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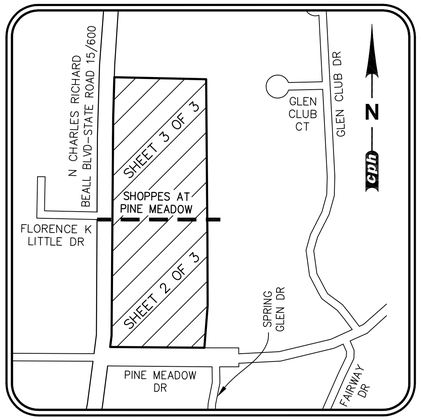
SHOPPES AT PINE MEADOW

MAP BOOK PAGE

SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

VICINITY MAP

SCALE 1"=400'



LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 17–92, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT–OF–WAY OF PINE MEADOWS DRIVE, (100' R/W) WITH THE EAST RIGHT–OF–WAY OF STATE ROAD 15/600 (ALSO KNOWN AS U. S. HIGHWAY 17–92), (RIGHT–OF–WAY WIDTH VARIES), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY MAP, (SAID INTERSECTION BEING MARKED BY AN F.D.O.T. IRON ROD AND CAP) SAID POINT BEING ON THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5783.58 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 02°09'02" AND HAVING AN ARC LENGTH OF 217.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 02°50'35" E, 217.06 FEET TO AN F.D.O.T. IRON ROD AND CAP; THENCE N 88°13'56" W, 4.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT–OF–WAY BEING ON THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5779.58 FEET, PASSING THROUGH A CENTRAL ANGLE OF 01°45'00", AND HAVING AN ARC LENGTH OF 176.53 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 00°53'34" E, 176.52 FEET; THENCE S 89°58'56" E 3.00 FEET TO AN F.D.O.T. IRON ROD AND CAP; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY BEING ON THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5782.58 FEET, PASSING THROUGH A CENTRAL ANGLE OF 00°29'39", AND HAVING AN ARC LENGTH OF 49.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 00°13'45" W, 49.88 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY N 00°28'35" W, 275.58 FEET TO A F.D.O.T. IRON ROD AND CAP; THENCE S 89°31'25" W, 3.00 FEET TO AN F.D.O.T. IRON ROD AND CAP; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY N 00°28'35" W, 325.00 FEET TO A F.D.O.T. IRON ROD AND CAP; THENCE N 89°31'25" E, 3.00 FEET TO AN F.D.O.T. IRON ROD AND CAP; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY N 00°28'35" W, 270.02 FEET TO AN F.D.O.T. IRON ROD AND CAP, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 5676.58 FEET PASSING THROUGH A CENTRAL ANGLE OF 02°25'22" AND HAVING AN ARC LENGTH OF 240.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 00°44'06" E, 240.03 FEET TO AN F.D.O.T. IRON ROD AND CAP, THENCE DEPARTING SAID EASTERLY RIGHT–OF–WAY RUN N 89°53'25" E, A DISTANCE OF 497.35 FEET TO A 1" IRON PIPE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5179.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°37'13", AND HAVING AN ARC LENGTH OF 236.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 00°50'02" W, 236.85 FEET TO A POINT OF TANGENCY; THENCE S 00°28'35" E, 870.60 FEET TO A 1/2" IRON ROD AND CAP LS #5205, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 6279.58 FEET; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 04°05'02" AND HAVING AN ARC LENGTH OF 447.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 01°33'56" W, 447.50 FEET TO A 5/8" IRON ROD AND CAP LS#5205, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SAID PINE MEADOWS DRIVE; THENCE S 89°59'25" W, ALONG THE NORTH LINE OF SAID PINE MEADOWS DRIVE A DISTANCE OF 497.08 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EASTERLY RIGHT–OF–WAY LINE OF STATE ROAD 15/600 AS BEING N 00°28'35" W AS SHOWN ON SHEETS 2 AND 3.
2. ■ DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
3. ⊠ DENOTES A 5/8 INCH IRON ROD WITH A FLORIDA DEPARTMENT OF TRANSPORTATION CAP, WITH AN ATTACHED DISK STAMPED "LB 7143 P.R.M." FOR PERPETUATION OF THE MONUMENTED FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY.
4. ↳ DENOTES A CHANGE IN DIRECTION.
5. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF DEBARY REQUIREMENTS PRIOR TO THE TRANSFER OF ANY LOT AND AFTER PRINCIPAL CONSTRUCTION IS COMPLETE.
6. ALL LINES ARE NON–RADIAL UNLESS OTHERWISE DENOTED AS (R).
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
8. ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
9. DIMENSIONS SHOWN HEREON ARE AT 90° TO PROPERTY LINES UNLESS OTHERWISE NOTED.
10. SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHOPPES AT PINE MEADOW RECORDED IN OFFICIAL RECORD BOOK 7209 PAGES 701 THROUGH 733 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
11. THIS PLAT IS SUBJECT TO THE FOLLOWING LIENS AND ENCUMBRANCES:

