



The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting

Tuesday, February 6th, 2024 – 9:30 AM

DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - DRC meeting on January 2nd, 2024
4. NEW BUSINESS
 - **Case # 23-01-FPR-Springwalk at The Junction, Phase 2; Third Review,** Applicant is requesting approval of a Final Plat for Springwalk at The Junction, Phase 2, located off of U.S. Highway 17-92, a development of approximately 8.38 acres for 64 single-family lots.
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.



**City of DeBary
Development Review Committee Meeting
January 2, 2024 - MINUTES**

CALL TO ORDER:

The meeting of the City of DeBary Development Review Committee was called to order by Steven Bapp, Growth Management Director, at 9:30 am.

DRC MEMBERS PRESENT:

Steven Bapp, City of DeBary
Christopher Karl, Orange City Fire Department
Richard Villasenor, City of DeBary
Steve Wood, City of DeBary

OTHERS PRESENT:

Joseph Barker, City of DeBary
Phyllis Butlien, City of DeBary
Mark Watts, Cobb-Cole

APPROVAL OF MINUTES:

Steve Wood made a motion to approve the December 5, 2023 and December 19, 2023 DRC Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 4-0 vote.

NEW BUSINESS:

**Springwalk at The Junction, Phase 2 Final Plat
Project # 23-01-FPR-Springwalk at The Junction, Phase 2**

No representative for the applicant came forward to speak.

Richard Villasenor stated the engineer's opinion of cost has not been provided.

The item was continued to a future meeting.

**Tailwinds Residential Major PUD Amendment
Project # 23-04-MAJPUD-Tailwinds Residential**

Mark Watts, a representative for the applicant, came forward to speak.

Mr. Watts stated they will get the biological report submitted. Mr. Watts stated they have not obtained an environmental resource permit, as the proposed use has not been permitted yet. Chairman Steven Bapp concurred.

Mr. Watts stated they will participate in the funding for the roadway improvements to add a turn-lane on East Highbanks Road. Mr. Watts asked if the project for these improvements has had design documents drafted. Richard Villasenor stated they do not yet have those plans. Mr. Watts stated he can have that capital improvement addressed in the development agreement, as well as the 8-foot sidewalk at East Highbanks Road and the traffic signal for the intersection of East Highbanks Road and Amigos Road.

Mr. Watts asked if there is any action the applicant needs to take in regard to Staff's comment on the Future Land Use Map boundaries. Joseph Barker stated no actions must be taken at this time. He clarified the comment is strictly informational.

Mr. Watts stated they will make the additional changes requested by Staff.

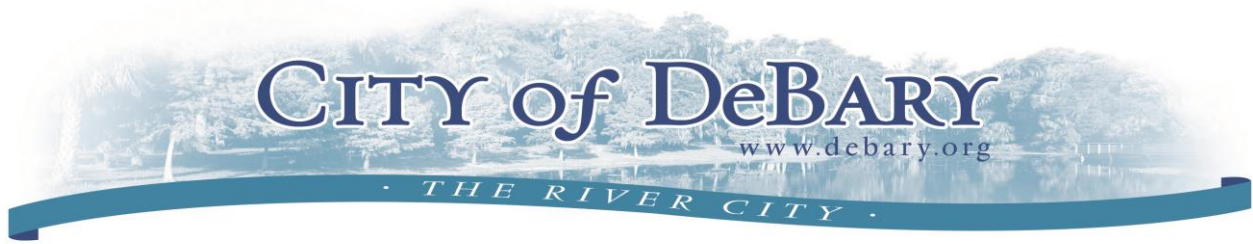
Mr. Villasenor asked for clarification on the total area of the boat/RV parking. Mr. Watts stated they will provide that data on the overall development plan.

Christopher Karl noted the need for fire hydrants. Mr. Karl asked if the area for boat and RV parking will be paved. Mr. Watts stated it would be, based on the City's land development regulations.

Richard Villasenor made a motion to recommend approval of the major PUD amendment conditioned on Staff's outstanding comments being addressed, seconded by Steve Wood. The motion was approved by a 4-0 vote.

ADJOURNMENT:

The meeting was adjourned at 9:43 AM.



DRC 2-6-2024

Subject Case # 23-01-FPR-Springwalk at The Junction, Phase 2

Applicant: The Junction, LLC

Application Summary:

The applicant is requesting approval of a Final Plat for Springwalk at The Junction, Phase 2. The project is located on an 8.38-acre tract of land located off of Charles Richard Beall Boulevard (U.S. Highway 17-92). There will be 64 single-family residential lots. There are four alley tracts that are to be owned and maintained by the Spring Walk Homeowners Association, Inc. There is a drainage tract that shall be owned and maintained by the DeBary Town Center, LLC. This project is part of the DeBary Town Center development.

Planning & Zoning

Joseph Barker, Planner II

No comments.

Public Works Department

Amy Long

No comments have been received.

Fire Services

Robert Scott

No comments.





Engineering
Richard Villaseñor, P.E.

No comments have been received.

Building Department
Steve Wood

No comments.

Volusia County Utilities
Erin Reed, PhD, PE

VCU has reviewed the submittal below and has the following comments:

1. Please include a response letter to VCU's comments upon next submittal.
 2. REPEAT COMMENT: A reclaimed connection to the Junction will be constructed as part of the DeBary Town Park Development. Please add a utility easement at each entrance to the Junction in accordance with the location of the new reclaimed main stubouts. Also, please refer to Volusia County's Utility specifications for easement width requirements: <https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.shtml>
-

Legal Review
Fishback-Dominick

Comments are forthcoming.





**Surveyor
SurvTech Solutions, Inc.**

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**



SPRING WALK AT THE JUNCTION PHASE 2

SHEET 1 OF 7

MAP BOOK _____ PAGE _____

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34
OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4,
TOWNSHIP 19 SOUTH, RANGE 30 EAST,
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

LEGAL DESCRIPTION:

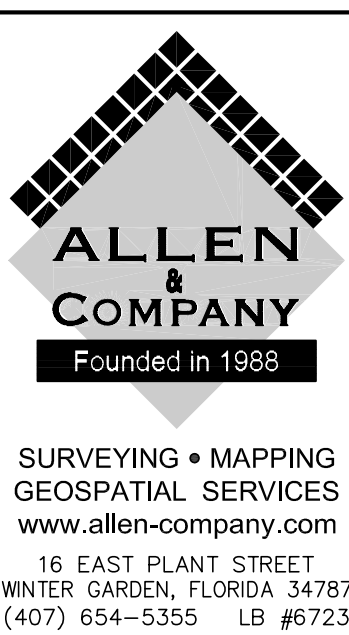
A PORTION OF BLOCKS 16 THROUGH 21 AND THE UNNAMED RIGHT OF WAY AND ALLEY'S VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 22, PAGE 34 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA, ALL LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN NORTH 00°28'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 886.52 FEET TO THE NORTHEAST CORNER OF SPRING WALK AT THE JUNCTION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 63, PAGES 85 THROUGH 90 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 84°49'57" WEST, FOR A DISTANCE OF 55.18 FEET; THENCE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 85.00 FEET; THENCE RUN NORTH 00°28'30" EAST, FOR A DISTANCE OF 115.00 FEET; THENCE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 166.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 23°45'03", A CHORD BEARING OF NORTH 77°38'58" WEST AND A CHORD DISTANCE OF 24.69 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 24.87 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 244.98 FEET; THENCE RUN SOUTH 24°13'34" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 185.05 FEET; THENCE RUN NORTH 24°13'34" EAST, FOR A DISTANCE OF 356.50 FEET; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 195.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, STATE ROAD 15-600, PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79040-2544; THENCE RUN NORTH 24°13'34" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 67.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 65°46'26" EAST, FOR A DISTANCE OF 291.20 FEET; THENCE RUN SOUTH 24°13'34" WEST, FOR A DISTANCE OF 8.50 FEET; THENCE RUN SOUTH 65°46'26" EAST, FOR A DISTANCE OF 224.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 23°45'03", A CHORD BEARING OF SOUTH 77°38'58" EAST AND A CHORD DISTANCE OF 72.02 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 72.54 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°31'30" EAST, FOR A DISTANCE OF 142.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 81°35'04", A CHORD BEARING OF SOUTH 48°43'58" EAST AND A CHORD DISTANCE OF 71.86 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 78.32 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°31'30" EAST, FOR A DISTANCE OF 125.59 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE RUN SOUTH 00°28'30" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 477.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 365,236 SQUARE FEET, OR 8.38 ACRES, MORE OR LESS.

