

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

SHEET 1 OF 13
09/15/23

MAP BOOK : _____ PAGE: _____

EDGEWATER PRESERVE PHASE 2 DEDICATION

KNOW ALL BY THESE PRESENTS. THAT THE UNDERSIGNED KL LHB DSD AIV LLC, 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.

TRACT A (RIGHT-OF-WAY TRACT) IS 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
_____ 2023.

KL LHB DSD AIV LLC, LLC , A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

SIGNED

PRINTED NAME: RYAN MOTT

TITLE: AUTHORIZED SIGNATORY

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
_____ 2023, BY RYAN MOTT, AUTHORIZED
SIGNATORY OF KL LHB DSD AIV LLC, 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, 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
STATE OF FLORIDA

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 1 AGREEMENT.

CITY CLERK, EDGEWATER, FLORIDA

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 B, C, D AND M BEING STORMWATER MANAGEMENT PONDS 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 HOMEOWNERS ASSOCIATION, INC. "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.
- TRACTS E, F, G, H, I & J ARE CONSERVATION AREA TRACTS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACTS E, F, G, H, I & J ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
- TRACT K AND L ARE OPEN SPACE TRACTS 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 ARE SUBJECT TO A FIVE FOOT DRAINAGE EASEMENT, UNLESS NOTED OTHERWISE.
- ALL LOT AND TRACT LINES ADJACENT TO TRACT A ARE SUBJECT TO A FIFTEEN FOOT UTILITY EASEMENT UNLESS NOTED.
- LOT CORNERS SHALL BE SET BEFORE TRANSFER OF ANY LOT.

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 _____, 2023 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

FILE NUMBER

PRINT NAME: _____

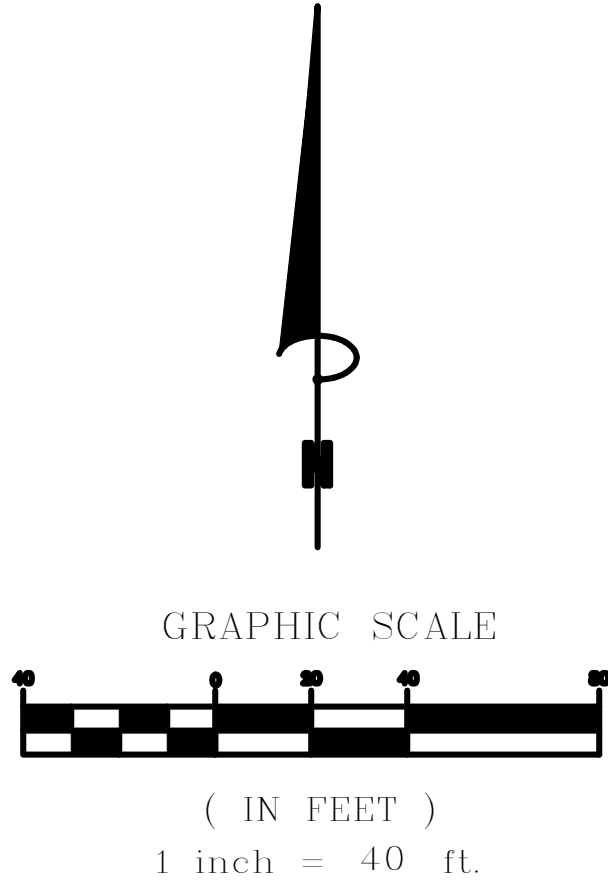
VICINITY MAP (NOT TO SCALE) 84.10 ACRES



SHEET 2 OF 13

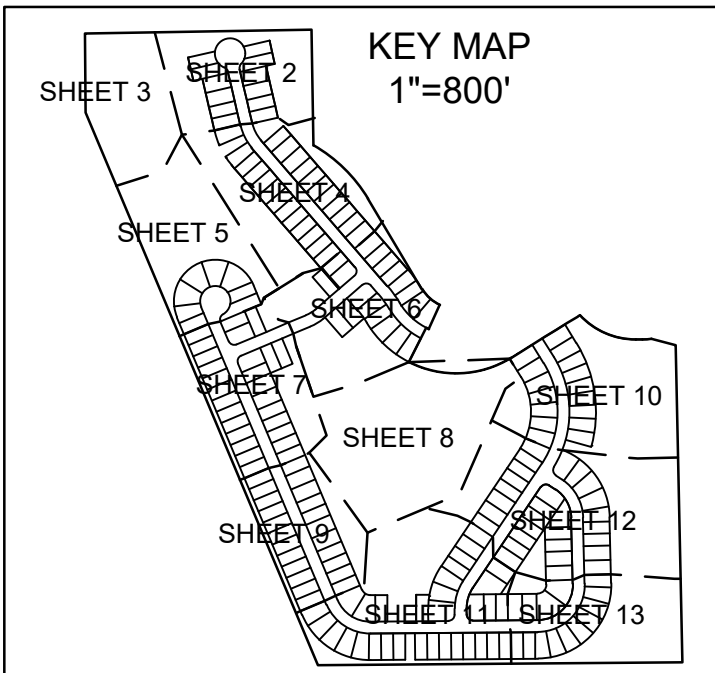
MAP BOOK : _____ PAGE: _____

A PORTION OF GOVERNMENT LOTS 2, 3, AND 4
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST
CITY OF EDGEWATER, VOLUSIA COUNTY, FL



LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N13° 04' 22"W	3.70'
L14	S13° 04' 22"E	11.33'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.78'	27.00'	54°42'20"	N40° 25' 33"W	24.81'
C4	157.20'	63.00'	142°58'03"	N03° 42' 19"E	119.48'
C6	32.07'	63.00'	29°10'09"	N53° 11' 38"W	31.73'
C7	51.45'	63.00'	46°47'39"	N15° 12' 44"W	50.03'
C8	73.67'	63.00'	67°00'14"	N41° 41' 13"E	69.55'
C11	52.22'	63.00'	47°29'24"	S03° 18' 05"E	50.74'
C12	23.30'	63.00'	21°11'21"	S31° 02' 17"W	23.17'
C107	64.65'	63.00'	58°47'48"	S27° 50' 46"E	61.85'
C108	108.72'	63.00'	98°52'38"	S07° 48' 21"E	95.72'



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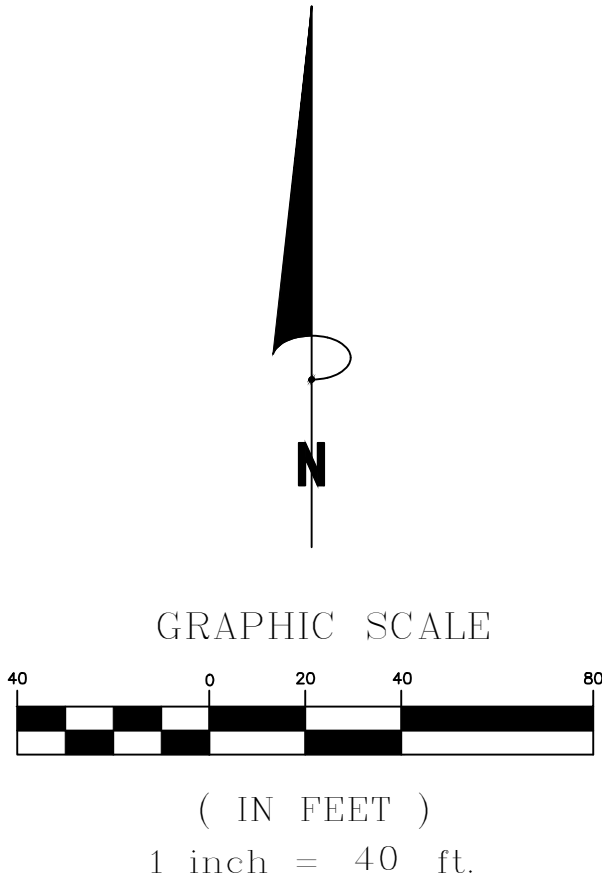
MATCHLINE
SEE SHEET 4

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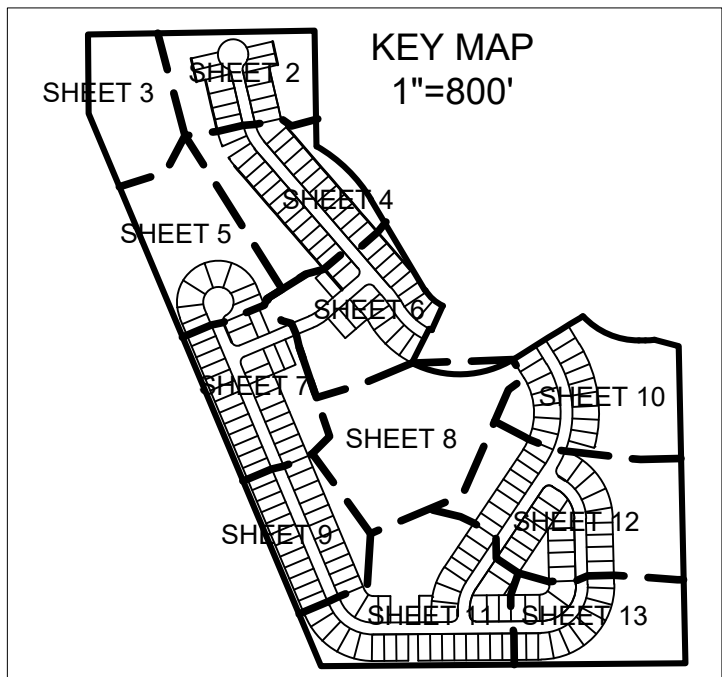
SHEET 3 OF 13

