

# RIVIERA BELLA, UNIT 4 A REPLAT

REPLATTING A PORTION OF LOT 9, AND LOTS 10 THROUGH 17, BLOCK 37  
ST. JOHNS RIVER ESTATES – UNIT TWO, RECORDED IN PLAT BOOK 27, PAGE 201  
AND LOTS 18 THROUGH 20, BLOCK 37, ST. JOHNS RIVER ESTATES – UNIT THREE, RECORDED IN PLAT BOOK 27, PAGE 221  
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST  
AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

**LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST, SECTION 6, TOWNSHIP 19 SOUTH, RANGE 30 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 192, RIVIERA BELLA, UNIT 2B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 56 THROUGH 63 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA FOR A POINT OF REFERENCE, SAID SOUTHEAST LOT CORNER ALSO LYING ON THE WESTERLY LINE OF TRACT "Q" OF SAID PLAT; THENCE RUN SOUTH 29°02'18" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "Q", 447.94 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT "Q"; THENCE CONTINUE SOUTH 29°02'18" EAST, 225.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 02°59'52", AN ARC LENGTH OF 51.01 FEET, A CHORD LENGTH OF 51.01 FEET AND A CHORD BEARING OF SOUTH 27°32'22" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 26°02'25" EAST, 547.53 FEET; THENCE RUN SOUTH 14°38'21" EAST, 61.33 FEET; THENCE RUN SOUTH 81°54'18" EAST, 142.68 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 17°29'27", AN ARC LENGTH OF 99.21 FEET, A CHORD LENGTH OF 98.83 FEET AND A CHORD BEARING OF NORTH 16°50'26" EAST; THENCE RUN SOUTH 84°01'07" EAST, NON-RADIAL TO SAID CURVE, 53.70 FEET; THENCE RUN SOUTH 60°39'26" EAST, 132.94 FEET; THENCE RUN NORTH 31°08'10" EAST, 83.30 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 39°19'42" EAST, 90.19 FEET; THENCE RUN NORTH 29°47'50" EAST, 57.62 FEET; THENCE RUN NORTH 07°53'52" EAST, 47.03 FEET; THENCE RUN NORTH 00°36'39" EAST, 861.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 20°1'42", AN ARC LENGTH OF 96.13 FEET, A CHORD LENGTH OF 95.64 FEET AND A CHORD BEARING OF NORTH 80°35'48" EAST; THENCE RUN NORTH 00°36'39" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT ON CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 00°08'01", AN ARC LENGTH OF 0.76 FEET, A CHORD LENGTH OF 0.76 FEET AND A CHORD BEARING OF SOUTH 89°19'20" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 56°04'50", AN ARC LENGTH OF 24.47 FEET, A CHORD LENGTH OF 23.50 FEET AND A CHORD BEARING OF NORTH 62°42'15" EAST TO A POINT LYING ON THE SOUTHERLY LINE OF THE PROPOSED PLAT OF RIVIERA BELLA UNIT THREE; THENCE RUN SOUTH 89°23'21" EAST, ALONG SAID SOUTHERLY LINE, 204.66 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF FOURTEENTH AVENUE (ALSO KNOWN AS FORT FLORIDA ROAD); THENCE RUN SOUTH 00°37'14" WEST, 1007.59 FEET; THENCE RUN SOUTH 00°40'57" WEST, 399.85 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF TENTH STREET; THENCE RUN NORTH 89°43'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE WESTERLY EXTENSION THEREOF, 198.09 FEET; THENCE DEPARTING SAID WESTERLY EXTENSION, RUN NORTH 00°40'22" EAST, 65.00 FEET; THENCE RUN NORTH 89°19'38" WEST, 119.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 22°12'40", AN ARC LENGTH OF 106.61 FEET, A CHORD LENGTH OF 105.94 FEET AND A CHORD BEARING OF NORTH 15°04'32" EAST; THENCE RUN NORTH 63°49'08" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 09°03'04", AN ARC LENGTH OF 51.34 FEET, A CHORD LENGTH OF 51.29 FEET AND A CHORD BEARING OF NORTH 30°42'24" EAST; THENCE RUN NORTH 54°46'04" WEST, RADIAL TO SAID CURVE, 121.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN VOLUSIA COUNTY, FLORIDA AND CONTAINS 10.187 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

- (1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WESTERLY LINE OF TRACT "D", RIVIERA BELLA UNIT 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 56 THROUGH 63, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING SOUTH 29°02'18" EAST.
- (2) —□— DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT WITH A CAP STAMPED P.R.M. L.S. # 4044.
- (3) —●— DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED P.C.P. L.S. # 4044.