LEGEND:

O.R.	OFFICIAL RECORDS BOOK	□	RECOVERED 4"X 4" CONCRETE MONUMENT (PRM) W/DISC LB#6723 UNLESS OTHERWISE NOTED
PG(S).	DENOTES PAGE(S)		
(OA)	OVERALL DIMENSION	■	SET 4"X 4" CONCRETE MONUMENT (PRM) W/DISC LB#6723
C.U.E.	COUNTY UTILITY EASEMENT	●	SET NAIL AND DISC LB#6723 PERMANENT CONTROL POINT (PCP)
W.S.M.E.	INDIVIDUAL WATER AND SANITARY SEWER SERVICES MAINTENANCE EASEMENT	◎	SET NAIL AND DISC LB#6723 PERMANENT REFERENCE MONUMENT (PRM)
U.E.	UTILITY EASEMENT		
R/W	RIGHT-OF-WAY		
⌒	CENTERLINE		
LB	LICENSED BUSINESS	P.C.	POINT OF CURVATURE
●	CHANGE IN DIRECTION	P.T.	POINT OF TANGENCY
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	N.T.	NON-TANGENCY
MB	MAP BOOK	R	RADIUS
		Δ	DELTA
P.C.P.	PERMANENT CONTROL POINT	C	CHORD DISTANCE
DEPT.	DEPARTMENT	CB	CHORD BEARING
		L	ARC LENGTH
MB	MAP BOOK	P.R.M.	PERMANENT REFERENCE MONUMENT
○	FOUND IRON ROD OR PIPE AS NOTED	N.R.	NON-RADIAL
		P.I.	POINT OF INTERSECTION
▨	GAS EASEMENT AGREEMENT PER OFFICIAL RECORDS BOOK _____, PAGE _____		



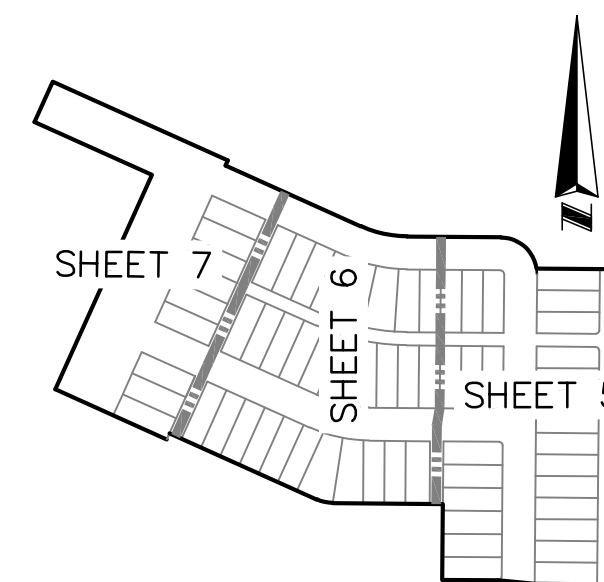
SHEET INDEX

- SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATIONS AND LEGEND
- SHEET 2 OF 7 – NOTES
- SHEET 3 OF 7 – VICINITY MAP
- SHEET 4 OF 7 – BOUNDARY INFORMATION
- SHEET 5 THROUGH 7 OF 7 – LOT & TRACT GEOMETRY

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.

DESIGNER/ENGINEER:
CPH
500 WEST FULTON STREET
SANFORD, FL 32771
(407)322-6841



KEY MAP

NOT TO SCALE
(FOR LOT AND TRACT GEOMETRY SEE SHEETS 5-7)

DEDICATION
SPRING WALK AT THE JUNCTION PHASE 2

KNOW ALL MEN BY THESE PRESENTS, THAT THE JUNCTION COMMUNITY DEVELOPERS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNERS IN FEE SIMPLE OF LOTS 114 THROUGH 119 AND LOTS 126 THROUGH 131 OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED SPRING WALK AT THE JUNCTION PHASE 2, LOCATED IN THE CITY OF DEBARY, FLORIDA, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING AS SET FORTH IN THE PLAT NOTES, AND DEDICATES ALL STREETS, AND UTILITY EASEMENTS SHOWN OR DESCRIBED THEREON TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF DEBARY, FLORIDA FOR THE PROPER PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, THE JUNCTION COMMUNITY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS _____ DAY OF _____ 2024.

THE JUNCTION COMMUNITY DEVELOPERS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
By: MERCEDES PREMIER HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
By: LANDSEA HOMES US CORPORATION, A DELAWARE CORPORATION, ITS MANAGER

By: _____
PRINTED NAME: BILLY FORGE
TITLE: VICE PRESIDENT

SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION THIS _____ DAY OF _____, 2024, BY BILLY FORGE, VICE PRESIDENT OF LANDSEA HOMES US CORPORATION, A DELAWARE CORPORATION, ACTING IN ITS CAPACITY AS MANAGER OR MERCEDES PREMIER HOMES, A FLORIDA LIMITED LIABILITY COMPANY, ACTING IN ITS CAPACITY AS MANAGER OF THE JUNCTION COMMUNITY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN TO ME, OR [] HAS PRODUCED _____ AS IDENTIFICATION.

(SIGNATURE OF NOTARY PUBLIC)

(PRINTED NAME OF NOTARY PUBLIC)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

DEDICATION
SPRING WALK AT THE JUNCTION PHASE 2

KNOW ALL MEN BY THESE PRESENTS, THAT STANLEY MARTIN HOMES, LLC., A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS IN FEE SIMPLE OF ALL THE LANDS DESCRIBED IN THE ATTACHED PLAT, EXCEPT LOTS 114 THROUGH 119 AND LOTS 126 THROUGH 131, ENTITLED SPRING WALK AT THE JUNCTION PHASE 2, LOCATED IN THE CITY OF DEBARY, FLORIDA, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING AS SET FORTH IN THE PLAT NOTES, AND DEDICATES ALL STREETS, AND UTILITY EASEMENTS SHOWN OR DESCRIBED THEREON TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF DEBARY, FLORIDA FOR THE PROPER PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, STANLEY MARTIN HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS _____ DAY OF _____ 2024.

THE STANLEY MARTIN HOMES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

By: _____
PRINTED NAME:
TITLE:

SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS

STATE OF FLORIDA, COUNTY _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION THIS _____ DAY OF _____, 2024, BY _____ OF STANLEY MARTIN HOMES, LLC., A DELAWARE LIMITED LIABILITY COMPANY, WHO [] IS PERSONALLY KNOWN TO ME, OR [] HAS PRODUCED _____ AS IDENTIFICATION.

(SIGNATURE OF NOTARY PUBLIC)

(PRINTED NAME OF NOTARY PUBLIC)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

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

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

By _____ DEPUTY CLERK
CLERK OF THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE
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 CLERK OF THE CITY OF DEBARY _____

CERTIFICATE OF SURVEYOR

KNOW 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 IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF F.S. CH. 177.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

CERTIFICATE OF APPROVAL BY 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 CITY OF DEBARY

DATE

_____, PSM
SURVTECH SOLUTIONS, INC.
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER _____

SPRING WALK AT THE JUNCTION PHASE 2

SHEET 2 OF 7

MAP BOOK _____ PAGE _____

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34
OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4,
TOWNSHIP 19 SOUTH, RANGE 30 EAST,
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 17-92 (STATE ROAD 15-600), BEING NORTH 24°13'34" EAST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION 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.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DEBARY TOWN CENTER BY DEBARY TOWN CENTER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (MASTER ASSOCIATION), AS RECORDED IN OFFICIAL RECORDS BOOK 8014, PAGE 2908 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRING WALK AT JUNCTION HOMEOWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION (ASSOCIATION), AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TRACTS A-1, A-3, A-6, AND A-7 (ALLEY) ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. THERE IS HEREBY CREATED, GRANTED AND RESERVED FOR THE BENEFIT OF THE CITY OF DEBARY, OTHER AUTHORITIES OF LAW, AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER, UNDER AND THROUGH TRACTS A-1, A-3, A-6, AND A-7 (ALLEY) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS FOR THE PURPOSE OF PROVIDING PUBLIC AND EMERGENCY SERVICES TO THE COMMON AREA AND LOTS INCLUDING BUT NOT LIMITED TO, POSTAL SERVICES FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES AND OTHER PUBLIC AND EMERGENCY SERVICES.
- THE CITY OF DEBARY SHALL ONLY BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND REPAIR OF UTILITIES IT ACCEPTS FOR MAINTENANCE OR CONSTRUCTS WITHIN THE UTILITY EASEMENT AREAS. THE SURFACE AREA OF UTILITY EASEMENTS SHALL BE MOWED AND MAINTAINED BY THE FEE SIMPLE OWNER OF LOT OR TRACT ENCLUMBERED BY SUCH EASEMENT(S).
- THE CITY OF DEBARY 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 LIMITATION, TRACTS A, B AND C (RETENTION PONDS) AND THE IMPROVEMENTS THEREON, 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 OF DEBARY 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.
- TRACT A (DRAINAGE) OF THIS PLAT, SHALL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION. THE CITY OF DEBARY IS HEREBY DEDICATED A NON-EXCLUSIVE DRAINAGE EASEMENT FROM THE PUBLIC RIGHTS-OF-WAY WITHIN AND ADJACENT TO THE LANDS WITHIN THIS PLAT INTO TRACT A (DRAINAGE) OF THIS PLAT, TRACTS A, B AND C, SPRING WALK AT THE JUNCTION PHASE 1 (MB 63, PG 85-90), AND THE SUBDIVISION STORMWATER DRAINAGE SYSTEM. THE CITY OF DEBARY SHALL NOT HAVE ANY OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT RESPONSIBILITY CONCERNING TRACT A (DRAINAGE) OR ANY IMPROVEMENTS THEREON.
- TRACT E-1 IS A PRIVATE ENTRANCE COMMON AREA TRACT TO BE OWNED AND MAINTAINED BY THE SPRING WALK AT THE JUNCTION HOMEOWNERS ASSOCIATION, INC. THERE IS HEREBY CREATED, GRANTED, AND RESERVED FOR THE BENEFIT OF THE CITY OF DEBARY, FLORIDA, OTHER AUTHORITIES OF LAW, OTHER PUBLIC SERVICES, UTILITY, AND EMERGENCY SERVICE PROVIDERS, AS WELL AS THE PUBLIC, A PERMANENT NON-EXCLUSIVE ACCESS EASEMENT OVER, UNDER, THROUGH, AND ACROSS TRACT E-1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS, AND FOR THE PURPOSE OF PROVIDING PUBLIC AND EMERGENCY SERVICES, INCLUDING, BUT NOT LIMITED TO POSTAL SERVICES, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES, AND OTHER PUBLIC AND EMERGENCY SERVICES TO THE LOTS, TRACTS, RIGHT OF WAYS, AND COMMON AREAS BEING DEDICATED BY THIS PLAT.

