

# DEERING PARK NORTH - PHASE 2

BEING WITHIN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST,  
CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST, CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHEAST CORNER OF SAID SECTION 1, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 1, S.89°19'24"W., A DISTANCE 612.01 FEET TO THE SOUTHWEST CORNER OF TRACT OS-1, DEERING PARK NORTH - PHASE 1, AS RECORDED IN MAP BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY OF SECTION 1, S.89°19'24"W., A DISTANCE OF 1123.10 FEET; THENCE N.02°29'05"W., A DISTANCE OF 2815.69 FEET; THENCE N.84°58'34"E., A DISTANCE OF 467.46 FEET; THENCE S.56°29'42"E., A DISTANCE OF 181.53 FEET TO THE NORTHWEST CORNER OF TRACT OS-11, OF SAID DEERING PARK NORTH - PHASE 1; THENCE RUN ALONG THE WEST BOUNDARY OF SAID DEERING PARK NORTH - PHASE 1 THE FOLLOWING TWENTY-THREE (23) COURSES: 1) S.05°01'26"E., A DISTANCE OF 226.24 FEET; 2) S.18°20'02"W., A DISTANCE OF 212.52 FEET; 3) N.84°52'39"E., A DISTANCE OF 40.26 FEET; 4) S.05°07'21"E., A DISTANCE OF 190.00 FEET; 5) S.84°52'39"W., A DISTANCE OF 60.96 FEET; 6) S.05°10'10"E., A DISTANCE OF 130.00 FEET; 7) THENCE SOUTHERLY, 481.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9180.00 FEET AND A CENTRAL ANGLE OF 03°00'23" (CHORD BEARING S.03°25'08"E., 481.61 FEET); 8) S.88°05'04"W., A DISTANCE OF 20.00 FEET; 9) THENCE SOUTHERLY, 117.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9160.00 FEET AND A CENTRAL ANGLE OF 00°43'58" (CHORD BEARING S.01°32'57"E., 117.17 FEET); 10) THENCE SOUTHERLY, 209.34 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1340.00 FEET AND A CENTRAL ANGLE OF 08°57'03" (CHORD BEARING S.05°39'29"E., 209.12 FEET); 11) S.32°42'45"E., A DISTANCE OF 27.87 FEET; 12) N.89°19'06"E., A DISTANCE OF 560.00 FEET; 13) S.00°40'54"E., A DISTANCE OF 190.00 FEET; 14) N.89°19'06"E., A DISTANCE OF 42.14 FEET; 15) S.00°40'47"E., A DISTANCE OF 120.00 FEET; 16) S.89°19'06"W., A DISTANCE OF 528.70 FEET; 17) THENCE SOUTHWESTERLY, 74.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 84°57'47" (CHORD BEARING S.46°50'13"W., 67.54 FEET); 18) THENCE SOUTHERLY, 66.89 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET AND A CENTRAL ANGLE OF 04°12'41" (CHORD BEARING S.06°27'40"W., 66.87 FEET); 19) THENCE SOUTHEASTERLY, 86.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 99°14'54" (CHORD BEARING S.41°03'27"E., 76.18 FEET); 20) N.89°19'06"E., A DISTANCE OF 549.29 FEET; 21) S.00°40'54"E., A DISTANCE OF 120.00 FEET; 22) S.89°19'06"W., A DISTANCE OF 8.38 FEET; 23) S.00°40'54"E., A DISTANCE OF 570.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 49.737 ACRES, MORE OR LESS.

**NOTES:**

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE GRID BEARINGS OF SOUTH LINE OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST, S.89°19'24"W. ALONG THE GRID BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1999, 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.
- 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 177.09(28), FLORIDA STATUTES, (1999) WHICH TERMS AND CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE.
- NO PROPERTY WHICH IS THE SUBJECT OF THIS PLAT MAY CONNECT, AND/OR RECEIVE INTERNET ACCESS SERVICES AND/OR MULTICHANNEL VIDEO PROGRAMMING FROM A PROVIDER OTHER THAN CYPRESS FIBER LLC, AND ITS SUCCESSORS OR ASSIGNS.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "X" AND "A", PER FEMA COMMUNITY NUMBER 120308, MAP PANEL NUMBER 12127C0700J, DATED SEPTEMBER 29TH, 2017.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS LABELED (NR) NON-RADIAL.
- 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.

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL**

THIS IS TO CERTIFY, THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE EDGEWATER CITY COUNCIL APPROVED THE FOREGOING PLAT.

\_\_\_\_\_  
MAYOR DIEZEL DEPEW

ATTEST: \_\_\_\_\_  
CITY CLERK BONNIE ZLOTNIK

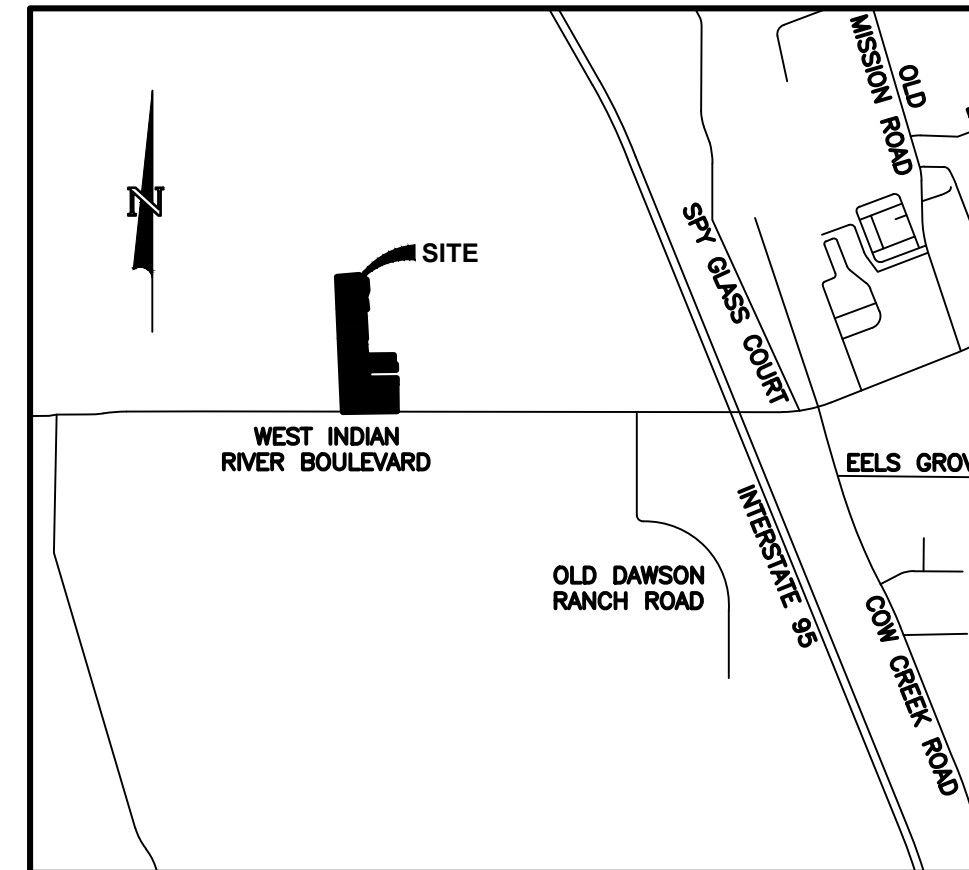
**CERTIFICATE OF CLERK**

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 \_\_\_\_\_, AT \_\_\_\_\_.

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

FILE NUMBER \_\_\_\_\_

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.



VICINITY MAP  
(NOT TO SCALE)

**CERTIFICATE OF APPROVAL BY DEVELOPMENT SERVICES DIRECTOR**

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

\_\_\_\_\_  
RYAN SOLSTICE, AICP

**JOINDER AND CONSENT OF MORTGAGEE**

THIS IS TO CERTIFY THAT FARMTON NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, RECORDED IN THAT MORTGAGE AND SECURITY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 8663, PAGE 3901, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DOES HEREBY JOIN IN AND CONSENT AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN DESCRIBED, AND AGREES THAT THE MORTGAGE AND SECURITY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 8663, PAGE 3901, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATIONS.

\_\_\_\_\_  
FARMTON NORTH, LLC, DATE \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_\_\_, 2025 BY \_\_\_\_\_ AS THE SOLE MANAGER OF \_\_\_\_\_, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MANAGER OF \_\_\_\_\_, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
PRINTED NAME  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY CITY ENGINEER**

EXAMINED AND APPROVED:

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

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

\_\_\_\_\_  
CITY ATTORNEY, CITY OF EDGEWATER  
AARON R. WOLFE

**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:

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

**DEDICATION:**

THIS IS TO CERTIFY THAT \_\_\_\_\_, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT ENTITLED "DEERING PARK NORTH - PHASE 2", LOCATED IN THE CITY OF EDGEWATER, COUNTY OF VOLUSIA, STATE OF FLORIDA.

