

# EDGEWATER PRESERVE PHASE 2

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 US LOTS 2 THROUGH 4, SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT F, EDGEWATER PRESERVE PHASE 1, ACCORDING TO MAP BOOK 64, PAGES 150 THROUGH 155, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°58'24" EAST, 482.79 FEET ALONG THE WEST LINE OF SAID TRACT F TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS SOUTH 29°55'52" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 633.75 FEET, A DELTA OF 28°58'47", AN ARC DISTANCE OF 320.55 FEET; THENCE SOUTH 30°50'37" EAST, 439.58 FEET TO A POINT ON THE ARC OF A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG SAID ARC, 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 TO THE NORTHWEST CORNER OF LOT 84 OF SAID PLAT (THE PREVIOUS FOUR CALLS BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT F); THENCE SOUTH 24°24'51" WEST ALONG THE WEST LINE OF SAID LOT 84, A DISTANCE OF 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 NORTH, HAVING A RADIUS OF 275.00 FEET, A DELTA OF 02°29'13", AN ARC DISTANCE OF 11.94 FEET ,SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DIAMONDLEAF DRIVE ACCORDING TO SAID PLAT; THENCE SOUTH 26°55'08" WEST, 160.00 FEET TO A POINT ON THE ARC OF A RADially TANGENT CURVE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 83 ACCORDING TO SAID PLAT; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID 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 TANGENT TO SAID CURVE, NORTH 58°12'48" EAST, 336.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS NORTH 47°12'37" EAST); THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH HAVING A RADIUS OF 315.00 FEET, A DELTA OF 47°35'30", AN ARC DISTANCE OF 261.65 FEET; THENCE NORTH 89°37'07" EAST 27.09 FEET TO THE ARC OF A TANGENT CURVE; THENCE NORTHEASTERLY 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 SOUTH 75°16'17" EAST, 104.47 FEET TO THE NORTHWEST CORNER OF BLOCK 1, WASHINGTON PARK INC. PART 1, ACCORDING TO MAP BOOK 11, PAGE 65, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA (THE PREVIOUS 6 CALLS BEING COINCIDENT WITH THE SOUTHERLY PLAT BOUNDARY OF SAID EDGEWATER PRESERVE PHASE 1 PLAT); THENCE SOUTH 01°13'10" EAST ALONG THE WEST LINE OF SAID WASHINGTON PARK INC. PART 1 PLAT, 1320.08 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 4; THENCE SOUTH 89°30'35" WEST ALONG SAID LINE, 1517.67 FEET TO A POINT ON THE EASTERLY LINE OF THE JOHN BOLTON LAND GRANT; THENCE NORTH 22°48'44" WEST ALONG SAID LINE, 2497.69 FEET; THENCE NORTH 00°25'17" WEST, 329.23 FEET; THENCE NORTH 89°01'36" EAST, 944.23 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN VOLUSIA COUNTY, FLORIDA, CONTAINING 84.12 ACRES.

#### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT F, EDGEWATER PRESERVE PHASE 1 HAVING A BEARING OF SOUTH 00°58'24"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 C, D AND E (STORMWATER) 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 "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, FLORIDA.
- TRACTS H, I, J, K & L (CONSERVATION) ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. SAID TRACTS H, I, J, K, & L ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
- TRACTS F & G (POCKET PARK) ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- THE DRAINAGE EASEMENTS (D.E.) ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- ALL SIDE AND REAR LOT LINES NOT ADJACENT TO TRACT A & B (RIGHT-OF-WAY) ARE SUBJECT TO A FIVE FOOT DRAINAGE EASEMENT, UNLESS NOTED OTHERWISE.
- ALL LOT AND TRACT LINES ADJACENT TO TRACT A & B (RIGHT-OF-WAY) ARE SUBJECT TO A FIFTEEN FOOT UTILITY EASEMENT UNLESS NOTED.
- LOT CORNERS SHALL BE SET BEFORE TRANSFER OF ANY LOT.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO ORDINANCE NO. 2001-O-02 RECORDED IN OFFICIAL RECORDS BOOK 4666, PAGE 2384, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4746, PAGE 961, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO ORDINANCE NO. 2001-O-42 RECORDED IN OFFICIAL RECORDS BOOK 5533, PAGE 4508, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5264, PAGE 621, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO SECOND AMENDED PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6380, PAGE 1010, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO THIRD AMENDED PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6529, PAGE 2973, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO ORDINANCE NO. 2018-O-26 RECORDED IN OFFICIAL RECORDS BOOK 7664, PAGE 4695, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 7938, PAGE 4266, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO MEMORANDUM OF ADDITIONAL PURCHASE PRICE RECORDED IN OFFICIAL RECORDS BOOK 8107, PAGE 3530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO MEMORANDUM OF OPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8112, PAGE 3102, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO MEMORANDUM OF ADDITIONAL PURCHASE PRICE RECORDED IN OFFICIAL RECORDS BOOK 8411, PAGE 652, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 8576, PAGE 1670, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE LANDS WITHIN THIS PLAT ARE SUBJECT TO RECORDED DEED OF CONSERVATION EASEMENT STANDARD RECORDED IN OFFICIAL RECORDS BOOK 8593, PAGE 3926; CORRECTIVE DEED OF CONSERVATION EASEMENT STANDARD RECORDED IN OFFICIAL RECORDS BOOK 8641, PAGE 3748, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

#### 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.

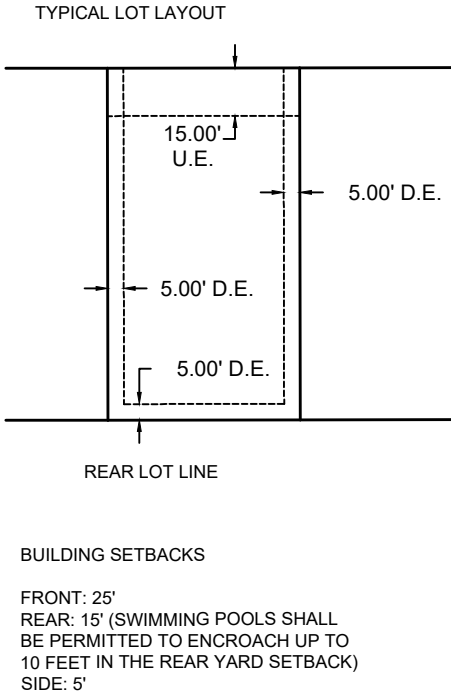
#### CERTIFICATE OF CLERK

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

FILE NUMBER

PRINT NAME: \_\_\_\_\_



#### SHEET INDEX

SHEET 1 OF 16: LEGAL DESCRIPTION, SURVEYOR'S NOTES, DEDICATION  
SHEET 2 OF 16: BOUNDARY INFORMATION, LEGEND & KEY MAP  
SHEET 3 THROUGH 16: DETAIL SHEETS

SHEET 1 OF 16  
01/16/2025

MAP BOOK : \_\_\_\_\_ PAGE: \_\_\_\_\_

#### EDGEWATER PRESERVE PHASE 2 DEDICATION

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED KL LHB DSD AIV, 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 A & B (RIGHT-OF-WAY TRACTS) 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, \_\_\_\_\_  
HAS CAUSED THESE PRESENTS TO BE EXECUTED AND  
ACKNOWLEDGED BY ITS UNDERSIGNED THEREUNTO DULY  
AUTHORIZED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.  
KL LHB DSD AIV, LLC , A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

SIGNED

PRINTED NAME: NATHAN HOLT

TITLE: VICE PRESIDENT

6900 EAST CAMELBACK ROAD, SUITE 1090 SCOTTSDALE, AZ 85251

SIGNED IN THE PRESENCE OF:

WITNESS 1: \_\_\_\_\_

PRINTED NAME

WITNESS 2: \_\_\_\_\_

PRINTED NAME

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, BY NATHAN HOLT, AUTHORIZED SIGNATORY OF KL LHB DSD AIV, LLC , A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION #: \_\_\_\_\_

#### 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.

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

FOR THE FIRM BY: \_\_\_\_\_ DATE: \_\_\_\_\_

RANDALL L. ROBERTS, R.L.S.  
FLORIDA REGISTRATION NUMBER 3144

#### CERTIFICATE OF APPROVAL OF THE CITY ATTORNEY

THIS PLAT IS APPROVED AS TO FORM.

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 2 AGREEMENT.

CITY CLERK, EDGEWATER, FLORIDA



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

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
THE CITY COUNCIL OF THE CITY OF EDGEWATER APPROVED THE  
FOREGOING PLAT.

ATTEST:

CITY CLERK

MAYOR

PRINT NAME

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 2 SUBDIVISION OR THAT GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 HAS BEEN RECEIVED.

CITY ENGINEER

DATE

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.