A. UTILITIES EASEMENT IN FAVOR OF THE COUNTY OF VOLUSIA RECORDED 03/04/1991, IN OFFICIAL RECORDS BOOK 3596, PAGE 22, AS AFFECTED BY SUBORDINATIONS OF COUNTY UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 4272, PAGE 601, OFFICIAL RECORDS BOOK 4272, PAGE 628 AND OFFICIAL RECORDS BOOK 4272, PAGE 634, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

B. ORDINANCE NO. 14–07 RECORDED IN OFFICIAL RECORDS BOOK 6078, PAGE 2146, AS AMENDED BY ORDINANCE NO. 12–14 RECORDED IN OFFICIAL RECORDS BOOK 7084, PAGE 4665, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

C. EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 1441, PAGE 134, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

D. UTILITY SERVICE AGREEMENT FOR SHOPPES AT PINE MEADOW RECORDED ON 11/24/2015, IN OFFICIAL RECORDS BOOK 7188, PAGE 4511, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

E. GROUND LEASE BY AND BETWEEN DEBARY RETAIL INVESTMENT, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AND WAL–MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP RECORDED ON 01/22/2016, IN OFFICIAL RECORDS BOOK 7209, PAGE 689, AS AFFECTED BY THAT CERTAIN SUBORDINATION, NON–DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED ON 01/22/2016, IN OFFICIAL RECORDS BOOK 7209, PAGE 2699, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

F. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON 01/22/2016, IN OFFICIAL RECORDS BOOK 7209, PAGE 701, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

G. MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED ON 01/22/2016, IN OFFICIAL RECORDS BOOK 7209, PAGE 734, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

H. MORTGAGE EXECUTED BY DEBARY RETAIL INVESTMENT, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY TO COMMUNITY & SOUTHERN BANK RECORDED ON 01/22/2016, IN OFFICIAL RECORDS BOOK 7209, PAGE 2152, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

I. ASSIGNMENT OF RENTS AND LEASES EXECUTED BY DEBARY RETAIL INVESTMENT, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY TO COMMUNITY & SOUTHERN BANK RECORDED ON 01/22/2016, IN OFFICIAL RECORDS BOOK 7209, PAGE 2179, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

J. AGREEMENT REGARDING CROSS–COLLATERALIZATION AND CROSS–DEFAULT EXECUTED BY DEBARY RETAIL INVESTMENT, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY TO COMMUNITY & SOUTHERN BANK RECORDED ON 01/22/2016, IN OFFICIAL RECORDS BOOK 7209, PAGE 2690, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ABBREVIATION LEGEND:

(BB)	–	BEARING BASIS	PC	–	POINT OF CURVATURE
©	–	COPYRIGHT	PCC	–	POINT OF COMPOUND CURVATURE
CM	–	CONCRETE MONUMENT	PG	–	PAGE
C	–	CHORD DISTANCE	PGS	–	PAGES
CB	–	CHORD BEARING	PI	–	POINT OF INTERSECTION
Δ	–	DELTA (CENTRAL ANGLE)	PK	–	PARKER KALON
ESMT	–	EASEMENT	POB	–	POINT OF BEGINNING
F.D.O.T.	–	FLORIDA DEPARTMENT OF TRANSPORTATION	POL	–	POINT ON LINE
			PRM	–	PERMANENT REFERENCE MONUMENT
FND	–	FOUND	PRC	–	POINT OF REVERSE CURVATURE
FPC	–	FLORIDA POWER CORPORATION	PT	–	POINT OF TANGENCY
HWY	–	HIGHWAY	R	–	RADIUS
ID	–	IDENTIFICATION	R/W	–	RIGHT–OF–WAY
IR&C	–	IRON REBAR & CAP	R30E	–	RANGE 30 EAST
L	–	ARC LENGTH	SEC 27	–	SECTION 27
LB#	–	LICENSED BUSINESS NUMBER	T18S	–	TOWNSHIP 18 SOUTH
MB	–	MAP BOOK	US	–	UNITED STATES
N & D	–	NAIL AND DISK	#	–	NUMBER
NO.	–	NUMBER	W/	–	WITH
ORB	–	OFFICIAL RECORDS BOOK			

SHEET INDEX

SHEET 1: VICINITY MAP, LEGAL DESCRIPTION, DEDICATION, NOTES
SHEET 2: PLAT & EASEMENTS
SHEET 3: PLAT & EASEMENTS (CONTINUED)

NOTICE

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED 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.

