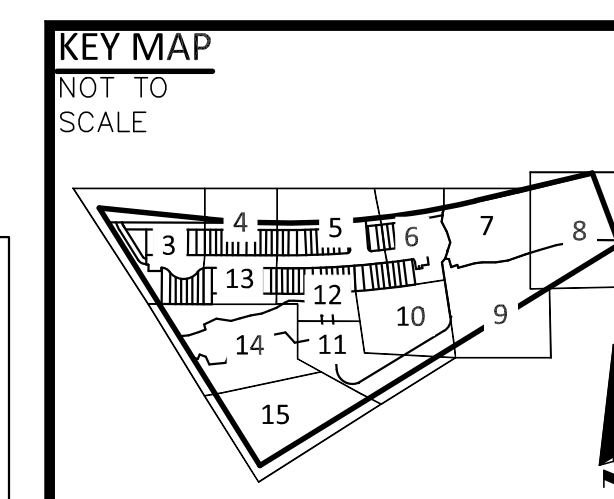
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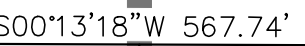


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PAGE

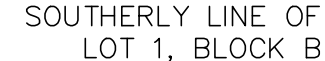
R=2914.79'
Δ=5°28'57"
CH=278.80' —
CB=S08°15'25"E
L=278.91'



CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C109	10.00	57°50'47"	S29°08'42" W	9.67	10.10
C110	37.00	50°01'56"	N28°20'10" E	31.29	32.31
C111	37.00	3°05'55"	S01°46'15" W	2.00	2.00
C112	63.00	3°29'52"	N51°36'11" E	3.85	3.85
C113	63.00	23°03'40"	N38°18'11" E	20.30	20.95
C114	63.00	23°03'33"	N01°37'45" E	20.30	20.95
C115	63.00	18°16'33"	N03°48'15" W	20.01	20.10
C116	63.00	19°32'45"	S20°31'54" E	21.39	21.49
C117	63.00	22°36'13"	S41°36'23" E	24.69	24.85
C164	37.00	12°29'14"	N06°01'16" W	8.05	8.06
C165	37.00	36°41'35"	S30°36'41" E	23.29	23.69
C166	37.00	3°57'04"	N50°56'00" W	2.55	2.55
C170	2914.79	5°47'09"	N02°48'45" E	294.22	294.35
C176	1.00	90°00'00"	S45°13'18" W	1.41	1.57
C178	90.00	2°35'24"	N59°21'21" E	19.74	19.78
C179	90.00	2°35'24"	N59°21'21" E	19.74	19.78
C180	110.00	16°15'11"	N66°11'41" E	29.10	31.20
C181	37.00	53°07'53"	N22°20'36" W	33.09	34.92
C182	63.00	106°15'36"	S00°13'18" W	100.80	116.84
C183	37.00	53°07'51"	N26°47'13" E	33.09	34.31

CURVE TABLE					
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C165	37.00	36°41'35"	S30°36'41" E	23.29	23.69
C166	37.00	3°57'04"	N50°56'00" W	2.55	2.55
C170	2914.79	5°47'09"	N02°48'45" E	294.22	294.35
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C183	37.00	53°07'51"	N26°47'13" E	33.09	34.31

- RADIUS POINT



221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979

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SHEET 3

MATCHLINE SHEET 13

(COMPENSATING STORAGE/CONSERVATION TRACT)

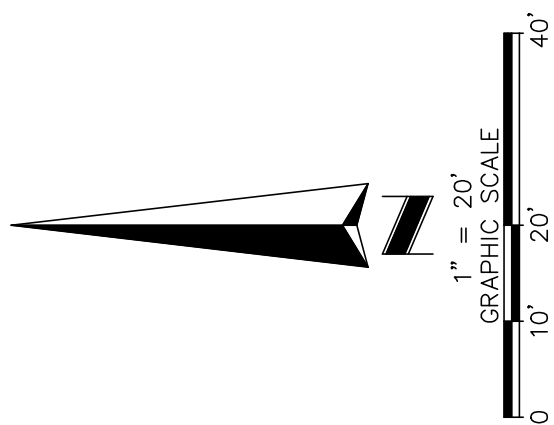
SANDALWOOD

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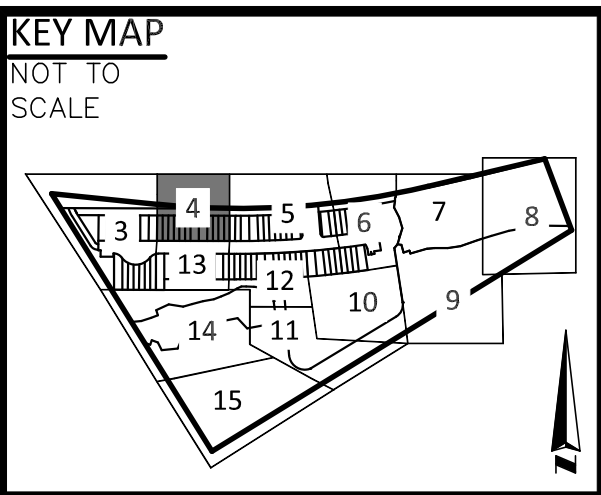
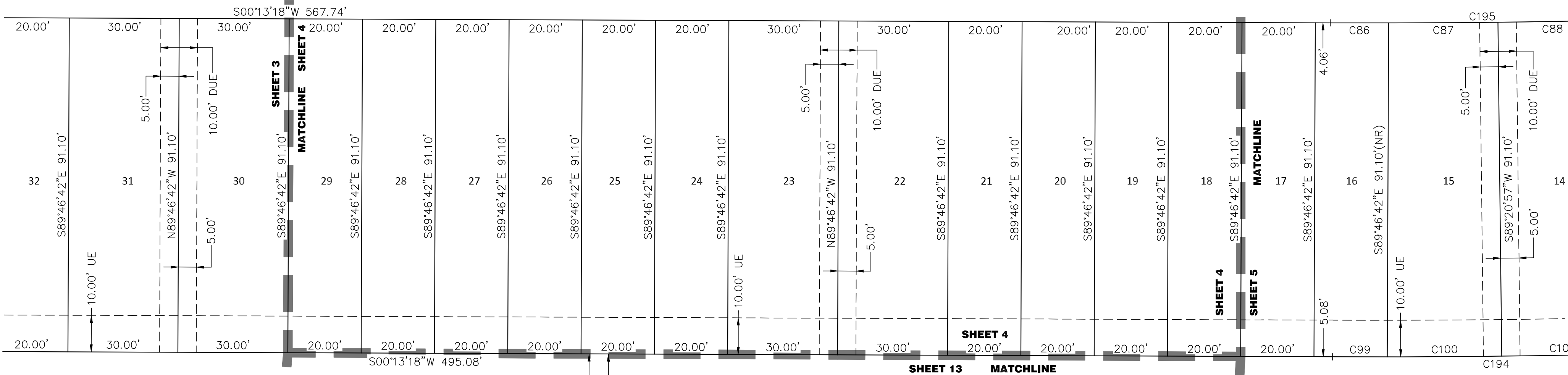
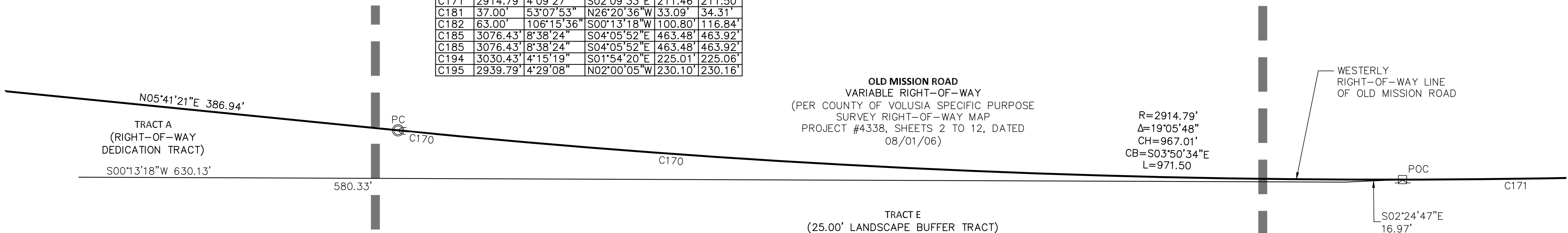