EASEMENTS OR PLATS AFFECTING THE PROPERTY:

- EASEMENT GRANTED TO FLORIDA PUBLIC SERVICE COMPANY RECORDED APRIL 5, 1930 IN DEED BOOK 236, PAGE 268, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED DECEMBER 13, 1996 IN OFFICIAL RECORDS BOOK 4162, PAGE 50 AND SUBORDINATION OF UTILITY INTERESTS BETWEEN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND FLORIDA POWER CORPORATION RECORDED DECEMBER 17, 1997 IN OFFICIAL RECORDS BOOK 4261, PAGE 1216, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
- EASEMENT GRANTED TO HOUSTON TEXAS GAS AND OIL CORPORATION IN THAT CERTAIN ORDER OF TAKING BY RECORDED JUNE 9, 1959 IN BOOK 205, PAGE 456 AND FINAL JUDGMENT RECORDED AUGUST 25, 1959 IN OFFICIAL RECORDS 224, PAGE 610, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY THAT CERTAIN SUBORDINATION OF UTILITY INTEREST RECORDED SEPTEMBER 24, 1998 IN OFFICIAL RECORDS BOOK 4349, PAGE 4850, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- ACCESS EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT. OFFSITE EASEMENT NOT SHOWN GRAPHICALLY.
- CROSS ACCESS EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1264, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY SUBORDINATION AGREEMENT WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JULY 8, 2020 IN OFFICIAL RECORDS BOOK 7875, PAGE 3823, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT. OFFSITE EASEMENT NOT SHOWN GRAPHICALLY.
- RECIPROCAL DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1280, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT. OFFSITE EASEMENT NOT SHOWN GRAPHICALLY.
- DRAINAGE AND UTILITY EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1298, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT. OFFSITE EASEMENT NOT SHOWN GRAPHICALLY.
- TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN THE JUNCTION COMMUNITY DEVELOPERS LLC, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND DEBARY TOWN CENTER L.L.C., A FLORIDA LIMITED LIABILITY COMPANY RECORDED MARCH 26, 2021 IN OFFICIAL RECORDS BOOK 8014, PAGE 2985, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- UNDERGROUND EASEMENT (BUSINESS) GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED FEBRUARY 8, 2022 IN OFFICIAL RECORDS BOOK 8200, PAGE 2117, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
- LAND DEVELOPMENT ORDINANCE NO. 10-01 BY THE CITY COUNCIL OF THE CITY OF DEBARY RECORDED FEBRUARY 21, 2003 IN OFFICIAL RECORDS BOOK 5021, PAGE 3031, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY ORDINANCE NO. 07-05 OF THE CITY COUNCIL OF THE CITY OF DEBARY RECORDED MAY 19, 2005 IN OFFICIAL RECORDS BOOK 5556, PAGE 3118 AND SECOND AMENDMENT TO EMPIRE CATTLE MIXED USE PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT PLAN RECORDED AUGUST 11, 2005 IN OFFICIAL RECORDS BOOK 5624, PAGE 796, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- ORDINANCE NO. 10-18 APPROVING DEVELOPMENT AGREEMENT WITH DEBARY TOWN CENTER RECORDED DECEMBER 21, 2018 IN OFFICIAL RECORDS BOOK 7637, PAGE 1655, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- UTILITY SERVICE AGREEMENT FOR INTEGRA 289 EXCHANGE (POTABLE WATER, RECLAIMED WATER AND SEWER RECORDED JANUARY 17, 2019 IN OFFICIAL RECORDS BOOK 7646, PAGE 822 AS AFFECTED BY FIRST AMENDMENT TO THE JANUARY 11, 2019 UTILITY SERVICE AGREEMENT BETWEEN THE COUNTY, INTEGRA 289 THE EXCHANGE AND DEBARY TOWN CENTER (POTABLE WATER, RECLAIMED WATER AND SEWER) RECORDED JUNE 13, 2019 IN OFFICIAL RECORDS BOOK 7706, PAGE 4807, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- UTILITY SERVICE AGREEMENT FOR THE JUNCTION (POTABLE WATER RECLAIMED WATER AND SEWER) RECORDED JANUARY 4, 2021 IN OFFICIAL RECORDS BOOK 7966, PAGE 4951, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEBARY TOWN CENTER BY DEBARY TOWN CENTER, L.L.C., A FLORIDA LIMITED LIABILITY, RECORDED MARCH 26, 2021 IN OFFICIAL RECORDS BOOK 8014, PAGE 2908, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- DECLARATION OF COVENANTS AND RESTRICTIONS FOR SPRING WALK AT THE JUNCTION RECORDED MARCH 25, 2022 IN OFFICIAL RECORDS BOOK 8225, PAGE 4097; FIRST SUPPLEMENTAL DECLARATION F COVENANTS AND RESTRICTIONS FOR SPRING WALK AT THE JUNCTION RECORDED JANUARY 5, 2024 IN OFFICIAL RECORDS BOOK 8503, PAGE 4667; AND FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SPRING WALK AT TH EJUNCTION RECORDED JANUARY 5, 2024 IN OFFICIAL RECORDS BOOK 8503, PAGE 4673, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.



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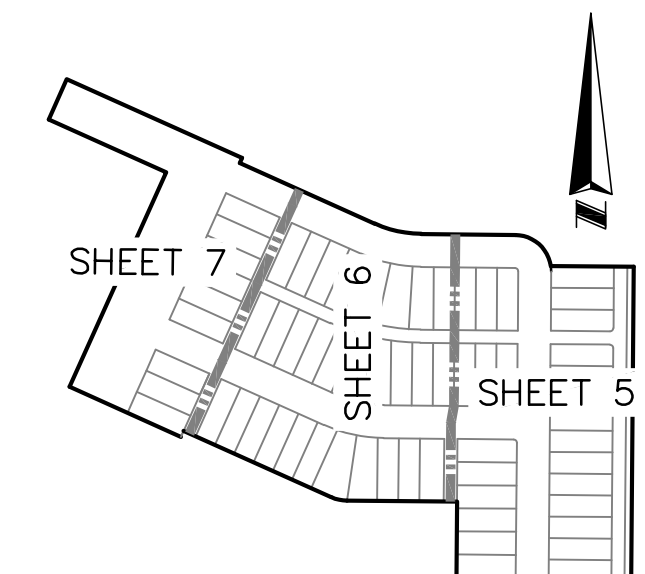
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- SHEET 1 OF 7 - LEGAL DESCRIPTION, DEDICATIONS AND LEGEND
- SHEET 2 OF 7 - NOTES
- SHEET 3 OF 7 - VICINITY MAP
- SHEET 4 OF 7 - BOUNDARY INFORMATION
- SHEET 5 THROUGH 7 OF 7 - LOT & TRACT GEOMETRY

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.

DESIGNER/ENGINEER:
CPH
500 WEST FULTON STREET
SANFORD, FL 32771
(407)322-6841



KEY MAP

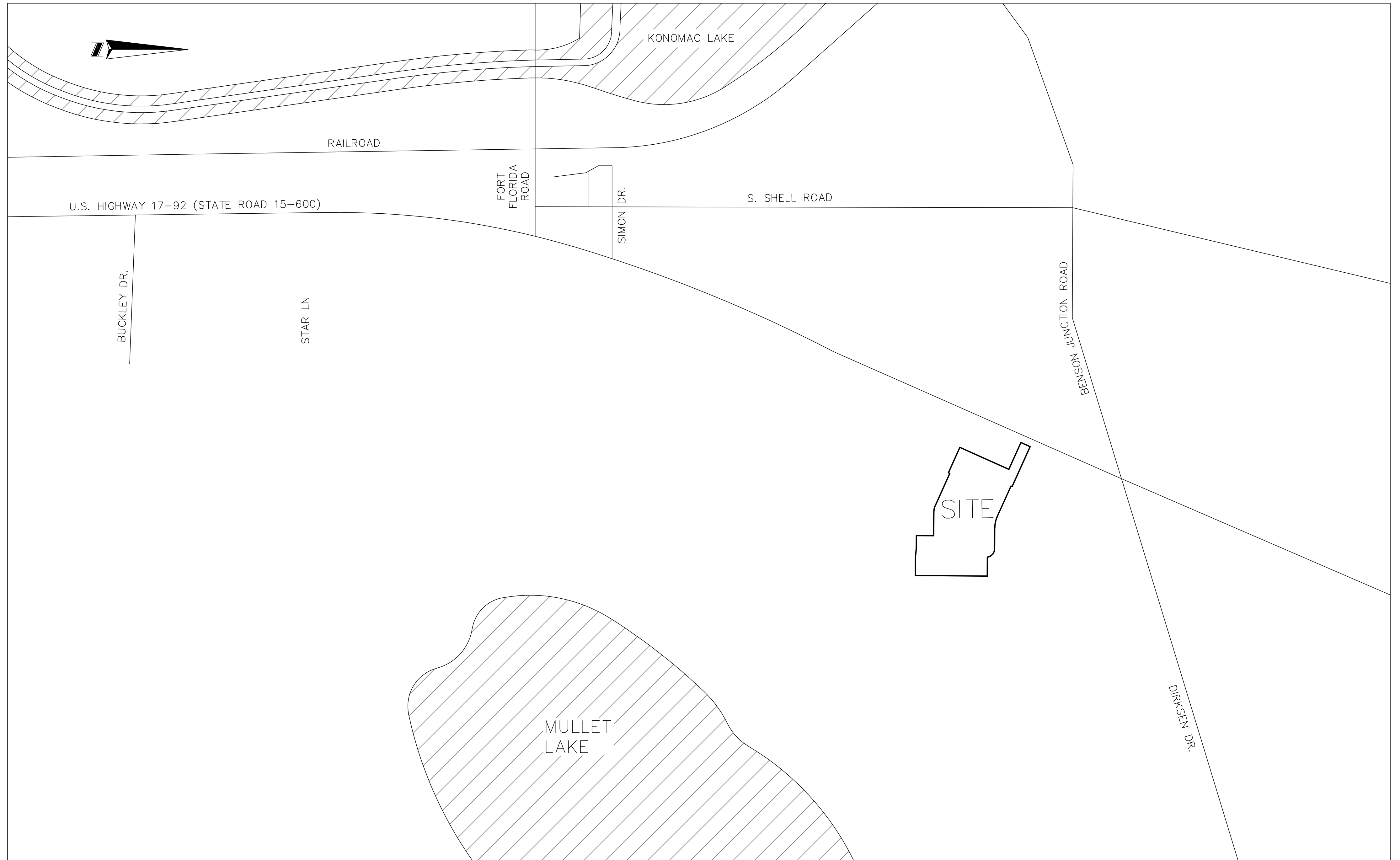
NOT TO SCALE
(FOR LOT AND TRACT
GEOMETRY
SEE SHEETS 5-7)