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 VOLUSIA COUNTY.

NOTICE OF JOINDER AND CONSENT

MORTGAGE JOINDER AND CONSENT FROM _____ BANK FOR FILING OF THIS PLAT IS FOUND IN OFFICIAL RECORDS BOOK _____ PAGE(S) _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SHOPPES AT PINE MEADOW DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DEBARY RETAIL INVESTMENT, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, Organized under the laws of the State of South Carolina, named below, being the owners in fee simple of the lands described in the attached plat, entitled "SHOPPES AT PINE MEADOW", located in the City of Debary, Volusia County, Florida hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the easements shown hereon as dedicated by this plat to the perpetual use of the public, unless otherwise noted. IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and their respective corporate seals to be affixed hereto on _____ 2016.

Signed and sealed in the presence of:

_____
WITNESS (SIGNATURE)

_____
PRINTED OR TYPED NAME

_____
WITNESS (SIGNATURE)

_____
PRINTED OR TYPED NAME

DEBARY RETAIL INVESTMENT, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY
BY: WRS INC., A SOUTH CAROLINA CORPORATION, ITS MANAGER

By: _____
ARTHUR J. KEPES
Its: EXECUTIVE VICE PRESIDENT

CORPORATE SEAL

THIS IS TO CERTIFY, That on _____2016 before me, _____ an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared ARTHUR J. KEPES, EXECUTIVE VICE PRESIDENT OF WRS INC., A SOUTH CAROLINA CORPORATION, MANAGER OF DEBARY RETAIL INVESTMENT, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY organized and/or incorporated under the laws of the State of South Carolina, respectively, who did not take an oath and who is personally known by me to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

STATE OF SOUTH CAROLINA COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____ 2016,
by _____
_____
He is personally known to me or has produced a drivers license as identification.

_____
Signature of Notary Public
NOTARY PUBLIC, State of _____

Printed Name: _____
My Commission Expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Paul J. Katrek being a licensed and registered surveyor and mapper, does hereby certify that on __/___/___ he completed the survey of the lands as shown in the foregoing plat; that said plat is a true and correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon, and the survey was made under my responsible direction and supervision, and that this plat complies with all the requirements of Chapter 177, Part I Florida Statutes; and that said land is located in the City of Debary, Volusia County, Florida.

Dated _____

Signature _____

Name _____ Reg.No. 6233
Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233
CPH, Inc., Licensed Business No. 7143

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, Florida Statutes, and was filed for record on _____ 2016 at _____, at File No. _____

_____
Clerk of the Circuit Court in and for Volusia County, Florida

CERTIFICATE OF APPROVAL BY CITY COUNCIL OF THE CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

THIS IS TO CERTIFY, That on _____ 2016, the foregoing plat was approved by the City Commission of the City of Debary, Florida.

By: _____ (SEAL)
Mayor, City of Debary, Florida

Attest: _____
City Clerk

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes.

(SEAL)

BY: _____ DATE: _____

CERTIFICATE OF APPROVAL BY LAND DEVELOPMENT MANAGER

THIS IS TO CERTIFY, That on_____the foregoing plat was approved.

BY: _____
Land Development Manager or His Authorized Representative

THIS INSTRUMENT PREPARED BY
Paul J. Katrek
OF
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 – (407)322–6841
LICENSED BUSINESS NO. 7143

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SHOPPES AT PINE MEADOW

SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

SHEET 2 OF 3

MAP BOOK PAGE

THIS INSTRUMENT PREPARED BY
Paul J. Katrek
OF
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 – (407)322-6841
LICENSED BUSINESS NO. 7143