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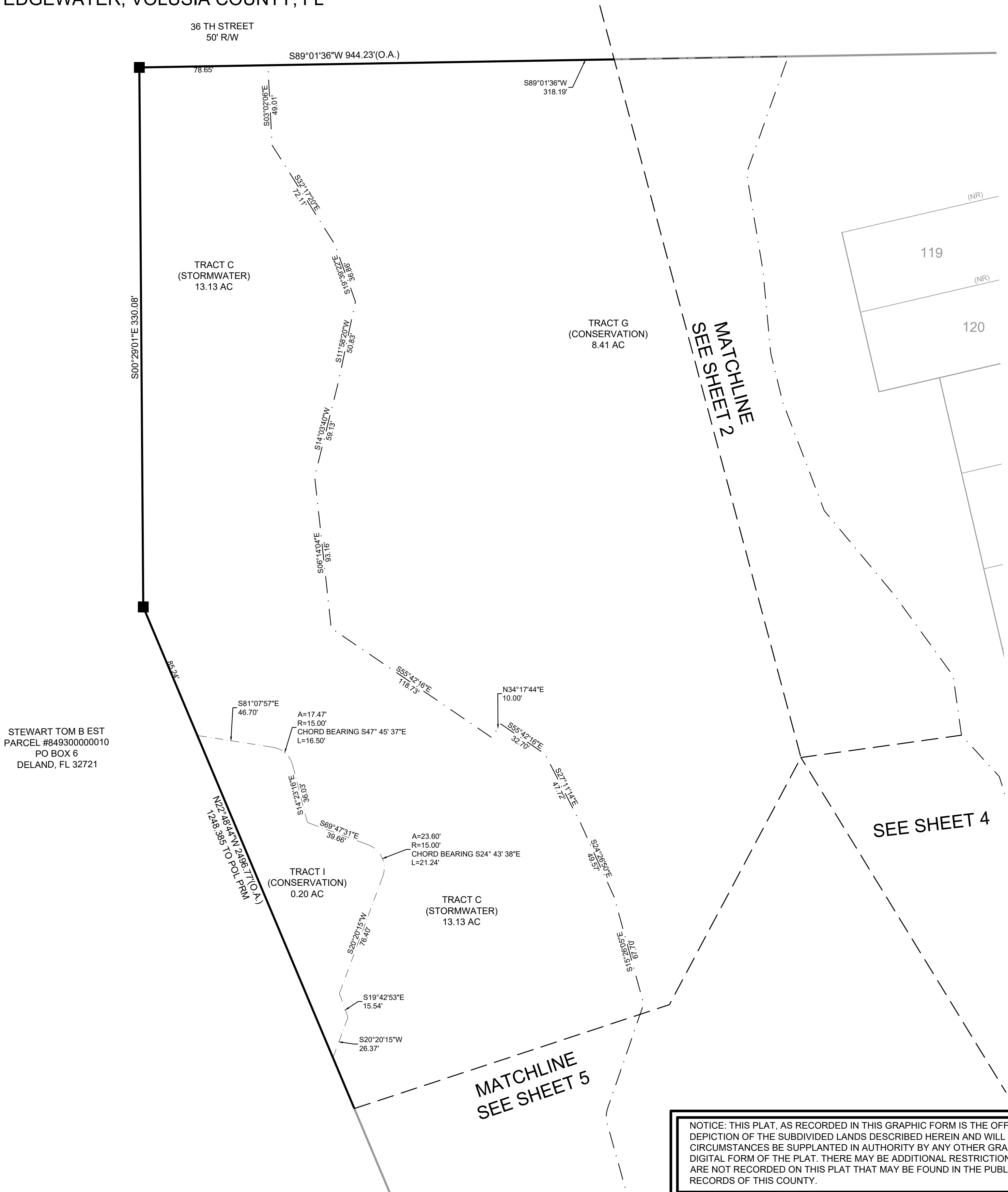


LINE TABLE		
LINE #	DIRECTION	LENGTH



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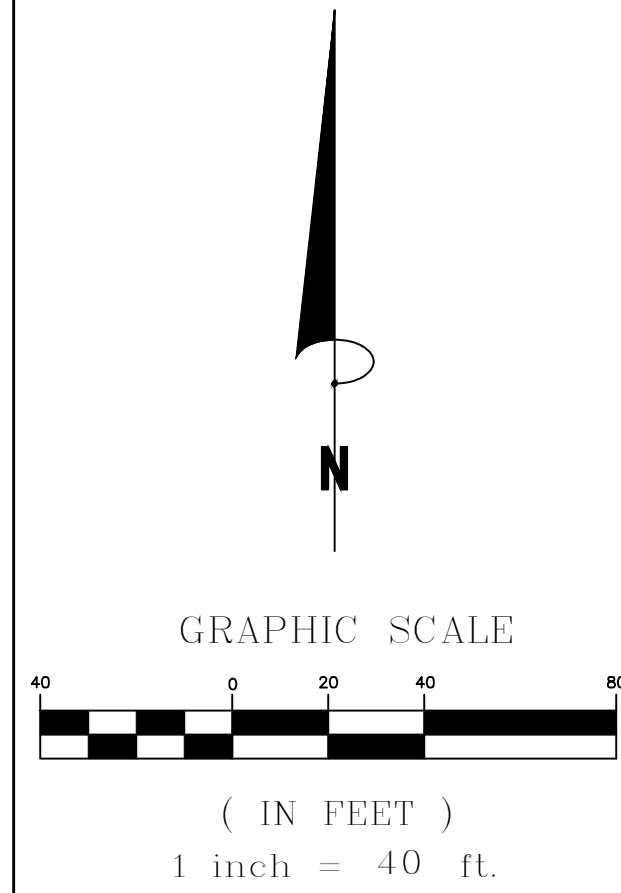
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SHEET 4 OF 13

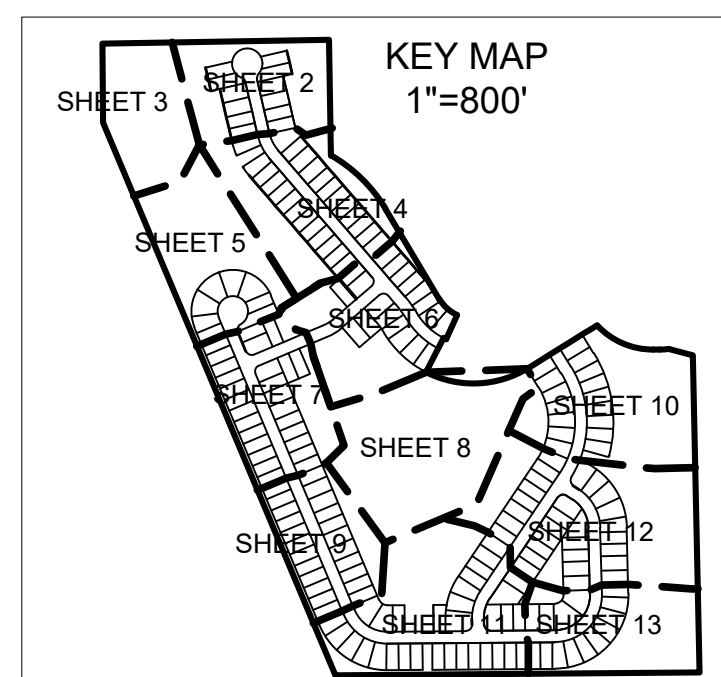
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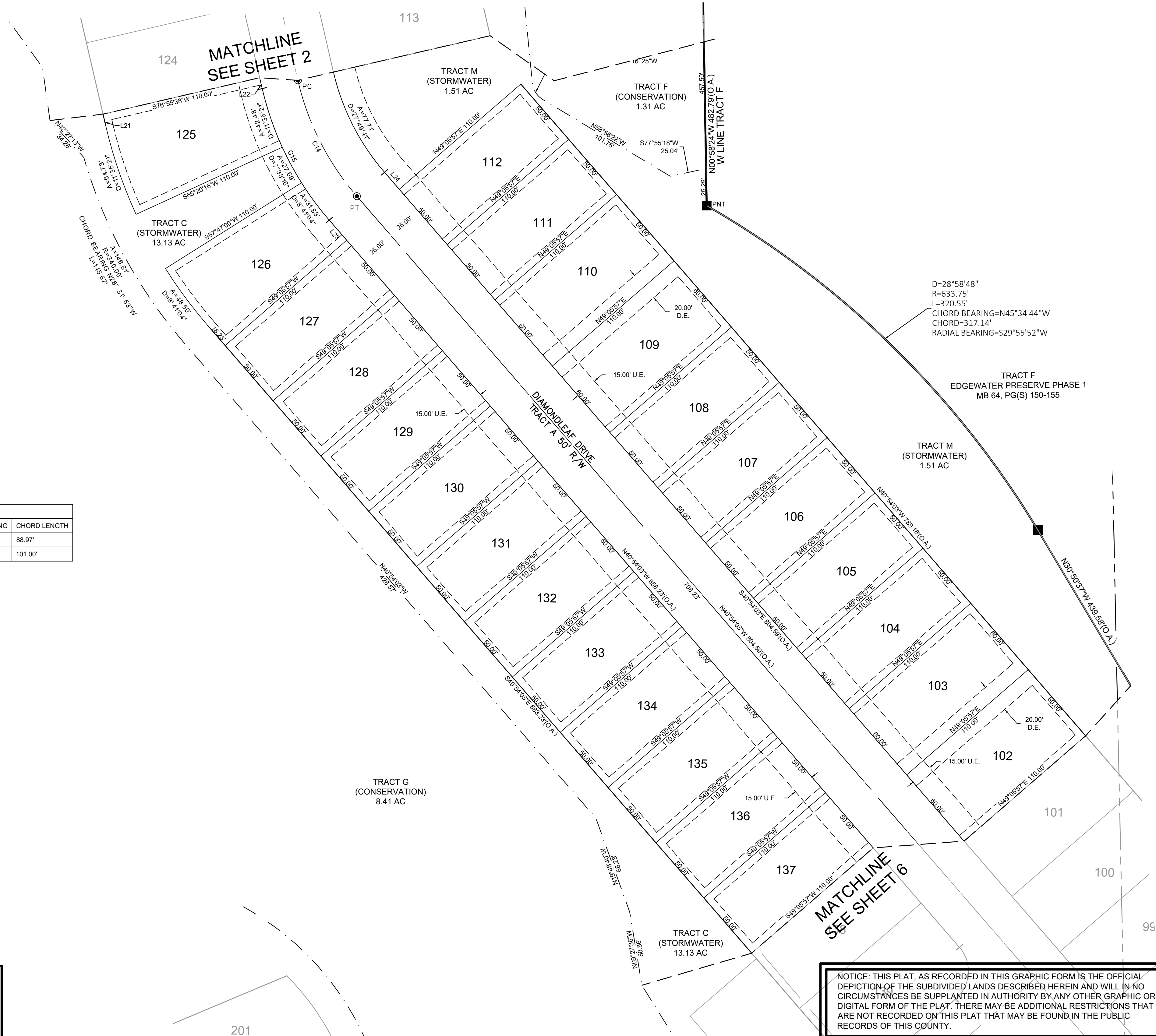


LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S13° 04' 22"E	7.63'
L22	N13° 04' 22"W	7.63'
L23	N40° 54' 03"W	18.23'
L24	S40° 54' 03"E	15.41'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	89.85'	185.00'	27°49'41"	N26° 59' 13"W	88.97'
C15	102.00'	210.00'	27°49'41"	N26° 59' 13"W	101.00'



