BEING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

SHEET 01 OF 13 SHEETS

PAGE NO.

MAP BOOK

DEDICATION:

THIS IS TO CERTIFY THAT FARMTON DEERING PARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT ENTITLED "DEERING PARK CENTER PHASE 1B", LOCATED IN THE CITY OF EDGEWATER, COUNTY OF VOLUSIA, STATE OF FLORIDA

EASEMENTS:

(1) THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES AND TO PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE SUBDIVISION FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES.

(2) TRACTS OS-1 THROUGH OS-23 AS SHOWN HEREON ARE GRANTED AND CONVEYED TO DEERING PARK SUBDIVISION HÓMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

(3) TRACTS W-1 THROUGH W-4 AS SHOWN HEREON ARE GRANTED AND CONVEYED TO DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR PRESERVATION AREA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION. SHOULD THE HOA NOT ATTAIN TO REQUIRED MAINTENANCE STANDARDS, THE CITY OF EDGEWATER SHALL HAVE THE RIGHT TO ENTER ALL STORMWATER MANAGEMENT AREAS, WETLAND PRESERVATION AREAS, AND PRIVATE RIGHTS-OF-WAY TO CORRECT ANY DEFICIENCIES AND BILL THE HOA FOR ANY COSTS INCURRED.

(4) TRACTS S.M.T.1, S.M.T.2, AND S.M.T.3 AS SHOWN HEREON IS GRANTED AND CONVEYED TO DEERING PARK SÚBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR WATER MANAGEMENT ACCESS EASEMENT AND IRRIGATION QUALITY EASEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION. SHOULD THE HOA NOT ATTAIN TO REQUIRED MAINTENANCE STANDARDS, THE CITY OF EDGEWATER SHALL HAVE THE RIGHT TO ENTER ALL STORMWATER MANAGEMENT AREAS, WETLAND PRESERVATION AREAS, AND PRIVATE RIGHTS-OF-WAY TO CORRECT ANY DEFICIENCIES AND BILL THE HOA FOR ANY COSTS INCURRED.

(5) THE OWNER HEREBY DEDICATES TRACT R INCLUDING ALL ROADS, STREETS AND RIGHT OF WAYS AS SHOWN HÉREON AS PUBLIC, OWNED AND MAINTAINED BY THE CITY OF EDGEWATER, PER THE PUD AGREEMENT (SECTION 3.g.

(6) CYPRESS FIBER, LLC (HEREINAFTER "GRANTEE") HAS BEEN GRANTED AND RETAINS THE FULL AND UNINTERRUPTED NON-EXCLUSIVE RIGHT, RIGHT OF WAY, PRIVILEGE, EASEMENT AND AUTHORITY TO ENTER UPON THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT FROM TIME TO TIME, AT SUCH TIMES AS THE GRANTEE SHALL DEEM NECESSARY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELECOMMUNICATION FACILITIES ON, ABOUT AND WITHIN THE PROPERTY, TOGETHER WITH SUCH RIGHTS TO PLACE, REPLACE, REMOVE, UPGRADE, REPAIR, IMPROVE AND MAINTAIN THE WIRING AND EQUIPMENT USED OR SUITABLE TO PROVIDE, WITHOUT LIMITATION, HIGH SPEED INTERNET ACCESS SERVICE, MULTICHANNEL DIGITAL VIDEO PROGRAMMING, VOIP TELEPHONE SERVICE, ALARM MONITORING SERVICE, HOME AUTOMATION SERVICES, AND OTHER SERVICES AS OFFERED BY THE OPERATOR NOW OR IN THE FUTURE ("SERVICES"), AND OTHER SUCH FACILITIES GRANTEE DEEMS DESIRABLE (COLLECTIVELY REFERRED TO AS THE "FACILITIÈS"), SUBJECT TO GRANTOR'S RESERVED RIGHTS TO USE THE PROPERTY FOR ANY LAWFUL PURPOSE NOT IN CONFLICT WITH THE RIGHTS GRANTED GRANTEE (THE FOREGOING COLLECTIVELY REFERRED TO AS THE "EASEMENT"). THE RIGHTS GRANTED TO GRANTEE BY THE "EASEMENT" SPECIFICALLY, AND WITHOUT LIMITATION, INCLUDE: (A) THE RIGHT OF GRANTEE TO PATROL, INSPECT, ALTER, IMPROVE, REPAIR, BUILD, REBUILD, THE FACILITIES; (B) THE RIGHT FOR GRANTEE TO CHANGE THE QUANTITY AND TYPE OF THE FACILITIES; (C) THE RIGHT FOR GRANTEE TO CLEAR, WITH ADVANCE NOTICE TO AND APPROVAL FROM THE GRANTOR, THE EASEMENT AREA OF TREES, LIMBS, UNDERGROWTH AND OTHER PHYSICAL OBJECTS WHICH, IN THE OPINION OF THE GRANTEE, ENDANGER OR INTERFERE WITH THE SAFE AND EFFICIENT INSTALLATION, OPERATION AND/OR MAINTENANCE OF THE FACILITIES; (D) THE REASONABLE RIGHT FOR THE GRANTEE TO ENTER UPON THE LAND OF THE GRANTOR ADJACENT TO SAID EASEMENT AREA FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED; AND (E) ALL OTHER RIGHTS AND PRIVILEGES REASONABLE, NECESSARY OR CONVENIENT FOR GRANTEE'S SAFE AND EFFICIENT INSTALLATION, MAINTENANCE, OPERATION AND USE OF SAID EASEMENT FOR THE PURPOSES DESCRIBED HEREIN. UPON THE EXECUTION OF A SERVICE AGREEMENT BETWEEN GRANTEE AND THE HOMEOWNER'S ASSOCIATION FOR THE SUBDIVISION CREATED BY THIS PLAT, IN A FORM ACCEPTABLE TO THE GRANTEE, THE GRANTEE SHALL RELEASE SUCH RIGHTS UPON THE INDIVIDUAL RESIDENTIAL LOTS CREATED BY THIS PLAT, AND ONLY UPON SUCH INDIVIDUAL RESIDENTIAL LOT AREAS, WITH THE EXCEPTION OF THE MAINTENANCE OF A NON-EXCLUSIVE PRIVATE EASEMENT TO CYPRESS FIBER, LLC WITHIN THE 10.00 FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT PROVIDED FOR ELECTRICITY AND GAS SERVICE LOCATED ON EACH INDIVIDUAL LOT WHICH SHALL NOT BE RELEASED.

AT THE TIME OF RECORDING, THIS PLAT IS ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

MORTGAGE TO FARMTON DEERING PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MORTGAGEE(S), RECORDED IN O.R. BOOK 8663, PAGE 3803, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, NOT A MATTER

2. OIL, GAS AND MINERALS AS EVIDENCED BY MINERAL RIGHT AND ROYALTY TRANSFER FROM ELMER H. BLANK AND MABEL BLANK, HARLEY M. FORCE AND HAZEL M. FORCE AND CHARLES A. THOMPSON AND MARGARET L. THOMPSON TO F.M. FORD AND BERENICE A. FORD. RECORDED OCTOBER 14, 1949 IN DEED BOOK 409, PAGE 427, AS AFFECTED BY O.R. BOOK 1256, PAGE 158, O.R. BOOK 1876, PAGE 1778, O.R. BOOK 2218, PAGE 1338, AND O.R. BOOK 5876, PAGE 423, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, WITHOUT RIGHT OF ENTRY. (AFFECTS, BLANKET IN NATURE)

OIL, GAS AND MINERALS AS EVIDENCED BY QUIT CLAIM DEED FROM EDGEWATER RANCHES, INC. TO F.M. FORD AND BERENICE A. FORD. RECORDED APRIL 14, 1960 IN O.R. BOOK 283, PAGE 23, AS AFFECTED BY O.R. BOOK 1256, PAGE 158, O.R. BOOK 1876, PAGE 1778, O.R. BOOK 2218, PAGE 1338, AND O.R. BOOK 5876, PAGE 423, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, WITHOUT RIGHT OF ENTRY. (AFFECTS, BLANKET IN NATURE)

4. MIXED-USE PLANNED UNIT DEVELOPMENT AGREEMENT FOR DEERING PARK CENTER CONTAINED IN ORDINANCE NO. 2013-O-04 RECORDED IN O.R. BOOK 6867, PAGE 1308, AS AMENDED AND RESTATED IN O.R. BOOK 7809, PAGE 3245 AND O.R. BOOK 8532, PAGE 4832, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, (AFFECTS, BLANKET IN NATURE)

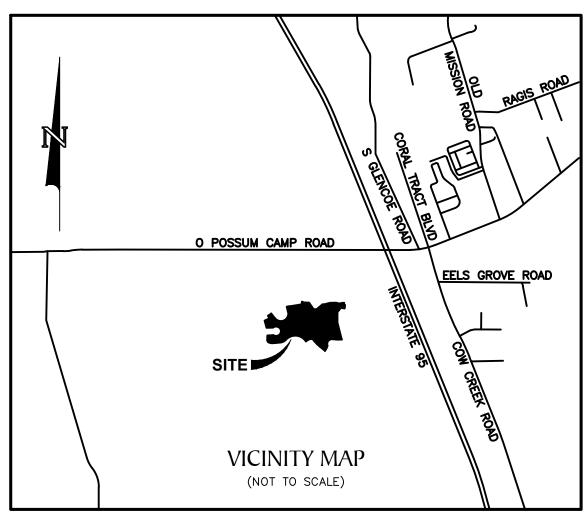
NOTICE OF CREATION AND ESTABLISHMENT OF THE DEERING PARK STEWARDSHIP DISTRICT RECORDED IN O.R. BOOK 7954, PAGE 4585, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, NOT A MATTER OF SURVEY)

6. MEMORANDUM OF OPTION TO PURCHASE REAL ESTATE AGREEMENT BETWEEN FARMTON DEERING PARK, LLC AND DEERING PARK DEVELOPMENT COMPANY, LLC RECORDED IN O.R. BOOK 8320, PAGE 2602, AS AFFECTED BY PARTIAL RELEASES RECORDED IN O.R. BOOK 8663, PAGE 3781 AND O.R. BOOK 8664, PAGE 241, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, BLANKET, NOT A MATTER OF SURVEY)

7. DEED OF CONSERVATION EASEMENT BY FARMTON DEERING PARK, LLC TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED SEPTEMBER 24, 2024 IN O.R. BOOK 8612, PAGE 2597, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, SHOWN HEREON)

RIGHT OF REVERTER, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 8663, PAGE 3791, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AFFECTS, NOT A MATTER OF SURVEY)

> 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.



