

SMYRNA CREEK PRESERVE

A RE-PLAT OF A PORTION OF LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 110, AND LOVEJOY'S 2D SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA LOCATED IN SECTION 44, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.

LAND DESCRIPTION:

LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 110, AND LOVEJOY'S 2D SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

LESS AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 2, BLOCK B, LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 110, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 2 AND RUN THENCE SOUTH 04°39'54" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MISSION ROAD (PLATTED 50 FEET IN WIDTH), A DISTANCE OF 101.97 FEET; RUN THENCE NORTH 85°20'20" WEST, A DISTANCE OF 17.74 FEET; RUN THENCE NORTH 04°39'40" EAST, A DISTANCE OF 88.14 FEET TO THE NORTHERLY LINE OF SAID LOT 2; RUN THENCE NORTH 56°44'00" EAST ALONG THE NORTHERLY LINE OF LOT 2, A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING IN OLD MISSION ROAD.

AND ALSO LESS AND EXCEPT

THAT PART AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 22, 2006 IN OFFICIAL RECORDS BOOK 5957, PAGE 4866, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND LEGALLY DESCRIBED AS FOLLOWS:A PORTION OF LOTS 2 AND 3, LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8, PAGE 110 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 58°04'48" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 22.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD MISSION ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 58°04'48" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.52 FEET; THENCE SOUTH 05°44'21" WEST, A DISTANCE OF 386.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 19°04'49" AND A RADIUS OF 2914.79 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 970.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'28" EAST, A DISTANCE OF 429.09 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 69°25'31" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.63 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID OLD MISSION ROAD; THENCE NORTH 13°29'07" WEST, A DISTANCE OF 552.69 FEET; THENCE NORTH 02°33'14" WEST, A DISTANCE OF 996.83 FEET; THENCE NORTH 05°29'43" E, A DISTANCE OF 143.70 FEET; THENCE NORTH 84°05'49" WEST, A DISTANCE OF 17.74 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF OLD MISSION ROAD; THENCE NORTH 05°56'47" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 76.86 FEET TO THE POINT OF BEGINNING.

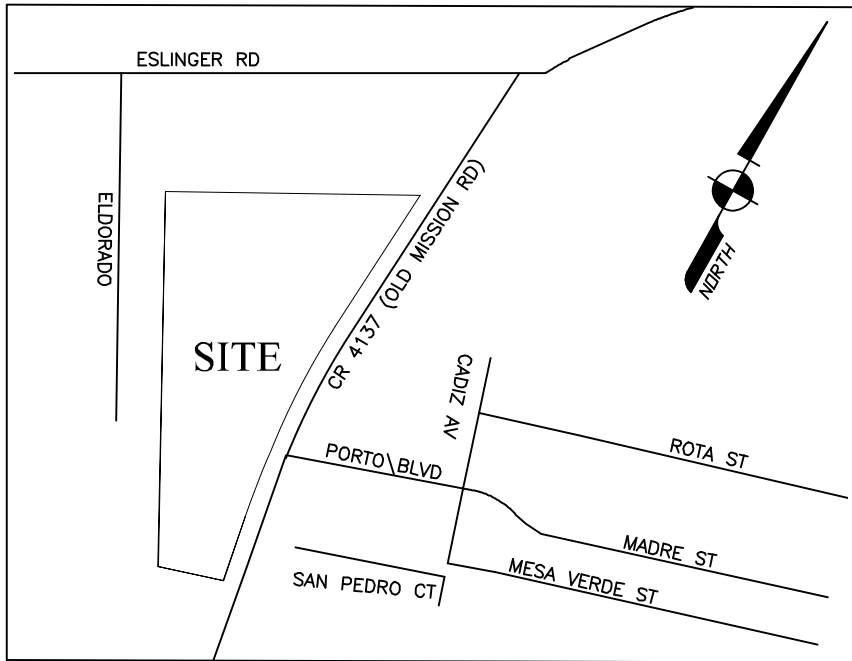
ALSO, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF OLD MISSION ROAD.

SAID LAND LYING IN VOLUSIA COUNTY CONTAINING 936,499 SQUARE FEET (21.49 ACRES) MORE OR LESS.