SURVEYOR: EDWARD MIZO

DATE

REGISTRATION NUMBER: 3376

PROFESSIONAL LAND SURVEYOR

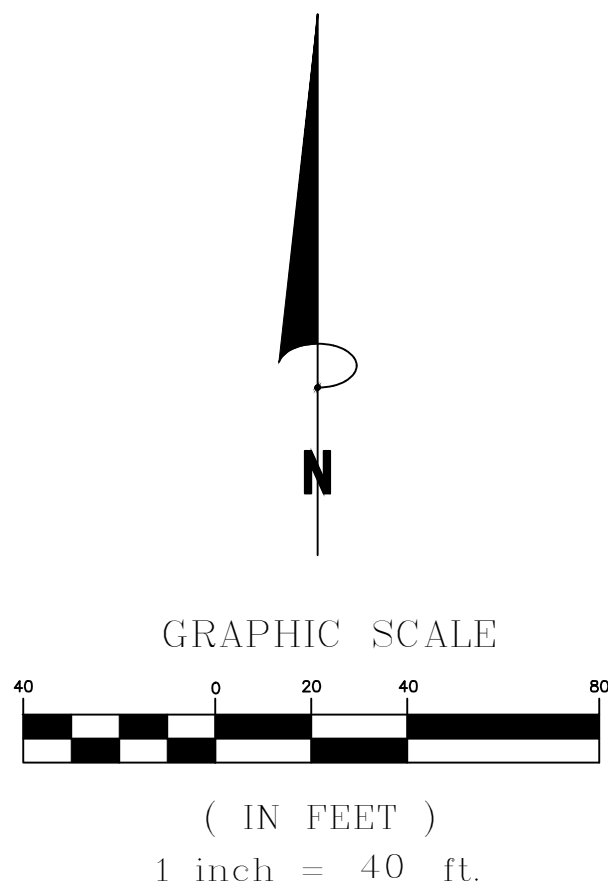
REGISTRATION NUMBER OF LEGAL ENTITY: LB 8497

# EDGEWATER PRESERVE PHASE 2

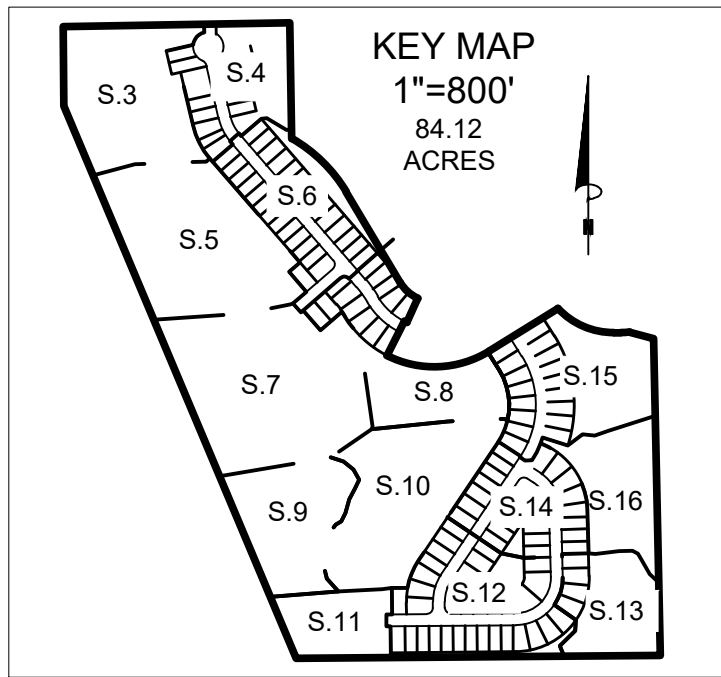
SHEET 3 OF 16

MAP BOOK : \_\_\_\_\_ PAGE: \_\_\_\_\_

A PORTION OF GOVERNMENT LOTS 2, 3, AND 4  
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST  
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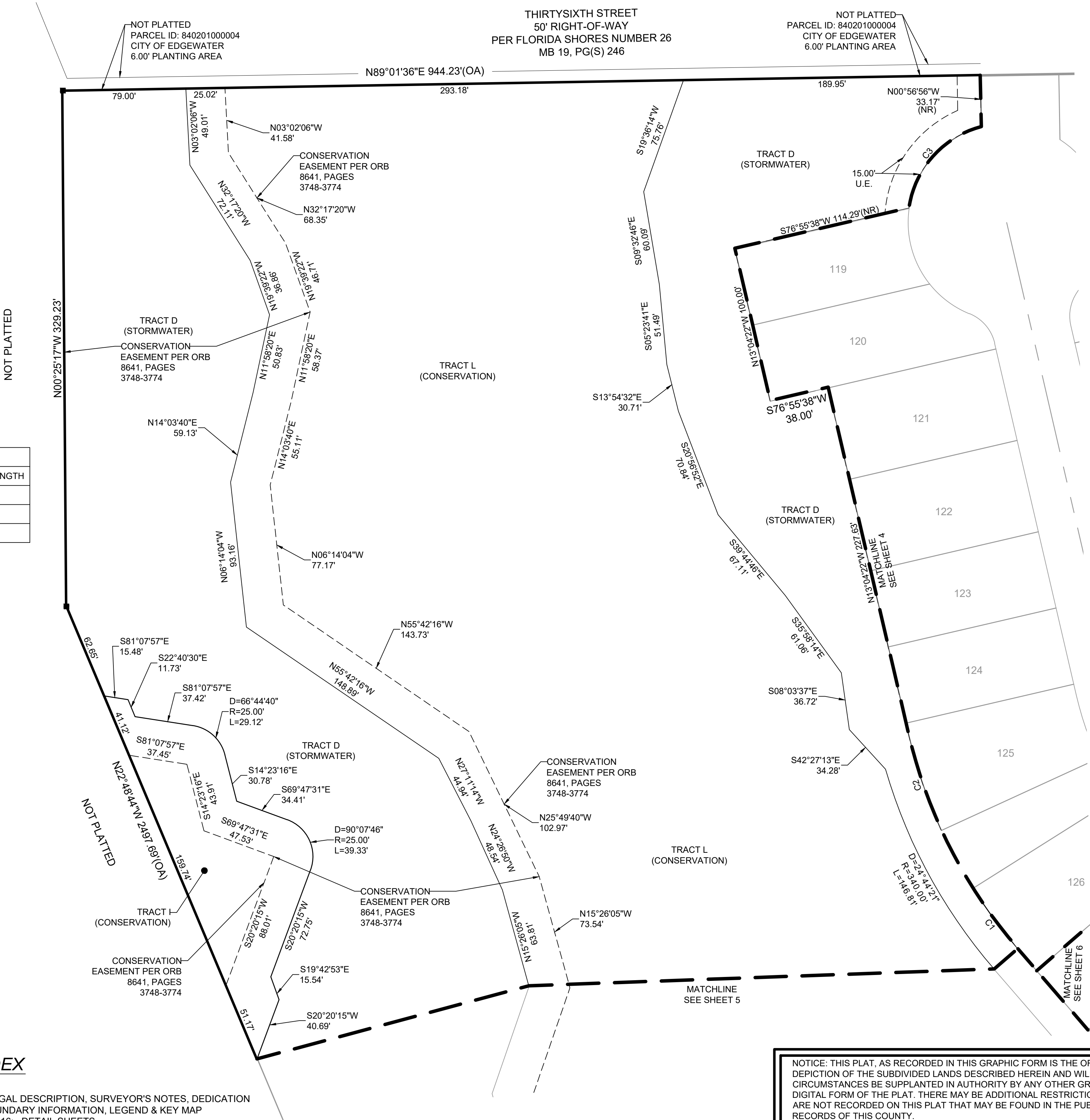
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.50	320.00'	8°41'04"	S36° 33' 31"E	48.46'
C2	64.73	320.00'	11°35'21"	S18° 52' 03"E	64.62'
C3	73.89	63.00'	67°29'26"	N41° 31' 04"E	69.69'



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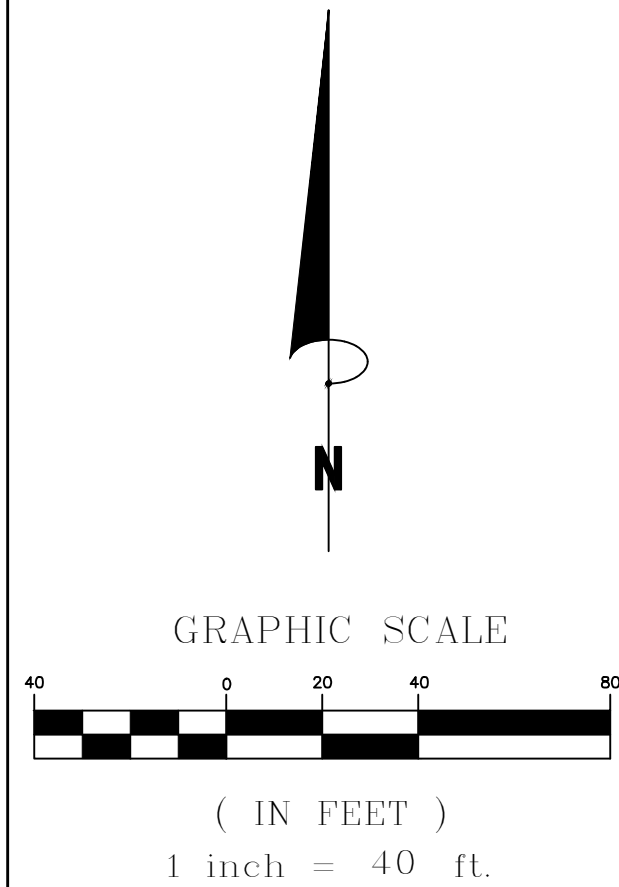


# EDGEWATER PRESERVE PHASE 2

SHEET 4 OF 16

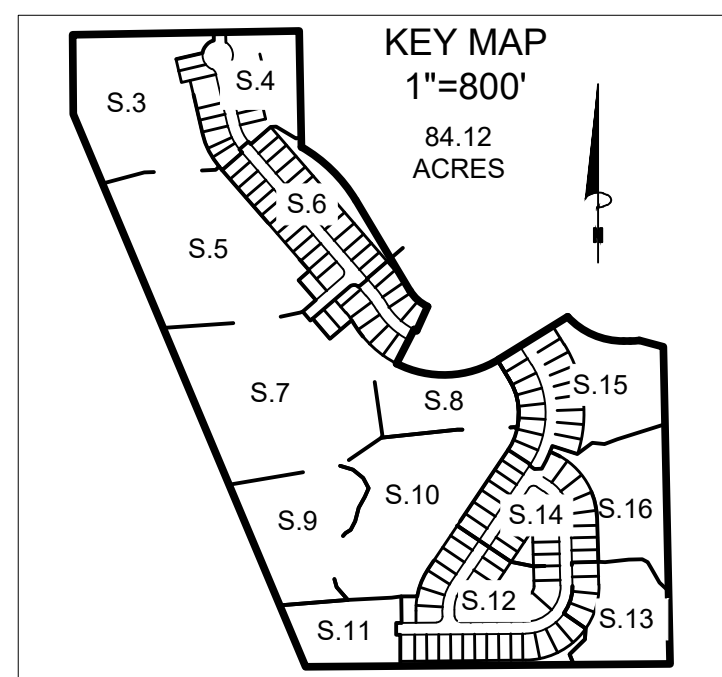
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SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST  
CITY OF EDGEWATER, VOLUSIA COUNTY, FL



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	73.89	62.73'	67°29'26"	N41° 31' 04"E	69.69'
C5	39.27	25.00'	90°00'00"	N4° 05' 57"E	35.36'
C7	108.79	63.00'	98°56'07"	S7° 50' 06"E	95.76'
C8	25.78	27.00'	54°42'20"	S14° 16' 48"W	24.81'
C9	77.71	160.00'	27°49'41"	S26° 59' 13"E	76.95'
C10	89.85	185.00'	27°49'41"	S26° 59' 13"E	88.97'
C11	48.50	320.00'	8°41'04"	S36° 33' 31"E	48.46'
C12	64.73	320.00'	11°35'21"	S18° 52' 03"E	64.62'
C40	27.69	210.00'	7°33'16"	N28° 26' 22"W	27.67'
C41	31.83	210.00'	8°41'04"	N36° 33' 31"W	31.80'
C42	25.78	27.00'	54°42'20"	N40° 25' 33"W	24.81'
C49	157.20	63.00'	142°58'03"	N3° 42' 19"E	119.48'
C50	102.00	210.00'	27°49'41"	N26° 59' 13"W	101.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45° 31' 08"W	23.75'
L2	N87° 59' 18"W	50.57'
L3	N59° 39' 53"W	10.81'
L4	S76° 55' 38"W	27.29'
L15	S13° 04' 22"E	7.63'
L16	N13° 04' 22"W	7.63'