ACKNOWLEDGEMENT

NOTARY PUBLIC, STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS ----, AS THE SOLE MANAGER OF ------, A FLORIDA LIMITED LIABILITY COMPANY, THE SOLE MANAGER OF -----, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION.

PRINTED NAME	
STATE OF FLORIDA	
MY COMMISSION EXPIRES:	
COMMISSION NUMBER:	
CERTIFICATE OF APPROVAL BY THE CITY COUNCIL	
THIS IS TO CERTIFY, THAT ON THE DAY OF, 2025, COUNCIL APPROVED THE FOREGOING PLAT.	THE EDGEWATER (
ATTECT:	

MAYOR DIEZEL DEPEW **CERTIFICATE OF CLERK**

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

CITY CLERK BONNIE ZLOTNIK

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

CERTIFICATE OF REVIEW BY SURVEYOR, CITY OF EDGEWATER

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR THE CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART I OF FLORIDA STATUTES. NO CONFORMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PRM'S AND PCP'S IN THE FIELD WAS MADE IN THIS REVIEW

FOR THIS FIRM BY:

REVIEWING SURVEYOR: RANDALL L ROBERTS, R.L.S. PROFESSIONAL SURVEYOR AND MAPPER NO. 3144 STATE OF FLORIDA CPH CONSULTING, LLC. LB#7143

NOTES:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE GRID BEARING OF S.01°28'35"E., ALONG THE THE WEST LINE OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST. GRID BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/2011, EAST ZONE.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, AND STORM WATER DRAINAGE STRUCTURES. SANITARY SEWER, RECLAIMED WATER MAINS AND POTABLE WATER MAINS SHALL BE OWNED AND MAINTAINED BY THE CITY OF EDGEWATER.

3. ALL PLATTED UTILITY EASEMENTS SHOWN HEREON, SHALL BE NON EXCLUSIVE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN SECTION 177.091(28), FLORIDA STATUTES, (2025) WHICH TERMS AND CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "X" AND "A", PER FEMA COMMUNITY NUMBER 120308, MAP PANEL NUMBER 12127C0700J, DATED SEPTEMBER 29TH, 2017.

5. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.

6. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS LABELED (NR) NON-RADIAL

7. ALL LOT CORNERS AND PERMANENT CONTROL POINTS (PCPS) WILL BE SET UPON COMPLETION OF ALL ROADS AND OR UTILITIES CONSTRUCTION WITHIN TIME ALLOWANCE PER FLORIDA STATUTES.

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7, RUN THENCE, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION, S.01°28'35"E., A DISTANCE OF 232.23 FEET; THENCE, DEPARTING SAID WEST BOUNDARY, N.84°49'58"E., A DISTANCE OF 550.39 FEET; THENCE S.87°19'51"E., A DISTANCE OF 138.00 FEET; THENCE SOUTHERLY, 111.03 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 09°25'29" (CHORD BEARING S.02°02'36"E., 110.91 FEET); THENCE N.83°14'39"E., A DISTANCE OF 50.00 FEET; THENCE SOUTHERLY, 105.66 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 09°41'09" (CHORD BEARING S.11°35'55"E., 105.53 FEET); THENCE EASTERLY, 314.39 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1360.00 FEET AND A CENTRAL ANGLE OF 13°14'42" (CHORD BEARING N.82°39'46"E., 313.69 FEET) THENCE N.74°59'13"E., A DISTANCE OF 50.00 FEET; THENCE EASTERLY, 134.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1360.00 FEET AND A CENTRAL ANGLE OF 05°39'38" (CHORD BEARING N.71°06'12"E., 134.31 FEET); TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, 223.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1360.00 FEET AND A CENTRAL ANGLE OF 09°24'31" (CHORD BEARING N.63°34'07"E., 223.08 FEET) THENCE N.31°08'09"W., A DISTANCE OF 122.00 FEET; THENCE NORTHEASTERLY, 164.74 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1238.00 FEET AND A CENTRAL ANGLE OF 07°37'28" (CHORD BEARING N.55°03'08"E., 164.62 FEET); THENCE S.38°45'36"E., A DISTANCE OF 255.00 FEET; THENCE NORTHEASTERLY, 839.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 155°14'37" (CHORD BEARING N.63°37'05"E., 605.59 FEET); THENCE N.14°00'13"W., A DISTANCE OF 220.33 FEET; THENCE EASTERLY, 104.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 887.00 FEET AND A CENTRAL ANGLE OF 06°45'10" (CHORD BEARING N.79°22'22"E., 104.48 FEET); THENCE EASTERLY, 473.69 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 7663.00 FEET AND A CENTRAL ANGLE OF 03°32'30" (CHORD BEARING N.80°58'42"E., 473.61 FEET); THENCE NORTHERLY, 4.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 341.00 FEET AND A CENTRAL ANGLE OF 00°44'19" (CHORD BEARING N.02°55'22"E., 4.40 FEET); THENCE S.86°42'28"E., A DISTANCE OF 50.00 FEET; THENCE NORTHERLY, 39.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04°33'49" (CHORD BEARING N.01°00'37"E., 39.81 FEET); THENCE N.88°43'43"E., A DISTANCE OF 13.00 FEET; THENCE NORTHERLY, 69.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 513.00 FEET AND A CENTRAL ANGLE OF 07°48'41" (CHORD BEARING N.05°10'38"W., 69.89 FEET); THENCE N.80°55'02"E., A DISTANCE OF 22.21 FEET; THENCE S.59°13'30"E., A DISTANCE OF 62.72 FEET; THENCE N.88°55'51"E., A DISTANCE OF 100.66 FEET; THENCE S.88°09'03"E., A DISTANCE OF 127.90 FEET; THENCE S.33°31'15"E., A DISTANCE OF 332.36 FEET; THENCE S.89°51'04"E., A DISTANCE OF 129.21 FEET; THENCE N.49°30'24"E., A DISTANCE OF 322.29 FEET; THENCE N.90°00'00"E., A DISTANCE OF 82.69 FEET; THENCE N.75°19'22"E., A DISTANCE OF 239.95 FEET: THENCE N.89°03'50"E., A DISTANCE OF 248.40 FEET: THENCE S.74°23'51"E., A DISTANCE OF 127.22 FEET; THENCE S.42°41'26"E., A DISTANCE OF 11.82 FEET; THENCE EASTERLY, 201.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1288.00 FEET AND A CENTRAL ANGLE OF 08°58'39" (CHORD BEARING N.81°10'15"E., 201.61 FEET); THENCE S.04°20'25"E., A DISTANCE OF 66.00 FEET; THENCE EASTERLY, 2.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1222.00 FEET AND A CENTRAL ANGLE OF 00°07'42" (CHORD BEARING N.85°43'25"E., 2.73 FEET); THENCE SOUTHEASTERLY, 41.33 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°43'33" (CHORD BEARING S.46°50'57"E., 36.78 FEET). THENCE SOUTHERLY, 137.40 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 870.00 FEET AND A CENTRAL ANGLE OF 09°02'56" (CHORD BEARING S.05°02'17"W., 137.26 FEET); THENCE N.80°26'15"W., A DISTANCE OF 151.00 FEET; THENCE S.38°59'00"W., A DISTANCE OF 231.85 FEET; THENCE S.00°00'00"E., A DISTANCE OF 430.90 FEET; THENCE S.14°01'24"E., A DISTANCE OF 733.07 FEET; THENCE WESTERLY, 365.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 20°58'10" (CHORD BEARING N.88°27'21"W., 363.95 FEET); THENCE SOUTHWESTERLY, 430.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 123°19'32" (CHORD BEARING S.40°20'41"W., 352.07 FEET); THENCE SOUTHWESTERLY, 241.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 927.91 FEET AND A CENTRAL ANGLE OF 14°56'04" (CHORD BEARING S.26°31'51"W., 241.18 FEET); THENCE NORTHWESTERLY, 249.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5563.00 FEET AND A CENTRAL ANGLE OF 02°34'12" (CHORD BEARING N.50°54'46"W., 249.50 FEET); THENCE NORTHWESTERLY, 120.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 598.00 FEET AND A CENTRAL ANGLE OF 11°34'48" (CHORD BEARING N.47°23'16"W., 120.66 FEET); THENCE N.43°52'20"W., A DISTANCE OF 267.75 FEET; THENCE NORTHWESTERLY, 20.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 28°58'32" (CHORD BEARING N.29°23'04"W., 20.01 FEET). THENCE NORTHWESTERLY, 76.51 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 70°42'14" (CHORD BEARING N.50°14'55"W., 71.75 FEET); THENCE WESTERLY, 198.24 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 37°51'37" (CHORD BEARING S.75°28'10"W., 194.65 FEET); THENCE S.56°32'22"W., A DISTANCE OF 87.91 FEET; THENCE WESTERLY, 973.26 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 536.00 FEET AND A CENTRAL ANGLE OF 104°02'14" (CHORD BEARING N.85°28'45"W., 844.96 FEET); THENCE SOUTHWESTERLY, 240.57 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 339.00 FEET AND A CENTRAL ANGLE OF 40°39'35" (CHORD BEARING S.62°49'55"W., 235.55 FEET); THENCE WESTERLY, 357.05 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 5899.00 FEET AND A CENTRAL ANGLE OF 03°28'05" (CHORD BEARING S.84°53'45"W., 356.99 FEET); THENCE WESTERLY, 168.89 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 274.00 FEET AND A CENTRAL ANGLE OF 35°18'56" (CHORD BEARING N.75°42'45"W., 166.23 FEET); THENCE NORTHWESTERLY, 82.57 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 79.00 FEET AND A CENTRAL ANGLE OF 59°53'04" (CHORD BEARING N.28°06'45"W., 78.86 FEET). THENCE N.01°49'48"E., A DISTANCE OF 211.13 FEET; THENCE N.88°08'08"E., A DISTANCE OF 239.74 FEET; THENCE NORTHERLY, 889.03 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 254°41'22" (CHORD BEARING N.01°51'52"W., 318.00 FEET); THENCE S.88°08'08"W., A DISTANCE OF 266.13 FEET; THENCE N.15°00'47"W., A DISTANCE OF 304.84 FEET TO THE POINT OF BEGINNING