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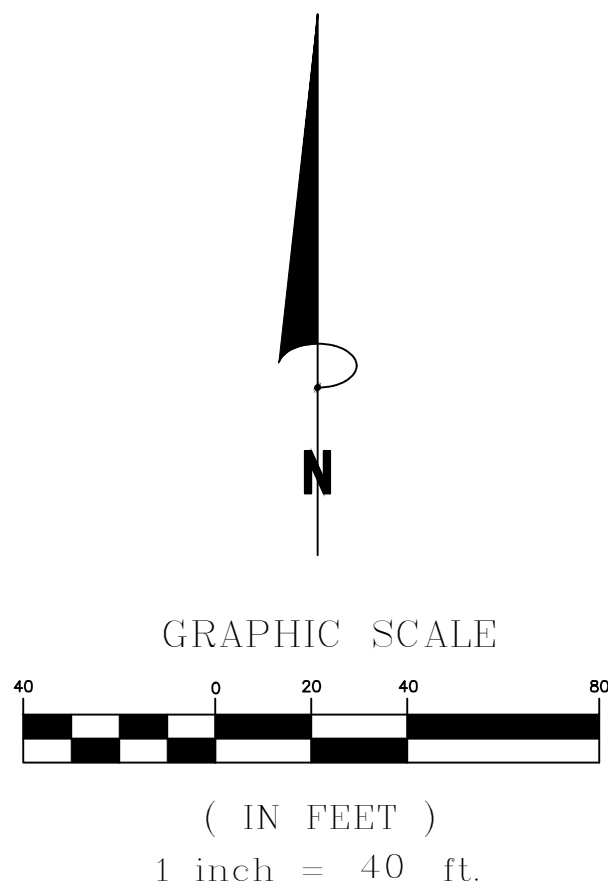
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SHEET 5 OF 13

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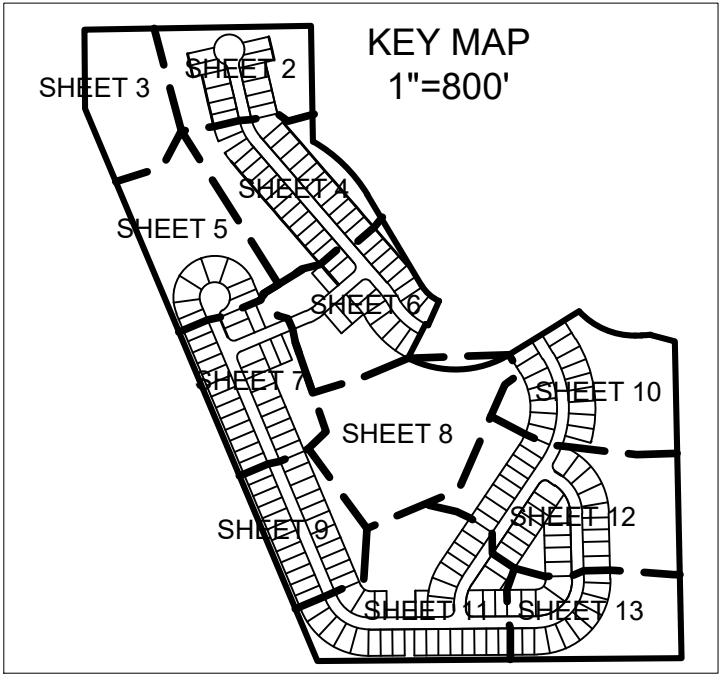
MATCHLINE
SEE SHEET 3

MATCHLINE
SEE SHEET 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L29	S67° 11' 16"W	38.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C17	35.85'	25.00'	82°09'45"	S18° 16' 09"W	32.86'
C18	288.26'	63.00'	262°09'45"	N71° 43' 51"W	94.98'
C19	303.78'	173.00'	100°36'31"	S27° 29' 32"W	266.23'
C21	29.12'	63.00'	26°29'00"	S09° 34' 14"E	28.86'
C98	33.48'	25.00'	76°43'10"	S20° 59' 27"W	31.03'
C99	66.93'	173.00'	22°10'03"	N33° 52' 01"W	66.52'
C106	15.30'	173.00'	5°04'02"	N25° 19' 01"W	15.29'

STEWART TOM B EST
PARCEL #849300000010
PO BOX 6
DELAND, FL 32721



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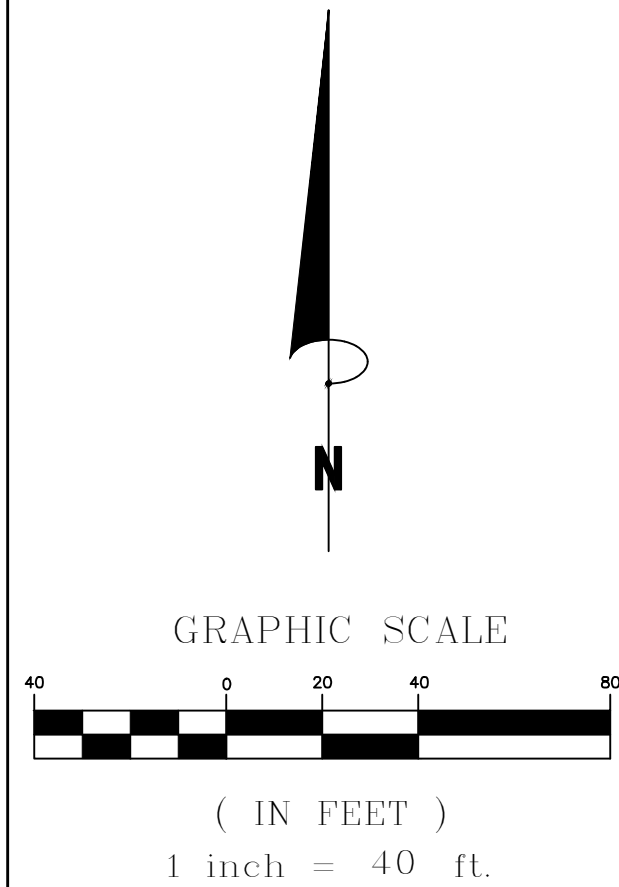
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EDGEWATER PRESERVE PHASE 2

SHEET 6 OF 13

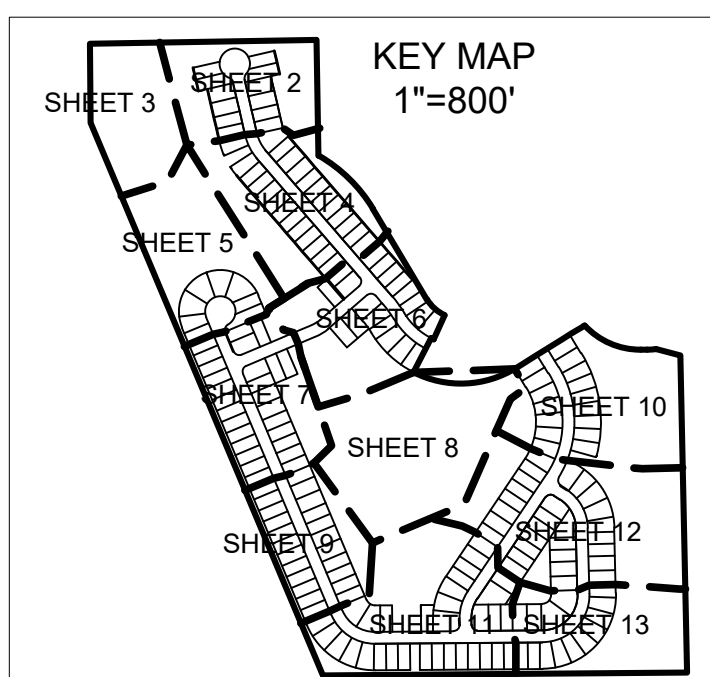
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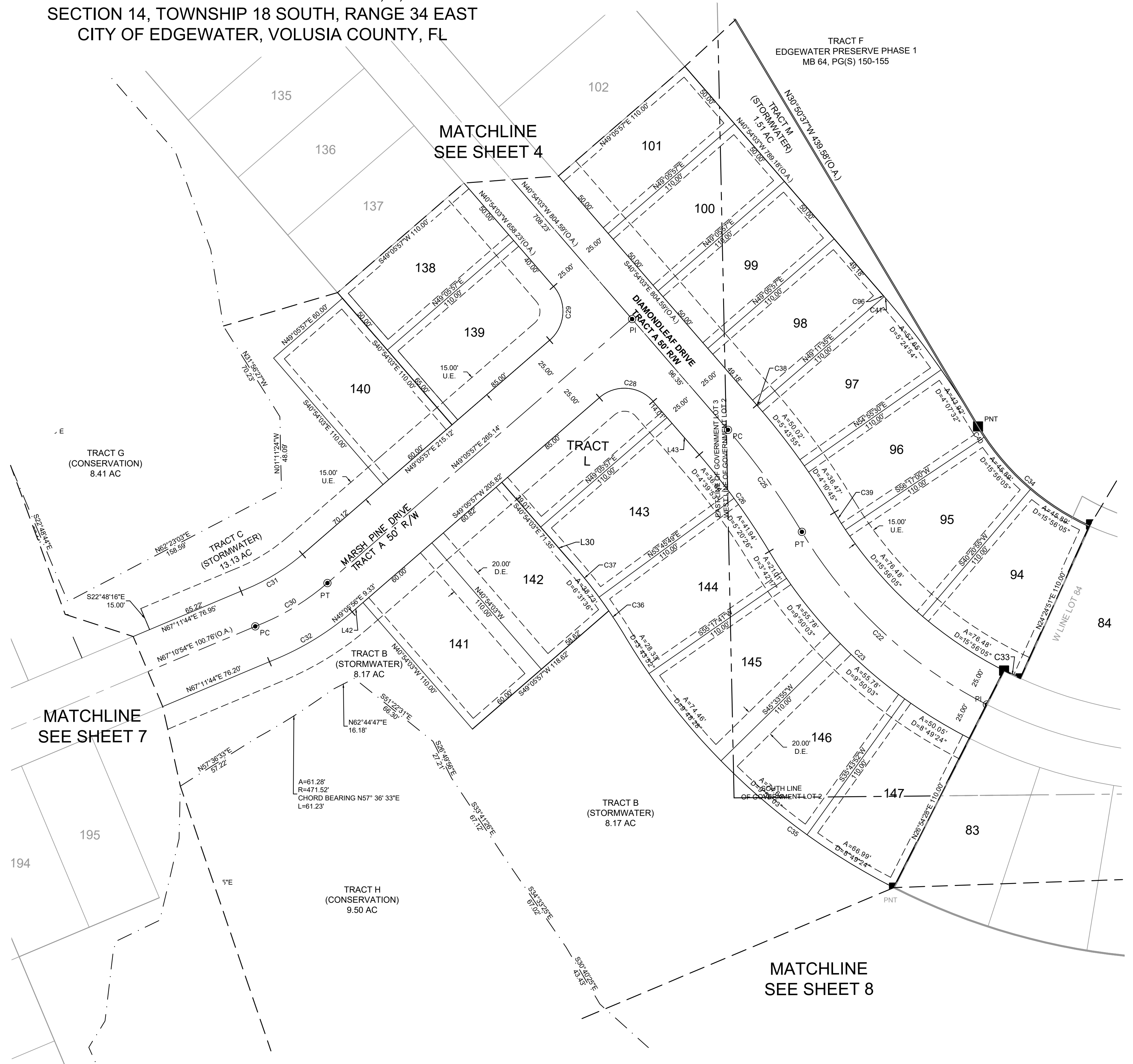