CURVE TABLE				
CURVE	RADIUS	DELTA	BEARING	CHORD LENGTH
C3	3053.43'	8°56'06"	S04°14'43"E	475.69'
C5	3053.43'	5°06'00"	S02°19'40"E	271.70'
C86	2939.79'	0°18'39"	S00°05'09"W	15.94'
C87	2939.79'	0°34'54"	S00°21'37"E	29.85'
C88	2939.79'	0°34'43"	S00°56'28"E	29.69'
C89	3030.43'	0°16'56"	S00°04'52"W	14.92'
C100	3030.43'	0°35'26"	S00°21'19"E	31.23'
C101	3030.43'	0°36'50"	S00°57'27"E	32.47'
C117	63.00'	22°36'13"	S41°36'23"E	24.69'
C118	3076.43'	0°13'56"	S00°06'22"W	12.47'
C119	3076.43'	0°22'21"	S00°11'47"E	20.00'
C120	3076.43'	0°22'21"	N00°34'08"W	20.00'
C121	3076.43'	0°22'21"	S00°56'29"E	20.00'
C164	37.00'	12°29'14"	N06°01'16"W	8.05'
C165	37.00'	36°41'35"	S30°36'41"E	23.29'
C166	37.00'	3°57'04"	N50°56'00"W	2.55'
C170	2914.79'	5°47'09"	N02°48'45"E	294.22'
C171	2914.79'	4°09'27"	S02°09'33"E	211.46'
C181	37.00'	53°07'53"	N26°20'36"W	33.09'
C182	63.00'	106°15'36"	S00°13'18"W	100.80'
C185	3076.43'	8°38'24"	S04°05'52"E	463.48'
C185	3076.43'	8°38'24"	S04°05'52"E	463.48'
C194	3030.43'	4°15'19"	S01°54'20"E	225.01'
C195	2939.79'	4°29'08"	N02°00'05"W	230.10'

OLD MISSION ROAD
VARIABLE RIGHT-OF-WAY
(PER COUNTY OF VOLUSIA SPECIFIC PURPOSE
SURVEY RIGHT-OF-WAY MAP
PROJECT #4338, SHEETS 2 TO 12, DATED
08/01/06)

R=2914.79'
Δ=19°05'48"
CH=967.01'
CB=S03°50'34"E
L=971.50

WESTERLY
RIGHT-OF-WAY LINE
OF OLD MISSION ROAD



221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979

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NOTICE

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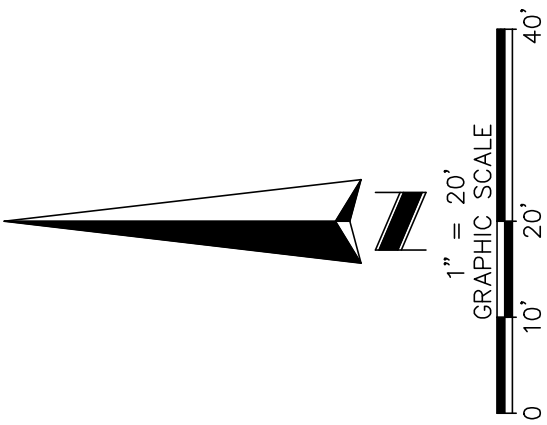
SANDALWOOD

SHEET 5 OF 15

PLAT
BOOK

PAGE

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8, PAGE 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WITHIN SECTION 44, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, CITY OF EDGEWATER, FLORIDA.



OLD MISSION ROAD
VARIABLE RIGHT-OF-WAY
(PER COUNTY OF VOLUSIA SPECIFIC PURPOSE
SURVEY RIGHT-OF-WAY MAP
PROJECT #4338, SHEETS 2 TO 12, DATED
08/01/06)

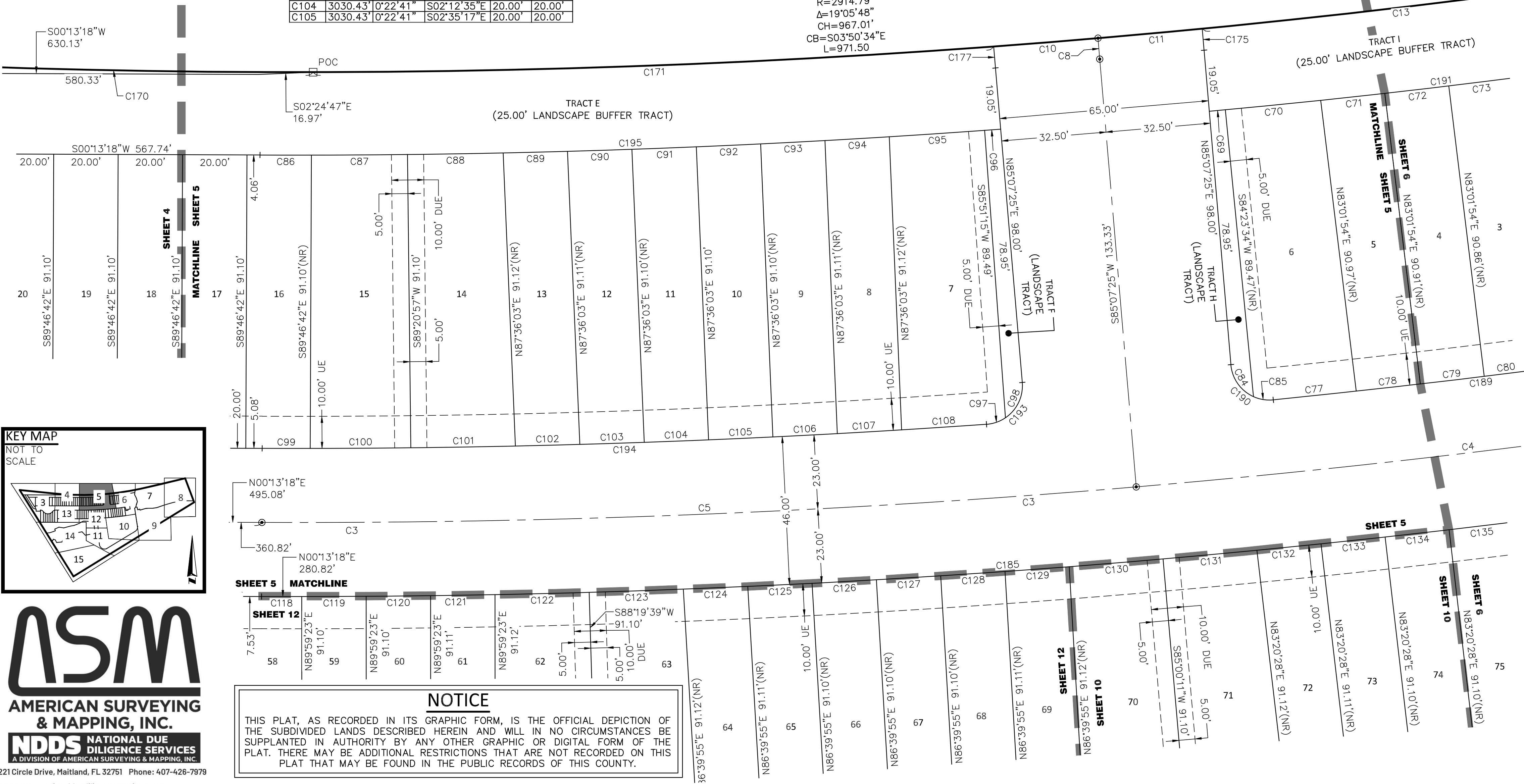
CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C3	3053.43	8°56'06"	N04°14'43"W	475.69'	476.17'
C4	3053.43	3°50'07"	N06°47'43"W	204.35'	204.38'
C5	3053.43	5°06'00"	S02°19'40"E	271.70'	271.79'
C8	2000.00	0°11'11"	S85°13'00"W	6.51'	6.51'
C10	2914.79	0°38'20"	S04°33'26"E	32.50'	32.50'
C11	2914.79	0°38'20"	N05°11'46"W	32.50'	32.50'
C13	2914.79	5°28'57"	N08°15'25"W	278.80'	278.91'
C69	2683.31	0°06'24"	S05°18'24"E	5.00'	5.00'
C70	2683.31	0°38'08"	S05°40'41"E	29.76'	29.76'
C71	2683.31	0°25'38"	N06°12'33"W	20.00'	20.00'
C72	2683.31	0°25'37"	S06°38'11"E	20.00'	20.00'
C73	2683.31	0°25'37"	N07°03'48"W	20.00'	20.00'
C77	3030.43	0°29'23"	S05°58'03"E	25.91'	25.91'
C78	3030.43	0°22'41"	N06°24'05"W	20.00'	20.00'
C79	3030.43	0°22'41"	N06°46'47"W	20.00'	20.00'
C80	3030.43	0°22'41"	S07°09'28"E	20.00'	20.00'
C84	12.00	60°46'12"	N54°44'18"E	12.14'	12.73'
C85	12.00	30°04'33"	N09°18'56"E	6.23'	6.30'
C86	2939.79	0°18'39"	S00°05'09"W	15.94'	15.94'
C87	2939.79	0°34'54"	S00°21'37"E	29.85'	29.85'
C88	2939.79	0°34'43"	S00°56'26"E	29.69'	29.69'
C89	2939.79	0°23'23"	S01°25'29"E	20.00'	20.00'
C90	2939.79	0°23'23"	N01°48'52"W	20.00'	20.00'
C91	2939.79	0°23'23"	S02°12'16"E	20.00'	20.00'
C92	2939.79	0°23'23"	N02°35'39"W	20.00'	20.00'
C93	2939.79	0°23'23"	S02°59'02"E	20.00'	20.00'
C94	2939.79	0°23'23"	S03°22'26"E	20.00'	20.00'
C95	2939.79	0°34'42"	N03°51'28"W	29.67'	29.67'
C96	2939.79	0°05'51"	S04°11'44"E	5.00'	5.00'
C97	12.00	30°04'15"	S19°04'28"E	6.23'	6.30'
C98	12.00	60°45'39"	S64°29'25"E	12.14'	12.73'
C99	3030.43	0°16'56"	S00°04'52"W	14.92'	14.92'
C100	3030.43	0°35'26"	S00°21'19"E	31.23'	31.23'
C101	3030.43	0°36'50"	S00°57'27"E	32.47'	32.47'
C102	3030.43	0°22'41"	S01°27'13"E	20.00'	20.00'
C103	3030.43	0°22'41"	N01°49'54"W	20.00'	20.00'
C104	3030.43	0°22'41"	S02°12'35"E	20.00'	20.00'
C105	3030.43	0°22'41"	S02°35'17"E	20.00'	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C106	3030.43	0°22'41"	N02°57'58"W	20.00'	20.00'
C107	3030.43	0°22'41"	N03°20'39"W	20.00'	20.00'
C108	3030.43	0°29'59"	N03°47'00"W	26.43'	26.43'
C118	3076.43	0°13'56"	S00°06'22"W	12.47'	12.47'
C119	3076.43	0°22'21"	S00°11'47"E	20.00'	20.00'
C120	3076.43	0°22'21"	N00°34'08"W	20.00'	20.00'
C121	3076.43	0°22'21"	S00°56'29"E	20.00'	20.00'
C122	3076.43	0°32'41"	N01°24'00"W	29.25'	29.25'
C123	3076.43	0°32'41"	N01°56'41"W	29.25'	29.25'
C124	3076.43	0°22'21"	N02°24'12"W	20.00'	20.00'
C125	3076.43	0°22'21"	N02°46'33"W	20.00'	20.00'
C126	3076.43	0°22'21"	S03°08'54"E	20.00'	20.00'
C127	3076.43	0°22'21"	N03°31'15"W	20.00'	20.00'
C128	3076.43	0°22'21"	S03°53'36"E	20.00'	20.00'
C129	3076.43	0°22'21"	S04°15'57"E	20.00'	20.00'
C130	3076.43	0°32'41"	N04°43'28"W	29.25'	29.25'
C131	3076.43	0°32'41"	N05°16'09"W	29.25'	29.25'
C132	3076.43	0°22'21"	N05°43'40"W	20.00'	20.00'
C133	3076.43	0°22'21"	N06°06'01"W	20.00'	20.00'
C134	3076.43	0°22'21"	N06°28'22"W	20.00'	20.00'
C135	3076.43	0°22'21"	N06°50'43"W	20.00'	20.00'
C170	2914.79	5°47'09"	N02°48'45"E	294.22'	294.35'
C171	2914.79	4°09'27"	S02°09'33"E	211.46'	211.50'
C175	1967.50	0°11'41"	S85°13'15"W	6.69'	6.69'
C177	2032.50	0°11'19"	N85°13'04"E	6.69'	6.69'
C185	3076.43	8°38'24"	S04°06'52"E	463.48'	463.92'
C186	3076.43	8°38'24"	S04°05'52"E	463.48'	463.92'
C189	3030.43	3°13'42"	N07°20'12"W	170.73'	170.75'
C190	12.00	90°50'46"	S39°42'02"W	17.10'	19.03'
C191	2683.31	5°54'21"	S08°12'23"E	276.46'	276.58'
C193	12.00	90°49'54"	N49°27'17"W	17.10'	19.03'
C194	3030.43	4°15'19"	S01°54'20"E	225.01'	225.06'
C195	2939.79	4°29'08"	N02°00'05"W	230.10'	230.16'