CONTAINING 89.441 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED:

RANDY COSLOW, P.E. CITY ENGINEER, CITY OF EDGEWATER

THIS PLAT WAS APPROVED BY THE CITY OF EDGEWATER, FLORIDA. THIS IS TO CERTIFY THAT ON _

DATE:

CITY ATTORNEY, CITY OF EDGEWATER AARON R. WOLFE

CERTIFICATE OF APPROVAL BY DEVELOPMENT SERVICES DIRECTOR

THIS IS TO CERTIFY, THAT ON THE DAY OF , 2025, THE DEVELOPMENT SERVICES DIRECTOR APPROVED THE FOREGOING

SURVEYOR'S CERTIFICATION

RYAN SOLSTICE, AICP

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON , 2025, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

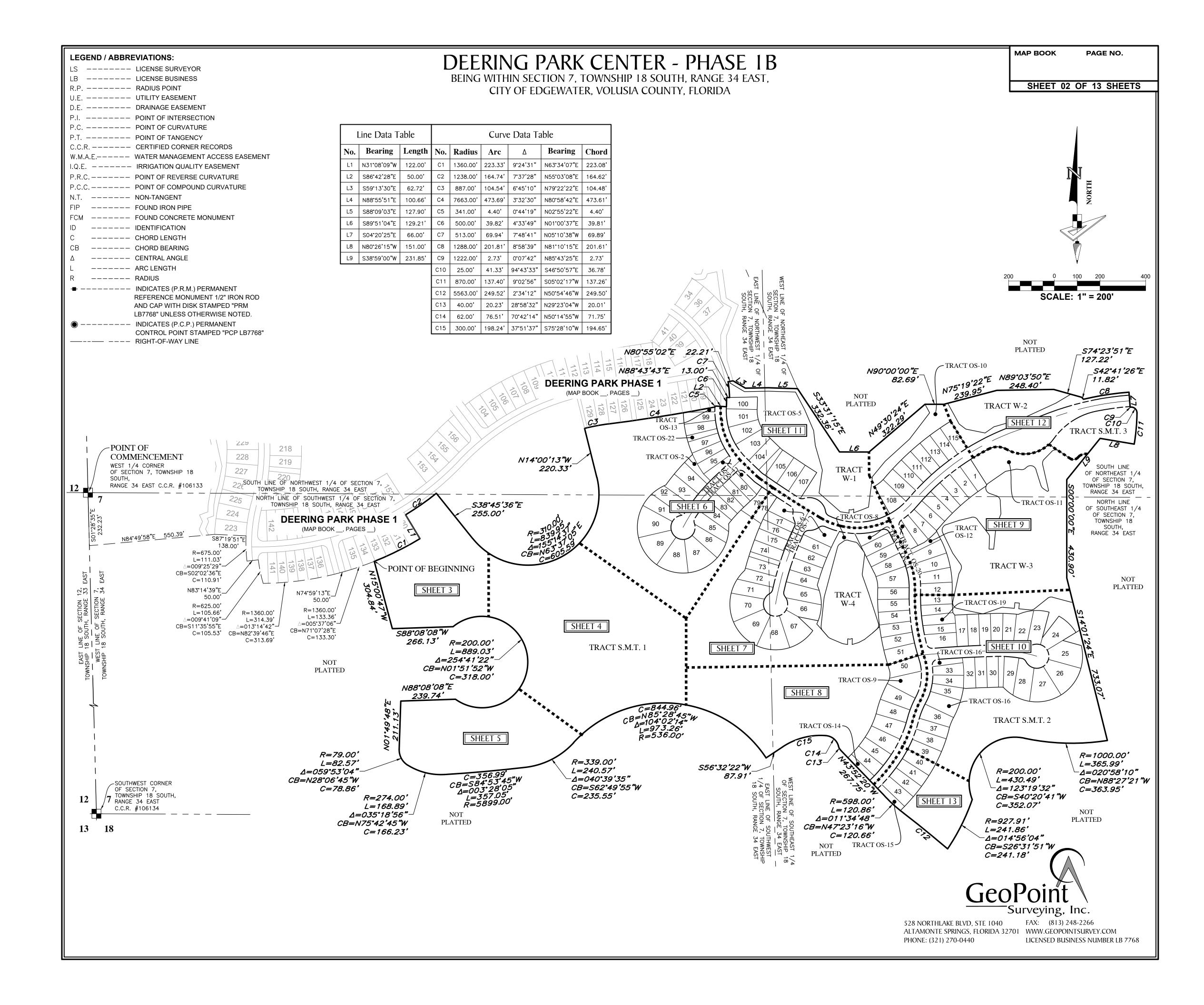
MICHAEL GOODNIGHT, (LICENSE NO. LS7245) FLORIDA PROFESSIONAL SURVEYOR AND MAPPER GEOPOINT SURVEYING, INC. 528 NORTHLAKE BOULEVARD, STE 1040 ALTAMONTE SPRINGS, FLORIDA 32701 LICENSED BUSINESS NUMBER LB 7768