LINE TABLE		
LINE #	DIRECTION	LENGTH
L30	S40° 54' 03"E	32.34'
L42	S49° 05' 56"W	9.33'
L43	N40° 54' 03"W	32.34'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	168.58'	300.00'	32°11'47"	N46° 59' 39"W	166.37'
C23	182.63'	325.00'	32°11'47"	N46° 59' 39"W	180.24'
C25	82.95'	475.00'	10°00'18"	N35° 53' 54"W	82.84'
C26	78.58'	450.00'	10°00'18"	N35° 53' 54"W	78.48'
C28	39.27'	25.00'	90°00'00"	N85° 54' 03"W	35.36'
C29	39.27'	25.00'	90°00'00"	N04° 05' 57"E	35.36'
C30	55.59'	161.77'	19°41'24"	N59° 01' 41"E	55.32'
C31	47.33'	136.77'	19°49'47"	N59° 06' 19"E	47.10'
C32	63.82'	186.77'	19°34'46"	N58° 58' 01"E	63.51'
C33	11.97'	275.00'	2°29'37"	S64° 20' 21"E	11.97'
C34	100.05'	165.00'	34°44'33"	N48° 12' 53"W	98.53'
C35	244.44'	435.00'	32°11'47"	S46° 59' 39"E	241.24'
C36	31.69'	340.00'	5°20'26"	S33° 33' 58"E	31.68'
C37	27.68'	340.00'	4°39'53"	S38° 34' 07"E	27.67'
C38	0.82'	500.00'	0°05'38"	S40° 51' 14"E	0.82'
C39	13.54'	275.00'	2°49'15"	S32° 18' 23"E	13.54'
C40	8.12'	165.00'	2°49'15"	N32° 18' 23"W	8.12'
C41	4.37'	610.00'	0°24'39"	N40° 41' 44"W	4.37'
C96	1.00'	610.00'	0°05'38"	N40° 51' 14"W	1.00'



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ORLANDO, FL 32801
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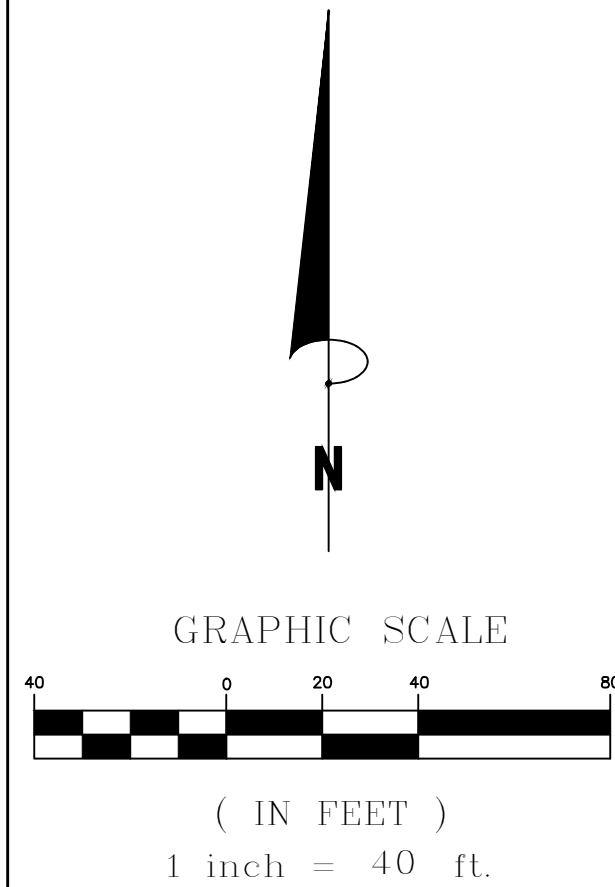
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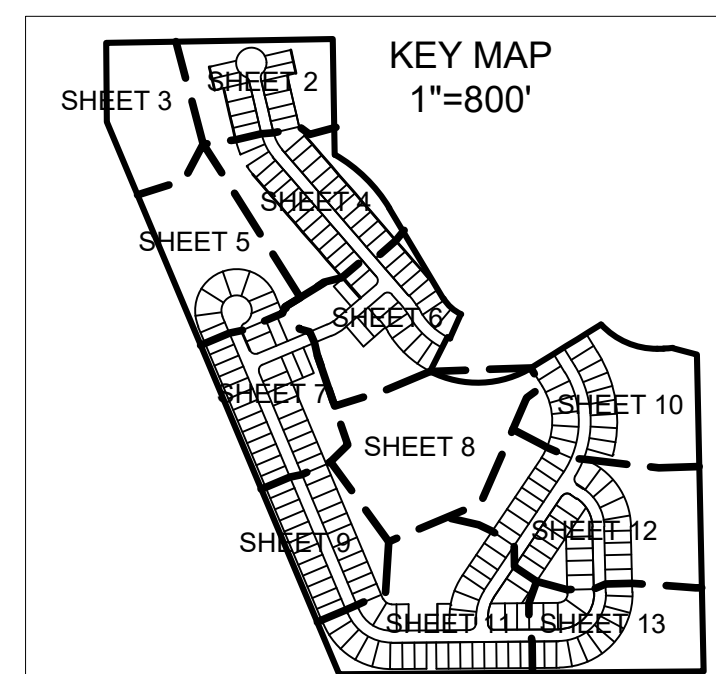
SHEET 7 OF 13

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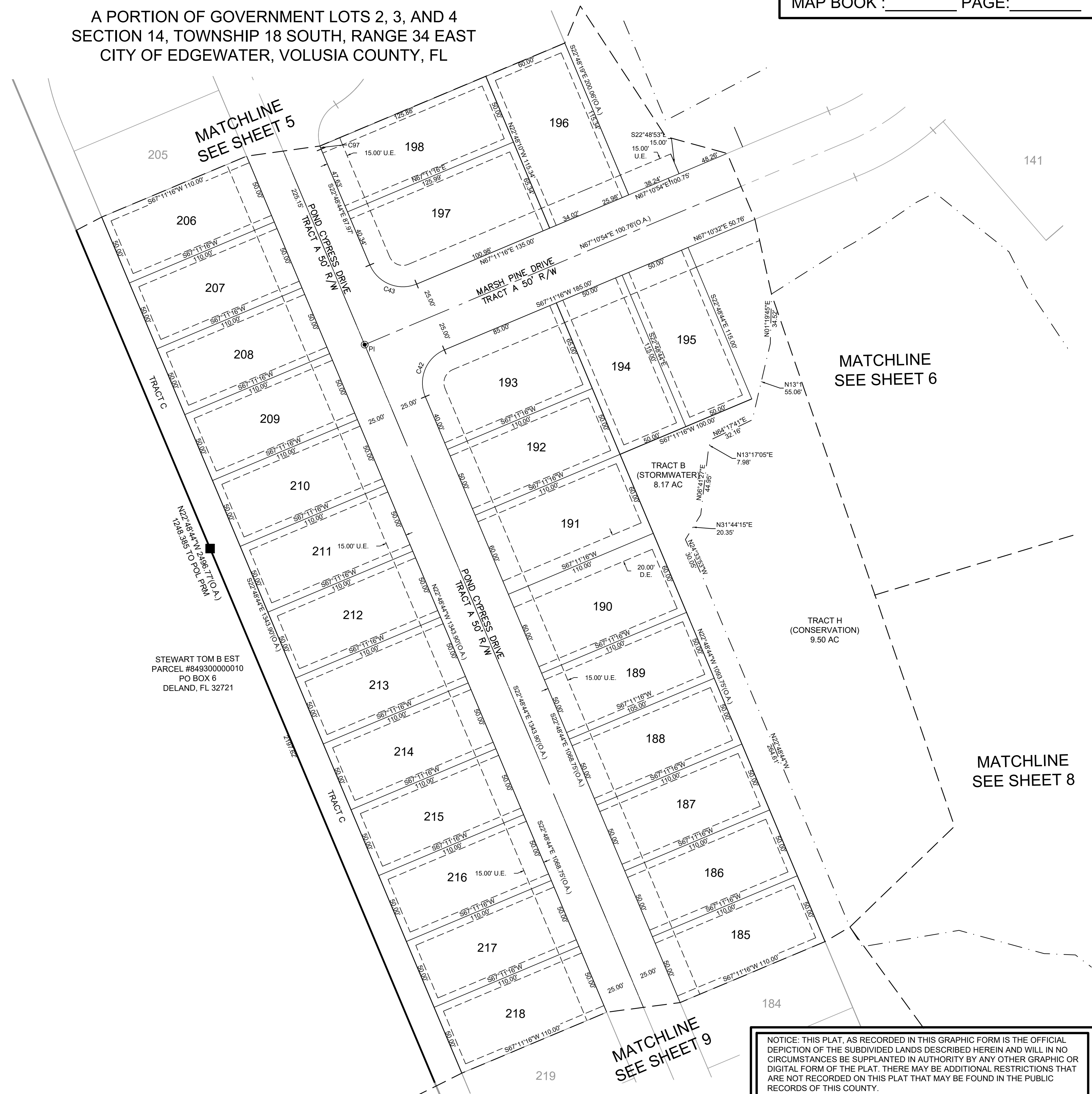
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C42	39.27'	25.00'	90°00'00"	S22° 11' 16"W	35.36'
C43	39.27'	25.00'	90°00'00"	S67° 48' 44"E	35.36'
C97	2.37'	25.00'	5°26'35"	S20° 05' 26"E	2.37'



