

CRESTWOOD

A PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AND A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 35 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.

LEGAL DESCRIPTION:

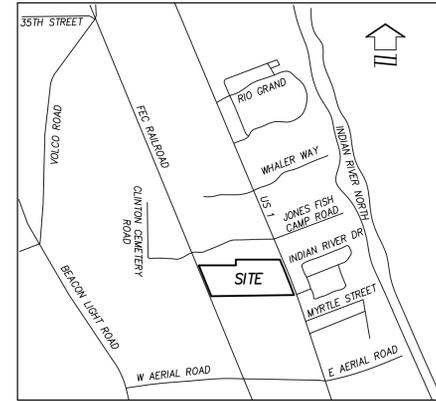
A PORTION OF THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST AND A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 35 EAST LYING WEST OF US HIGHWAY 1 AND EAST OF THE FLORIDA EAST COAST RAILWAY, VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST; THENCE N87°49'04"E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 990.46 FEET TO THE NORTHEAST CORNER OF THE NORTH 247.70 FEET OF THE WEST 990.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24 AND THE POINT OF BEGINNING; THENCE CONTINUE N87°49'04"E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 1308.16 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 (STATE ROAD 5) (158.00 FOOT WIDE RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7901 (112) 275; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING TWO COURSES AND DISTANCES: S23°00'08"E, A DISTANCE OF 1079.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5669.65 FEET; A CENTRAL ANGLE OF 03°25'01", A CHORD BEARING OF S21°17'38"E AND A CHORD DISTANCE OF 338.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 338.12 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 35 EAST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN S89°50'47"W, ALONG SAID SOUTH LINE, A DISTANCE OF 191.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE S87°57'10"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 2529.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY (50.00 FOOT WIDE RIGHT OF WAY) PER FLORIDA EAST COAST MAINLINE FLAGLER SYSTEM MAP SHEET 21; THENCE N22°39'02"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1139.74 FEET TO THE SOUTH LINE OF THE NORTH 247.70 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N87°49'04"E ALONG THE SOUTH LINE OF THE NORTH 247.70 FEET OF THE SOUTH 1/2 OF SECTION 24, A DISTANCE OF 1309.28 FEET TO THE EAST LINE OF THE NORTH 247.70 FEET OF THE WEST 990.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE N00°25'58"W, ALONG SAID EAST LINE, A DISTANCE OF 247.82 FEET TO THE POINT OF BEGINNING.

CONTAINING: 74.665 ACRES.

SURVEY NOTES:

- BEARINGS AND SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ZONE 901 EAST, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS ESTABLISHED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, DERIVING A BEARING OF N87°49'04"E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST.
- 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 EMANATING FROM CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R).
- THE UTILITY EASEMENTS (UE) ARE GRANTED TO VOLUSIA COUNTY, FLORIDA.
- THE DRAINAGE EASEMENTS (DE) ARE RESERVED FOR THE USE AND BENEFIT OF THE CRESTWOOD HOMEOWNERS' ASSOCIATION, INC., FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED PURSUANT TO THE "DECLARATION" WITH EMERGENCY ACCESS RIGHTS TO THE CITY OF EDGEWATER.
- ALL LOT AND TRACT LINES ABUTTING TRACT U (PUBLIC RIGHT OF WAY) ARE SUBJECT TO A 10.00 FOOT UTILITY EASEMENT GRANTED TO VOLUSIA COUNTY, FLORIDA AND PUBLIC UTILITY PROVIDERS.
- TRACTS C,D,E,F,H,I,J,K,L,N,O,P, AND Q (COMMON AREA/DRAINAGE EASEMENT) ARE DEDICATED TO AND MAINTAINED BY THE CRESTWOOD HOMEOWNERS' ASSOCIATION, INC., WITH ACCESS AND DRAINAGE EASEMENT RIGHTS GRANTED TO THE CITY OF EDGEWATER. THE CITY OF EDGEWATER MAY ENTER TO REPAIR ANY STORMWATER DEFICIENCIES AFTER PROPER NOTICE IS GIVEN TO THE HOA. SHOULD THE CITY BE FORCED TO PERFORM THE MAINTENANCE REPAIR WORK, THE HOA CONSENTS TO PAYMENT FOR SAID WORK.
- TRACTS B,M,R,S AND T (COMMON AREA) ARE TO BE DEDICATED TO AND MAINTAINED BY THE CRESTWOOD HOMEOWNERS' ASSOCIATION, INC., WITH DRAINAGE EASEMENT RIGHTS GRANTED TO THE CITY OF EDGEWATER, FLORIDA AND UTILITY EASEMENT RIGHTS GRANTED TO VOLUSIA COUNTY, FLORIDA.
- TRACT U (PUBLIC ROADWAY) IS TO BE DEDICATED THE CITY OF EDGEWATER, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
- TRACTS C1,C2,C3,C4,C5, AND C6 (CONSERVATION AREA) ARE TO BE DEDICATED TO AND MAINTAINED BY THE CRESTWOOD HOMEOWNERS' ASSOCIATION, INC. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SAID TRACTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION TRACT MUST BE REVIEWED AND APPROVED BY THE CITY OF EDGEWATER AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE TRACTS.
- LOT CORNERS SHALL BE SET BEFORE THE TRANSFER OF ANY LOT IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
- THE ACCESS EASEMENT LOCATED IN TRACT C, IS GRANTED TO THE CITY OF EDGEWATER, FLORIDA FOR EMERGENCY VEHICLE SECONDARY ACCESS.
- THE UTILITY EASEMENT LOCATED IN TRACT C, IS GRANTED TO VOLUSIA COUNTY, FLORIDA.
- LANDSCAPE BUFFER ALONG US HIGHWAY 1 IS TO BE MAINTAINED BY THE CRESTWOOD HOMEOWNERS' ASSOCIATION, INC.
- TRACT G (LIFT STATION) IS DEDICATED TO AND MAINTAINED BY THE CITY OF EDGEWATER, FLORIDA.
- LANDS SHOWN HEREON ARE SUBJECT TO THE RESIDENTIAL PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8523, PAGE 2050.
- V.C.D.E. 1 (VOLUSIA COUNTY DRAINAGE EASEMENT 1) IS AN EXISTING 40.00' WIDE EASEMENT GRANTED TO AND MAINTAINED BY VOLUSIA COUNTY, FLORIDA).