R=2914.79'
Δ=19°05'48"
CH=967.01'
CB=S03°50'34"E
L=971.50

OLD MISSION ROAD
VARIABLE RIGHT-OF-WAY
(PER COUNTY OF VOLUSIA SPECIFIC PURPOSE
SURVEY RIGHT-OF-WAY MAP
PROJECT #4338, SHEETS 2 TO 12, DATED
08/01/06)

WESTERLY
RIGHT-OF-WAY LINE
OF OLD MISSION ROAD



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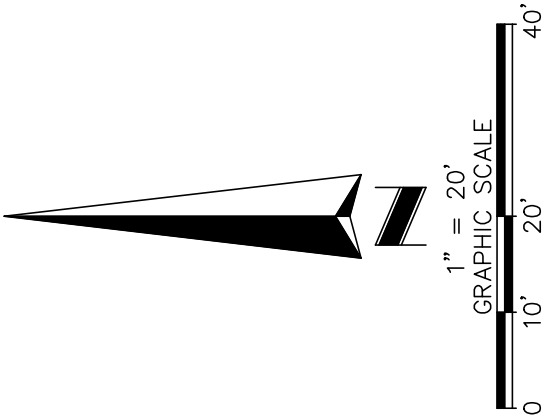
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SHEET 6 OF 15

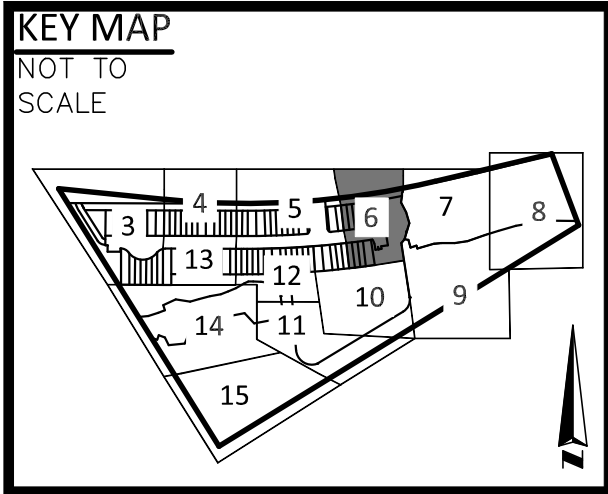
PLAT
BOOK

PAGE

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8, PAGE 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WITHIN SECTION 44, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, CITY OF EDGEWATER, FLORIDA.

