



## The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

### Development Review Committee (DRC) Meeting

Tuesday, December 5<sup>th</sup>, 2023 – 9:30 AM

## DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
  - DRC meeting on November 7<sup>th</sup>, 2023
4. NEW BUSINESS
  - **Case # 23-02-FPR-Rivington, Phase 4A**; *Second Review*, Applicant is requesting approval of a Final Plat for Rivington, Phase 4A, located on the southeast corner of Fort Florida Road and Barwick Road, a development of approximately 29.62 acres for 202 townhomes.
5. ADDITIONAL BUSINESS:
6. DISCUSSION:
7. ADJOURNMENT:

### DISTRIBUTION:

#### Technical Review Staff:

- Steven Bapp, AICP, *Growth Management Director - Planning and Zoning (SBapp@DeBary.org)*
- Joseph Barker, AICP, *Senior Planner - Planning and Zoning (JBarker@DeBary.org)*
- Kayla Burney, *Planning Technician - Planning and Zoning (KBurney@DeBary.org)*
- Kevin Hare, *Construction Manager (KHare@DeBary.org)*
- Amy Long, *Deputy Public Works Director (ALong@DeBary.org)*
- Chad Qualls, *Public Works Superintendent (CQualls@DeBary.org)*
- Robert Scott, *Orange City Fire Department (RScott@ourorangecity.com)*
- Merylene Thomas, *CNU-A, Senior Planner - Planning and Zoning (MThomas@DeBary.org)*
- Richard Villasenor, *City Engineer (RVillasenor@DeBary.org)*
- Steve Wood, *Building Inspector (Buildingofficial@DeBary.org)*
- E-Sciences, *Environmental Management Consultant (troberts@res.us)*
- Fishback Dominick, *Legal Consultant (DLangley@fishbacklaw.com)*
- Stanley Group, *Transportation Consultant (KingTanya@stanleygroup.com)*
- SurvTech Solutions, *Surveying Consultant (rfowler@survtechsolutions.com)*
- Volusia County Utilities, *Utilities (ErinReed@volusia.org)*

**PLEASE NOTE: Each DRC project on the agenda will take approximately 30 minutes unless otherwise noted.**

**APPLICANT(S):** Please plan to attend the DRC meeting to discuss your project and review the comments with reviewers. Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 601-0219.



**DRC 12/5/2023**

**Subject Case # 23-02-FPR-Rivington, Phase 4A**

**Applicant: HR Rivington, LLC**

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Application Summary:

The applicant is requesting approval of a Final Plat for Rivington, Phase 4A. The plat includes Lots 698 through 899 for a total of 202 townhome dwelling units. There are 8 open space tracts, 2 stormwater tracts, a right-of-way tract, a lift station tract, and a trail easement.

**Planning & Zoning**

**Joseph Barker, AICP, Senior Planner**

All prior comments have been adequately addressed.

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**Public Works Department**

**Amy Long, Deputy Public Works Director**

No comments have been received.

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**Fire Services**

**Robert Scott, Fire Marshal**

No comments have been received.

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**Engineering**

**Richard Villaseñor, P.E., City Engineer**

Comments are forthcoming.





**Building Department**  
**Steve Wood, Building Official**

No comments have been received.

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**Volusia County Utilities**  
**Erin Reed, PhD, P.E., Water & Utilities Senior Engineer**

VCU has reviewed and has no comments or objections.

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**Legal Review**  
**Dan Langley, Fishback-Dominick**

- A. The CDD needs to enter into a road maintenance agreement with the City to address the existing encroachments encumbering the proposed right-of-way. Attached is a form that we used on the other phases. The developer needs to revise the attached accordingly for this phase and add the correct instruments and recording information for the easements encumbering the proposed right-of-way.

Below are encumbrances shown on the property inspection report that should be referenced in the road maintenance agreement:

1. Right of Way Easement in favor of Florida Public Service Company, a Florida corporation, recorded in Deed Book 233, Page 106, together with Supplemental Easement recorded in Official Records Book 4162, Page 50.
2. Oil, Gas and Mineral Lease to W. F. Bush recorded in Deed Book 303, Page 464, together with Assignment of Oil and Gas Lease to Tide Water Associated Oil Company recorded in Deed Book 309, Page 32, as affected by Lease Affidavit recorded in Official Records Book 8164, Page 3175.



# CITY of DeBARY

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· THE RIVER CITY ·

3. Easement in favor of Houston Texas Gas and Oil Corporation, a corporation, as set forth in Order of Taking recorded in Official Records Book 205, Page 456, together with Final Judgment recorded in Official Records Book 224, Page 610.
- B. Proof of payment of real estate taxes.
  - C. Also, if site infrastructure required by Section 4-111(b) & (c) of the Land Development Code has not been fully completed and approved prior to final plat approval, sections 4-46(2)c and 4-111(a)(1) of the Land Development Code require the developer to provide a performance guarantee and a signed and sealed professional engineer's estimate of the total construction cost for completion of such improvements prior to recording the plat. Further, the original executed performance guarantee should be delivered to the City before the City Council's consideration of the final plat for approval. The Performance and Maintenance Guarantee Agreement submitted by the applicant is acceptable if approved and executed by the City.
  - D. Payment of all required fees, deposits and costs that are applicable or required pursuant to the code, including under Section 1-16 of the Land Development Code shall be paid prior to recording of the final plat. The applicant shall be responsible for all recording costs associated with recording the plat and related documents.
  - E. The original executed plat mylar and all original executed plat-related documents (deed, joinders and consents, partial releases of mortgage, supplemental declaration) must be submitted to the City prior to final plat approval by the City Council. After approval by the City Council, the executed plat mylar and all original executed plat related documents that are to be recorded should be promptly recorded (within 10 business days) at the applicant's expense.
  - F. The final plat shall not be recorded until all of the above comments and other City staff comments are addressed and the plat mylar and other plat documents are fully executed and a check covering the recording costs is provided by the applicant.





**Surveyor**  
**Ryan Fowler, Surveyor, SurvTech Solutions**

Comments are forthcoming.

\*\*\*END OF COMMENTS\*\*\*

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

**Steven Bapp, AICP**  
**Sbapp@debary.org**  
**Director of Growth Management**  
**City of DeBary**





# RIVINGTON PHASE 4

SHEET 1 OF 6  
(66310005)

MAP BOOK PAGE

## A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

**DESCRIPTION:**

A portion of the West half of the Northwest Quarter of Section 9, Township 19 South, Range 30 East lying South of Fort Florida Road. All lying and being situate in Volusia County, Florida. Being more particularly described as follows:

Commence at the West Quarter corner of Section 9, Township 19 South, Range 30 East, Volusia County, Florida; thence North 00° 27' 09" West, a distance of 328.01 feet along the West line of said Northwest Quarter; thence departing said West line, North 89° 54' 48" East, a distance of 21.36 feet to the East right of way line of Barwick Road and for a POINT OF BEGINNING; thence North 00° 00' 47" East, a distance of 986.68 feet along said East right of way line to the South right of way line of Fort Florida Road also being the North line of said Southwest Quarter of the Northwest Quarter of Section 9; thence North 89° 50' 05" East, a distance of 1304.77 feet along said South right of way line and said North line of said Southwest Quarter of the Northwest Quarter of Section 9 to the Northeast corner of said Southwest Quarter of the Northwest Quarter of Section 9, Township 19 South, Range 30 East, Volusia County, Florida; thence South 00° 10' 36" East, a distance of 988.47 feet along the East line of said Southwest Quarter of the Northwest Quarter of Section 9; thence departing said East line, thence South 89° 54' 48" West, a distance of 1308.04 feet to the POINT OF BEGINNING.

