

# OAK LEAF PRESERVE PHASE 4

SECTION 53, TOWNSHIP 17 SOUTH, RANGE 34 EAST AND SECTION 36, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.  
A PARTIAL REPLAT OF A PORTION OF LOT 12 AND LOT 13 OF THE SOUTH 1/3 OF THE AMBROSE HULL GRANT AS RECORDED IN MAP BOOK 4, PAGE 199, AND IN MAP BOOK 5, PAGE 54, AND IN MAP BOOK 16, PAGE 134, AND IN MAP BOOK 16, PAGE 165, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

## GENERAL NOTES

1) "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.

2) DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

3) BEARING STRUCTURE BASED ON NAD 83 FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ON THE SOUTH LINE OF MISSION OAKS MOBILE HOME CONDOMINIUM BEING N 69°07'59" E (S 69°10'08" W PER MAP BOOK 38, PAGE 181).

4) ■ 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 POP LB 3019.

5) 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

6) ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN AS NON-RADIAL AND NOTED (NR)

7) COORDINATE VALUES SHOWN HEREON BASED UPON FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 DATUM.

8) 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=3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.

9) TOTAL NUMBER OF LOTS=105; TOTAL NUMBER OF TRACTS=7

10) 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. 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"

11) ALL LOT WIDTHS MEET OR EXCEED THE MINIMUM REQUIRED DIMENSION OF 50 FT. AS MEASURED AT THE FRONT SETBACK LINE.

12) THIS PLAT IS SUBJECT TO A PLANNED UNIT DEVELOPMENT AGREEMENT, REPEALED AND RE-STATED, AS RECORDED IN OFFICIAL RECORDS BOOK 7555, PAGE 344 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

13) PLANNED UNIT DEVELOPMENT AGREEMENT OAK LEAF PRESERVE SUBDIVISION RECORDED IN O.R. BOOK 5518, PAGE 1776. TOGETHER WITH RESOLUTION NO. 2007-R-01 IN O.R. BOOK 6004, PAGE 521. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORID

14) 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

15) DRAINAGE AND UTILITY EASEMENTS (INCLUDING, BUT NOT LIMITED TO, FLORIDA POWER & LIGHT CO. AND ALL PUBLIC UTILITY COMPANIES, NATURAL GAS, ELECTRIC (INCLUDING NEW SMYRNA BEACH UTILITIES COMMISSION), TELEPHONE, AND CABLE TV.), EXCEPT AS OTHERWISE SHOWN, ARE PROVIDED AS FOLLOWS: (A) 10 FT. ADJACENT TO ALL PUBLIC STREETS AND ON ALL LOTS, PARCELS, TRACTS AND COMMON AREAS.

16) ALL LOTS AND TRACTS ARE SUBJECT TO A 10.00 FOOT UTILITY EASEMENT ALONG THE RIGHTS OF WAY OF ALL PLATTED ROADS AS SHOWN HEREON.

17) ALL LOTS ARE SUBJECT TO A 5.00 FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES.

18) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN O.R. BOOK 7937, PAGE 3174; AS AMENDED IN O.R. BOOK 7981, PAGE 1896 AND PARTIALLY ASSIGNED IN O.R. BOOK 7981, PAGE 1915; AMENDED IN O.R. BOOK 8278, PAGE 3860 AND PARTIALLY ASSIGNED IN O.R. BOOK 8278, PAGE 3971; AND AMENDED IN O.R. BOOK 8391, PAGE 937 AND PARTIALLY ASSIGNED IN O.R. BOOK 8391, PAGE 941. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS

19) FOR INFORMATIONAL PURPOSES: NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 7391, PAGE 4531. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