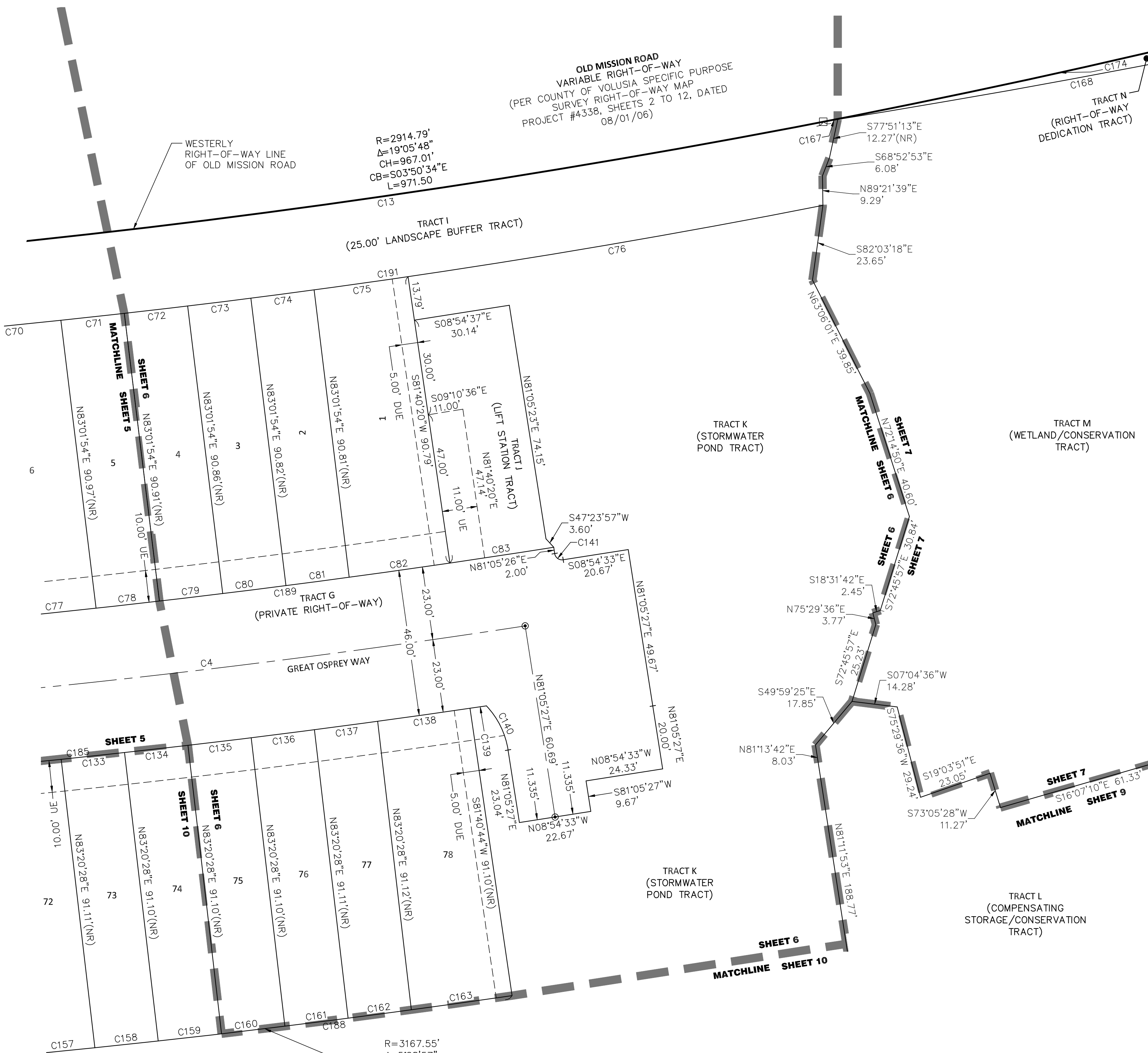


CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C3	3053.43	8°56'06"	S04°14'43"E	475.69	476.17
C4	3053.43	3°50'07"	N06°47'43"W	204.35	204.38
C13	2914.79	5°28'57"	N08°15'25"W	278.80	278.91
C70	2683.31	0°38'08"	S05°40'41"E	29.76	29.76
C71	2683.31	0°25'38"	N06°12'33"W	20.00	20.00
C72	2683.31	0°25'37"	S06°38'11"E	20.00	20.00
C73	2683.31	0°25'37"	N07°03'48"W	20.00	20.00
C74	2683.31	0°25'37"	S07°29'26"E	20.00	20.00
C75	2683.31	0°38'08"	N08°01'18"W	29.76	29.76
C76	2683.31	2°49'11"	N09°44'57"W	132.04	132.06
C77	3030.43	0°29'23"	S05°58'03"E	25.91	25.91
C78	3030.43	0°22'41"	N06°24'05"W	20.00	20.00
C79	3030.43	0°22'41"	N06°48'47"W	20.00	20.00
C80	3030.43	0°22'41"	S07°09'28"E	20.00	20.00
C81	3030.43	0°22'41"	N07°32'09"W	20.00	20.00
C82	3030.43	0°36'12"	N08°01'36"W	31.91	31.91
C83	3030.43	0°37'21"	N08°38'23"W	32.93	32.93
C133	3076.43	0°22'21"	N06°06'01"W	20.00	20.00
C134	3076.43	0°22'21"	N06°28'22"W	20.00	20.00
C135	3076.43	0°22'21"	N06°50'43"W	20.00	20.00
C136	3076.43	0°22'21"	N07°13'04"W	20.00	20.00
C137	3076.43	0°22'21"	N07°35'25"W	20.00	20.00
C138	3076.43	0°32'41"	N08°02'56"W	29.25	29.25
C139	3076.43	0°05'47"	N08°22'11"W	5.18	5.18
C140	26.00	34°32'44"	N63°49'06"E	15.44	15.68
C141	2.33	90°00'00"	S36°05'27"W	3.30	3.66
C157	3167.55	0°21'43"	S05°45'17"E	20.00	20.00
C158	3167.55	0°21'42"	S06°06'59"E	20.00	20.00
C159	3167.55	0°21'42"	S06°28'42"E	20.00	20.00
C160	3167.55	0°21'42"	S06°50'24"E	20.00	20.00
C161	3167.55	0°21'42"	S07°12'06"E	20.00	20.00
C162	3167.55	0°21'43"	S07°33'49"E	20.00	20.00
C163	3167.55	0°34'37"	N08°01'58"W	31.89	31.89
C167	3245.91	0°04'54"	S09°05'28"E	4.62	4.62
C168	3245.91	4°47'10"	S11°31'30"E	271.06	271.14
C174	2914.79	2°23'35"	S12°11'41"E	121.73	121.74
C185	3076.43	8°38'24"	S04°05'52"E	463.48	463.92
C188	3167.55	5°28'57"	N05°34'48"W	302.98	303.09
C189	3030.43	3°13'42"	N07°20'12"W	170.73	170.75
C191	2683.31	5°54'21"	S08°12'23"E	276.46	276.58



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SHEET 7 OF 15

PLAT BOOK

PAGE

A REPEAT OF A PORTION OF LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8,
PAGE 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WITHIN SECTION 44, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, CITY OF
EDGEWATER, FLORIDA.

The main plat shows several tracts labeled TRACT I (Landscape Buffer), TRACT J (Stormwater Pond), TRACT K (Compensating Storage/Conservation), TRACT L (Wetland/Conservation), and TRACT M (Right-of-Way Dedication). It includes curve data tables, bearings, distances, and references to other sheets (e.g., SHEET 6, SHEET 7, SHEET 8).

CURVE	RADIUS	DELTA	BEARING	CHORD LENGTH
C13	2914.79'	5°28'57"	N08°15'25"W	278.80'
C167	3245.91'	0°04'54"	S09°05'28"E	4.62'
C168	3245.91'	4°47'10"	S11°31'30"E	271.06'
C174	2914.79'	2°23'35"	S12°11'41"E	121.73'

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PLAT
BOOK

PAGE

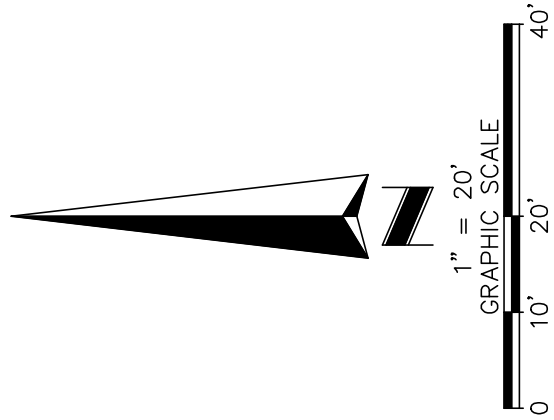
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SHEET 8 OF 15

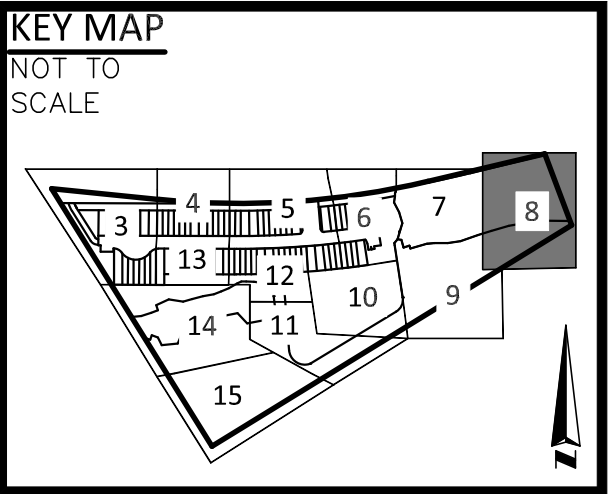
PLAT
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CURVE TABLE				
CURVE	RADIUS	DELTA	BEARING	CHORD LENGTH
C168	3245.91'	4°47'10"	S11°31'30"E	271.06'