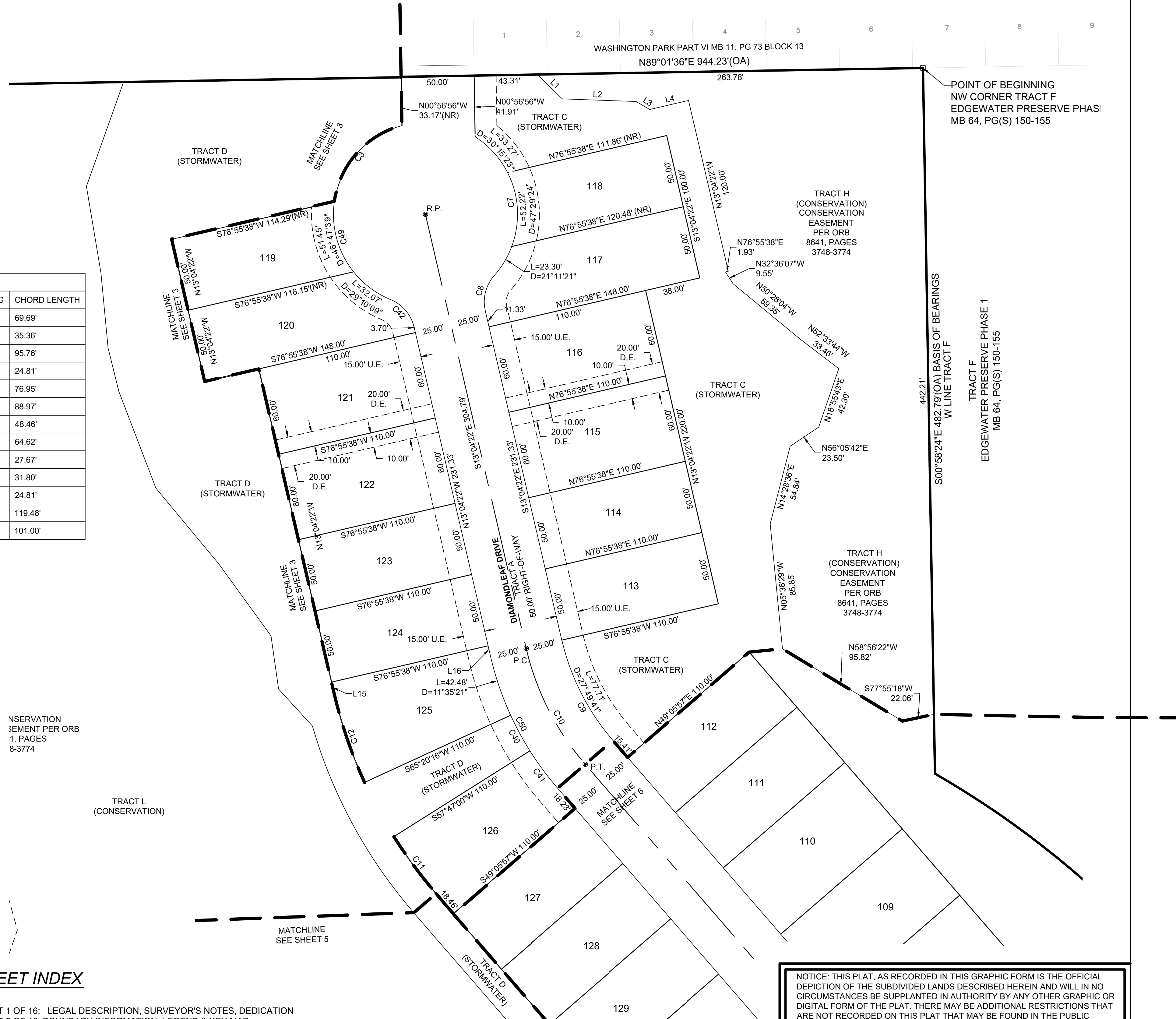


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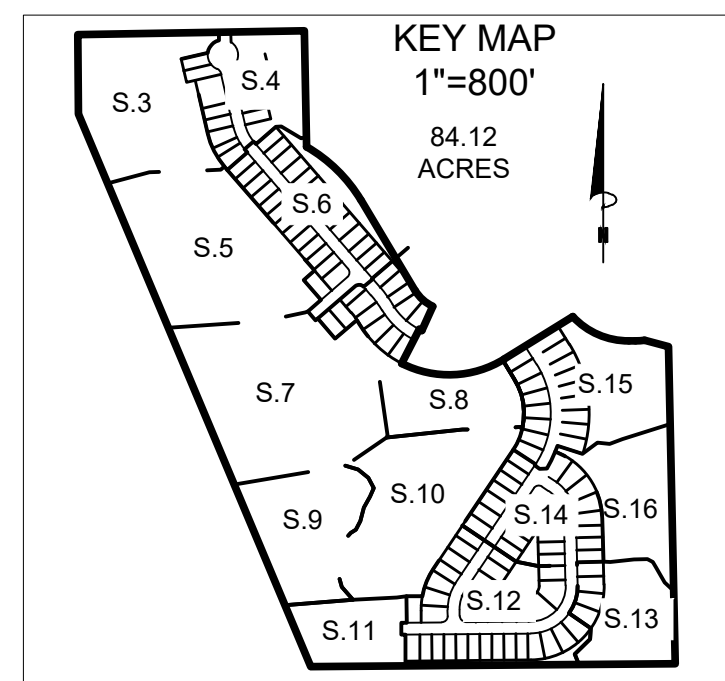
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# EDGEWATER PRESERVE PHASE 2

SHEET 5 OF 16

MAP BOOK : \_\_\_\_\_ PAGE: \_\_\_\_\_

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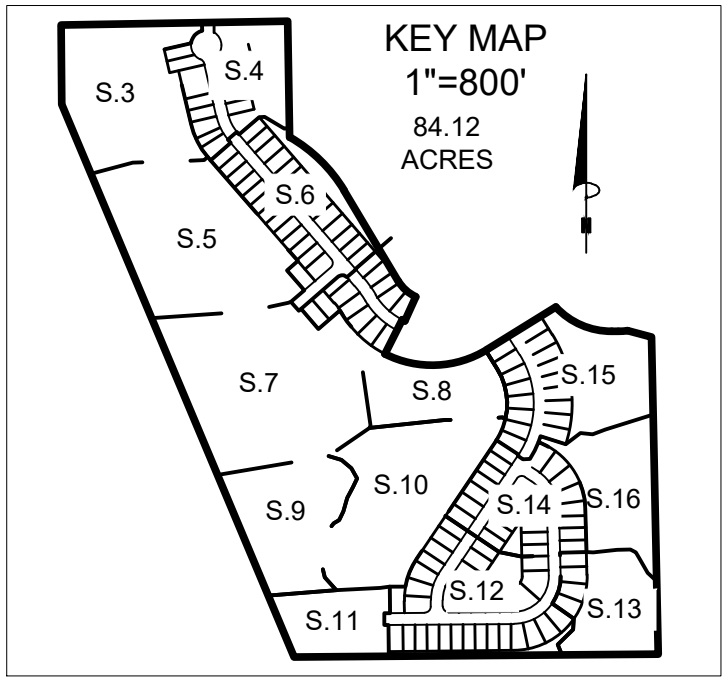
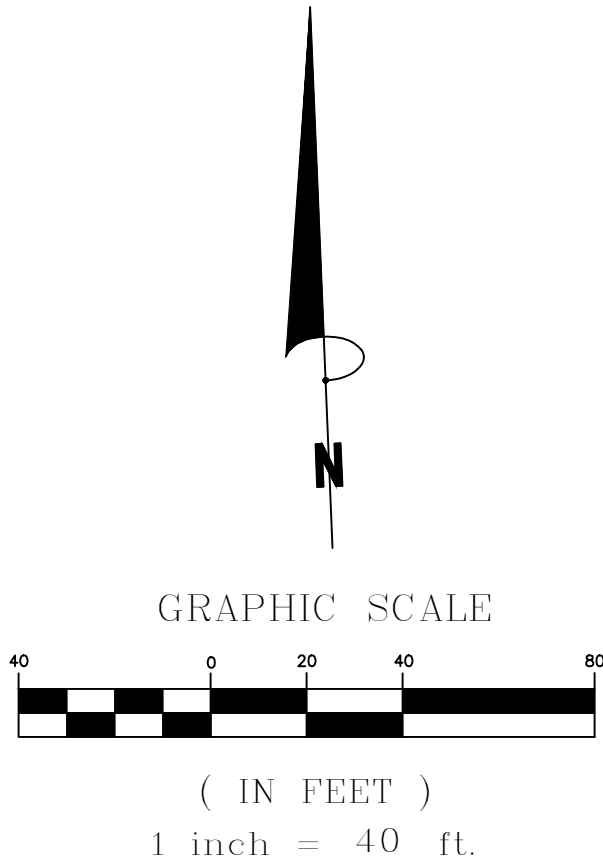
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CITY OF EDGEWATER, VOLUSIA COUNTY, FL

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C5	39.27	25.00'	90°00'00"	N4° 05' 57"E	35.36'
C14	39.27	25.00'	90°00'00"	N85° 54' 03"W	35.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S40° 54' 03"E	42.00'
L6	N49° 05' 57"E	32.00'
L7	N40° 54' 03"W	42.00'
L8	N49° 05' 57"E	40.82'



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# EDGEWATER PRESERVE PHASE 2