Containing 29.62 acres, more or less.

**LEGEND & ABBREVIATIONS:**

- = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED P.R.M. SSMC LB2108, UNLESS OTHERWISE NOTED.
- ⊙ = DESIGNATES A PERMANENT CONTROL POINT, BEING A SET NAIL & DISK STAMPED P.C.P. SSMC LB2108, UNLESS OTHERWISE NOTED.
- = SET 5/8" IRON ROD AND CAP "SSMC LB 2108"
- UE = UTILITY EASEMENT
- PC = POINT OF CURVATURE
- NT = NON-TANGENT
- PT = POINT OF TANGENCY
- PI = POINT OF INTERSECTION
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = LENGTH
- CB = CHORD BEARING
- CH = CHORD
- R/W = RIGHT OF WAY
- L1 = LINE TABLE
- C1 = CURVE TABLE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- LB = LICENSED BUSINESS
- PCP = PERMANENT CONTROL POINT
- ORB = OFFICIAL RECORDS BOOK
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- ⊕ = CENTERLINE
- PRM = PERMANENT REFERENCE MONUMENT
- V.U.E = VOLUSIA COUNTY UTILITY EASEMENT

**SHEET LAYOUT**

SHEET 1 LEGAL DESCRIPTION, DEDICATIONS AND LEGEND  
SHEET 2 SURVEYORS NOTE AND KEY MAP  
SHEETS 3-6 BOUNDARY INFORMATION, TRACTS AND LOTS GEOMETRY  
SHEET 7 DRAINAGE EASEMENT DETAILS

**NOTICE**

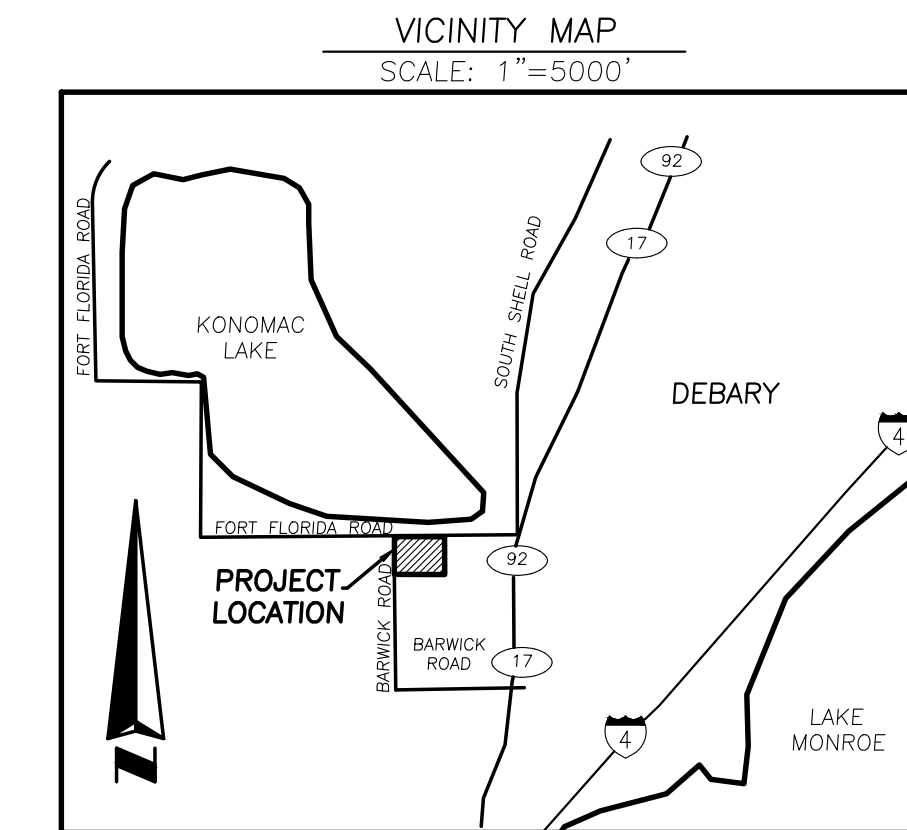
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**CERTIFICATION OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered professional surveyor and mapper, does hereby certify that on / /2023 I completed a boundary survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted; that the plat was prepared under my direct supervision; that permanent reference monuments have been placed as shown thereon and complies with all requirements of Chapter 177, Florida Statutes; and that said land is located in Volusia County.

Date / /2023 Signature JAMES E. MAZURAK, PSM  
Registration No.: 6377

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
Certification of Authorization No. LB2108.



**CERTIFICATE OF APPROVAL BY THE  
THE CITY OF DEBARY SURVEYOR**

I hereby certify that I have examined the foregoing plat and find that it conforms to Chapter 177, Florida Statutes.

Reviewing Surveyor for the City of DeBary \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_, PSM  
SurvTech Solution, Inc.  
Professional Surveyor & Mapper  
License Number \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE  
CITY COUNCIL OF 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 Clerk of the City of DeBary \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE  
CITY COUNCIL OF CITY OF DEBARY LAND DEVELOPMENT MANAGER**

This is to certify that on \_\_\_\_\_ tis plat was approved by the City Council of the City of DeBary, Florida.

Land Development Manger on his authorized representative \_\_\_\_\_

**CERTIFICATE OF CLERK OF CIRCUIT COURT**

I HEREBY CERTIFY, that the foregoing plat was received on \_\_\_\_\_ pursuant to the requirements of Chapter 177, Florida Statutes.

CLERK OF THE COURT  
in and for Volusia County, Florida

BY \_\_\_\_\_

**RIVINGTON PHASE 4  
DEDICATION**

Know all men by this presents, that HR Rivington, LLC being the owner in fee simple of the lands described in attached plat, entitled RIVINGTON PHASE 4, located in the City of DeBary, Florida, hereby dedication said lands and plat for the uses and purposes therein expressed including as set forth in the plat notes and dedicates Tract RW-1, all Streets, Roads and Lanes, the Trail Easement and the Utility Easements shown or described thereon to the perpetual use of the public, and the City of DeBary for proposes therein expressed.

Tract LS-1 (Lift Station) is hereby dedicated on fee simple to Volusia County, Florida without any restriction whatsoever. County ownership of the tract and the improvements thereon vest upon approval of this plat by the City Commissioners of the City of DeBary, Florida. Recording of this plat shall act as conveyance to Volusia County, Florida and no further instrument shall be necessary to vest fee simple in the County as aforementioned.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

HR Rivington, LLC, a Florida limited liability company

By: HR Southeast, LLC a Delaware Limited Liability Company, sole member

By: RP investors Southeast, LLC a Florida limited Liability company, sole managing member

By: Reader & Partners, LLC a Florida Limited Liability Company, sole manager

PRINT NAME: DEAN BARBERREE

TITLE: PRESIDENT

SIGNATURE OF WITNESS SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS PRINTED NAME OF WITNESS

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

I HEREBY CERTIFY, that on this date the foregoing instrument was acknowledge before me on this \_\_\_\_\_ date of \_\_\_\_\_ 2023, by \_\_\_\_\_ on behalf of said \_\_\_\_\_ that before me by means of ( ) physical presence or ( ) online notarization, he/she is personally known to me or produced \_\_\_\_\_ as identification.