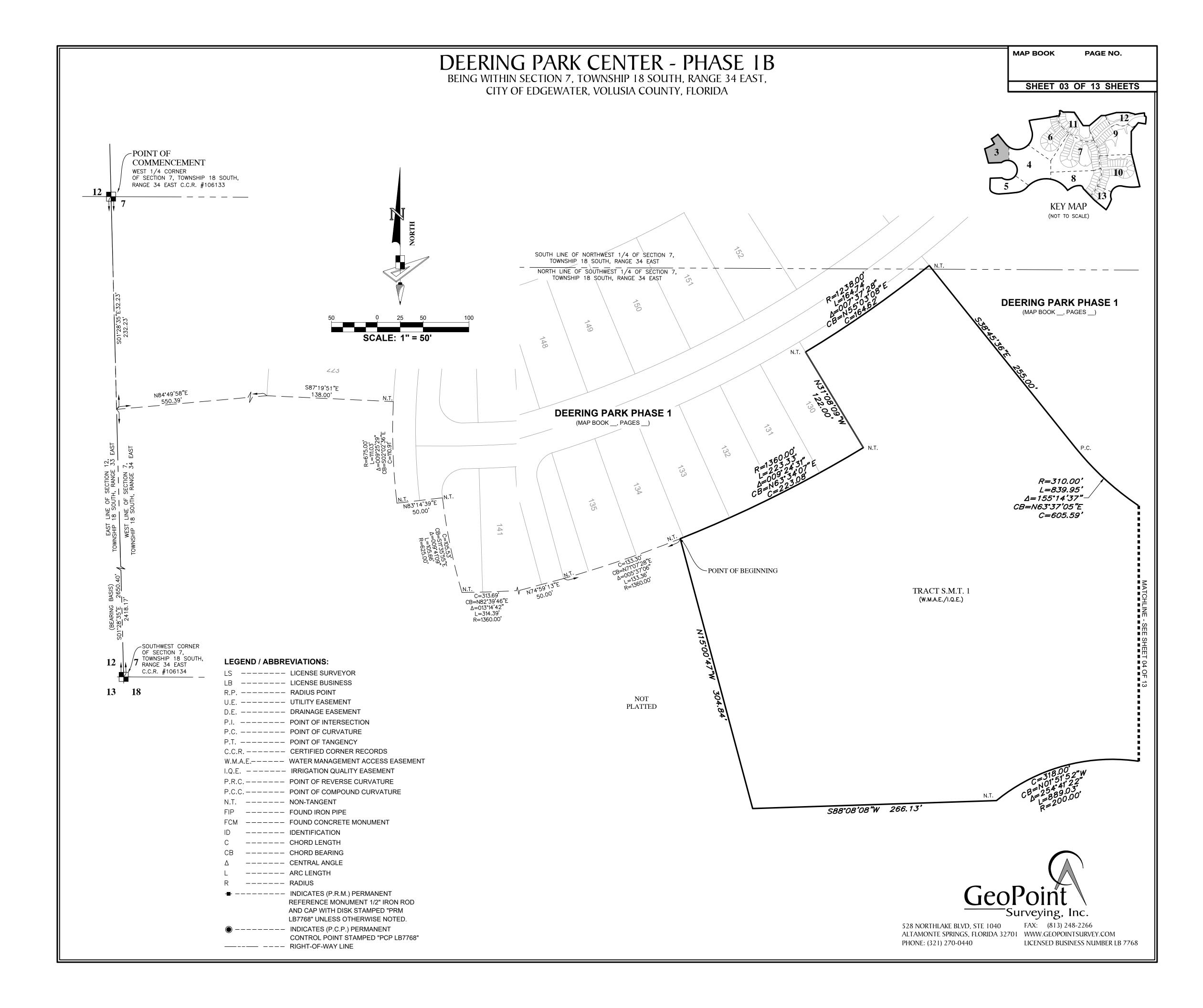


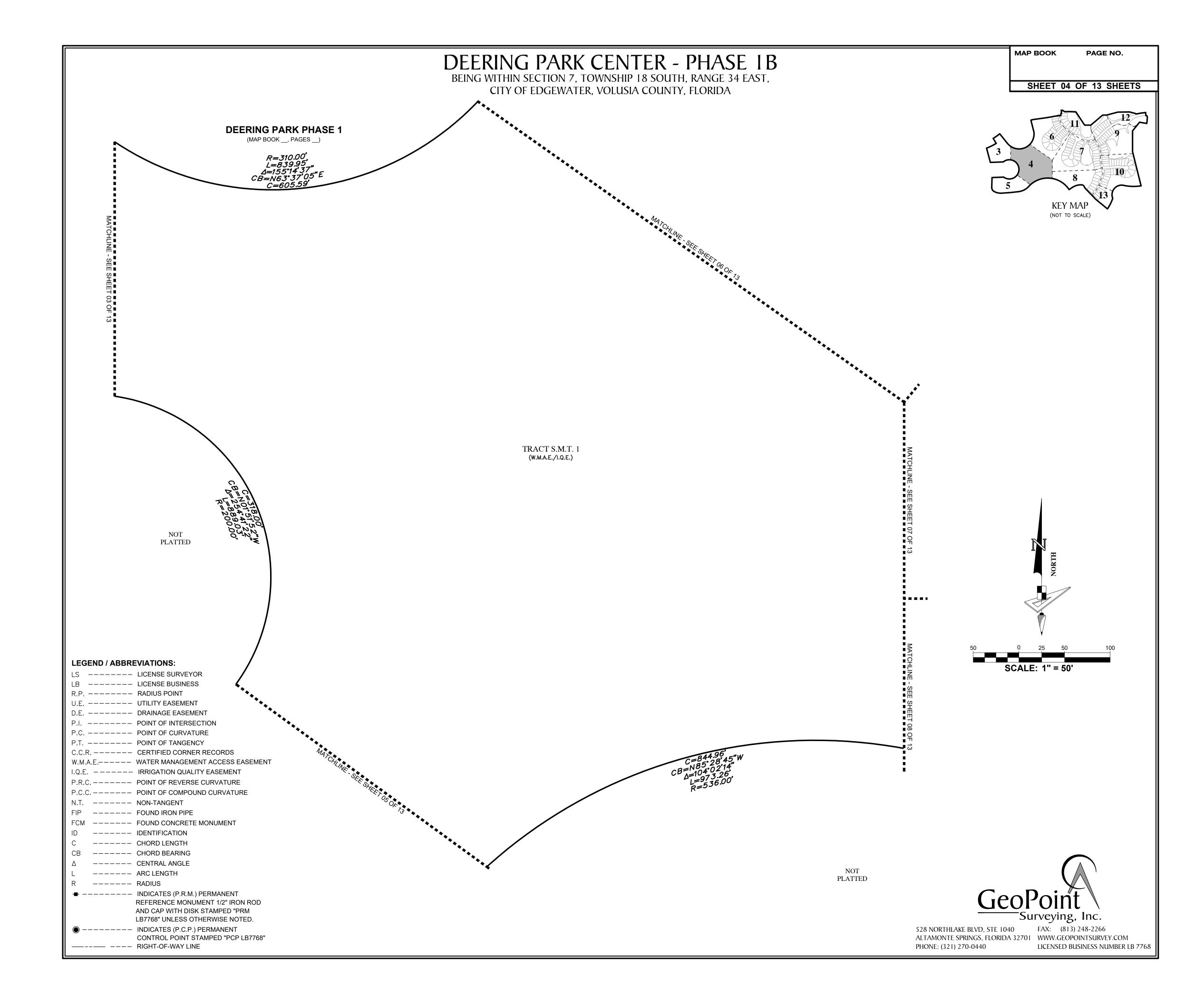
528 NORTHLAKE BLVD, STE 1040 PHONE: (321) 270-0440

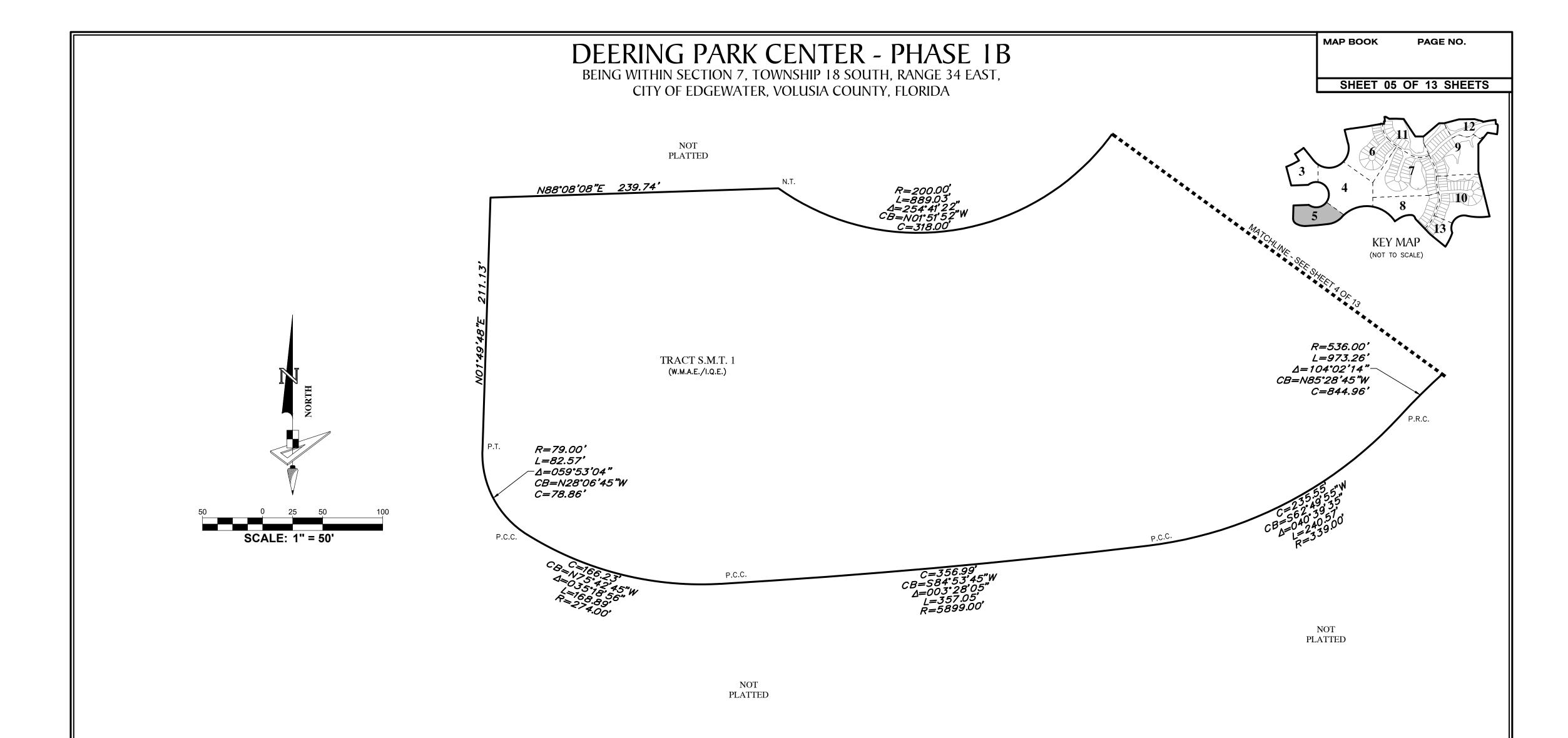
FAX: (813) 248-2266 ALTAMONTE SPRINGS, FLORIDA 32701 WWW.GEOPOINTSURVEY.COM LICENSED BUSINESS NUMBER LB 7768

DEERING PARK CENTER PHASE 1B









LEGEND / ABBREVIATIONS:

LS ---- LICENSE SURVEYOR LB ---- LICENSE BUSINESS R.P. ---- RADIUS POINT U.E. ---- UTILITY EASEMENT D.E. ---- DRAINAGE EASEMENT P.I. ---- POINT OF INTERSECTION P.C. ---- POINT OF CURVATURE P.T. ---- POINT OF TANGENCY C.C.R. ---- CERTIFIED CORNER RECORDS W.M.A.E.———— WATER MANAGEMENT ACCESS EASEMENT I.Q.E. ---- IRRIGATION QUALITY EASEMENT P.R.C. ———— POINT OF REVERSE CURVATURE P.C.C. ---- POINT OF COMPOUND CURVATURE N.T. ---- NON-TANGENT FIP ---- FOUND IRON PIPE FCM ---- FOUND CONCRETE MONUMENT ID ---- IDENTIFICATION C ---- CHORD LENGTH ---- CHORD BEARING ---- CENTRAL ANGLE ---- ARC LENGTH R ---- RADIUS **■** ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 1/2" IRON ROD AND CAP WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED. ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