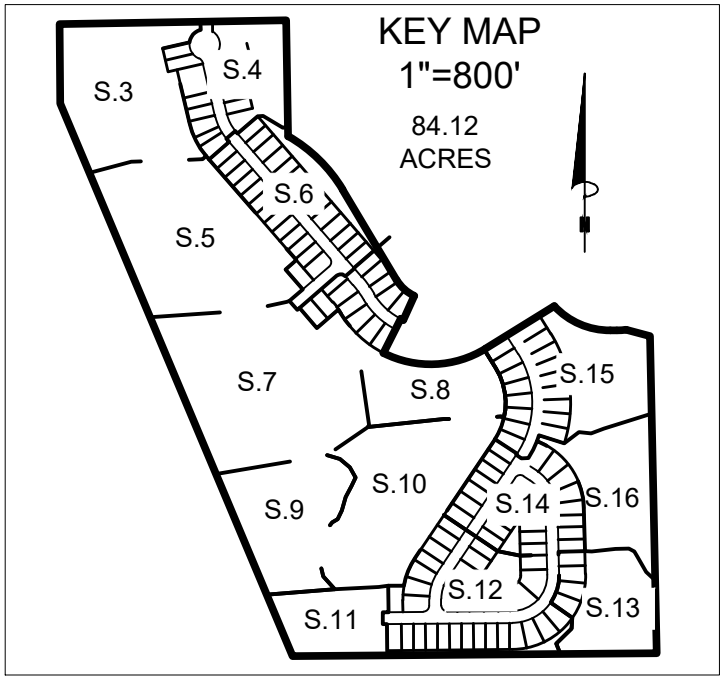
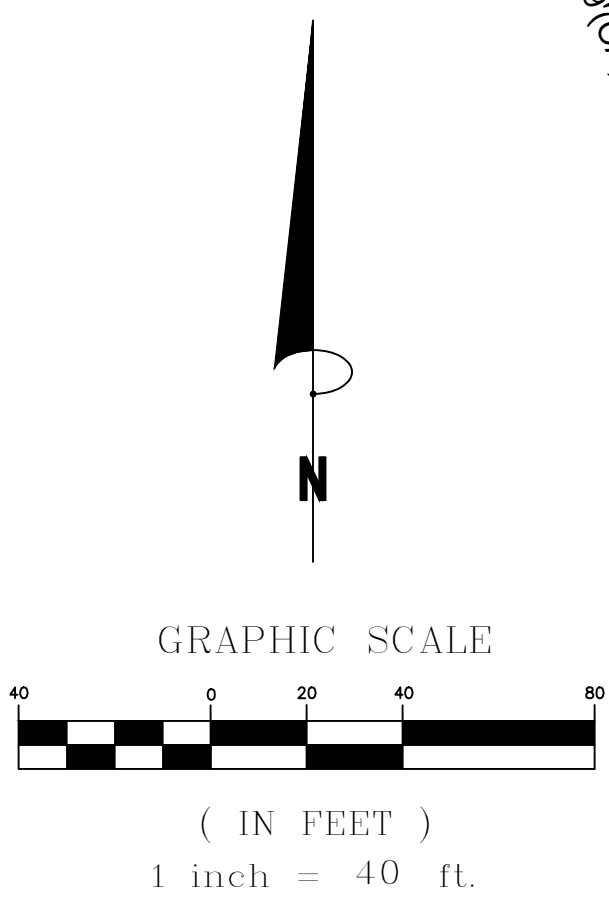
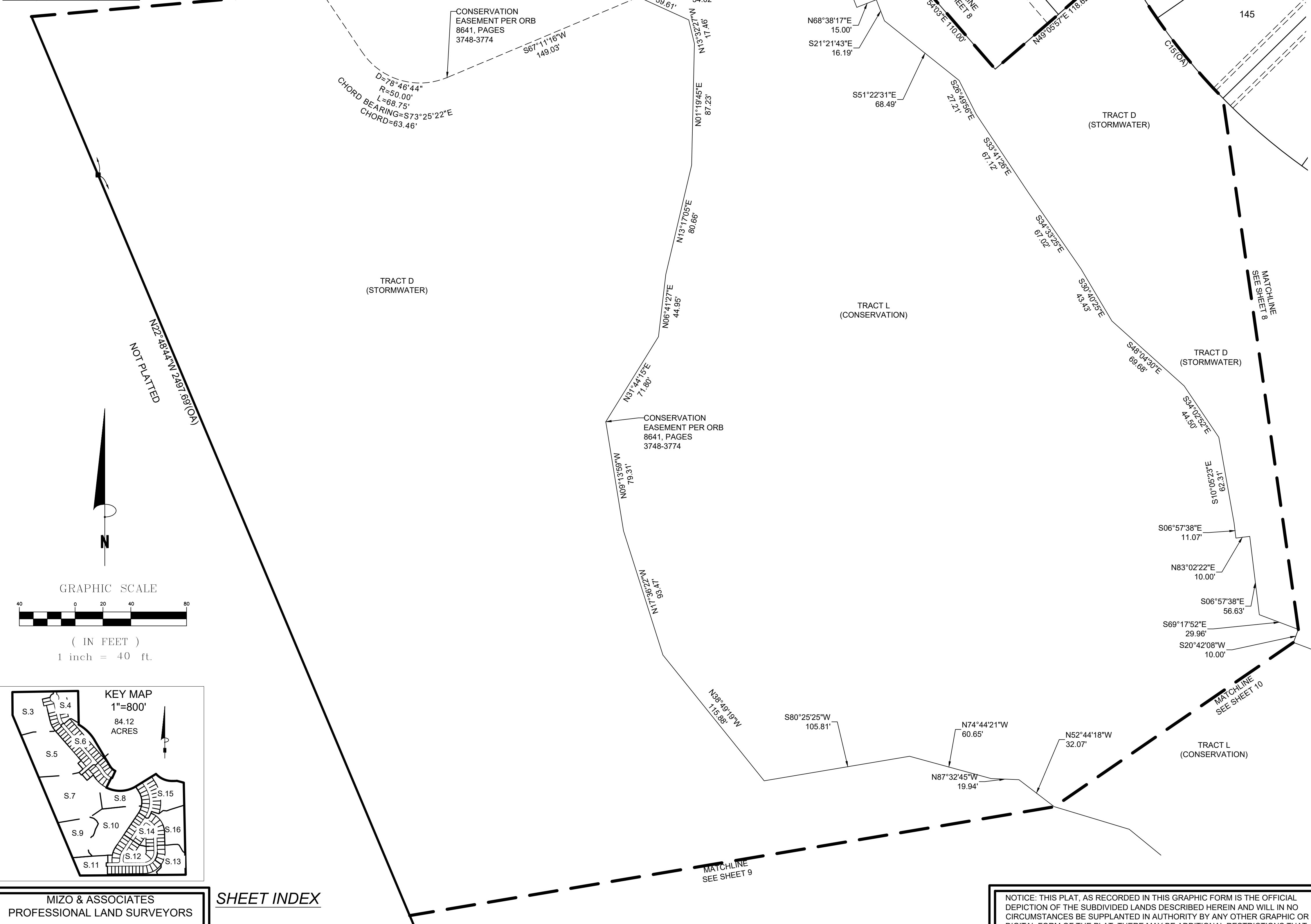
SHEET 7 OF 16

MAP BOOK : \_\_\_\_\_ PAGE: \_\_\_\_\_

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
C15	244.44	435.00'	32°11'47"	S46° 59' 39"E	241.24'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N40° 54' 03"W	50.00'



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SHEET 2 OF 16: BOUNDARY INFORMATION, LEGEND & KEY MAP  
SHEET 3 THROUGH 16: DETAIL SHEETS

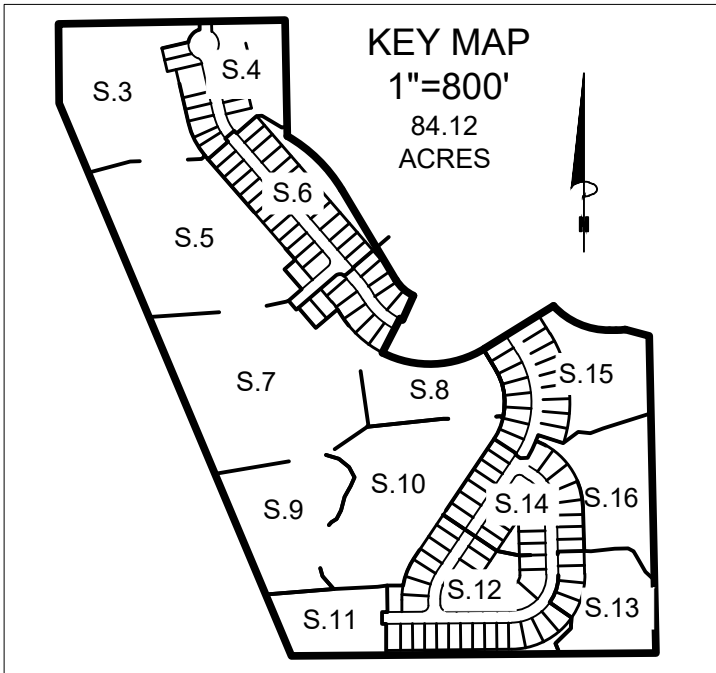
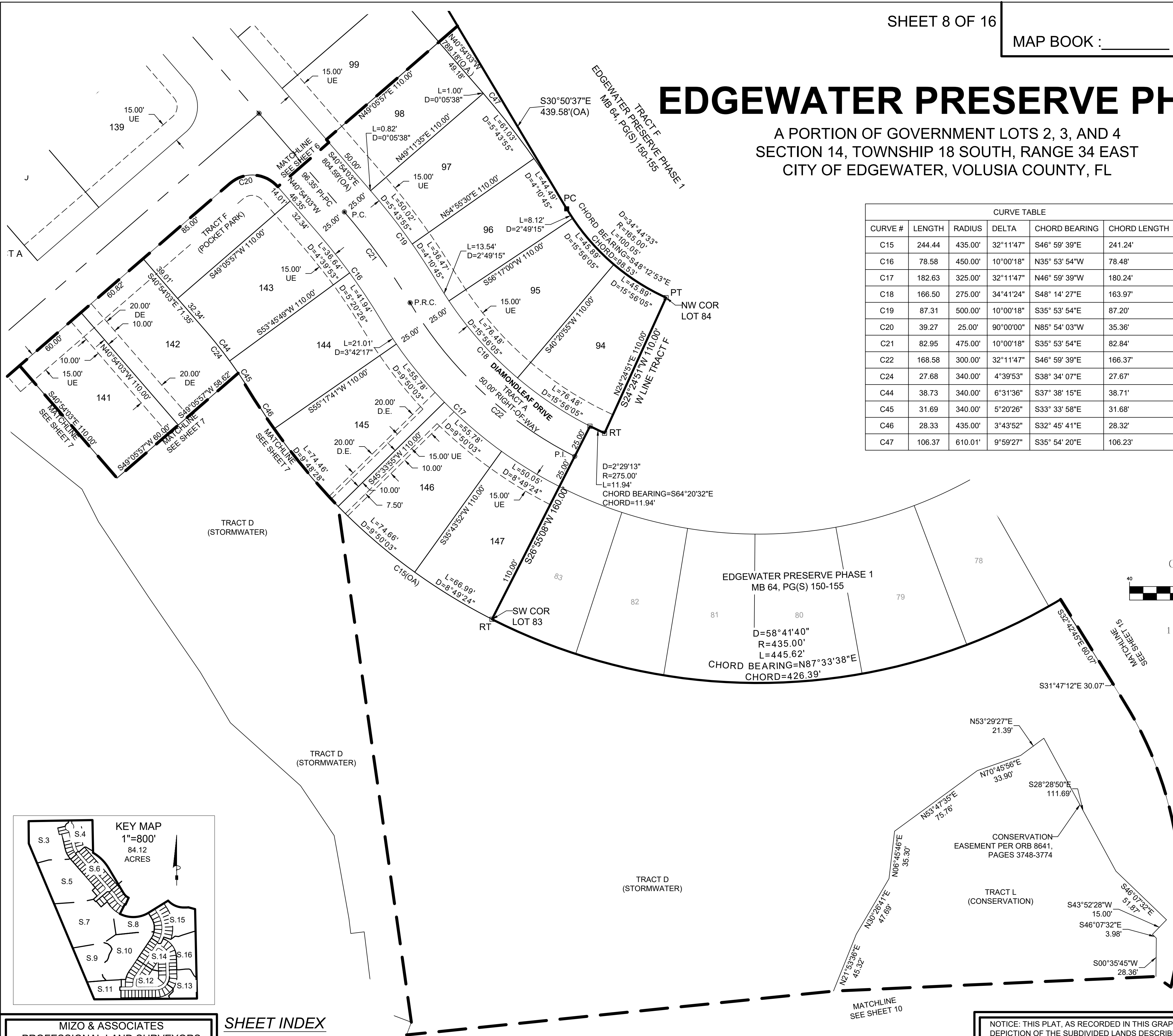
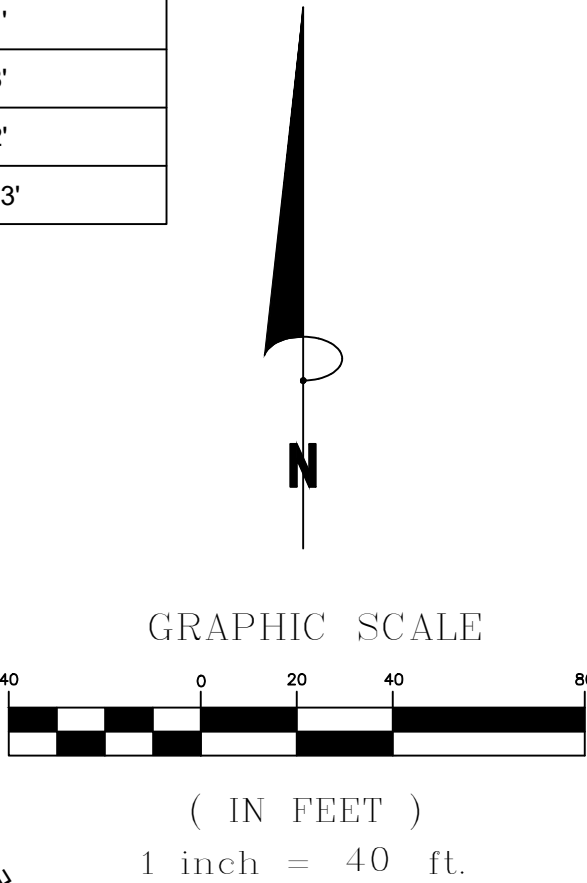
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SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST  
CITY OF EDGEWATER, VOLUSIA COUNTY, FL