VICINITY MAP (NOT TO SCALE)

MORTGAGEE'S JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 8510, PAGE 2448, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA ("MORTGAGE") AND AS MODIFIED BY OFFICIAL RECORDS BOOK 8705, PAGE 4237 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, 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 ADOPTION AND DEDICATION SECTION HEREON, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SA 2011, LLC, A TEXAS LIMITED LIABILITY COMPANY,

BY: _____
PRINT NAME: _____
TITLE: _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS (SIGNATURE) _____ WITNESS (PRINTED) _____
WITNESS (SIGNATURE) _____ WITNESS (PRINTED) _____

STATE OF TEXAS, COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____ 2025, BY _____ AS _____

OF SA 2011 LLC, A TEXAS LIMITED LIABILITY COMPANY, HE OR SHE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED A TEXAS DRIVERS LICENSE AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF TEXAS _____ NOTARY PRINTED NAME _____

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN THE CRESTWOOD SUBDIVISION OR THAT GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 HAS BEEN RECEIVED.

CITY ENGINEER

PRINT NAME

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON DECEMBER 10, 2024, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.

WILLIAM D. DONLEY
FLORIDA REGISTRATION NUMBER: 5381
DONLEY CONSULTING GROUP, LLC
210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
CERTIFICATE OF AUTHORIZATION NUMBER LB 8501

DATE _____

MAP BOOK:

PAGE:

CRESTWOOD DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CRESTWOOD INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED THE PLAT ENTITLED CRESTWOOD, LOCATED IN THE CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED, AND GRANTS THE UTILITY EASEMENTS SHOWN HEREON (OR AS OTHERWISE NOTED) TO VOLUSIA COUNTY, FLORIDA; DRAINAGE EASEMENTS ARE GRANTED TO THE CRESTWOOD HOMEOWNERS' ASSOCIATION, INC. WITH EMERGENCY ACCESS RIGHTS TO THE CITY OF EDGEWATER, FLORIDA; TRACT A, RIGHT OF WAY DEDICATION, TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC; TRACT G, LIFT STATION, IS DEDICATED AND CONVEYED TO VOLUSIA COUNTY, FLORIDA; TRACT U, PUBLIC ROADWAY, IS DEDICATED AND CONVEYED TO THE CITY OF EDGEWATER, FLORIDA; TRACTS B,C,C1,C2,C3,C4,C5,C6,D,E,F,H,I,J,K,L,M,N,O,P,Q,R,S, AND T ARE DEDICATED AND CONVEYED TO THE CRESTWOOD HOMEOWNERS' ASSOCIATION, INC., FOR THE PURPOSES DESCRIBED IN THE GENERAL NOTES; IRRIGATION EASEMENTS ARE GRANTED TO THE CRESTWOOD HOMEOWNERS' ASSOCIATION, INC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON _____, A.D. 2025.

BY: CRESTWOOD INVESTMENT LLC

NAME: MOISHE GOLDSHMIDT

SIGNED: _____

TITLE: MANAGER

WITNESS (SIGNATURE) _____ WITNESS (SIGNATURE) _____

WITNESS (PRINTED) _____ WITNESS (PRINTED) _____

STATE OF NEW JERSEY, COUNTY OF OCEAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY MOISHE GOLDSHMIDT, AS MANAGER OF CRESTWOOD INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY; SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION AND [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY

NOTARY PRINTED NAME

MY COMMISSION EXPIRES _____ MY COMMISSION NO. _____

CERTIFICATE OF APPROVAL BY SURVEYOR & MAPPER FOR THE CITY

I HEREBY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FOREGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES,

SIGNATURE: _____ DATE: _____

PRINT NAME: RANDALL L. ROBERTS, R.L.S. FOR THE FIRM:
CPH CONSULTING, LLC
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
LB 7143

REGISTRATION NUMBER: 3144

CERTIFICATE OF APPROVAL OF THE CITY ATTORNEY

THIS IS APPROVED AS TO FORM.

CITY OF ATTORNEY CITY OF EDGEWATER, FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY CLERK

THIS STATEMENT HEREBY CERTIFIES THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSIONS SET FORTH IN THE CRESTWOOD AGREEMENT.

CITY CLERK, EDGEWATER, FLORIDA

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM, WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON _____, 2025 AT _____

FILE NO. _____

CLERK OF CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

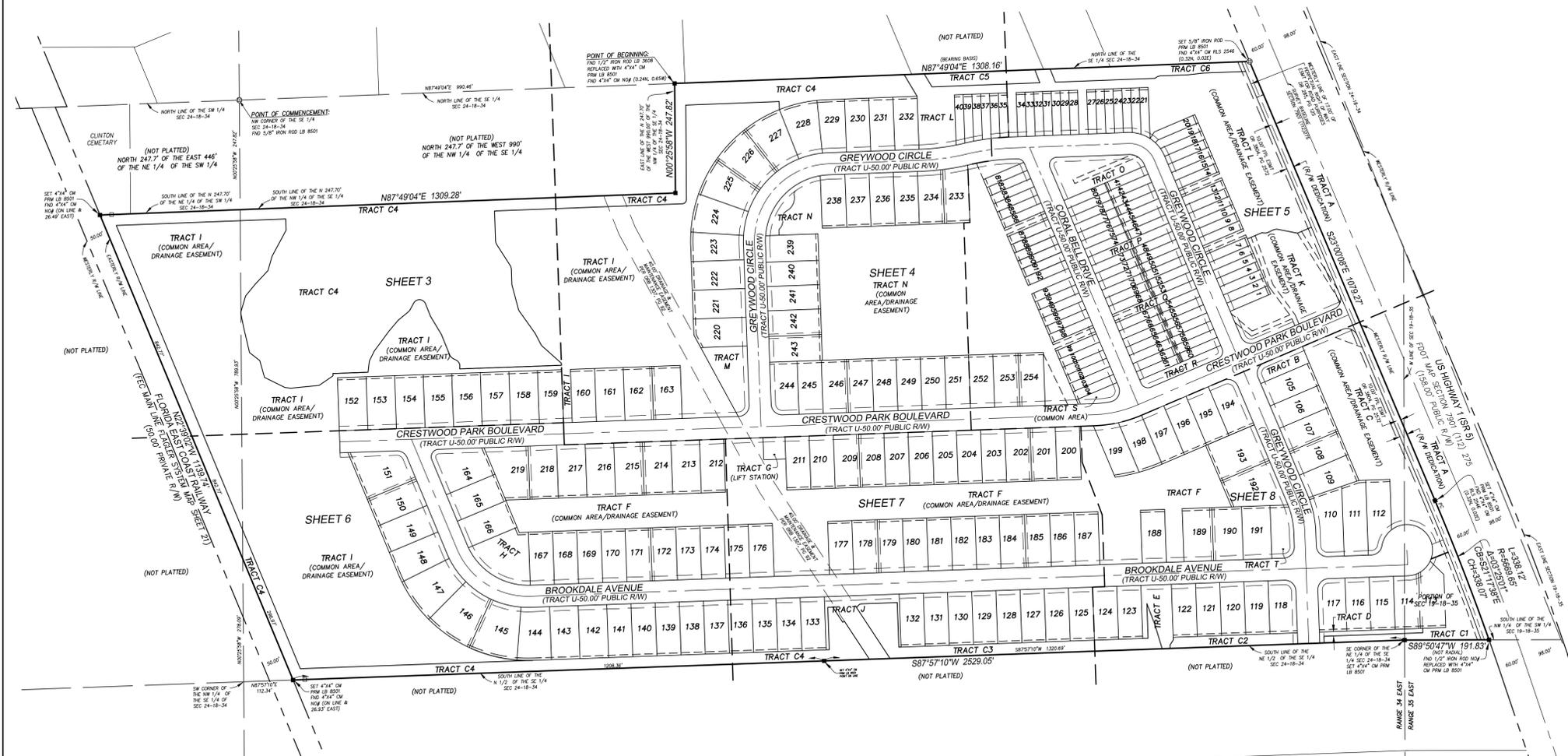
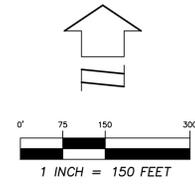
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SHEET 2	KEY SHEET, LEGEND
SHEET 3-10	DETAIL SHEETS

