

# REVISED OVERALL DEVELOPMENT PLAN AND PUD FOR RIVIERA BELLA EAST CITY OF DEBARY, FLORIDA

PREPARED FOR



**HENIN GROUP**  
2300 LEE ROAD  
WINTER PARK, FLORIDA 32789

### PROJECT TEAM

#### OWNER/APPLICANT

HENIN GROUP  
2300 LEE ROAD  
WINTER PARK, FLORIDA 32789  
PHONE: 407-960-1840

#### ENGINEER

B&S ENGINEERING CONSULTANTS, LLC  
2265 LEE ROAD  
SUITE 103  
WINTER PARK, FLORIDA 32789  
PHONE: 407-960-5868

#### GEOTECHNICAL

ANDREYEV ENGINEERING, INC.  
1170 W. MINNEOLA AVE.  
CLERMONT, FLORIDA 34711  
PHONE: 352-241-0977

#### SURVEYOR

PEC SURVEYING AND MAPPING, LLC  
2100 ALAFAYA TRAIL, SUITE 203  
OWIEDO, FLORIDA 32765  
PHONE: 407-542-4967

### UTILITY SERVICE PROVIDERS

#### WATER

VOLUSIA COUNTY  
WATER RESOURCES AND UTILITIES  
123 W. INDIANA AVE.  
DELAND, FLORIDA 32720  
PHONE: 386-943-7027

#### WASTEWATER

VOLUSIA COUNTY  
WATER RESOURCES AND UTILITIES  
123 W. INDIANA AVE.  
DELAND, FLORIDA 32720  
PHONE: 386-943-7027

#### ELECTRIC

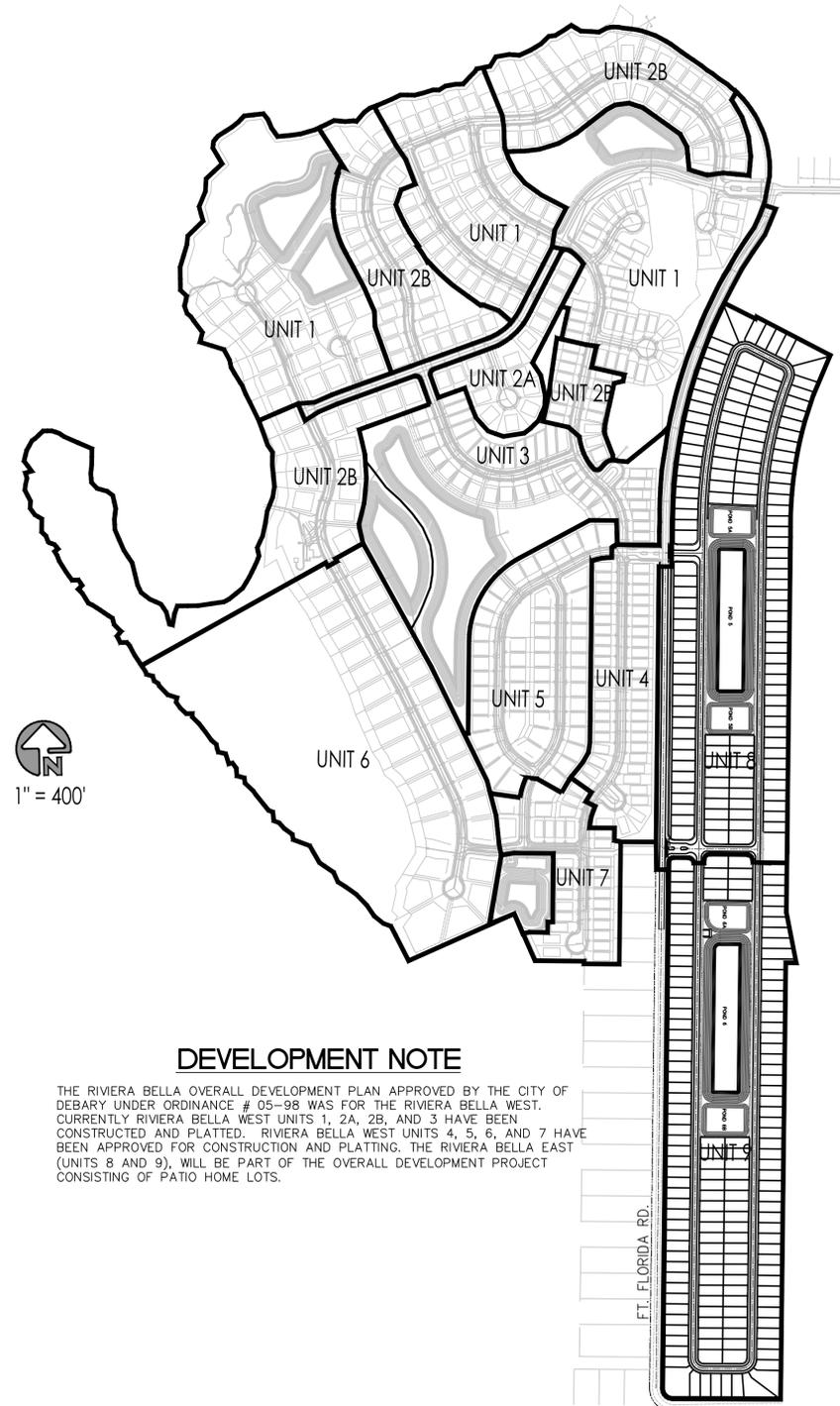
PROGRESS ENERGY  
400 N. SPRING GARDEN AVE.  
DELAND, FLORIDA 32720  
PHONE: 386-943-3914

#### TELEPHONE

AT&T  
132 COMMERCE WAY  
SANFORD, FLORIDA 32771  
PHONE: 407-302-7175

#### GAS

FLORIDA PUBLIC UTILITIES  
450 S. HWY 17-92  
DEBARY, FLORIDA 32713  
PHONE: 386-668-9201

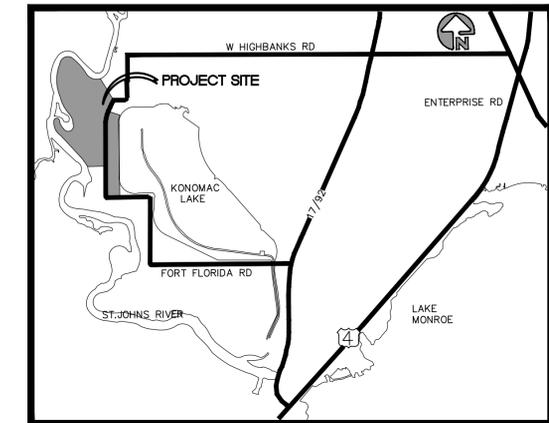


### DEVELOPMENT NOTE

THE RIVIERA BELLA OVERALL DEVELOPMENT PLAN APPROVED BY THE CITY OF DEBARY UNDER ORDINANCE # 05-98 WAS FOR THE RIVIERA BELLA WEST. CURRENTLY RIVIERA BELLA WEST UNITS 1, 2A, 2B, AND 3 HAVE BEEN CONSTRUCTED AND PLATTED. RIVIERA BELLA WEST UNITS 4, 5, 6, AND 7 HAVE BEEN APPROVED FOR CONSTRUCTION AND PLATTING. THE RIVIERA BELLA EAST (UNITS 8 AND 9), WILL BE PART OF THE OVERALL DEVELOPMENT PROJECT CONSISTING OF PATIO HOME LOTS.

UNIT MAP

### LOCATION MAP



SECTION 31 TOWNSHIP 18S RANGE 30E LATITUDE 28°52'35" N LONGITUDE 81°21'28" W

### ELEVATION DATUM

THE OVERALL DEVELOPMENT PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). SEE TOPOGRAPHIC SURVEY FOR BENCH MARK LOCATIONS.