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	244.44	435.00'	32°11'47"	S46° 59' 39"E	241.24'
C16	78.58	450.00'	10°00'18"	N35° 53' 54"W	78.48'
C17	182.63	325.00'	32°11'47"	N46° 59' 39"W	180.24'
C18	166.50	275.00'	34°41'24"	S48° 14' 27"E	163.97'
C19	87.31	500.00'	10°00'18"	S35° 53' 54"E	87.20'
C20	39.27	25.00'	90°00'00"	N85° 54' 03"W	35.36'
C21	82.95	475.00'	10°00'18"	S35° 53' 54"E	82.84'
C22	168.58	300.00'	32°11'47"	S46° 59' 39"E	166.37'
C24	27.68	340.00'	4°39'53"	S38° 34' 07"E	27.67'
C44	38.73	340.00'	6°31'36"	S37° 38' 15"E	38.71'
C45	31.69	340.00'	5°20'26"	S33° 33' 58"E	31.68'
C46	28.33	435.00'	3°43'52"	S32° 45' 41"E	28.32'
C47	106.37	610.01'	9°59'27"	S35° 54' 20"E	106.23'



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SHEET 3 THROUGH 16: DETAIL SHEETS

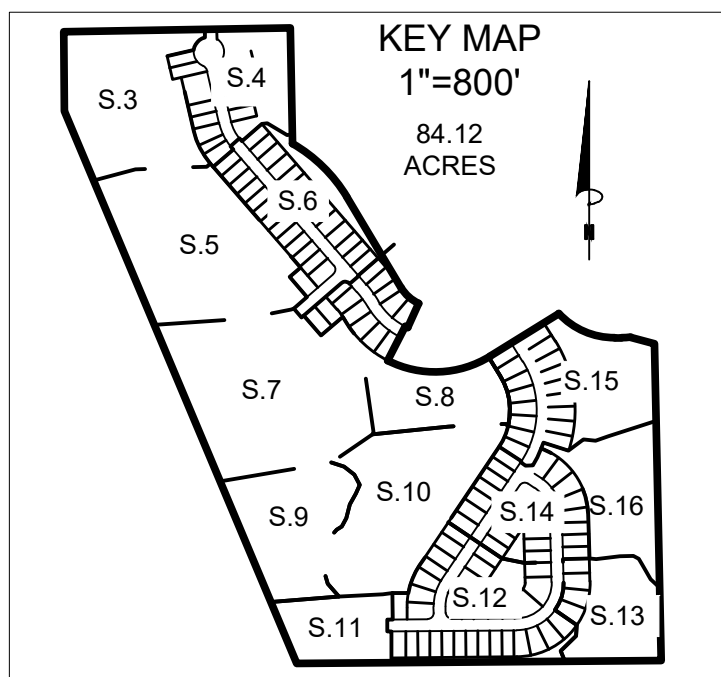
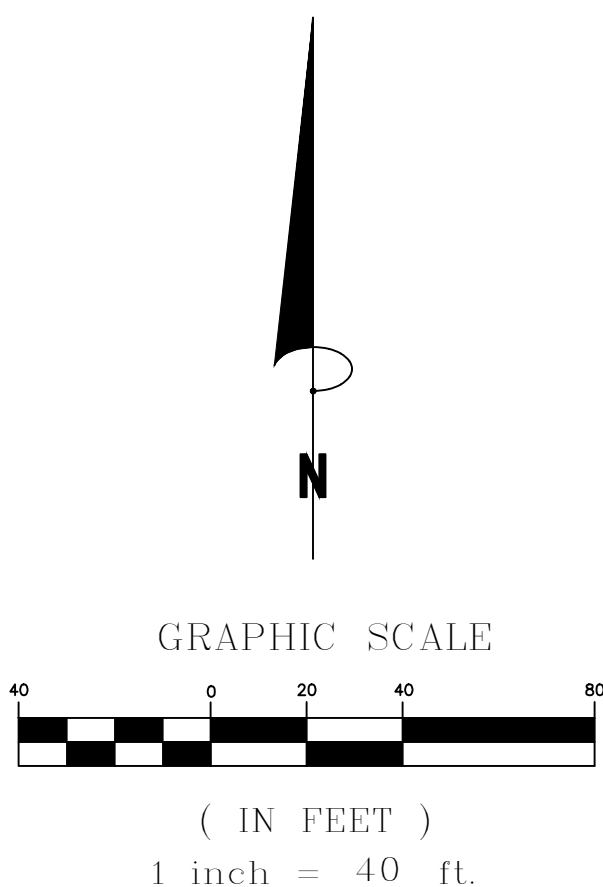
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# EDGEWATER PRESERVE PHASE 2

SHEET 9 OF 16

MAP BOOK : \_\_\_\_\_ PAGE: \_\_\_\_\_

A PORTION OF GOVERNMENT LOTS 2, 3, AND 4  
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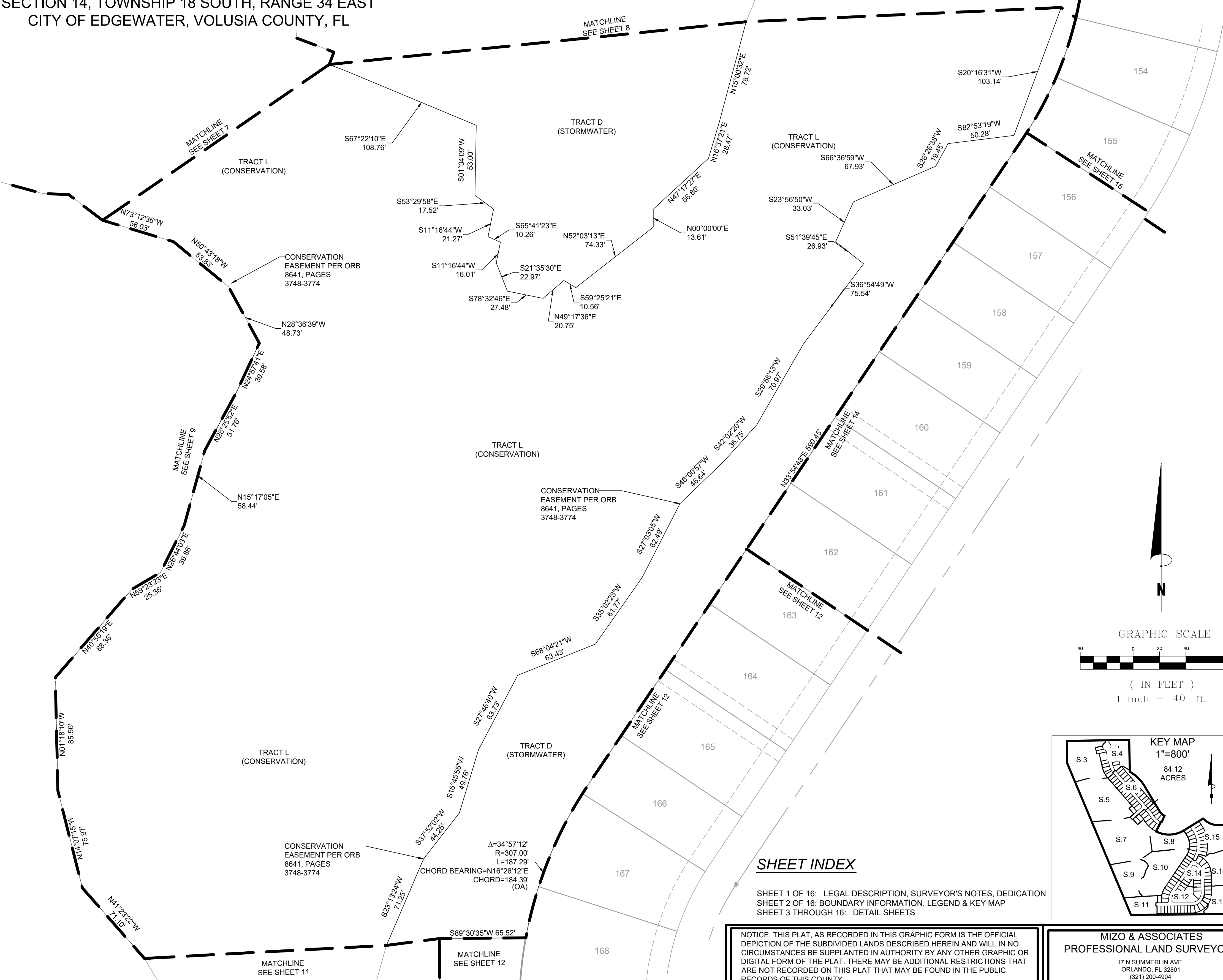