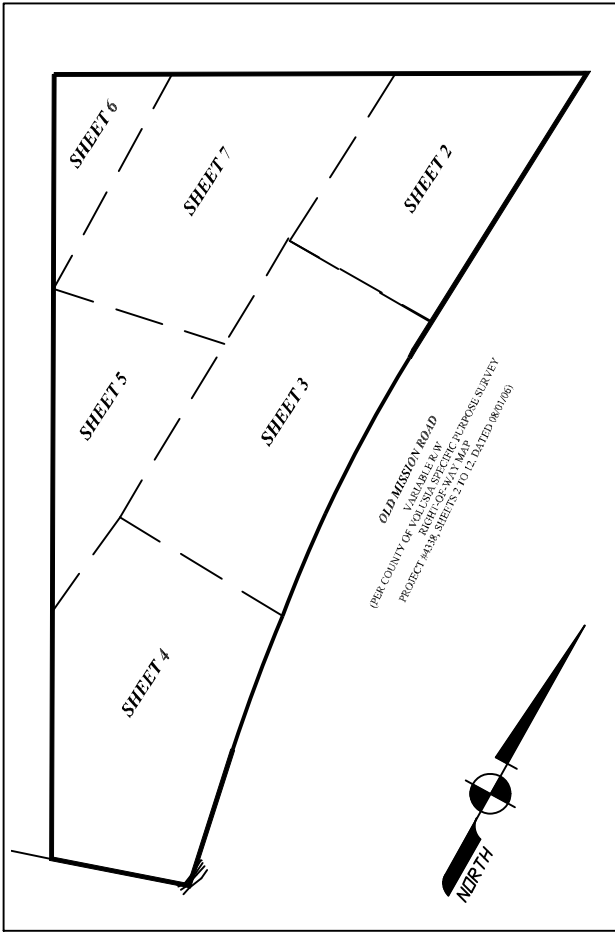
TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	RIGHT-OF-WAY DEDICATION TRACT	0.30 AC	13,156.18 SF	COUNTY
TRACT 'B'	OPEN SPACE/TOT LOT TRACT	0.23 AC	10,179.71 SF	H.O.A.
TRACT 'C'	EMERGENCY ACCESS TRACT	0.08 AC	3,488.02 SF	H.O.A.
TRACT 'D'	POCKET PARK TRACT	0.10 AC	4,259.99 SF	H.O.A.
TRACT 'E'	25' LANDSCAPE BUFFER TRACT	0.47 AC	20,263.23 SF	H.O.A.
TRACT 'F'	LANDSCAPE TRACT	0.03 AC	479.62 SF	H.O.A.
TRACT 'G'	PRIVATE RIGHT-OF-WAY	1.36 AC	59,367.30 SF	H.O.A.
TRACT 'H'	LANDSCAPE TRACT	0.03 AC	479.57 SF	H.O.A.
TRACT 'I'	25' LANDSCAPE BUFFER TRACT	0.17 AC	7,246.96 SF	H.O.A.
TRACT 'J'	LIFT STATION TRACT	0.05 AC	2,357.27 SF	CITY
TRACT 'K'	STORMWATER POND TRACT	3.00 AC	130,862.61 SF	H.O.A.
TRACT 'L'	COMPENSATING STORAGE / CONSERVATION TRACT	7.65 AC	333,146.30 SF	H.O.A.
TRACT 'M'	WETLAND / CONSERVATION TRACT	2.96 AC	129,010.72 SF	H.O.A.
TRACT 'N'	RIGHT-OF-WAY DEDICATION TRACT	0.06 AC	2,682.79 SF	COUNTY
TRACT 'O'	WETLAND / CONSERVATION TRACT	1.26 AC	54,928.54 SF	H.O.A.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED ALONG THE WEST RIGHT-OF-WAY LINE OF OLD MISSION ROAD, BEING (S 00°13'18" W). FOR ANGLE MEASUREMENT ONLY.
- SET 5/8" IRON ROD & CAP LB 8205 AT ALL LOTS, TRACTS AND RIGHT-OF-WAY CORNERS, EXCEPT NOTED BY A PRM OR PCP WILL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED ON THE PLAT.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- 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 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 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 PRIVATE UTILITY, ACCESS, DRAINAGE, ELECTRIC AND MAINTENANCE EASEMENTS OVER PRIVATE, SHARED DRIVEWAYS ARE INTENDED TO BE RECIPROCAL EASEMENTS TO AND AMONG THE AFFECTED LOT OWNERS FOR PRIVATE UTILITY SERVICE LATERALS, PRIVATE ACCESS, SHARED DRAINAGE AND MAINTENANCE PURPOSES.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE DEDICATED TO SMYRNA CREEK PRESERVE HOMEOWNERS' ASSOCIATION, INC. FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORMWATER FROM ADJOINING, OFF-SITE DEDICATED RIGHTS-OF-WAY.
- BOUNDARY SURVEY DONE BY AIA SURVEYING ON 11-08-2021.
- SMYRNA CREEK PRESERVE SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL STREETS, STORMWATER DRAINAGE (TRACT S-1, S-2 AND S-3), LANDSCAPING, IRRIGATION, PEDESTRIAN WALKWAYS AND IMPROVEMENTS CONSTRUCTED WITHIN COMMON AREAS (TRACTS "A" THROUGH "O").
- THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE SMYRNA CREEK PRESERVE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO ARTICLES OF INCORPORATION RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- A BLANKET EASEMENT OVER TRACT G "PRIVATE RIGHT-OF-WAY, TRACT C "E.A. EASEMENT, THE NORTHERLY 20 FEET OF "PAL" EASEMENT, TRACT J "LIFT STATION" AND TRACT I "LANDSCAPE BUFFER FOR THE CITY OF EDGEWATER EXTENSIONS WITHIN THE SITE.
- THE TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE TRACT "A" ROW DEDICATION AND THE EASTERN PROPERTY BOUNDARY WILL BE DEDICATED TO VOLUSIA COUNTY, AND WILL EXPIRE AFTER ROADWAY WORK ACCEPTANCE HAS BEEN ISSUED BY THE COUNTY FOR OLD MISSION ROAD, AND ALL COUNTY ROADWAY WORK HAS TERMINATED



LOCATION MAP
NOT TO SCALE



KEY MAP
SCALE 1" 300'

LEGEND:

- A ARC LENGTH
- D DELTA
- DE DRAINAGE EASEMENT
- E.A. EMERGENCY ACCESS
- FD FOUND
- FL FLORIDA
- FT FEET
- ID IDENTIFICATION
- IRC IRON ROD & CAP
- L ARC LENGTH
- LB LICENSED BUSINESS
- L.B. LANDSCAPE BUFFER
- LS LICENSED SURVEYOR
- LE LANDSCAPE EASEMENT
- No. NUMBER
- (NR) NON RADIAL
- O.A. OVERALL
- O.R.B. OFFICIAL RECORD BOOK
- PAL PUBLIC ACCESS AND LANDSCAPE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- P.B. PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PG PAGE
- PGS PAGES
- PK PARKER KALON NAIL
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PRM PERMANENT REFERENCE MONUMENT
- SQ SQUARE FEET
- R.W. RIGHT-OF-WAY
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- R RADIUS
- UE UTILITY EASEMENT
- V.C.R. VOLUSIA COUNTY RECORDS

- ☒ CENTERLINE RIGHT-OF-WAY
- △ SET NAIL AND DISK STAMPED (PCP LB 8205)
- ☒ SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 8205
- SET 5/8" IRON ROD & CAP LB 8205 AT ALL LOTS, TRACTS AND RIGHT-OF-WAY CORNERS, EXCEPT NOTED BY A PRM OR PCP WILL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

INDEX OF SHEETS:

SHEET 1 - COVER, LEGAL DESCRIPTION, DEDICATIONS, NOTES, LEGEND, KEY MAP AND VICINITY MAP

SHEET 2 - DETAIL SHEET
SHEET 3 - DETAIL SHEET
SHEET 4 - DETAIL SHEET
SHEET 5 - DETAIL SHEET
SHEET 6 - DETAIL SHEET
SHEET 7 - DETAIL SHEET

MAP BOOK

PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, NEW SMYRNA CREEK PRESERVE, BEING A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "SMYRNA CREEK PRESERVE", IN THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED. ALL ACCESS EASEMENTS, DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE GRANTED TO THE CITY OF EDGEWATER FOR PROPER PURPOSES. ALL POTABLE WATER, RECLAIMED WATER, SANITARY SEWER MAINS, SANITARY FORCE MAINS, LIFT STATION, DEDICATED TO CITY OF EDGEWATER. ALL ELECTRIC PROVIDED DEDICATED TO UTILITIES COMMISSION NEW SMYRNA BEACH CONSTRUCTED WITHIN THE AREA ENCOMPASSED WITHIN THE PLAT ARE DEDICATED TO THE CITY OF EDGEWATER. ALL UTILITY EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE GRANTED TO THE SMYRNA CREEK PRESERVE AND CITY OF EDGEWATER. ALL WETLAND CONSERVATION EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE GRANTED TO THE CITY OF EDGEWATER AND SMYRNA CREEK PRESERVE.

IN WITNESS WHEREOF, SMYRNA CREEK PRESERVE, HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME AND ITS MANAGING MEMBER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2023.

SIGNED AND SEALED IN THE PRESENCE OF: SMYRNA CREEK PRESERVE

WITNESS BY: _____

PRINTED NAME: PRINTED NAME: TITLE

WITNESS ATTEST: _____

PRINTED NAME: PRINTED NAME: TITLE

STATE OF FLORIDA COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ (NAME OF OFFICER OR AGENT, TITLE OF OFFICER OR AGENT) OF _____ (NAME OF CORPORATION ACKNOWLEDGING A _____ (STATE OR PLACE OF INCORPORATION) CORPORATION, ON BEHALF OF THE CORPORATION, HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION. SIGNATURE OF NOTARY PUBLIC _____

PRINT, TYPE OR STAMP NAME OF NOTARY (SEAL)

TITLE OR RANK

SERIAL NUMBER, IF ANY

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

THIS IS TO CERTIFY THAT ON _____ THIS PLAT WAS APPROVED.