DONLEY CONSULTING GROUP, LLC
210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552 WWW.DONLEYCONSULTING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8501

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.

CRESTWOOD

A PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AND A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 35 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.



LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS NUMBER	UE	UTILITY EASEMENT
LS	LAND SURVEYOR	AE	ACCESS EASEMENT
ID	IDENTIFICATION	IE	IRRIGATION EASEMENT
OR	OFFICIAL RECORDS BOOK CENTERLINE	SWE	SIDEWALK EASEMENT
R	RADIUS	MB	MAP BOOK
L	ARC LENGTH	OR	OFFICIAL RECORDS BOOK
Δ	DELTA (CENTRAL ANGLE)	PG(S)	PAGE(S)
CH	CHORD LENGTH	R/W	RIGHT OF WAY
CB	CHORD BEARING	RP	RADIUS POINT
(R)	RADIAL	ESMT	EASEMENT
PCC	POINT ON CURVE	SEC	SECTION
POL	POINT ON LINE	RLS	REGISTERED LAND SURVEYOR
PCC	POINT OF COMPOUND CURVATURE	CM	CONCRETE MONUMENT
PRC	POINT OF REVERSE CURVATURE	IRC	IRON ROD AND CAP
PC	POINT OF CURVATURE	IR	IRON ROD
PT	POINT OF TANGENCY	IP	IRON PIPE
PNT	POINT OF NON-TANGENCY	(NR)	NON-RADIAL LINE
PI	POINT OF INTERSECTION	N.V.A.	NON-VEHICULAR ACCESS EASEMENT
P.O.C.	POINT OF COMMENCEMENT	■	SET CONCRETE MONUMENT AS NOTED
P.O.B.	POINT OF BEGINNING	⊙	FOUND CONCRETE MONUMENT AS NOTED
(OA)	OVERALL	⊗	FOUND NAIL & DISK AS NOTED
DE	DRAINAGE EASEMENT	⊙	SET NAIL & DISK (POP LB 8011)
PUE	PUBLIC UTILITY EASEMENT	⊙	FOUND IRON ROD & CAP AS NOTED
DUE	DRAINAGE AND UTILITY EASEMENT	⊙	FOUND IRON ROD AS NOTED
		○	SET 5/8" IRON ROD & CAP (LB 8011)