### SHEET INDEX

SHEET No.	SHEET TITLE
1	COVER SHEET
2	OVERALL DEVELOPMENT PLAN (BY SLIGER & ASSOCIATES)
3	LAND AREA PLAN
4-6	DEVELOPMENT PLAN
7	GEOMETRY PLAN (EAST)
8-10	WATER AND SEWER UTILITY PLAN

### RELATED PLANS SHEETS PREPARED AND CERTIFIED BY OTHERS

SHEET No.	SHEET TITLE
1	TOPOGRAPHIC SURVEY - WEST (BY SLIGER & ASSOCIATES)
1-3	MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY - EAST (BY PEC/SURVEYING AND MAPPING, LLC)

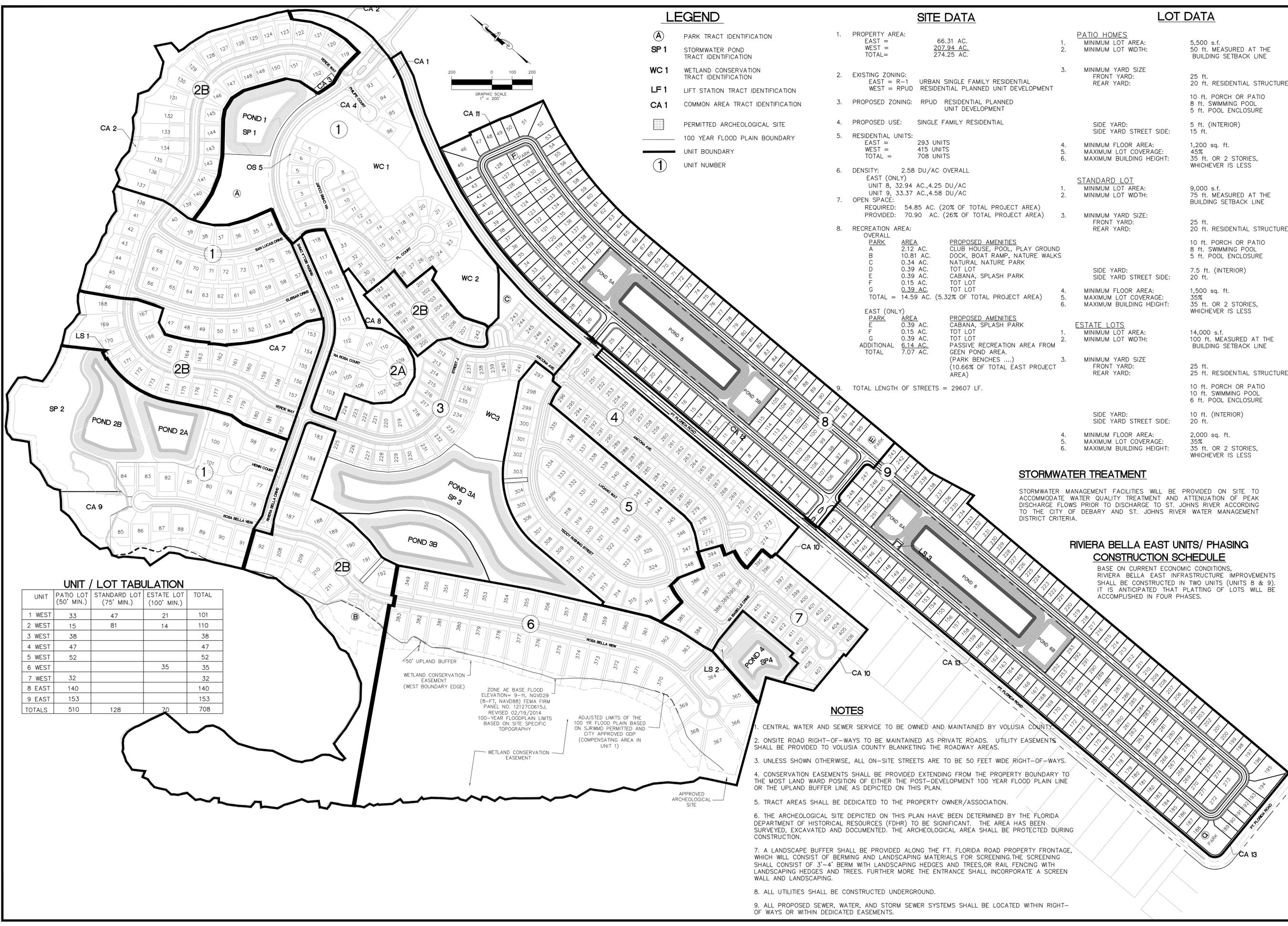
OVERALL DEVELOPMENT PLAN - RIVIERA BELLA EAST  
CITY OF DEBARY, FLORIDA

COVER SHEET

**B&S**  
ENGINEERING CONSULTANTS, LLC  
2221 Lee Road, Ste. 17  
Winter Park, FL 32789  
(407) 960-5868  
b&s@bandseng.com  
Board of Professional Engineers  
Certificate No. 28973

JOB No.: HG-002.01  
DESIGNED BY: GB  
DRAWN BY: ES  
APPROVED BY: MS  
DATE: 01.15.16  
SHEET: ODP-1

P:\PROJECT DRAWINGS\HG-001 Riviera Bella East\Drawings\ODP-02-RE EAST- ODP.dwg PLOTTED: 1/27/2016 4:00 PM BY: seml segura



**LEGEND**

- (A) PARK TRACT IDENTIFICATION
- SP 1 STORMWATER POND TRACT IDENTIFICATION
- WC 1 WETLAND CONSERVATION TRACT IDENTIFICATION
- LF 1 LIFT STATION TRACT IDENTIFICATION
- CA 1 COMMON AREA TRACT IDENTIFICATION
- [Hatched Box] PERMITTED ARCHEOLOGICAL SITE
- [Dashed Line] 100 YEAR FLOOD PLAIN BOUNDARY
- [Solid Line] UNIT BOUNDARY
- (1) UNIT NUMBER

**SITE DATA**

1. PROPERTY AREA:  
EAST = 66.31 AC.  
WEST = 207.94 AC.  
TOTAL = 274.25 AC.
2. EXISTING ZONING:  
EAST = R-1 URBAN SINGLE FAMILY RESIDENTIAL  
WEST = RPUD RESIDENTIAL PLANNED UNIT DEVELOPMENT
3. PROPOSED ZONING: RPUD RESIDENTIAL PLANNED UNIT DEVELOPMENT
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
5. RESIDENTIAL UNITS:  
EAST = 293 UNITS  
WEST = 415 UNITS  
TOTAL = 708 UNITS
6. DENSITY: 2.58 DU/AC OVERALL  
EAST (ONLY) UNIT 8, 32.94 AC., 4.25 DU/AC  
UNIT 9, 33.37 AC., 4.58 DU/AC
7. OPEN SPACE:  
REQUIRED: 54.85 AC. (20% OF TOTAL PROJECT AREA)  
PROVIDED: 70.90 AC. (26% OF TOTAL PROJECT AREA)
8. RECREATION AREA:  
OVERALL PARK AREA PROPOSED AMENITIES  
A 2.12 AC. CLUB HOUSE, POOL, PLAY GROUND  
B 10.81 AC. DOCK, BOAT RAMP, NATURE WALKS  
C 0.34 AC. NATURAL NATURE PARK  
D 0.39 AC. TOT LOT  
E 0.39 AC. CABANA, SPLASH PARK  
F 0.15 AC. TOT LOT  
G 0.39 AC. TOT LOT  
TOTAL = 14.59 AC. (5.32% OF TOTAL PROJECT AREA)
9. TOTAL LENGTH OF STREETS = 29607 LF.

**LOT DATA**

- PATIO HOMES**
1. MINIMUM LOT AREA: 5,500 s.f.
  2. MINIMUM LOT WIDTH: 50 ft. MEASURED AT THE BUILDING SETBACK LINE
  3. MINIMUM YARD SIZE  
FRONT YARD: 25 ft.  
REAR YARD: 10 ft. PORCH OR PATIO  
8 ft. SWIMMING POOL  
5 ft. POOL ENCLOSURE
  4. MINIMUM FLOOR AREA: 1,200 sq. ft.
  5. MAXIMUM LOT COVERAGE: 45%
  6. MAXIMUM BUILDING HEIGHT: 35 ft. OR 2 STORIES, WHICHEVER IS LESS
- STANDARD LOT**
1. MINIMUM LOT AREA: 9,000 s.f.
  2. MINIMUM LOT WIDTH: 75 ft. MEASURED AT THE BUILDING SETBACK LINE
  3. MINIMUM YARD SIZE  
FRONT YARD: 25 ft.  
REAR YARD: 20 ft. RESIDENTIAL STRUCTURE  
10 ft. PORCH OR PATIO  
8 ft. SWIMMING POOL  
5 ft. POOL ENCLOSURE
  4. MINIMUM FLOOR AREA: 1,500 sq. ft.
  5. MAXIMUM LOT COVERAGE: 35%
  6. MAXIMUM BUILDING HEIGHT: 35 ft. OR 2 STORIES, WHICHEVER IS LESS
- ESTATE LOTS**
1. MINIMUM LOT AREA: 14,000 s.f.
  2. MINIMUM LOT WIDTH: 100 ft. MEASURED AT THE BUILDING SETBACK LINE
  3. MINIMUM YARD SIZE  
FRONT YARD: 25 ft.  
REAR YARD: 25 ft. RESIDENTIAL STRUCTURE  
10 ft. PORCH OR PATIO  
10 ft. SWIMMING POOL  
6 ft. POOL ENCLOSURE
  4. MINIMUM FLOOR AREA: 2,000 sq. ft.
  5. MAXIMUM LOT COVERAGE: 35%
  6. MAXIMUM BUILDING HEIGHT: 35 ft. OR 2 STORIES, WHICHEVER IS LESS

**STORMWATER TREATMENT**

STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED ON SITE TO ACCOMMODATE WATER QUALITY TREATMENT AND ATTENUATION OF PEAK DISCHARGE FLOWS PRIOR TO DISCHARGE TO ST. JOHNS RIVER ACCORDING TO THE CITY OF DEBARY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.