GRAPHIC SCALE

40 0 20 40 80

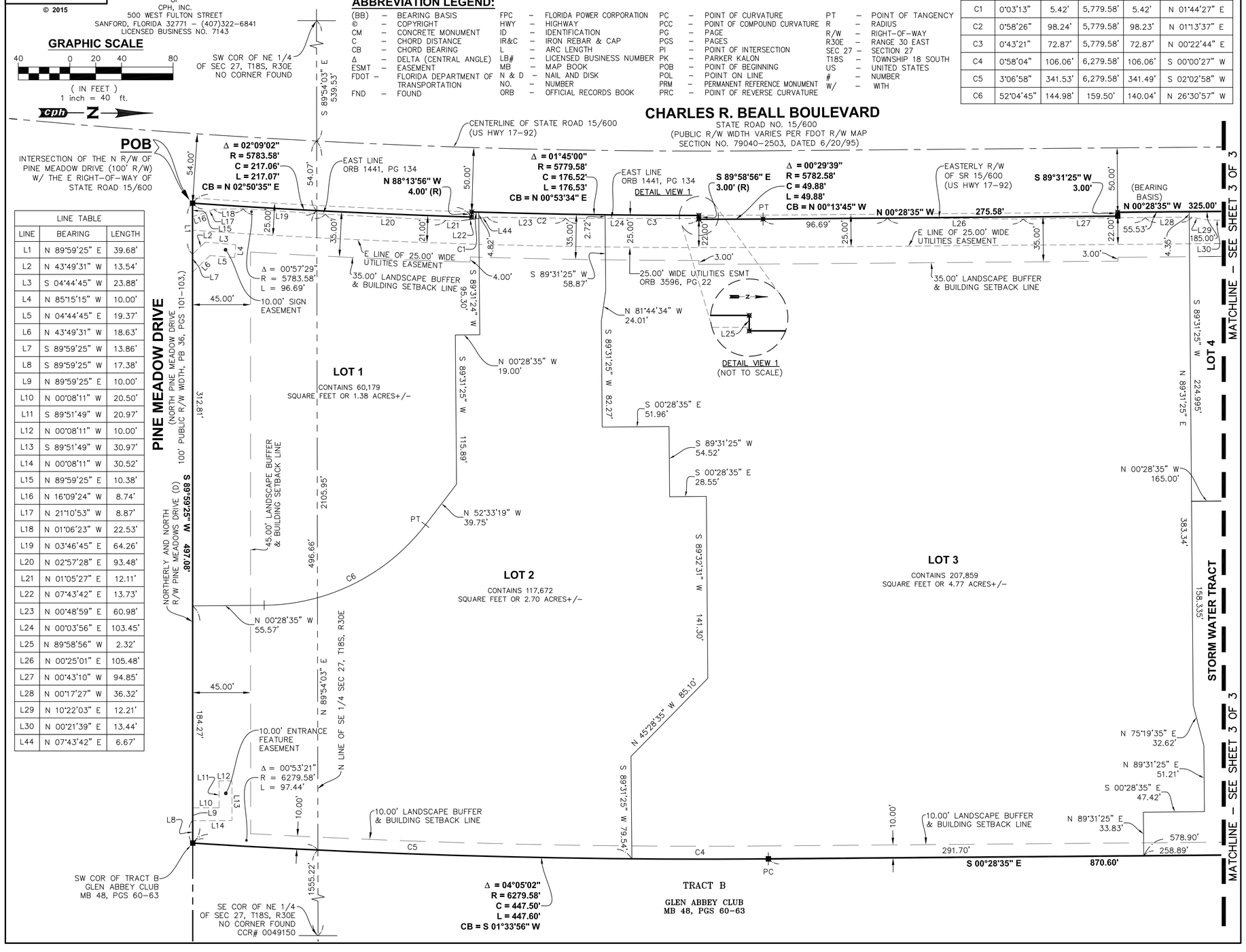
(IN FEET)
1 inch = 40 ft.

ABBREVIATION LEGEND:

(BB)	–	BEARING BASIS	FPC	–	FLORIDA POWER CORPORATION	PC	–	POINT OF CURVATURE	PT	–	POINT OF TANGENCY
©	–	COPYRIGHT	HWY	–	HIGHWAY	PCC	–	POINT OF COMPOUND CURVATURE	R	–	RADIUS
CM	–	CONCRETE MONUMENT	ID	–	IDENTIFICATION	PG	–	PAGE	R/W	–	RIGHT-OF-WAY
C	–	CHORD DISTANCE	IR&C	–	IRON REBAR & CAP	PGS	–	PAGES	R30E	–	RANGE 30 EAST
CB	–	CHORD BEARING	L	–	ARC LENGTH	PI	–	POINT OF INTERSECTION	SEC 27	–	SECTION 27
Δ	–	DELTA (CENTRAL ANGLE)	LB#	–	LICENSED BUSINESS NUMBER	PK	–	PARKER KALON	T18S	–	TOWNSHIP 18 SOUTH
ESMT	–	EASEMENT	MB	–	MAP BOOK	POB	–	POINT OF BEGINNING	US	–	UNITED STATES
FDOT	–	FLORIDA DEPARTMENT OF TRANSPORTATION	N & D	–	NAIL AND DISK	POL	–	POINT ON LINE	#	–	NUMBER
			NO.	–	NUMBER	PRM	–	PERMANENT REFERENCE MONUMENT	W/	–	WITH
FND	–	FOUND	ORB	–	OFFICIAL RECORDS BOOK	PRC	–	POINT OF REVERSE CURVATURE			