(4) 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 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.

(5) THE LOT OWNERS SHALL BE GOVERNED BY THE AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVIERA BELLA RECORDED DECEMBER 10, 2010 IN BOOK 6544, PAGE 4019, AS AFFECTED BY: FIRST AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVIERA BELLA RECORDED NOVEMBER 2, 2011 IN BOOK 6647, PAGE 1931 AND SUPPLEMENTAL DECLARATION AND SECOND AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ADDING RIVIERA BELLA UNIT 3 RECORDED JUNE 5, 2015 IN BOOK 7124, PAGE 2405 AND THIRD AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVIERA BELLA RECORDED MARCH 17, 2016 IN BOOK 7229, PAGE 3445.

(6) NON-VEHICULAR ACCESS EASEMENT – VEHICULAR ACCESS RIGHTS CONTROLLED BY THE CITY OF DEBARY.

(7) TRACT "A" IS A PRIVATE ROAD TRACT TO BE CONVEYED TO AND MAINTAINED BY THE RIVIERA BELLA MASTER ASSOCIATION, INC. FOR THE BENEFIT OF ALL LOT AND TRACT OWNERS.

(8) TRACT "B" IS A COMMON AREA AND IS TO BE CONVEYED TO & MAINTAINED BY THE RIVIERA BELLA MASTER ASSOCIATION, INC. PURSUANT TO THE DECLARATION DESCRIBED IN NOTE 5 ABOVE.

(9) PURSUANT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVIERA BELLA, THE RIVIERA BELLA MASTER ASSOCIATION, INC. SHALL HAVE THE RIGHT TO MAINTAIN DRAINAGE FACILITIES WITHIN THE DRAINAGE & MAINTENANCE EASEMENTS.

(10) THERE IS A 10.00' WIDE UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS.

(11) THERE IS A 5.00' WIDE UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES AND REAR LOT LINES.

FIRST AMERICAN TITLE INSURANCE COMPANY  
CERTIFICATE OF TITLE FILE NO. 2037-3530963

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Declaration of Restrictions, Reservations, Covenants, Limitations and Easements recorded March 15, 1968 in Book 1003, Page 663, as affected by: Modification of Declaration of Restrictions, Reservations, Covenants, Limitations and Easements recorded November 14, 2002 in Book 4963, Page 1801.  
DOES AFFECT THE SUBJECT PROPERTY.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. JOHNS RIVER ESTATES- UNIT TWO recorded September 10, 1964 in Plat Book 27, Page 201.  
DOES AFFECT THE SUBJECT PROPERTY.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. JOHNS RIVER ESTATES- UNIT THREE recorded November 24, 1964 in Plat Book 27, Page 221.  
DOES AFFECT THE SUBJECT PROPERTY.

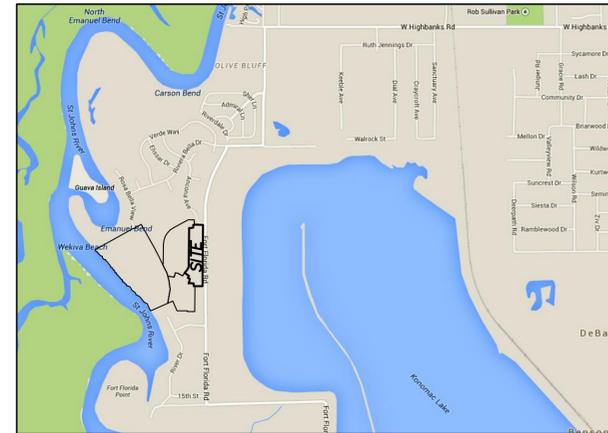
4. Grant of Easements in favor of The City of DeBary, Volusia County, and, Riviera Bella Master Association, Inc., a Florida non-profit corporation recorded August 12, 2003 in Book 5137, Page 94.  
SUPERCEDED UPON PLATTING.