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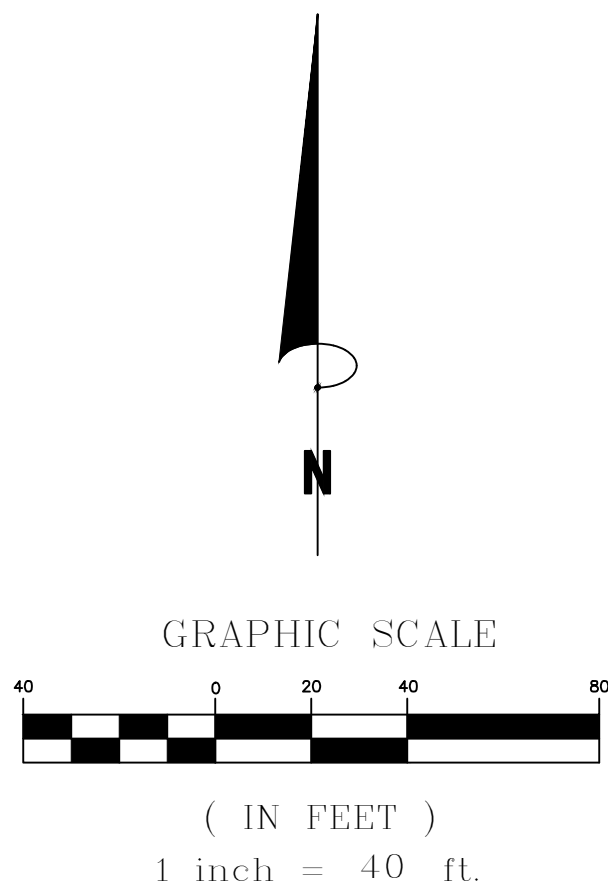
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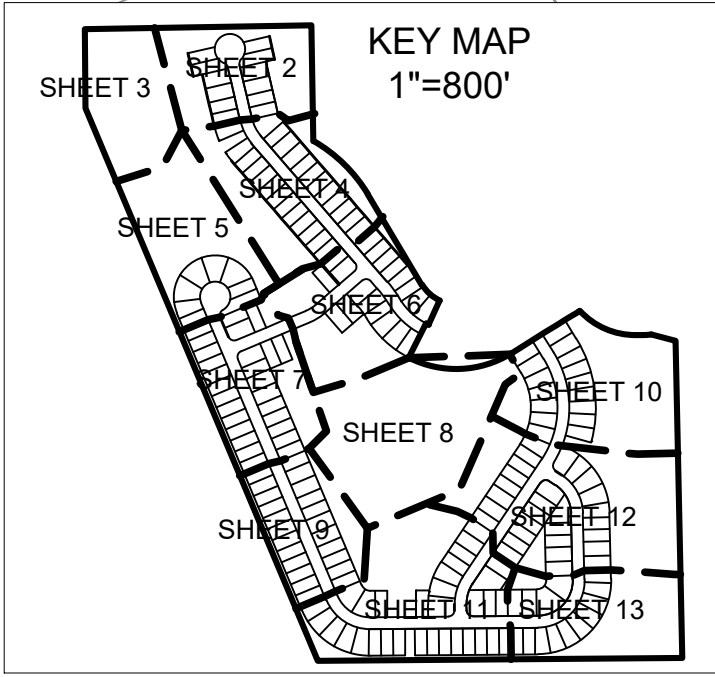
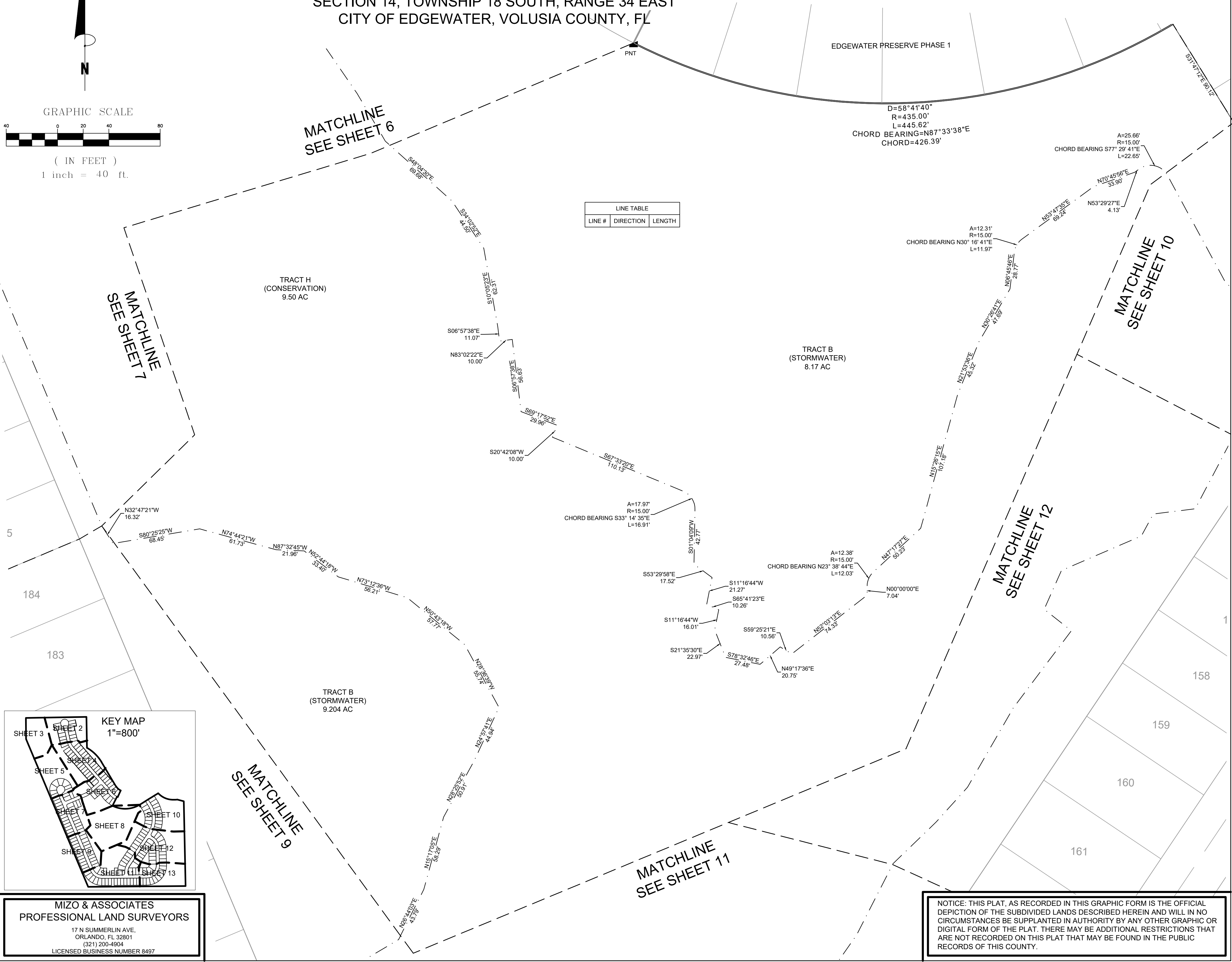
SHEET 8 OF 13

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LINE TABLE		
LINE #	DIRECTION	LENGTH



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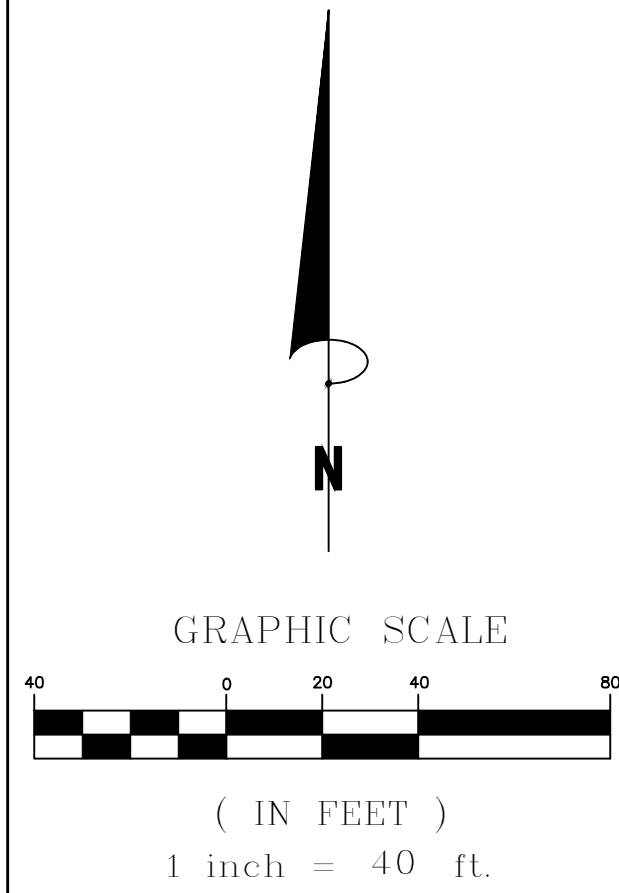
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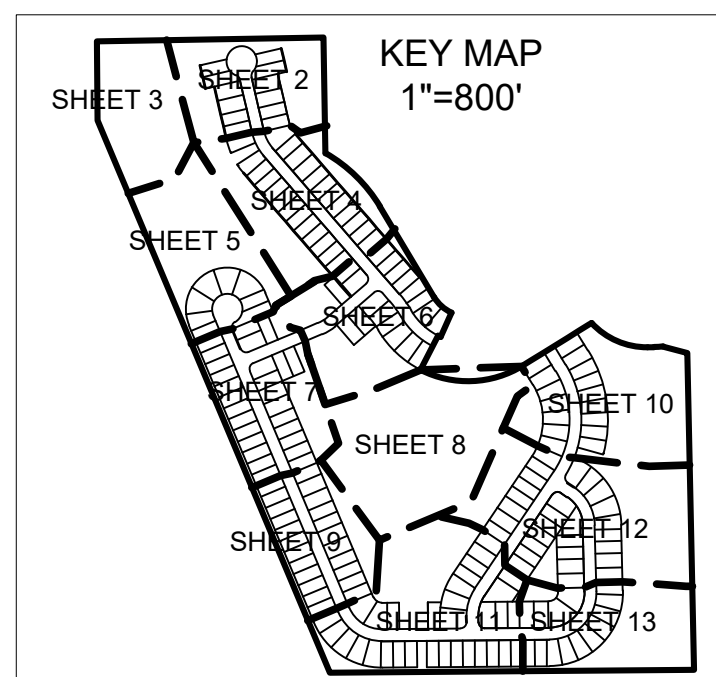
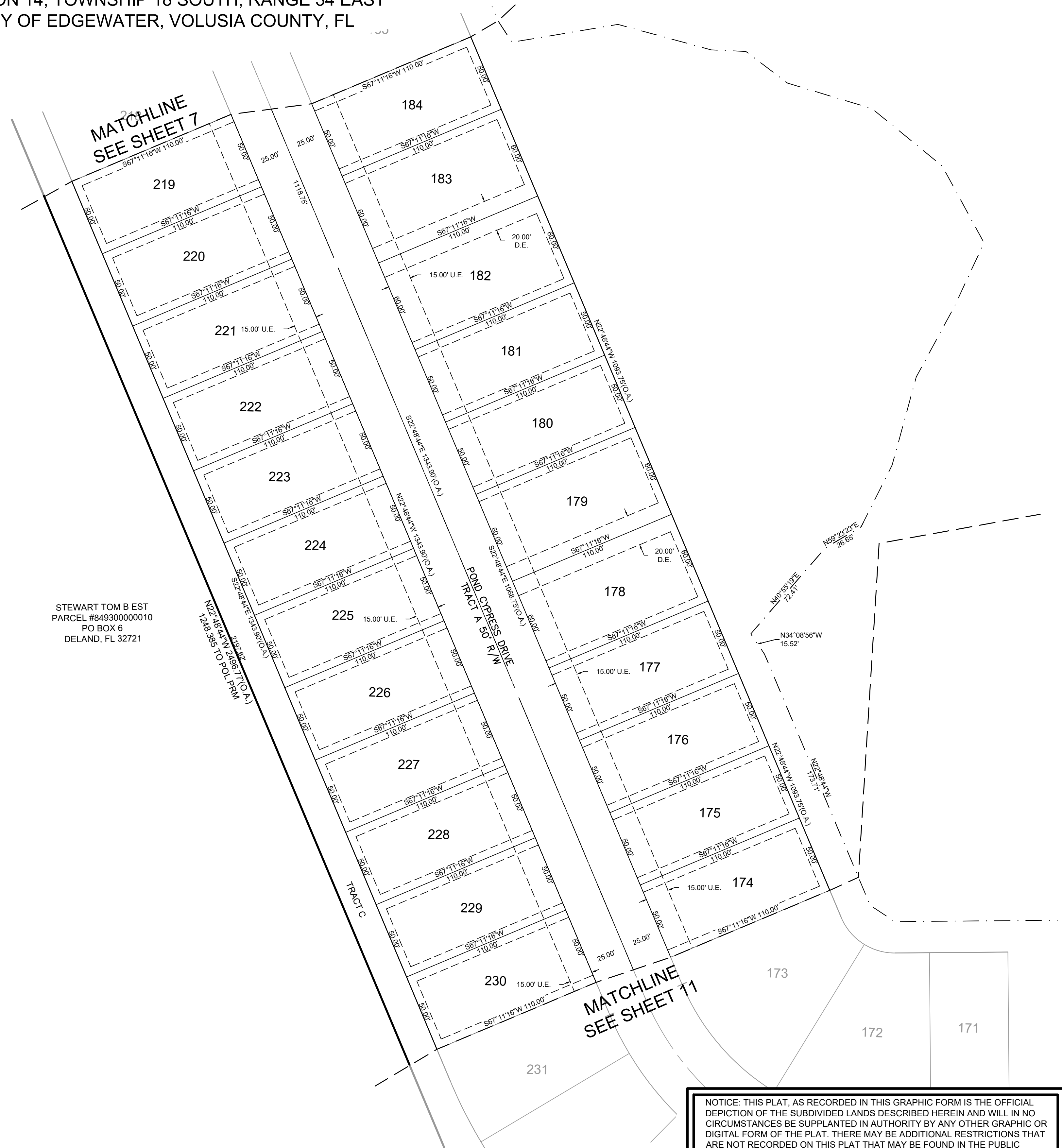
SHEET 9 OF 13