BY: _____ CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY OF EDGEWATER

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY OF EDGEWATER.

BY: _____ MAYOR ATTEST: _____ CITY CLERK

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2023.

FILE # _____

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

REVIEW OF SURVEYOR & MAPPER FOR THE CITY OF EDGEWATER

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.

RANDALL L. ROBERTS, R.L.S. _____ DATE _____


P.S.M. NO. _3144_____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON MAY 02, 2018, THE SURVEY WAS COMPLETED OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT THE BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARD PRACTICE REQUIREMENTS OF 51-17; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND THAT SAID LAND IS LOCATED IN THE CITY OF EDGEWATER, FLORIDA.

DAVID McMILLEN PSM #6378 DATE: _____
A1A SURVEYING, Inc. REGISTRATION NUMBER
711 Pineland Trail LB #8205
Ormond Beach, Florida 32174

SHEET 1 OF 7



Professional Surveyor

A1A

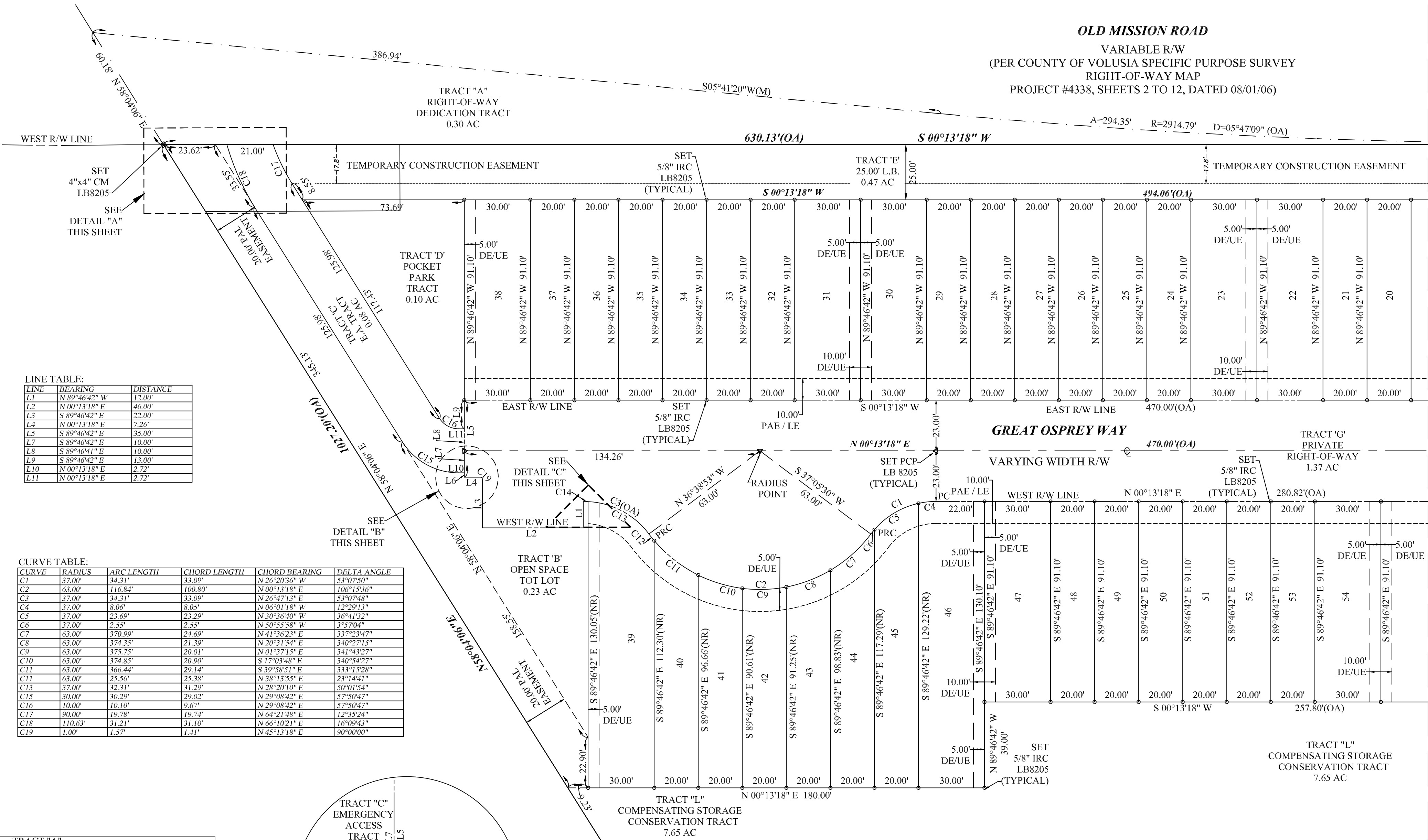
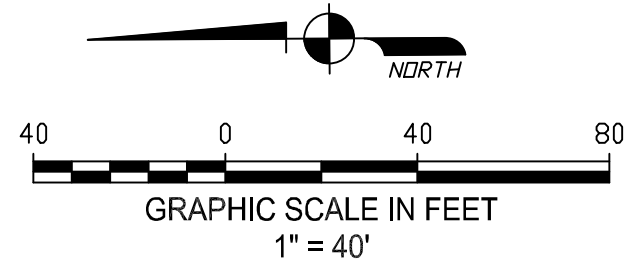
SURVEYING, INC.