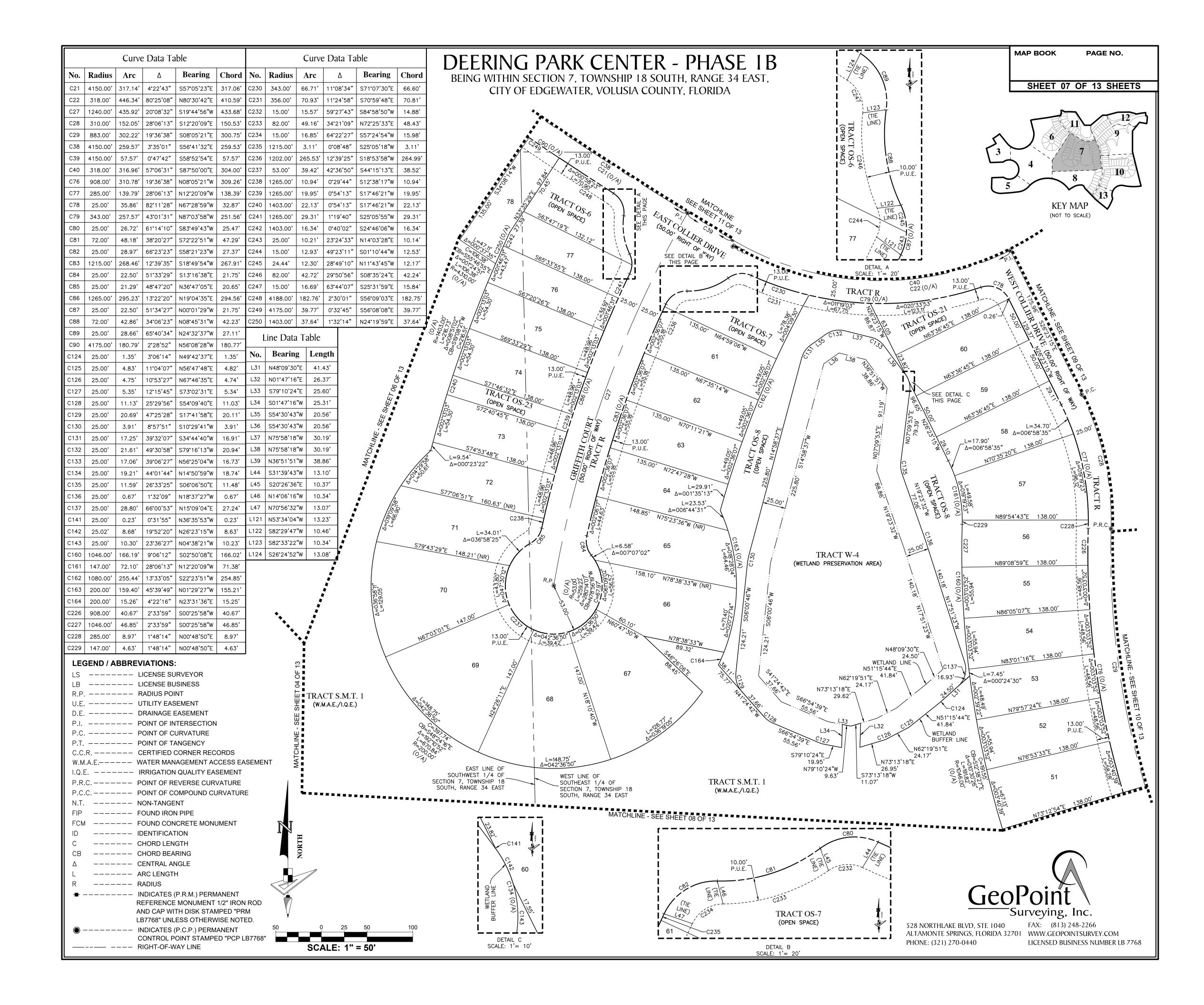
----- RIGHT-OF-WAY LINE

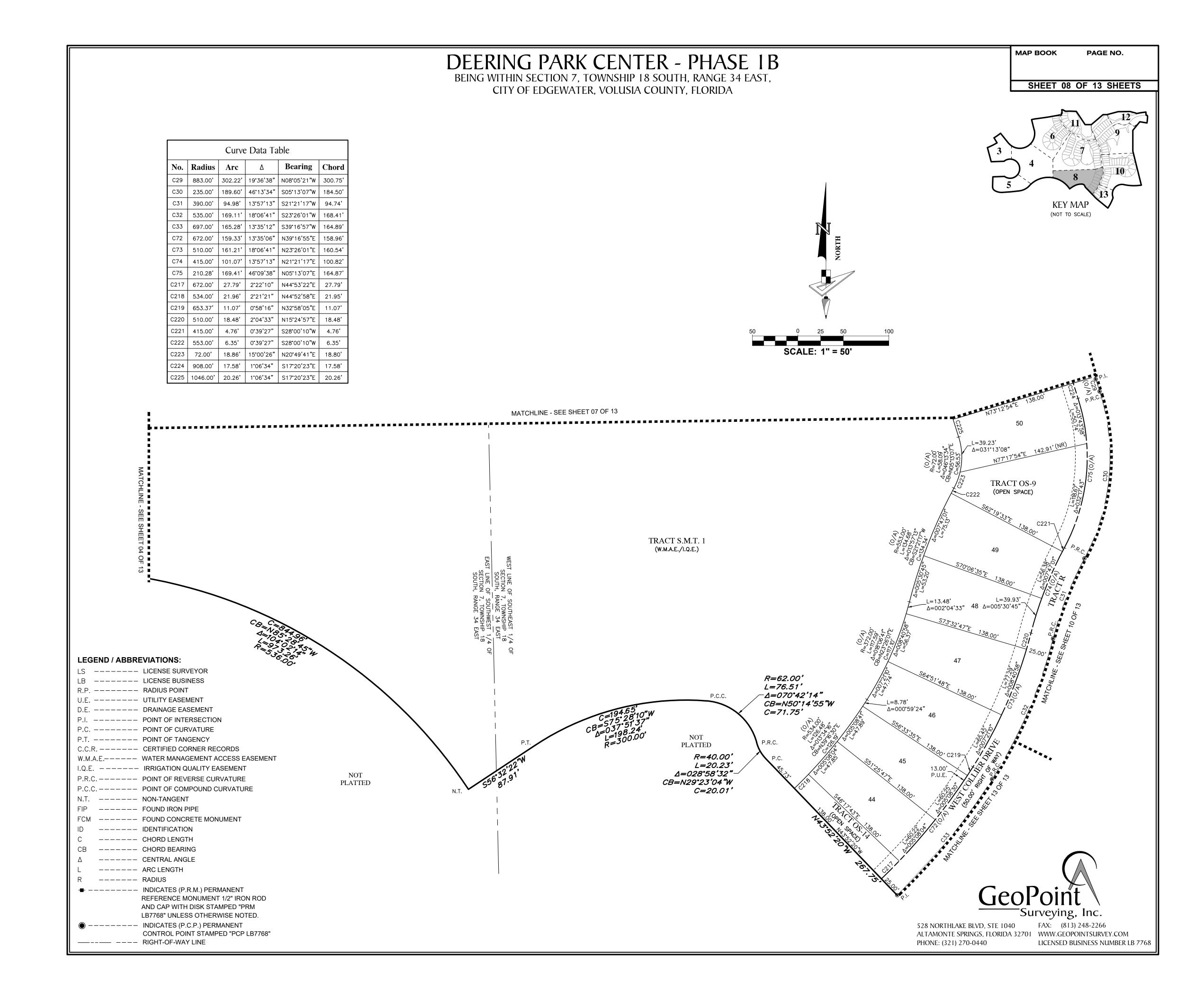


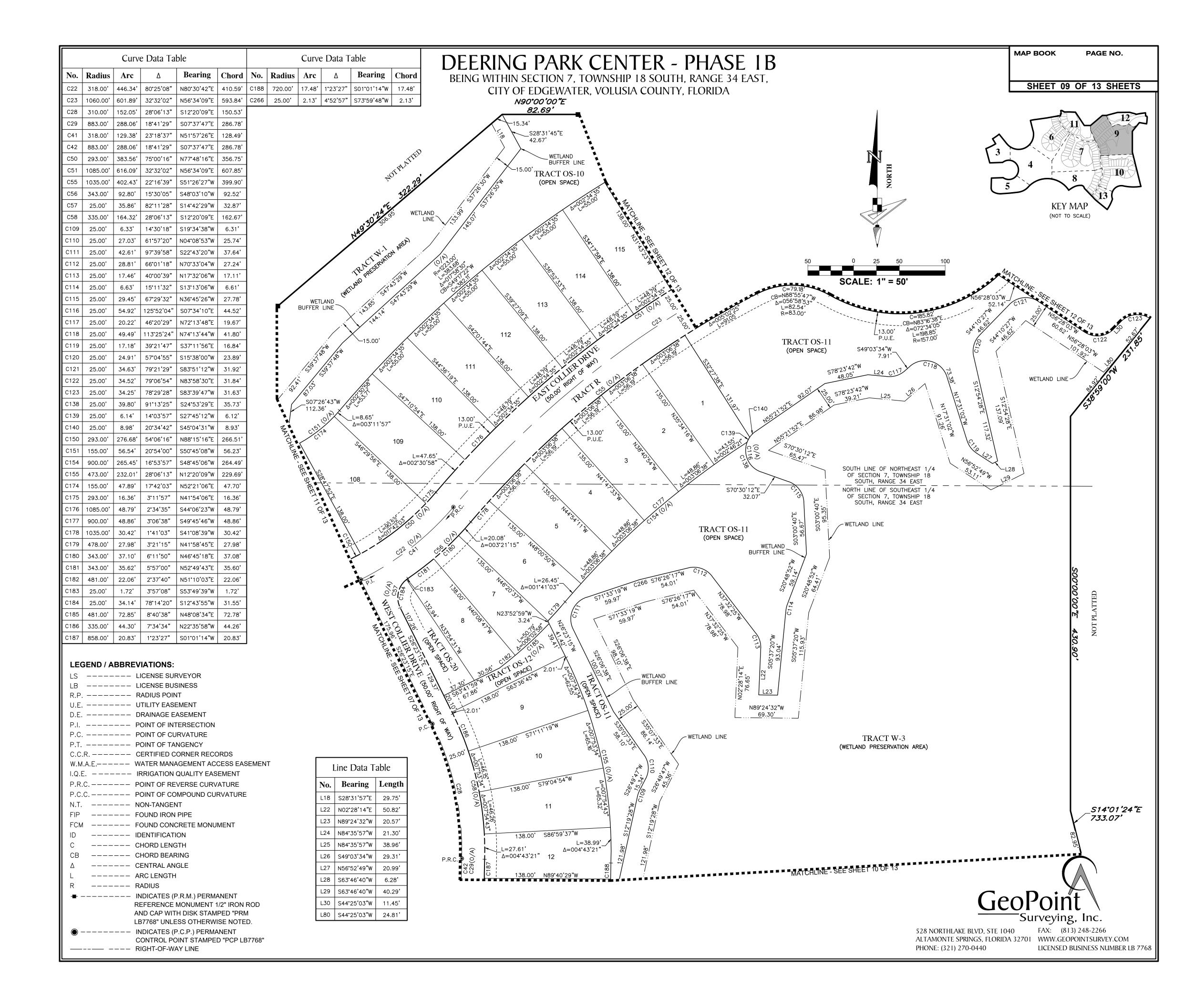
ALTAMONTE SPRINGS, FLORIDA 32701 WWW.GEOPOINTSURVEY.COM PHONE: (321) 270-0440

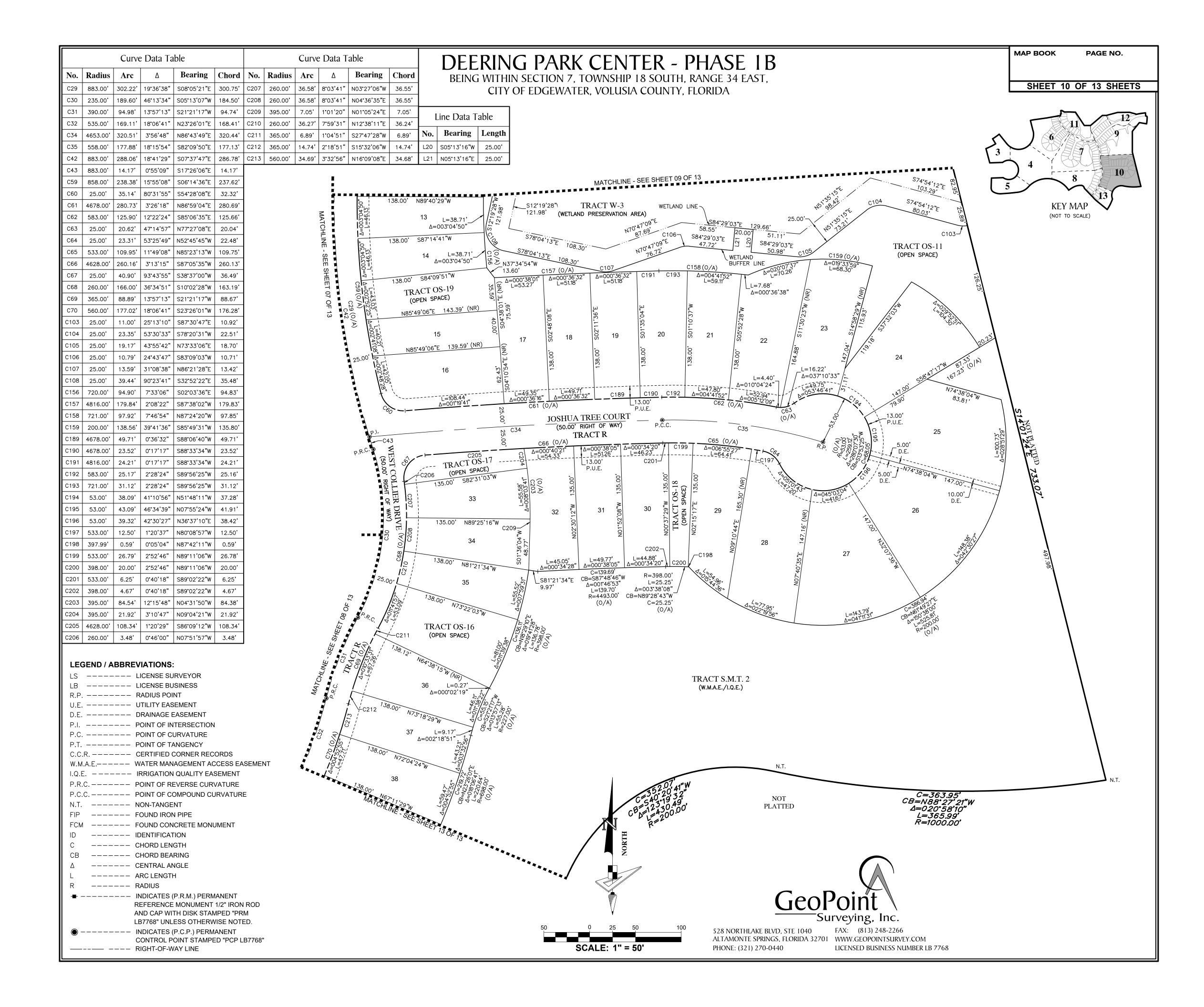
528 NORTHLAKE BLVD, STE 1040 FAX: (813) 248-2266 LICENSED BUSINESS NUMBER LB 7768

	DEERING PARK CENTER - PHASE 1B BEING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA	MAP BOOK SHEET 06	PAGE NO. OF 13 SHEETS
No. Radius Arc Δ Bearing Chord C16 341.00' 4.40' 0'44'19" N02'55'22"E 4.40' C19 316.00' 272.58' 49'25'25" S21'25'11"E 264.21' C20 100.00' 15.31' 8'46'09" S50'30'57"E 15.29' C21 4150.00' 317.14' 4'22'43" S57'05'23"E 317.06' C26 765.13' 251.83' 18'51'29" S37'07'32"W 250.70' C36 316.00' 257.77' 46'44'15" S20'04'36"E 250.68' C37 316.00' 14.81' 2'41'10" S44'47'18"E 14.81' C38 4150.00' 259.57' 3'35'01" S56'41'32"E 259.53' C91 4175.00' 180.79' 2'28'52" N56'08'28"W 180.77' C92 125.00' 19.13' 8'46'09" N50'30'57"W 19.11' C93 24.96' 38.10' 87'28'05" N89'48'02"W 34.51' C94 <td>DEERING PARK PHASE 1 R=887.00' L=47.363 A=000'35'32'30' CB=N80'55'10' R=7863.00' R=786</td> <td>KEY N (NOT TO</td> <td></td>	DEERING PARK PHASE 1 R=887.00' L=47.363 A=000'35'32'30' CB=N80'55'10' R=7863.00' R=786	KEY N (NOT TO	
C96 25.00' 20.94' 47'59'38" N56'02'17"E 20.33' C97 790.13' 200.15' 14'30'49" N39'17'52"E 199.61' C98 24.54' 35.99' 84'01'09" N05'28'50"E 32.85' C99 341.00' 231.43' 38'53'08" N16'09'02"W 227.01' C165 605.13' 81.53' 7'43'11" S41'40'27"W 81.47' C166 7663.00' 128.56' 0'57'41" N79'41'17"E 128.56' C251 4175.00' 39.76' 0'32'44" S55'35'24"E 39.76' C252 4175.00' 30.35' 0'25'00" S55'06'32"E 30.35' C253 605.13' 10.78' 1'01'15" S46'02'39"W 10.78' C254 605.13' 22.07' 2'05'24" S44'29'20"W 22.07' C255 200.00' 33.42' 9'34'28" N00'22'34"E 33.38' C256 740.13' 37.26' 2'53'03" S33'46'38"W 37.25'	TRACT S.M.T. 1 (WMAE-/LQE) TRACT S.M.T. 1 (WMAE-/LQE) TRACT S.M.T. 1 (WMAE-/LQE) P.T. TRACT S.M.T. 1 (WMAE-/LQE) TRACT S.M.T. 1 (WMAE-/LQE) P.T. TRACT S.M.T. 1 (WMAE-/LQE) S46'33'17"W 2.39 P.T. TRACT S.M.T. 1 (WMAE-/	SER SALERY NAGO 03.30 - NAGO 23.23.23.23.23.23.23.23.23.23.23.23.23.2	