- EASEMENTS:
- 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.
  - TRACTS OS-1, OS-2 AND OS-3 AS SHOWN HEREON ARE GRANTED AND CONVEYED TO DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR COMMON AREA AND DRAINAGE EASEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.
  - TRACT A AS SHOWN HEREON IS GRANTED AND CONVEYED TO DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR FUTURE TRAIL AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.
  - TRACT C-1 AS SHOWN HEREON A GRANTED AND CONVEYED TO DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR CONSERVATION EASEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DEERING PARK SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.
  - TRACT S.M.T. 4A, AS SHOWN HEREON IS GRANTED AND CONVEYED TO \_\_\_\_\_ OF VOLUSIA COUNTY 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 \_\_\_\_\_ OF VOLUSIA COUNTY 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.
  - THE OWNER HEREBY DEDICATES TRACT R INCLUDING ALL ROADS, STREETS AND RIGHT OF WAYS AS SHOWN HEREON AS PUBLIC, OWNED AND MAINTAINED BY THE CITY OF EDGEWATER, PER THE PUD AGREEMENT (SECTION 3.g. "ROADS").
  - 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 "FACILITIES"), SUBJECT TO GRANATOR'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 NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MORTGAGEE(S), RECORDED IN O.R. 8663, PAGE 3901, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
    - SCHOOL PLANNING CAPACITY ENHANCEMENT AGREEMENT RECORDED IN O.R. BOOK 6313, PAGE 219, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
    - ORDINANCE NO. 2008-O-15 RECORDED IN O.R. BOOK 6324, PAGE 4040, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
    - ORDINANCE NO. 2010-O-03 RECORDED IN O.R. BOOK 6452, PAGE 3296, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
    - ORDINANCE NO. 2012-O-10 RECORDED IN O.R. BOOK 6858, PAGE 3330, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
    - ASSIGNMENT OF DEVELOPMENT RIGHTS, PERMITS AND APPROVALS RECORDED IN O.R. BOOK 6859, PAGE 2688, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
    - 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.
    - ORDINANCE NO. 2021-O-09 RECORDED IN O.R. BOOK 8135, PAGE 2309, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
    - MEMORANDUM OF OPTION TO PURCHASE REAL ESTATE AGREEMENT BETWEEN FARMTON NORTH, LLC AND DEERING PARK DEVELOPMENT COMPANY, LLC RECORDED IN O.R. BOOK 8320, PAGE 2615, AS AFFECTED BY PARTIAL RELEASES RECORDED IN O.R. BOOK 8663, PAGE 3883, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
    - RIGHT OF REVERTER, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 8663, PAGE 3891, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

\_\_\_\_\_  
A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_,  
A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

BY: \_\_\_\_\_,  
\_\_\_\_\_, ITS SOLE MANAGER

**ACKNOWLEDGEMENT**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_\_\_, 2025 BY \_\_\_\_\_, 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 \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINTED NAME  
COMMISSION NUMBER: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 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.

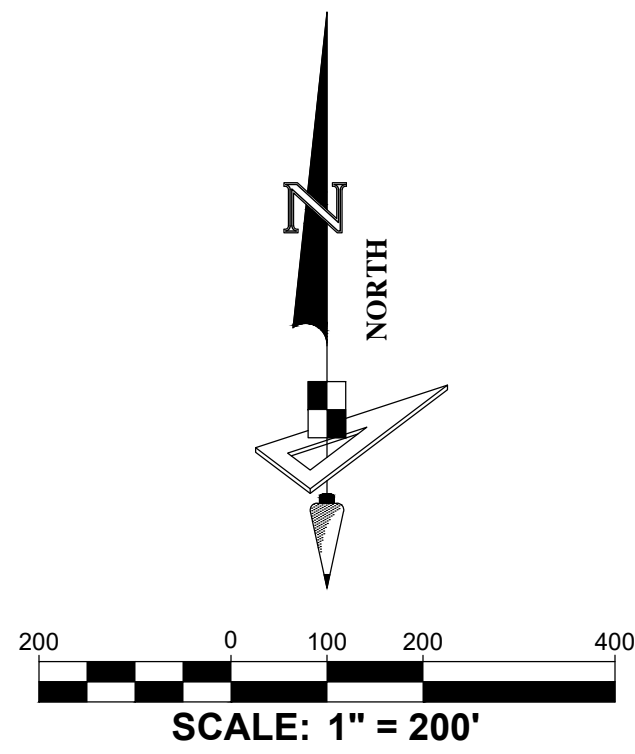
\_\_\_\_\_  
BY:  
MICHAEL GOODNIGHT, (LICENSE NO. LS7245)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
GEOPOINT SURVEYING, INC.  
528 NORTHLAKE BOULEVARD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
LICENSED BUSINESS NUMBER LB 7768

528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440  
FAX: (813) 248-2266  
WWW.GEOPONTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768



# DEERING PARK NORTH - PHASE 2

BEING WITHIN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST,  
CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

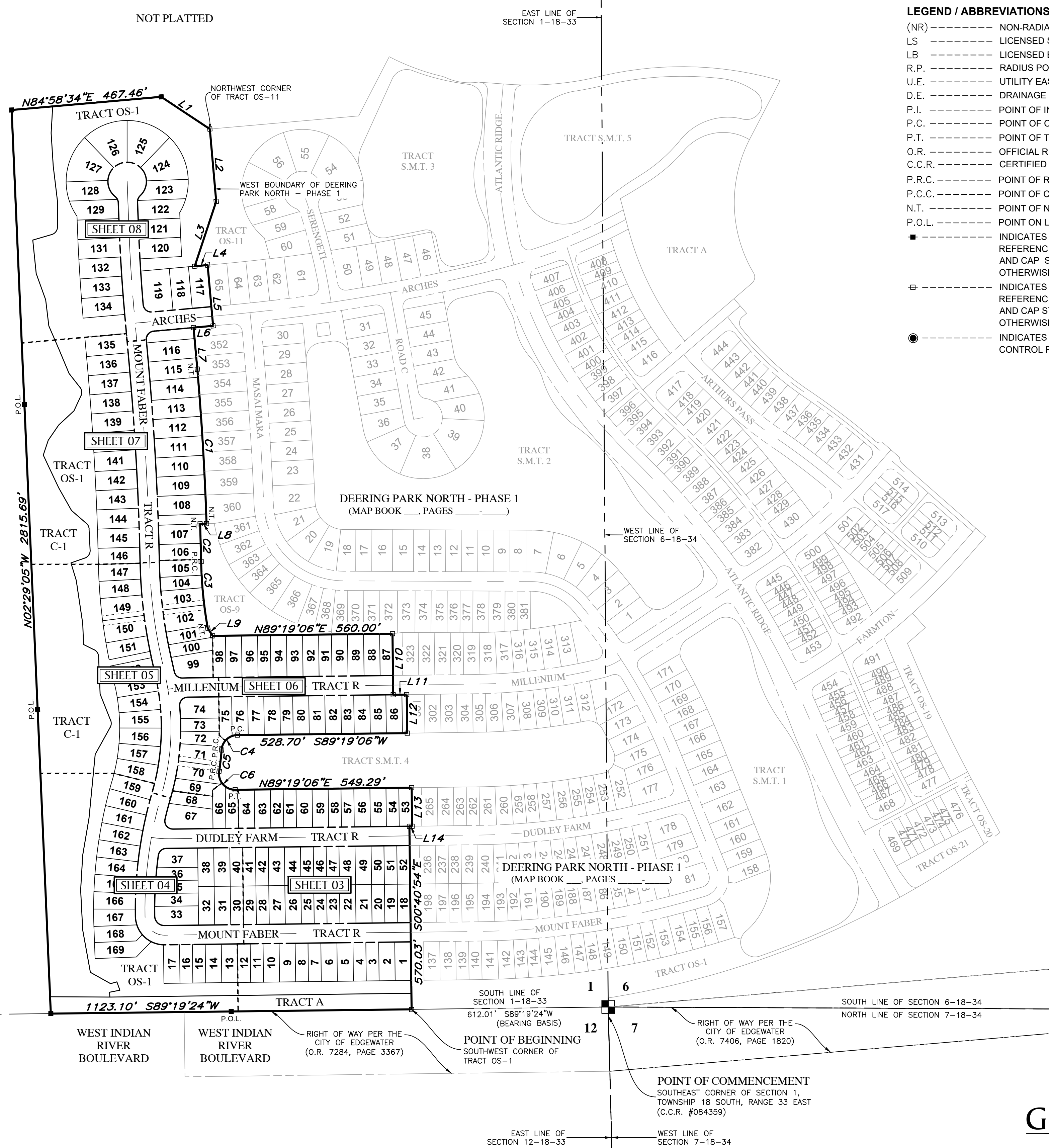


No.	Radius	Arc	Δ	Bearing	Chord
C1	9180.00'	481.67'	3°00'23"	S03°25'08"E	481.61'
C2	9160.00'	117.17'	0°43'58"	S01°32'57"E	117.17'
C3	1340.00'	209.34'	8°57'03"	S05°39'29"E	209.12'
C4	50.00'	74.14'	84°57'47"	S46°50'13"W	67.54'
C5	910.00'	66.89'	4°12'41"	S06°27'40"W	66.87'
C6	50.00'	86.61'	99°14'54"	S41°03'27"E	76.18'

No.	Bearing	Length
L1	S56°29'42"E	181.53'
L2	S05°01'26"E	226.24'
L3	S18°20'02"W	212.52'
L4	N84°52'39"E	40.26'
L5	S05°07'21"E	190.00'
L6	S84°52'39"W	60.96'
L7	S05°10'10"E	130.00'
L8	S88°05'04"W	20.00'
L9	S32°42'45"E	27.87'
L10	S00°40'54"E	190.00'
L11	N89°19'06"E	42.14'
L12	S00°40'47"E	120.00'
L13	S00°40'54"E	120.00'
L14	S89°19'06"W	8.38'

**LEGEND / ABBREVIATIONS:**

- (NR) ----- NON-RADIAL
- LS ----- LICENSED SURVEYOR
- LB ----- LICENSED 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
- O.R. ----- OFFICIAL RECORDS BOOK
- C.C.R. ----- CERTIFIED CORNER RECORD
- P.R.C. ----- POINT OF REVERSE CURVATURE
- P.C.C. ----- POINT OF COMPOUND CURVATURE
- N.T. ----- POINT OF NON-TANGENCY
- P.O.L. ----- POINT ON LINE
- ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1-18-33  
WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 1-18-33