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	0°03'13"	5.42'	5,779.58'	5.42'	N 01°44'27" E
C2	0°58'26"	98.24'	5,779.58'	98.23'	N 01°13'37" E
C3	0°43'21"	72.87'	5,779.58'	72.87'	N 00°22'44" E
C4	0°58'04"	106.06'	6,279.58'	106.06'	S 00°00'27" W
C5	3°06'58"	341.53'	6,279.58'	341.49'	S 02°02'58" W
C6	52°04'45"	144.98'	159.50'	140.04'	N 26°30'57" W



LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°59'25" E	39.68'
L2	N 43°49'31" W	13.54'
L3	S 04°44'45" W	23.88'
L4	N 85°15'15" W	10.00'
L5	N 04°44'45" E	19.37'
L6	N 43°49'31" W	18.63'
L7	S 89°59'25" W	13.86'
L8	S 89°59'25" W	17.38'
L9	N 89°59'25" E	10.00'
L10	N 00°08'11" W	20.50'
L11	S 89°51'49" W	20.97'
L12	N 00°08'11" W	10.00'
L13	S 89°51'49" W	30.97'
L14	N 00°08'11" W	30.52'
L15	N 89°59'25" E	10.38'
L16	N 16°09'24" W	8.74'
L17	N 21°10'53" W	8.87'
L18	N 01°06'23" W	22.53'
L19	N 03°46'45" E	64.26'
L20	N 02°57'28" E	93.48'
L21	N 01°05'27" E	12.11'
L22	N 07°43'42" E	13.73'
L23	N 00°48'59" E	60.98'
L24	N 00°03'56" E	103.45'
L25	N 89°58'56" W	2.32'
L26	N 00°25'01" E	105.48'
L27	N 00°43'10" W	94.85'
L28	N 00°17'27" W	36.32'
L29	N 10°22'03" E	12.21'
L30	N 00°21'39" E	13.44'
L44	N 07°43'42" E	6.67'