SPRING WALK AT THE JUNCTION PHASE 2

SHEET 3 OF 7

MAP BOOK _____ PAGE _____

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34
OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4,
TOWNSHIP 19 SOUTH, RANGE 30 EAST,
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



VICINITY MAP
1"=400.00'

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SPRING WALK AT THE JUNCTION PHASE 2

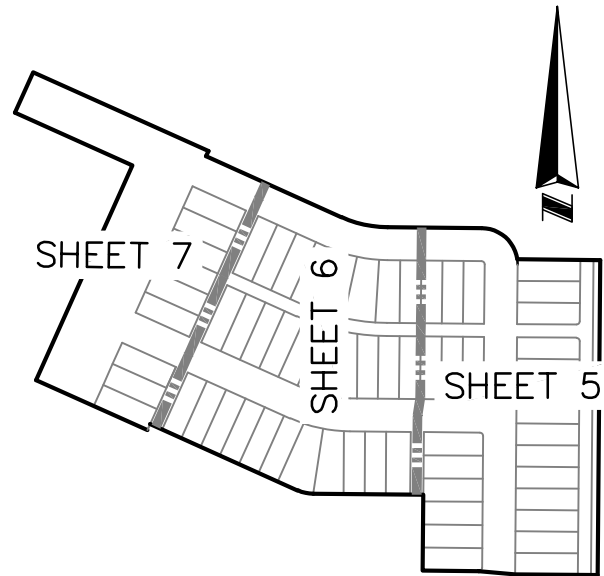
SHEET 4 OF 7

MAP BOOK _____ PAGE _____

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34
OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,
LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	60.00'	N77°38'58"W	24.69'	023°45'03"	24.87'
C2	175.00'	S77°38'58"E	72.02'	023°45'03"	72.54'
C3	55.00'	S48°43'58"E	71.86'	081°35'04"	78.32'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°31'30"W	125.00'
L2	N84°49'57"W	55.18'
L3	N89°31'30"W	85.00'
L4	N00°28'30"E	115.00'
L5	N89°31'30"W	166.79'
L6	N65°46'26"W	244.98'
L7	S24°13'34"W	10.00'
L8	N65°46'26"W	185.05'
L9	N24°13'34"E	356.50'
L10	N65°46'26"W	195.20'
L11	N24°13'34"E	67.00'
L12	S65°46'26"E	291.20'
L13	S24°13'34"W	8.50'
L14	S65°46'26"E	224.68'
L15	S89°31'30"E	142.44'
L16	S89°31'30"E	125.59'
L17	S00°28'30"W	477.56'



KEY MAP

NOT TO SCALE
(FOR LOT AND TRACT GEOMETRY
SEE SHEETS 5-7)

NORTH 1/4 CORNER
SECTION 9-19S-30E
FOUND 2" IRON PIPE NO
IDENTIFICATION CERTIFIED
CORNER RECORD #63918

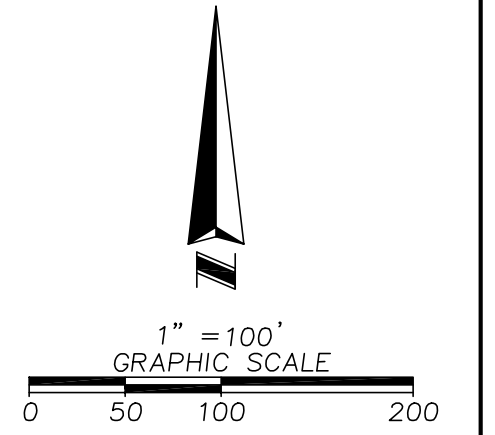
SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST

S 89°54'12" W 2648.26'

NORTH LINE OF THE NORTHEAST 1/4 SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST

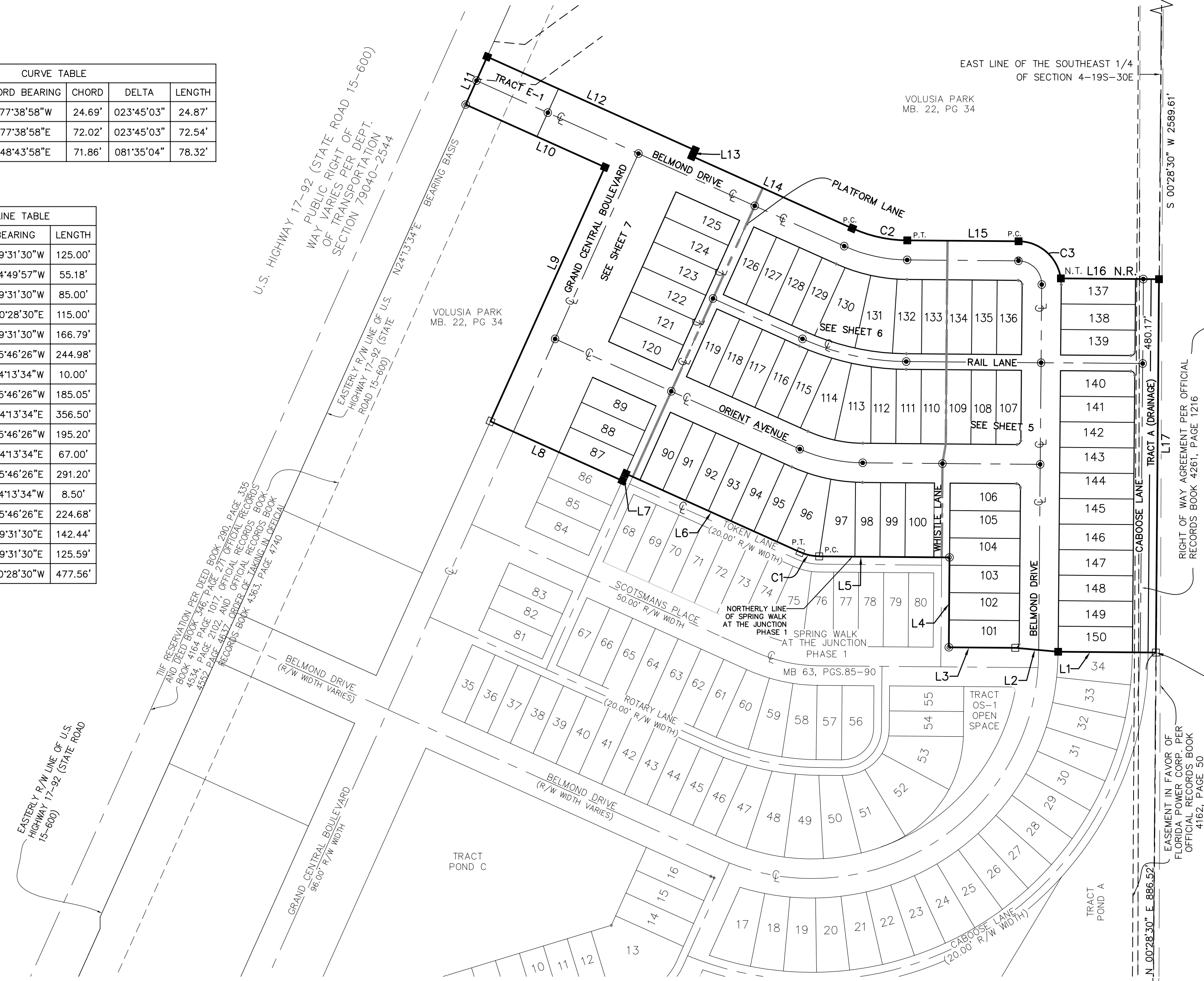
POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION
4-19S-30E FOUND 4"x4" CONCRETE
MONUMENT NO IDENTIFICATION
CERTIFIED CORNER RECORD #63919

