

City of Edgewater  
Received  
in  
Development Services  
on  
January 29th, 2024

# OAK LEAF PRESERVE PHASE 1 PARTIAL REPLAT

SECTION 53, TOWNSHIP 17 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA A PARTIAL REPLAT OF TRACT 1--A  
AND LOTS 55 AND 56, OAK LEAF PRESERVE PHASE 1, RECORDED IN MAP BOOK 61, PAGES 189 TO 196, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

## GENERAL NOTES:

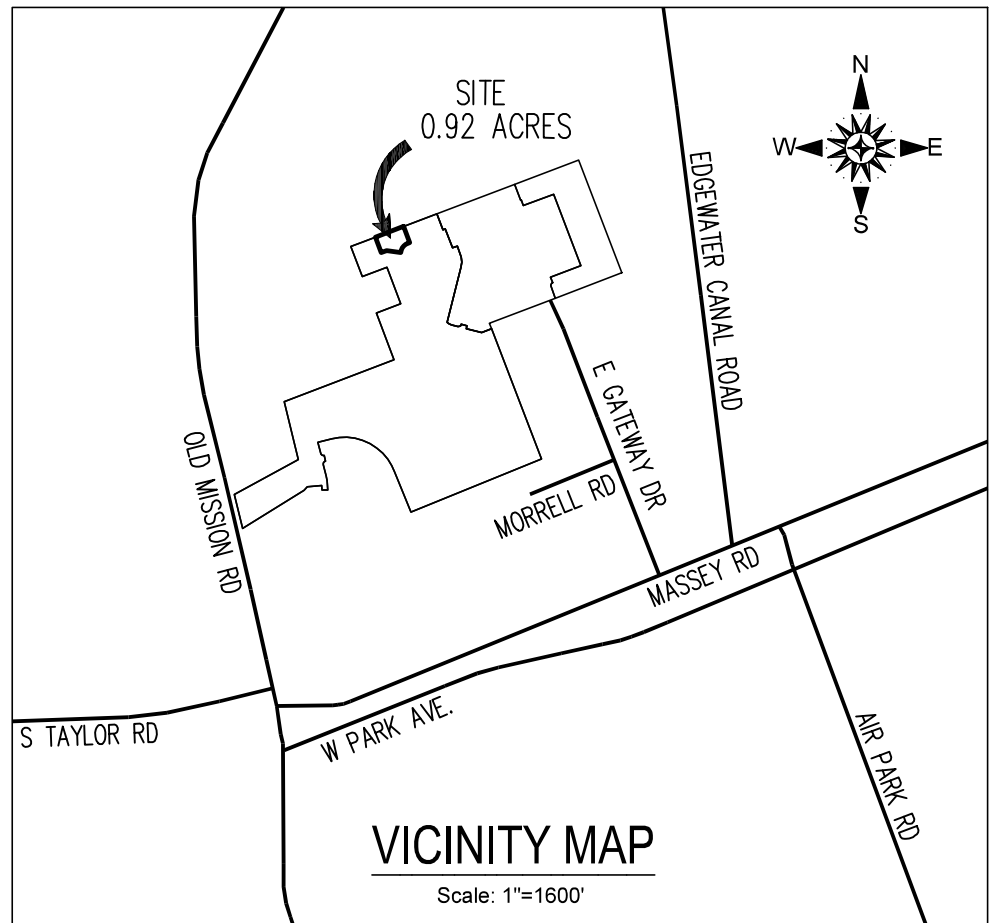
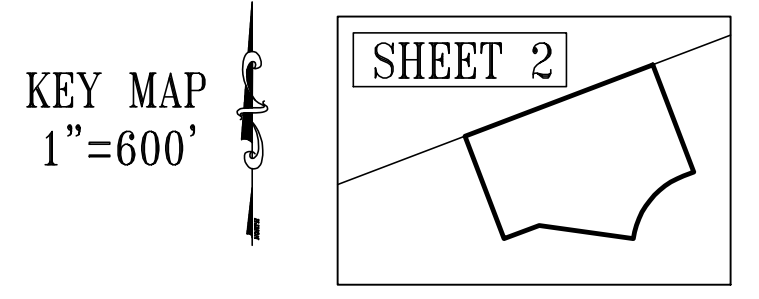
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARING STRUCTURE BASED ON NAD 83 FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ON THE NORTH LINE OF OAK LEAF PRESERVE PHASE 1, RECORDED IN MAP BOOK 61, PAGE 189-196, HAVING A BEARING OF N 69°11'24" E
- DENOTES PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 3019.
  - DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & ALUMINUM CAP STAMPED PRM LB 3019.
  - △ DENOTES NAIL & CAP SET STAMPED PCP LB 3019.
- ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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 DAMAGE. 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 SHOWN AS NON--RADIAL AND NOTED (NR)
- COORDINATE VALUES SHOWN HEREON BASED UPON FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 DATUM.
- NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- TOTAL NUMBER OF LOTS=2; TOTAL NUMBER OF TRACTS=3
- PER F.S. 177.081(3) "WHEN A TRACT OR PARCEL OF LAND HAS BEEN SUBDIVIDED AND A PLAT THEREOF BEARING THE DEDICATION OF THE OWNERS OF RECORD AND MORTGAGEES HAVING A RECORD INTEREST IN THE LANDS SUBDIVIDED, AND WHEN THE APPROVAL OF THE GOVERNING BODY HAS BEEN SECURED AND RECORDED IN COMPLIANCE WITH THIS PART, ALL STREETS, ALLEYS, EASEMENTS, RIGHTS OF WAY, AND PUBLIC AREAS SHOWN ON SUCH PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY"
- ALL LOT WIDTHS MEET OR EXCEED THE MINIMUM REQUIRED DIMENSION OF 50 FT. AS MEASURED AT THE FRONT SETBACK LINE.