**RIVIERA BELLA EAST UNITS/ PHASING CONSTRUCTION SCHEDULE**

BASE ON CURRENT ECONOMIC CONDITIONS, RIVIERA BELLA EAST INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED IN TWO UNITS (UNITS 8 & 9). IT IS ANTICIPATED THAT PLATTING OF LOTS WILL BE ACCOMPLISHED IN FOUR PHASES.

**UNIT / LOT TABULATION**

UNIT	PATIO LOT (50' MIN.)	STANDARD LOT (75' MIN.)	ESTATE LOT (100' MIN.)	TOTAL
1 WEST	33	47	21	101
2 WEST	15	81	14	110
3 WEST	38			38
4 WEST	47			47
5 WEST	52			52
6 WEST			35	35
7 WEST	32			32
8 EAST	140			140
9 EAST	153			153
TOTALS	510	128	70	708

**NOTES**

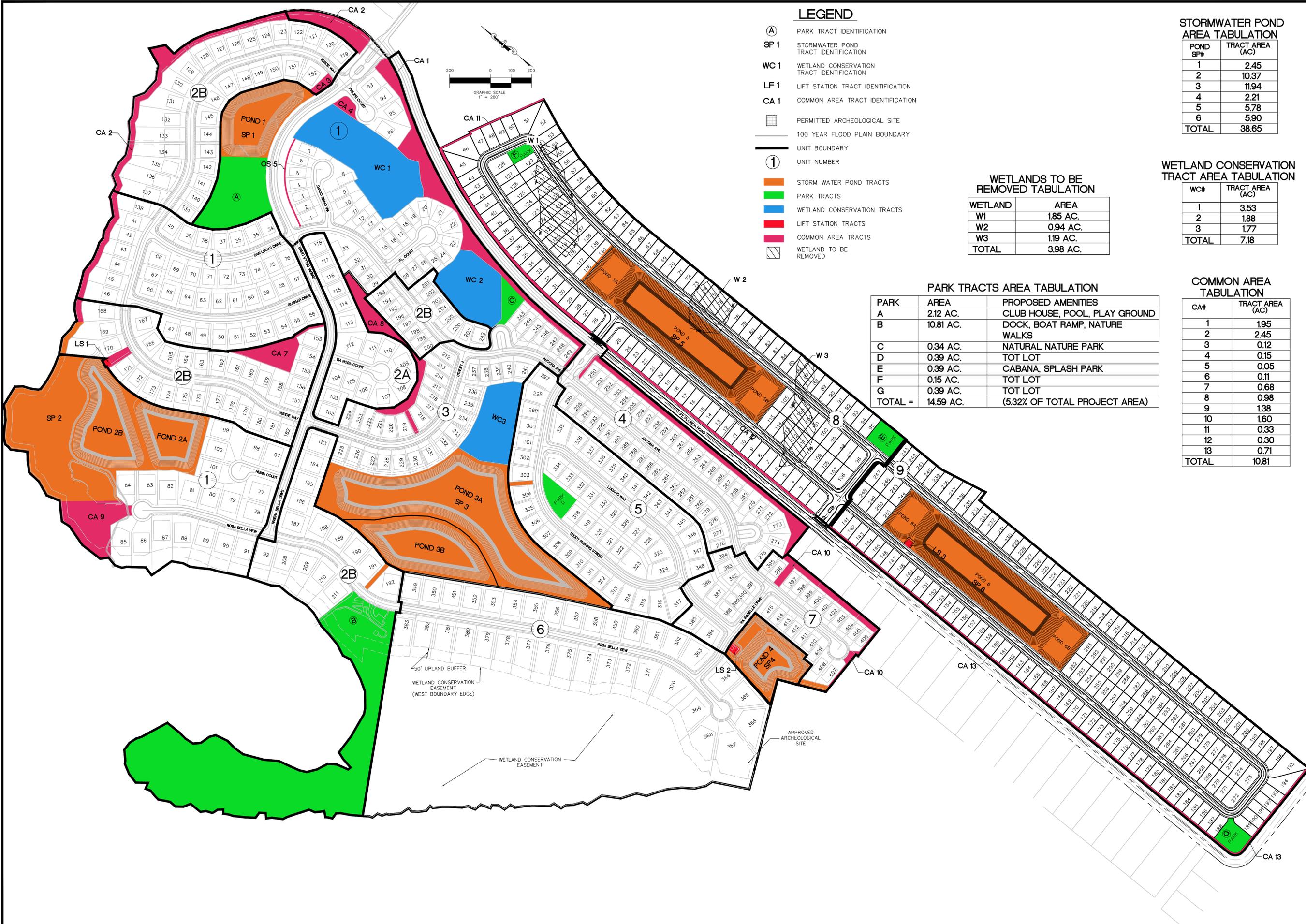
1. CENTRAL WATER AND SEWER SERVICE TO BE OWNED AND MAINTAINED BY VOLUSIA COUNTY.
2. ONSITE ROAD RIGHT-OF-WAYS TO BE MAINTAINED AS PRIVATE ROADS. UTILITY EASEMENTS SHALL BE PROVIDED TO VOLUSIA COUNTY BLANKETING THE ROADWAY AREAS.
3. UNLESS SHOWN OTHERWISE, ALL ON-SITE STREETS ARE TO BE 50 FEET WIDE RIGHT-OF-WAYS.
4. CONSERVATION EASEMENTS SHALL BE PROVIDED EXTENDING FROM THE PROPERTY BOUNDARY TO THE MOST LAND WARD POSITION OF EITHER THE POST-DEVELOPMENT 100 YEAR FLOOD PLAIN LINE OR THE UPLAND BUFFER LINE AS DEPICTED ON THIS PLAN.
5. TRACT AREAS SHALL BE DEDICATED TO THE PROPERTY OWNER/ASSOCIATION.
6. THE ARCHEOLOGICAL SITE DEPICTED ON THIS PLAN HAVE BEEN DETERMINED BY THE FLORIDA DEPARTMENT OF HISTORICAL RESOURCES (FDHR) TO BE SIGNIFICANT. THE AREA HAS BEEN SURVEYED, EXCAVATED AND DOCUMENTED. THE ARCHEOLOGICAL AREA SHALL BE PROTECTED DURING CONSTRUCTION.
7. A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE FT. FLORIDA ROAD PROPERTY FRONTAGE, WHICH WILL CONSIST OF BERMING AND LANDSCAPING MATERIALS FOR SCREENING. THE SCREENING SHALL CONSIST OF 3'-4' BERM WITH LANDSCAPING HEDGES AND TREES, OR RAIL FENCING WITH LANDSCAPING HEDGES AND TREES. FURTHER MORE THE ENTRANCE SHALL INCORPORATE A SCREEN WALL AND LANDSCAPING.
8. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
9. ALL PROPOSED SEWER, WATER, AND STORM SEWER SYSTEMS SHALL BE LOCATED WITHIN RIGHT-OF-WAYS OR WITHIN DEDICATED EASEMENTS.