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SHOPPES AT PINE MEADOW

SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

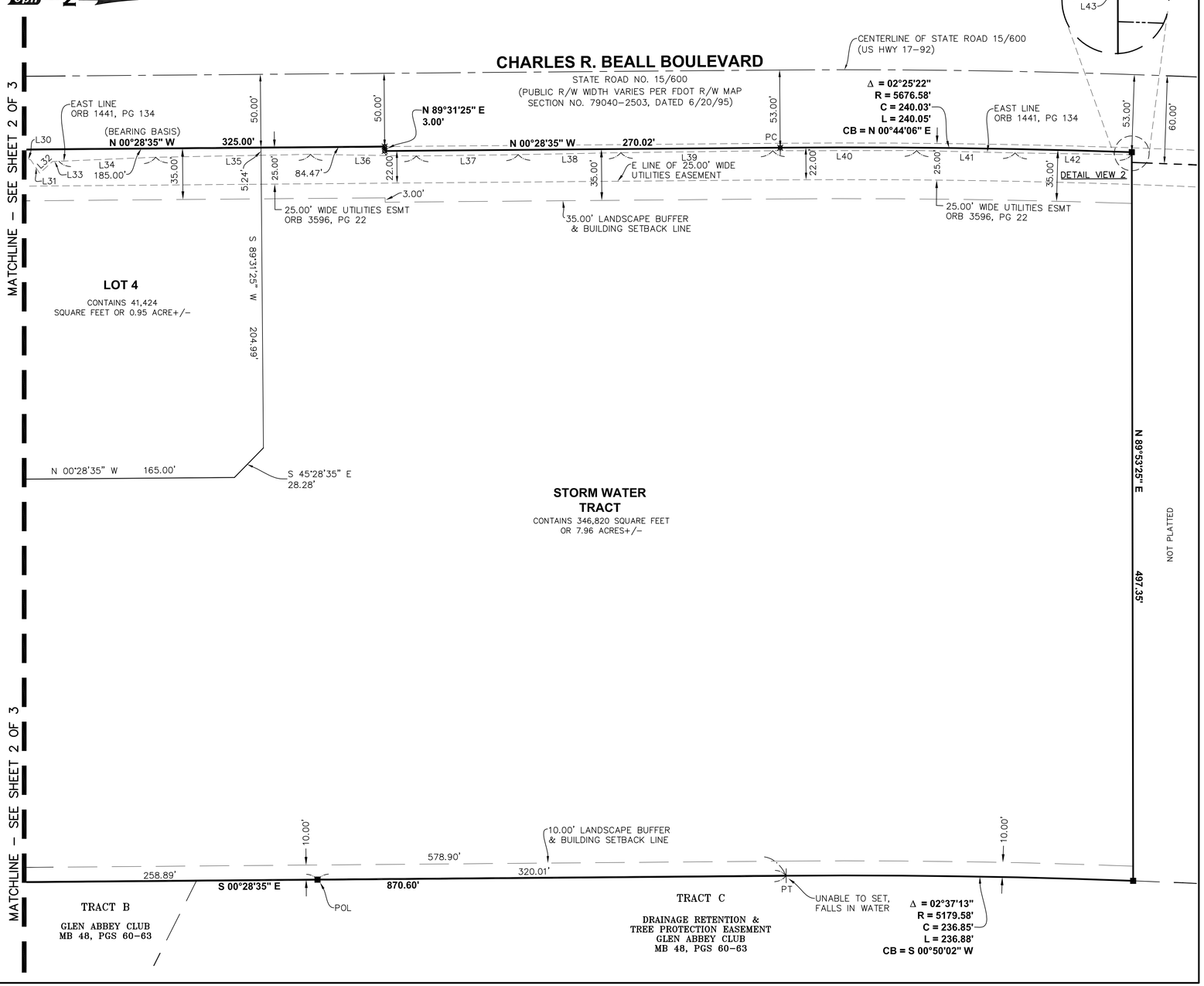
MAP BOOK PAGE

THIS INSTRUMENT PREPARED BY
Paul J. Katrek
OF
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 – (407)322–6841
LICENSED BUSINESS NO. 7143

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L30	N 00°21'39" E	13.44'
L31	N 56°18'36" E	11.19'
L32	N 42°03'09" W	11.83'
L33	N 02°51'45" W	4.27'
L34	N 02°22'18" W	66.28'
L35	N 01°04'32" W	105.70'
L36	N 00°54'14" E	72.24'
L37	N 00°46'36" W	69.54'
L38	N 01°05'16" W	70.05'
L39	N 00°44'02" W	103.73'
L40	N 00°04'53" W	98.25'
L41	N 01°22'41" E	67.26'
L42	N 00°52'33" E	79.64'
L43	N 89°53'26" E	1.71'

ABBREVIATION LEGEND:

(BB) – BEARING BASIS
© – COPYRIGHT
CM – CONCRETE MONUMENT
C – CHORD DISTANCE
CB – CHORD BEARING
Δ – DELTA (CENTRAL ANGLE)
ESMT – EASEMENT
F.D.O.T. – FLORIDA DEPARTMENT OF TRANSPORTATION
FND – FOUND
FPC – FLORIDA POWER CORPORATION
HWY – HIGHWAY
ID – IDENTIFICATION
IR&C – IRON REBAR & CAP
L – ARC LENGTH
LB# – LICENSED BUSINESS NUMBER
MB – MAP BOOK
N & D – NAIL AND DISK
NO. – NUMBER
ORB – OFFICIAL RECORDS BOOK
PC – POINT OF CURVATURE
PCC – POINT OF COMPOUND CURVATURE
PG – PAGE
PGS – PAGES
PI – POINT OF INTERSECTION
PK – PARKER KALON
POB – POINT OF BEGINNING
POL – POINT ON LINE
PRM – PERMANENT REFERENCE MONUMENT
PRC – POINT OF REVERSE CURVATURE
PT – POINT OF TANGENCY
R – RADIUS
R/W – RIGHT–OF–WAY
R30E – RANGE 30 EAST
SEC 27 – SECTION 27
T18S – TOWNSHIP 18 SOUTH
US – UNITED STATES
– NUMBER
W/ – WITH

MATCHLINE – SEE SHEET 2 OF 3