5. Grant of Easement by and between Comcast SCH Holdings, LLC and Riviera Bella Master Association, Inc. recorded July 14, 2004 in Book 5360, Page 1269.  
IS BLANKET IN NATURE.

6. Grant of Easement by and between Comcast SCH Holdings, LLC and Traderscope Corporation and Riviera Bella Master Association, Inc. recorded August 25, 2005 in Book 5635, Page 2018.  
IS BLANKET IN NATURE.

**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."



LOCATION MAP  
NOT TO SCALE

**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 file for record on \_\_\_\_\_ at \_\_\_\_\_  
Clerk of the Circuit Court File Number  
in and for Volusia County, Florida.

**JOINER AND CONSENT TO DEDICATION**

AXIOM BANK HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY SHOWN, AND DESCRIBED IN THE ATTACHED PLAT, ENTITLED "RIVIERA BELLA, UNIT 4", LOCATED IN THE CITY OF DEBARY, FLORIDA, DOES HEREBY JOIN IN, AND CONSENT TO, THE DEDICATION, SHOWN ON THE PLAT, OF THE LANDS THEREIN, AND DESCRIBED BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 7069, AT PAGE 3657, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE SAID DEDICATION.

IN WITNESS WHEREOF: AXIOM BANK HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS VICE PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ A.D. 20\_\_\_\_\_.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: AXIOM BANK  
SEAL

PRINTED NAME \_\_\_\_\_ BY: \_\_\_\_\_  
LUIS GARCIA, VICE PRESIDENT

PRINTED NAME \_\_\_\_\_ ATTEST: \_\_\_\_\_  
(TITLE)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY LUIS GARCIA OF AXIOM BANK, A \_\_\_\_\_ CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

**RIVIERA BELLA, UNIT 4  
A REPLAT  
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT TRADERSCOPE CORPORATION, A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "RIVIERA BELLA, UNIT 4", LOCATED IN THE CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED, INCLUDING AS SET FORTH IN THE PLAT NOTES. THERE IS HEREBY GRANTED ACROSS TRACT "A": A PERPETUAL EASEMENT AND RIGHT OF INGRESS AND EGRESS TO AND FOR THE BENEFIT OF DELIVERY AND PICK UP SERVICES, FIRE PROTECTION SERVICES, POLICE SERVICES, AMBULANCE SERVICES, AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS AND REPRESENTATIVES OF UTILITIES. ALL UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF DEBARY, FLORIDA. A NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF DEBARY AND COUNTY OF VOLUSIA, FLORIDA UPON, UNDER AND THROUGH TRACTS A AND B FOR THE OPERATION, CONSTRUCTION, MAINTENANCE AND REPAIR OF SANITARY SEWER AND WATER UTILITIES AND OTHER PUBLIC UTILITIES. ALL OTHER UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DEBARY AND THE PUBLIC. THE CITY OF DEBARY SHALL ONLY BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND REPAIR OF UTILITIES IT ACCEPTS FOR MAINTENANCE OR CONSTRUCTS WITHIN SAID EASEMENT AREAS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

PRINTED NAME \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

**ACKNOWLEDGMENTS:**

STATE OF FLORIDA,  
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY JEROME HENIN AS PRESIDENT OF TRADERSCOPE CORPORATION A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION

HE IS KNOWN TO ME PERSONALLY OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

PRINTED NAME \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR AND MAPPER**

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a professional land surveyor and mapper licensed in the State of Florida, does hereby certify that this plat was prepared under my direction and complies with all the survey requirements of F.S. ch. 177.

Surveyor's Signature \_\_\_\_\_ Date \_\_\_\_\_  
David A. White LS 4044  
Surveyor's Name (printed) \_\_\_\_\_ Surveyor's Registration Number  
PEC - Surveying and Mapping, LLC LB 7808  
Certificate of Authorization Number  
2100 Alafaya Boulevard, Suite 203, Oviedo, Florida, 32765

**CERTIFICATE OF APPROVAL  
BY THE LAND DEVELOPMENT MANAGER**

THIS IS TO CERTIFY, That on \_\_\_\_\_ this plat was approved.