ODP  
 APP'D BY  
 DESCRIPTION  
 DATE  
 REV.  
**OVERALL DEVELOPMENT PLAN - RIVIERA BELLA EAST**  
 CITY OF DEBARY, FLORIDA  
**OVERALL DEVELOPMENT PLAN AND PUD**

**B&S**  
 ENGINEERING CONSULTANTS, LLC  
 2221 Lee Road, Ste. 17  
 Winter Park, FL 32789  
 (407) 960-5868  
 b&s@bandseng.com  
 Board of Professional Engineers  
 Certificate No. 28973

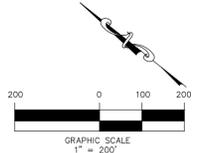
JOB No.: HG-002.01  
 DESIGNED BY: GB  
 DRAWN BY: ES  
 APPROVED BY: MS  
 DATE: 01.15.16  
 SHEET: ODP-2

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**LEGEND**

- (A) PARK TRACT IDENTIFICATION
- SP 1 STORMWATER POND TRACT IDENTIFICATION
- WC 1 WETLAND CONSERVATION TRACT IDENTIFICATION
- LF 1 LIFT STATION TRACT IDENTIFICATION
- CA 1 COMMON AREA TRACT IDENTIFICATION
- [Grid Symbol] PERMITTED ARCHEOLOGICAL SITE
- [Dashed Line] 100 YEAR FLOOD PLAIN BOUNDARY
- [Solid Line] UNIT BOUNDARY
- (1) UNIT NUMBER
- [Orange Box] STORM WATER POND TRACTS
- [Green Box] PARK TRACTS
- [Blue Box] WETLAND CONSERVATION TRACTS
- [Red Box] LIFT STATION TRACTS
- [Pink Box] COMMON AREA TRACTS
- [Hatched Box] WETLAND TO BE REMOVED



**STORMWATER POND AREA TABULATION**

POND SP#	TRACT AREA (AC)
1	2.45
2	10.37
3	11.94
4	2.21
5	5.78
6	5.90
<b>TOTAL</b>	<b>38.65</b>

**WETLAND CONSERVATION TRACT AREA TABULATION**

WC#	TRACT AREA (AC)
1	3.53
2	1.88
3	1.77
<b>TOTAL</b>	<b>7.18</b>

**WETLANDS TO BE REMOVED TABULATION**

WETLAND	AREA
W1	185 AC.
W2	0.94 AC.
W3	1.19 AC.
<b>TOTAL</b>	<b>3.98 AC.</b>

**PARK TRACTS AREA TABULATION**

PARK	AREA	PROPOSED AMENITIES
A	2.12 AC.	CLUB HOUSE, POOL, PLAY GROUND
B	10.81 AC.	DOCK, BOAT RAMP, NATURE WALKS
C	0.34 AC.	NATURAL NATURE PARK
D	0.39 AC.	TOT LOT
E	0.39 AC.	CABANA, SPLASH PARK
F	0.15 AC.	TOT LOT
G	0.39 AC.	TOT LOT
<b>TOTAL =</b>	<b>14.59 AC.</b>	<b>(5.32% OF TOTAL PROJECT AREA)</b>

**COMMON AREA TABULATION**

CA#	TRACT AREA (AC)
1	1.95
2	2.45
3	0.12
4	0.15
5	0.05
6	0.11
7	0.68
8	0.98
9	1.38
10	1.60
11	0.33
12	0.30
13	0.71
<b>TOTAL</b>	<b>10.81</b>

REV.	DATE	DESCRIPTION

**OVERALL DEVELOPMENT PLAN - RIVERA BELLA EAST**  
CITY OF DEBARY, FLORIDA

**LAND AREA PLAN**

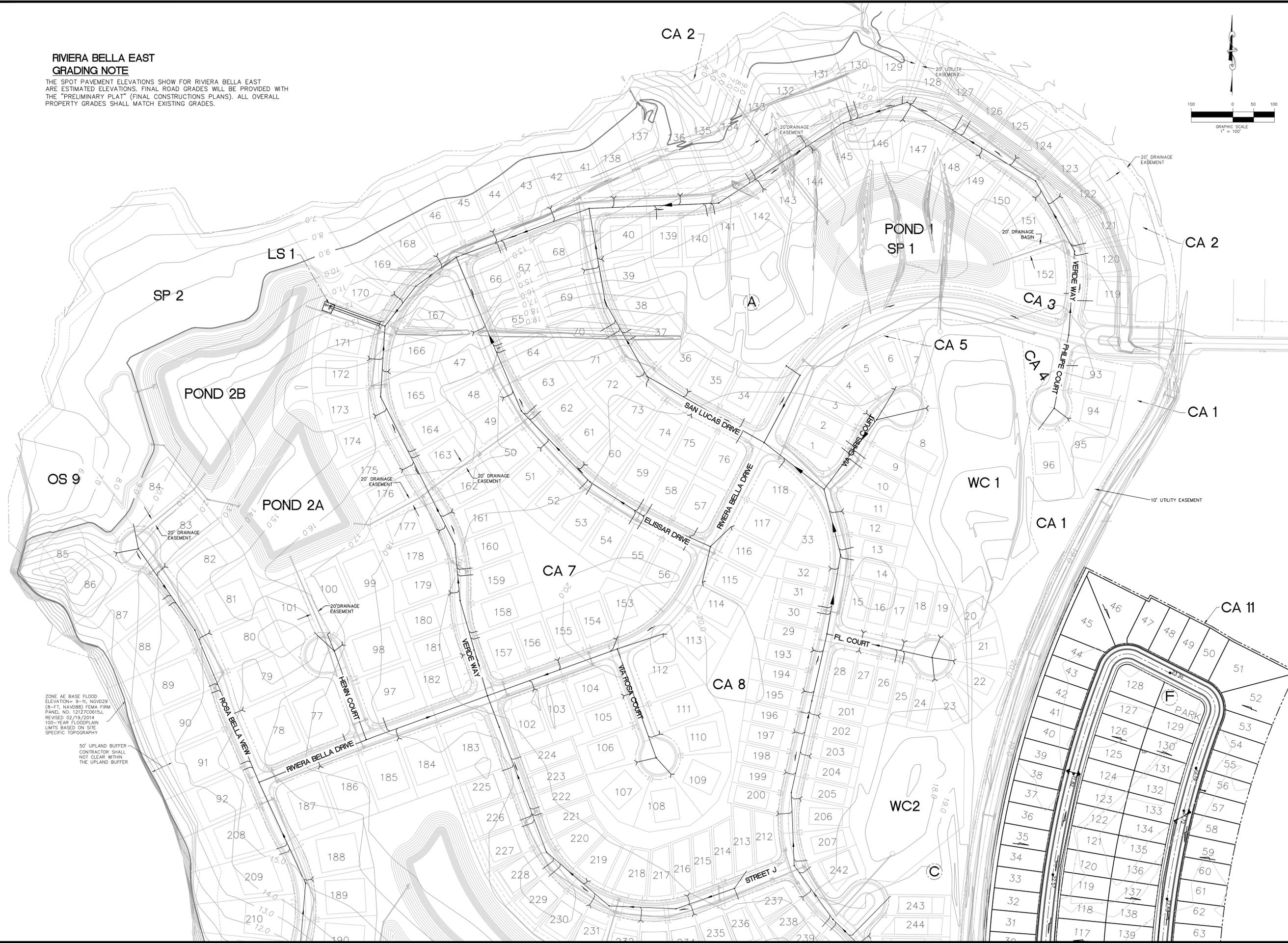
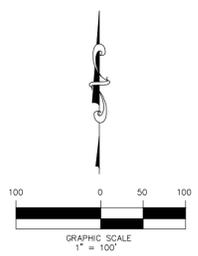
**B&S**  
ENGINEERING CONSULTANTS, LLC  
2221 Lee Road, Ste. 17  
Winter Park, FL 32789  
(407) 960-5868  
b&s@bandseng.com  
Board of Professional Engineers  
Certificate No. 28973

JOB No.:	HG-002.01
DESIGNED BY:	GB
DRAWN BY:	ES
APPROVED BY:	MS
DATE:	01.15.16
SHEET:	ODP-3

ODP

**RIVIERA BELLA EAST  
GRADING NOTE**

THE SPOT PAVEMENT ELEVATIONS SHOW FOR RIVIERA BELLA EAST ARE ESTIMATED ELEVATIONS. FINAL ROAD GRADES WILL BE PROVIDED WITH THE "PRELIMINARY PLAT" (FINAL CONSTRUCTION PLANS). ALL OVERALL PROPERTY GRADES SHALL MATCH EXISTING GRADES.