- THIS PLAT IS SUBJECT TO A PLANNED UNIT DEVELOPMENT AGREEMENT, REPEALED AND RESTATED, AS RECORDED IN OFFICIAL RECORDS BOOK 7555, PAGE 344 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.
- MINIMUM YARD SETBACKS (PER PUD AGREEMENT ORB 7555, PG 344):
  - FRONT: 25.00'
  - REAR: 20.00'
  - SIDE: 5.00'
  - SIDE CORNER: 15.00'
  - MAXIMUM HEIGHT: 35.00'
  - SWIMMING POOLS: 7.50' TO POOL DECK EDGE & ENCLOSURES, 5.00' SIDE
- THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR OAK LEAF PRESERVE AS RECORDED IN OFFICIAL RECORDS BOOK 7937 PAGE 3179 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA AND THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR OAK LEAF PRESERVE NEIGHBORHOOD GATED COMMUNITY AS RECORDED IN OFFICIAL RECORDS BOOK 7936 PAGE 1448 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.
- DRAINAGE AND UTILITY EASEMENTS (INCLUDING, BUT NOT LIMITED TO, FLORIDA POWER & LIGHT CO. AND ALL PUBLIC UTILITY COMPANIES, NATURAL GAS, ELECTRIC (INCLUDING NEW SWIRNA BEACH UTILITIES COMMISSION), TELEPHONE, AND CABLE TV.), EXCEPT AS OTHERWISE SHOWN, ARE PROVIDED AS FOLLOWS: (A) 10 FT. ADJACENT TO ALL PUBLIC AND PRIVATE STREETS AND ON ALL LOTS, PARCELS, TRACTS AND COMMON AREAS;
- LOTS AS SHOWN HEREON ARE SUBJECT TO 10.00 FOOT REAR YARD CONSTRUCTION PERPETUAL EASEMENTS TO ALLOW ACCESS TO INSTALL POOL, SCREEN PORCH, AND SO ON.
- LOTS AS SHOWN HEREON ARE SUBJECT TO 5.00 FOOT SIDE YARD EASEMENTS TO PROVIDE ACCESS TO THE CONSTRUCTION EASEMENTS IDENTIFIED IN ABOVE NOTE 16.
- ALL LOTS AND TRACTS ARE SUBJECT TO EITHER A 10.00 OR 15.00 FOOT UTILITY EASEMENT ALONG THE RIGHTS OF WAY OF ALL PLATTED ROADS AS SHOWN HEREON.
- ALL LOTS ARE SUBJECT TO A 5.00 FOOT UTILITY EASEMENT ALONG SIDE LOT LINES.
- THE LANDS DESCRIBED HEREON ARE SUBJECT TO A TEMPORARY EASEMENT AGREEMENT SUBJECT TO THE CITY OF EDGEWATER, RECORDED IN O.R. BOOK 6210, PAGE 1314.