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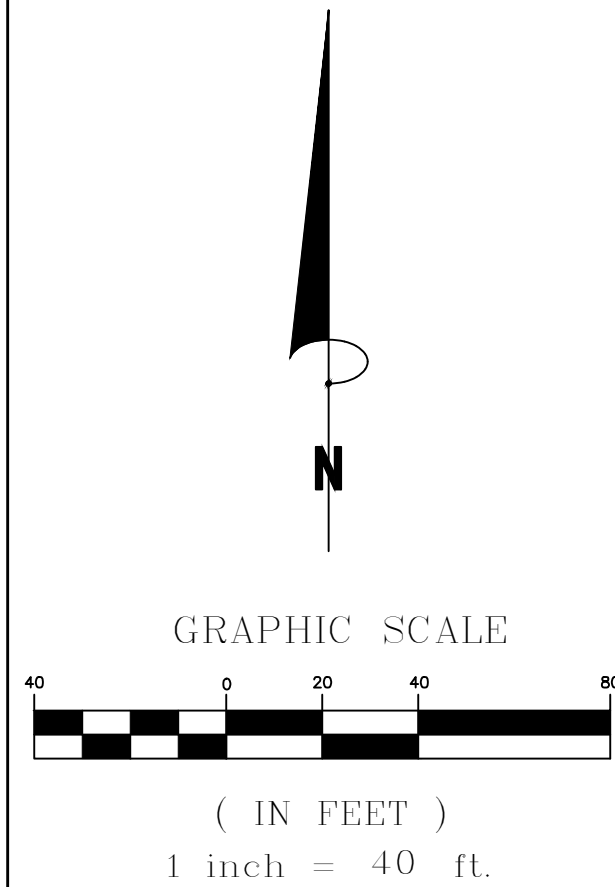
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EDGEWATER PRESERVE PHASE 2

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MATCHLINE
SEE SHEET 8

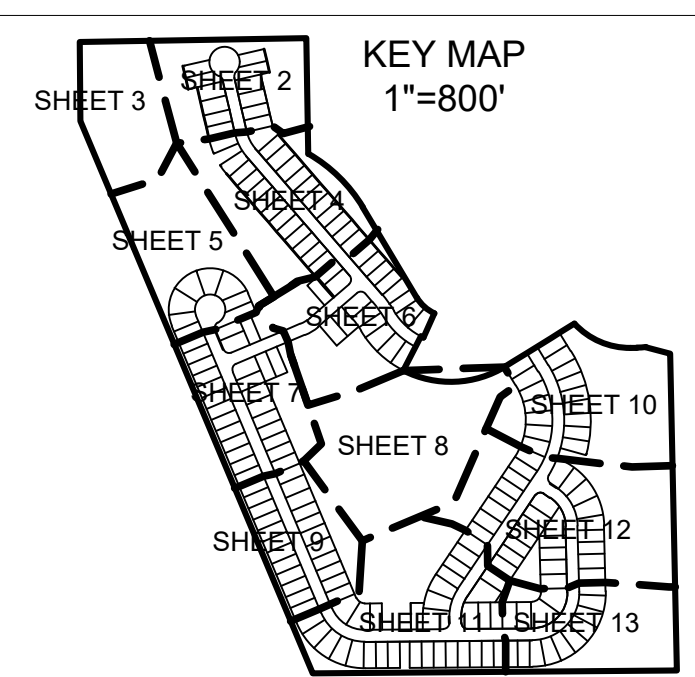
SOUTH LINE OF GOVERNMENT LOT 2
NORTH LINE OF GOVERNMENT LOT 4

TRACT C
(STORMWATER)
13.13 AC

POINT OF BEGINNING
NW CORNER BLOCK 1
WASHINGTON PARK INC.
PART 1, M.B. 11, PG 65

LINE TABLE		
LINE #	DIRECTION	LENGTH
L56	S89° 37' 07"W	27.09'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C44	472.43'	412.00'	65°42'00"	S01° 03' 48"W	446.97'
C45	443.77'	387.00'	65°42'00"	N01° 03' 48"E	419.85'
C46	483.93'	437.00'	63°26'54"	N00° 03' 45"W	459.58'
C47	37.94'	315.00'	6°54'04"	S86° 10' 06"W	37.92'
C72	317.63'	277.00'	65°42'00"	S01° 03' 48"W	300.51'