Residential Commercial Construction

Phone: 386.679.2363
711 Pineland Trail, Ormond Beach, Florida 32174
LB 8205

SMYRNA CREEK PRESERVE

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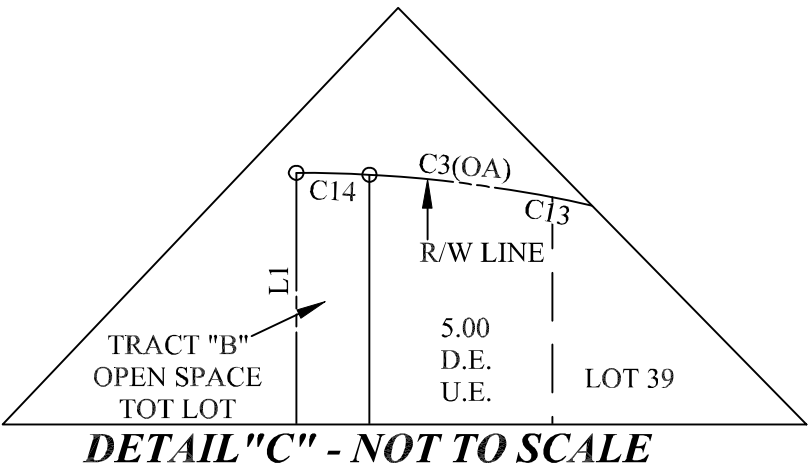
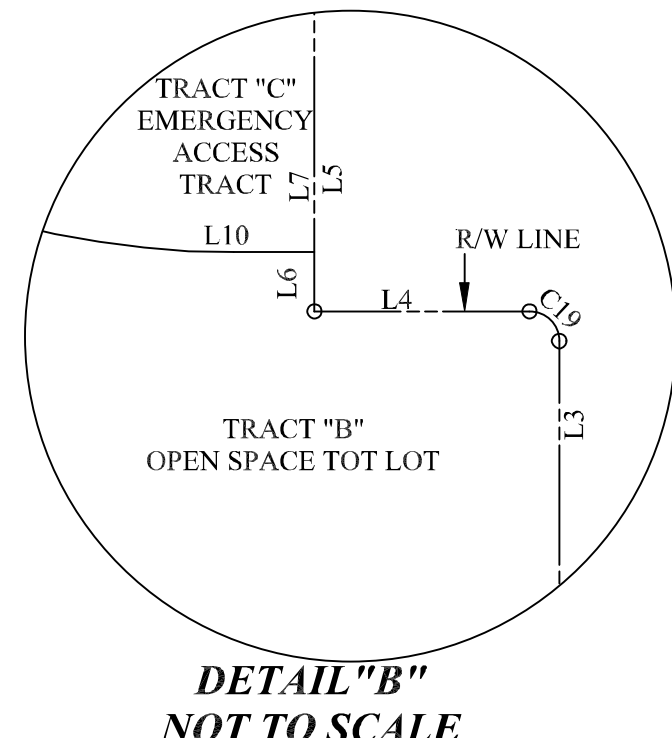
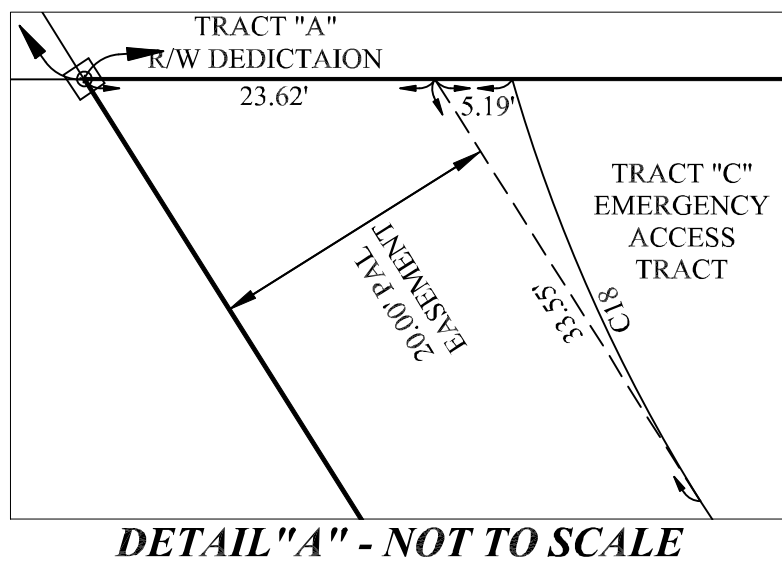


LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 89°46'42" W	12.00'
L2	N 00°13'18" E	46.00'
L3	S 89°46'42" E	25.00'
L4	N 00°13'18" E	7.26'
L5	S 89°46'42" E	35.00'
L7	S 89°46'42" E	10.00'
L8	S 89°46'41" E	10.00'
L9	S 89°46'42" E	13.00'
L10	N 00°13'18" E	2.72'
L11	N 00°13'18" E	2.72'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	37.00'	34.31'	33.09'	N 26°29'36" W	53°07'50"
C2	63.00'	116.84'	106.80'	N 00°13'18" E	108°15'56"
C3	37.00'	34.31'	33.09'	N 26°47'13" E	53°07'48"
C4	37.00'	8.06'	8.05'	N 06°01'13" W	12°29'13"
C5	37.00'	23.69'	23.29'	N 30°36'40" W	36°41'32"
C6	37.00'	2.55'	2.55'	N 50°55'58" W	37°57'04"
C7	63.00'	370.99'	24.69'	N 41°36'23" E	337°23'47"
C8	63.00'	374.38'	21.39'	N 20°31'54" E	340°27'15"
C9	63.00'	375.75'	20.01'	N 01°37'15" E	347°42'27"
C10	63.00'	374.85'	20.90'	S 17°03'48" E	340°54'27"
C11	63.00'	366.44'	29.14'	S 39°58'51" E	333°15'28"
C12	63.00'	25.56'	25.38'	N 38°13'55" E	23°14'41"
C13	37.00'	32.31'	31.29'	N 28°20'10" E	50°01'54"
C15	30.00'	30.29'	29.02'	N 29°08'42" E	57°50'47"
C16	10.00'	10.10'	9.67'	N 29°08'42" E	57°50'47"
C17	90.00'	19.78'	19.74'	N 64°21'40" E	12°33'52"
C18	110.63'	31.21'	31.10'	N 66°10'21" E	16°09'43"
C19	1.00'	1.57'	1.41'	N 45°13'18" E	90°00'00"



Professional Surveyor
Phone: 386.679.2363
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Residential Commercial Construction
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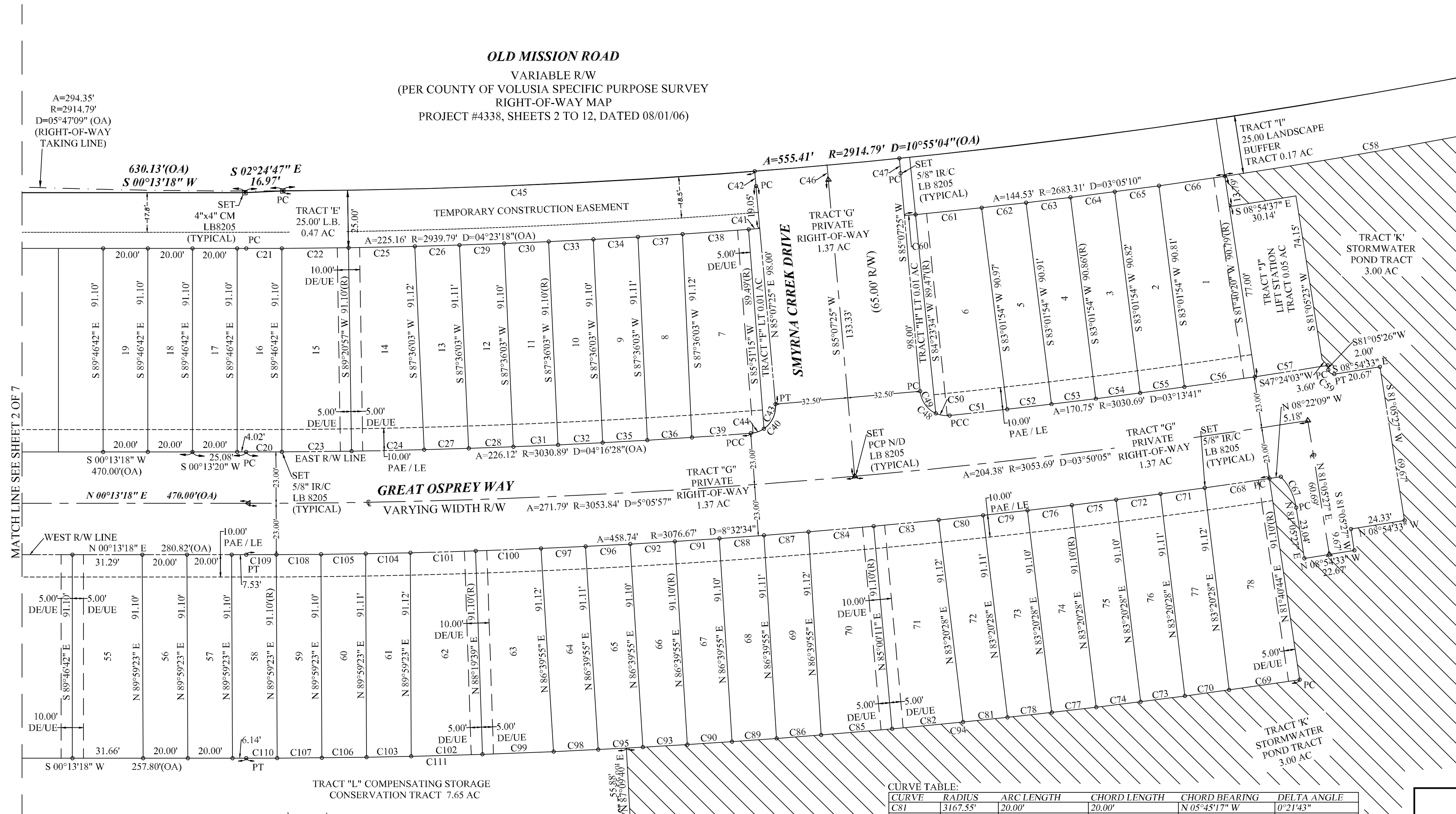
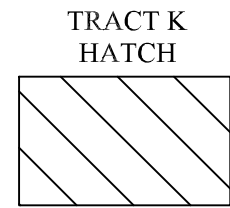
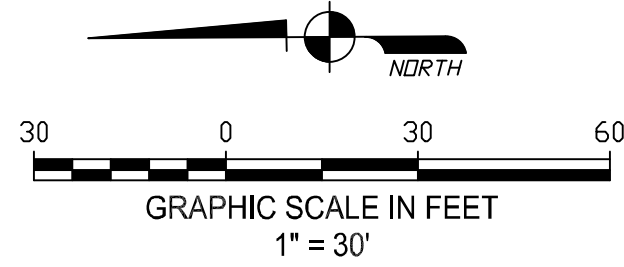
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MAP
BOOK