EAST 1/4 CORNER SECTION
4-19S-30E FOUND 5/8" IRON
ROD & CAP LB #5698 NO
CERTIFIED CORNER RECORD



NOT PLATTED

POINT OF BEGINNING
NORTHEAST CORNER OF SPRING
WALK AT THE JUNCTION PHASE 1
MB 63, PAGES 85-90



EASEMENT IN FAVOR OF
FLORIDA POWER CORP. PER
OFFICIAL RECORDS BOOK
4162, PAGE 50

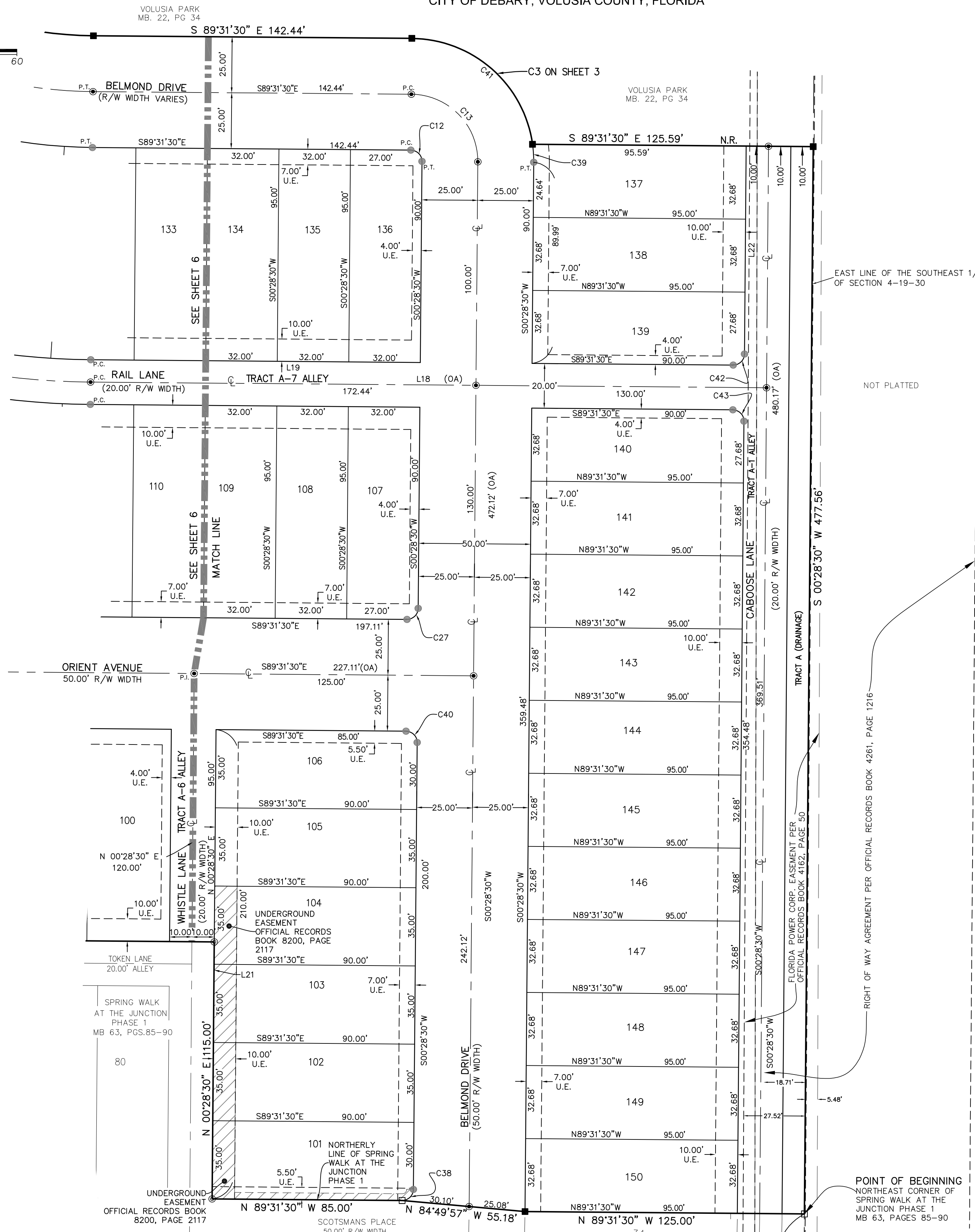
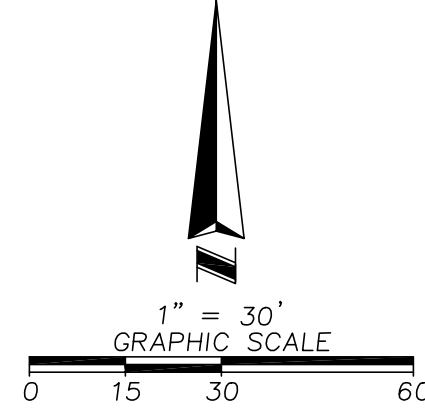
RIGHT OF WAY AGREEMENT PER OFFICIAL
RECORDS BOOK 4201, PAGE 1216

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SPRING WALK AT THE JUNCTION PHASE 2 SHEET 5 OF 7

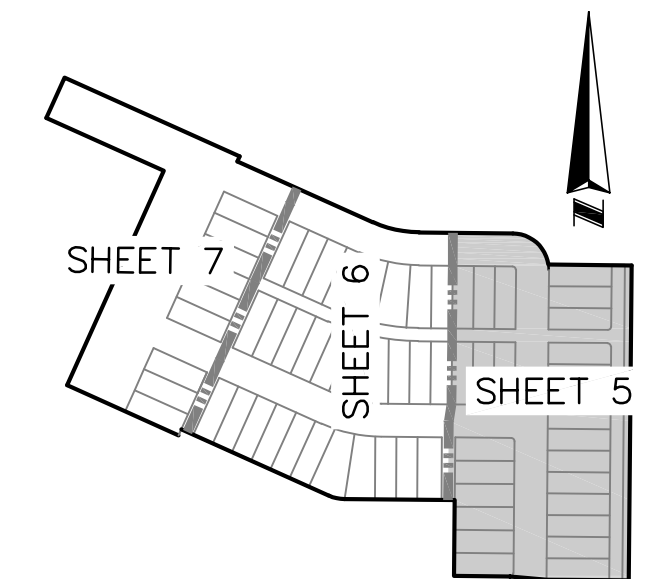
MAP BOOK _____ PAGE _____

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OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4,
TOWNSHIP 19 SOUTH, RANGE 30 EAST,
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L18	S89°31'30"E	302.44'
L19	S89°31'30"E	147.44'
L21	N00°28'30"E	210.00'
L22	S00°28'30"W	93.04'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	5.00'	N44°31'30"W	7.07'	090°00'00"	7.85'
C13	30.00'	N44°31'30"W	42.43'	090°00'00"	47.12'
C27	5.00'	N45°28'30"E	7.07'	090°00'00"	7.85'
C38	5.00'	N45°28'30"E	7.07'	090°00'00"	7.85'
C39	55.00'	N03°43'58"W	8.07'	008°24'56"	8.08'
C40	5.00'	N44°31'30"W	7.07'	090°00'00"	7.85'
C41	55.00'	N44°31'30"W	77.78'	090°00'00"	86.39'
C42	5.00'	N45°28'30"E	7.07'	090°00'00"	7.85'
C43	5.00'	N44°31'30"W	7.07'	090°00'00"	7.85'



KEY MAP

NOT TO SCALE
(FOR LOT AND TRACT
GEOMETRY
SEE SHEETS 5-7)

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SPRING WALK AT THE JUNCTION PHASE 2