MIZO & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

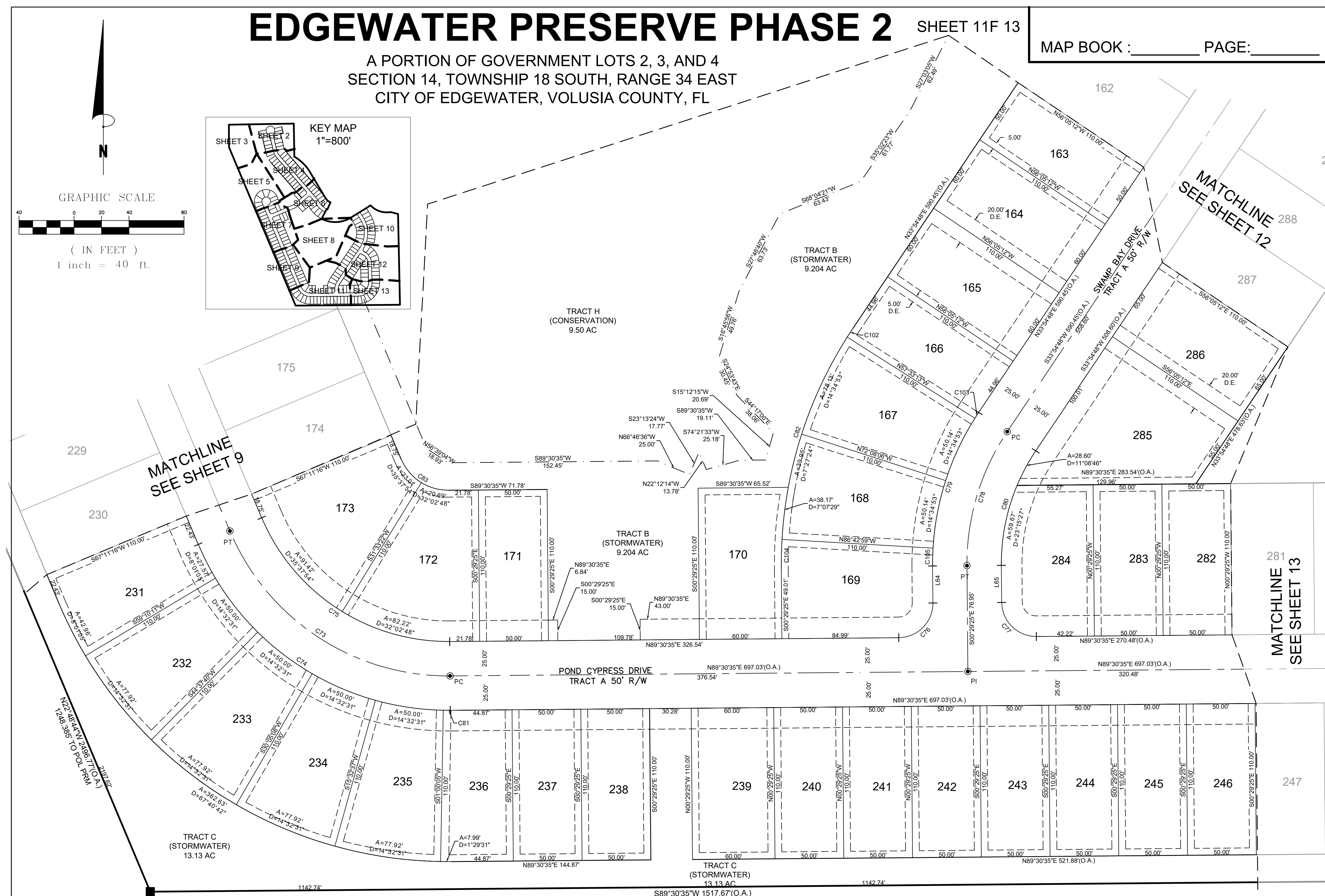
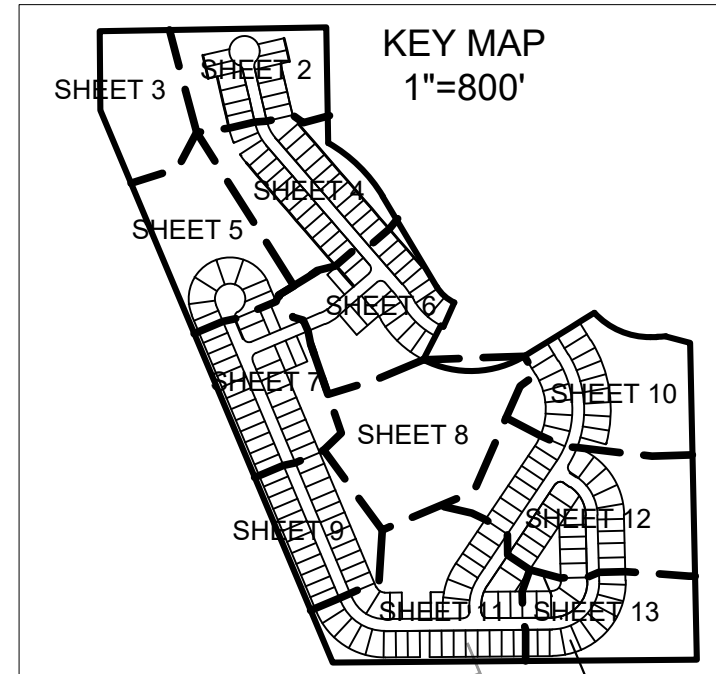
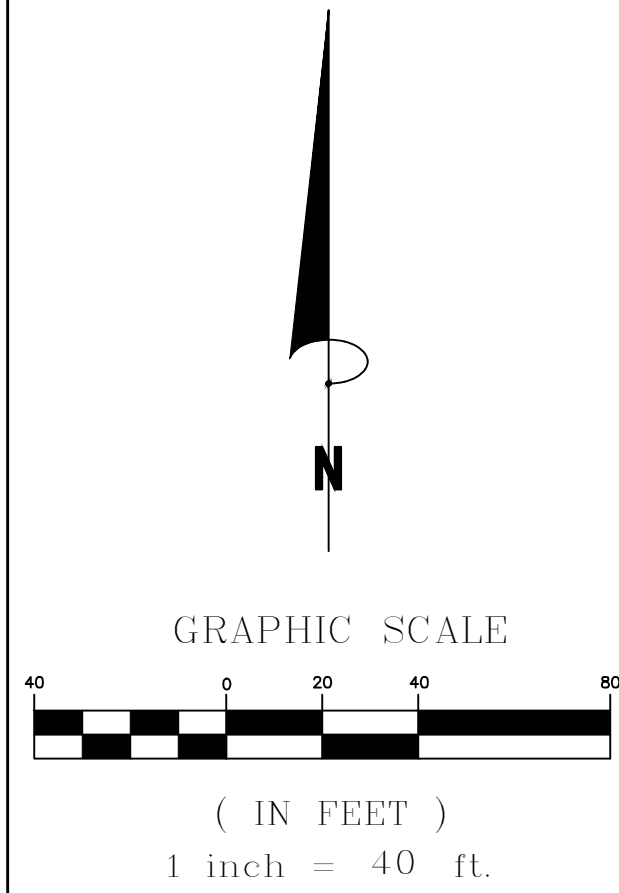
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EDGEWATER PRESERVE PHASE 2

SHEET 11F 13

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



LINE TABLE		
LINE #	DIRECTION	LENGTH
L64	N00° 29' 25"W	26.95'
L65	S00° 29' 25"E	26.95'

RICHARDSON JESSIE
PARCEL #849300000070
1520 CRAIG AVE
TITUSVILLE, FL 32780

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C73	203.17'	172.00'	67°40'42"	S56° 39' 04"E	191.56'
C74	232.70'	197.00'	67°40'42"	S56° 39' 04"E	219.40'
C75	173.64'	147.00'	67°40'42"	S56° 39' 04"E	163.72'
C76	39.27'	25.00'	90°00'00"	N44° 30' 35"E	35.36'
C77	39.27'	25.00'	90°00'00"	S45° 29' 25"E	35.36'
C78	103.28'	172.00'	34°24'14"	S16° 42' 41"W	101.73'
C79	118.29'	197.00'	34°24'14"	S16° 42' 41"W	116.52'
C80	88.27'	147.00'	34°24'14"	S16° 42' 41"W	86.95'
C81	5.13'	197.00'	1°29'31"	S89° 44' 40"E	5.13'
C82	187.29'	307.00'	34°57'12"	N16° 26' 12"E	184.39'
C83	43.70'	37.00'	67°40'42"	N56° 39' 04"W	41.21'
C102	7.86'	307.00'	1°28'01"	N33° 10' 48"E	7.86'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C103	5.04'	197.00'	1°28'01"	S33° 10' 48"W	5.04'
C104	23.17'	307.00'	4°19'25"	N01° 07' 19"E	23.16'
C105	12.98'	197.00'	3°46'27"	S01° 23' 48"W	12.97'

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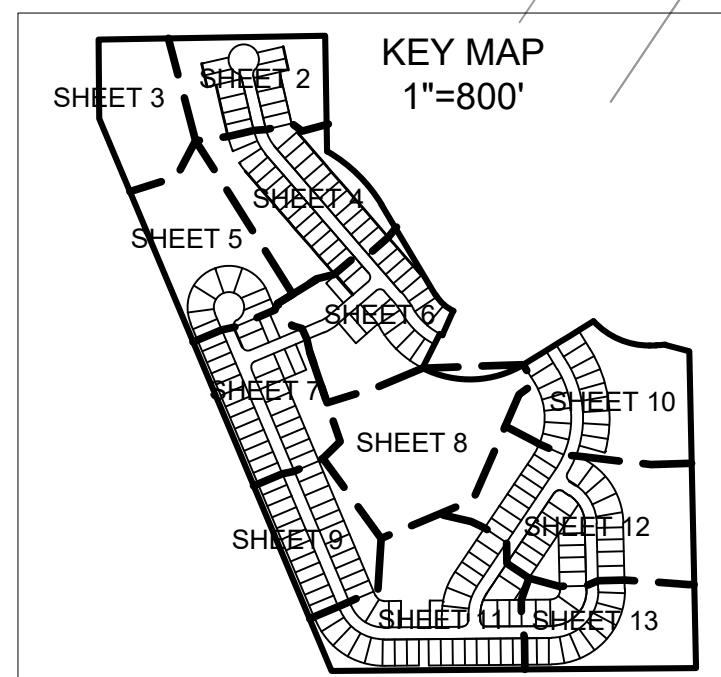
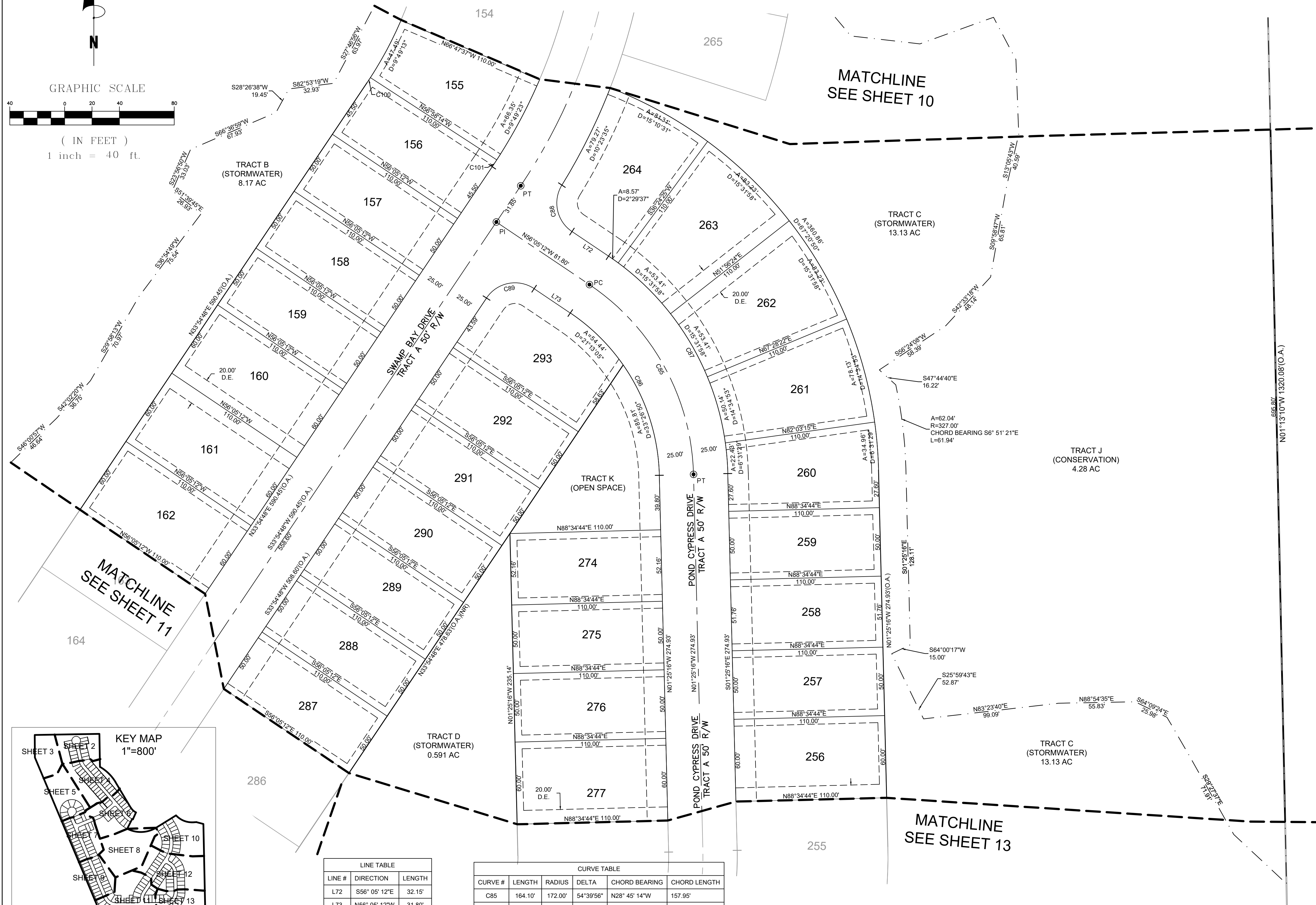
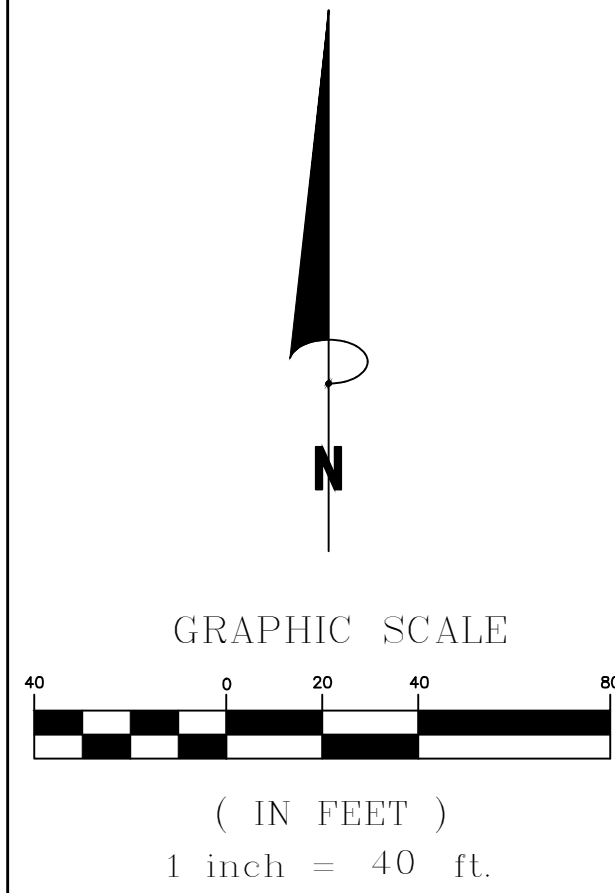
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EDGEWATER PRESERVE PHASE 2