PAGE

SHEET 3 OF 7



CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C20	3030.89'	15.98'	15.98'	S 00°05'26" W	0°18'07"
C21	2939.79'	15.94'	15.94'	S 00°05'09" W	0°18'39"
C22	2939.79'	29.85'	29.85'	S 00°21'37" E	0°34'54"
C23	3030.89'	31.23'	31.23'	S 00°21'20" E	0°35'26"
C24	3030.89'	32.47'	32.47'	S 00°57'30" E	0°36'50"
C25	2939.79'	29.69'	29.69'	S 00°56'26" E	0°34'43"
C26	2939.79'	20.00'	20.00'	S 01°25'29" E	0°23'23"
C27	3030.89'	20.00'	20.00'	S 01°27'10" E	0°22'41"
C28	3030.89'	20.00'	20.00'	S 01°40'55" E	0°22'41"
C29	2939.79'	20.00'	20.00'	S 01°48'52" E	0°23'23"
C30	2939.79'	20.00'	20.00'	S 02°12'16" E	0°23'23"
C31	3030.89'	20.00'	20.00'	S 02°12'36" E	0°22'41"
C32	3030.89'	20.00'	20.00'	S 02°35'17" E	0°22'41"
C33	2939.79'	20.00'	20.00'	S 02°35'39" E	0°23'23"
C34	2939.79'	20.00'	20.00'	S 02°59'02" E	0°23'23"
C35	3030.89'	20.00'	20.00'	S 02°58'55" E	0°22'41"
C36	3030.89'	20.00'	20.00'	S 03°29'40" E	0°22'41"
C37	2939.79'	20.00'	20.00'	S 03°22'26" E	0°23'23"
C38	2939.79'	29.67'	29.67'	S 03°51'28" E	0°34'42"
C39	3030.89'	26.43'	26.43'	S 03°47'00" E	0°29'59"
C40	12.00'	19.03'	17.09'	S 49°27'17" E	90°50'36"
C43	12.00'	12.73'	12.14'	N 64°29'29" W	60°46'12"
C45	2914.79'	211.50'	211.46'	S 02°09'33" E	4°09'27"
C48	12.00'	19.03'	17.10'	S 39°42'02" E	90°50'45"
C49	12.00'	12.73'	12.14'	S 54°44'18" W	60°46'12"
C51	3030.69'	25.91'	25.91'	S 05°58'02" E	0°29'23"
C52	3030.69'	20.00'	20.00'	S 06°24'05" E	0°22'41"

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C53	3030.69'	20.00'	20.00'	S 06°46'46" E	0°22'41"
C54	3030.69'	20.00'	20.00'	S 07°00'22" E	0°22'41"
C55	3030.69'	20.00'	20.00'	S 07°32'08" E	0°22'41"
C56	3030.69'	31.91'	31.91'	S 08°01'35" E	0°36'12"
C57	3030.69'	32.93'	32.93'	S 08°38'21" E	0°37'21"
C58	2683.31'	132.06'	132.04'	S 09°44'57" E	2°49'11"
C59	2.33'	3.66'	3.30'	S 36°05'23" W	90°00'00"
C61	2683.31'	29.76'	29.76'	S 05°40'41" E	0°38'08"
C62	2683.31'	20.00'	20.00'	S 06°12'33" E	0°25'38"
C63	2683.31'	20.00'	20.00'	S 06°38'11" E	0°25'37"
C64	2683.31'	20.00'	20.00'	S 07°03'48" E	0°25'37"
C65	2683.31'	20.00'	20.00'	S 07°29'26" E	0°25'37"
C66	2683.31'	29.76'	29.76'	S 08°01'18" E	0°38'08"
C67	26.00'	15.68'	15.44'	N 63°49'05" E	34°32'43"
C68	3076.69'	29.25'	29.25'	N 08°02'55" W	0°32'41"
C69	3167.55'	31.89'	31.89'	N 08°01'55" W	0°34'37"
C70	3167.55'	20.00'	20.00'	N 07°33'40" E	0°21'43"
C71	3076.69'	20.00'	20.00'	N 07°35'24" W	0°22'21"
C72	3076.69'	20.00'	20.00'	N 07°13'03" W	0°22'21"
C73	3167.55'	20.00'	20.00'	N 07°12'06" E	0°21'42"
C74	3167.55'	20.00'	20.00'	N 06°50'24" W	0°21'42"
C75	3076.69'	20.00'	20.00'	N 06°50'43" W	0°22'21"
C76	3076.69'	20.00'	20.00'	N 06°29'27" W	0°22'21"
C77	3167.55'	20.00'	20.00'	N 06°28'45" W	0°21'42"
C78	3167.55'	20.00'	20.00'	N 06°06'59" W	0°21'42"
C79	3076.69'	20.00'	20.00'	N 06°06'01" W	0°22'21"
C80	3076.69'	20.00'	20.00'	N 05°43'40" W	0°22'21"