SOUTH 1/4 CORNER OF SECTION 1,  
TOWNSHIP 18 SOUTH, RANGE 33 EAST  
CCR#106132

908.63' S89°19'24"W  
NORTH LINE OF SECTION 12-18-33

1123.10' S89°19'24"W

WEST INDIAN RIVER BOULEVARD

RIGHT OF WAY PER THE CITY OF EDGEWATER (O.R. 7284, PAGE 3367)

SOUTH LINE OF SECTION 1-18-33

612.01' S89°19'24"W (BEARING BASIS)  
POINT OF BEGINNING  
SOUTHWEST CORNER OF TRACT OS-1

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF SECTION 1,  
TOWNSHIP 18 SOUTH, RANGE 33 EAST  
(C.C.R. #084359)

EAST LINE OF SECTION 12-18-33

WEST LINE OF SECTION 7-18-34

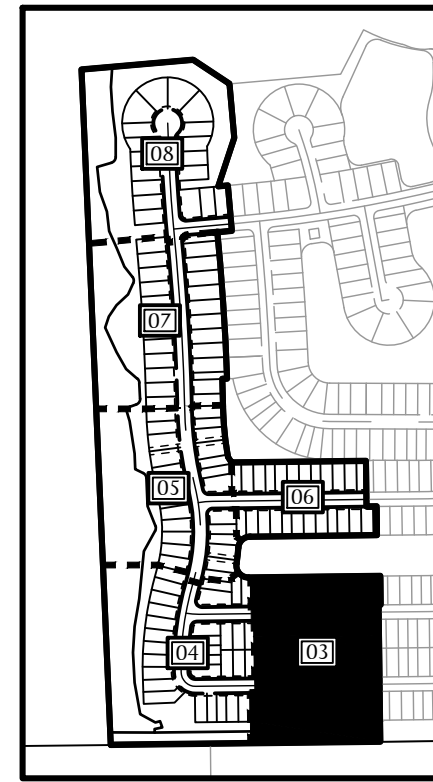


# DEERING PARK NORTH - PHASE 2

BEING WITHIN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST,  
CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

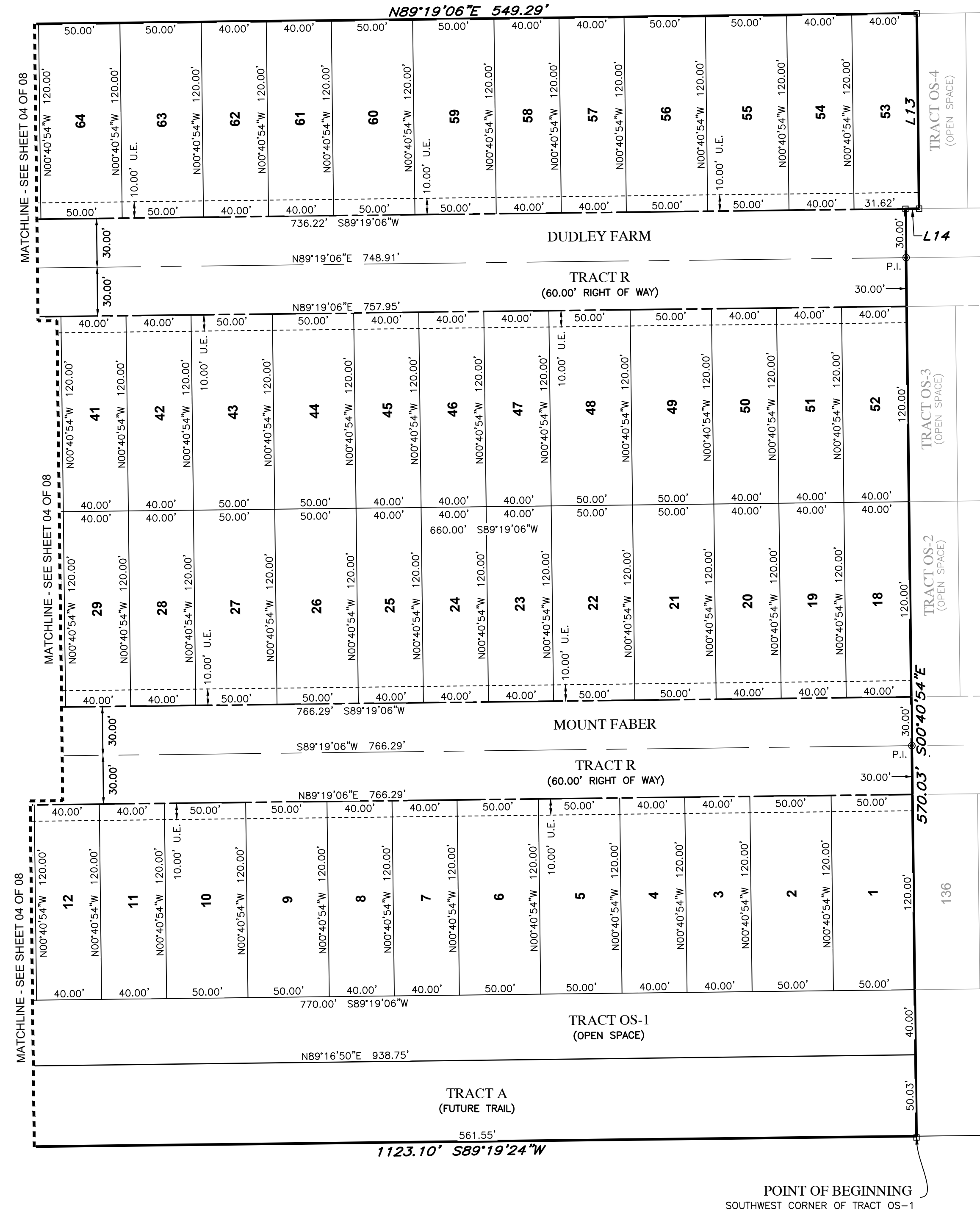
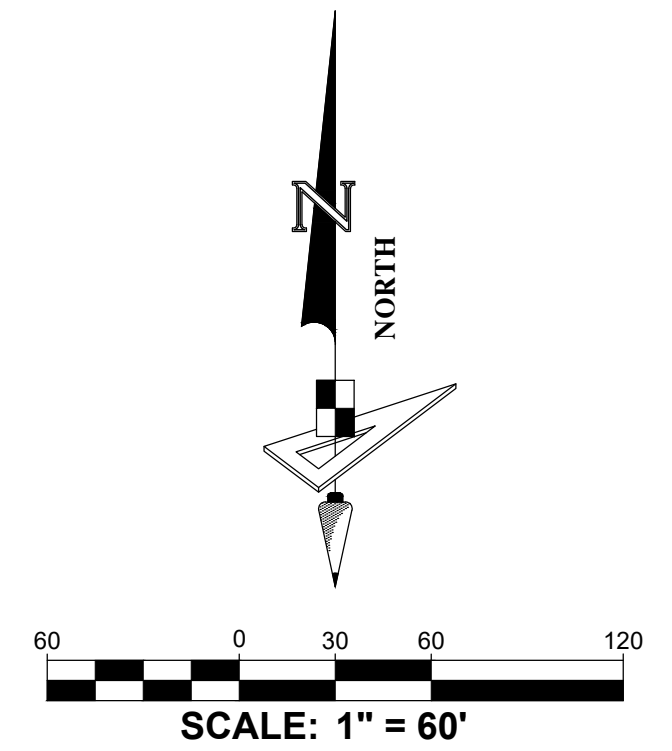
TRACT S.M.T. 4  
(W.M.A.E./I.Q.E.)

DEERING PARK NORTH - PHASE 1  
(MAP BOOK \_\_, PAGES \_\_-\_\_)



KEY MAP  
(SCALE 1"=800')

Line Data Table		
No.	Bearing	Length
L13	S00°40'54"E	120.00'
L14	S89°19'06"W	8.38'



DEERING PARK NORTH - PHASE 1  
(MAP BOOK \_\_, PAGES \_\_-\_\_)

**LEGEND / ABBREVIATIONS:**

- (NR) ----- NON-RADIAL
- LS ----- LICENSED SURVEYOR
- LB ----- LICENSED 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
- O.R. ----- OFFICIAL RECORDS BOOK
- C.C.R. ----- CERTIFIED CORNER RECORD
- P.R.C. ----- POINT OF REVERSE CURVATURE
- P.C.C. ----- POINT OF COMPOUND CURVATURE
- N.T. ----- POINT OF NON-TANGENCY
- P.O.L. ----- POINT ON LINE
- ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

NOT PLATTED

POINT OF BEGINNING  
SOUTHWEST CORNER OF TRACT OS-1



# DEERING PARK NORTH - PHASE 2

BEING WITHIN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST,  
CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA



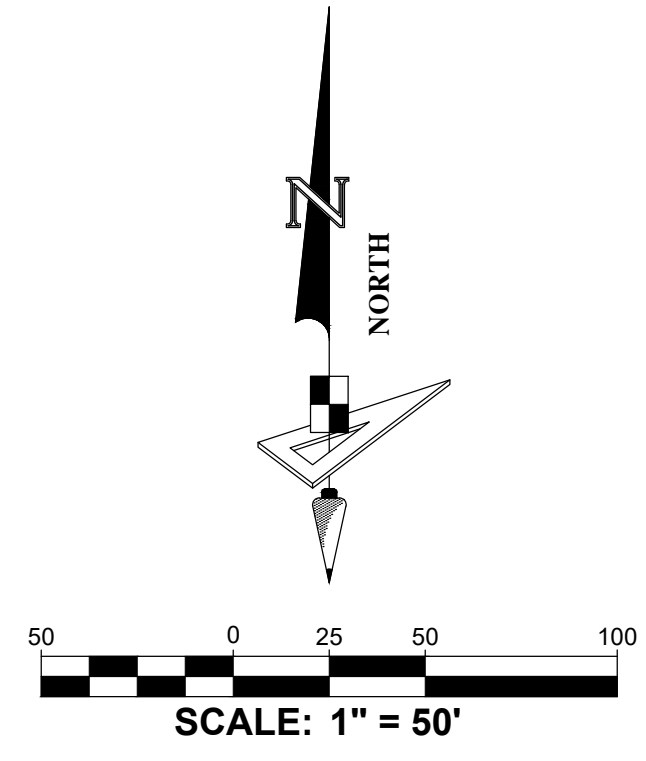
KEY MAP  
(SCALE 1"=800')