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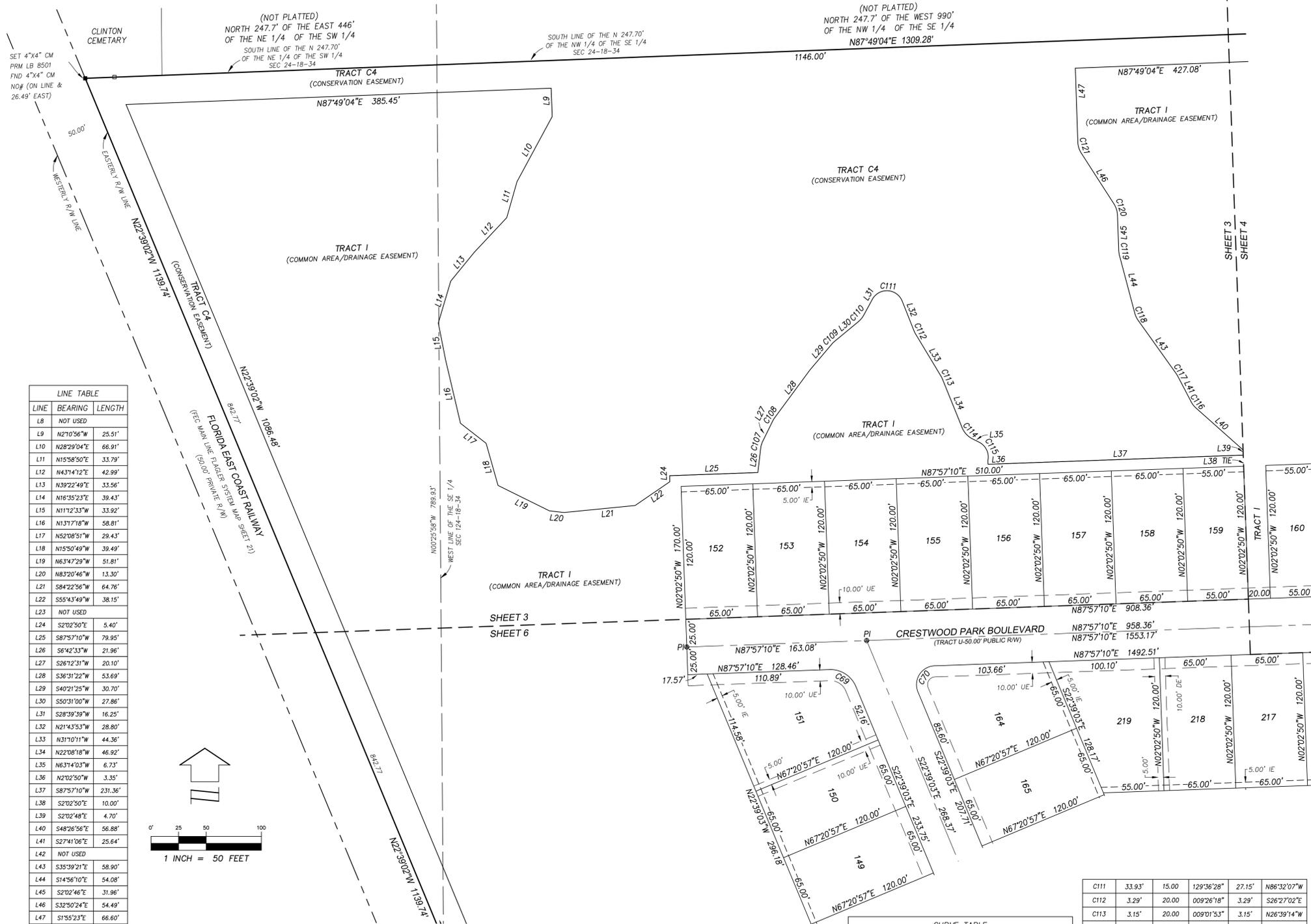
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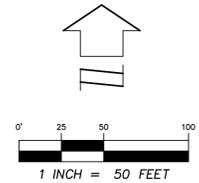
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A PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AND A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 35 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L8	NOT USED	
L9	N27°05'56"W	25.51'
L10	N28°29'04"E	66.91'
L11	N15°58'50"E	33.79'
L12	H43°7'41.2"E	42.99'
L13	N39°22'49"E	33.56'
L14	N16°35'23"E	39.43'
L15	N11°12'33"W	33.92'
L16	N13°17'18"W	58.81'
L17	N52°08'51"W	29.43'
L18	N15°50'49"W	39.49'
L19	N63°47'29"W	51.81'
L20	N83°20'46"W	13.30'
L21	S84°22'56"W	64.76'
L22	S55°43'49"W	38.15'
L23	NOT USED	
L24	S2°02'50"E	5.40'
L25	S87°57'10"W	79.95'
L26	S6°42'33"W	21.96'
L27	S26°12'31"W	20.10'
L28	S36°31'22"W	53.69'
L29	S40°21'25"W	30.70'
L30	S50°31'00"W	27.86'
L31	S28°39'39"W	16.25'
L32	N21°43'53"W	28.80'
L33	N31°10'11"W	44.36'
L34	N22°08'18"W	46.92'
L35	N63°14'03"W	6.73'
L36	N2°02'50"W	3.35'
L37	S87°57'10"W	231.36'
L38	S2°02'50"E	10.00'
L39	S2°02'48"E	4.70'
L40	S48°26'56"E	56.88'
L41	S27°41'06"E	25.64'
L42	NOT USED	
L43	S35°39'21"E	58.90'
L44	S14°56'10"E	54.08'
L45	S2°02'46"E	31.96'
L46	S32°50'24"E	54.49'
L47	S1°55'23"E	66.60'



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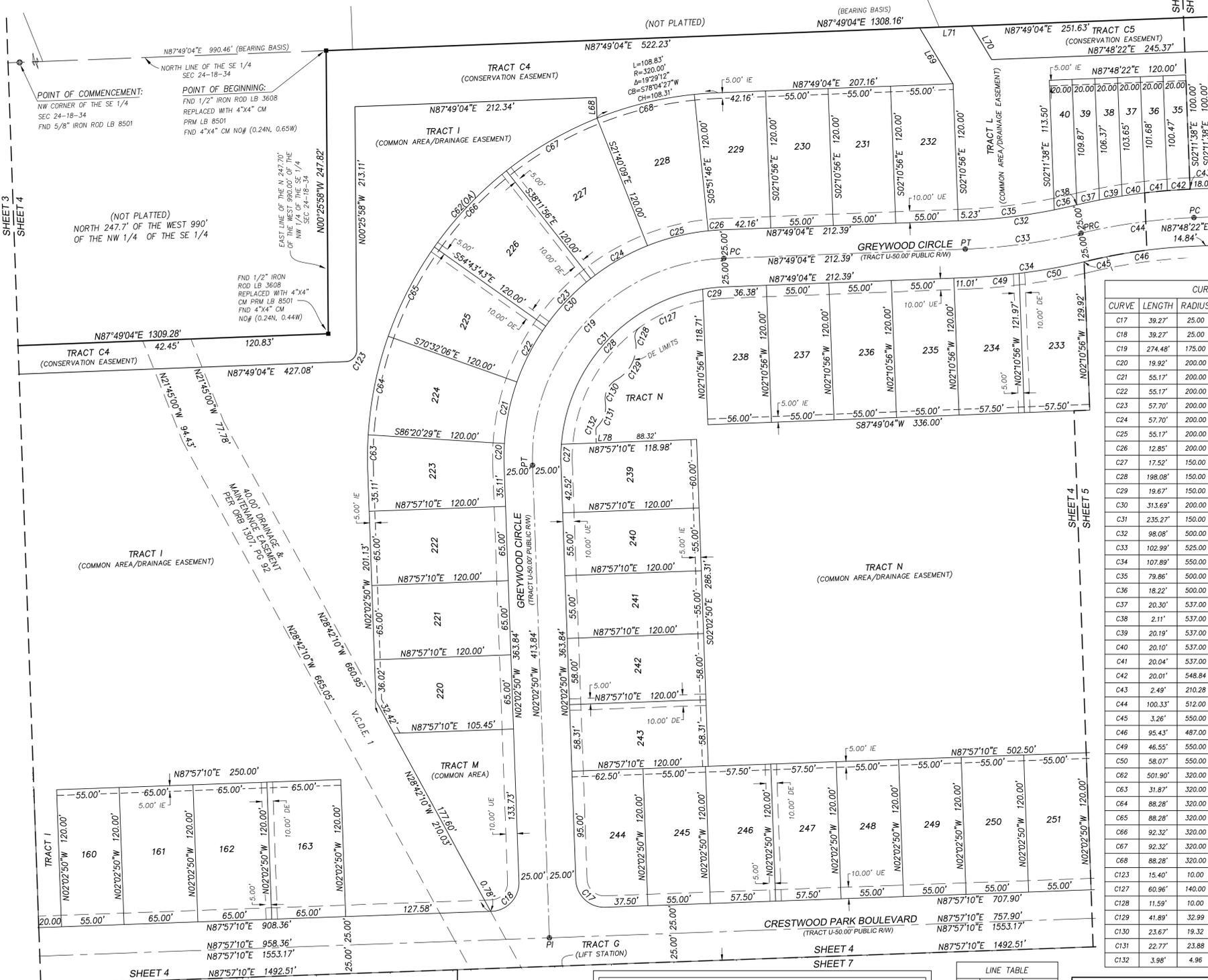
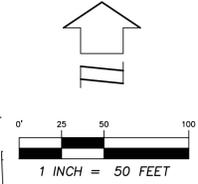
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CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C69	30.28'	25.00	069°23'48"	28.46'	N57°20'57"W
C70	32.82'	17.00	110°36'12"	27.95'	S32°39'03"W
C107	6.81'	20.00	019°29'58"	6.77'	S16°27'32"W
C108	3.60'	20.19	0101°3'07"	3.60'	S31°21'57"W
C109	3.55'	20.00	010°09'35"	3.54'	S45°26'13"W
C110	7.63'	20.00	021°51'21"	7.58'	N39°35'20"E