ZONE AE BASE FLOOD ELEVATION= 9'-ft, NGVD29 (3'-ft NAVD83) FEMA FIRM PANEL NO. 1212700615J, REVISED 02/19/2014  
100-YEAR FLOODPLAIN LIMITS BASED ON SITE SPECIFIC TOPOGRAPHY

50' UPLAND BUFFER- CONTRACTOR SHALL NOT CLEAR WITHIN THE UPLAND BUFFER

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REV.	DATE	DESCRIPTION

**OVERALL DEVELOPMENT PLAN - RIVIERA BELLA EAST**  
CITY OF DEBARY, FLORIDA

**DEVELOPMENT PLAN**

**B&S**  
ENGINEERING CONSULTANTS, LLC  
2221 Lee Road, Ste. 17  
Winter Park, FL 32789  
(407) 960-5868  
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DATE:	01.15.16
SHEET:	ODP-4

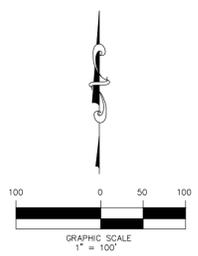
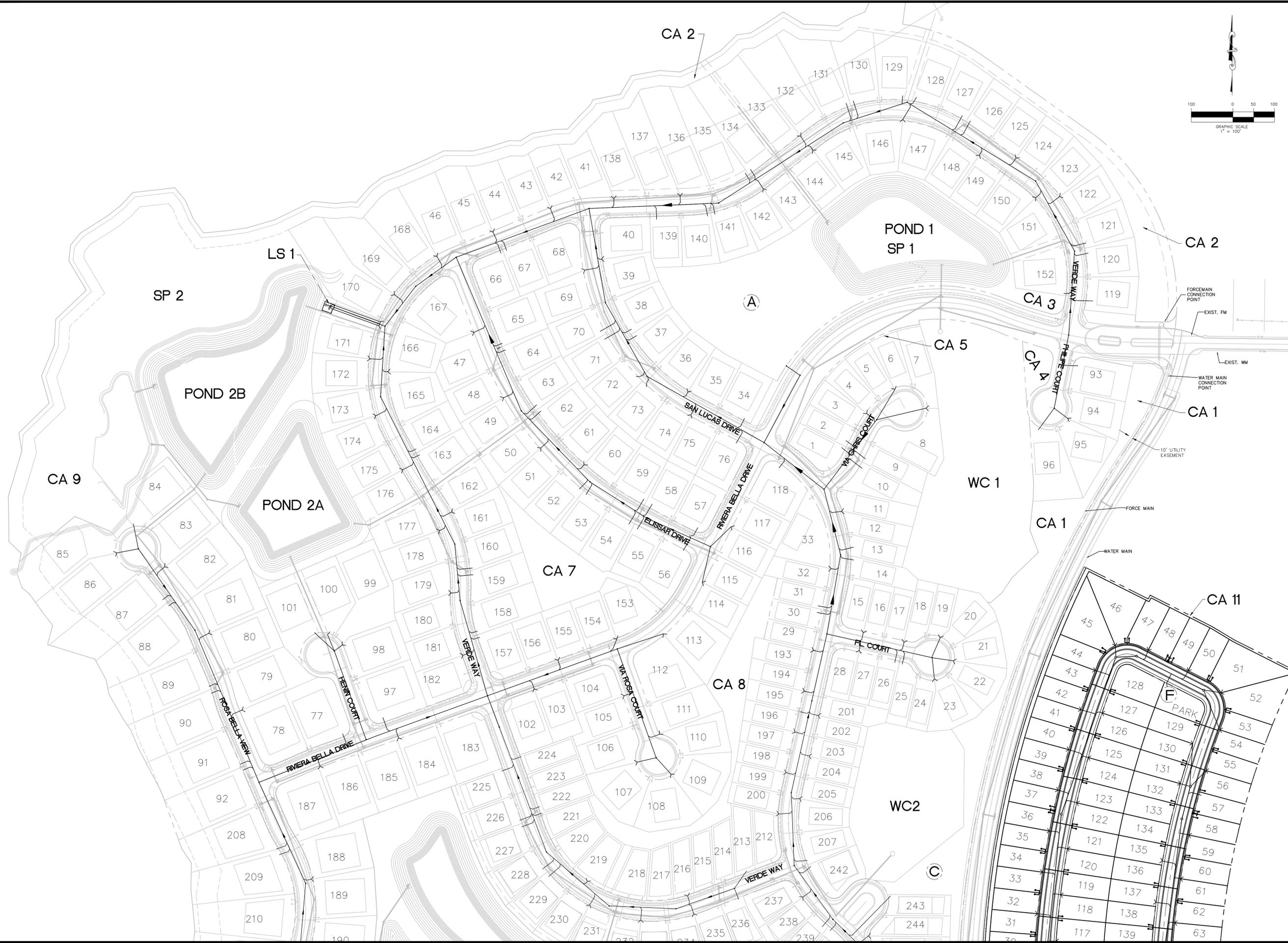
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REV.	DATE	DESCRIPTION

**OVERALL DEVELOPMENT PLAN - RIVERA BELLA EAST**  
CITY OF DEBARY, FLORIDA

**WATER AND SEWER UTILITY PLAN**

**B&S**  
ENGINEERING CONSULTANTS, LLC  
2221 Lee Road, Ste. 17  
Winter Park, FL 32789  
(407) 960-5868  
b&s@bandseng.com  
Board of Professional Engineers  
Certificate No. 28973

JOB No.:	HG-002.01
DESIGNED BY:	GB
DRAWN BY:	ES
APPROVED BY:	MS
DATE:	01.15.16
SHEET:	ODP-8

APP'D BY

DESCRIPTION

DATE

REV.

OVERALL DEVELOPMENT PLAN - RIVERA BELLA EAST  
CITY OF DEBARY, FLORIDA

WATER AND SEWER UTILITY PLAN

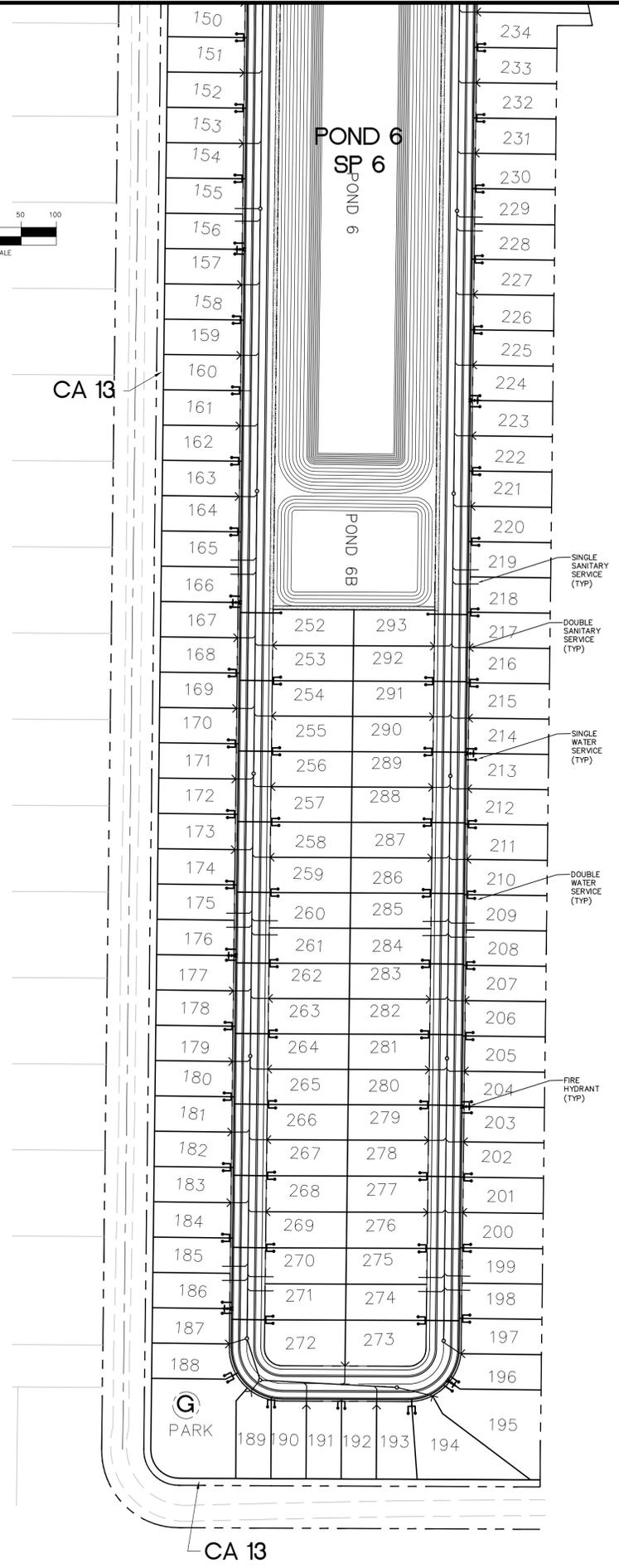
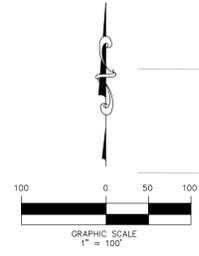
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ODP