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C6	50.00'	86.61'	99°14'54"	S41°03'27"E	76.18'
C7	60.00'	93.96'	89°43'40"	N45°49'04"W	84.65'
C8	1265.00'	380.97'	17°15'19"	N07°40'26"E	379.53'
C13	300.00'	54.86'	10°28'42"	S85°26'33"E	54.79'
C15	1265.00'	246.74'	11°10'32"	S04°38'02"W	246.35'
C16	1265.00'	134.23'	6°04'47"	S13°15'42"W	134.17'
C19	30.00'	46.98'	89°43'40"	N45°49'04"W	42.33'
C20	1235.00'	189.52'	8°47'33"	N03°26'33"E	189.34'
C21	25.00'	35.55'	81°28'47"	N48°34'43"E	32.63'
C22	25.00'	45.31'	103°49'54"	N38°45'57"W	39.36'
C23	1235.00'	67.93'	3°09'05"	N14°43'33"E	67.92'
C40	1295.00'	390.01'	17°15'19"	S07°40'26"W	388.53'
C41	90.00'	140.94'	89°43'40"	S45°49'04"E	126.98'
C48	590.00'	298.23'	28°57'40"	S01°49'15"W	295.06'
C49	1425.00'	458.43'	18°25'56"	S07°05'07"W	456.46'
C50	1235.00'	30.14'	1°23'55"	S00°15'17"E	30.14'
C51	1235.00'	40.03'	1°51'25"	S01°22'23"W	40.03'
C52	1235.00'	40.10'	1°51'37"	S03°13'54"W	40.09'
C53	1235.00'	40.21'	1°51'55"	S05°05'40"W	40.20'
C54	1235.00'	39.05'	1°48'42"	S06°55'58"W	39.05'
C55	1235.00'	50.92'	2°21'45"	S14°19'52"W	50.92'
C56	1235.00'	17.01'	0°47'20"	S15°54'25"W	17.01'
C57	780.00'	23.39'	1°43'06"	N15°26'32"E	23.39'
C125	720.00'	29.71'	2°21'52"	N15°07'09"E	29.71'
C126	1295.00'	22.67'	1°00'11"	S15°48'00"W	22.67'
C127	1295.00'	49.24'	2°10'43"	S14°12'33"W	49.24'
C128	1295.00'	49.24'	2°10'43"	S12°01'50"W	49.24'
C129	1295.00'	49.24'	2°10'43"	S09°51'07"W	49.24'

- LEGEND / ABBREVIATIONS:**
- (NR) ----- NON-RADIAL
  - LS ----- LICENSED SURVEYOR
  - LB ----- LICENSED 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
  - O.R. ----- OFFICIAL RECORDS BOOK
  - C.C.R. ----- CERTIFIED CORNER RECORD
  - P.R.C. ----- POINT OF REVERSE CURVATURE
  - P.C.C. ----- POINT OF COMPOUND CURVATURE
  - N.T. ----- POINT OF NON-TANGENCY
  - P.O.L. ----- POINT ON LINE
  - ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
  - ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
  - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



DEERING PARK NORTH - PHASE 1  
(MAP BOOK \_\_\_\_\_)  
PAGES \_\_\_\_\_



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C130	1295.00'	49.24'	2°10'43"	S07°40'23"W	49.24'
C131	1295.00'	49.24'	2°10'43"	S05°29'40"W	49.24'
C132	1295.00'	49.24'	2°10'43"	S03°18'57"W	49.24'
C133	1295.00'	49.24'	2°10'43"	S01°08'14"W	49.24'
C134	1295.00'	22.64'	1°00'06"	S00°27'11"E	22.64'
C135	90.00'	26.92'	17°08'26"	S09°31'27"E	26.82'
C136	90.00'	35.22'	22°25'28"	S29°18'24"E	35.00'
C137	90.00'	35.42'	22°32'47"	S51°47'32"E	35.19'
C138	90.00'	39.67'	25°15'21"	S75°41'36"E	39.35'
C139	90.00'	3.71'	2°21'37"	S89°30'05"E	3.71'
C140	50.00'	33.06'	37°53'12"	S71°44'18"E	32.46'
C141	50.00'	14.70'	16°50'48"	S44°22'17"E	14.65'
C203	590.00'	24.35'	2°21'52"	N15°07'09"E	24.34'
C204	1425.00'	24.94'	1°00'11"	S15°48'00"W	24.94'
C205	1425.00'	54.19'	2°10'43"	S14°12'33"W	54.18'
C206	1425.00'	54.19'	2°10'43"	S12°01'50"W	54.18'
C207	1425.00'	54.19'	2°10'43"	S09°51'07"W	54.18'
C208	1425.00'	54.19'	2°10'43"	S07°40'23"W	54.18'
C209	1425.00'	54.19'	2°10'43"	S05°29'40"W	54.18'
C210	1425.00'	54.19'	2°10'43"	S03°18'57"W	54.18'
C211	1425.00'	54.19'	2°10'43"	S01°08'14"W	54.18'
C212	1425.00'	54.19'	2°10'43"	S01°02'30"E	54.18'

Line Data Table		
No.	Bearing	Length
L29	N04°15'16"W	15.08'
L30	N79°02'08"E	32.80'
L31	N19°25'05"W	27.67'
L32	S74°28'33"W	20.52'
L44	N44°07'35"E	27.28'
L45	N54°03'07"E	36.60'

# DEERING PARK NORTH - PHASE 2

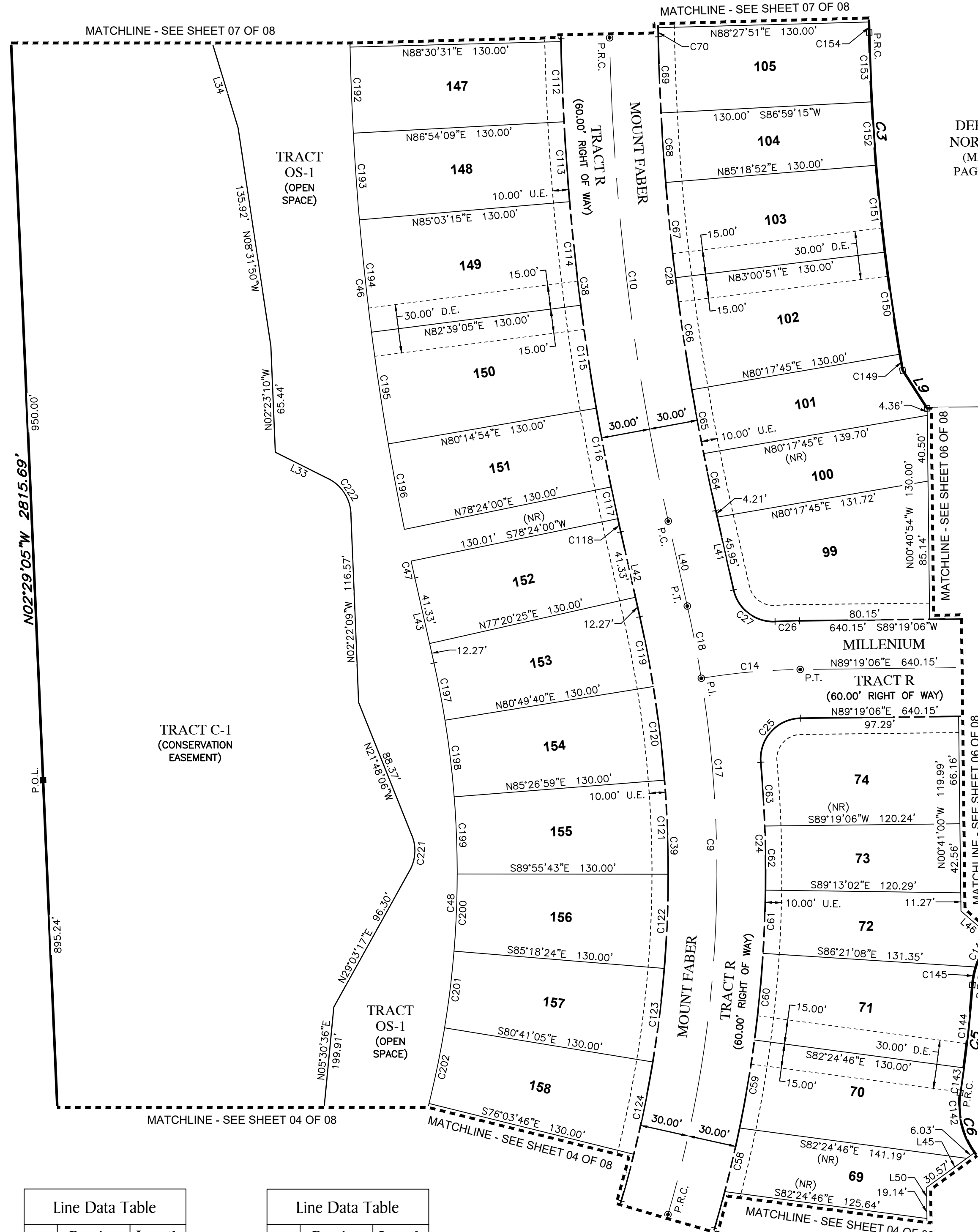
BEING WITHIN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST,  
CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA



KEY MAP  
(SCALE 1"=800')

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C3	1340.00'	209.34'	8°57'03"	S05°39'29"E	209.12'
C4	50.00'	74.14'	84°57'47"	S46°50'13"W	67.54'
C5	910.00'	66.89'	4°12'41"	S06°27'40"W	66.87'
C6	50.00'	86.61'	99°14'54"	S41°03'27"E	76.18'
C9	750.00'	379.10'	28°57'40"	N01°49'15"E	375.08'
C10	1500.00'	300.47'	11°28'37"	N06°55'17"W	299.96'
C14	400.00'	61.21'	8°46'04"	N84°56'04"E	61.15'
C17	750.00'	333.76'	25°29'50"	N03°33'10"E	331.01'
C18	750.00'	45.34'	3°27'50"	N10°55'40"W	45.34'
C24	780.00'	290.08'	21°18'31"	N05°38'50"E	288.42'
C25	25.00'	41.16'	94°19'32"	N42°09'20"E	36.66'
C26	430.00'	15.08'	2°00'32"	S88°18'51"W	15.07'
C27	25.00'	34.92'	80°01'50"	N52°40'30"W	32.15'
C28	1470.00'	294.46'	11°28'37"	N06°55'17"W	293.97'
C38	1530.00'	306.48'	11°28'37"	S06°55'17"E	305.96'
C39	720.00'	363.94'	28°57'40"	S01°49'15"W	360.08'
C46	1660.00'	301.81'	10°25'02"	S06°23'29"E	301.40'
C47	1660.00'	10.70'	0°22'10"	S12°28'30"E	10.70'
C48	590.00'	298.23'	28°57'40"	S01°49'15"W	295.06'
C58	780.00'	40.19'	2°57'08"	N13°06'25"E	40.19'
C59	780.00'	55.05'	4°02'36"	N09°36'33"E	55.03'
C60	780.00'	53.63'	3°56'22"	N05°37'03"E	53.62'
C61	780.00'	39.00'	2°51'54"	N02°12'55"E	39.00'
C62	780.00'	39.49'	2°54'04"	N00°40'04"W	39.49'
C63	780.00'	39.33'	2°53'20"	N03°33'45"W	39.32'
C64	1470.00'	35.82'	1°23'47"	S11°57'42"E	35.82'
C65	1470.00'	40.00'	1°33'33"	S10°29'02"E	40.00'
C66	1470.00'	69.75'	2°43'07"	S08°20'42"E	69.74'

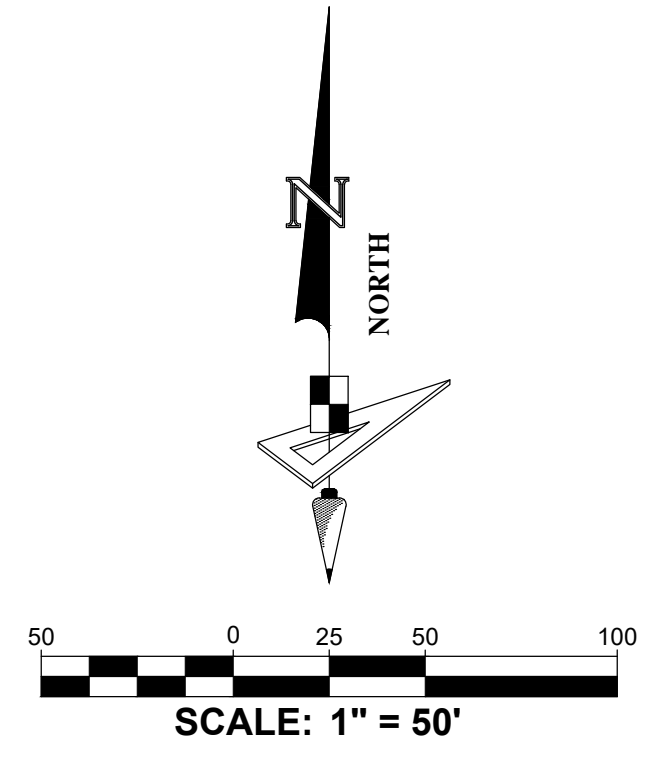
- LEGEND / ABBREVIATIONS:**
- (NR) ----- NON-RADIAL
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  - ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
  - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Line Data Table		
No.	Bearing	Length
L9	S32°42'45"E	27.87'
L33	N63°26'06"W	36.61'
L34	N16°55'39"W	56.75'
L40	N12°39'35"W	53.60'
L41	N12°39'35"W	50.16'

Line Data Table		
No.	Bearing	Length
L42	S12°39'35"E	53.60'
L43	S12°39'35"E	53.60'
L45	N54°03'07"E	36.60'
L46	S49°03'44"E	25.30'
L50	N00°40'54"W	120.00'

DEERING PARK NORTH - PHASE 1  
(MAP BOOK \_\_\_\_\_)  
PAGES \_\_\_\_\_

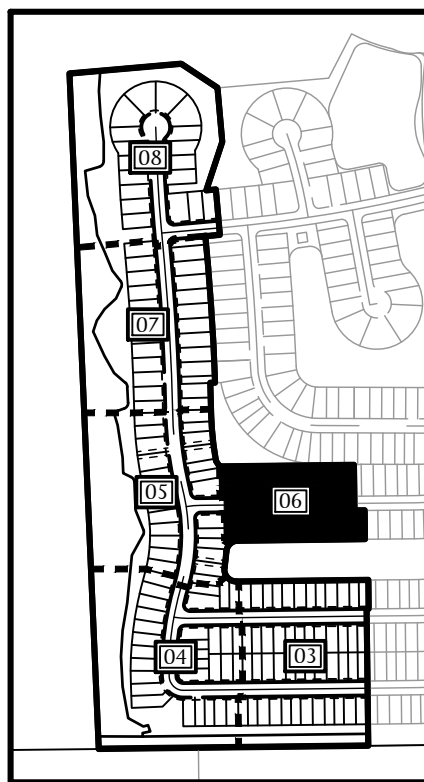


Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C67	1470.00'	59.02'	2°18'01"	S05°50'08"E	59.01'
C68	1470.00'	42.92'	1°40'23"	S03°50'56"E	42.92'
C69	1470.00'	46.94'	1°49'47"	S02°05'52"E	46.94'
C70	9030.00'	5.64'	0°02'09"	N01°12'02"W	5.64'
C112	1530.00'	49.44'	1°51'05"	S02°10'19"E	49.44'
C113	1530.00'	49.36'	1°50'54"	S04°01'18"E	49.35'
C114	1530.00'	64.16'	2°24'10"	S06°08'50"E	64.16'
C115	1530.00'	64.16'	2°24'10"	S08°33'01"E	64.16'
C116	1530.00'	49.36'	1°50'55"	S10°40'33"E	49.36'
C117	1530.00'	20.00'	0°44'56"	S11°58'28"E	20.00'
C118	1530.00'	8.30'	0°18'39"	S12°30'16"E	8.30'
C119	720.00'	43.83'	3°29'15"	N10°54'58"W	43.82'
C120	720.00'	58.08'	4°37'19"	N06°51'41"W	58.06'
C121	720.00'	58.08'	4°37'19"	N02°14'22"W	58.06'
C122	720.00'	58.08'	4°37'19"	N02°22'57"E	58.06'
C123	720.00'	58.08'	4°37'19"	N07°00'15"E	58.06'
C124	720.00'	58.08'	4°37'19"	N11°37'34"E	58.06'
C142	50.00'	38.85'	44°30'53"	S13°41'26"E	37.88'
C143	910.00'	15.55'	0°58'46"	N08°04'37"E	15.55'
C144	910.00'	51.33'	3°13'55"	N05°58'17"E	51.33'
C145	50.00'	11.35'	13°00'16"	S10°51'27"W	11.32'
C146	50.00'	20.58'	23°34'40"	S29°08'56"W	20.43'
C149	1340.00'	10.04'	0°25'45"	S09°55'08"E	10.04'
C150	1340.00'	63.58'	2°43'07"	S08°20'42"E	63.57'
C151	1340.00'	53.80'	2°18'01"	S05°50'08"E	53.79'
C152	1340.00'	39.13'	1°40'23"	S03°50'56"E	39.12'
C153	1340.00'	42.79'	1°49'47"	S02°05'52"E	42.79'
C154	9160.00'	6.44'	0°02'25"	N01°12'11"W	6.44'
C192	1660.00'	53.09'	1°49'56"	S02°10'53"E	53.08'
C193	1660.00'	53.55'	1°50'54"	S04°01'18"E	53.55'
C194	1660.00'	69.62'	2°24'10"	S06°08'50"E	69.61'
C195	1660.00'	69.62'	2°24'10"	S08°33'01"E	69.61'
C196	1660.00'	53.56'	1°50'55"	S10°40'33"E	53.55'
C197	590.00'	35.91'	3°29'15"	N10°54'58"W	35.91'
C198	590.00'	47.59'	4°37'19"	N06°51'41"W	47.58'
C199	590.00'	47.59'	4°37'19"	N02°14'22"W	47.58'
C200	590.00'	47.59'	4°37'19"	N02°22'57"E	47.58'
C201	590.00'	47.59'	4°37'19"	N07°00'15"E	47.58'
C202	590.00'	47.59'	4°37'19"	N11°37'34"E	47.58'
C221	25.00'	22.19'	50°51'23"	N03°37'36"E	21.47'
C222	25.00'	26.65'	61°03'57"	N32°54'07"W	25.40'

DEERING PARK NORTH - PHASE 1  
(MAP BOOK \_\_\_\_\_)  
PAGES \_\_\_\_\_

# DEERING PARK NORTH - PHASE 2

BEING WITHIN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST,  
CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