SIGNATURE OF NOTARY PUBLIC COMMISSION NO. \_\_\_\_\_

PRINT NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

**RIVINGTON PHASE 4A  
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

All right title and interest of HR RIVINGTON, LLC, (the "owner") in Tract OS-46, Tract OS-47, Tract OS-48, Tract OS-49, Tract OS-50, Tract OS-51 and Tract OS-52 shown hereon are hereby sold and conveyed to Rivington Community Development District (the "District"), reserving unto the "owner" and assigns the right of approval of all changes to signage and walls (including changes to color) as originally constructed and also reserving unto the "owner" perpetual easements for ingress and egress and the construction, installation, maintenance, and operation of underground electric, telephone, cable, gas or other utilities, irrigation facilities potable water, sanitary sewer, and storm water facilities, landscaped area, fences, walls, entry facilities, including electronic card reading equipment and pedestrian paths.

The "owner" also grants to the "District" non-exclusive, perpetual easements over, across and upon the areas shown heron as stormwater easements. The "District" by executing the dedication contained on this plat, accepts this conveyance and grants and agrees to maintain the tracts and sidewalk easements listed above, including all improvements constructed thereon, the stormwater, and maintain right of way until such time after the city Engineer has certified the construction has been completed.

RIVINGTON COMMUNITY DEVELOPMENT OF DISTRICT

By: \_\_\_\_\_

PRINT NAME: JEFFREY READER

TITLE: CHAIRMAN

PRINTED NAME OF WITNESS SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS PRINTED NAME OF WITNESS

I HEREBY CERTIFY, that on this date the foregoing instrument was acknowledge before me on this \_\_\_\_\_ date of \_\_\_\_\_ 2023, by \_\_\_\_\_ on behalf of said \_\_\_\_\_ that before me by means of ( ) physical presence or ( ) online notarization, he/she is personally known to me or produced \_\_\_\_\_ as identification.