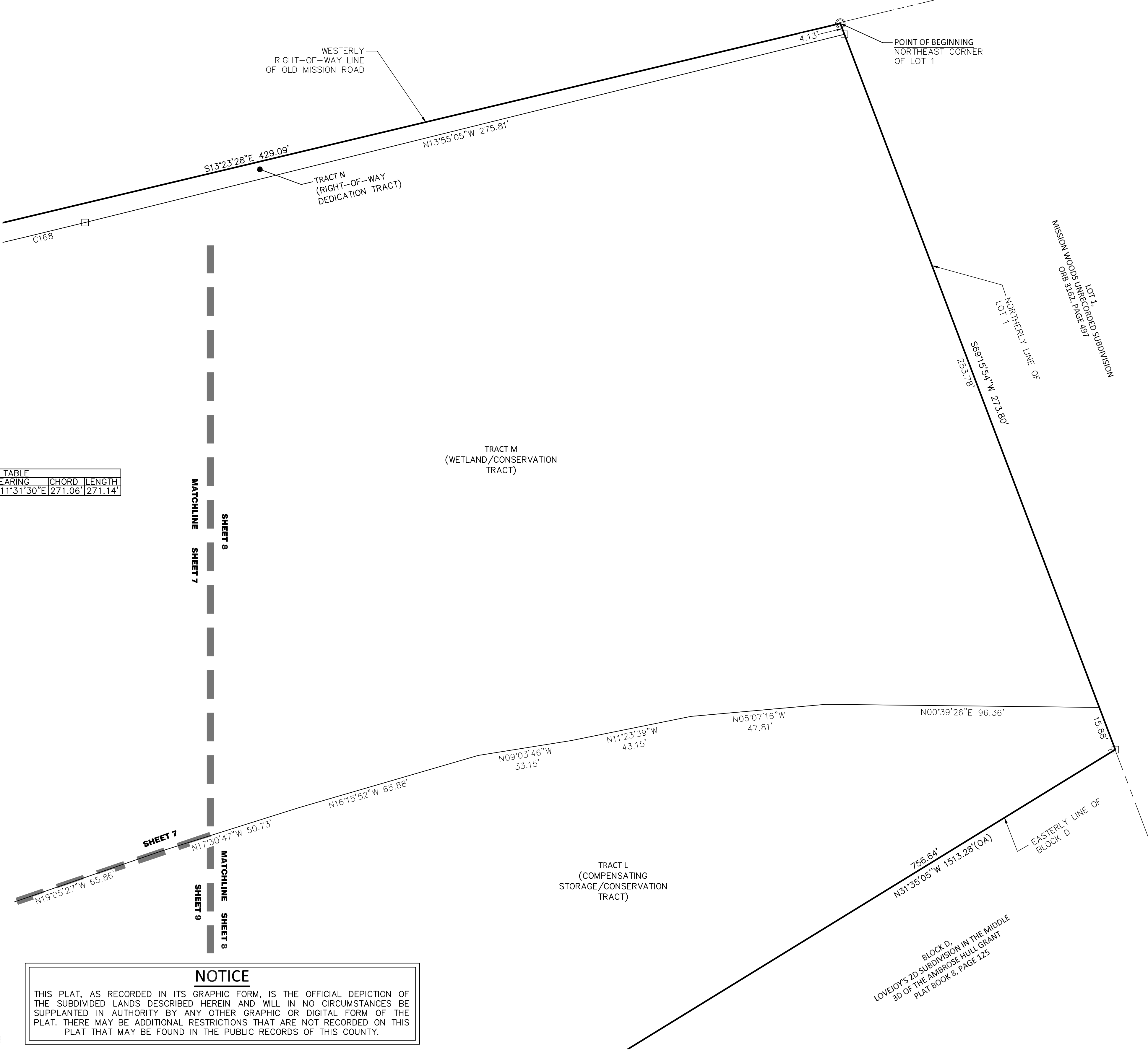


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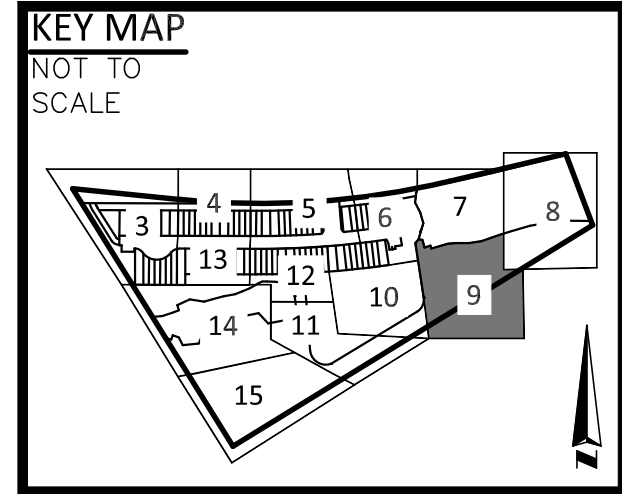
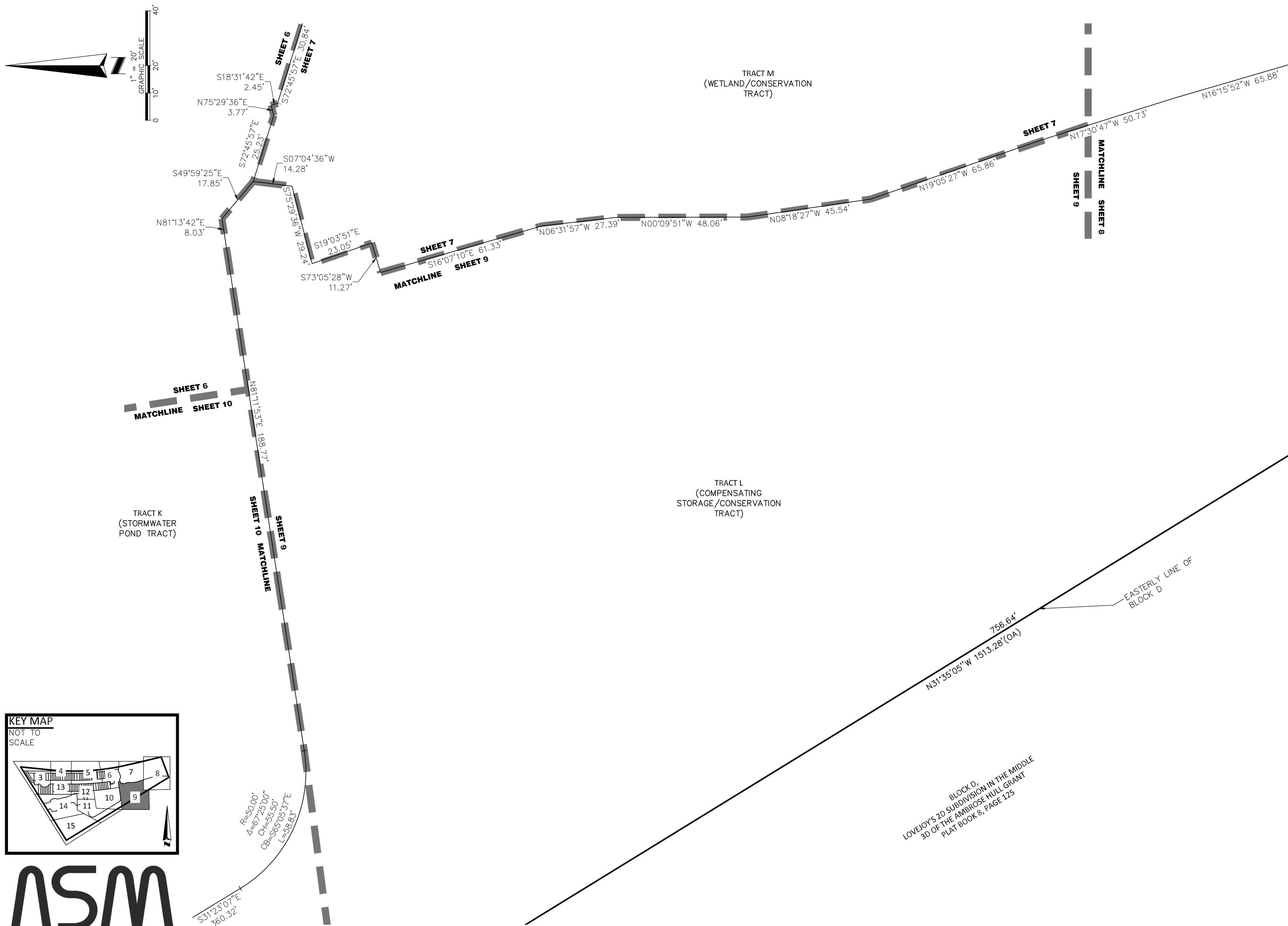
SANDALWOOD

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8, PAGE 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WITHIN SECTION 44, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, CITY OF EDGEWATER, FLORIDA.

SHEET 9 OF 15

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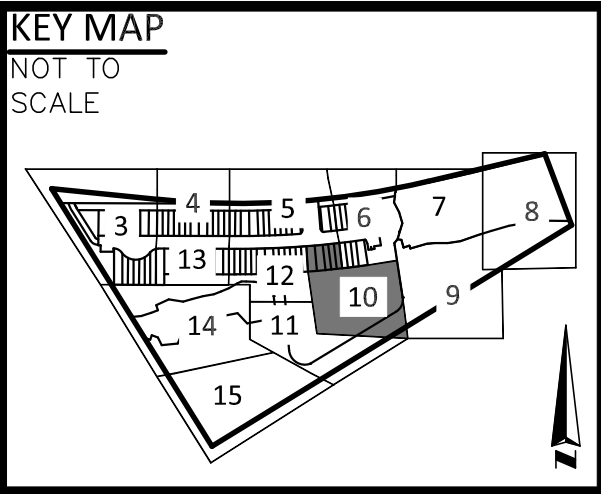
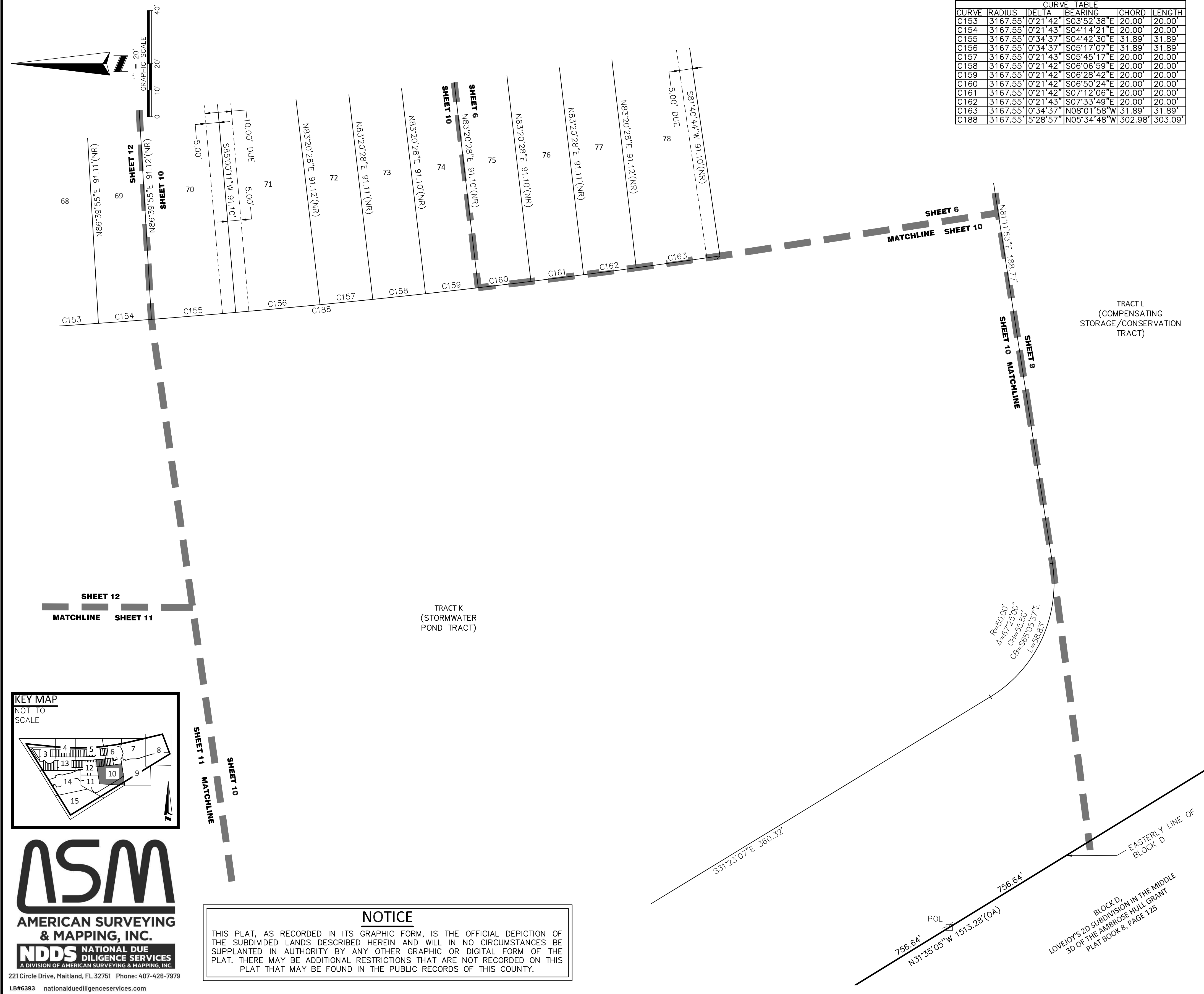
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SHEET 10 OF 15