C111	33.93'	15.00	129°36'28"	27.15'	N86°33'07"W
C112	3.29'	20.00	009°26'18"	3.29'	S26°27'02"E
C113	3.15'	20.00	009°01'53"	3.15'	N26°39'14"W
C114	14.35'	20.00	041°05'45"	14.04'	S42°41'10"E
C115	19.70'	15.00	075°15'16"	19.70'	N25°36'25"W
C116	7.25'	20.00	020°45'50"	7.21'	S38°04'01"E
C117	3.39'	25.03	007°45'59"	3.39'	N31°34'05"W
C118	7.01'	19.91	020°10'56"	6.98'	S25°33'53"E
C119	4.50'	20.00	012°53'28"	4.49'	S08°29'26"E
C120	10.75'	20.00	030°47'38"	10.62'	N17°26'35"W
C121	10.77'	20.00	030°50'46"	10.64'	S17°25'01"E

CRESTWOOD

A PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AND A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 35 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C17	39.27'	25.00'	090°00'00"	35.36'	S47°02'50"E
C18	39.27'	25.00'	090°00'00"	35.36'	N42°57'10"E
C19	274.48'	175.00'	089°51'54"	247.20'	S42°53'07"W
C20	19.92'	200.00'	005°42'21"	19.91'	S00°48'20"W
C21	55.17'	200.00'	015°48'23"	55.00'	S11°33'42"W
C22	55.17'	200.00'	015°48'23"	55.00'	S27°22'05"W
C23	57.70'	200.00'	016°31'47"	57.50'	S43°32'10"W
C24	57.70'	200.00'	016°31'47"	57.50'	S60°03'58"W
C25	55.17'	200.00'	015°48'23"	55.00'	S76°14'03"W
C26	12.85'	200.00'	003°40'49"	12.84'	S85°58'39"W
C27	17.52'	150.00'	006°41'27"	17.51'	S01°17'53"W
C28	198.08'	150.00'	075°39'34"	184.00'	S42°28'24"W
C29	19.67'	150.00'	007°30'53"	19.66'	S84°03'37"W
C30	313.69'	200.00'	089°51'54"	282.51'	S42°53'07"W
C31	235.27'	150.00'	089°51'54"	211.88'	S42°53'07"W
C32	98.08'	500.00'	011°42'21"	97.92'	N82°11'53"E
C33	102.99'	525.00'	011°42'21"	102.82'	N82°11'53"E
C34	107.89'	550.00'	011°42'21"	107.72'	N82°11'53"E
C35	79.86'	500.00'	009°09'05"	79.78'	N83°14'31"E
C36	18.22'	500.00'	002°05'17"	18.22'	N77°37'21"E
C37	20.30'	537.00'	002°09'59"	20.30'	S77°53'11"W
C38	2.11'	537.00'	000°13'29"	2.11'	S76°41'27"W
C39	20.19'	537.00'	002°09'14"	20.18'	S80°02'47"W
C40	20.10'	537.00'	002°08'40"	20.10'	S82°11'44"W
C41	20.04'	537.00'	002°08'17"	20.04'	S84°20'12"W
C42	20.01'	548.84'	002°05'19"	20.01'	S86°27'23"W
C43	2.49'	210.28'	000°40'44"	2.49'	N87°48'22"E
C44	100.33'	512.00'	011°13'39"	100.17'	S82°11'32"W
C45	3.26'	550.00'	000°20'24"	3.26'	N76°44'54"E
C46	95.43'	487.00'	011°13'39"	95.28'	S82°11'32"W
C49	46.55'	550.00'	004°50'58"	46.54'	N85°23'35"E
C50	58.07'	550.00'	006°02'59"	58.05'	N79°56'36"E
C62	501.90'	320.00'	089°51'54"	452.01'	S42°53'07"W
C63	31.87'	320.00'	005°42'21"	31.85'	S00°48'20"W
C64	88.28'	320.00'	015°48'23"	88.00'	S11°33'42"W
C65	88.28'	320.00'	015°48'23"	88.00'	S27°22'05"W
C66	92.32'	320.00'	016°31'47"	92.00'	S43°32'10"W
C67	92.32'	320.00'	016°31'47"	92.00'	S60°03'58"W
C68	88.28'	320.00'	015°48'23"	88.00'	S76°14'03"W
C123	15.40'	10.00'	088°15'02"	13.92'	N43°41'33"E
C127	60.96'	140.00'	024°56'59"	60.48'	S67°17'17"W
C128	11.59'	10.00'	066°26'00"	10.96'	S21°33'40"W
C129	41.89'	32.99'	072°45'13"	39.13'	S24°48'35"W
C130	23.67'	19.32'	070°12'16"	22.22'	S26°05'03"W
C131	22.77'	23.88'	054°37'22"	21.92'	S18°17'36"W
C132	3.98'	4.96'	046°02'01"	3.88'	S22°48'08"W

LINE TABLE		
LINE	BEARING	LENGTH
L68	S02°11'38"E	18.33'
L69	N31°00'24"E	57.06'
L70	S31°00'24"E	34.40'
L71	N87°49'04"E	45.66'
L78	S02°02'50"E	11.14'