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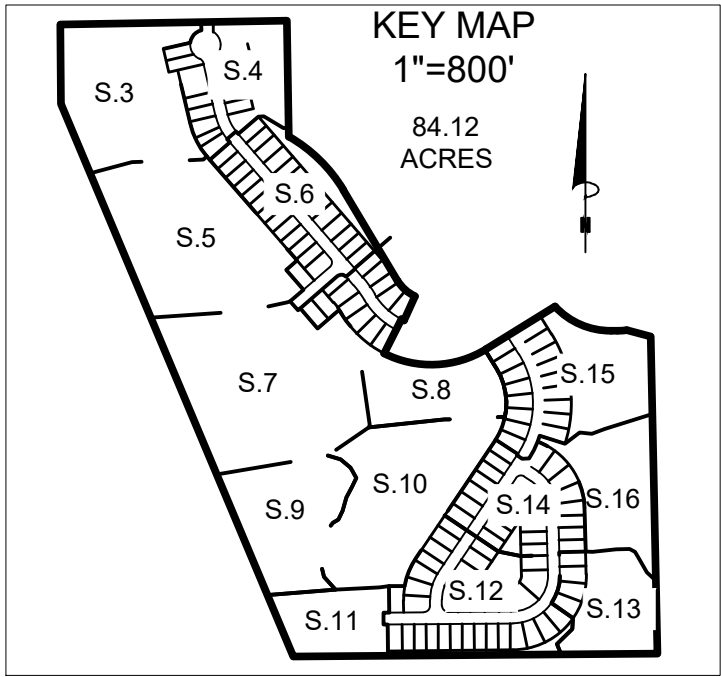
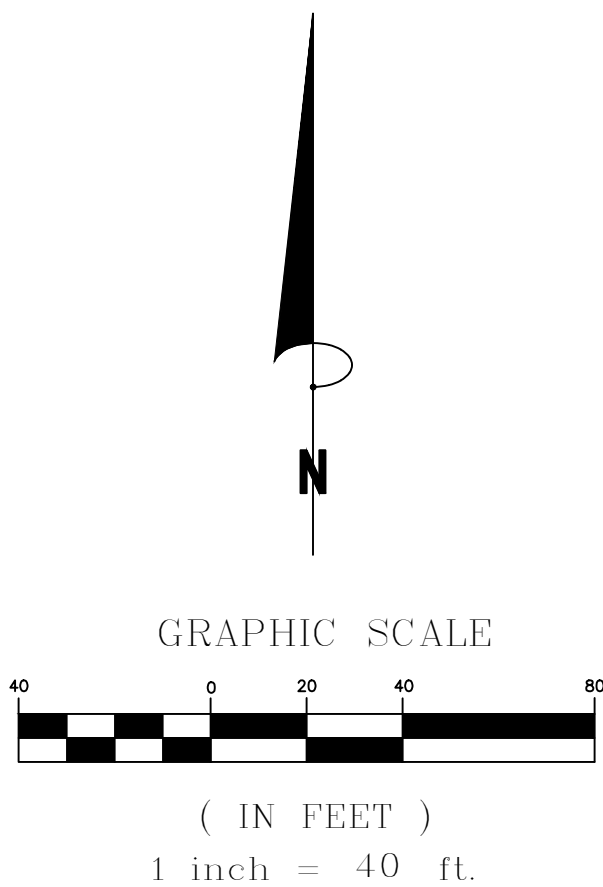
# EDGEWATER PRESERVE PHASE 2

SHEET 11 OF 16

MAP BOOK : \_\_\_\_\_ PAGE: \_\_\_\_\_

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CITY OF EDGEWATER, VOLUSIA COUNTY, FL

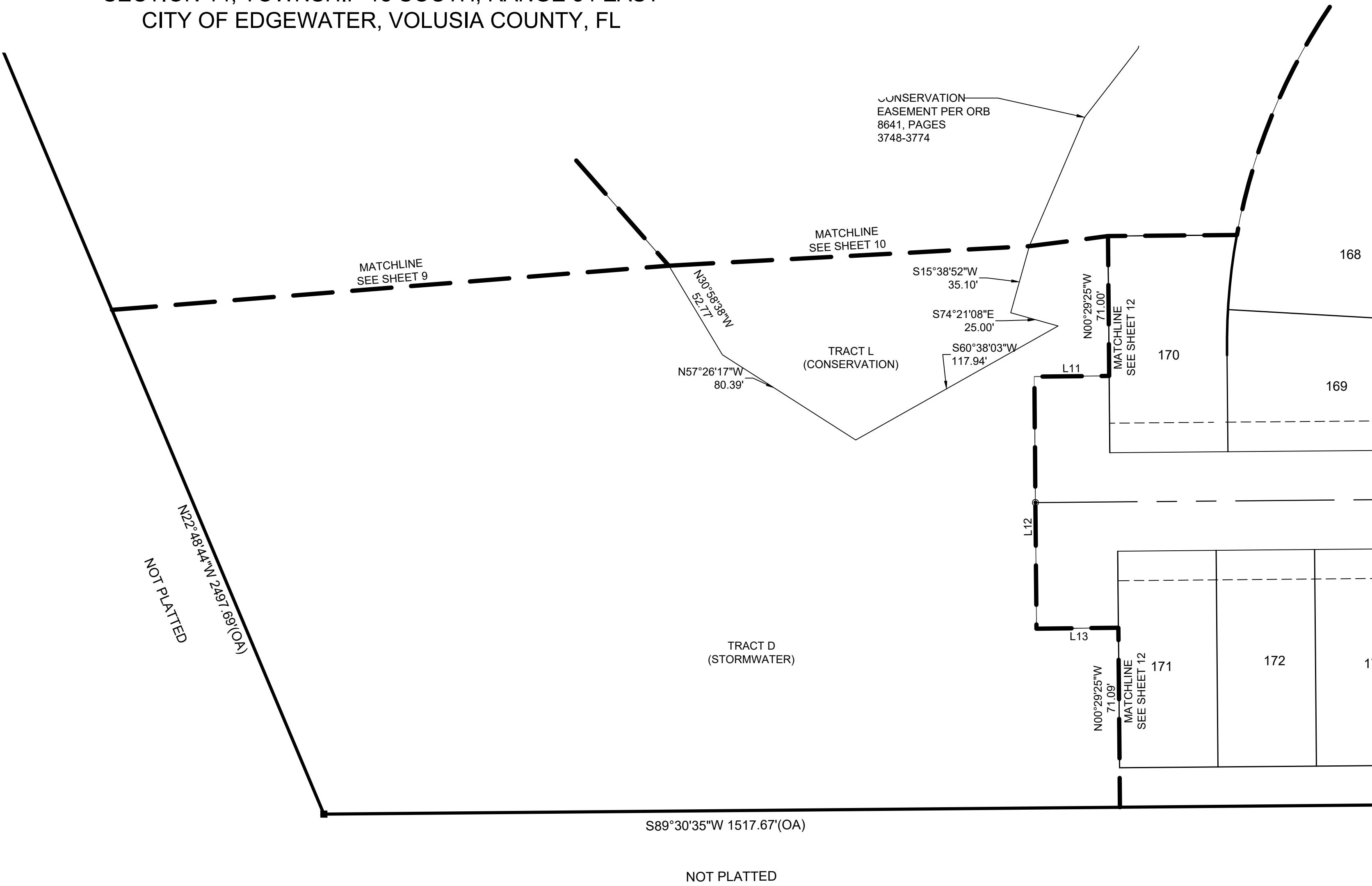
LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	S0° 29' 25"E	39.00'
L11	N89° 30' 35"E	38.00'
L12	N0° 29' 25"W	128.01'
L13	S89° 22' 20"W	41.59'



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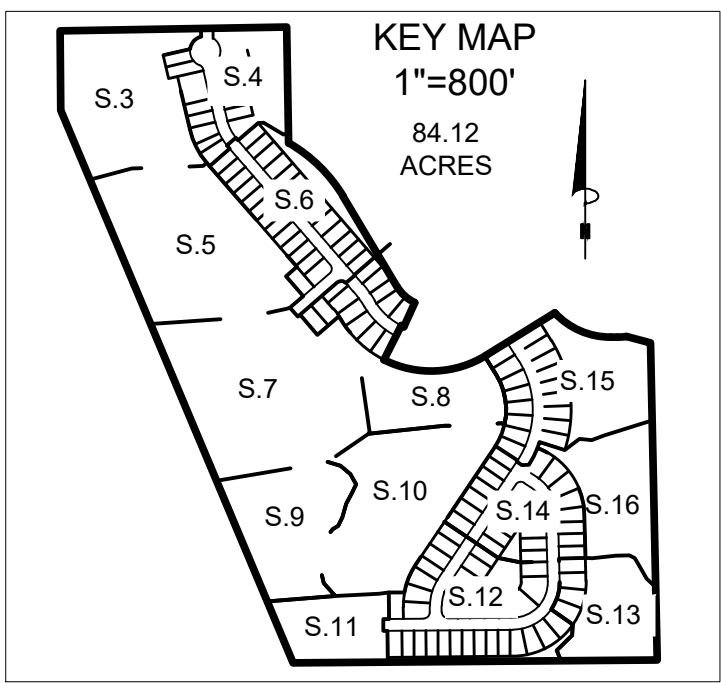