By: \_\_\_\_\_  
Land Development Manager or  
His Authorized Representative

**REVIEW OF SURVEYOR AND MAPPER  
FOR THE CITY OF DEBARY**

THIS IS TO CERTIFY, That on \_\_\_\_\_ this plat was approved.

By: \_\_\_\_\_  
Registered Surveyor

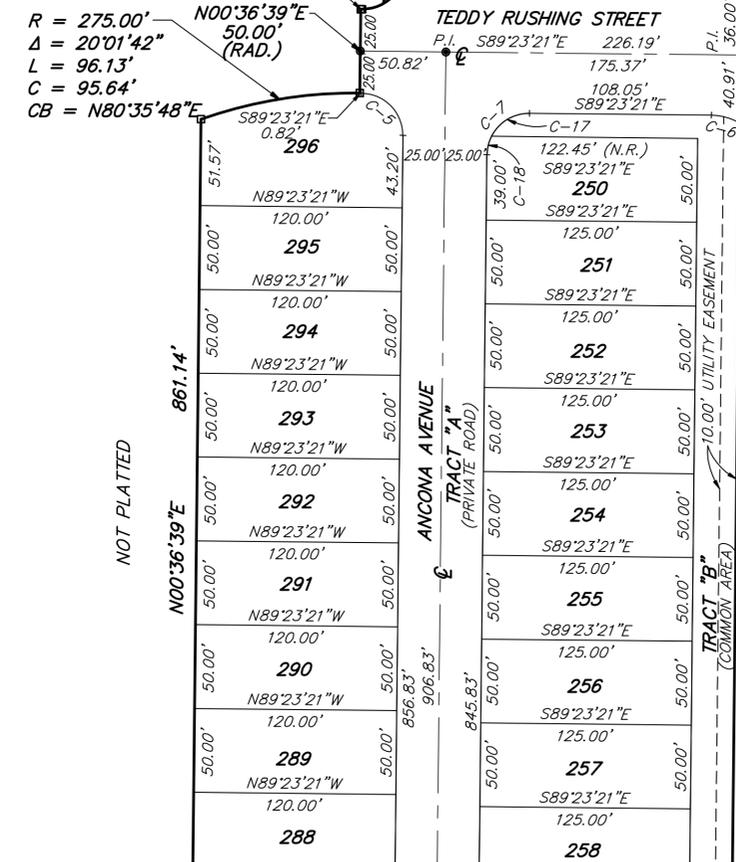