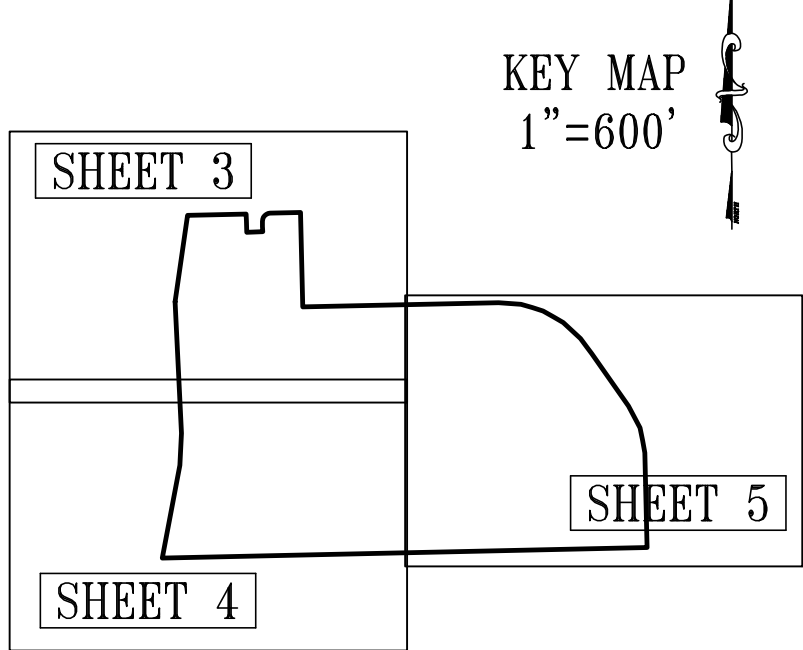
DESCRIPTION: (OAK LEAF PRESERVE PHASE 4)

A PORTION OF LOTS 12 AND LOT 13 OF THE SOUTH 1/3 OF THE AMBROSE HULL GRANT AS RECORDED IN MAP BOOK 4, PAGE 199, AND IN MAP BOOK 5, PAGE 54, AND IN MAP BOOK 16, PAGE 134, AND IN MAP BOOK 16, PAGE 165, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