## LEGAL DESCRIPTION:

A PORTION OF OAK LEAF PRESERVE PHASE 1, RECORDED IN MAP BOOK 61 PAGE 189 TO 196, LOCATED IN SECTION 53, TOWNSHIP 17 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWESTERLY CORNER OF TRACT 1--K, OAK LEAF PRESERVE PHASE 1, RECORDED IN MAP BOOK 61 PAGE 189 TO 196 MARKED BY A 4' X 4' CONCRETE MONUMENT STAMPED "PRM/LB-- 3019"; THENCE N69°11'24"E, ALONG THE NORTH LINE OF SAID OAK LEAF PRESERVE PHASE 1, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE N69°11'24"E A DISTANCE OF 253.90 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF LOT 57 SAID OAK LEAF PRESERVE PHASE 1; THENCE DEPARTING SAID LINE S02°48'36"E, A DISTANCE OF 145.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF DELPHI WAY; THENCE ALONG SAID RIGHT OF WAY S69°11'24"W, A DISTANCE OF 13.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE TURN TO THE LEFT THROUGH A CENTRAL ANGLE OF 61°06'45", AND AN ARC LENGTH OF 106.66 FEET; THENCE DEPART SAID RIGHT OF WAY LINE N81°55'21"W, A DISTANCE OF 120.00 FEET; THENCE S69°07'59"W, A DISTANCE OF 47.48 FEET; THENCE N20°52'00"W, A DISTANCE OF 138.77 FEET; TO THE POINT OF BEGINNING  
HAVING AN AREA OF 40201.18 SQUARE FEET, 0.923 ACRES

LEGEND	
■	DENOTES PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 3019.
●	DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & ALUMINUM CAP STAMPED PRM LB 3019.
△	DENOTES NAIL & CAP SET STAMPED PCP LB 3019.
	DENOTES PC / PT
(NR)	NON RADIAL

LEGEND			
Δ	DELTA OR CENTRAL ANGLE	sq.ft.	SQUARE FEET
R	RADIUS	ft.	FEET
L	ARC LENGTH	SEC	SECTION
CB	CHORD BEARING	ST.	STREET
CH	CHORD LENGTH	RD.	ROAD
LB	LICENSED BUSINESS	DR.	DRIVE
LS	LAND SURVEYOR	BLVD.	BULEVARD
R/W	RIGHT OF WAY	S.E.	SIDEWALK EASEMENT
ORB	OFFICIAL RECORDS BOOK	C.E.	CONSERVATION EASEMENT
MB	MAP BOOK	D.E.	DRAINAGE EASEMENT
A.D./U.E.	ACCESS/DRAINAGE/UTILITY EASEMENT	U.E.	UTILITY EASEMENT
PG	PAGE	N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT



CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON DECEMBER 20, 2022, THE SURVEY WAS COMPLETED OF THE LANDS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT SAID PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.  
SEAL  
\_\_\_\_\_  
JEFF W. BARNES P.S.M. NO.5576  
SLIGER & ASSOCIATES, INC. L.B. NO. 3019  
3921 NOVA ROAD, PORT ORANGE, FLORIDA 32127 (386) 761-5385