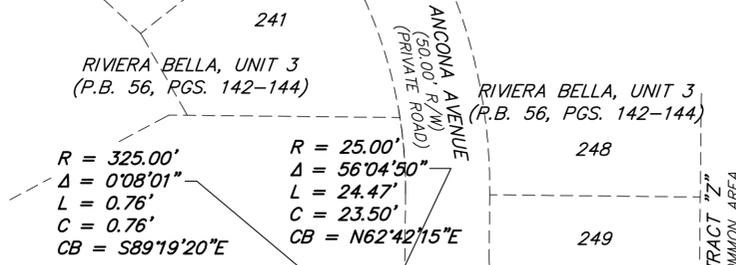
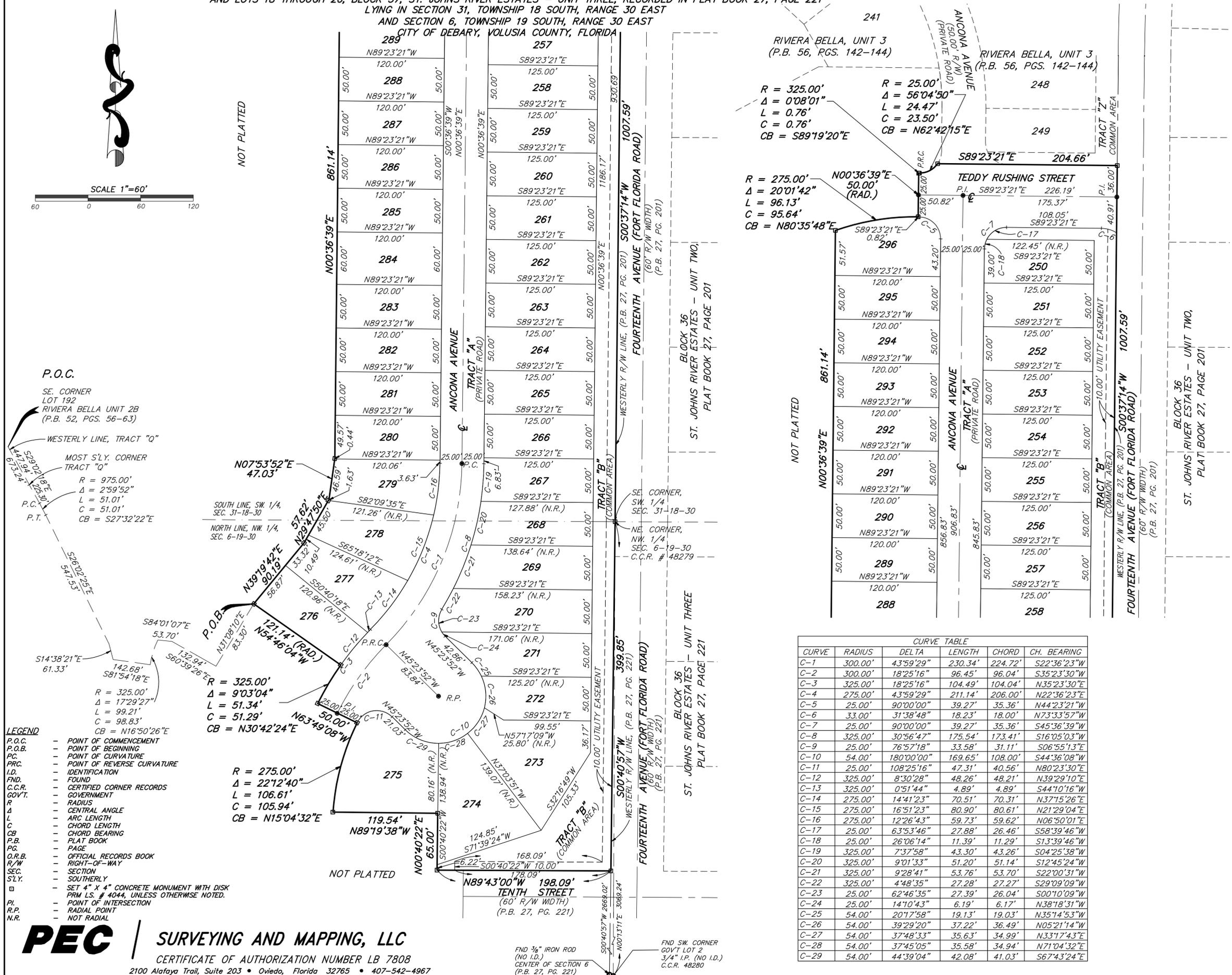
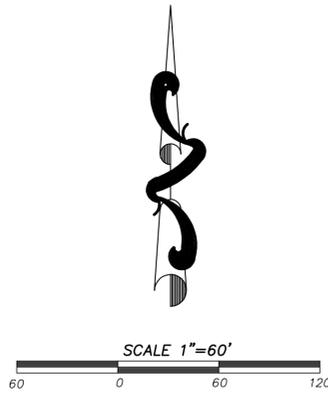
**CERTIFICATE OF APPROVAL  
BY CITY COUNCIL OF THE CITY OF DEBARY, FLORIDA**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the City Council of the City of DeBary, Florida.