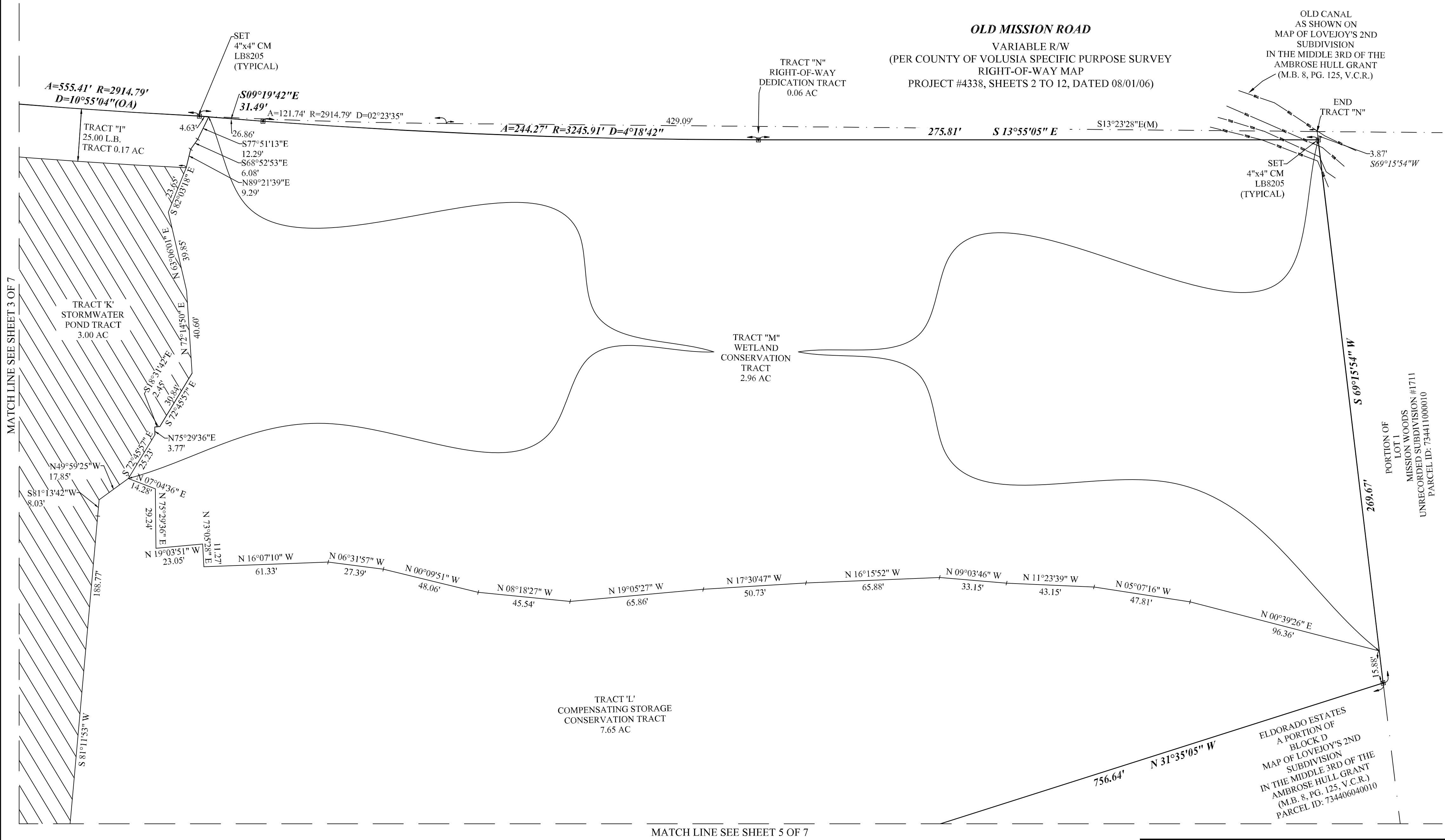
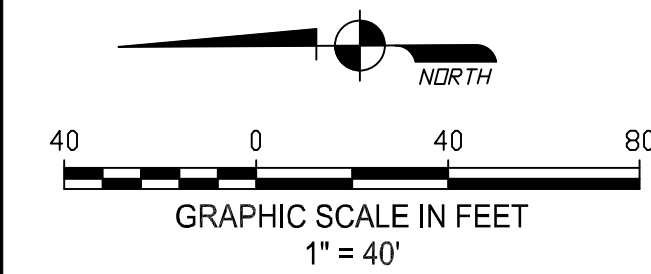
CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C81	3167.55'	20.00'	20.00'	N 05°45'17" W	0°21'43"
C82	3167.55'	31.89'	31.89'	N 05°17'07" W	0°34'37"
C83	3076.69'	29.25'	29.25'	N 05°16'09" W	0°32'41"
C84	3076.69'	29.25'	29.25'	N 04°43'28" W	0°32'41"
C85	3167.55'	31.89'	31.89'	N 04°42'30" W	0°34'37"
C86	3167.55'	20.00'	20.00'	N 04°41'42" W	0°21'43"
C87	3076.69'	20.00'	20.00'	N 04°15'57" W	0°22'21"
C88	3076.69'	20.00'	20.00'	N 03°53'36" W	0°22'21"
C89	3167.55'	20.00'	20.00'	N 03°52'38" W	0°21'42"
C90	3167.55'	20.00'	20.00'	N 03°30'56" W	0°21'42"
C91	3076.69'	20.00'	20.00'	N 03°31'15" W	0°22'21"
C92	3076.69'	20.00'	20.00'	N 03°08'55" W	0°22'21"
C93	3167.55'	20.00'	20.00'	N 03°09'14" W	0°21'42"
C94	3167.55'	302.98'	302.98'	N 01°23'44" W	8°28'57"
C95	3167.55'	20.00'	20.00'	N 02°47'31" W	0°21'42"
C96	3076.69'	20.00'	20.00'	N 02°46'34" W	0°22'21"
C97	3076.69'	20.00'	20.00'	N 02°24'13" W	0°22'21"
C98	3167.55'	20.00'	20.00'	N 02°25'49" W	0°21'43"
C99	3167.55'	31.89'	31.89'	N 01°57'39" W	0°34'37"
C100	3076.69'	29.25'	29.25'	N 01°56'42" W	0°32'41"
C101	3076.69'	20.00'	20.00'	N 01°23'40" W	0°22'21"
C102	3167.55'	31.89'	31.89'	N 01°23'02" W	0°34'37"
C103	3167.55'	20.00'	20.00'	N 00°54'53" W	0°21'43"
C104	3076.69'	20.00'	20.00'	N 00°56'30" W	0°22'21"
C105	3076.69'	20.00'	20.00'	N 00°34'09" W	0°22'21"
C106	3167.55'	20.00'	20.00'	N 00°33'10" W	0°21'42"
C107	3167.55'	20.00'	20.00'	N 00°17'28" W	0°21'42"
C108	2976.53'	20.00'	20.00'	N 00°17'46" W	0°23'59"
C109	3076.69'	12.47'	12.47'	N 00°06'21" E	0°13'56"
C110	3167.55'	13.86'	13.86'	N 00°06'55" E	0°15'03"
C111	3167.55'	170.25'	170.23'	N 01°17'57" W	3°04'46"

AIA
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Residential Commercial Construction
711 Fineland Trail, Ormond Beach, Florida 32174
LB 8205

SMYRNA CREEK PRESERVE

A RE-PLAT OF A PORTION OF LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 110, AND LOVEJOY'S 2D SUBDIVISION IN THE MIDDLE 3D OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA LOCATED IN SECTION 44, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.