SIGNATURE OF NOTARY PUBLIC COMMISSION NO. \_\_\_\_\_

PRINT NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA



# RIVINGTON PHASE 4

SHEET 2 OF 6  
66310005

MAP  
BOOK

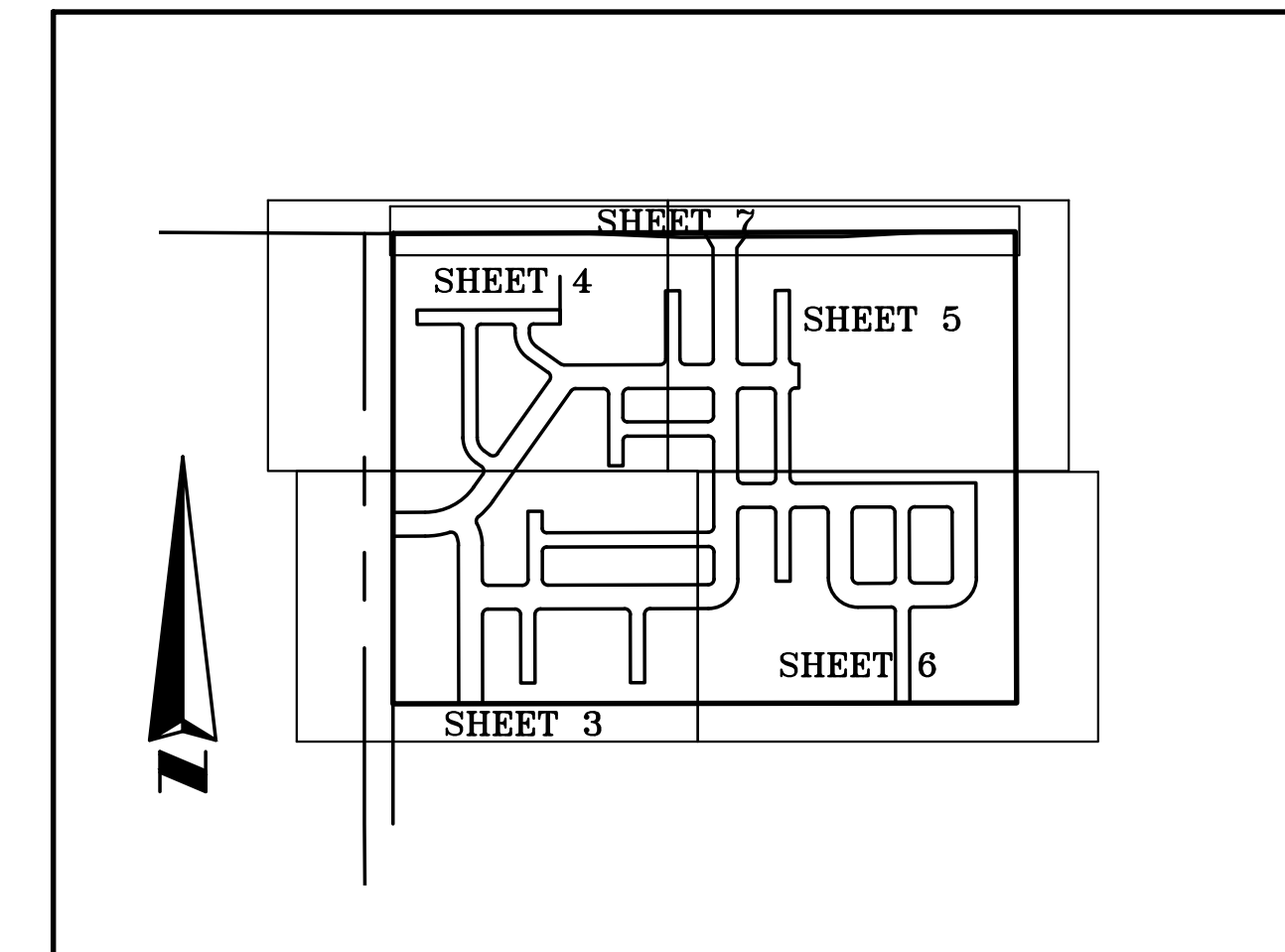
PAGE

## A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

### GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST, BEING NORTH 89°50'05" EAST, (ASSUMED).
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
4. ACCESS TO PUBLIC RIGHT OF WAY BARWICK ROAD FOR THIS PLAT IS VIA SOLAIRE AVENUE (PUBLIC 50' RIGHT OF WAY) AND FORT FLORIDA ROAD VIA HIGHFALLS AVENUE (PUBLIC 50' RIGHT OF WAY)
5. ALL PLATTED UTILITY 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.
6. THE VOLUSIA COUNTY UTILITY EASEMENTS (V.U.E) DESCRIBED AS SHOWN HEREON ARE HEREBY DEDICATED TO VOLUSIA COUNTY, FLORIDA, THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PROPOSED OF VOLUSIA COUNTY UTILITY EASEMENTS SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, GAS LINES, TELEPHONE LINES, AND CABLEVISION LINES.
7. TRACTS OS-46 THROUGH OS-53 (OPEN SPACE) SHALL BE DEDICATED TO AND MAINTAINED BY "THE DISTRICT IN ACCORDANCE WITH DECLARATION".
8. TRACTS P-13 AND P-14 (STORMWATER) SHALL BE DEDICATED TO AND MAINTAINED BY "THE DISTRICT IN ACCORDANCE WITH DECLARATION".
9. THERE IS A HEREBY CREATED, GRANTED, AND RESERVED FOR THE BENEFIT OF THE CITY OF DEBARY, OTHER AUTHORITIES OF LOW, AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER, UNDER AND THROUGH ANY PRIVATELY OWNED INTERNAL ROADS, ALLEYS, PAVED AREAS, AND SIDEWALK FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS FOR PURPOSE OF PROVIDING PUBLIC AND EMERGENCY SERVICES TO COMMON AREA AND LOTS, INCLUDING BUT NOT LIMITED TO, POSTAL, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, SOLID WASTE AND RECYCLING, UTILITIES, AND OTHER PUBLIC AND EMERGENCY SERVICES.
10. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE, AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, ANY AND ALL STORMWATER MANAGEMENT SYSTEMS AND FACILITIES, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS, PONDS, BERMS, CONTROL STRUCTURES, WEIRS, PIPES, DITCHES, SWALES, GUTTERS, INLETS, MANHOLES, OUTFALLS, UNDERDRAINS AND OTHER IMPROVEMENTS AND AREAS NOT DEDICATED TO THE PUBLIC OR THE CITY, INCLUDING, WITHOUT LIMITED; TRACTS P-13 AND P-14 (STORMWATER) AND THE IMPROVEMENTS WHICH INCLUDES THE RIGHT OF REASONABLE INGRESS AND EGRESS OVER AND THROUGH PRIVATE ROADS, DRAINAGE TRACTS AND DRAINAGE EASEMENTS OF THE SUBDIVISION, AND THE RIGHT TO MAKE ALTERATIONS TO AND UTILIZE THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES DURING EMERGENCY CONDITIONS FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY, AND WELFARE, IN THE EVENT ANY OR ALL OF THE SAID SYSTEMS, FACILITIES, IMPROVEMENTS, PROPERTIES OR AREAS: (i) ARE NOT MAINTAINED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF DEBARY LAND DEVELOPMENT CODE, IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES, OR IN CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS, (ii) BECOME A NUISANCE OR A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE, OR (iii) IN THE EVENT THE CITY EXERCISES ITS AFOREMENTIONED RIGHT; EACH OF THE LOT OWNERS OF THE SUBDIVISION ARE HEREBY ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE CITY OF DEBARY OR ITS CONTRACTORS AND AGENTS, PLUS ADMINISTRATIVE COSTS, ENGINEERING COSTS, AND ATTORNEYS' FEES AND COSTS INCURRED BY THE CITY OF DEBARY. THE CHARGES AGAINST THE LOT OWNERS OF THE SUBDIVISION FOR THE AFORESAID COSTS SHALL BE IN A PRO-RATA SHARE BASED ON A METHODOLOGY TO BE DETERMINED BY THE CITY TO BE EQUITABLE. IF SAID COSTS ARE NOT PAID WITHIN 20 DAYS OF INVOICING, THEN SAID COSTS SHALL CONSTITUTE A LIEN ON THE PROPERTY OF THE OWNERS WHICH FAIL TO PAY SUCH COSTS AND MAY BE ENFORCED, WITHOUT LIMITATION, BY FORECLOSURE, SPECIAL ASSESSMENTS, MONETARY JUDGMENT, OR AS MAY OTHERWISE BE PERMITTED BY LAW OR AN ACTION IN EQUITY. THIS RIGHT, AND THE CITY OF DEBARY'S EXERCISE OF SAID RIGHT, SHALL NOT IMPOSE ANY OBLIGATION ON THE CITY OF DEBARY TO MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR SAID STORMWATER MANAGEMENT SYSTEMS AND FACILITIES, INCLUDING WITH RESPECT TO ANY SYSTEMS, FACILITIES OR IMPROVEMENTS PREVIOUSLY MAINTAINED, REPAIRED, OR REPLACED OR OTHERWISE CARED FOR BY THE CITY OF DEBARY. INCLUDING, WITHOUT LIMITATION TRACT P AND (STORMWATER) AND THE IMPROVEMENTS THEREON.
11. THE PRESENT AND FUTURE OWNERS OF THE LOTS 698 THROUGH 827 INCLUSIVE, ARE SUBJECT TO NON AD VALOREM SPECIAL ASSESSMENTS BY "THE DISTRICT" IN ADDITION TO VALOREM TAXES IMPOSED BY OTHERS ENTITIES SUCH AS THE SCHOOL DISTRICT, VOLUSIA COUNTY, CITY OF DEBARY, AND OTHER GOVERNMENTAL ENTITIES AND ADDITION TO "THE ASSOCIATION ASSESSMENTS".
12. THE DEDICATOR/OWNER FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS HEREBY DISCLAIMS, RELEASES AND QUIT CLAIMS TO THE CITY OF DEBARY ANY ALL RIGHTS, TITLE AND INTERESTS THE DEDICATOR/OWNER MAY HAVE IN FORT FLORIDA ROAD AND ANY GAPS AND GORES THAT MAY EXIST BETWEEN THE LANDS BEING SUBDIVIDED BY THE PLAT AND FORT FLORIDA ROAD WHETHER BEING INSIDE OR OUTSIDE THE BOUNDARIES OF THE PLAT.
13. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DEBARY, VOLUSIA COUNTY, AND THE PUBLIC. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. OF THE UTILITY EASEMENTS SHOWN ARE FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, GAS LINES, TELEPHONE LINES AND CABLEVISION LINES.
14. THE TRAIL EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DEBARY AND THE PUBLIC, AND MAINTAINED BY THE CITY OF DEBARY.

KEY MAP  
SCALE: 1"=400'



### SHEET LAYOUT

SHEET 1 LEGAL DESCRIPTION, DEDICATIONS AND LEGEND  
SHEET 2 SURVEYORS NOTE AND KEY MAP  
SHEETS 3-6 BOUNDARY INFORMATION, TRACTS AND LOTS GEOMETRY  
SHEET 7 DRAINAGE EASEMENT DETAILS

### 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.



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580 Certification Number LB2108  
e-mail: info@southeasternsurveying.com

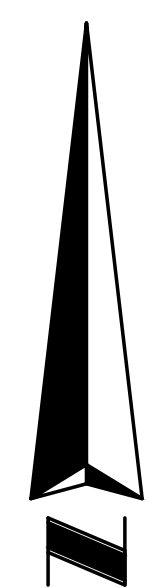
# RIVINGTON PHASE 4

A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	175.00'	16°48'08"	51.32'	N81°26'00"E	51.14'
C2	12.00'	81°48'59"	17.14'	S66°03'34"E	15.72'
C3	50.00'	24°59'09"	21.80'	S12°39'30"E	21.63'
C4	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C5	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C6	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C7	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C8	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C10	35.00'	90°04'43"	55.03'	S44°52'26"W	49.53'
C11	39.00'	90°05'59"	61.33'	N45°02'13"W	55.20'
C49	9.00'	90°00'00"	14.14'	S45°09'55"E	12.73'
C52	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C53	9.00'	90°00'00"	14.14'	N44°50'05"E	12.73'
C54	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C55	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C56	100.00'	27°07'25"	47.34'	S13°43'38"E	46.90'
C57	12.00'	77°29'06"	16.23'	S11°27'13"W	15.02'
C58	175.00'	14°48'49"	45.25'	S42°47'21"W	45.12'
C73	12.00'	90°00'00"	18.85'	N9°37'04"W	16.97'
C74	125.00'	54°27'08"	118.80'	N62°36'31"E	114.38'
C75	150.00'	54°27'08"	142.56'	S62°36'31"W	137.25'
C76	75.00'	28°14'00"	36.96'	N14°16'55"W	36.58'