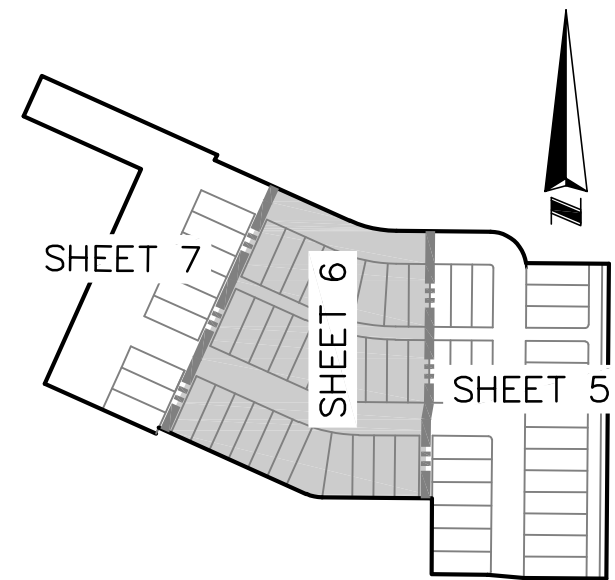
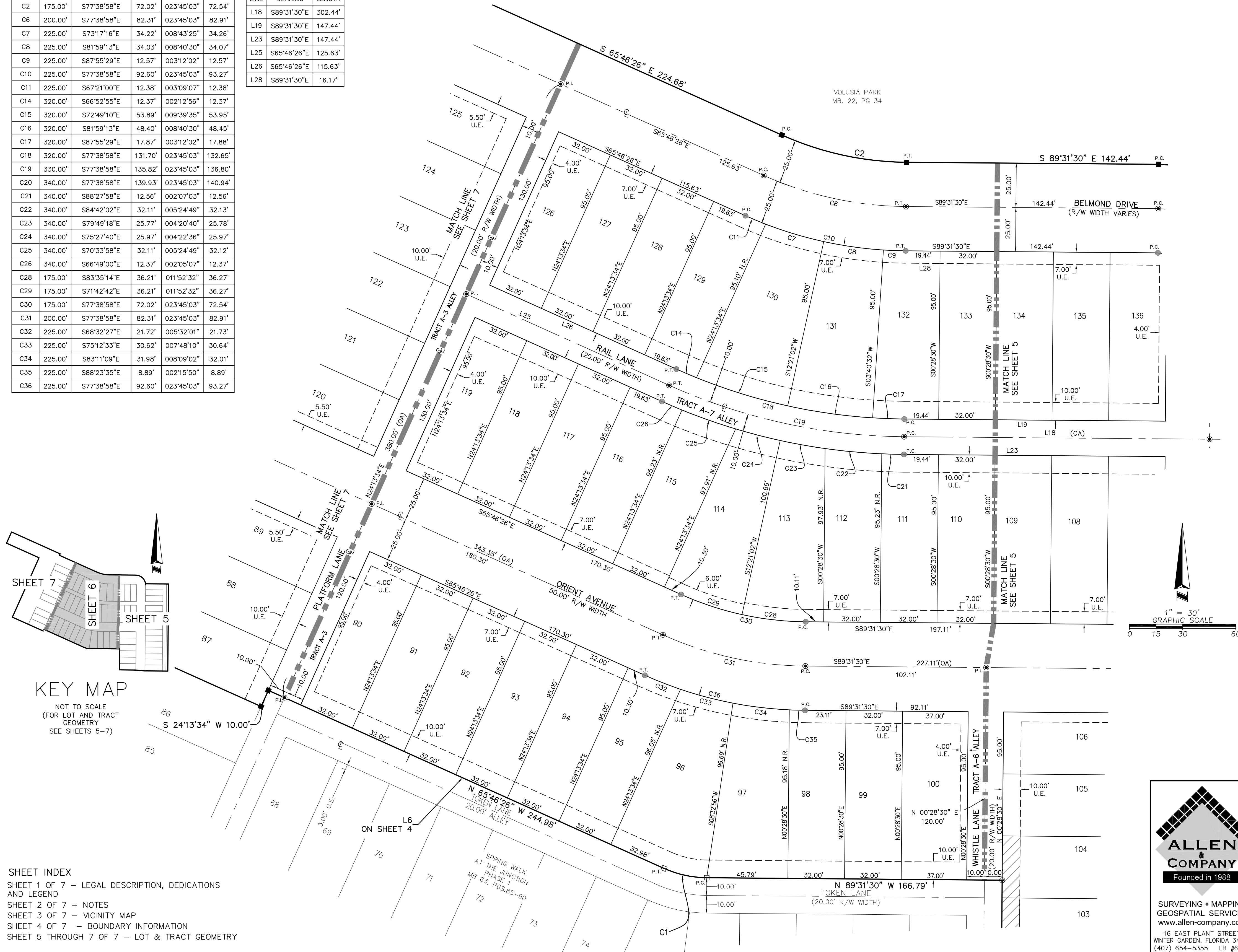
SHEET 6 OF 7

MAP BOOK _____ PAGE _____

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34
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TOWNSHIP 19 SOUTH, RANGE 30 EAST,
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	60.00'	N77°38'58"W	24.69'	023°45'03"	24.87'
C2	175.00'	S77°38'58"E	72.02'	023°45'03"	72.54'
C6	200.00'	S77°38'58"E	82.31'	023°45'03"	82.91'
C7	225.00'	S73°17'16"E	34.22'	008°43'25"	34.26'
C8	225.00'	S81°59'13"E	34.03'	008°40'30"	34.07'
C9	225.00'	S87°55'29"E	12.57'	003°12'02"	12.57'
C10	225.00'	S77°38'58"E	92.60'	023°45'03"	93.27'
C11	225.00'	S67°21'00"E	12.38'	003°09'07"	12.38'
C14	320.00'	S66°52'55"E	12.37'	002°12'56"	12.37'
C15	320.00'	S72°49'10"E	53.89'	009°39'35"	53.95'
C16	320.00'	S81°59'13"E	48.40'	008°40'30"	48.45'
C17	320.00'	S87°55'29"E	17.87'	003°12'02"	17.88'
C18	320.00'	S77°38'58"E	131.70'	023°45'03"	132.65'
C19	330.00'	S77°38'58"E	135.82'	023°45'03"	136.80'
C20	340.00'	S77°38'58"E	139.93'	023°45'03"	140.94'
C21	340.00'	S88°27'58"E	12.56'	002°07'03"	12.56'
C22	340.00'	S84°42'02"E	32.11'	005°24'49"	32.13'
C23	340.00'	S79°49'18"E	25.77'	004°20'40"	25.78'
C24	340.00'	S75°27'40"E	25.97'	004°22'36"	25.97'
C25	340.00'	S70°33'58"E	32.11'	005°24'49"	32.12'
C26	340.00'	S66°49'00"E	12.37'	002°05'07"	12.37'
C28	175.00'	S83°35'14"E	36.21'	011°52'32"	36.27'
C29	175.00'	S71°42'42"E	36.21'	011°52'32"	36.27'
C30	175.00'	S77°38'58"E	72.02'	023°45'03"	72.54'
C31	200.00'	S77°38'58"E	82.31'	023°45'03"	82.91'
C32	225.00'	S68°32'27"E	21.72'	005°32'01"	21.73'
C33	225.00'	S75°12'33"E	30.62'	007°48'10"	30.64'
C34	225.00'	S83°11'09"E	31.98'	008°09'02"	32.01'
C35	225.00'	S88°23'35"E	8.89'	002°15'50"	8.89'
C36	225.00'	S77°38'58"E	92.60'	023°45'03"	93.27'

LINE TABLE		
LINE	BEARING	LENGTH
L18	S89°31'30"E	302.44'
L19	S89°31'30"E	147.44'
L23	S89°31'30"E	147.44'
L25	S65°46'26"E	125.63'
L26	S65°46'26"E	115.63'
L28	S89°31'30"E	16.17'



KEY MAP
NOT TO SCALE
(FOR LOT AND TRACT
GEOMETRY
SEE SHEETS 5-7)

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SHEET 4 OF 7 - BOUNDARY INFORMATION
SHEET 5 THROUGH 7 OF 7 - LOT & TRACT GEOMETRY