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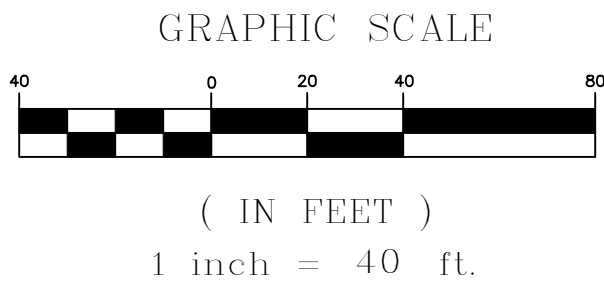
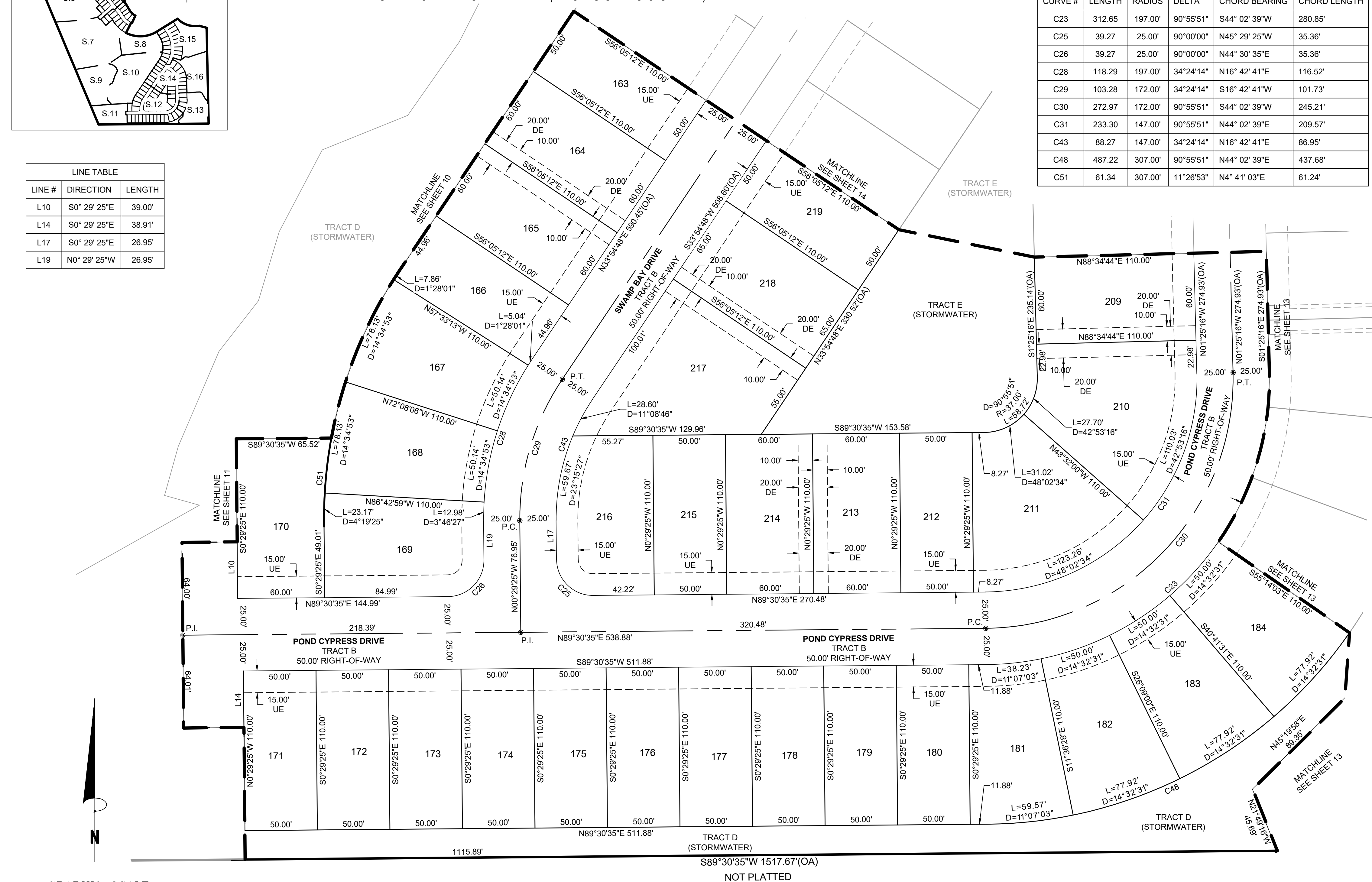
SHEET 12 OF 16

MAP BOOK : \_\_\_\_\_ PAGE: \_\_\_\_\_



LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	S0° 29' 25"E	39.00'
L14	S0° 29' 25"E	38.91'
L17	S0° 29' 25"E	26.95'
L19	N0° 29' 25"W	26.95'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C23	312.65	197.00'	90°55'51"	S44° 02' 39"W	280.85'
C25	39.27	25.00'	90°00'00"	N45° 29' 25"W	35.36'
C26	39.27	25.00'	90°00'00"	N44° 30' 35"E	35.36'
C28	118.29	197.00'	34°24'14"	N16° 42' 41"E	116.52'
C29	103.28	172.00'	34°24'14"	S16° 42' 41"W	101.73'
C30	272.97	172.00'	90°55'51"	S44° 02' 39"W	245.21'
C31	233.30	147.00'	90°55'51"	N44° 02' 39"E	209.57'
C43	88.27	147.00'	34°24'14"	N16° 42' 41"E	86.95'
C48	487.22	307.00'	90°55'51"	N44° 02' 39"E	437.68'
C51	61.34	307.00'	11°26'53"	N4° 41' 03"E	61.24'



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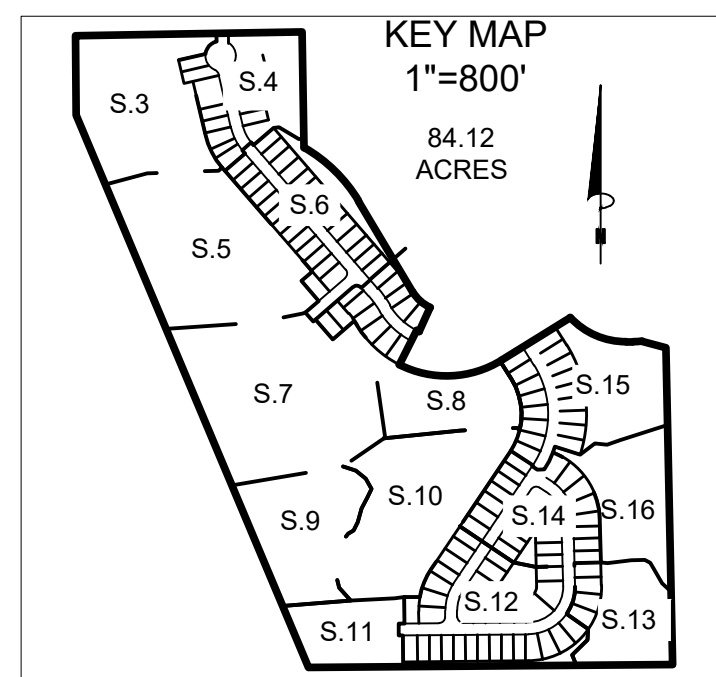
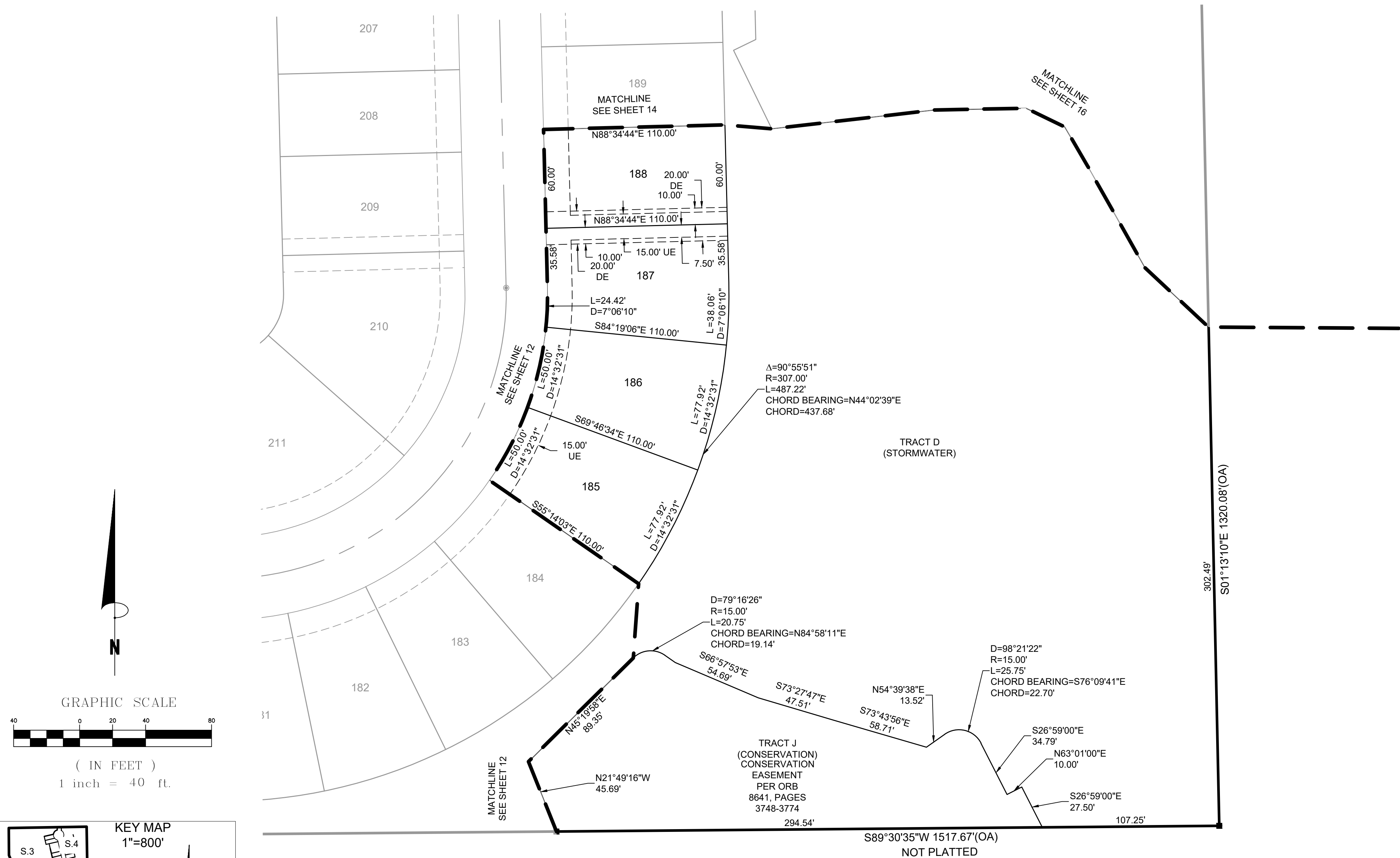


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SHEET 13 OF 16

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# EDGEWATER PRESERVE PHASE 2

SHEET 14 OF 16

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SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST  
CITY OF EDGEWATER, VOLUSIA COUNTY, FL

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C32	164.10	172.00'	54°39'56"	S28° 45' 14"E	157.95'
C33	140.25	147.00'	54°39'56"	N28° 45' 14"W	134.99'
C34	187.96	197.00'	54°39'56"	S28° 45' 14"E	180.91'
C35	38.29	25.00'	87°44'54"	N12° 12' 45"W	34.65'
C36	39.27	25.00'	90°00'00"	N78° 54' 48"E	35.36'