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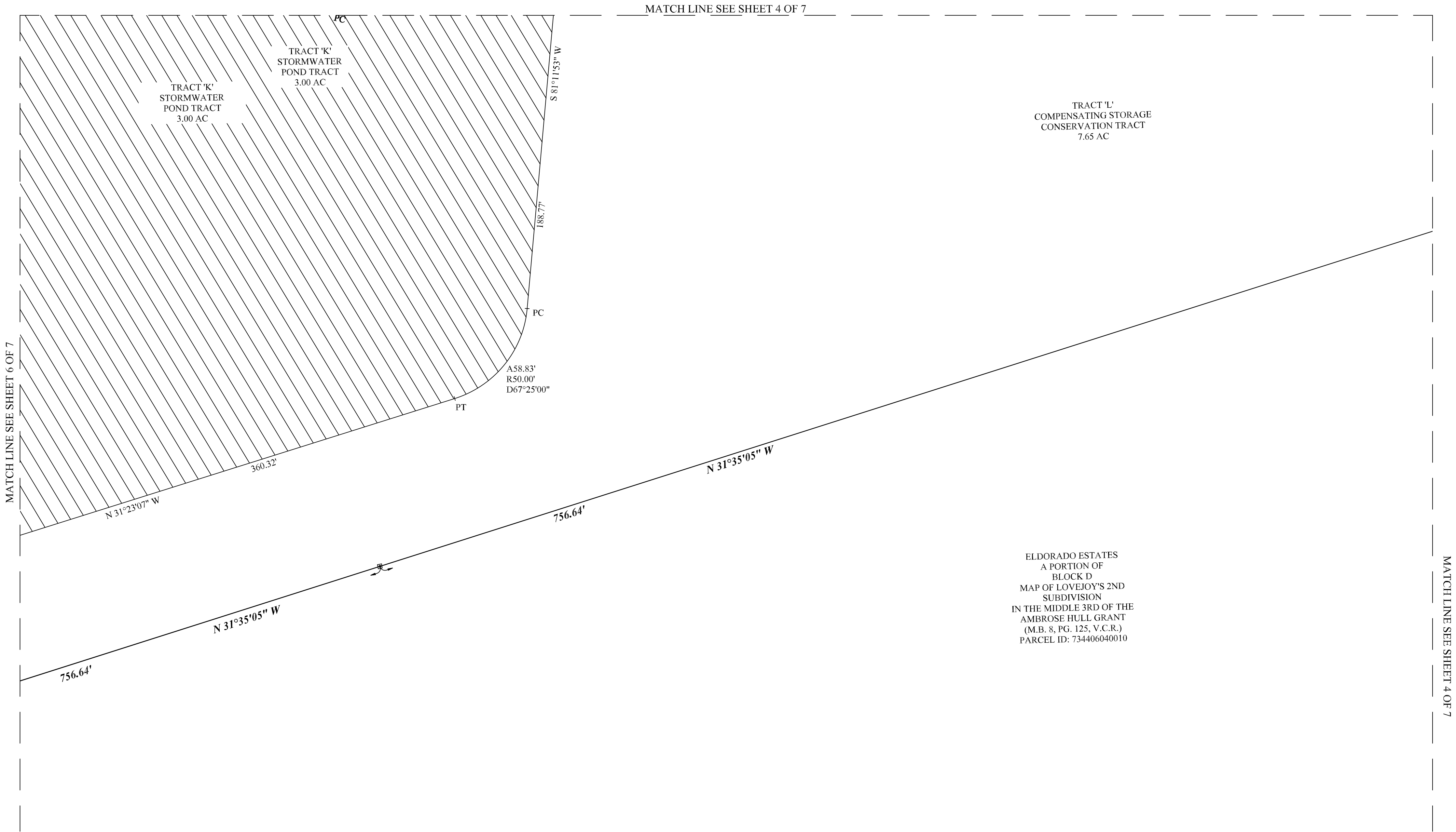
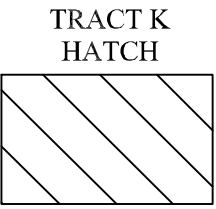
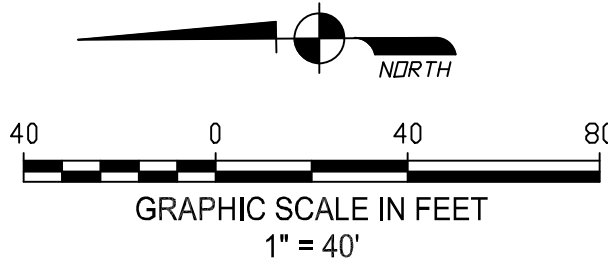
SMYRNA CREEK PRESERVE

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MAP
BOOK

PAGE

SHEET 5 OF 7



ELDORADO ESTATES
A PORTION OF
BLOCK D
MAP OF LOVEJOY'S 2ND
SUBDIVISION
IN THE MIDDLE 3RD OF THE
AMBROSE HULL GRANT
(M.B. 8, PG. 125, V.C.R.)
PARCEL ID: 734406040010

Professional Surveyor

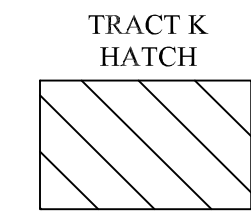
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711 Pineland Trail, Ormond Beach, Florida 32174
LB 8205

MAP	PAGE
BOOK	

SHEET 6 OF 7



TRACT "L"
COMPENSATING STORAGE
CONSERVATION TRACT
7.65 AC

TRACT 'K'
STORMWATER
POND TRACT
3.00 AC

A102.19'
R50.00'
D117°06'03"

TRACT "L"
COMPENSATING STORAGE
CONSERVATION TRACT
7.65 AC

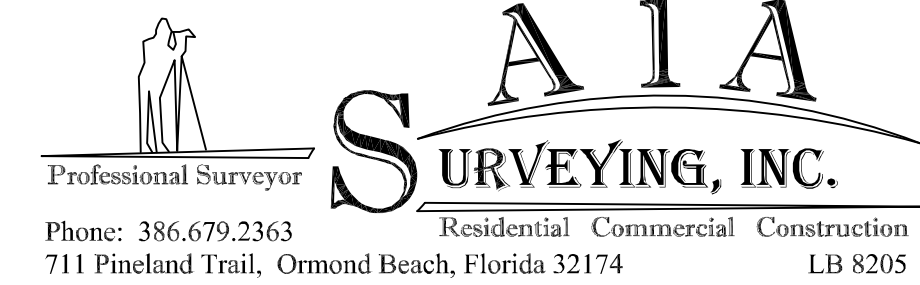
PORTION OF
LOT 1
BLOCK B
(O.R.B. 7930, PG. 1553, V.C.R.)
PARCEL ID: 734406020010