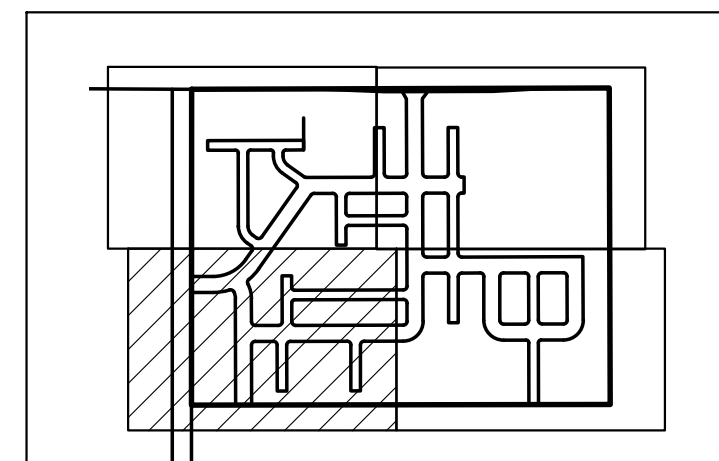
LINE TABLE		
LINE #	BEARING	LENGTH
L8	N54°07'02"W	20.00'
L9	N35°23'04"E	20.00'
L10	S54°07'02"E	20.00'

RIVINGTON PHASE 2B  
PLAT BOOK 63, PAGES 174-183

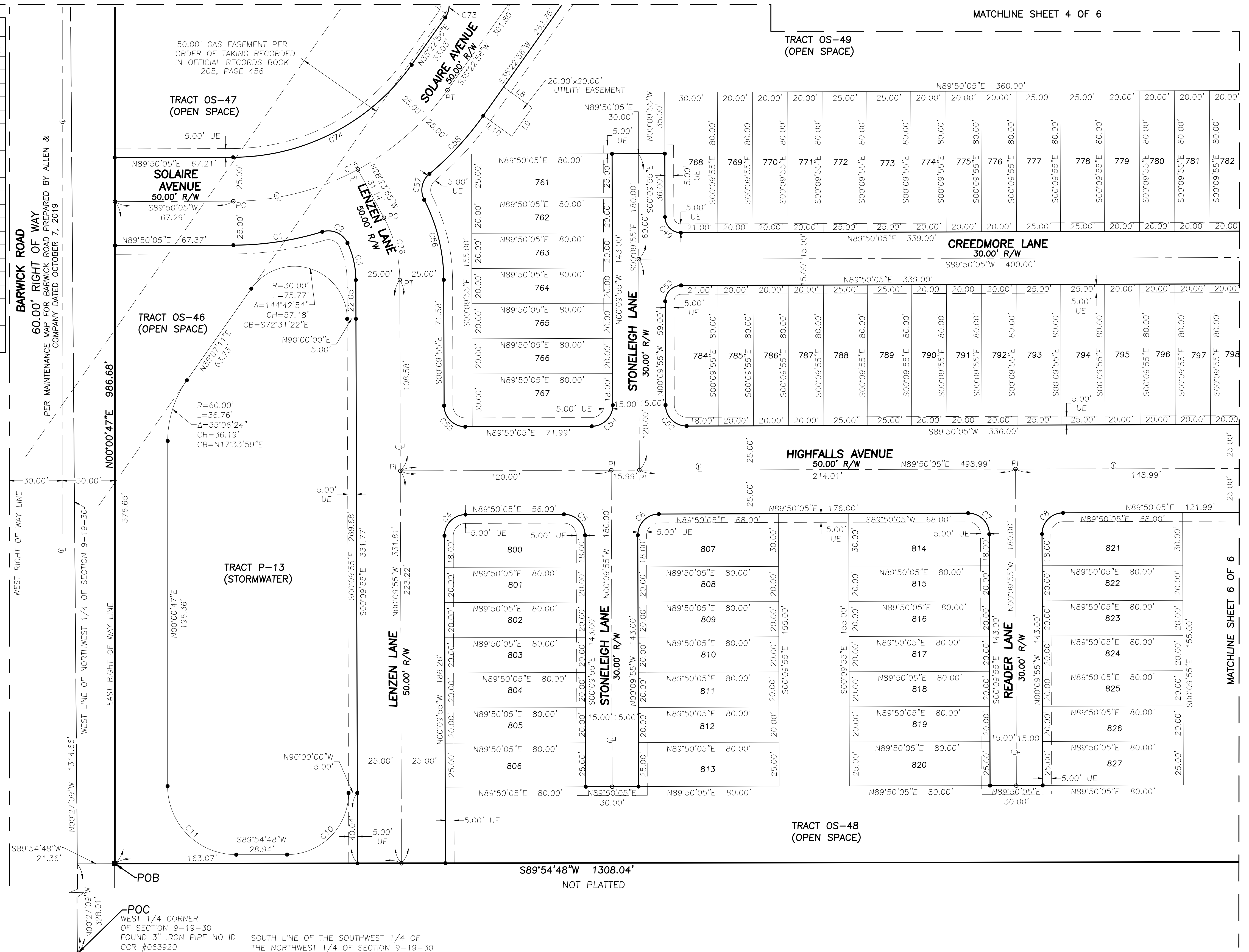


1" = 30'  
GRAPHIC SCALE

KEY MAP  
SCALE: 1" = 600'



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MATCHLINE SHEET 4 OF 6

TRACT OS-49  
(OPEN SPACE)

TRACT OS-47  
(OPEN SPACE)

TRACT OS-46  
(OPEN SPACE)

TRACT P-13  
(STORMWATER)

HIGHFALLS AVENUE  
50.00' R/W

TRACT OS-48  
(OPEN SPACE)

S89°54'48"W 1308.04'  
NOT PLATTED

BARWICK ROAD  
60.00' RIGHT OF WAY  
PER MAINTENANCE MAP FOR BARWICK ROAD PREPARED BY ALLEN &  
COMPANY DATED OCTOBER 7, 2019