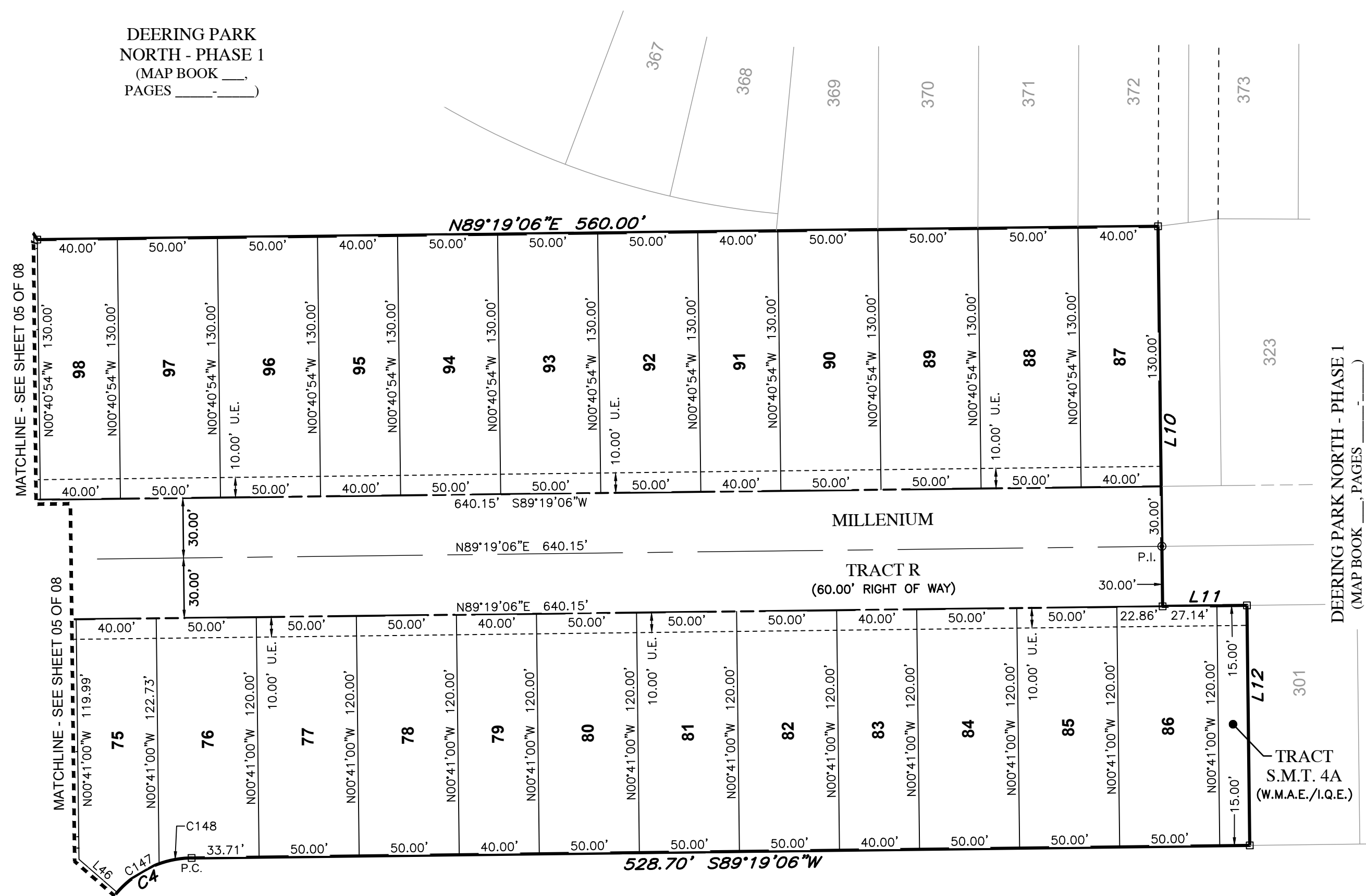


KEY MAP  
(SCALE 1"=800')

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C4	50.00'	74.14'	84°57'47"	S46°50'13"W	67.54'
C147	50.00'	25.62'	29°21'50"	S55°37'11"W	25.35'
C148	50.00'	16.60'	19°01'00"	S79°48'36"W	16.52'

Line Data Table		
No.	Bearing	Length
L10	S00°40'54"E	190.00'
L11	N89°19'06"E	42.14'
L12	S00°40'47"E	120.00'
L46	S49°03'44"E	25.30'

DEERING PARK  
NORTH - PHASE 1  
(MAP BOOK \_\_\_\_\_,  
PAGES \_\_\_\_\_)

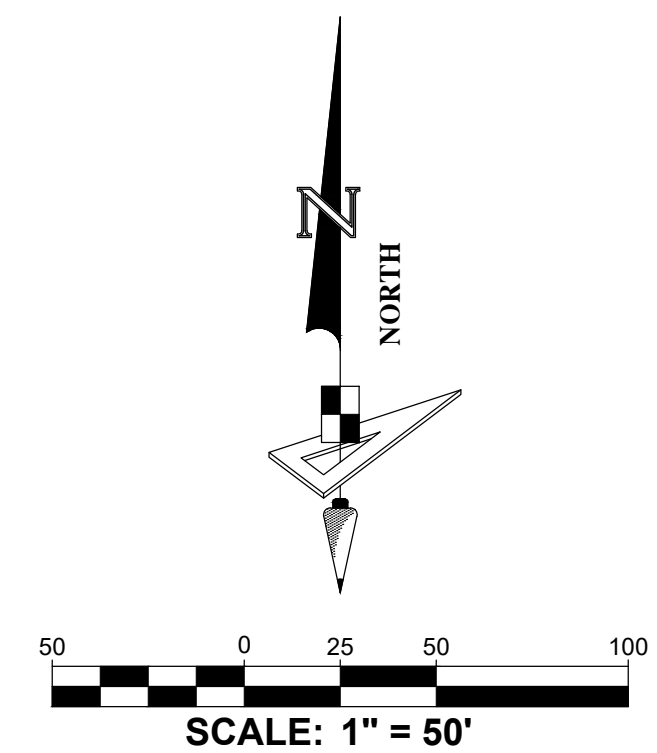


**LEGEND / ABBREVIATIONS:**

- (NR) ----- NON-RADIAL
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- P.C.C. ----- POINT OF COMPOUND CURVATURE
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- ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

DEERING PARK  
NORTH - PHASE 1  
(MAP BOOK \_\_\_\_\_,  
PAGES \_\_\_\_\_)

TRACT S.M.T. 4  
(W.M.A.E./I.Q.E.)



# DEERING PARK NORTH - PHASE 2

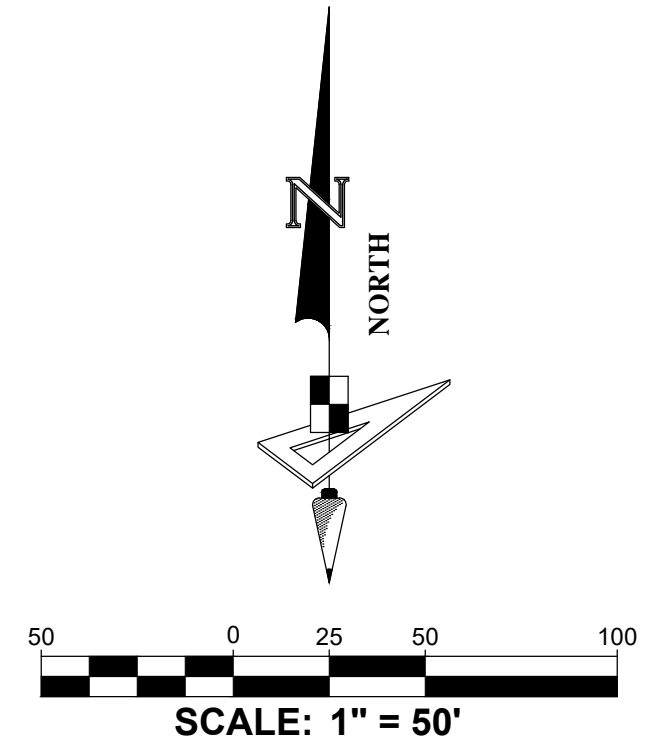
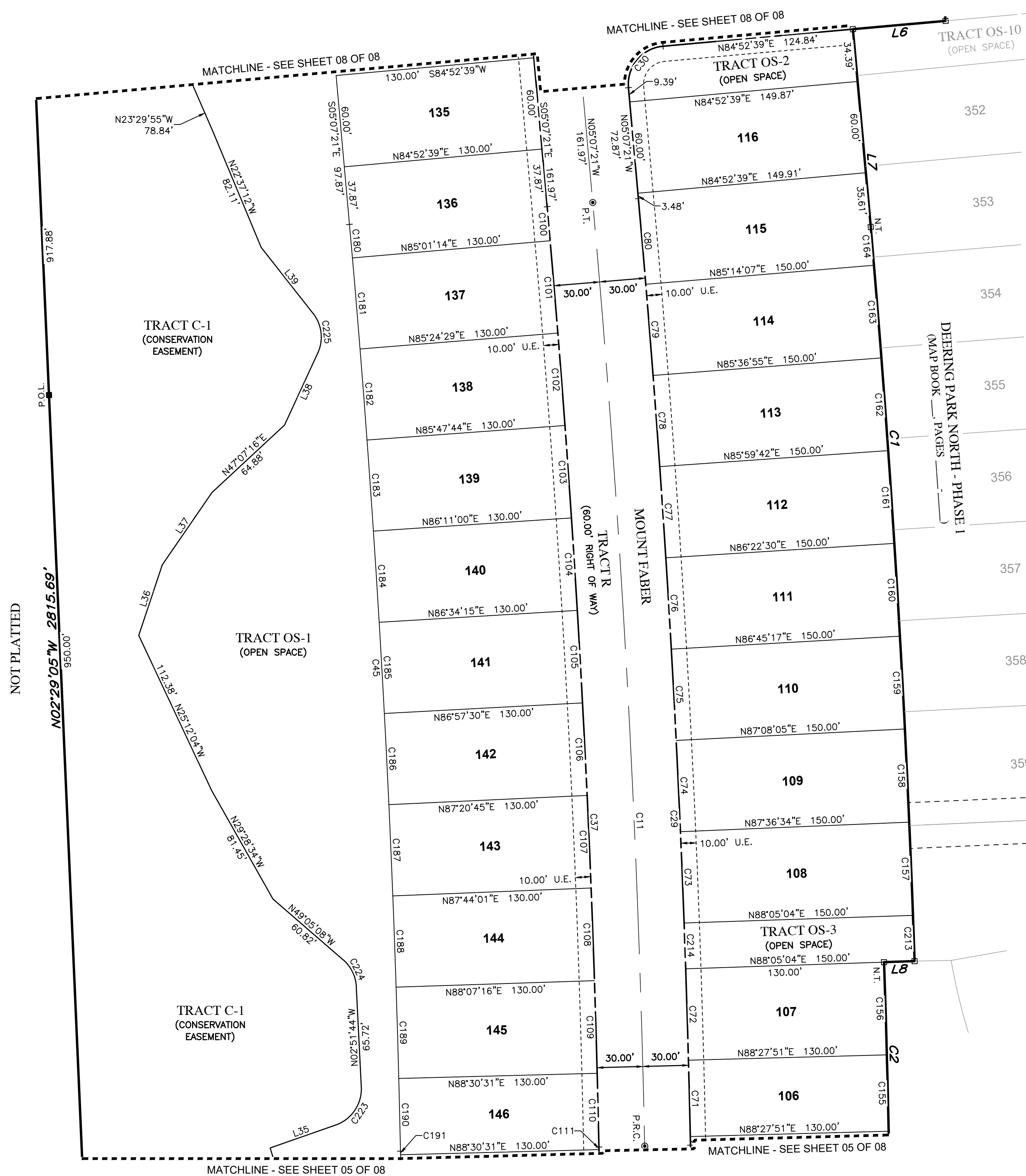
BEING WITHIN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST,  
CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA