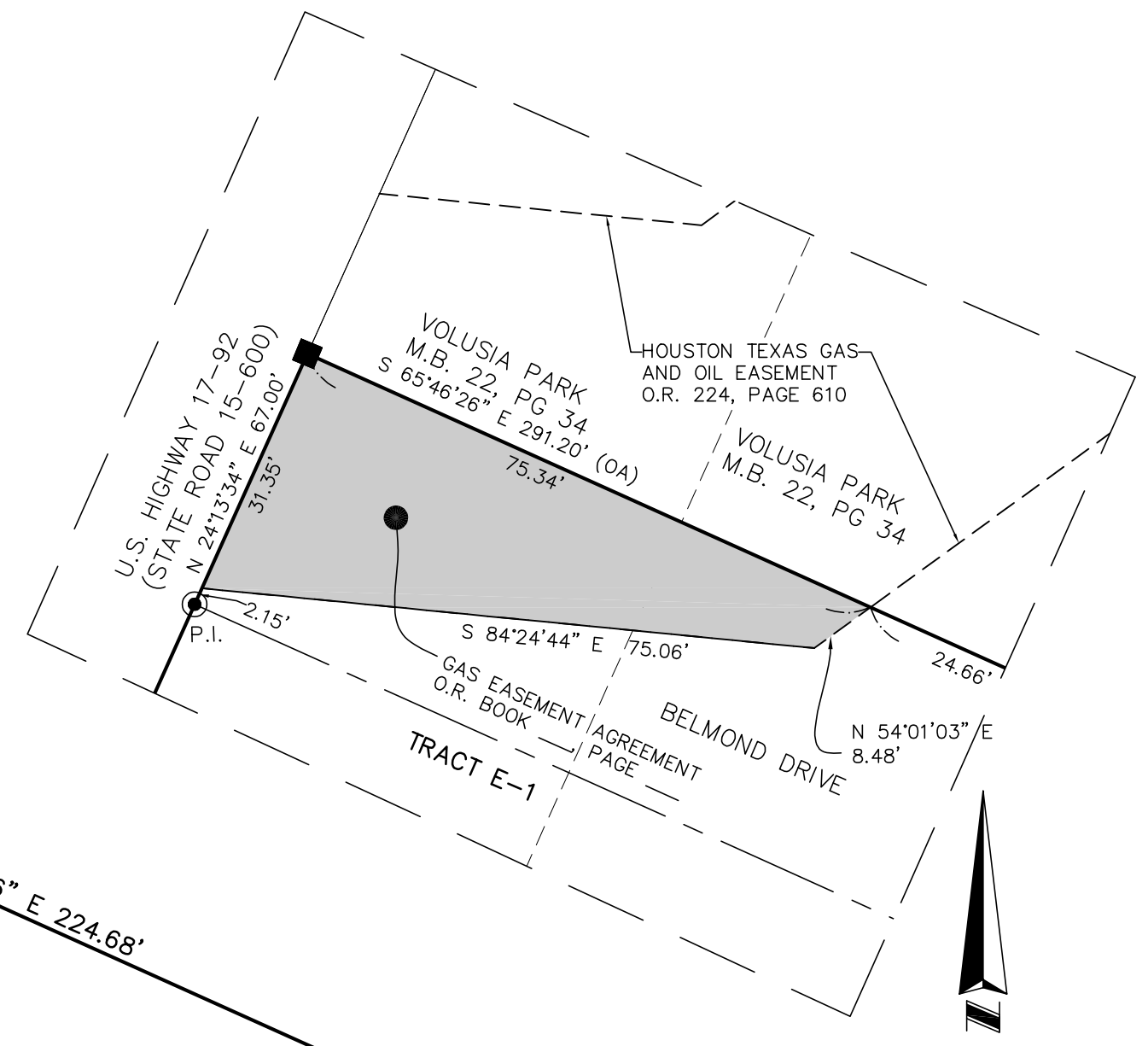
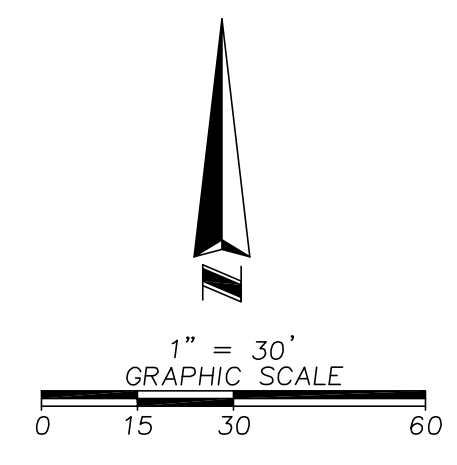
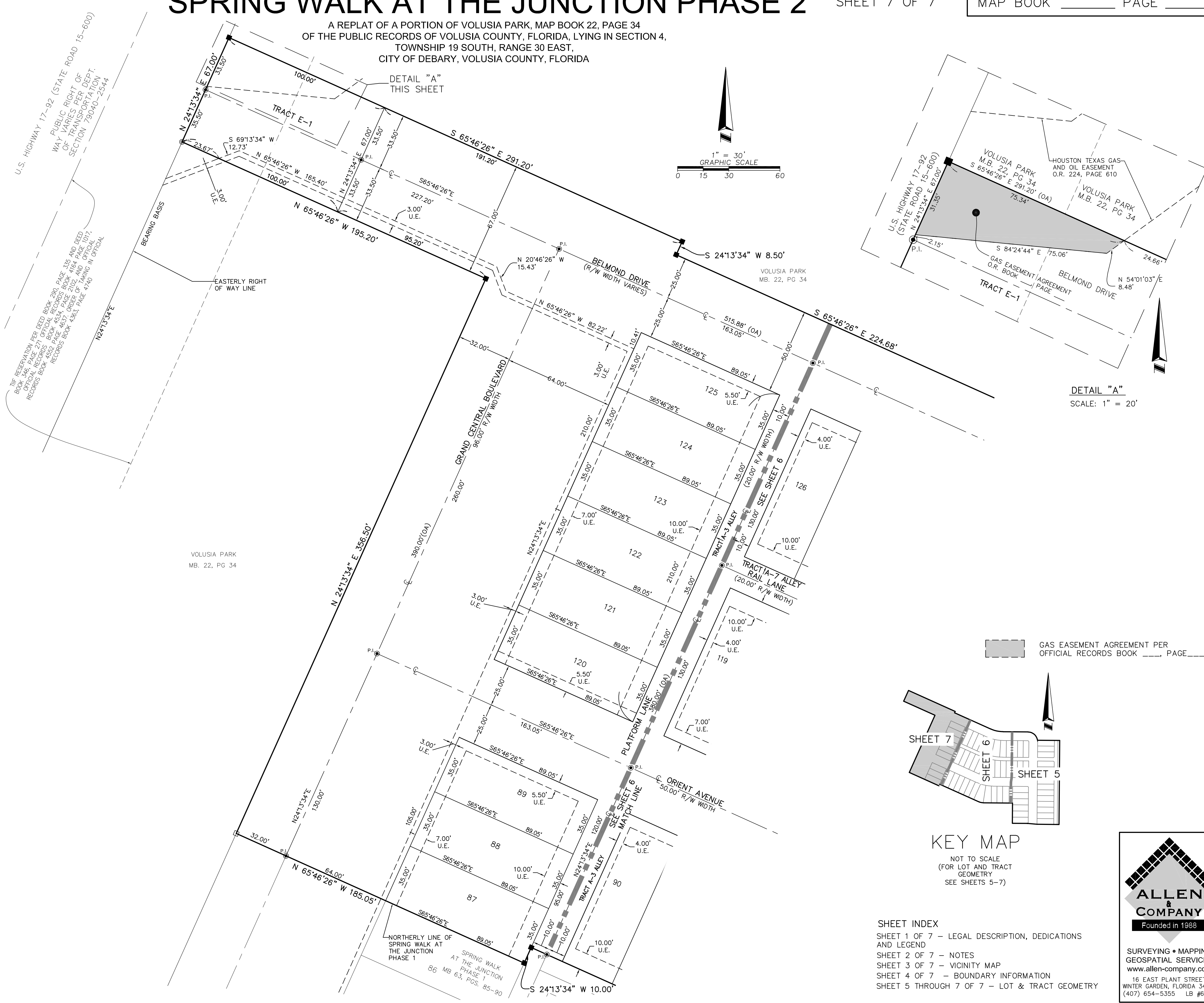
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SPRING WALK AT THE JUNCTION PHASE 2

SHEET 7 OF 7

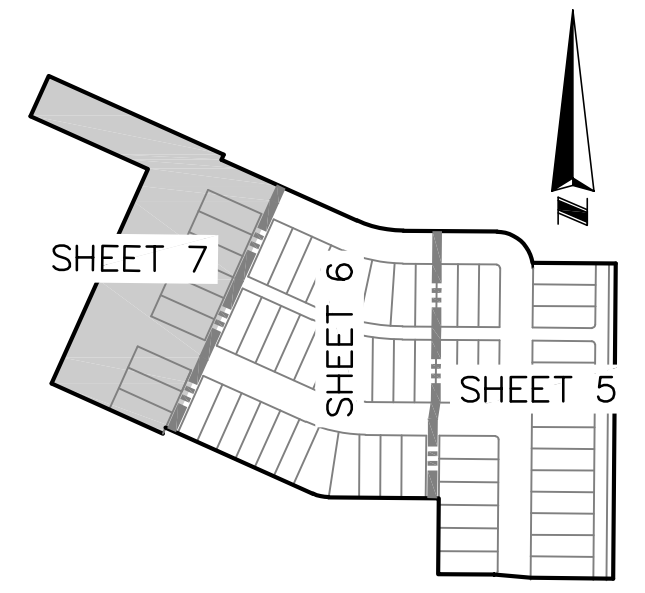
MAP BOOK _____ PAGE _____

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34
 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4,
 TOWNSHIP 19 SOUTH, RANGE 30 EAST,
 CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



DETAIL "A"
 SCALE: 1" = 20'

GAS EASEMENT AGREEMENT PER OFFICIAL RECORDS BOOK _____, PAGE _____

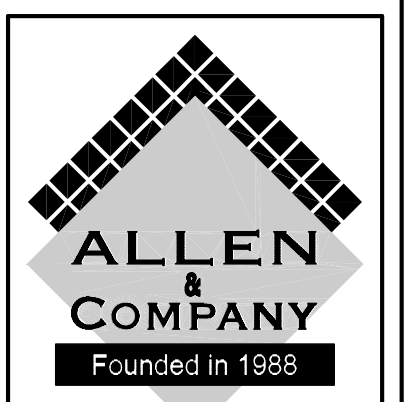


KEY MAP

NOT TO SCALE
 (FOR LOT AND TRACT
 GEOMETRY
 SEE SHEETS 5-7)

SHEET INDEX

- SHEET 1 OF 7 - LEGAL DESCRIPTION, DEDICATIONS AND LEGEND
- SHEET 2 OF 7 - NOTES
- SHEET 3 OF 7 - VICINITY MAP
- SHEET 4 OF 7 - BOUNDARY INFORMATION
- SHEET 5 THROUGH 7 OF 7 - LOT & TRACT GEOMETRY



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U.S. HIGHWAY 17-92 (STATE ROAD 15-600)
 WAY PUBLIC RIGHT OF
 SECTION OF TRANSPORTATION
 DEPT.
 RECORDS BOOK 4383, PAGE 4740
 THE RESERVATION PER DEED BOOK 280, PAGE 335 AND DEED
 OFFICIAL RECORDS BOOK 4534, PAGE 4037, ORDER OF TAKING IN OFFICIAL
 RECORDS BOOK 4532, PAGE 4037, ORDER OF TAKING IN OFFICIAL
 RECORDS BOOK 4533, PAGE 4740

BEARING BASIS
 EASTERLY RIGHT
 OF WAY LINE
 N24°13'34"E

VOLUSIA PARK
 MB. 22, PG 34

VOLUSIA PARK
 MB. 22, PG 34

VOLUSIA PARK
 M.B. 22, PG 34
 S 65°46'26" E 291.20' (OA)

VOLUSIA PARK
 M.B. 22, PG 34
 N 54°01'03" E
 8.48'

HOUSTON TEXAS GAS
 AND OIL EASEMENT
 O.R. 224, PAGE 610

GAS EASEMENT/AGREEMENT
 PAGE

NORTHERLY LINE OF
 SPRING WALK AT
 THE JUNCTION
 PHASE 1
 SPRING WALK
 AT THE JUNCTION
 PHASE 1
 86 MB 63, PGS 85-90

LEGAL DESCRIPTION:

A PORTION OF BLOCKS 16 THROUGH 21 AND THE UNNAMED RIGHT OF WAY AND ALLEY'S VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 22, PAGE 34 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA, ALL LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN NORTH 00°28'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 886.52 FEET TO THE NORTHEAST CORNER OF SPRING WALK AT THE JUNCTION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 63, PAGES 85 THROUGH 90 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 84°49'57" WEST, FOR A DISTANCE OF 55.18 FEET; THENCE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 85.00 FEET; THENCE RUN NORTH 00°28'30" EAST, FOR A DISTANCE OF 115.00 FEET; THENCE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 166.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 23°45'03", A CHORD BEARING OF NORTH 77°38'58" WEST AND A CHORD DISTANCE OF 24.69 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 24.87 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 244.98 FEET; THENCE RUN SOUTH 24°13'34" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 185.05 FEET; THENCE RUN NORTH 24°13'34" EAST, FOR A DISTANCE OF 356.50 FEET; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 195.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, STATE ROAD 15-600, PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79040-2544; THENCE RUN NORTH 24°13'34" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 67.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 65°46'26" EAST, FOR A DISTANCE OF 291.20 FEET; THENCE RUN SOUTH 24°13'34" WEST, FOR A DISTANCE OF 8.50 FEET; THENCE RUN SOUTH 65°46'26" EAST, FOR A DISTANCE OF 224.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 23°45'03", A CHORD BEARING OF SOUTH 77°38'58" EAST AND A CHORD DISTANCE OF 72.02 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 72.54 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°31'30" EAST, FOR A DISTANCE OF 142.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 81°35'04", A CHORD BEARING OF SOUTH 48°43'58" EAST AND A CHORD DISTANCE OF 71.86 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 78.32 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°31'30" EAST, FOR A DISTANCE OF 125.59 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE RUN SOUTH 00°28'30" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 477.56 FEET TO THE POINT OF BEGINNING.