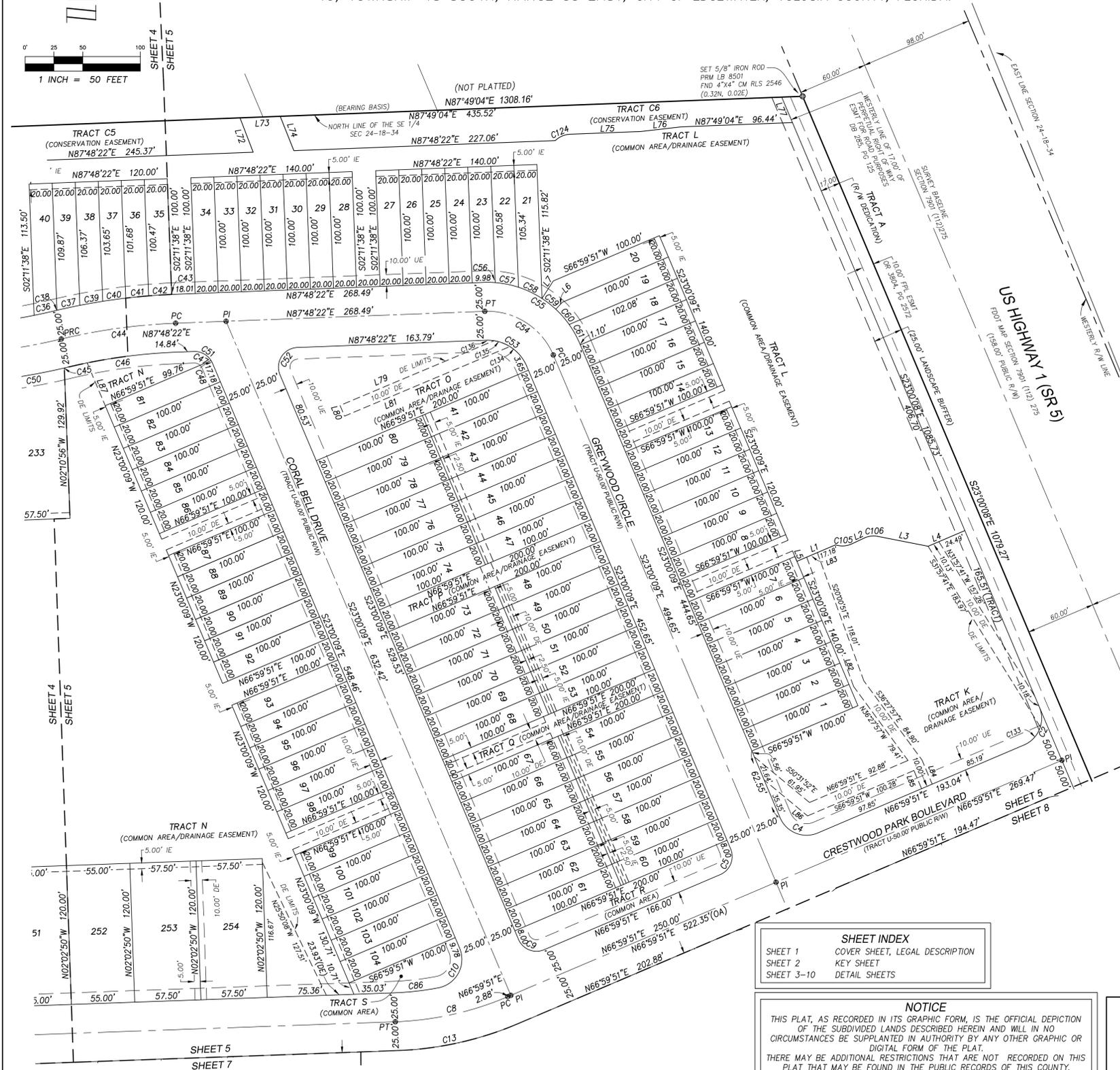
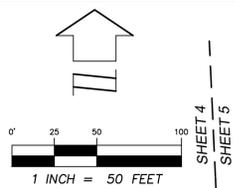
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SHEET INDEX	
SHEET 1	COVER SHEET, LEGAL DESCRIPTION
SHEET 2	KEY SHEET
SHEET 3-10	DETAIL SHEETS

DONLEY CONSULTING GROUP, LLC
210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552 WWW.DONLEYCONSULTING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8501

CRESTWOOD

A PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AND A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 35 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C2	39.27'	25.00'	089°59'59"	35.36' N21°59'51"E
C4	39.27'	25.00'	090°00'00"	35.36' S68°00'09"E
C5	26.70'	17.00'	090°00'00"	24.04' N21°59'51"E
C8	100.58'	275.00'	020°57'19"	100.02' N77°28'30"E
C9	26.70'	17.00'	090°00'00"	24.04' S68°00'09"E
C10	44.55'	25.00'	102°05'23"	38.88' N28°02'33"E
C13	109.72'	300.00'	020°57'19"	109.11' N77°28'30"E
C36	18.22'	500.00'	002°05'17"	18.22' N77°37'21"E
C37	20.30'	537.00'	002°09'59"	20.30' S75°53'11"W
C38	2.11'	537.00'	000°13'29"	2.11' S76°41'27"W
C39	20.19'	537.00'	002°09'14"	20.18' S80°02'47"W
C40	20.10'	537.00'	002°08'40"	20.10' S82°11'44"W
C41	20.04'	537.00'	002°08'17"	20.04' S84°20'12"W
C42	20.01'	548.84'	002°05'19"	20.01' S86°27'23"W
C43	2.49'	210.28'	000°40'44"	2.49' N87°48'22"E
C44	100.33'	512.00'	011°13'39"	100.17' S82°11'32"W
C45	3.26'	550.00'	000°20'24"	3.26' N76°44'54"E
C46	95.43'	487.00'	011°13'39"	95.28' S82°11'32"W
C47	17.70'	17.00'	059°38'57"	16.91' N62°22'10"W
C48	2.83'	17.00'	009°32'32"	2.83' N27°46'25"W
C49	46.55'	550.00'	004°50'58"	46.54' N85°23'35"E
C50	58.07'	550.00'	006°02'59"	58.05' N79°56'36"E
C51	20.53'	17.00'	069°11'30"	19.30' N57°35'54"W
C52	32.88'	17.00'	110°48'30"	27.99' S32°24'06"W
C53	44.68'	37.00'	069°11'30"	42.02' N57°35'54"W
C54	74.87'	62.00'	069°11'30"	70.41' N57°35'54"W
C55	105.06'	87.00'	069°11'30"	98.79' N57°35'54"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°59'51"E	36.41'
L2	N65°00'28"E	12.03'
L3	S78°55'29"E	44.51'
L4	N67°00'21"E	34.61'
L5	S23°00'09"E	4.50'
L6	S42°54'29"W	8.30'
L7	N32°54'00"E	18.06'
L72	N21°07'04"W	31.81'
L73	N87°49'04"E	34.93'
L74	S21°48'26"E	31.94'
L75	N87°45'33"E	59.90'
L76	N83°28'52"E	35.46'
L77	N23°00'08"W	23.90'
L79	S67°16'47"W	144.80'
L80	S23°00'09"E	10.00'
L81	N67°16'47"E	155.53'
L82	N20°00'51"W	118.93'
L83	N66°59'51"E	10.01'
L84	S23°00'09"E	22.64'
L85	N23°00'09"W	17.05'
L86	N50°31'52"W	48.83'
L87	S23°00'09"E	40.18'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C56	10.04'	87.00'	006°36'44"	10.03' N88°53'16"W
C57	20.61'	87.00'	013°34'18"	20.56' N78°47'45"W
C58	22.64'	87.00'	014°54'36"	22.58' N64°33'18"W
C59	15.20'	87.00'	010°00'29"	15.18' N52°05'45"W
C60	17.53'	87.00'	011°32'38"	17.50' N41°19'12"W
C61	19.05'	87.00'	012°32'44"	19.01' N29°16'31"W
C86	38.68'	250.00'	008°51'55"	38.64' N83°31'12"E
C105	14.42'	19.00'	043°28'46"	14.07' N86°44'51"E
C106	11.96'	19.00'	036°04'02"	11.76' S83°02'30"W
C124	14.45'	20.00'	041°24'31"	14.14' N67°06'14"E
C133	21.64'	25.00'	049°35'29"	20.97' N42°12'06"E
C134	22.87'	37.00'	035°25'00"	22.51' N40°42'39"W
C135	14.81'	37.00'	022°55'41"	14.71' N69°52'59"W
C136	7.00'	37.00'	010°50'49"	6.99' N86°46'14"W