CERTIFICATION OF APPROVAL OF THE CITY ENGINEER  
IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM SUBDIVISION PLATTING REQUIREMENTS AS SET FORTH IN SECTION \_\_\_\_\_ OF THE CITY OF EDGEWATER LAND DEVELOPMENT CODE.  
\_\_\_\_\_  
CITY ENGINEER  
CITY OF EDGEWATER, FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY ATTORNEY  
THIS PLAT IS APPROVED AS TO FORM.  
\_\_\_\_\_  
CITY ATTORNEY  
CITY OF EDGEWATER, FLORIDA  
CERTIFICATION OF CITY SURVEYOR:  
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR THE CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART 1 OF FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PRM'S AND POP'S IN THE FIELD WAS MADE IN THIS REVIEW.  
BY: RANDALL L. ROBERTS, R.L.S. DATE: JUNE \_\_\_\_, 2023  
FLORIDA REGISTRATION NUMBER 3144  
STATE OF FLORIDA  
CPM, INC. LB#7143  
500 W. FULTON STREET  
SANFORD, FL. 32771

## MAP BOOK PAGE

DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS, THAT OLD MISSION KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED "OAK LEAF PRESERVE PHASE 1 PARTIAL REPLAT", LOCATED IN THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS FOR THE USES AND PURPOSES THEREIN EXPRESSED;  
TRACT 1 (PRIVATE ROAD), SHOWN HEREON AS OAKWOOD COVE DRIVE A 50 FOOT WIDE (PRIVATE) RIGHT OF WAY, IS HEREBY GRANTED AND CONVEYED IN FEE TO THE OAK LEAF PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC. FOR COMMON AREA INGRESS AND EGRESS, ACCESS, DRAINAGE, UTILITY EASEMENT WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF;  
TRACTS 2 & 3 ARE HEREBY GRANTED AND CONVEYED IN FEE TO THE OAK LEAF PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF COMMON AREA, ACCESS, DRAINAGE AND UTILITY EASEMENT.

SIGNED AND SEALED IN THE PRESENCE OF:  
BY: \_\_\_\_\_  
E.V. LACOUR, ITS MANAGER  
PRINT NAME: \_\_\_\_\_  
OLD MISSION KEY, LLC  
PRINT NAME: \_\_\_\_\_



STATE OF: FLORIDA  
COUNTY OF: VOLUSIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY E.V. LACOUR, MANAGER OF OLD MISSION KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. \_\_\_\_\_ AS IDENTIFICATION.  
HE IS PERSONALLY KNOW TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
SEAL SIGNATURE  
PRINT NAME  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
TITLE/RANK  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

CONSENT AND JOINER TO PLAT DEDICATION  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 7773, PAGE 3458, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.  
SIGNED IN THE PRESENCE OF: INTRACASTAL BANK, A FLORIDA BANKING CORPORATION  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

STATE OF: FLORIDA  
COUNTY OF: VOLUSIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_ AS \_\_\_\_\_ OF INTRACASTAL BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE BANK. WHO IS PERSONALLY KNOWN TO ME OR PRODUCED \_\_\_\_\_ AS IDENTIFICATION. THEY ARE PERSONALLY KNOW TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
SEAL SIGNATURE  
PRINT NAME  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
TITLE/RANK  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

CERTIFICATE OF APPROVAL OF THE CLERK OF THE CIRCUIT COURT  
I, \_\_\_\_\_, CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN MAP BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
\_\_\_\_\_  
CLERK OF THE CIRCUIT COURT  
VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY CLERK  
THIS STATEMENT HEREBY CERTIFIES THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE PLANNED UNIT DEVELOPMENT AS SET FORTH IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_PAGE \_\_\_\_ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
BY \_\_\_\_\_  
CITY CLERK, EDGEWATER, FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL  
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF EDGEWATER, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
\_\_\_\_\_  
MAYOR

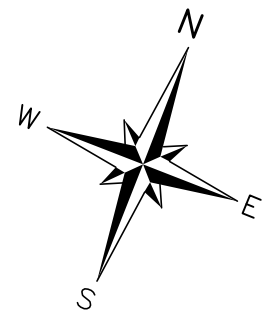
PREPARED BY:  
  