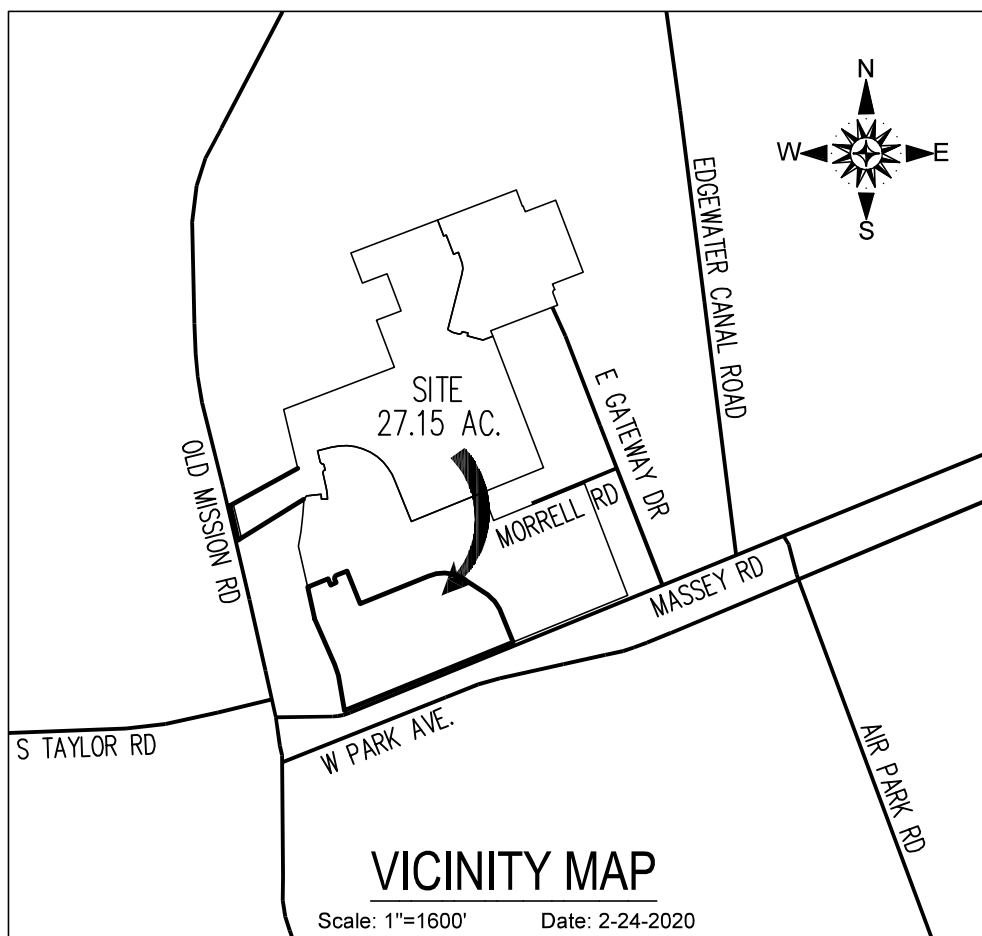
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF MISSION OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 38, PAGES 181-184, OF THE SAID PUBLIC RECORDS OF VOLUSIA COUNTY; THENCE S69°07'59"W, ALONG THE NORTH LINE OF SAID LOT 12 AND THE SOUTH LINE OF SAID MISSION OAKS, A DISTANCE OF 1193.47 FEET TO THE WEST LINE OF THE EAST 1195 FEET OF SAID LOT 12; THENCE S21°02'59"E ALONG THE SAID WEST LINE OF THE EAST 1195 FEET, A DISTANCE OF 1224.26 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4181, PAGE 1803; THENCE S67°53'13"W, ALONG THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4181, PAGE 1803 A DISTANCE OF 545.09 FEET TO A POINT ON WEST LINE OF THE EAST 1740.00 FEET OF SAID LOT 12; THENCE S21°02'59"E, ALONG SAID WEST LINE A DISTANCE OF 250.04 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN ROAD EASEMENT KNOWN AS MORRELL ROAD, RECORDED IN OFFICIAL RECORDS BOOK 1837, PAGE 1922; THENCE N67°53'13"E, ALONG THE SOUTH LINE OF SAID MORRELL ROAD A DISTANCE OF 817.64 FEET; TO A POINT ON THE WEST LINE OF THE EAST 922.50 FEET OF SAID LOT 13; THENCE S21°02'59"E, ALONG SAID WEST LINE A DISTANCE OF 1000.17 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MASSEY ROAD; THENCE S67°53'13"W, ALONG SAID NORTH LINE A DISTANCE OF 1031.27 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF OAK LEAF PRESERVE, PHASE 3A, MAP BOOK 65, PAGES 74-81 OCCUPIED BY A 4' X 4' CONCRETE MONUMENT STAMPED \*PRM-LB 3019; THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY OF SAID MASSEY ROAD S67°53'13"W, A DISTANCE OF 1515.56 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1871, PAGE 1900; THENCE ALONG SAID EAST LINE N09°59'35"W, A DISTANCE OF 295.75 FEET; THENCE ALONG SAID EAST LINE N18°29'09"W, A DISTANCE OF 99.60 FEET TO A POINT ON THE EAST LINE OF OFFICIAL RECORD BOOK 3944, PAGE 4176; THENCE ALONG SAID EAST LINE N23°59'17"W, A DISTANCE OF 411.74 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF ORB 4556, PAGE 2165; THENCE ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE N12°37'56"W, A DISTANCE OF 272.77 FEET TO A POINT ON THE SOUTHERLY LINE OF OAK LEAF PRESERVE, PHASE 3-A, MAP BOOK 65, PAGES 74-81 OCCUPIED BY A 4' X 4' CONCRETE MONUMENT STAMPED \*PRM-LB 3019; THENCE DEPARTING SAID SOUTHERLY EXTENSION OF THE EAST LINE AND CONTINUE ALONG THE BOUNDARY OF SAID OAK LEAF PRESERVE PHASE 3-A, FOR THE NEXT 17 COURSES: (1) N67°53'14"E, ALONG SAID SOUTHERLY LINE OF OAK LEAF PRESERVE, PHASE 3A, A DISTANCE OF 183.82 FEET; (2) THENCE S22°06'46"E, 56.65 FEET; (3) THENCE N67°55'55"E, 50.00 FEET; (4) THENCE N22°06'46"N, 52.50 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF N22°53'14"E; (5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET; (6) THENCE N67°53'13"E, 95.00 FEET; (7) THENCE S22°06'47"E, 295.00 FEET; (8) THENCE N67°53'13"E, 612.25 FEET; (9) THENCE N73°08'40"E, 70.02 FEET; (10) THENCE N85°54'18"E, 72.73 FEET; (11) THENCE S81°02'42"E, 72.73 FEET; (12) THENCE S67°59'42"E, 72.73 FEET; (13) THENCE S57°26'00"E, 59.44 FEET; (14) THENCE S56°03'29"E, 200.00 FEET; (15) THENCE S48°29'47"E, 77.48 FEET; (16) THENCE S31°48'20"E, 79.41 FEET; (17) S22°06'47"E, 295.82 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 1,182,749 SQUARE FEET, 27.1522 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.
I	DENOTES PC / PT
(NR)	NON RADIAL



LEGEND			
A	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.	BOULEVARD
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 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 PCP'S IN THE FIELD WAS MADE IN THIS REVIEW.