C260 928.07' 46.78' 2*53*17" S45*06'33"W 46.78' C261 479.00' 98.38' 11*46'03" N29*33'41"W 98.20' C262 790.13' 19.87' 1*26'27" S45*50'03"W 19.87' C263 341.00' 19.83' 3*19'54" S15*05'12"E 19.83' C264 479.00' 27.85' 3*19'54" S15*05'12"E 27.85' C265 341.00' 20.91' 3*30'46" S00'47'50"W 20.90' Line Data Table No. Bearing Length L48 N45*13'30"W 41.94'	SOUTH LINE OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST NORTH LINE OF SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST 92 12 13 15 15 16 17 18 18 18 18 18 18 18 18 18	7.85' 7.85'	27 (C38) 57
LEGEND / ABBREVIATIONS: LS LICENSE SURVEYOR LB LICENSE BUSINESS R.P RADIUS POINT U.E DRAINAGE EASEMENT D.E DRAINAGE EASEMENT P.I POINT OF INTERSECTION P.C POINT OF TANGENCY C.C.R CERTIFIED CORNER RECORDS W.M.A.E. WATER MANAGEMENT ACCESS EASEMENT I.Q.E IRRIGATION QUALITY EASEMENT P.R.C POINT OF REVERSE CURVATURE P.C.C POINT OF COMPOUND CURVATURE N.T NON-TANGENT FIP FOUND IRON PIPE FCM FOUND CONCRETE MONUMENT ID IDENTIFICATION C CHORD LENGTH	TRACT S.M.T. I (W.M.A.E./I.Q.E.) 107 00 576 540 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 25 SCALE: 1"	50 100 = 50'
CB CHORD BEARING Δ CENTRAL ANGLE L ARC LENGTH R INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 1/2" IRON ROD AND CAP WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED. ■ INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768" — RIGHT-OF-WAY LINE	TRACT S.M.T. 1 (W.M.A.E./I.Q.E.) 528 NORTHLAKE BLVD, STE ALTAMONTE SPRINGS, FLOR PHONE: (321) 270-0440	RIDA 32701 WWW.GEO	13) 248-2266







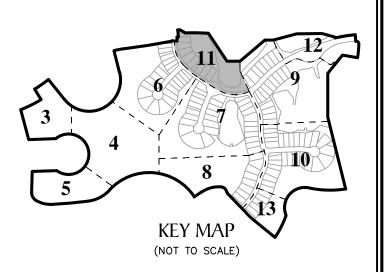


BEING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

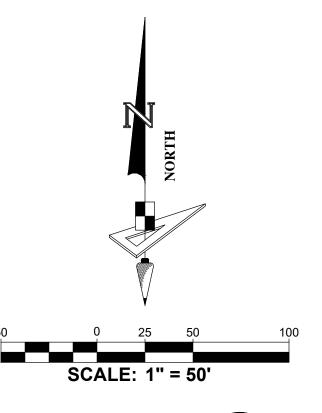
MAP BOOK

PAGE NO.