SLIGER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
LICENSED BUSINESS CERTIFICATION #3019  
3921 NOVA ROAD  
PORT ORANGE, FL. 32127  
(386) 761-5385  
SHEET 1 OF 2

OAK LEAF PRESERVE PHASE 1 PARTIAL REPLAT

MAP BOOK: PAGE:

SECTION 53, TOWNSHIP 17 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA A PARTIAL REPLAT OF TRACT 1-A  
AND LOTS 55 AND 56, OAK LEAF PRESERVE PHASE 1, RECORDED IN MAP BOOK 61, PAGES 189 TO 196, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	13.37'	13.36'	S65°21'32"W	7°39'43"
C2	100.00'	41.15'	40.86'	S49°43'39"W	23°34'41"
C3	100.00'	41.15'	40.86'	S26°08'57"W	23°34'41"
C4	100.00'	10.97'	10.96'	S11°13'08"W	6°16'58"
C5	25.00'	28.98'	27.39'	N18°51'03"W	66°25'19"
C6	100.00'	29.09'	28.99'	N43°43'36"W	16°40'11"
C7	100.00'	25.35'	25.28'	N28°07'52"W	14°31'19"
C8	100.00'	54.44'	53.77'	S36°27'57"E	31°11'30"
C9	75.00'	40.83'	40.33'	S36°27'57"E	31°11'30"
C10	50.00'	27.22'	26.88'	S36°27'57"E	31°11'30"
C11	25.00'	28.98'	27.39'	S85°16'21"E	66°25'19"

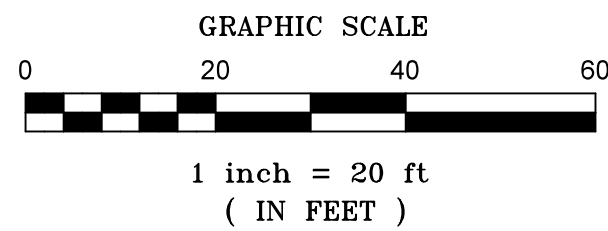


NORTHWEST CORNER  
OF TRACT 1-K  
OAK LEAF PRESERVE PH-1  
MAP BOOK 61 PAGE 189-196  
POINT OF COMMENCEMENT

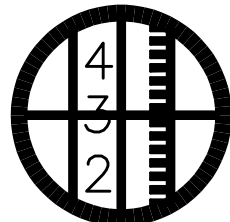
TRACT 1-K  
MAP BOOK 61 PAGES 189-196.

SUBJECT TO  
ST. JOHNS RIVER  
WATER MANAGEMENT  
DISTRICT CONSERVATION  
EASEMENT  
ORB 7759, PG 287

LEGEND	
Δ	DELTA OR CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
MB	MAP BOOK
A.D.U.E.	ACCESS/DRAINAGE/UTILITY EASEMENT
PG	PAGE
C.A.	COMMON AREA
SQ.FT.	SQUARE FEET
FT.	FEET
SEC	SECTION
ST.	STREET
RD.	ROAD
DR.	DRIVE
BLVD.	BOULEVARD
S.E.	SIDEWALK EASEMENT
C.E.	CONSERVATION EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT



- LEGEND
- DENOTES PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 3019.
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  - △ DENOTES NAIL & CAP SET STAMPED PCP LB 3019.
  - | DENOTES PC / PT
  - (NR) NON RADIAL



PREPARED BY:  
**SLIGER & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

3921 NOVA ROAD  
PORT ORANGE, FL. 32127  
(386) 761-5385  
LICENSED BUSINESS CERTIFICATION NO. 3019

SHEET 2 OF 2

FILE: K:\PLATS\OAK LEAF PRESERVE\PHASE 1 REPLAT\22-1387 OAK LEAF PRESERVE PHASE 1 REPLAT REV 3.DWG