BY: RANDALL L. ROBERTS, R.L.S. DATE: \_\_\_\_\_, 2024  
FLORIDA REGISTRATION NUMBER 3144  
STATE OF FLORIDA  
CPL, LLC, 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 4", LOCATED IN THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS FOR THE USES AND PURPOSES THEREIN EXPRESSED;

RED ROCK ROAD AND LAKE PRESERVE CIRCLE A 50 FOOT WIDE (DEDICATED) RIGHT OF WAY, IS HEREBY DEDICATED TO THE CITY OF EDGEWATER FOR ROAD RIGHT OF WAY PURPOSES.

TRACT 4-A IS HEREBY GRANTED AND CONVEYED IN FEE TO THE OAK LEAF PRESERVE MASTER HOA, INC. FOR THE PURPOSE OF COMMON AREA, AND CONSERVATION EASEMENT.

TRACT 4-B, 4-C, 4-D, 4-E, 4-F, AND 4-G ARE HEREBY GRANTED AND CONVEYED IN FEE TO THE OAK LEAF PRESERVE MASTER HOA, INC. FOR THE PURPOSE OF COMMON AREA, UTILITY AND DRAINAGE EASEMENT.

PARCEL "A" (LEFT STATION) IS HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO THE CITY OF EDGEWATER, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

SIGNED AND SEALED IN THE PRESENCE OF:

OLD MISSION KEY, LLC

BY: \_\_\_\_\_  
E.V. LACOUR, ITS MANAGER

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

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

CORP.  
SEAL

STATE OF: FLORIDA  
COUNTY OF: VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY E.V. LACOUR, MANAGER OF OLD MISSION KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF OLD MISSION KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN 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 JOINDER 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, AND AS MODIFIED OFFICIAL RECORDS BOOK 8062, PAGE 2767, OFFICIAL RECORDS BOOK 8229, PAGE 2482, OFFICIAL RECORDS BOOK 8286, PAGE 2898, AND AS MODIFIED OFFICIAL RECORDS BOOK 8451, PAGE 3463, 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: RICHARD S. WELLS

ITS: SENIOR VICE PRESIDENT

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 \_\_\_\_\_, 2024, BY RICHARD S. WELLS, AS SENIOR VICE PRESIDENT 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 KNOWN 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 \_\_\_\_\_, 2024.

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.

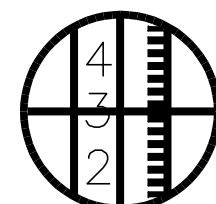
BY: \_\_\_\_\_  
CITY CLERK, EDGEWATER, FLORIDA

## 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 \_\_\_\_\_, 2024.

MAYOR

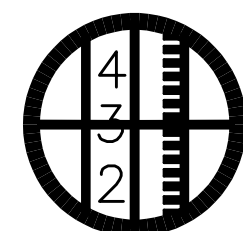
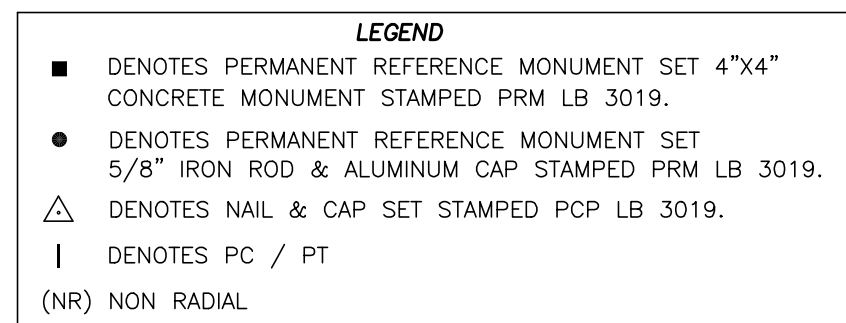
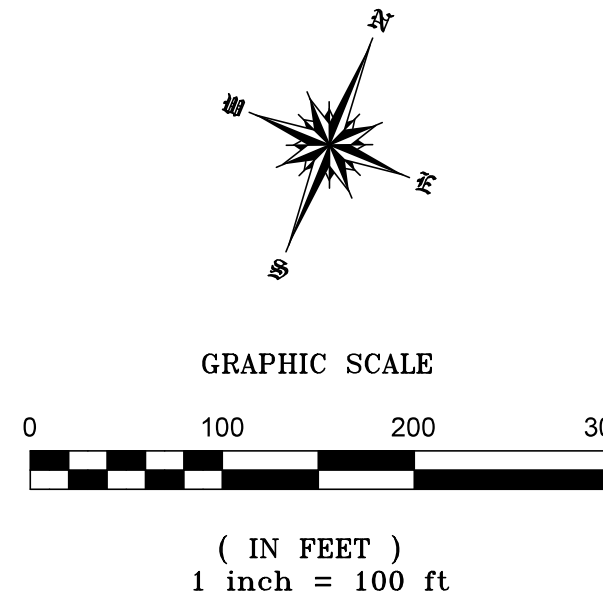
## PREPARED BY:



**SLIGER & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
LICENSED BUSINESS CERTIFICATION #3019  
3921 NOVA ROAD  
PORT ORANGE, FL 32127  
(386) 761-5385

MAP BOOK:	PAGE:
-----------	-------

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



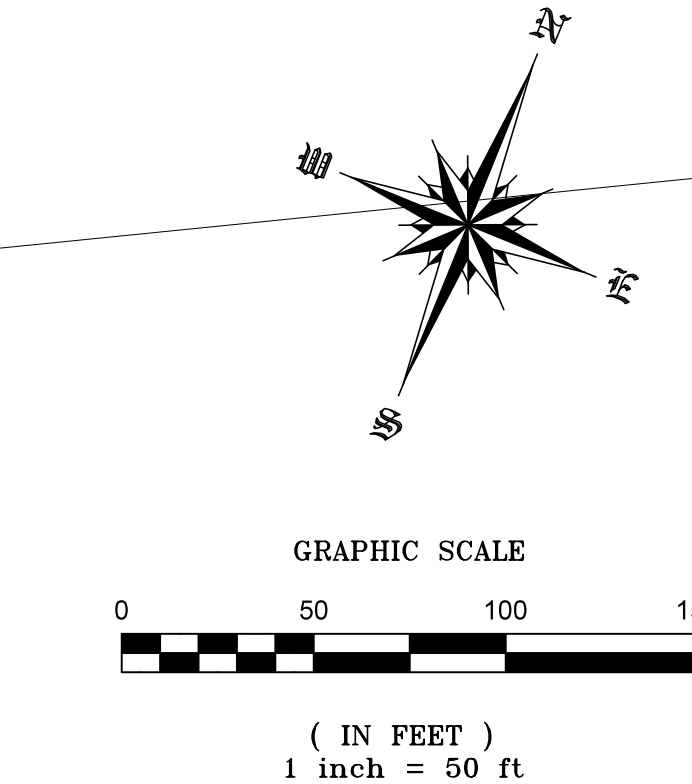
PREPARED BY:  
SLIGER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
3921 NOVA ROAD  
PORT ORANGE, FL. 32127  
(386) 761-5385  
LICENSED BUSINESS CERTIFICATION NO. 3019