WEST RIGHT OF WAY LINE  
WEST LINE OF NORTHWEST 1/4 OF SECTION 9-19-30  
EAST RIGHT OF WAY LINE

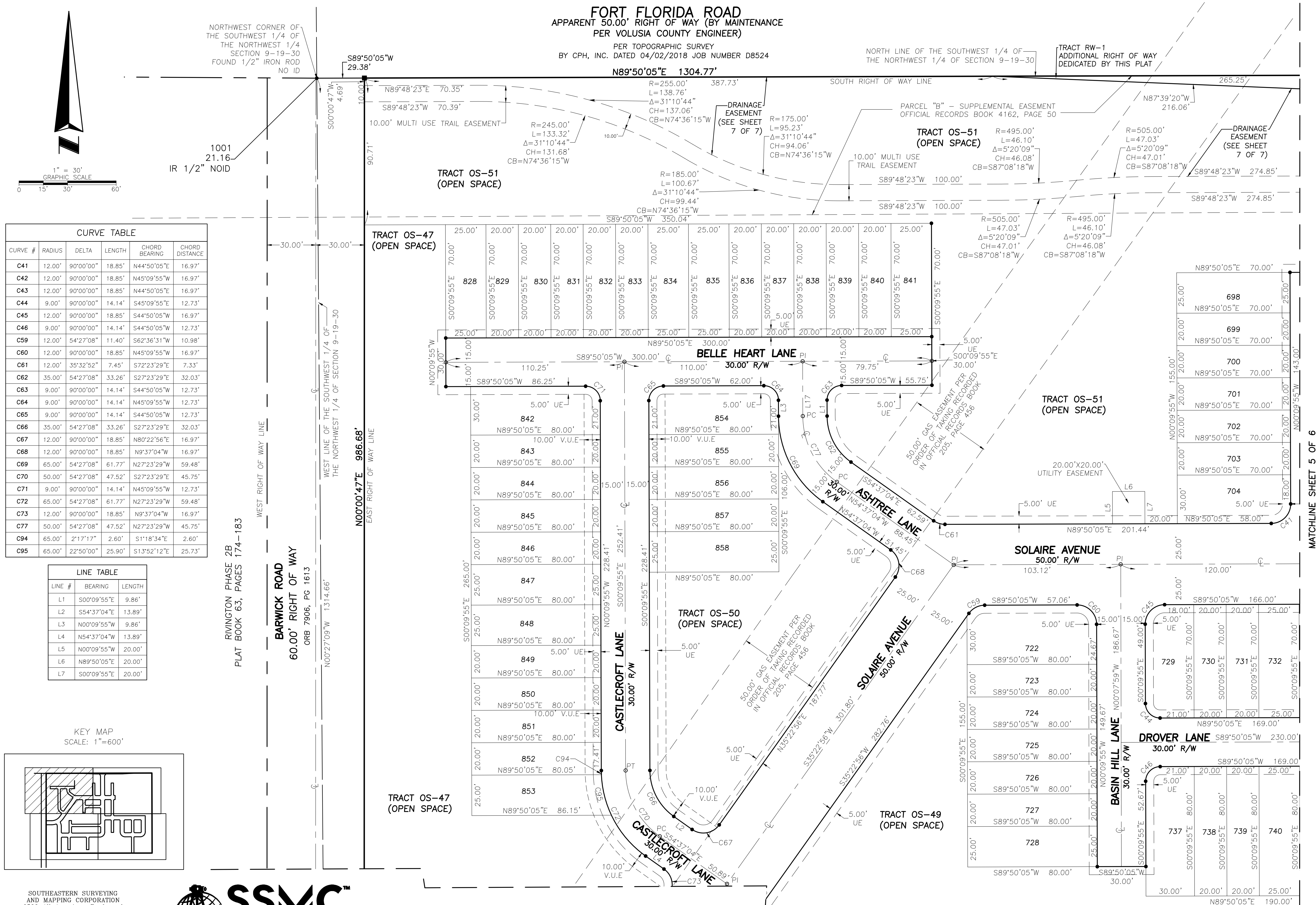
POB  
POC  
WEST 1/4 CORNER  
OF SECTION 9-19-30  
FOUND 3" IRON PIPE NO ID  
CCR #063920  
SOUTH LINE OF THE SOUTHWEST 1/4 OF  
THE NORTHWEST 1/4 OF SECTION 9-19-30

MATCHLINE SHEET 6 OF 6



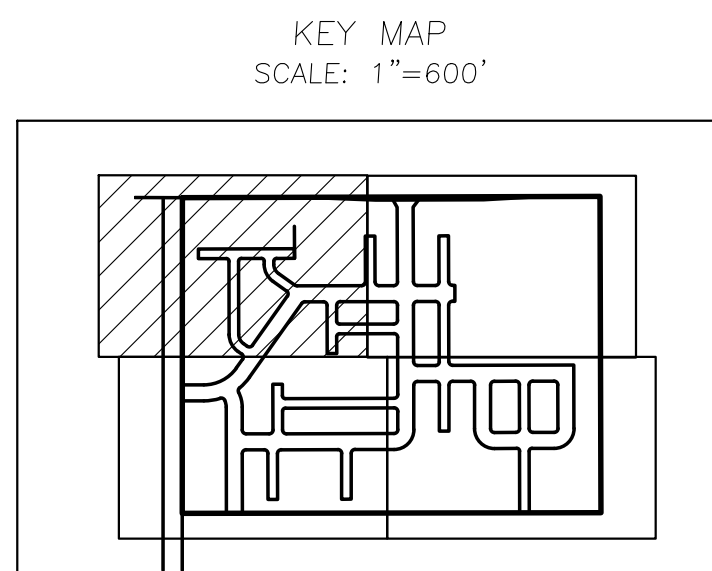
# RIVINGTON PHASE 4

A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C41	12.00'	90°00'00"	18.85'	N44°50'05"E
C42	12.00'	90°00'00"	18.85'	N45°09'55"W
C43	12.00'	90°00'00"	18.85'	N44°50'05"E
C44	9.00'	90°00'00"	14.14'	S45°09'55"E
C45	12.00'	90°00'00"	18.85'	S44°50'05"W
C46	9.00'	90°00'00"	14.14'	S44°50'05"W
C59	12.00'	54°27'08"	11.40'	S62°36'31"W
C60	12.00'	90°00'00"	18.85'	N45°09'55"W
C61	12.00'	35°32'52"	7.45'	S72°23'29"E
C62	35.00'	54°27'08"	33.26'	S27°23'29"E
C63	9.00'	90°00'00"	14.14'	S44°50'05"W
C64	9.00'	90°00'00"	14.14'	N45°09'55"W
C65	9.00'	90°00'00"	14.14'	S44°50'05"W
C66	35.00'	54°27'08"	33.26'	S27°23'29"E
C67	12.00'	90°00'00"	18.85'	N80°22'56"E
C68	12.00'	90°00'00"	18.85'	N9°37'04"W
C69	65.00'	54°27'08"	61.77'	N27°23'29"W
C70	50.00'	54°27'08"	47.52'	S27°23'29"E
C71	9.00'	90°00'00"	14.14'	N45°09'55"W
C72	65.00'	54°27'08"	61.77'	N27°23'29"W
C73	12.00'	90°00'00"	18.85'	N9°37'04"W
C77	50.00'	54°27'08"	47.52'	N27°23'29"W
C94	65.00'	2°17'17"	2.60'	S1°18'34"E
C95	65.00'	22°50'00"	25.90'	S13°52'12"E

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°09'55"E	9.86'
L2	S54°37'04"E	13.89'
L3	N00°09'55"W	9.86'
L4	N54°37'04"W	13.89'
L5	N00°09'55"W	20.00'
L6	N89°50'05"E	20.00'
L7	S00°09'55"E	20.00'