Mayor of the City of DeBary \_\_\_\_\_ City Seal  
Attest: \_\_\_\_\_  
City Clerk of the City of DeBary

# RIVIERA BELLA, UNIT 4 A REPLAT

REPLATTING A PORTION OF LOT 9, AND LOTS 10 THROUGH 17, BLOCK 37  
ST. JOHNS RIVER ESTATES - UNIT TWO, RECORDED IN PLAT BOOK 27, PAGE 201  
AND LOTS 18 THROUGH 20, BLOCK 37, ST. JOHNS RIVER ESTATES - UNIT THREE, RECORDED IN PLAT BOOK 27, PAGE 221  
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST  
AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	300.00'	43°59'29"	230.34'	224.72'	S22°36'23"W
C-2	300.00'	18°25'16"	96.45'	96.04'	S35°23'30"W
C-3	325.00'	18°25'16"	104.49'	104.04'	N35°23'30"E
C-4	275.00'	43°59'29"	211.14'	206.00'	N22°36'23"E
C-5	25.00'	90°00'00"	39.27'	35.36'	N44°23'21"W
C-6	33.00'	31°38'48"	18.23'	18.00'	N73°33'57"W
C-7	25.00'	90°00'00"	39.27'	35.36'	S45°36'39"W
C-8	325.00'	30°56'47"	175.54'	173.41'	S16°05'03"W
C-9	25.00'	76°57'18"	33.58'	31.11'	S06°55'13"E
C-10	54.00'	180°00'00"	169.65'	108.00'	S44°36'08"W
C-11	25.00'	108°25'16"	47.31'	40.56'	N80°23'30"E
C-12	325.00'	8°30'28"	48.26'	48.21'	N39°29'10"E
C-13	325.00'	0°51'44"	4.89'	4.89'	S44°10'16"W
C-14	275.00'	14°41'23"	70.51'	70.31'	N37°15'26"E
C-15	275.00'	16°51'23"	80.90'	80.61'	N21°29'04"E
C-16	275.00'	12°26'43"	59.73'	59.62'	N06°50'01"E
C-17	25.00'	63°53'46"	27.88'	26.46'	S58°39'46"W
C-18	25.00'	26°06'14"	11.39'	11.29'	S13°39'46"W
C-19	325.00'	7°37'58"	43.30'	43.26'	S04°25'38"W
C-20	325.00'	9°01'33"	51.20'	51.14'	S12°45'24"W
C-21	325.00'	9°28'41"	53.76'	53.70'	S22°00'31"W
C-22	325.00'	4°48'35"	27.28'	27.27'	S29°09'09"W
C-23	25.00'	62°46'35"	27.39'	26.04'	S00°10'09"W
C-24	25.00'	14°10'43"	6.19'	6.17'	N38°18'31"W
C-25	54.00'	20°17'58"	19.13'	19.03'	N35°14'53"W
C-26	54.00'	39°29'20"	37.22'	36.49'	N05°21'14"W
C-27	54.00'	37°48'33"	35.63'	34.99'	N33°17'43"E
C-28	54.00'	37°45'05"	35.58'	34.94'	N71°04'32"E
C-29	54.00'	44°39'04"	42.08'	41.03'	S67°43'24"E

- LEGEND**
- P.O.C. - POINT OF COMMENCEMENT
  - P.O.B. - POINT OF BEGINNING
  - P.C. - POINT OF CURVATURE
  - PRC. - POINT OF REVERSE CURVATURE
  - I.D. - IDENTIFICATION
  - FND. - FOUND
  - C.C.R. - CERTIFIED CORNER RECORDS
  - GOV'T. - GOVERNMENT
  - R. - RADIUS
  - Δ - CENTRAL ANGLE
  - L. - ARC LENGTH
  - C. - CHORD LENGTH
  - CB. - CHORD BEARING
  - P.B. - PLAT BOOK
  - PG. - PAGE
  - O.R.B. - OFFICIAL RECORDS BOOK
  - R/W. - RIGHT-OF-WAY
  - SEC. - SECTION
  - S.T.Y. - SOUTHERLY
  - - SET 4" X 4" CONCRETE MONUMENT WITH DISK
  - PRM. L.S. # 4044, UNLESS OTHERWISE NOTED.
  - PI. - POINT OF INTERSECTION
  - R.P. - RADIAL POINT
  - N.R. - NOT RADIAL

**PEC** | SURVEYING AND MAPPING, LLC  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

FND 3/4" IRON ROD (NO I.D.)  
 3/4" I.P. (NO I.D.)  
 CENTER OF SECTION 6 (P.B. 27, PG. 221)

FND SW CORNER GOV'T LOT 2  
 3/4" I.P. (NO I.D.)  
 C.C.R. # 48280