# OAK LEAF PRESERVE PHASE 4

SECTION 53, TOWNSHIP 17 SOUTH, RANGE 34 EAST AND SECTION 36, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.  
A PARTIAL REPLAT OF A PORTION OF LOT 12 AND LOT 13 OF THE SOUTH 1/3 OF THE AMBROSE HULL GRANT AS RECORDED IN MAP BOOK 4, PAGE 199, AND IN MAP BOOK 5, PAGE 54, AND IN MAP BOOK 16, PAGE 134, AND IN MAP BOOK 16, PAGE 165, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	60.09'	59.86'	S30°43'10"E	17°12'47"
C2	225.00'	67.60'	67.34'	S30°43'10"E	17°12'47"
C3	250.00'	75.11'	74.82'	N30°43'10"W	17°12'47"
C4	250.00'	20.16'	20.16'	N24°25'23"W	4°37'14"
C5	250.00'	46.36'	46.30'	N32°02'46"W	10°37'32"
C6	250.00'	8.58'	8.58'	N38°20'33"W	1°58'02"
C7	200.00'	15.97'	15.97'	S24°24'01"E	4°34'30"
C8	200.00'	44.12'	44.03'	S33°00'25"E	12°38'17"
C9	25.00'	31.76'	29.67'	S75°43'10"E	72°47'13"
C10	25.00'	45.15'	39.26'	S16°08'41"W	103°29'04"
C11	500.00'	14.84'	14.84'	N38°28'33"W	1°42'00"
C12	550.00'	27.28'	27.27'	S34°10'36"E	2°50'29"
C13	500.00'	72.42'	72.36'	N33°28'36"W	8°17'55"
C14	550.00'	129.44'	129.14'	S28°51'19"E	13°29'04"
C15	525.00'	157.72'	157.13'	S30°43'10"E	17°12'47"
C16	500.00'	150.21'	149.65'	N30°43'10"W	17°12'47"
C17	550.00'	50.51'	50.49'	S30°07'30"E	5°15'43"
C18	550.00'	50.08'	50.06'	S24°53'09"E	5°13'00"
C19	500.00'	62.96'	62.91'	N25°43'12"W	7°12'51"
C21	25.00'	39.27'	35.36'	S67°06'47"E	90°00'00"
C22	25.00'	39.27'	35.36'	S22°53'13"W	90°00'00"
C23	150.00'	17.46'	17.45'	S64°33'06"W	6°40'15"
C24	150.00'	44.28'	44.12'	S52°45'35"W	16°54'47"
C25	150.00'	44.28'	44.12'	S35°50'48"W	16°54'47"
C26	150.00'	44.28'	44.12'	S18°56'01"W	16°54'46"
C27	150.00'	44.28'	44.12'	S02°01'14"W	16°54'47"
C28	150.04'	327.80'	266.39'	S05°17'10"W	125°10'47"
C29	125.00'	270.41'	220.68'	N05°54'52"E	123°56'42"
C30	100.00'	216.33'	176.54'	N05°54'52"E	123°56'42"
C31	100.00'	177.22'	154.92'	N17°07'07"E	101°32'13"
C32	150.00'	44.28'	44.12'	S14°53'33"E	16°54'47"
C33	150.00'	44.28'	44.12'	S31°48'20"E	16°54'47"
C34	150.00'	41.35'	41.22'	S48°09'36"E	15°47'46"
C35	100.00'	10.33'	10.33'	N36°36'37"W	5°55'14"
C36	100.00'	28.78'	28.68'	N47°48'51"W	16°29'15"
C37	200.00'	18.89'	18.88'	S58°45'51"E	5°24'44"
C38	200.00'	45.55'	45.45'	S67°59'42"E	13°03'00"
C39	150.00'	15.39'	15.39'	N58°59'52"W	5°52'46"
C40	200.00'	45.55'	45.45'	S81°02'42"E	13°03'00"
C41	200.00'	195.67'	187.96'	S84°05'08"E	56°03'18"
C42	175.00'	171.21'	164.46'	N84°05'08"W	56°03'18"
C43	150.00'	146.75'	140.97'	N84°05'08"W	56°03'18"

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.	SEWER 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.
  - 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

MATCHLINE (SHEET3)  
MATCHLINE (SHEET4)

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

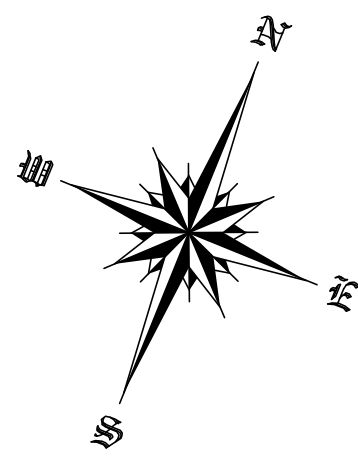
3921 NOVA ROAD  
PORT GRANGE, FL 32127  
(386) 761-5385  
LICENSED BUSINESS CERTIFICATION NO. 3019





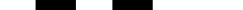
## MAP BOOK: PAGE:

MATCHLINE (SHEET3)  
MATCHLINE (SHEET4)



GRAPHIC SCALE

0 50 100 150

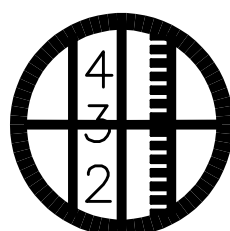
A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 50, 100, and 150 at the top. The bar is divided into 15 segments of equal length, each 10 units long. The segments alternate between black and white, starting with black at 0.