PLAT BOOK

PAGE

CURVE TABLE						
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH	
C153	3167.55'	0°21'42"	S03°52'38"E	20.00'	20.00'	
C154	3167.55'	0°21'43"	S04°14'21"E	20.00'	20.00'	
C155	3167.55'	0°34'37"	S04°42'30"E	31.89'	31.89'	
C156	3167.55'	0°34'37"	S05°17'07"E	31.89'	31.89'	
C157	3167.55'	0°21'43"	S05°45'17"E	20.00'	20.00'	
C158	3167.55'	0°21'42"	S06°06'59"E	20.00'	20.00'	
C159	3167.55'	0°21'42"	S06°28'42"E	20.00'	20.00'	
C160	3167.55'	0°21'42"	S06°50'24"E	20.00'	20.00'	
C161	3167.55'	0°21'42"	S07°12'06"E	20.00'	20.00'	
C162	3167.55'	0°21'43"	S07°33'49"E	20.00'	20.00'	
C163	3167.55'	0°34'37"	N08°01'58"W	31.89'	31.89'	
C188	3167.55'	5°28'57"	N05°34'48"W	302.98'	303.09'	



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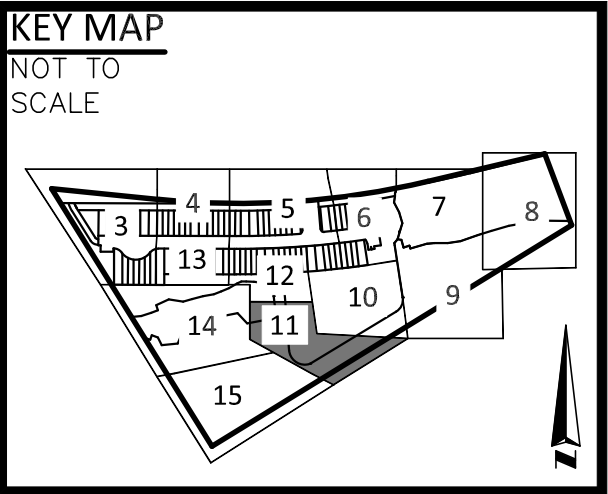
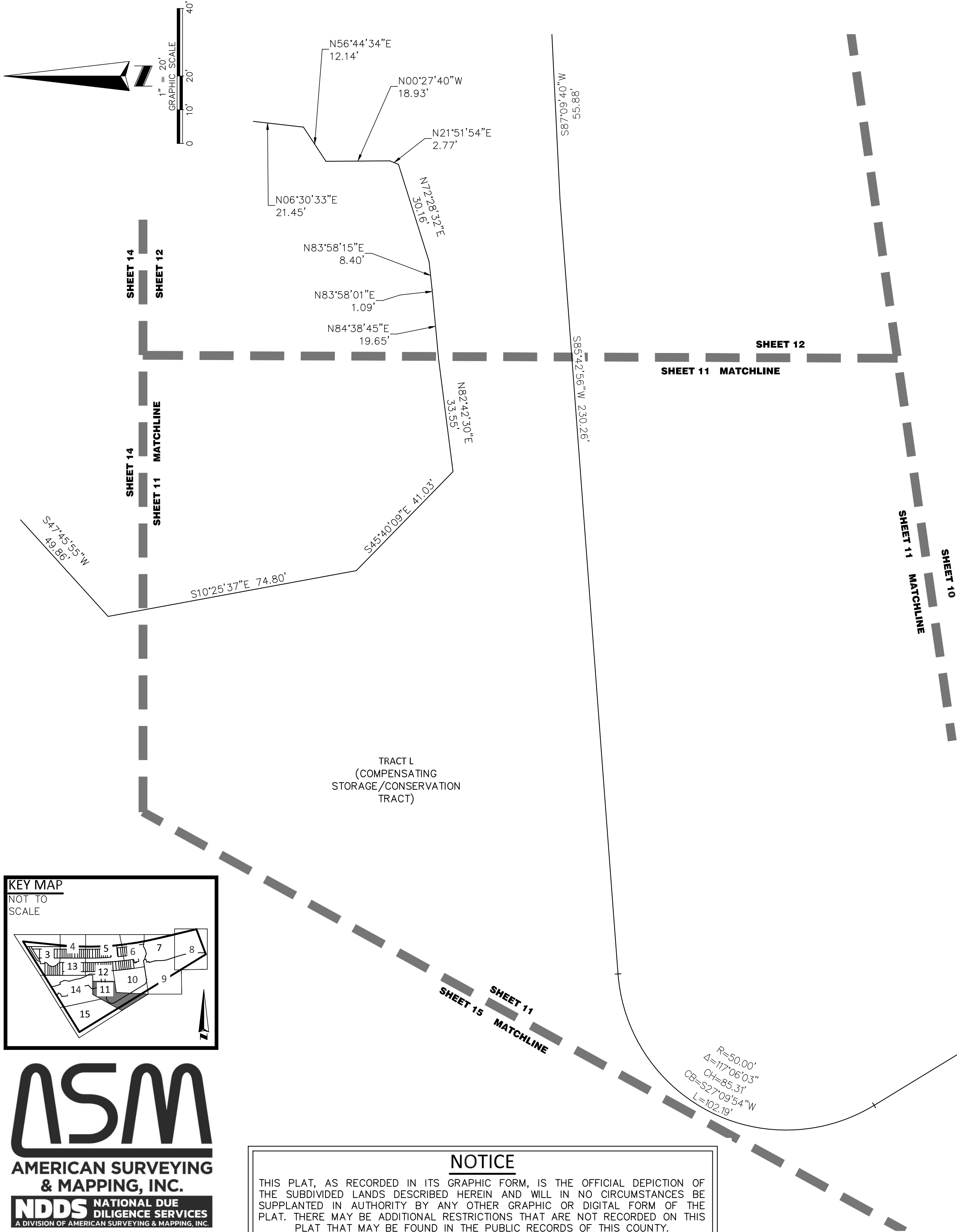
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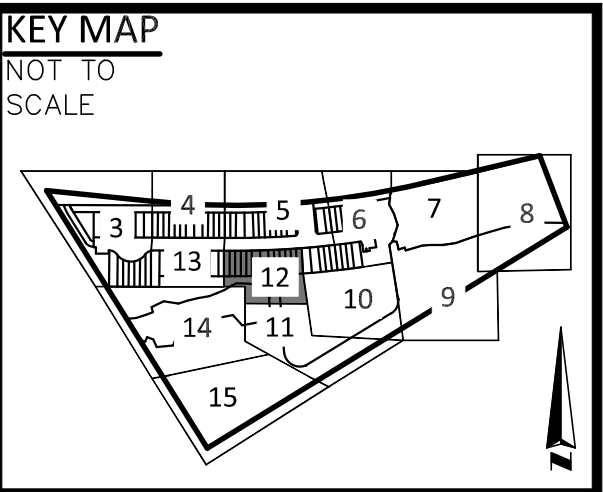
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PAGE



CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C3	3053.43	8°56'06"	N04°14'43"W	475.69	476.17
C5	3053.43	5°06'00"	S02°19'40"E	271.70	271.79
C99	3030.43	0°16'56"	S00°04'52"W	14.92	14.92
C100	3030.43	0°35'26"	S00°21'19"E	31.23	31.23
C101	3030.43	0°35'50"	S00°57'27"E	32.47	32.47
C102	3030.43	0°22'41"	S01°27'13"E	20.00	20.00
C103	3030.43	0°22'41"	N01°49'54"W	20.00	20.00
C104	3030.43	0°22'41"	S02°12'35"E	20.00	20.00
C105	3030.43	0°22'41"	S02°35'17"E	20.00	20.00
C106	3030.43	0°22'41"	N02°57'58"W	20.00	20.00
C107	3030.43	0°22'41"	N03°20'39"W	20.00	20.00
C108	3030.43	0°29'59"	N03°47'00"W	26.43	26.43
C118	3076.43	0°13'56"	S00°06'22"W	12.47	12.47
C119	3076.43	0°22'21"	S00°11'47"E	20.00	20.00
C120	3076.43	0°22'21"	N00°34'08"W	20.00	20.00
C121	3076.43	0°22'21"	S00°56'29"E	20.00	20.00
C122	3076.43	0°32'41"	N01°24'00"W	29.25	29.25
C123	3076.43	0°32'41"	N01°56'41"W	29.25	29.25
C124	3076.43	0°22'21"	N02°24'12"W	20.00	20.00
C125	3076.43	0°22'21"	N02°46'33"W	20.00	20.00
C126	3076.43	0°22'21"	S03°08'54"E	20.00	20.00
C127	3076.43	0°22'21"	N03°31'15"W	20.00	20.00
C128	3076.43	0°22'21"	S03°53'36"E	20.00	20.00
C129	3076.43	0°22'21"	S04°15'57"E	20.00	20.00
C130	3076.43	0°32'41"	N04°43'28"W	29.25	29.25
C131	3076.43	0°32'41"	N05°16'09"W	29.25	29.25
C142	3167.55	0°15'03"	S00°06'55"W	13.86	13.86
C143	3167.55	0°21'42"	N00°11'28"W	20.00	20.00
C144	3167.55	0°21'42"	S00°33'10"E	20.00	20.00
C145	3167.55	0°21'43"	S00°54'53"E	20.00	20.00
C146	3167.55	0°34'37"	S01°23'02"E	31.89	31.89
C147	3167.55	0°34'37"	S01°57'59"E	31.89	31.89
C148	3167.55	0°21'43"	S02°25'49"E	20.00	20.00
C151	3167.55	0°21'42"	S03°09'14"E	20.00	20.00
C152	3167.55	0°21'42"	S03°30'56"E	20.00	20.00
C153	3167.55	0°21'42"	S03°52'38"E	20.00	20.00
C154	3167.55	0°21'43"	S04°14'21"E	20.00	20.00
C155	3167.55	0°34'37"	S04°42'30"E	31.89	31.89
C156	3167.55	0°34'37"	S05°17'07"E	31.89	31.89
C184	3167.55	0°21'42"	S02°47'31"E	20.00	20.00
C185	3076.43	8°38'24"	S04°05'52"E	463.48	463.92
C187	3167.55	3°04'46"	N01°17'57"W	170.23	170.23
C188	3167.55	5°28'57"	N05°34'48"W	302.88	303.09
C194	3030.43	4°15'19"	S01°54'20"E	225.01	225.06



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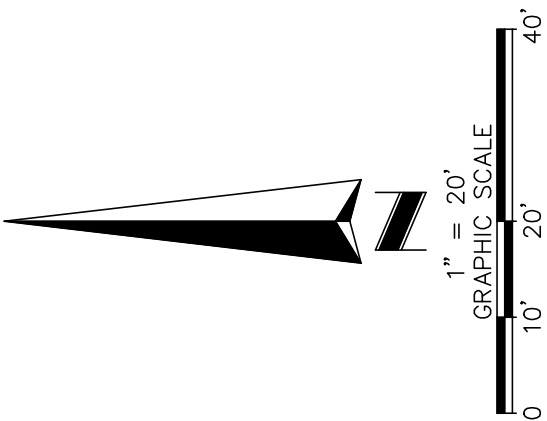
SANDALWOOD

SHEET 13 OF 15

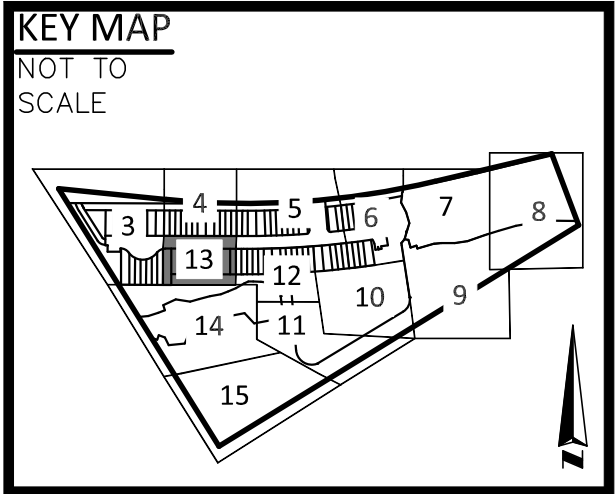
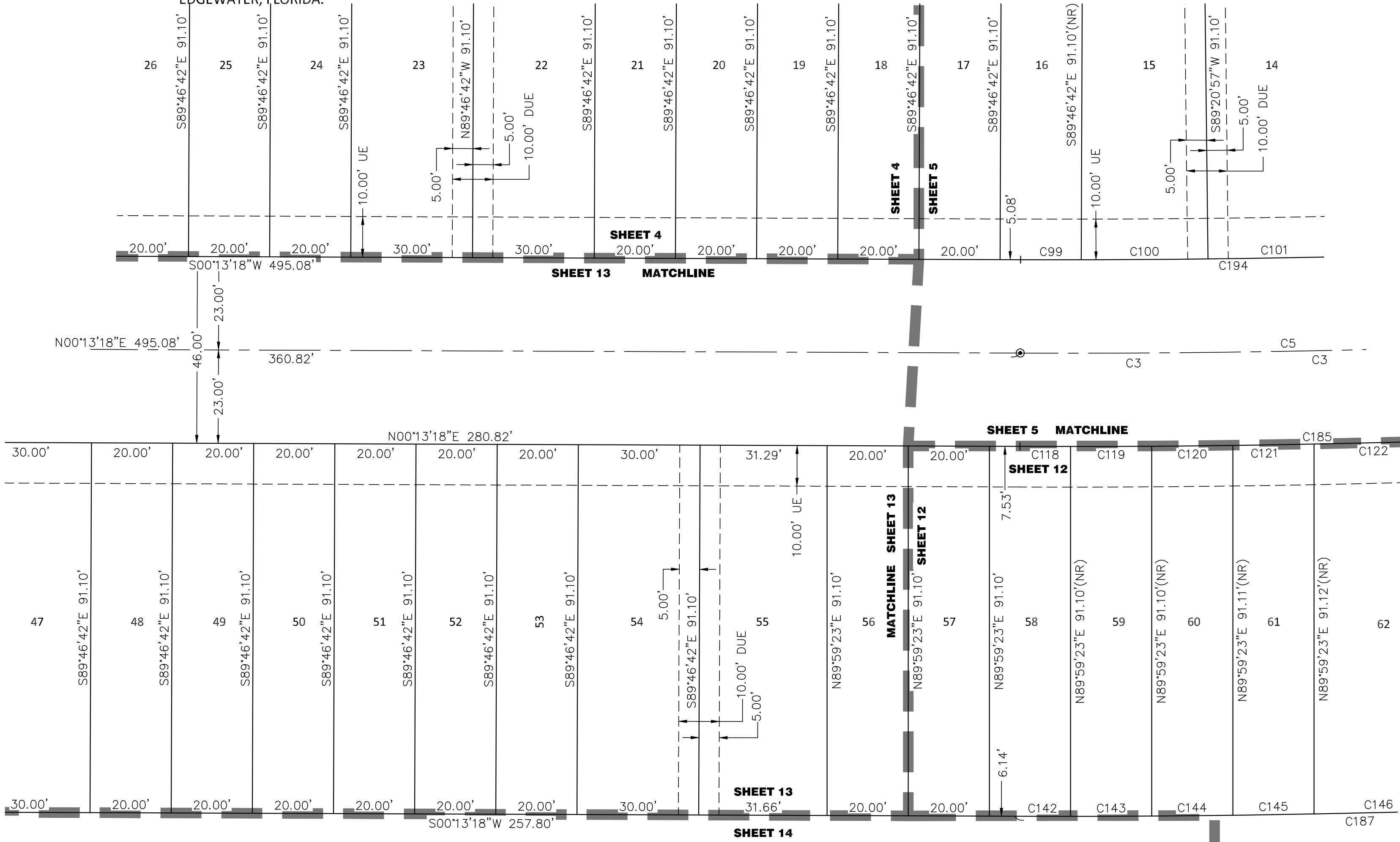
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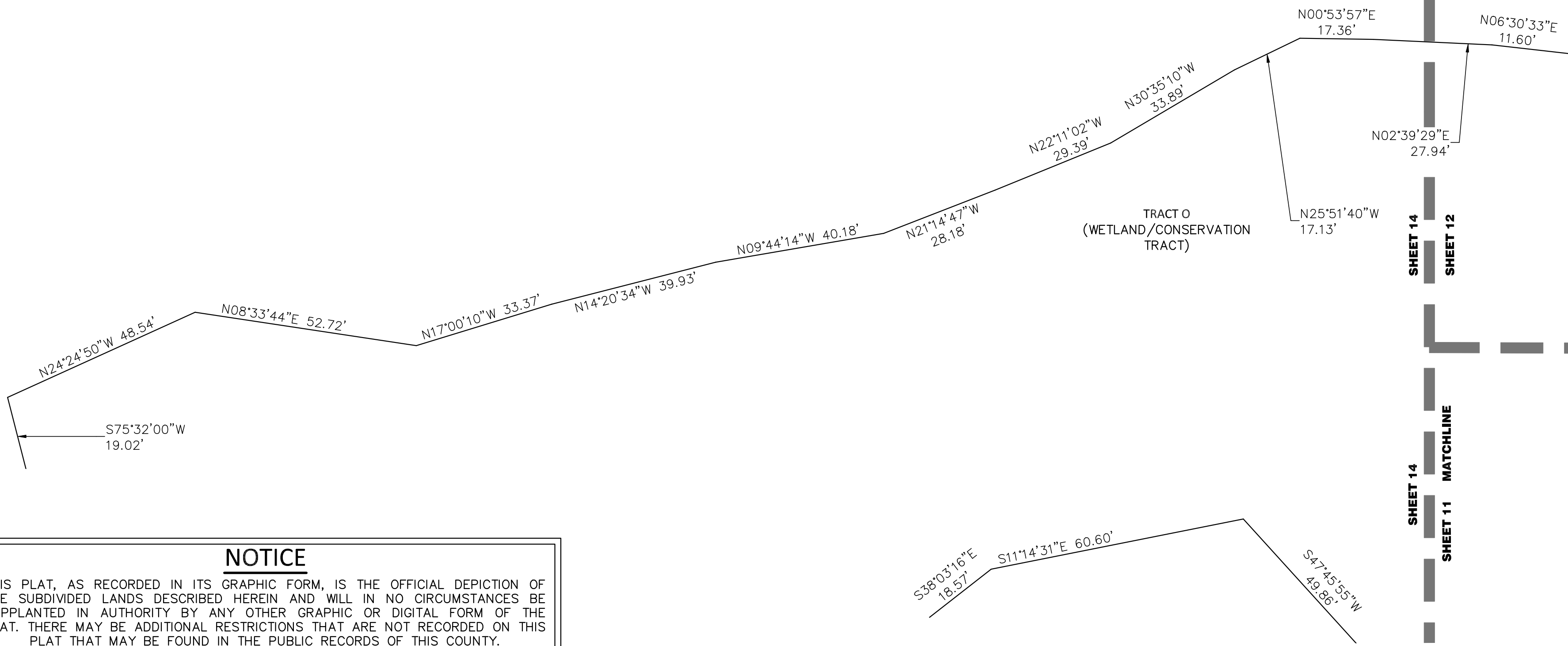