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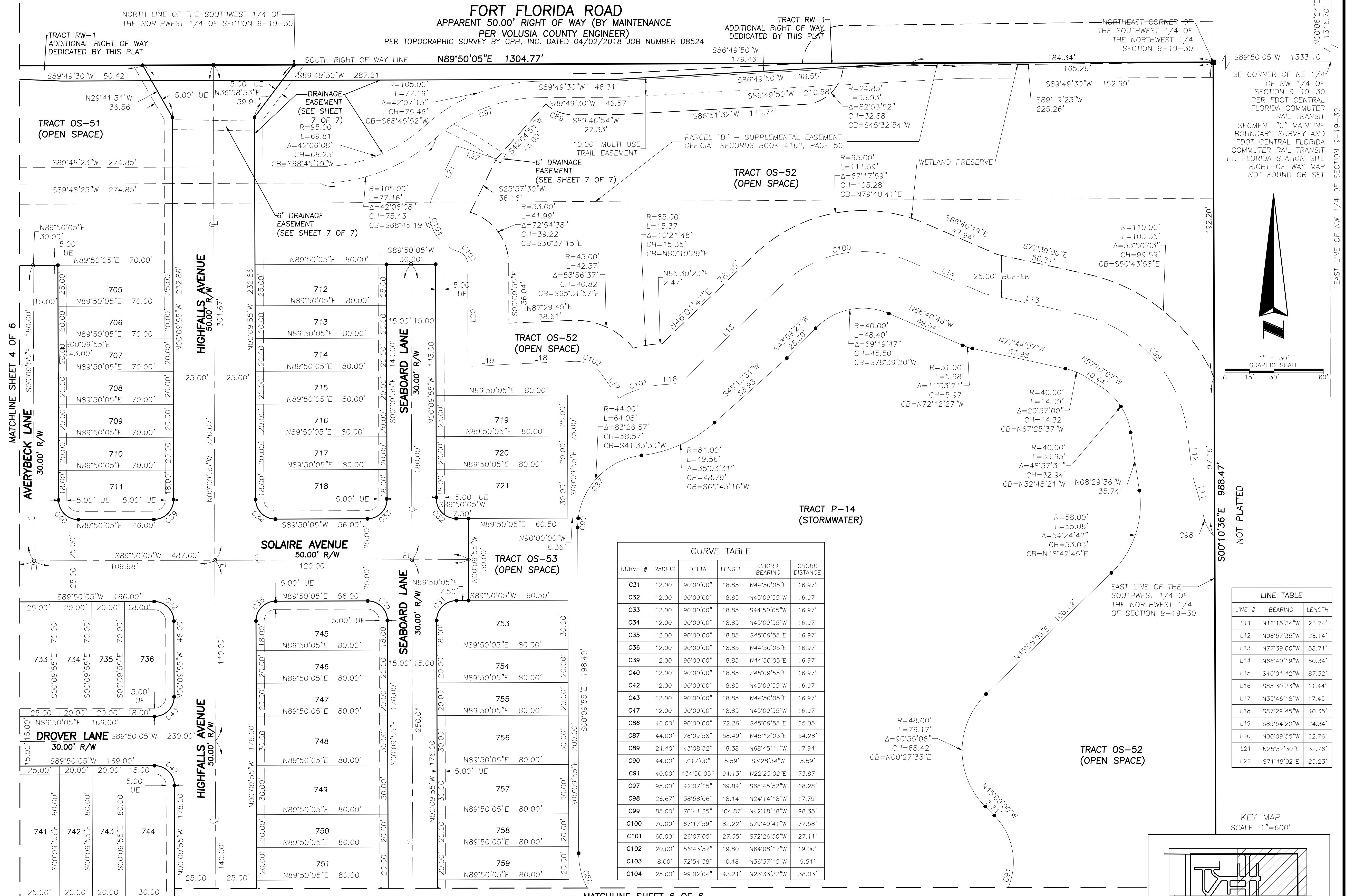
# RIVINGTON PHASE 4

SHEET 5 OF 6  
66310005

MAP  
BOOK

PAGE

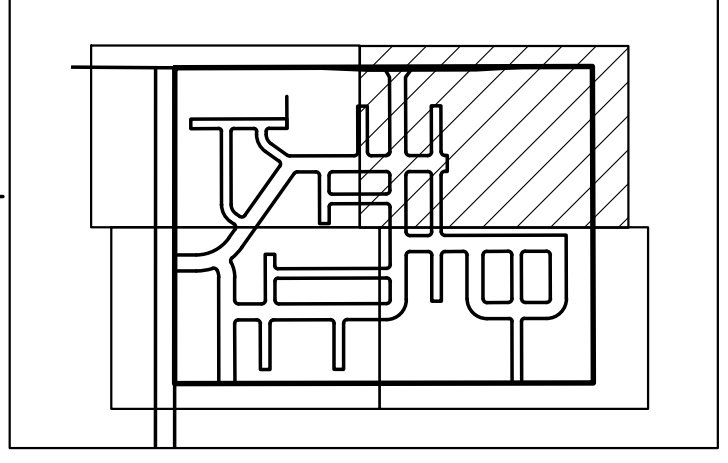
A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C31	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C32	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C33	12.00'	90°00'00"	18.85'	S44°50'05"W	16.97'
C34	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C35	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C36	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C39	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C40	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C42	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C43	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C47	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C86	46.00'	90°00'00"	72.26'	S45°09'55"E	65.05'
C87	44.00'	76°09'58"	58.49'	N45°12'03"E	54.28'
C89	24.40'	43°08'32"	18.38'	N68°45'11"W	17.94'
C90	44.00'	7°17'00"	5.59'	S32°28'34"W	5.59'
C91	40.00'	134°50'05"	94.13'	N22°25'02"E	73.87'
C97	95.00'	42°07'15"	69.84'	S68°45'52"W	68.28'
C98	26.67'	38°58'06"	18.14'	N24°14'18"W	17.79'
C99	85.00'	70°41'25"	104.87'	N42°18'18"W	98.35'
C100	70.00'	67°17'59"	82.22'	S79°40'41"W	77.58'
C101	60.00'	26°07'05"	27.35'	S72°26'50"W	27.11'
C102	20.00'	56°43'57"	19.80'	N64°08'17"W	19.00'
C103	8.00'	72°54'38"	10.18'	N36°37'15"W	9.51'
C104	25.00'	99°02'04"	43.21'	N23°33'32"W	38.03'

LINE #	BEARING	LENGTH
L11	N16°15'34"W	21.74'
L12	N06°57'35"W	26.14'
L13	N77°39'00"W	58.71'
L14	N66°40'19"W	50.34'
L15	S46°01'42"W	87.32'
L16	S85°30'23"W	11.44'
L17	N35°46'18"W	17.45'
L18	S87°29'45"W	40.35'
L19	S85°54'20"W	24.34'
L20	N00°09'55"W	62.76'
L21	N25°57'30"E	32.76'
L22	S71°48'02"E	25.23'

KEY MAP  
SCALE: 1"=600'



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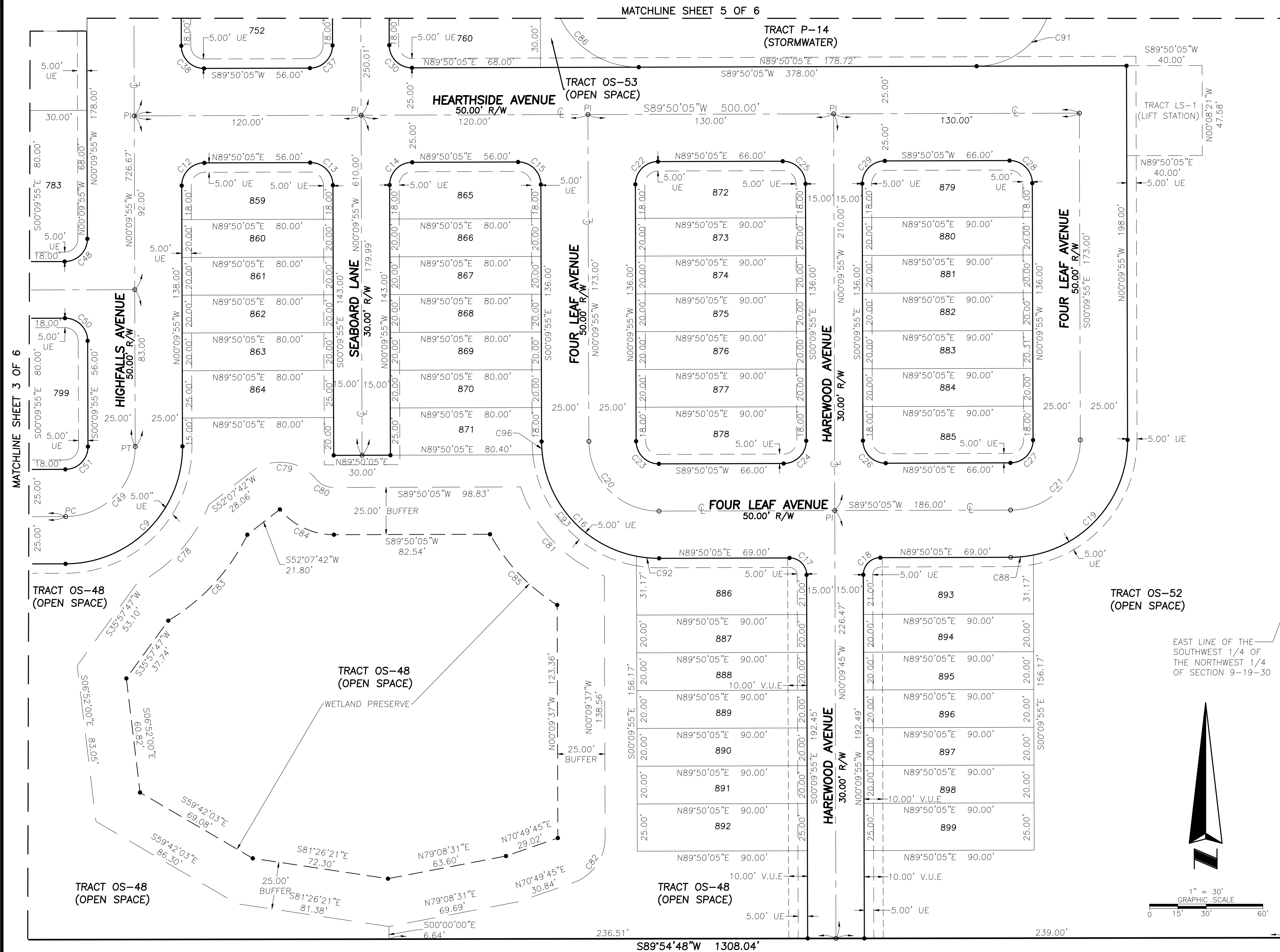
# RIVINGTON PHASE 4