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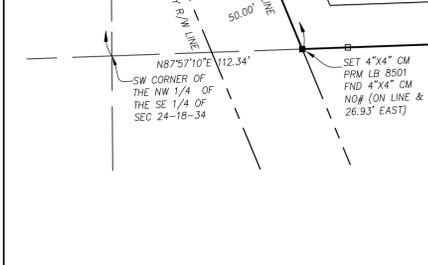
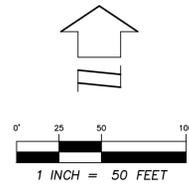
DONLEY CONSULTING GROUP, LLC

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CRESTWOOD

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C69	30.28'	25.00'	069°23'48"	28.46'	N57°20'57"W
C70	32.82'	17.00'	110°36'12"	27.95'	S32°39'03"E
C71	211.96'	175.00'	069°23'48"	199.24'	S57°20'57"E
C72	173.79'	149.99'	066°23'15"	164.23'	S58°51'16"E
C73	7.88'	146.91'	003°04'30"	7.88'	S24°10'16"E
C74	13.41'	200.00'	003°50'30"	13.41'	S24°34'18"E
C75	65.29'	200.00'	018°42'15"	65.00'	S35°50'40"E
C76	70.36'	200.00'	020°09'26"	70.00'	S55°16'31"E
C77	70.36'	200.00'	020°09'26"	70.00'	S75°25'57"E
C78	22.82'	200.00'	006°32'10"	22.80'	S88°46'45"E
C79	21.46'	320.00'	003°50'30"	21.45'	S24°34'18"E
C80	104.46'	320.00'	018°42'15"	104.00'	S35°50'40"E
C81	112.58'	320.00'	020°09'26"	112.00'	S55°16'31"E
C82	112.58'	320.00'	020°09'26"	112.00'	S75°25'57"E
C83	36.51'	320.00'	006°32'10"	36.49'	S88°46'46"E
C84	387.58'	320.00'	069°23'48"	364.32'	S57°20'57"E
C85	181.68'	150.00'	069°23'48"	170.78'	S57°20'57"E
C137	242.24'	200.00'	069°23'48"	227.70'	S57°20'57"E

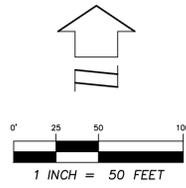
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LINE TABLE		
LINE	BEARING	LENGTH
L57	S87°57'10"W	5.00'
L58	N02°02'50"W	100.97'
L59	S87°56'57"W	81.09'
L60	S40°21'15"W	6.56'
L61	S33°30'05"E	138.16'
L62	N33°30'05"W	103.49'
L63	S56°01'09"W	4.38'
L64	S87°56'57"W	11.18'
L65	N33°49'49"W	41.04'
L66	S02°03'03"E	95.86'
L67	S87°57'10"W	7.06'