( IN FEET )  
1 inch = 50 ft

PART OF LOT 9  
AMBROSE HULL GRANT  
MAP BOOK 5, PAGE 54

## LEGEND

A	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
	UTILITY EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT



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

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

**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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	60.09'	59.86'	S30°43'10"E	17°12'47"
C2	225.00'	67.60'	67.34'	S30°43'10"E	17°12'47"
C3	250.00'	75.11'	74.82'	N30°43'10"W	17°12'47"
C4	250.00'	20.16'	20.16'	N42°52'23"W	4°37'14"
C5	250.00'	48.68'	48.50'	N32°02'46"W	10°01'32"
C6	250.00'	8.86'	8.85'	N38°20'33"W	1°58'02"
C7	200.00'	15.97'	15.97'	S24°24'01"E	4°34'30"
C8	200.00'	44.12'	44.03'	S33°00'25"E	12°38'17"
C9	25.00'	31.76'	29.67'	S75°43'10"E	72°47'13"
C10	25.00'	45.15'	39.26'	S16°08'41"W	103°29'04"
C11	500.00'	14.48'	14.84'	N38°28'33"W	1°42'00"
C12	500.00'	27.28'	27.30'	S32°07'36"E	25°09'38"
C13	500.00'	72.42'	72.36'	N33°28'36"W	8°12'00"
C14	550.00'	129.44'	129.14'	S28°51'19"E	13°29'04"
C15	525.00'	157.72'	157.13'	S30°43'10"E	17°12'47"
C16	500.00'	150.21'	149.65'	N30°43'10"W	17°12'47"
C17	550.00'	50.51'	50.49'	S30°07'30"E	5°15'43"
C18	550.00'	50.08'	50.06'	S24°53'09"E	5°13'00"
C19	500.00'	62.96'	62.91'	N05°43'12"W	12°15'00"
C20	550.00'	1.83'	1.83'	N22°11'43"W	0°05'52"
C21	25.00'	39.27'	35.36'	S67°06'47"E	90°00'00"
C22	25.00'	39.27'	35.36'	S22°53'13"W	90°00'00"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C23	150.00'	17.46'	17.45'	S64°33'06"W	6°40'15"
C24	150.00'	44.28'	44.12'	S52°45'35"W	16°54'47"
C25	150.00'	44.28'	44.12'	S35°50'48"W	16°54'47"
C26	150.00'	44.28'	44.12'	S18°56'01"W	16°54'46"
C27	150.00'	44.28'	44.12'	S02°01'14"W	16°54'47"
C28	150.00'	327.80'	266.38'	S05°11'10"W	125°10'47"
C29	100.00'	279.41'	226.93'	N08°54'52"E	125°10'47"
C30	100.00'	216.33'	176.54'	N09°54'52"E	123°56'42"
C31	100.00'	177.22'	154.92'	N17°07'07"E	101°32'13"
C32	150.00'	44.28'	44.12'	S14°53'03"E	16°54'47"
C33	150.00'	44.28'	44.12'	S31°48'20"E	16°54'47"
C34	150.00'	41.35'	41.22'	S48°09'36"E	15°47'46"
C35	100.00'	10.33'	10.33'	N36°36'37"W	5°55'14"
C36	100.00'	28.78'	28.68'	N47°48'51"W	16°29'15"
C37	200.00'	18.89'	18.88'	S58°45'51"E	5°24'44"
C38	200.00'	45.55'	45.45'	S67°59'42"E	13°03'00"
C39	150.00'	18.89'	18.89'	N59°59'52"W	5°24'44"
C40	200.00'	45.55'	45.35'	S81°02'42"E	13°03'00"
C41	200.00'	195.67'	187.96'	S84°05'08"E	56°03'18"
C42	175.00'	171.21'	164.46'	N84°05'08"W	56°03'18"
C43	150.00'	146.75'	140.97'	N84°05'08"W	56°03'18"

MATCHLINE (SHEET5)  
MATCHLINE (SHEET4)

# OAK LEAF PRESERVE PHASE 4

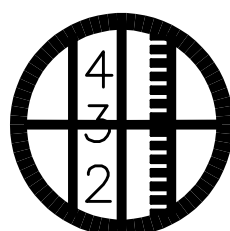
SECTION 53, TOWNSHIP 17 SOUTH, RANGE 34 EAST AND SECTION 36, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.  
A PARTIAL REPLAT OF A PORTION OF LOT 12 AND LOT 13 OF THE AMBROSE HULL GRANT AS RECORDED IN MAP BOOK 4, PAGE 199, AND IN MAP BOOK 5, PAGE 54, AND IN MAP BOOK 16, PAGE 134, AND IN MAP BOOK 16, PAGE 165, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MAP BOOK: PAGE:

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.
  - DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & ALUMINUM CAP STAMPED PRM LB 3019.
  - △ DENOTES NAIL & CAP SET STAMPED POP LB 3019.
  - | DENOTES PC / PT (NR) NON RADIAL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	60.00'	59.86'	S30°43'10"E	17°12'47"
C2	225.00'	67.60'	67.34'	S30°43'10"E	17°12'47"
C3	250.00'	75.11'	74.82'	N30°43'10"W	17°12'47"
C4	250.00'	20.16'	20.16'	N24°25'23"W	4°37'14"
C5	250.00'	46.36'	46.30'	N32°02'46"W	10°37'32"
C6	250.00'	8.58'	8.58'	N38°20'33"W	1°58'02"
C7	200.00'	15.97'	15.97'	S24°24'01"E	4°34'30"
C8	200.00'	44.12'	44.03'	S33°00'25"E	12°38'17"
C9	25.00'	31.76'	29.67'	S75°43'10"E	72°47'13"
C10	25.00'	45.15'	39.26'	S18°08'41"W	10°32'04"
C11	500.00'	14.84'	14.84'	N38°28'33"W	1°42'00"
C12	550.00'	27.28'	27.27'	S34°10'36"E	2°50'29"
C13	500.00'	72.42'	72.36'	N33°28'36"W	8°17'55"
C14	550.00'	129.44'	129.14'	S28°51'19"E	13°29'04"
C15	525.00'	157.72'	157.13'	S30°43'10"E	17°12'47"
C16	500.00'	150.21'	149.65'	N30°43'10"W	17°12'47"
C17	550.00'	50.51'	50.49'	S30°07'30"E	5°15'43"
C18	550.00'	50.08'	50.06'	S24°53'09"E	5°13'00"
C19	500.00'	62.96'	62.91'	N25°43'12"W	7°12'51"
C21	25.00'	39.27'	35.36'	S67°06'47"E	90°00'00"
C22	25.00'	39.27'	35.36'	S22°53'13"W	90°00'00"
C23	150.00'	17.46'	17.45'	S64°33'06"W	6°40'15"
C24	150.00'	44.28'	44.12'	S52°45'35"W	16°54'47"
C25	150.00'	44.28'	44.12'	S35°50'48"W	16°54'47"
C26	150.00'	44.28'	44.12'	S18°56'01"W	16°54'46"
C27	150.00'	44.28'	44.12'	S02°01'14"W	16°54'47"
C28	150.04'	327.80'	266.39'	S05°17'10"W	125°10'47"
C29	125.00'	270.41'	220.68'	N05°54'52"E	123°56'42"
C30	100.00'	216.33'	176.54'	N05°54'52"E	123°56'42"
C31	100.00'	177.22'	154.92'	N17°07'07"E	101°32'13"
C32	150.00'	44.28'	44.12'	S14°53'33"E	16°54'47"
C33	150.00'	44.28'	44.12'	S31°48'20"E	16°54'47"
C34	150.00'	41.35'	41.22'	S48°09'36"E	15°47'46"
C35	100.00'	10.33'	10.33'	N36°36'37"W	5°55'14"
C36	100.00'	28.78'	28.68'	N47°48'51"W	16°29'15"
C37	200.00'	18.89'	18.88'	S58°45'51"E	5°24'44"
C38	200.00'	45.55'	45.45'	S67°59'42"E	13°03'00"
C39	150.00'	15.39'	15.39'	N58°59'52"W	5°52'46"
C40	200.00'	45.55'	45.45'	S81°02'42"E	13°03'00"
C41	200.00'	195.67'	187.96'	S84°05'08"E	56°03'18"
C42	175.00'	171.21'	164.46'	N84°05'08"W	56°03'18"
C43	150.00'	146.75'	140.97'	N84°05'08"W	56°03'18"
C44	150.00'	131.36'	127.20'	S87°01'31"E	50°10'32"
C45	200.00'	45.55'	45.45'	N85°54'18"E	13°03'00"
C46	200.00'	40.12'	40.05'	N73°38'01"E	11°29'35"



PREPARED BY:  
**SLIGER & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3921 NOVA ROAD  
PORT GRANGE, FL 32127  
(386) 761-5385  
LICENSED BUSINESS CERTIFICATION NO. 3019