SHEET 6 OF 6  
66310005

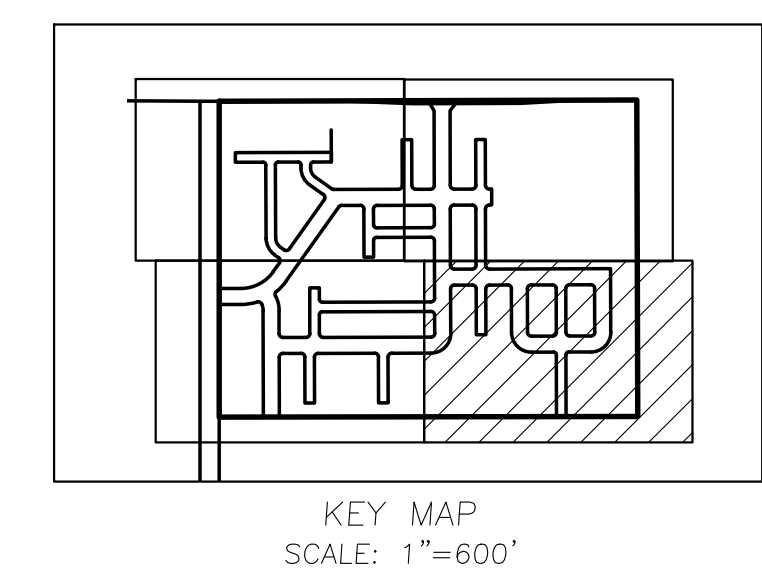
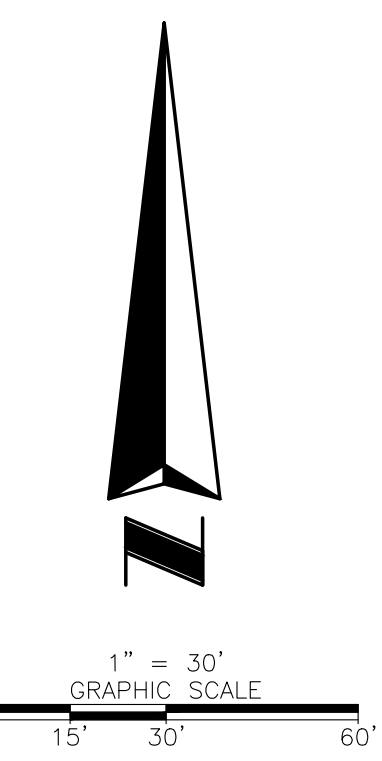
MAP  
BOOK

PAGE

A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C9	62.00'	90°00'00"	97.39'	N44°50'05"E	87.68'
C12	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C13	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C14	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C15	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C16	62.00'	90°00'00"	97.39'	S45°09'55"E	87.68'
C17	9.00'	90°00'00"	14.14'	S45°09'55"E	12.73'
C18	9.00'	90°00'00"	14.14'	N44°50'05"E	12.73'
C19	62.00'	90°00'00"	97.39'	N44°50'05"E	87.68'
C20	37.00'	90°00'00"	58.12'	N45°09'55"W	52.33'
C21	37.00'	90°00'00"	58.12'	S44°50'05"W	52.33'
C22	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C23	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C24	12.00'	90°00'00"	18.85'	S44°50'05"W	16.97'
C25	12.00'	90°00'00"	18.85'	S45°09'55"W	16.97'
C26	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C27	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C28	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C29	12.00'	90°00'00"	18.85'	S44°50'05"W	16.97'
C30	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C37	12.00'	90°00'00"	18.85'	S44°50'05"W	16.97'
C38	12.00'	90°00'00"	18.85'	N45°09'55"W	16.97'
C48	12.00'	90°00'00"	18.85'	N44°50'05"E	16.97'
C49	37.00'	90°00'00"	58.12'	N44°50'05"E	52.33'
C50	12.00'	90°00'00"	18.85'	S45°09'55"E	16.97'
C51	12.00'	90°00'00"	18.85'	S44°50'05"W	16.97'
C78	82.00'	40°48'51"	58.41'	S42°23'12"W	57.18'
C79	25.00'	88°13'30"	38.50'	N83°45'33"W	34.80'
C80	12.00'	50°31'08"	10.58'	N64°54'21"W	10.24'
C81	77.00'	49°42'49"	66.81'	N43°10'59"W	64.73'
C82	25.00'	70°59'22"	30.97'	N35°20'04"E	29.03'
C83	107.00'	33°35'31"	62.73'	S42°36'15"W	61.84'
C84	37.00'	50°31'08"	32.62'	N64°54'21"W	31.58'
C85	102.00'	29°19'18"	52.20'	N43°32'14"W	51.63'
C86	46.00'	90°00'00"	72.26'	S45°09'55"E	65.05'
C88	62.00'	11°09'36"	12.08'	S84°15'17"W	12.06'
C91	40.00'	134°50'05"	94.13'	N22°25'02"E	73.87'
C92	62.00'	11°09'36"	12.08'	S84°35'08"E	12.06'
C93	62.00'	72°21'27"	78.30'	N42°49'36"W	73.20'
C96	62.00'	6°28'58"	7.01'	S32°24'24"E	7.01'



NOT PLATTED

NOT PLATTED

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SOUTH LINE OF THE SOUTHWEST 1/4 OF  
THE NORTHWEST 1/4 OF SECTION 9-19-30  
S89°54'48"W 1327.82'

SOUTHEAST CORNER OF  
THE SOUTHWEST 1/4 OF  
THE NORTHWEST 1/4  
SECTION 9-19-30  
FOUND NAIL & DISC  
SSMC LB 2018

EASE LINE OF THE NORTHWEST 1/4  
OF SECTION 9-19-30  
CENTER OF  
SECTION 9-19-30  
FOUND 4"x4"  
THE SOUTHWEST 1/4  
CONCRETE MONUMENT  
NO ID  
OF SECTION 9-19-30  
CCR #063921  
S89°54'48"W 1327.82'