N 31°35'05" W (TO CM)

ELDORADO ESTATES
A PORTION OF
BLOCK D
MAP OF LOVEJOY'S 2ND
SUBDIVISION
IN THE MIDDLE 3RD OF THE
AMBROSE HULL GRANT
(M.B. 8, PG. 125, V.C.R.)
PARCEL ID: 734406040010

SET
4"x4" CM
LB8205
(TYPICAL)

MATCH LINE SEE SHEET 5 OF 7



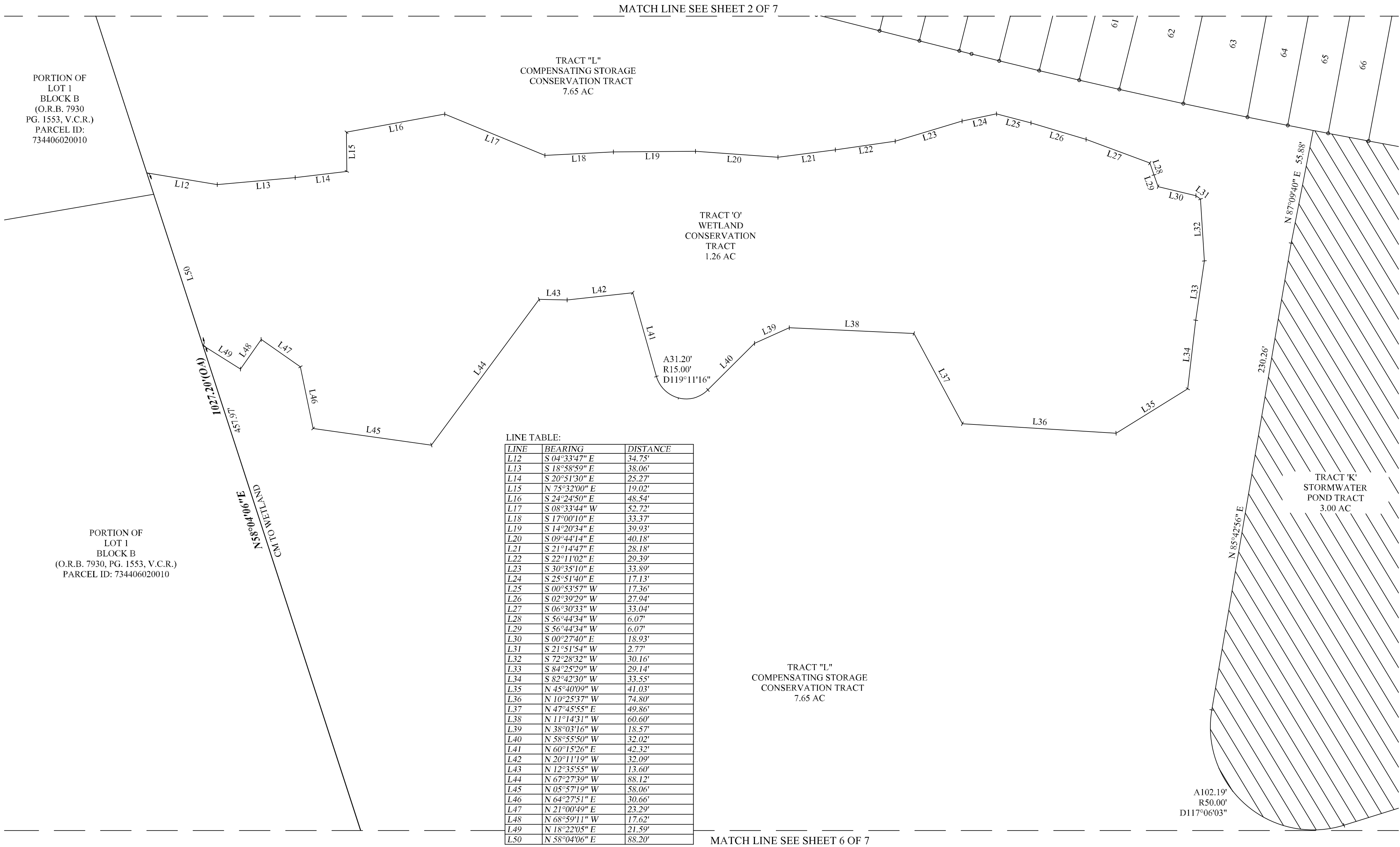
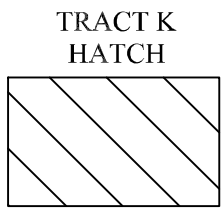
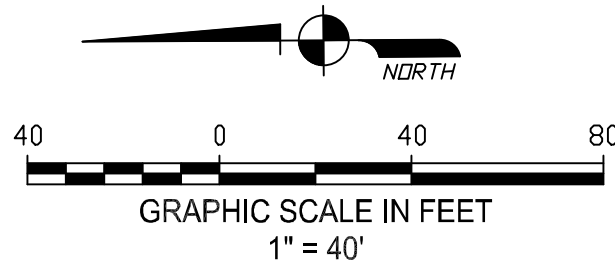
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MAP
BOOK

PAGE

SHEET 7 OF 7



LINE TABLE:		
LINE	BEARING	DISTANCE
L12	S 04° 33' 47" E	34.75'
L13	S 18° 58' 59" E	38.06'
L14	S 20° 51' 30" E	25.27'
L15	N 75° 32' 00" E	19.02'
L16	S 24° 24' 50" E	48.54'
L17	S 08° 33' 44" W	52.72'
L18	S 17° 00' 10" E	33.37'
L19	S 14° 20' 34" E	39.93'
L20	S 09° 44' 14" E	40.18'
L21	S 21° 14' 47" E	28.18'
L22	S 22° 11' 02" E	29.39'
L23	S 30° 35' 10" E	33.89'
L24	S 25° 51' 40" E	17.13'
L25	S 00° 53' 57" W	17.36'
L26	S 02° 30' 29" W	27.94'
L27	S 06° 30' 33" W	33.04'
L28	S 56° 44' 34" W	6.07'
L29	S 56° 44' 34" W	6.07'
L30	S 00° 27' 40" E	18.93'
L31	S 21° 51' 54" W	2.77'
L32	S 72° 28' 32" W	30.16'
L33	S 84° 25' 29" W	29.14'
L34	S 83° 42' 30" W	33.55'
L35	N 45° 40' 09" W	41.03'
L36	N 10° 25' 37" W	74.80'
L37	N 47° 45' 55" E	49.86'
L38	N 11° 14' 31" W	60.60'
L39	N 38° 03' 16" W	18.57'
L40	N 58° 55' 50" W	32.02'
L41	N 60° 15' 26" E	42.32'
L42	N 20° 11' 19" W	32.09'
L43	N 12° 35' 55" W	13.60'
L44	N 67° 27' 39" W	88.12'
L45	N 05° 57' 19" W	58.06'
L46	N 64° 27' 51" E	30.66'
L47	N 21° 00' 49" E	23.29'
L48	N 68° 59' 11" W	17.62'
L49	N 18° 20' 57" E	21.59'
L50	N 58° 04' 06" E	88.20'

Professional Surveyor

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