SHEET 11 OF 13 SHEETS



Line Data Table			Curve Data Table					
No.	Bearing	Length	No.	Radius	Arc	Δ	Bearing	Chord
L10	N88°43'43"E	13.00'	C17	500.00'	39.82'	4°33'49"	N01°00'37"E	39.81
L11	N16°28'29"W	7.82'	C18	513.00'	69.94	7°48'41"	N05°10'38"W	69.89'
L12	N48°45'26"W	25.68'	C19	316.00'	272.58	49°25'25"	S21°25'11"E	264.21
L13	N81°19'34"W	38.58'	C20	100.00'	15.31'	8°46'09"	S50°30'57"E	15.29'
L14	N01°46'27"E	15.11'	C21	4150.00	317.14	4°22'43"	S57°05'23"E	317.06
L15	N01°46'27"E	16.14	C22	318.00'	446.34	80°25'08"	N80°30'42"E	410.59
L16	S07°21'50"W	22.62'	C36	316.00'	257.77	46°44'15"	S20°04'36"E	250.68
L17	S07°21'50"W	13.75'	C37	316.00'	14.81'	2°41'10"	S44°47'18"E	14.81'
L40	N43°17'21"E	13.24'	C38	4150.00'	259.57	3°35'01"	S56°41'32"E	259.53
L41	N00°47'41"W	10.46	C39	4150.00'	57.57'	0°47'42"	S58°52'54"E	57.57
L42	S63°40'14"W	10.42'	C44	291.00'	251.02	49°25'25"	S21°25'11"E	243.31
L43	N15°29'03"E	13.20'	C45	75.00'	11.48'	8*46'09"	S50°30'57"E	11.47'
			C46	4125.00'	190.92	2°39'07"	S56°13'35"E	190.90'
			C47	25.00'	22.50'	51°34'12"	S83°20'14"E	21.75'
			C48	72.00'	125.91	100°11'57"	S59°01'22"E	110.47
			C49	25.00'	24.33'	55°46'13"	S36°48'30"E	23.39'
			C50	293.00'	383.56	75°00'16"	N77°48'16"E	356.75
			C144	156.00'	134.57	49°25'25"	S21°25'11"E	130.43
			C145	4112.00'	192.81'	2*41'11"	N56°14'38"W	192.79'
			C146	15.00'	12.89'	49°14'07"	N82°12'17"W	12.50'
			C147	82.00'	136.99'	95°43'16"	N58°57'42"W	121.61'
			C148	15.00'	13.91'	53°07'53"	N37°40'01"W	13.42'
			C149	280.00'	60.95'	12*28'20"	N70°28'07"W	60.83'
			C150	293.00'	276.68'	54 ° 06'16"	N88°15'16"E	266.51
			C167	635.00'	50.58'	4°33'49"	N01°00'37"E	50.56'
			C168	156.00'	41.65'	15°17'54"	S38°28'56"E	41.53'
			C169	4125.00	12.00'	0°10'00"	S54°59'02"E	12.00'
			C170	3990.00'	7.03'	0°06'03"	S55*01'00"E	7.03'
			C171	4125.00	55.51'	0°46'15"	S57°10'01"E	55.50'
			C172	25.73'	6.26'	13°56'34"	S64°37'35"E	6.25'

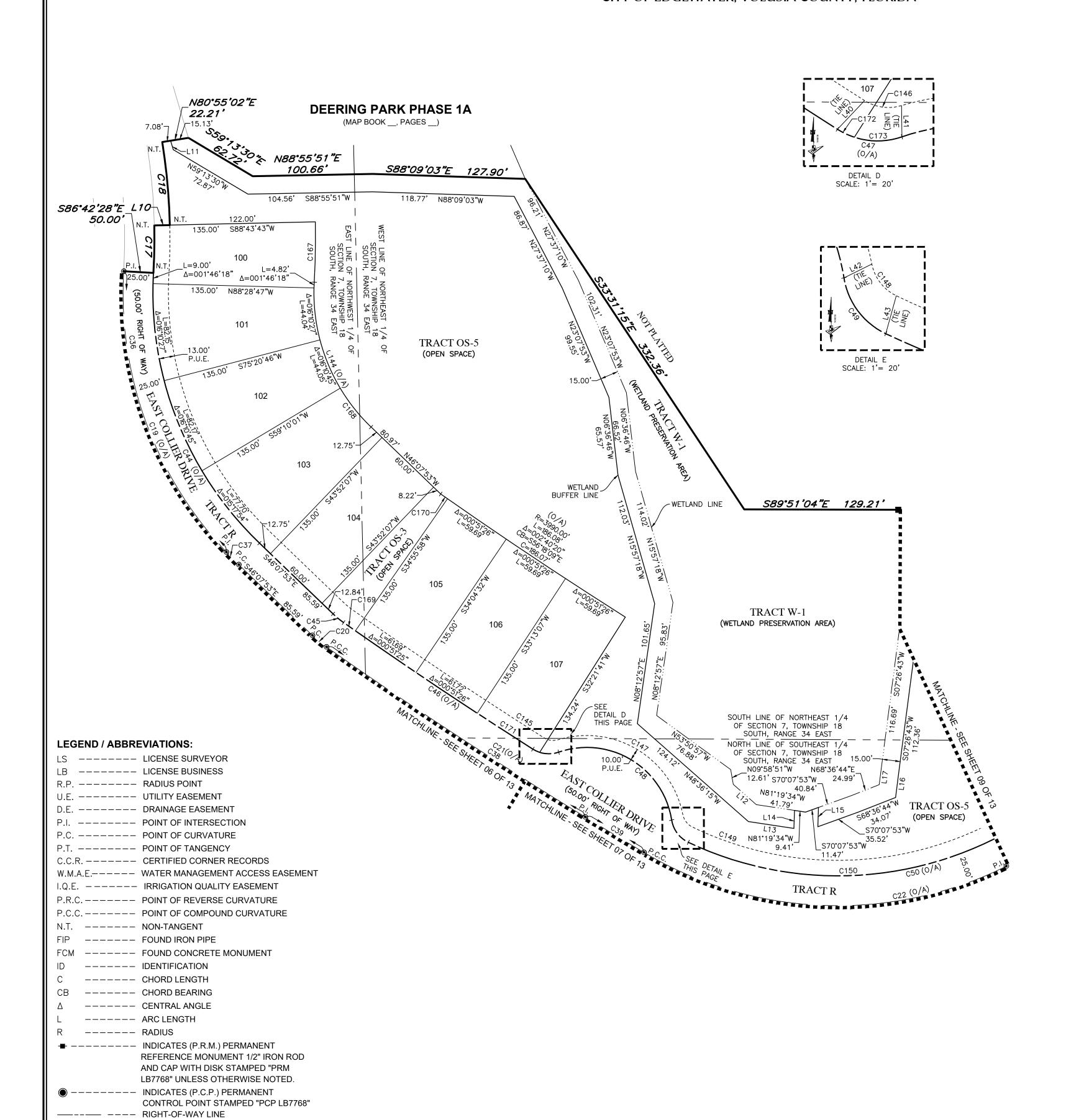


C173 | 25.11' | 16.24' | 37'03'49" | N89'26'59"E | 15.96'



528 NORTHLAKE BLVD, STE 1040 ALTAMONTE SPRINGS, FLORIDA 32701 WWW.GEOPOINTSURVEY.COM PHONE: (321) 270-0440

FAX: (813) 248-2266 LICENSED BUSINESS NUMBER LB 7768

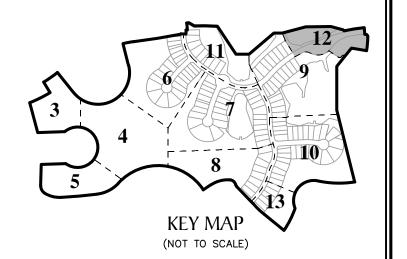


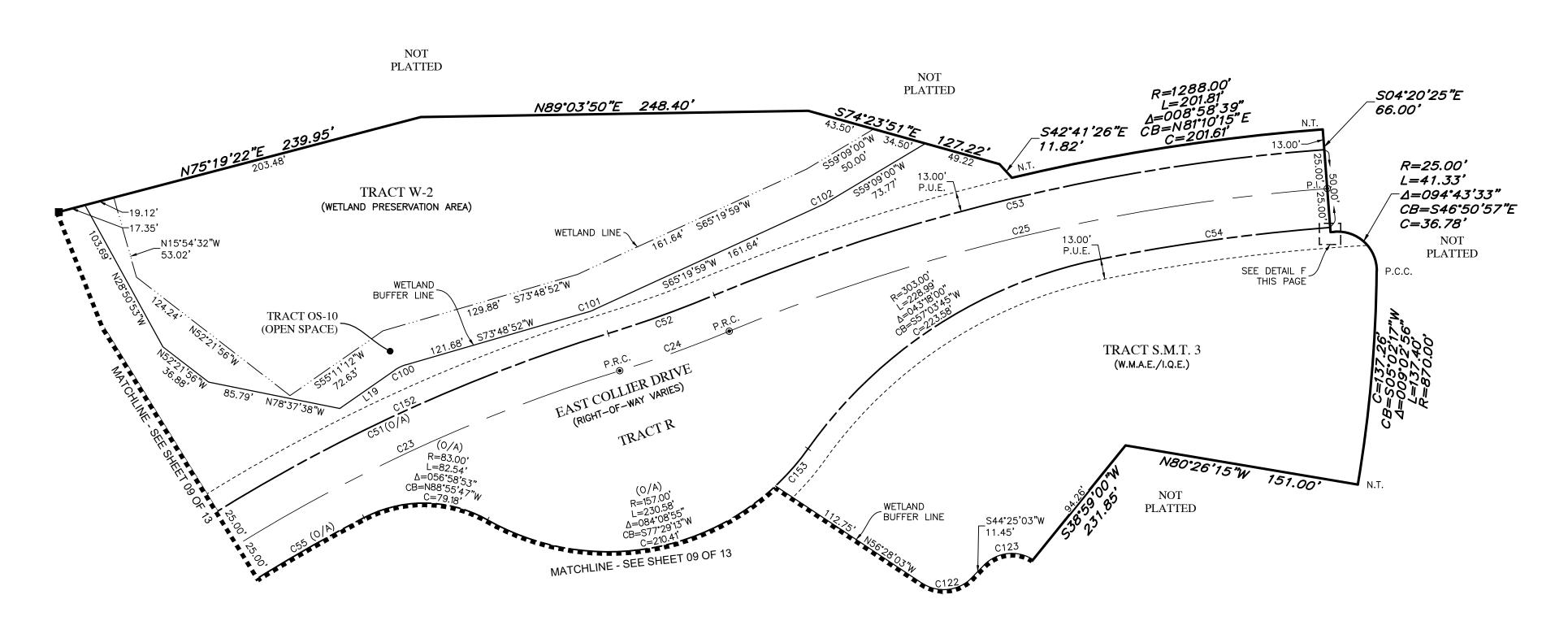
BEING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

MAP BOOK

PAGE NO.