SHEET 12 OF 13

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



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LINE TABLE		
LINE #	DIRECTION	LENGTH
L72	S56° 05' 12"E	32.15'
L73	N56° 05' 12"W	31.80'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C85	164.10'	172.00'	54°39'56"	N28° 45' 14"W	157.95'
C86	140.25'	147.00'	54°39'56"	N28° 45' 14"W	134.99'
C87	187.96'	197.00'	54°39'56"	N28° 45' 14"W	180.91'
C88	38.29'	25.00'	87°44'54"	S12° 12' 45"E	34.65'
C89	39.27'	25.00'	90°00'00"	S78° 54' 48"W	35.36'
C100	4.27'	277.00'	0°53'02"	S33° 28' 17"W	4.27'
C101	5.97'	387.00'	0°53'02"	N33° 28' 17"E	5.97'

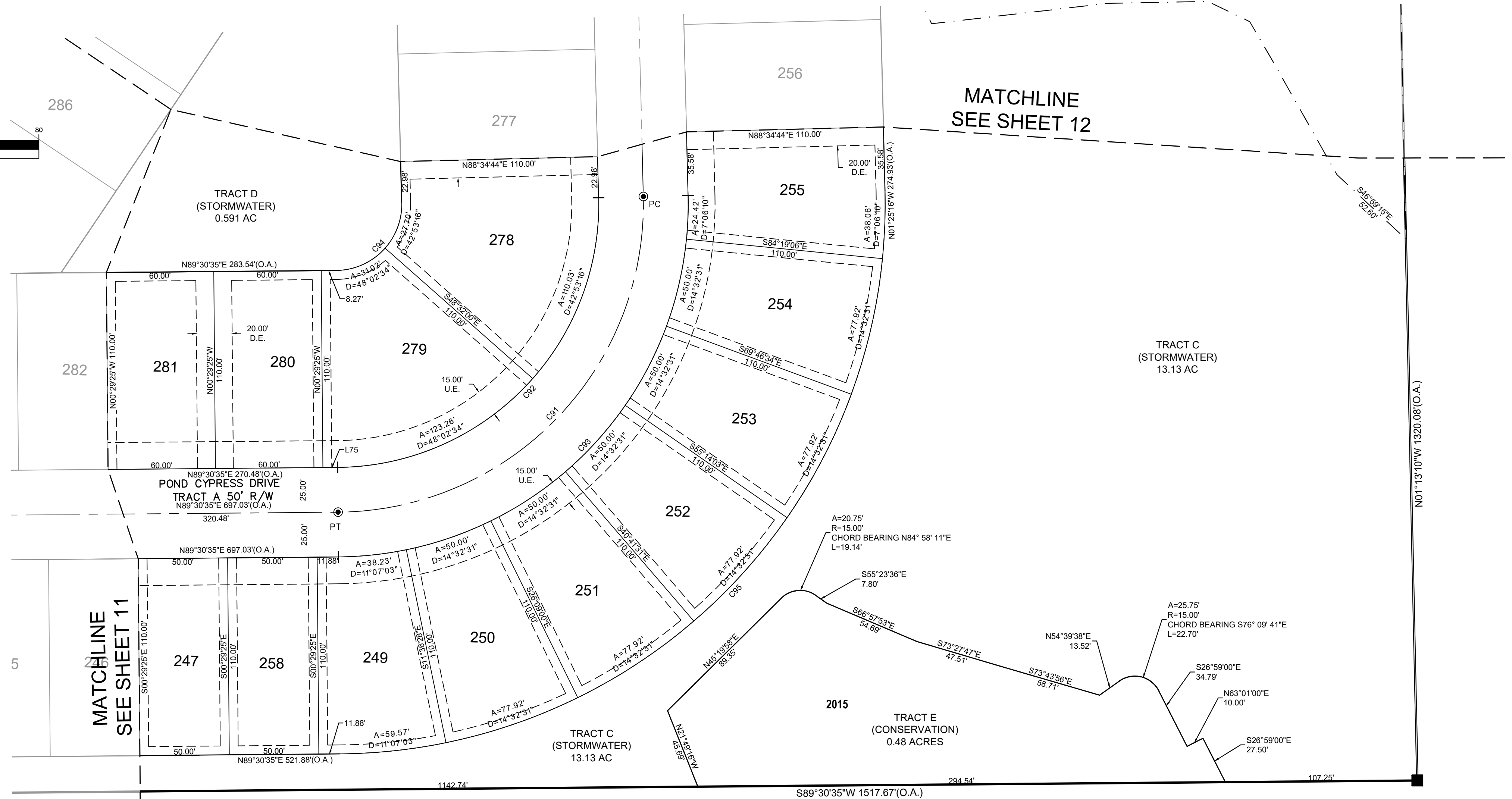
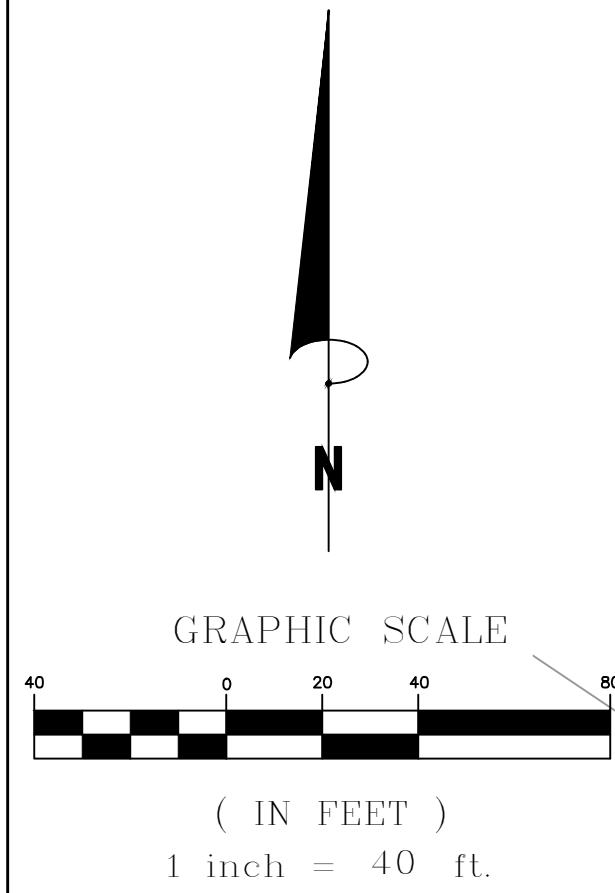
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EDGEWATER PRESERVE PHASE 2

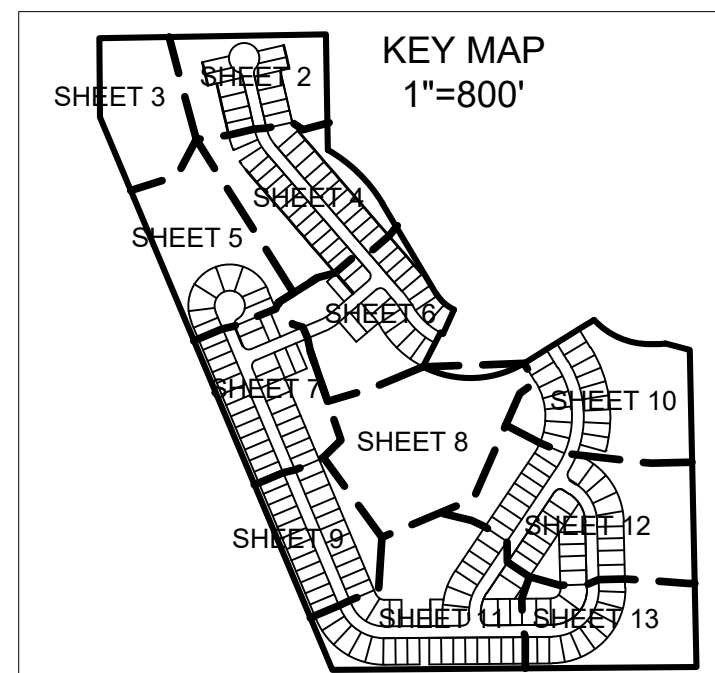
SHEET 13 OF 13

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A PORTION OF GOVERNMENT LOTS 2, 3, AND 4
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 34 EAST
CITY OF EDGEWATER, VOLUSIA COUNTY, FL



RICHARDSON JESSIE
PARCEL #849300000070
1520 CRAIG AVE
TITUSVILLE, FL 32780



LINE TABLE		
LINE #	DIRECTION	LENGTH
L75	N89° 30' 35"E	8.27'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C91	272.97'	172.00'	90°55'51"	N44° 02' 39"E	245.21'
C92	233.30'	147.00'	90°55'51"	N44° 02' 39"E	209.57'
C93	312.65'	197.00'	90°55'51"	N44° 02' 39"E	280.85'
C94	58.72'	37.00'	90°55'51"	N44° 02' 39"E	52.75'
C95	487.22'	307.00'	90°55'51"	N44° 02' 39"E	437.68'

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