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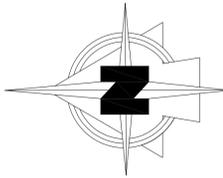
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CITY OF DEBARY, FLORIDA

**WATER AND SEWER UTILITY PLAN**

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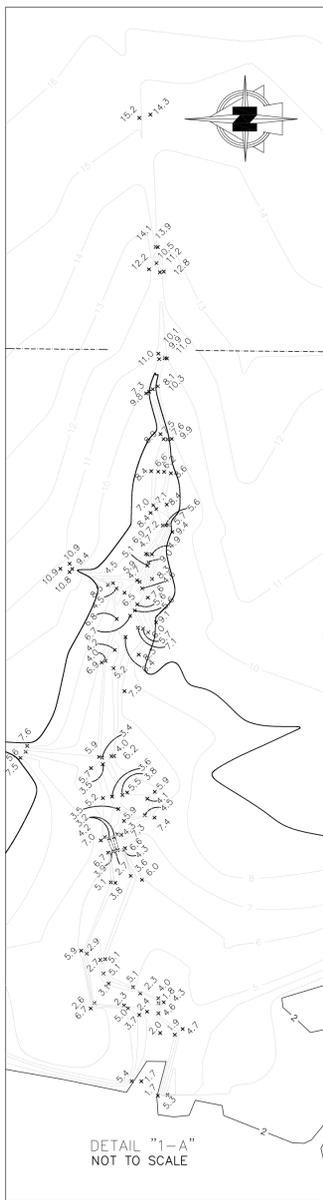
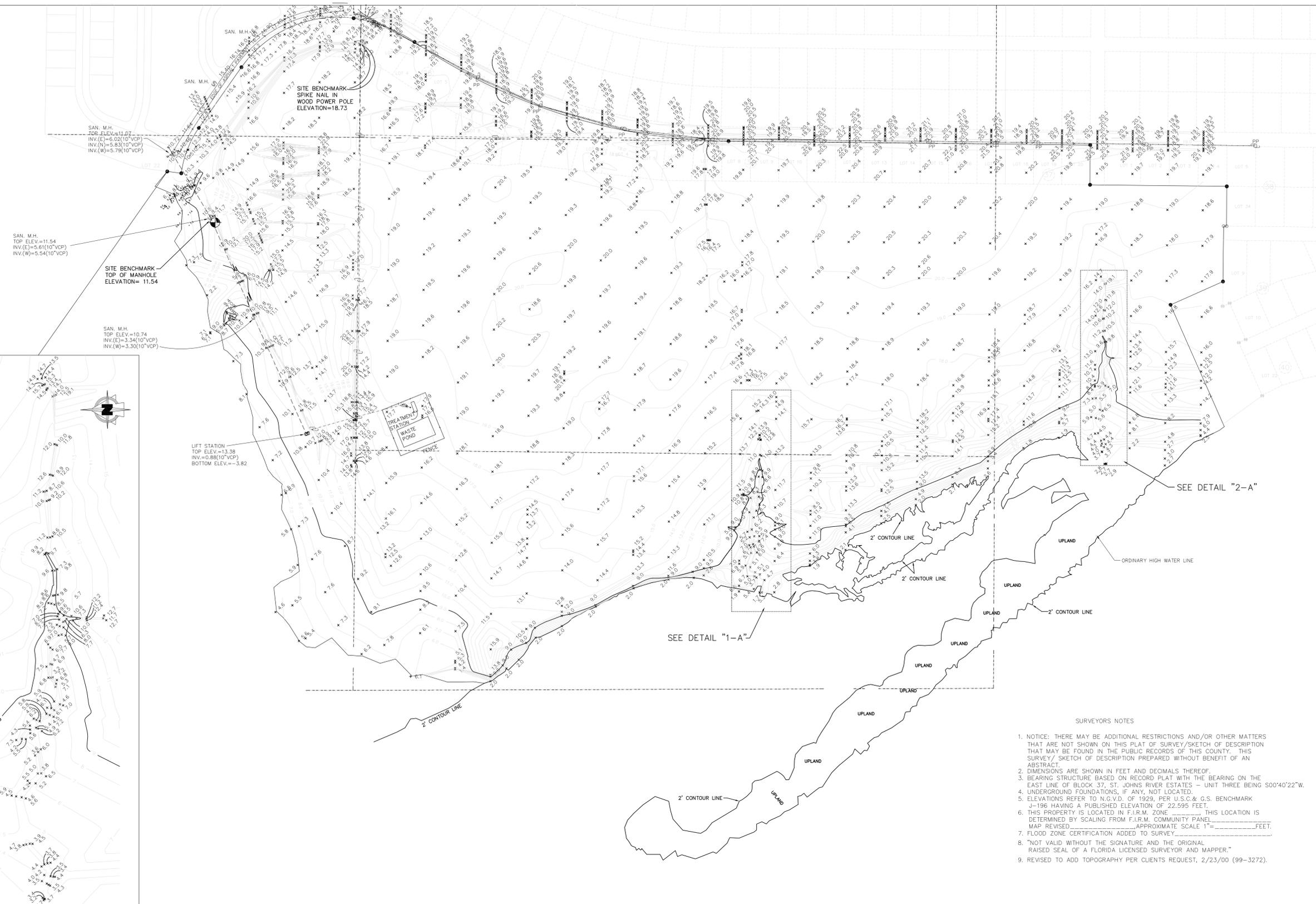
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GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



DETAIL "1-A"  
NOT TO SCALE



DETAIL "2-A"  
NOT TO SCALE

SURVEYORS NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/ SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE EAST LINE OF BLOCK 37, ST. JOHNS RIVER ESTATES - UNIT THREE BEING S00°40'22"W.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. ELEVATIONS REFER TO N.G.V.D. OF 1929, PER U.S.C. & G.S. BENCHMARK J-196 HAVING A PUBLISHED ELEVATION OF 22.595 FEET.
6. THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE \_\_\_\_\_. THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY PANEL \_\_\_\_\_ MAP REVISED \_\_\_\_\_ APPROXIMATE SCALE 1"=\_\_\_\_\_ FEET.
7. FLOOD ZONE CERTIFICATION ADDED TO SURVEY \_\_\_\_\_
8. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
9. REVISED TO ADD TOPOGRAPHY PER CLIENTS REQUEST, 2/23/00 (99-3272).

TOPOGRAPHIC SURVEY  
TRADERS COVE, DEBARY, F.L.



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS NO. 3019  
3921 SOUTH NOVA ROAD  
PORT ORANGE, FL 32127  
(904) 761-5385

ABBREVIATIONS

A/C	AIR CONDITIONER	MH	MANHOLE
R/W	RIGHT OF WAY	SAN	SANITARY
C	CENTERLINE	VCP	VITREOUS CLAY PIPE
∠	CENTRAL ANGLE	INV.	INVERT
R	RADIUS	ELEV.	ELEVATION
L	ARC LENGTH	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
CB	CHORD BEARING	U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY
FP&L	FLORIDA POWER & LIGHT COMPANY		
SEC.	SECTION		
TWP.	TOWNSHIP		
RGE.	RANGE		

LEGEND

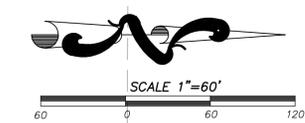
●	IRON ROD WITH CAP
○	IRON PIPE
■	CONCRETE MONUMENT
□	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
+ 0.00	EXISTING ELEVATION

FOR: TRADERS COVE CORPORATION	722	833	51-58	40-99	FILE: 1182TCN.DWG
	764	837	12-20	33-55	
SCALE: 1"= 200'	747	937	31-58	28-37	SHEET 1 OF 1
	754	937	PAGE(S): 1-8	25-32	CHECKED BY
TYPE OF SURVEY	DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	
SPECIFIC PURPOSE :					
BOUNDARY SURVEY :					
TOPOGRAPHIC SURVEY :	DECEMBER 5, 1997	97-2910	BU, MN	TS, JR	JZ
FOUNDATION SURVEY :					
FINAL SURVEY :					
RECERTIFICATION SURVEY :					