SHEET 12 OF 13 SHEETS





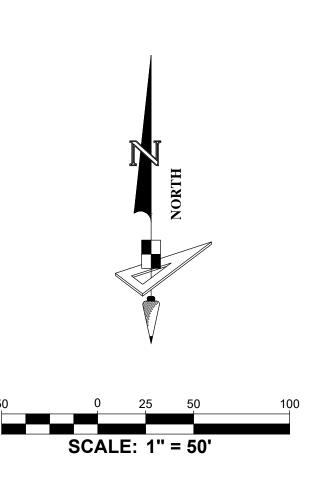
LEGEND / ABBREVIATIONS:

LS ---- LICENSE SURVEYOR LB ---- LICENSE BUSINESS

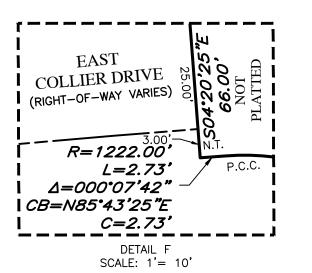
R.P RADIUS POINT	
U.E UTILITY EASEMENT	
D.E DRAINAGE EASEMENT	
P.I POINT OF INTERSECTION	
P.C POINT OF CURVATURE	
P.T POINT OF TANGENCY	
C.C.R CERTIFIED CORNER RECORDS	
W.M.A.E WATER MANAGEMENT ACCESS EA	SEMENT
I.Q.E IRRIGATION QUALITY EASEMENT	
P.R.C POINT OF REVERSE CURVATURE	
P.C.C POINT OF COMPOUND CURVATUR	E
N.T NON-TANGENT	
FIP FOUND IRON PIPE	
FCM FOUND CONCRETE MONUMENT	
ID IDENTIFICATION	
C CHORD LENGTH	
CB CHORD BEARING	
Δ CENTRAL ANGLE	
L ARC LENGTH	
R RADIUS	
	M

● ---- INDICATES (P.C.P.) PERMANENT

CONTROL POINT STAMPED "PCP LB7768"



Curve Data Table					I	Line Data T	able	
No.	Radius	Arc	Δ	Bearing	Chord	No.	Bearing	Length
C23	1060.00'	601.89	32°32'02"	N56°34'09"E	593.84	L19	S55*11'12"W	42.93'
C24	805.00'	74.68'	5°18'56"	N70°10'42"E	74.66'			
C25	1250.00'	395.73	18°08'21"	N76°35'24"E	394.08			
C51	1085.00'	616.09	32*32'02"	N56°34'09"E	607.85			
C52	780.00'	72.36'	5°18'56"	N70°10'42"E	72.34'			
C53	1275.00'	403.65	18°08'21"	N76°35'24"E	401.96			
C54	1225.00'	148.53	6*56'49"	S82°11'10"W	148.44			
C55	1035.00'	402.43	22°16'39"	S51°26'27"W	399.90'			
C100	25.00'	8.13'	18*37'40"	S64°30'02"W	8.09'			
C101	25.00'	3.70'	8°28'54"	N69°34'26"E	3.70'			
C102	25.00'	2.70'	6°10'59"	N62°14'29"E	2.70'			
C122	25.00'	34.52'	79*06'54"	N83°58'30"E	31.84'			
C123	25.00'	34.25'	78*29'28"	S83°39'47"W	31.63'			
C152	1085.00'	275.70	14°33'33"	S65°33'24"W	274.96			
C153	157.00'	31.73'	11°34'50"	N41°12'10"E	31.68'			





528 NORTHLAKE BLVD, STE 1040 ALTAMONTE SPRINGS, FLORIDA 32701 WWW.GEOPOINTSURVEY.COM PHONE: (321) 270-0440

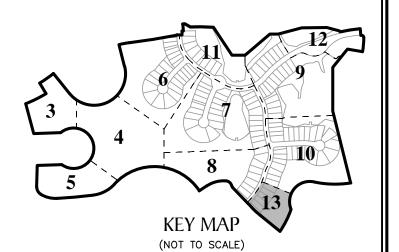
FAX: (813) 248-2266 LICENSED BUSINESS NUMBER LB 7768

BEING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 34 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

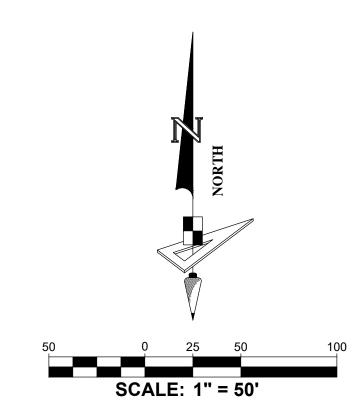
ИΑР	воок	

PAGE NO.

SHEET 13 OF 13 SHEETS



	Curve Data Table						
No.	Radius	Arc	Δ	Bearing	Chord		
C32	535.00'	169.11	18*06'41"	N23°26'01"E	168.41		
C33	697.00'	165.28	13°35'12"	S39°16'57"W	164.89'		
C70	560.00'	177.02	18*06'41"	S23°26'01"W	176.28'		
C71	722.00'	171.24	13*35'19"	S39°17'01"W	170.83		
C214	722.00'	25.79'	2*02'49"	S45°03'16"W	25.79'		
C215	860.00'	25.91'	1°43'35"	N44*53'39"E	25.91'		
C216	598.00'	104.20	9*59'03"	S46°35'23"E	104.07		



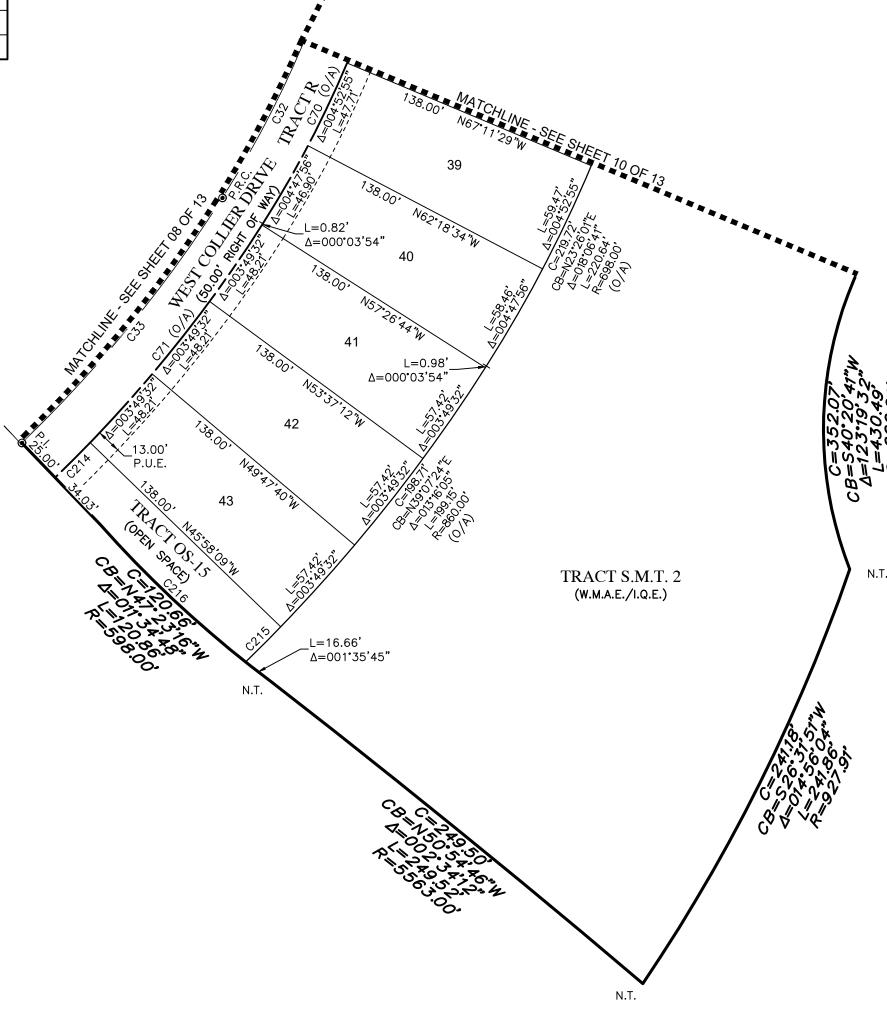
LEGEND / ABBREVIATIONS:

LS ---- LICENSE SURVEYOR LB ---- LICENSE BUSINESS R.P. ---- RADIUS POINT U.E. ---- UTILITY EASEMENT D.E. ---- DRAINAGE EASEMENT P.I. ---- POINT OF INTERSECTION P.C. ---- POINT OF CURVATURE P.T. ---- POINT OF TANGENCY C.C.R. ---- CERTIFIED CORNER RECORDS W.M.A.E.———— WATER MANAGEMENT ACCESS EASEMENT I.Q.E. ---- IRRIGATION QUALITY EASEMENT P.R.C. ---- POINT OF REVERSE CURVATURE P.C.C. ---- POINT OF COMPOUND CURVATURE N.T. ---- NON-TANGENT FIP ---- FOUND IRON PIPE FCM ---- FOUND CONCRETE MONUMENT ---- IDENTIFICATION ---- CHORD LENGTH

---- RADIUS ■ ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 1/2" IRON ROD AND CAP WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.

---- CHORD BEARING ---- CENTRAL ANGLE ---- ARC LENGTH

● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768" ----- RIGHT-OF-WAY LINE





528 NORTHLAKE BLVD, STE 1040 FAX: (813) 248-2266 ALTAMONTE SPRINGS, FLORIDA 32701 WWW.GEOPOINTSURVEY.COM PHONE: (321) 270-0440

LICENSED BUSINESS NUMBER LB 7768