# EDGEWATER PRESERVE PHASE 2

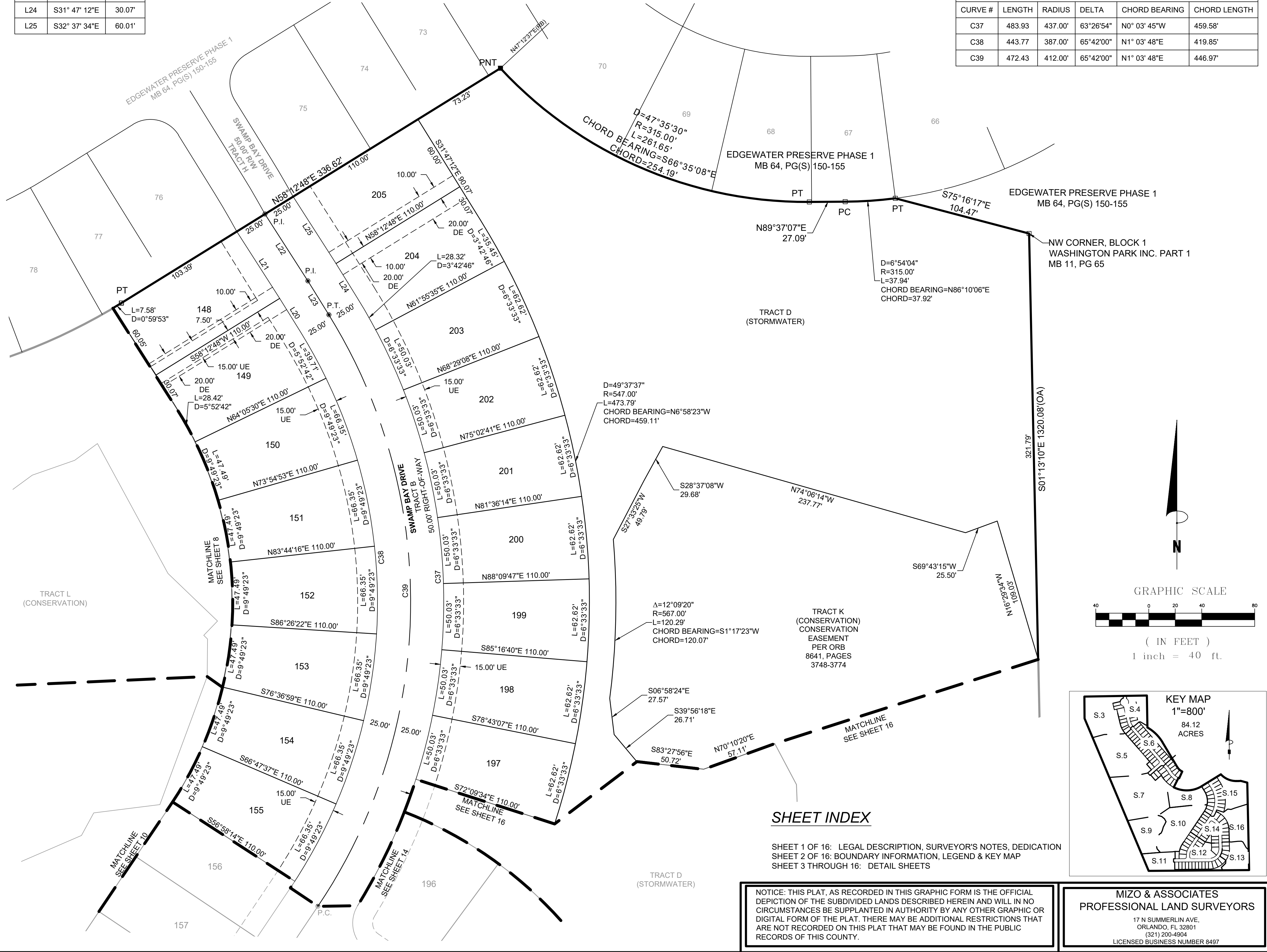
SHEET 15 OF 16

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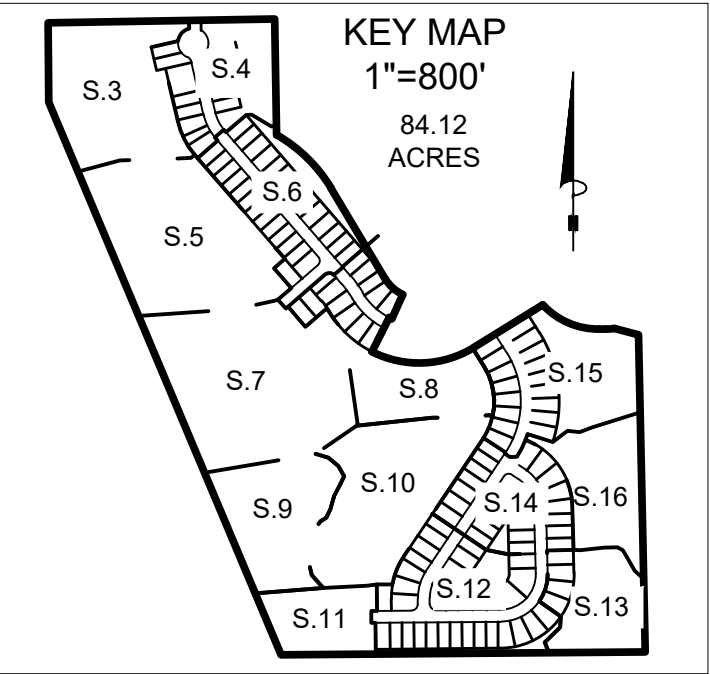
LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	N31° 47' 12"W	30.07'
L21	N32° 41' 57"W	60.01'
L22	N32° 39' 40"W	60.01'
L23	N31° 47' 12"W	30.07'
L24	S31° 47' 12"E	30.07'
L25	S32° 37' 34"E	60.01'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C37	483.93	437.00'	63°26'54"	N0° 03' 45"W	459.58'
C38	443.77	387.00'	65°42'00"	N1° 03' 48"E	419.85'
C39	472.43	412.00'	65°42'00"	N1° 03' 48"E	446.97'



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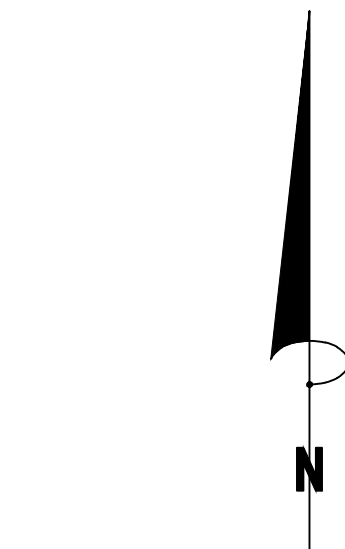
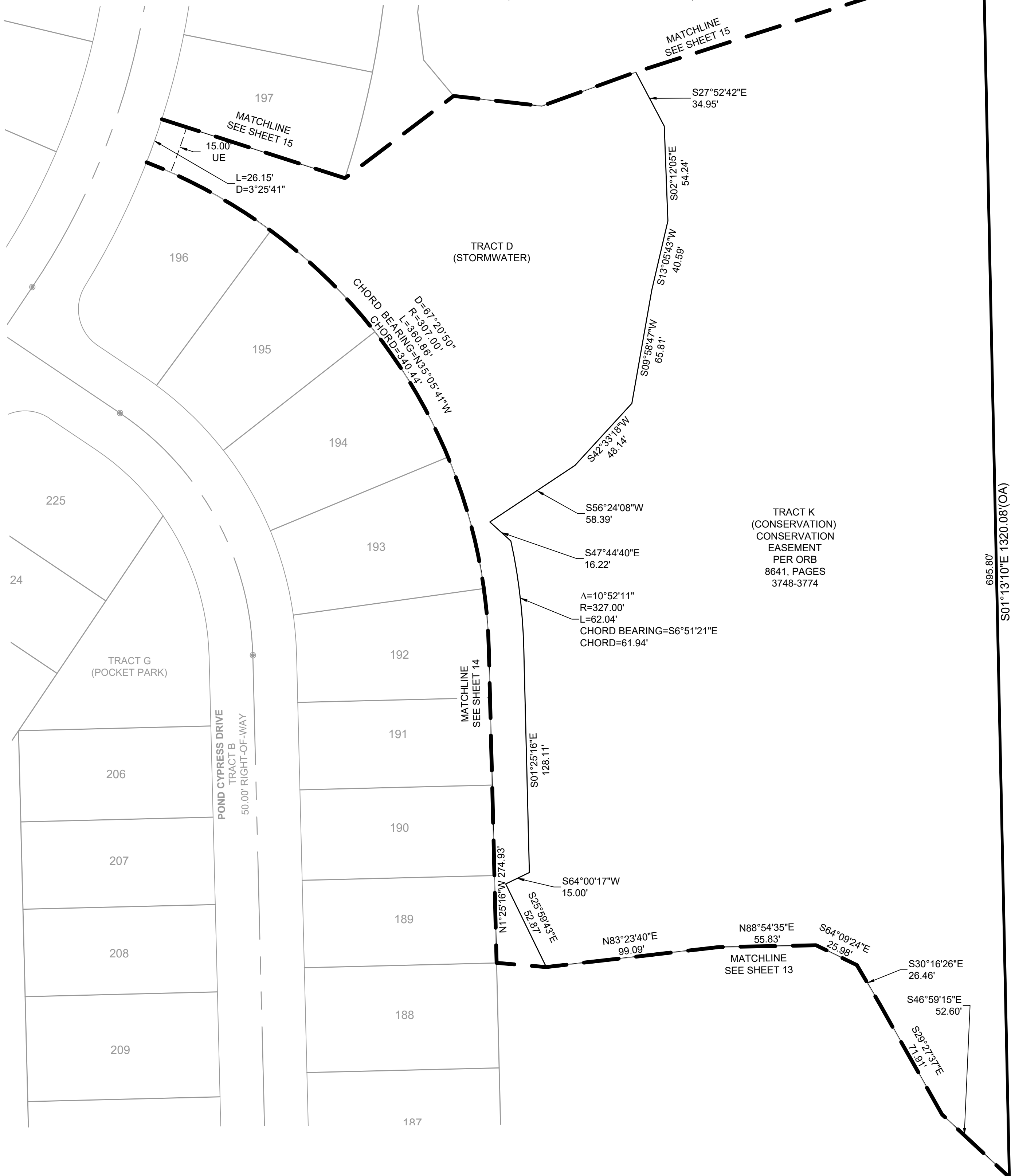
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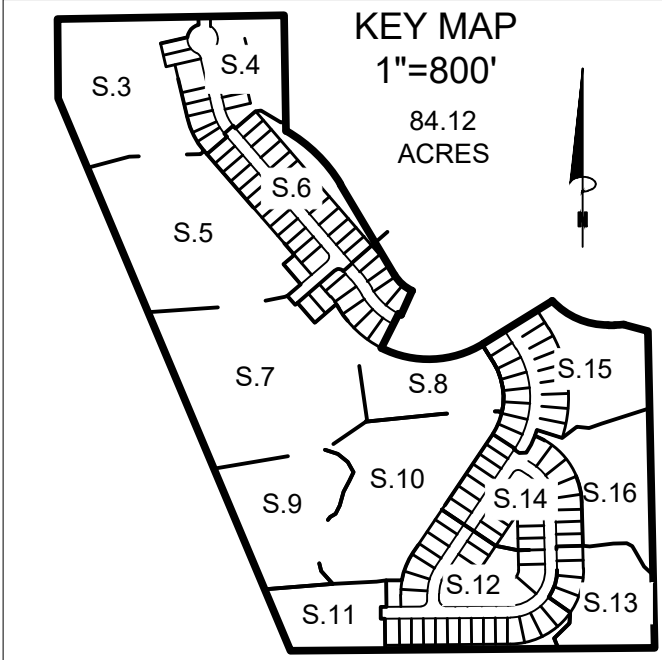
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GRAPHIC SCALE



( IN FEET )  
1 inch = 40 f



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