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GUS A. SLIGER, P.L.S. NO. 3254  
STEPHEN B. SLIGER, P.L.S. NO. 3794  
J.E. ZAPERT, P.L.S. NO. 4046  
STEVEN T. KRUGER, P.L.S. NO. 4722  
VALID WITH SIGNATURE & EMBOSSED SEAL ONLY



$R = 50.00'(C)(P)$   
 $\Delta = 90^{\circ}26'17''(C)$   
 $\Delta = 90^{\circ}24'04''(P)$   
 $L = 78.92'(C)$   
 $L = 78.89'(P)$   
 $C = 70.98'$   
 $CB = S44^{\circ}32'11''E$

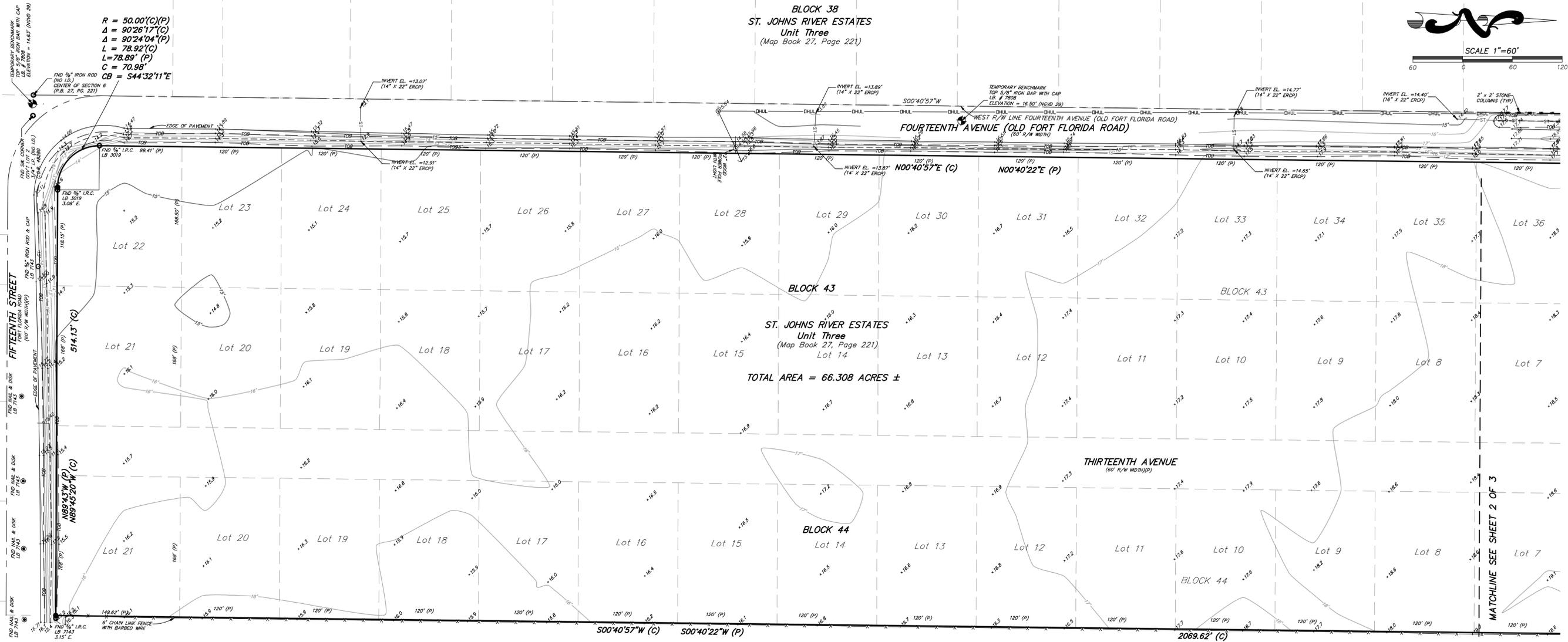
**BLOCK 38**  
**ST. JOHNS RIVER ESTATES**  
**Unit Three**  
 (Map Book 27, Page 221)

**FOURTEENTH AVENUE (OLD FORT FLORIDA ROAD)**  
 (60' R/W WIDTH)

**ST. JOHNS RIVER ESTATES**  
**Unit Three**  
 (Map Book 27, Page 221)  
**Lot 14**

**TOTAL AREA = 66.308 ACRES ±**

**THIRTEENTH AVENUE**  
 (60' R/W WIDTH)



MATCHLINE SEE SHEET 2 OF 3

NOT PLATTED

**SURVEYOR'S NOTES:**

- (1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON ST. JOHNS WATER MANAGEMENT DISTRICT BENCHMARKS:  
 BM 00-08-041-0 - FOUND 3" BRASS DISK STAMPED 00-08-041-0 ELEVATION = 16.081'  
 BM 02-67-003 - FOUND "X" CUT ON TOP OF SEAWALL ELEVATION = 5.505'
- (4) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF FOURTEENTH AVENUE (OLD FORT FLORIDA ROAD), BEING SOUTH 00°40'57" WEST.
- (5) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
- (6) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTAINED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- (7) THE LANDS SHOWN HEREON LIE IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANGE ANNUAL FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.S 12127C0615J AND 12127C0730H, MAPS REVISED: FEBRUARY 19, 2014.
- (8) THIS SURVEY IS CERTIFIED TO HENIN PROPERTIES.
- (9) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
- (10) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 7,500 FEET.
- (11) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.
- (12) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- (13) THE DELINEATION OF THE WETLAND LINES DEPICTED HEREON IS BASED ON FIELD LOCATED MARKERS SET BY ECOLOGICAL CONSULTING SOLUTIONS, INC., AND LOCATED IN THE FIELD BY THIS FIRM.

WETLAND # 1 = 1.852 ACRES ±  
 WETLAND # 2 = 0.835 ACRES ±  
 WETLAND # 3 = 1.187 ACRES ±  
 UPLAND AREA = 62.334 ACRES ±  
 TOTAL AREA = 66.308 ACRES ±

**LEGAL DESCRIPTION**

Lot(s) 1 through 14, inclusive, of Block 35 and Lot 1 through 32, inclusive, of Block 36 and that portion of Thirteenth Avenue lying southerly of Sixth Street, all as shown on the plat of ST. JOHNS RIVER ESTATES - UNIT TWO, as recorded in Map Book 27, Page 201, Public Records of Volusia County, Florida; together with Lots 29 through 31, inclusive, of Block 35 and Lots 33 through 38, inclusive, of Block 36 and Lots 1 through 42, inclusive, of Block 43 and Lots 1 through 21, inclusive, of Block 44 and that portion of Thirteenth Avenue lying northerly of Fifteenth Street and that portion of Tenth Street lying easterly of Fourteenth Avenue, all as shown on the plat of ST. JOHNS RIVER ESTATES - UNIT THREE, as recorded in Map Book 27, Page 22, of the Public Records of Volusia County, Florida.

TOGETHER WITH:  
 LOTS 6 AND 7, BLOCK 29 AND LOT 7, BLOCK 30 AND THE RIGHTS-OF-WAY OF SIXTH STREET AND THIRTEENTH AVENUE LYING ADJACENT TO SAID LOTS ALL LYING WITH THE PLAT OF ST. JOHNS RIVER ESTATES - UNIT TWO AS RECORDED MAP BOOK 27, PAGE 201, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND CONTAINING

Containing 66.308 acres, more or less.