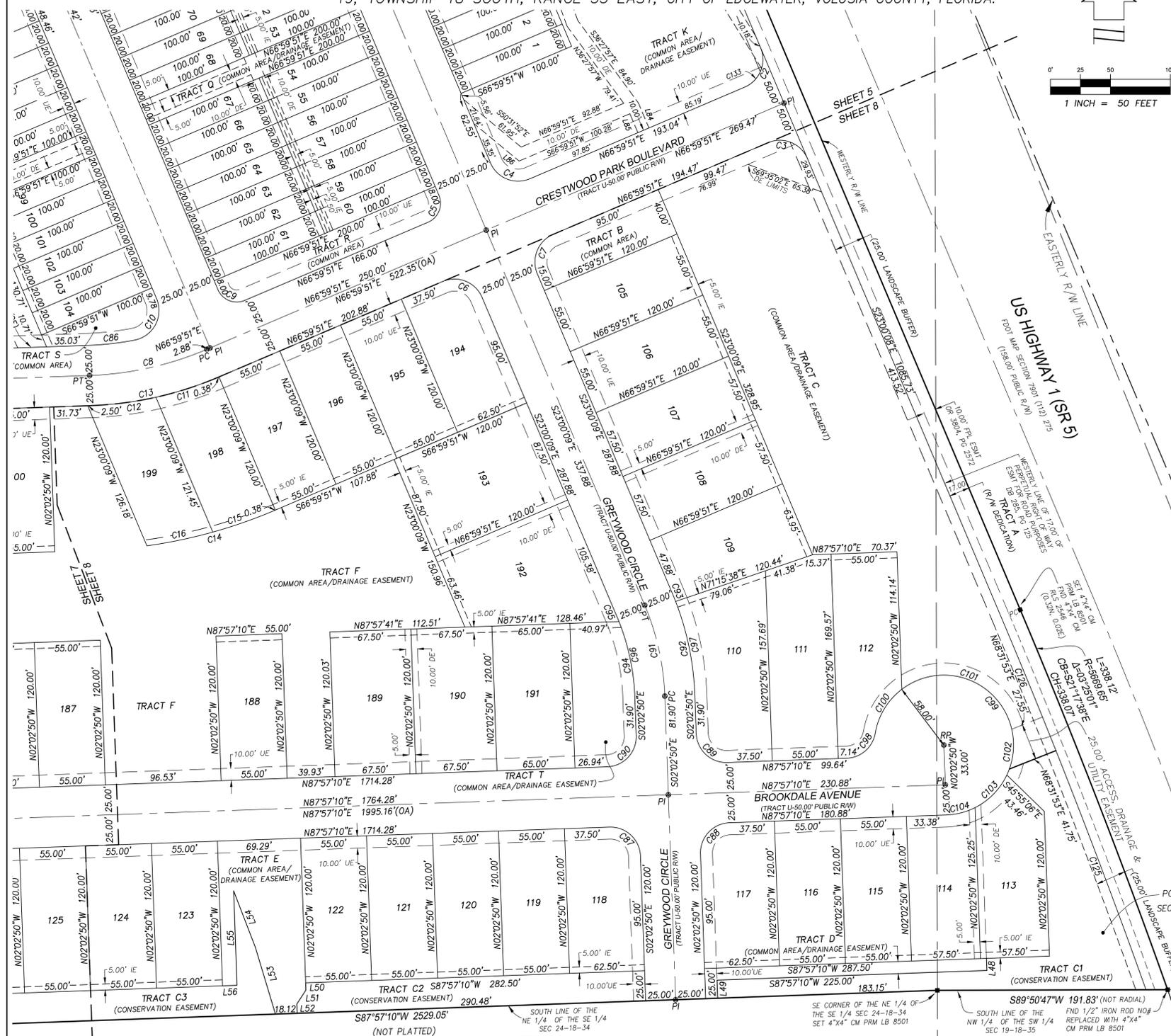
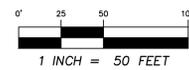
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
CB	100.58'	275.00'	020°57'19"	100.02'	N77°28'30"E
C10	44.55'	25.00'	102°05'23"	38.88'	N28°02'33"E
C11	54.93'	300.00'	010°29'28"	54.85'	N72°14'35"E
C12	54.79'	300.00'	010°27'51"	54.71'	N82°43'14"E
C13	109.72'	300.00'	020°57'19"	109.11'	N77°28'30"E
C14	110.91'	420.00'	015°07'48"	110.59'	N74°33'45"E
C16	56.13'	420.00'	007°39'25"	56.09'	N78°17'57"E
C17	39.27'	25.00'	090°00'00"	35.36'	S47°02'50"E
C18	39.27'	25.00'	090°00'00"	35.36'	N42°57'10"E
CB6	38.68'	250.00'	008°51'55"	38.64'	N83°31'12"E
C122	8.31'	10.00'	047°35'42"	8.07'	S64°09'06"W

CRESTWOOD

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MAP BOOK:

PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	39.27'	25.00'	089°59'59"	35.36'	N21°59'51"E
C3	39.27'	25.00'	090°00'01"	35.36'	N68°00'09"W
C4	39.27'	25.00'	090°00'00"	35.36'	S68°00'09"E
C5	26.70'	17.00'	090°00'00"	24.04'	N21°59'51"E
C6	39.27'	25.00'	090°00'00"	35.36'	N68°00'09"W
C7	39.27'	25.00'	090°00'00"	35.36'	S21°59'51"W
C8	100.58'	275.00'	020°57'19"	100.02'	N77°28'30"E
C9	26.70'	17.00'	090°00'00"	24.04'	S68°00'09"E
C10	44.55'	25.00'	102°05'23"	38.88'	N28°02'33"E
C11	54.93'	300.00'	010°29'28"	54.85'	N72°14'35"E
C12	54.79'	300.00'	010°27'51"	54.71'	N82°43'14"E
C13	109.72'	300.00'	020°57'19"	109.11'	N77°28'30"E
C14	110.91'	420.00'	015°07'48"	110.59'	N74°33'45"E
C15	54.78'	420.00'	007°28'23"	54.74'	N70°44'03"E
C16	56.13'	420.00'	007°39'25"	56.09'	N78°17'57"E
C86	38.68'	250.00'	008°51'55"	38.64'	N83°31'12"E
C87	39.27'	25.00'	090°00'00"	35.36'	N47°02'50"W
C88	39.27'	25.00'	090°00'00"	35.36'	S42°57'10"W
C89	39.27'	25.00'	090°00'00"	35.36'	S47°02'50"E
C90	39.27'	25.00'	090°00'00"	35.36'	N42°57'10"E
C91	77.54'	212.00'	020°57'19"	77.10'	N12°31'30"W
C92	79.57'	237.00'	019°14'07"	79.19'	N11°39'54"W
C93	7.11'	237.00'	001°43'12"	7.11'	N22°08'33"W
C94	64.35'	187.00'	019°43'01"	64.03'	N11°54'21"W
C95	4.03'	187.18'	001°14'06"	4.03'	N22°23'04"W
C96	68.39'	187.00'	020°57'19"	68.01'	N12°31'30"W
C97	86.68'	237.00'	020°57'19"	86.20'	N12°31'30"W
C98	34.11'	25.00'	078°10'52"	31.53'	N48°51'44"E
C99	261.35'	58.00'	258°10'52"	90.03'	N41°08'16"W
C100	43.58'	58.00'	043°02'56"	42.56'	S31°17'46"W
C101	115.48'	58.00'	114°04'35"	97.33'	N70°08'29"W
C102	38.90'	58.00'	038°25'57"	38.18'	N06°06'46"E
C103	38.51'	58.00'	038°02'48"	37.81'	N44°21'09"E
C104	24.88'	58.00'	024°34'37"	24.69'	N75°39'51"E
C125	211.98'	5652.65'	002°08'55"	211.97'	N20°43'14"W
C126	119.12'	5652.65'	001°12'27"	119.12'	N22°23'56"W
C133	21.64'	25.00'	049°35'29"	20.97'	N42°12'06"E

LINE TABLE		
LINE	BEARING	LENGTH
L48	S02°02'50"E	10.00'
L49	S02°02'50"E	15.00'
L50	S02°03'03"E	5.99'
L51	S33°11'09"W	13.83'
L52	S02°02'50"E	7.71'
L53	N16°48'08"W	57.76'
L54	N21°07'49"W	50.25'
L55	S02°03'03"E	78.35'
L56	S87°57'10"W	12.06'
L84	S23°00'09"E	22.64'
L85	N23°00'09"W	17.05'
L86	N50°31'52"W	48.63'

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 CERTIFICATE OF AUTHORIZATION NO. LB 8501

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.

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