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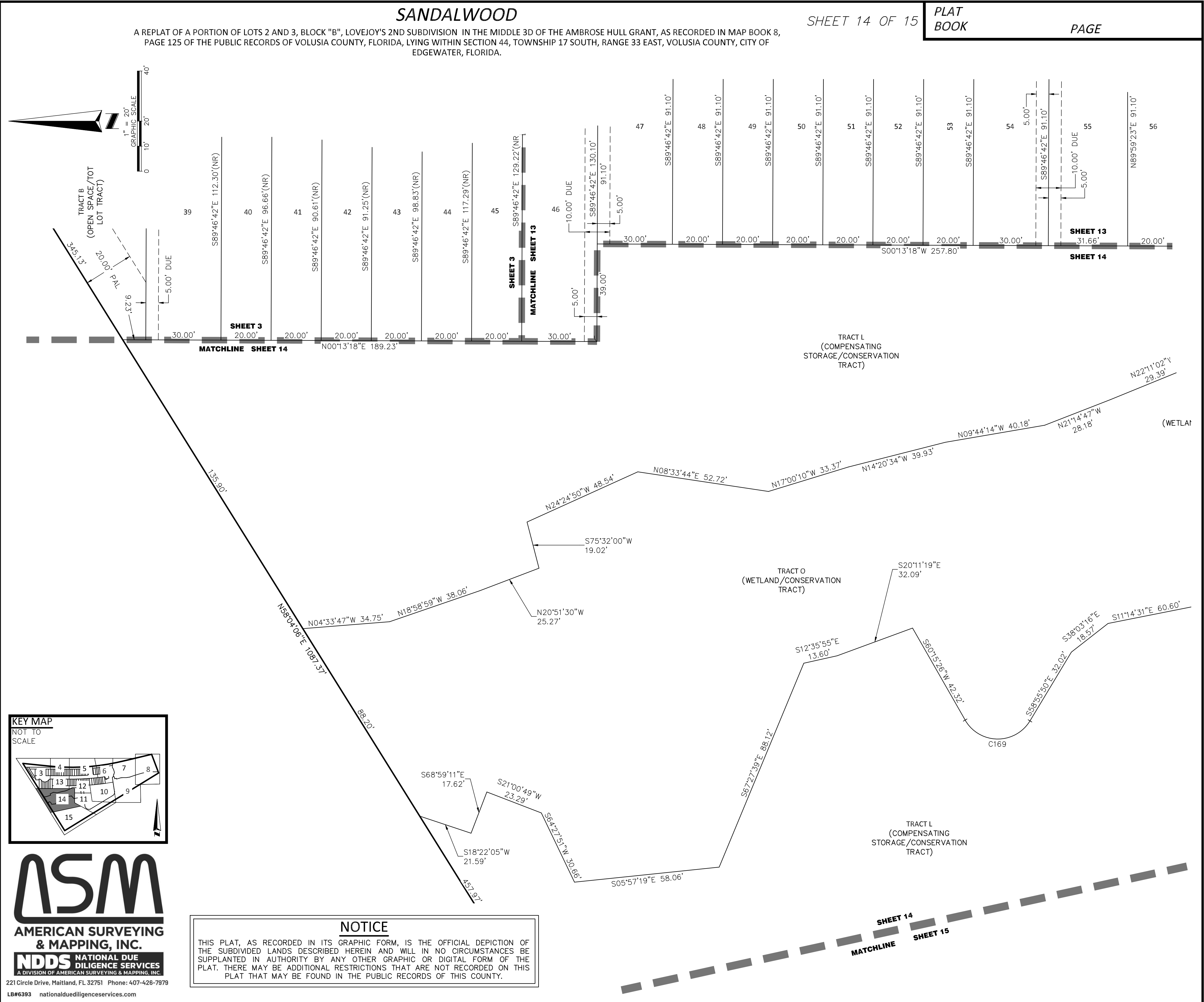
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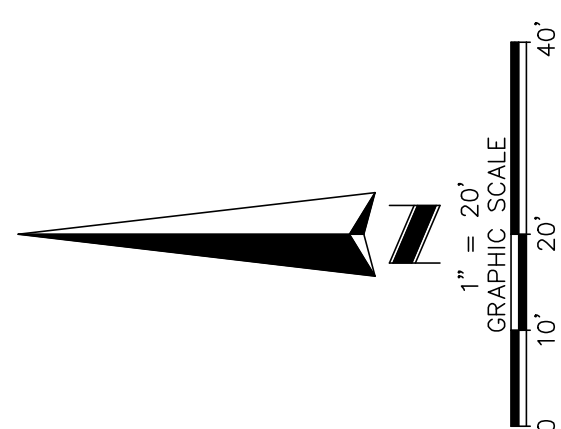
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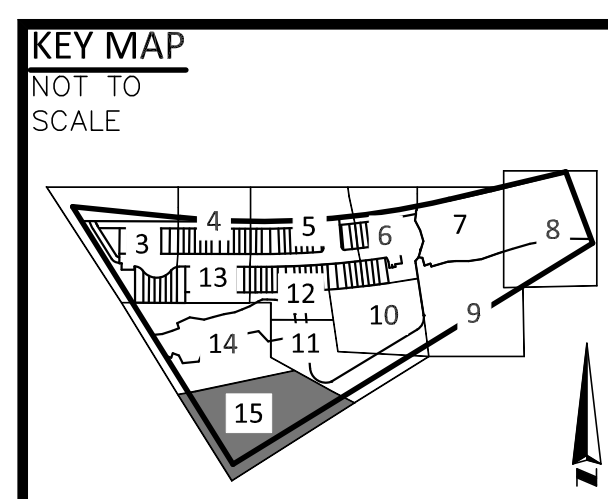
PAGE



158°04'08"E 1087.37'
SOUTHERLY LINE OF
LOT 1, BLOCK B
LOT 1, BLOCK B
20 SUBMISSION IN THE MIDDLE
OF THE AMBROSIE HILL GRANT
PLAT BOOK 8, PAGE 125

TRACT L
(COMPENSATING
STORAGE/CONSERVATION
TRACT)

SHEET 11
SHEET 14 **MATCHLINE**



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