DATE	BY	REVISIONS
12-15-15	T.W.B	EXPAND BOUNDARY TO THE NORTH
09-03-15	T.W.B	REVISE WETLANDS

**PEC** | SURVEYING AND MAPPING, LLC  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
 WWW.PECONLINE.COM dw@peconline.com

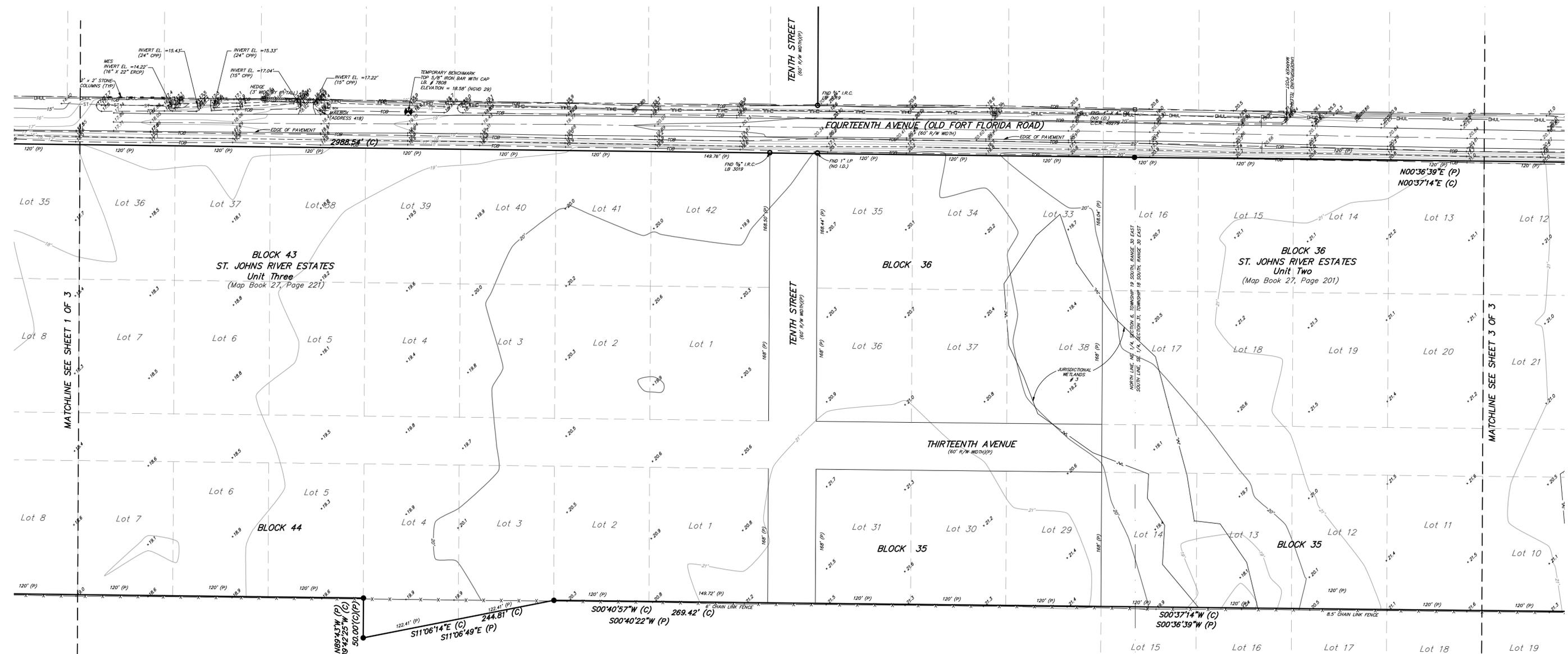
**MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY**  
 LOCATED IN  
 SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST  
 SECTION 6, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
 VOLUSIA COUNTY, FLORIDA

JOB NO.:	15-045
DATE:	6-15-2015
DRAWN BY:	J.L.M.
CHECKED BY:	D.A.W.
F.B.:	1647/2141/1650/2144
PAGE(S):	35-74/3-21/88-61/88-32/2

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579  
 DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

SHEET 1 OF 3

C:\15-045 Riviera East\15-045-RIVERIA EAST BRY-TOPO.dwg Dec 16, 2015 - 12:22pm



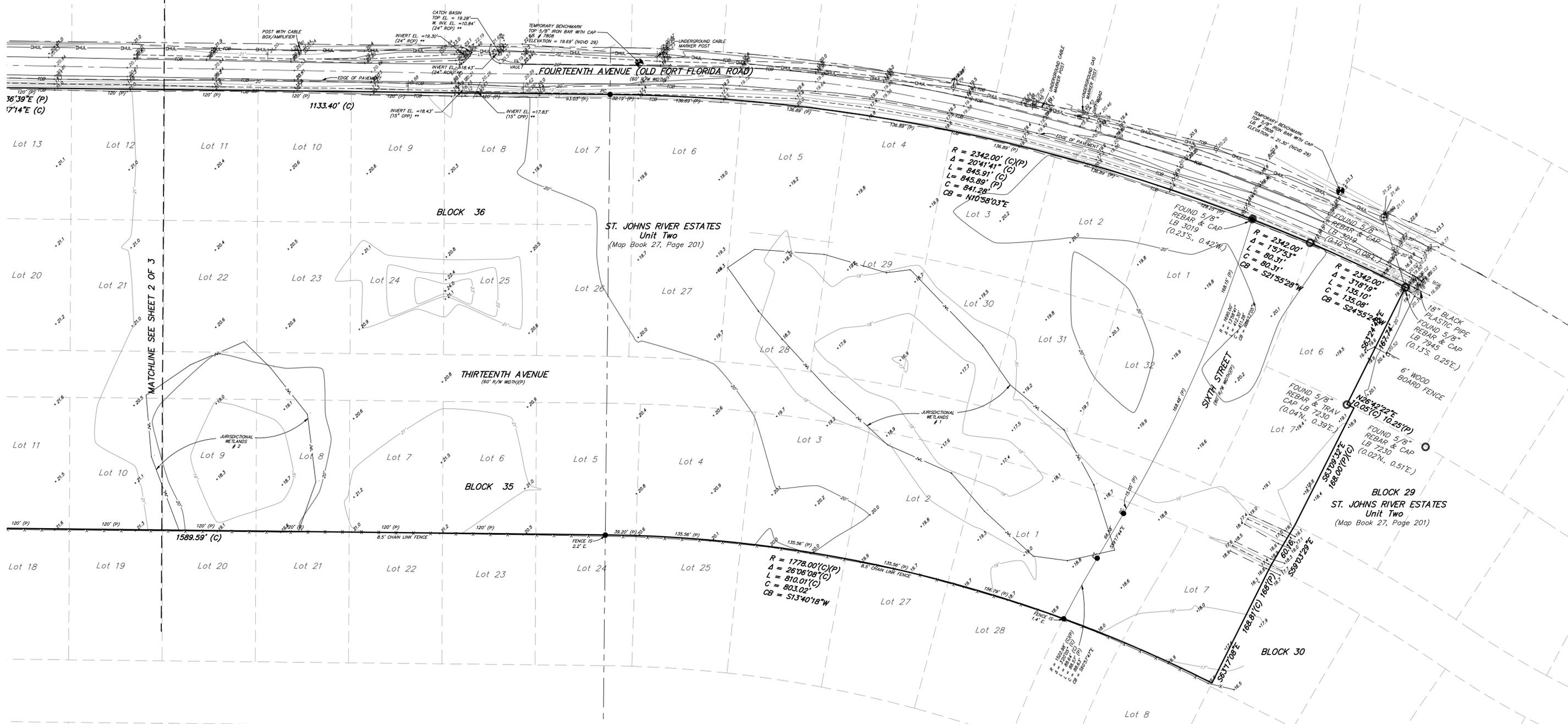
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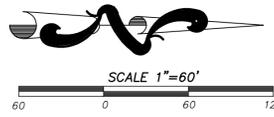
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TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579  
 DAVID A. WHITE, P.S.M. FL. REG. NO. 4044



**LEGEND**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>—○— TRAFFIC SIGN</li> <li>□ ELECTRIC BOX</li> <li>—○— POWER POLE</li> <li>○ GUY ANCHOR</li> <li>□ CABLE TV BOX</li> <li>□ MAIL BOX</li> <li>● TEMPORARY BENCHMARK</li> <li>INVERT</li> <li>R RADIUS</li> <li>Δ CENTRAL ANGLE</li> <li>L ARC LENGTH</li> <li>C CHORD LENGTH</li> <li>CB CHORD BEARING</li> <li>P.B. PLAT BOOK</li> <li>PG. PAGE</li> </ul> | <ul style="list-style-type: none"> <li>R/W RIGHT-OF-WAY</li> <li>PC POINT OF CURVATURE</li> <li>PT POINT OF TANGENCY</li> <li>EL. ELEVATION</li> <li>ERCP ELLIPTICAL REINFORCED CONCRETE PIPE</li> <li>RCP REINFORCED CONCRETE PIPE</li> <li>CPP CORRUGATED PLASTIC PIPE</li> <li>MES MITERED END SECTION</li> <li>(P) PLAT</li> <li>(C) CALCULATED, BASED ON FIELD MEASUREMENTS</li> <li>LB LICENSED BUSINESS</li> <li>I.R.C. IRON BAR WITH CAP</li> <li>NGVD NATIONAL GEODETIC VERTICAL DATUM</li> <li>● SET 5/8" IRON BAR WITH CAP LB. 7808</li> </ul> |
|--|---|



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