KEY MAP  
(SCALE 1"=800')

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	9180.00'	481.67'	3°00'23"	S03°25'08"E	481.61'
C2	9160.00'	117.17'	0°43'58"	S01°32'57"E	117.17'
C11	9000.00'	618.84'	3°56'23"	N03°09'09"W	618.72'
C29	9030.00'	620.90'	3°56'23"	N03°09'09"W	620.78'
C30	25.00'	39.27'	90°00'00"	N39°52'39"E	35.36'
C37	8970.00'	616.78'	3°56'23"	S03°09'09"E	616.65'
C45	8840.00'	607.84'	3°56'23"	S03°09'09"E	607.72'
C71	9030.00'	50.00'	0°19'02"	N01°22'38"W	50.00'
C72	9030.00'	59.87'	0°22'48"	N01°43'33"W	59.87'
C73	9030.00'	59.83'	0°22'47"	N02°17'45"W	59.83'
C74	9030.00'	59.83'	0°22'47"	N02°40'32"W	59.83'
C75	9030.00'	59.87'	0°22'48"	N03°03'19"W	59.87'
C76	9030.00'	59.87'	0°22'48"	N03°26'06"W	59.87'
C77	9030.00'	59.87'	0°22'48"	N03°48'54"W	59.87'
C78	9030.00'	59.87'	0°22'48"	N04°11'41"W	59.87'
C79	9030.00'	59.87'	0°22'48"	N04°34'29"W	59.87'
C80	9030.00'	56.39'	0°21'28"	N04°56'37"W	56.39'
C100	8970.00'	22.38'	0°08'35"	N05°03'03"W	22.38'
C101	8970.00'	60.68'	0°23'15"	N04°47'09"W	60.68'
C102	8970.00'	60.68'	0°23'15"	N04°23'53"W	60.68'
C103	8970.00'	60.68'	0°23'15"	N04°00'38"W	60.68'
C104	8970.00'	60.68'	0°23'15"	N03°37'23"W	60.68'
C105	8970.00'	60.68'	0°23'15"	N03°14'08"W	60.68'
C106	8970.00'	60.68'	0°23'15"	N02°50'52"W	60.68'
C107	8970.00'	60.68'	0°23'15"	N02°27'37"W	60.68'
C108	8970.00'	60.68'	0°23'15"	N02°04'22"W	60.68'
C109	8970.00'	60.68'	0°23'15"	N01°41'07"W	60.68'
C110	8970.00'	48.31'	0°18'31"	N01°20'13"W	48.31'

- LEGEND / ABBREVIATIONS:**
- (NR) ----- NON-RADIAL
  - LS ----- LICENSED SURVEYOR
  - LB ----- LICENSED 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
  - O.R. ----- OFFICIAL RECORDS BOOK
  - C.C.R. ----- CERTIFIED CORNER RECORD
  - P.R.C. ----- POINT OF REVERSE CURVATURE
  - P.C.C. ----- POINT OF COMPOUND CURVATURE
  - N.T. ----- POINT OF NON-TANGENCY
  - P.O.L. ----- POINT ON LINE
  - ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
  - ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
  - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

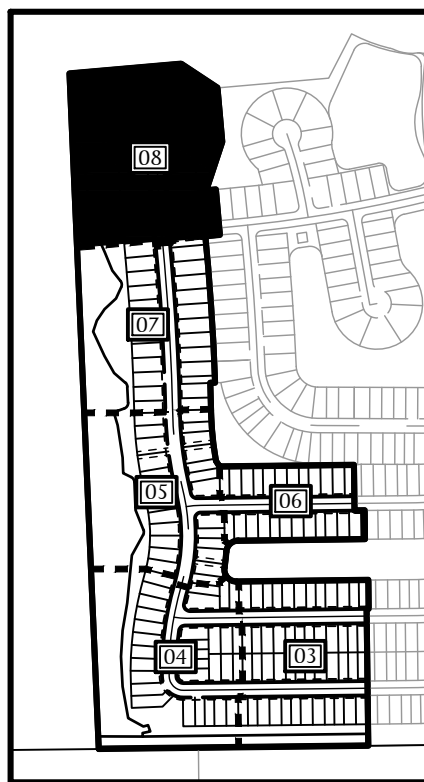


Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C111	1530.00'	1.69'	0°03'48"	S01°12'52"E	1.69'
C155	9160.00'	50.00'	0°18'46"	N01°22'46"W	50.00'
C156	9160.00'	60.73'	0°22'48"	N01°43'33"W	60.73'
C157	9180.00'	61.08'	0°22'52"	N02°17'37"W	61.08'
C158	9180.00'	61.08'	0°22'52"	N02°40'29"W	61.08'
C159	9180.00'	60.86'	0°22'48"	N03°03'19"W	60.86'
C160	9180.00'	60.86'	0°22'48"	N03°26'06"W	60.86'
C161	9180.00'	60.86'	0°22'48"	N03°48'54"W	60.86'
C162	9180.00'	60.86'	0°22'48"	N04°11'41"W	60.86'
C163	9180.00'	60.86'	0°22'48"	N04°34'29"W	60.86'
C164	9180.00'	25.20'	0°09'26"	N04°50'36"W	25.20'
C180	8840.00'	22.05'	0°08'35"	N05°03'03"W	22.05'
C181	8840.00'	59.80'	0°23'15"	N04°47'09"W	59.80'
C182	8840.00'	59.80'	0°23'15"	N04°23'53"W	59.80'
C183	8840.00'	59.80'	0°23'15"	N04°00'38"W	59.80'
C184	8840.00'	59.80'	0°23'15"	N03°37'23"W	59.80'
C185	8840.00'	59.80'	0°23'15"	N03°14'08"W	59.80'
C186	8840.00'	59.80'	0°23'15"	N02°50'52"W	59.80'
C187	8840.00'	59.80'	0°23'15"	N02°27'37"W	59.80'
C188	8840.00'	59.80'	0°23'15"	N02°04'22"W	59.80'
C189	8840.00'	59.80'	0°23'15"	N01°41'07"W	59.80'
C190	8840.00'	47.61'	0°18'31"	N01°20'13"W	47.61'
C191	1660.00'	2.39'	0°04'57"	S01°13'27"E	2.39'
C213	9180.00'	30.00'	0°11'14"	N02°00'33"W	30.00'
C214	9030.00'	30.00'	0°11'25"	N02°00'39"W	30.00'
C223	25.00'	32.10'	73°34'20"	N33°55'26"E	29.94'
C224	25.00'	20.17'	46°13'23"	N25°58'26"W	19.63'
C225	25.00'	27.46'	62°55'56"	N06°41'28"W	26.10'

Line Data Table		
No.	Bearing	Length
L6	S84°52'39"W	60.96'
L7	S05°10'10"E	130.00'
L8	S88°05'04"W	20.00'
L35	N70°42'36"E	45.55'
L36	N18°26'05"E	48.73'
L37	N34°30'31"E	57.43'
L38	N24°46'30"E	51.93'
L39	N38°09'25"W	55.02'

# DEERING PARK NORTH - PHASE 2

BEING WITHIN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 33 EAST,  
CITY OF EDGEWATER, VOLUSIA COUNTY, FLORIDA

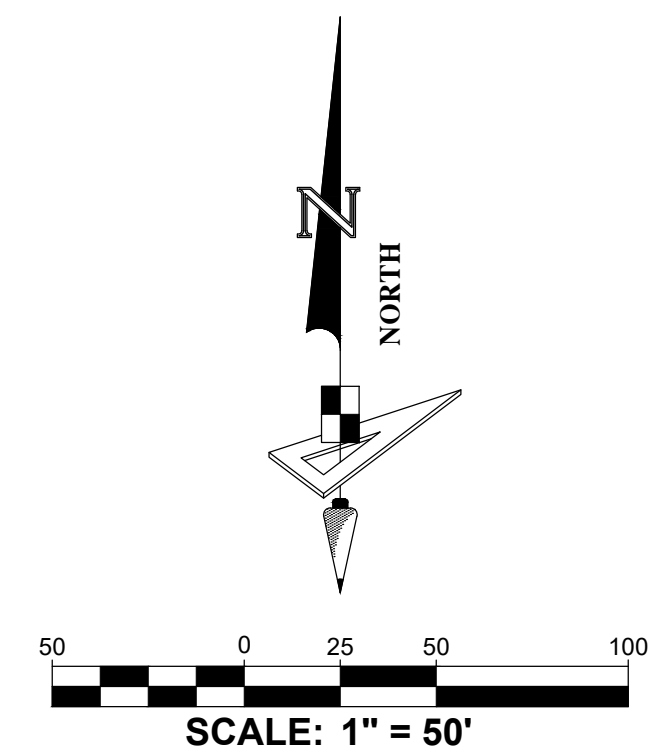
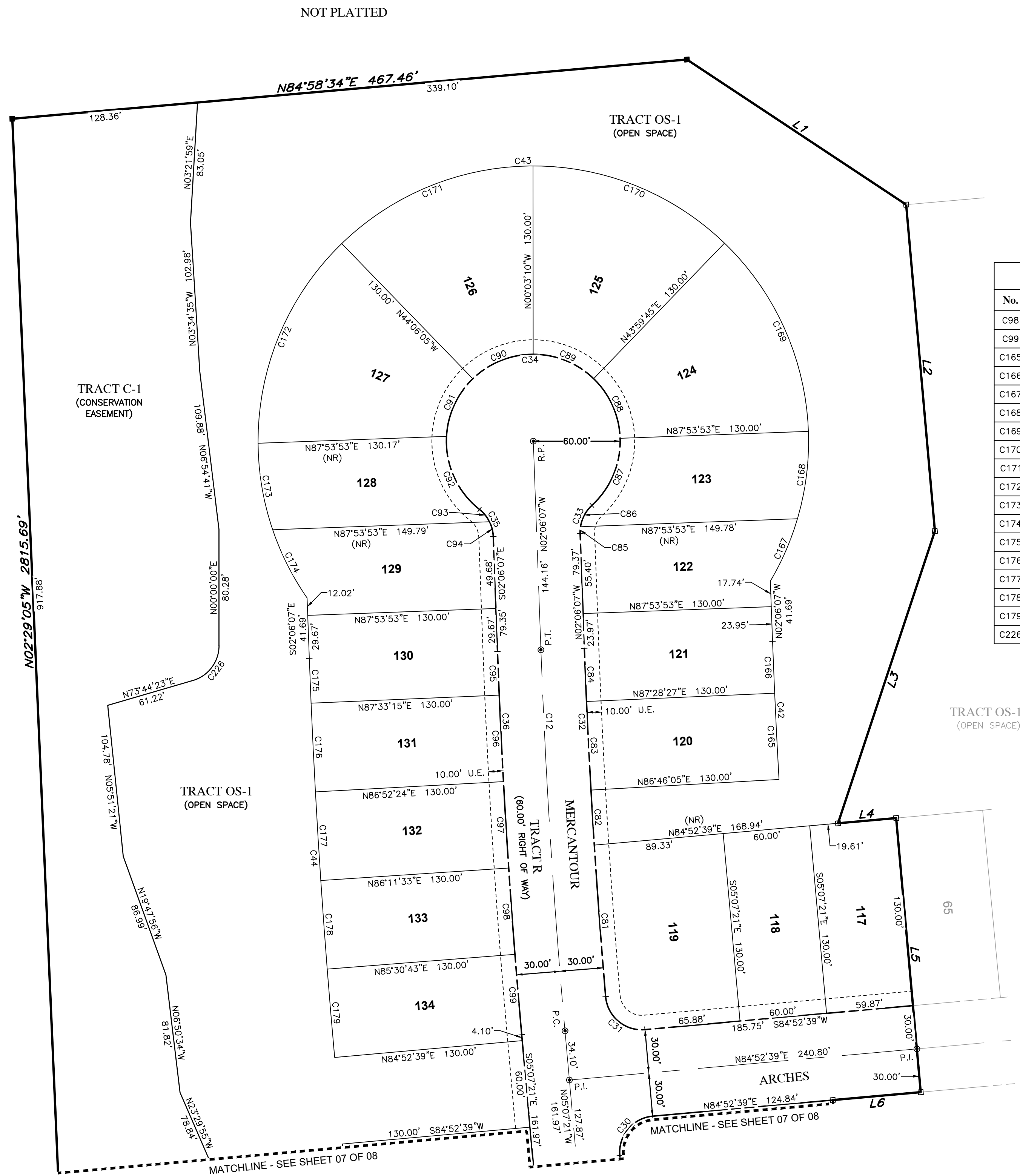


KEY MAP  
(SCALE 1"=800')

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C12	5000.00'	263.60'	3°01'14"	N03°36'44"W	263.57'
C30	25.00'	39.27'	90°00'00"	N39°52'39"E	35.36'
C31	25.00'	39.38'	90°14'32"	N50°00'05"W	35.43'
C32	4970.00'	240.99'	2°46'41"	N03°29'28"W	240.96'
C33	25.00'	21.68'	49°40'47"	N22°44'17"E	21.00'
C34	60.00'	292.54'	279°21'34"	S87°53'53"W	77.65'
C35	25.00'	21.68'	49°40'47"	S26°56'30"E	21.00'
C36	5030.00'	265.18'	3°01'14"	S03°36'44"E	265.15'
C42	4840.00'	95.46'	1°07'48"	N02°40'01"W	95.46'
C43	190.00'	813.36'	245°16'26"	S87°53'53"W	320.00'
C44	5160.00'	276.13'	3°03'58"	S03°38'06"E	276.10'
C81	4970.00'	104.91'	1°12'34"	S04°16'32"E	104.91'
C82	4970.00'	38.08'	0°26'20"	S03°27'05"E	38.08'
C83	4970.00'	61.23'	0°42'21"	S02°52'44"E	61.23'
C84	4970.00'	36.77'	0°25'26"	S02°18'50"E	36.77'
C85	25.00'	4.63'	10°36'36"	S03°12'12"W	4.62'
C86	25.00'	17.05'	39°04'11"	S28°02'35"W	16.72'
C87	60.00'	51.82'	49°29'05"	N22°50'08"E	50.22'
C88	60.00'	46.18'	44°05'51"	N23°57'19"W	45.05'
C89	60.00'	46.13'	44°02'55"	N68°01'42"W	45.00'
C90	60.00'	46.13'	44°02'55"	S67°55'23"W	45.00'
C91	60.00'	44.74'	42°43'41"	S24°32'05"W	43.72'
C92	60.00'	57.55'	54°57'08"	S24°18'20"E	55.37'
C93	25.00'	11.04'	25°17'49"	N39°07'59"W	10.95'
C94	25.00'	10.64'	24°22'59"	N14°17'36"W	10.56'
C95	5030.00'	30.21'	0°20'39"	S02°16'26"E	30.21'
C96	5030.00'	59.76'	0°40'51"	S02°47'11"E	59.76'
C97	5030.00'	59.76'	0°40'51"	S03°28'01"E	59.76'

**LEGEND / ABBREVIATIONS:**

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- U.E. ----- UTILITY EASEMENT
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- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C98	5030.00'	59.76'	0°40'51"	S04°08'52"E	59.76'
C99	5030.00'	55.68'	0°38'03"	S04°48'19"E	55.68'
C165	4840.00'	59.63'	0°42'21"	S02°52'44"E	59.63'
C166	4840.00'	35.83'	0°25'27"	S02°18'50"E	35.83'
C167	190.00'	46.97'	14°09'48"	N23°27'12"E	46.85'
C168	190.00'	61.06'	18°24'43"	N07°09'57"E	60.79'
C169	190.00'	145.79'	43°57'50"	N24°01'20"W	142.24'
C170	190.00'	146.07'	44°02'55"	N68°01'42"W	142.50'
C171	190.00'	146.07'	44°02'55"	S67°55'23"W	142.50'
C172	190.00'	153.66'	46°20'15"	S22°43'47"W	149.51'
C173	190.00'	60.78'	18°19'39"	S09°36'10"E	60.52'
C174	190.00'	52.97'	15°58'20"	S26°45'10"E	52.79'
C175	5160.00'	30.99'	0°20'39"	S02°16'26"E	30.99'
C176	5160.00'	61.31'	0°40'51"	S02°47'11"E	61.31'
C177	5160.00'	61.31'	0°40'51"	S03°28'01"E	61.31'
C178	5160.00'	61.31'	0°40'51"	S04°08'52"E	61.31'
C179	5160.00'	61.22'	0°40'47"	S04°49'41"E	61.22'
C226	25.00'	32.18'	73°44'23"	N36°52'12"E	30.00'

Line Data Table		
No.	Bearing	Length
L1	S56°29'42"E	181.53'
L2	S05°01'26"E	226.24'
L4	N84°52'39"E	40.26'
L5	S05°07'21"E	190.00'
L6	S84°52'39"W	60.96'

DEERING PARK NORTH - PHASE 1  
(MAP BOOK \_\_\_\_\_)  
PAGES \_\_\_\_\_