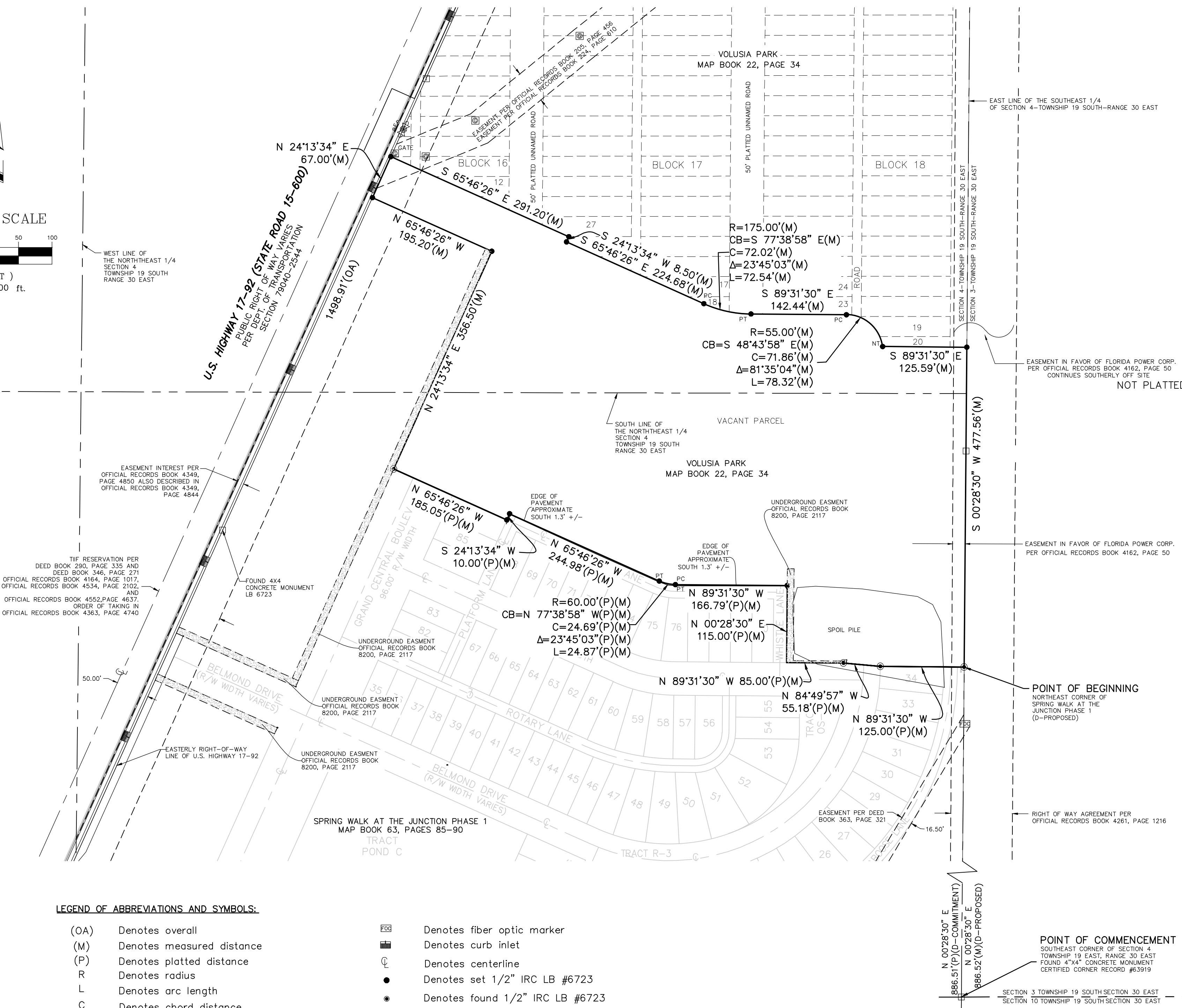
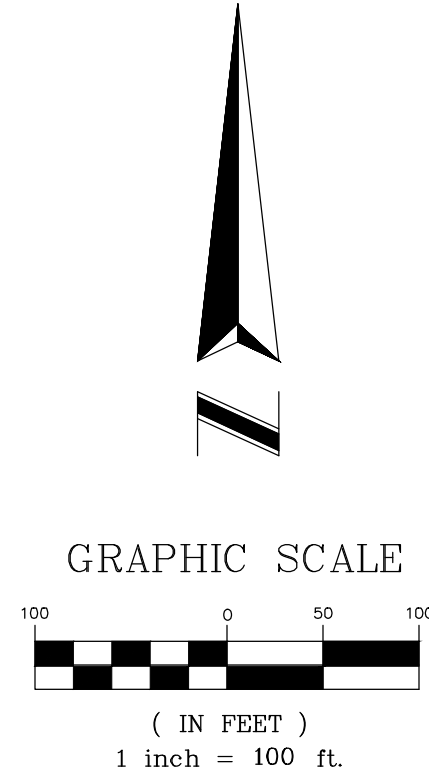
CONTAINING 365,236 SQUARE FEET, OR 8.38 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4-19-30 BEING SOUTH 00°28'30" WEST.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-6295403, COMMITMENT DATE AUGUST 15, 2023, AT 8:00 AM UPDATED PER PLAT TITLE CERTIFICATION ISSUED BY SHUTTS AND BOWEN LLP DATED NOVEMBER 27, 2023.
3. LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THAT DEPICTED IN THE ABOVE REFERENCED PROPERTY INFORMATION REPORT.
4. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
5. SUBJECT PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 17-92 (STATE ROAD 15-600), GRAND CENTRAL BOULEVARD, BELMOND DRIVE, WHISTLE LANE AND PLATFORM LANE, ALL PUBLICLY DEDICATED RIGHT OF WAYS WITHOUT GAPS, GOES OR OVERLAPS.
6. NO ENCROACHMENTS WERE OBSERVED BY THIS FIRM AT THE TIME OF THE SURVEY.
7. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
8. SUBJECT PROPERTY SHOWN HEREON IS IN ZONES X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12127C0730H, MAP DATE FEBRUARY 19, 2014. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
9. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
10. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
12. PROPERTY ADDRESS IS: 209 STATION LANE, DEBARY, FL 32713.
13. ADJOINERS INFORMATION SHOWN HEREON WAS OBTAINED FROM THE VOLUSIA COUNTY PUBLIC ACCESS SYSTEM.
14. LAST DATE OF FIELD SURVEY: 12/2/2021.

EASEMENTS OR PLATS AFFECTING THE PROPERTY:

- 1. EASEMENT GRANTED TO FLORIDA PUBLIC SERVICE COMPANY RECORDED APRIL 5, 1930 IN DEED BOOK 236, PAGE 268, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED DECEMBER 13, 1996 IN OFFICIAL RECORDS BOOK 4162, PAGE 50 AND SUBORDINATION OF UTILITY INTERESTS BETWEEN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION AND FLORIDA POWER CORPORATION RECORDED DECEMBER 17, 1997 IN OFFICIAL RECORDS BOOK 4261, PAGE 1216, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
2. EASEMENT GRANTED TO HOUSTON TEXAS GAS AND OIL CORPORATION IN THAT CERTAIN ORDER OF TAKING BY RECORDED JUNE 9, 1959 IN BOOK 205, PAGE 456 AND FINAL JUDGMENT RECORDED AUGUST 25, 1959 IN OFFICIAL RECORDS 224, PAGE 610, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY THAT CERTAIN SUBORDINATION OF UTILITY INTEREST RECORDED SEPTEMBER 24, 1998 IN OFFICIAL RECORDS BOOK 4349, PAGE 4850, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
3. ACCESS EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT, AS SHOWN HEREON. SEE SHEET 2.
4. CROSS ACCESS EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1264, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY SUBORDINATION AGREEMENT WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JULY 8, 2020 IN OFFICIAL RECORDS BOOK 7875, PAGE 3823, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT, AS SHOWN HEREON.
5. RECIPROCAL DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1280, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT, AS SHOWN HEREON.
6. DRAINAGE AND UTILITY EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1298, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
7. TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN THE JUNCTION COMMUNITY DEVELOPERS LLC, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY RECORDED MARCH 26, 2021 IN OFFICIAL RECORDS BOOK 8014, PAGE 2985, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
8. UNDERGROUND EASEMENT (BUSINESS) GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED FEBRUARY 8, 2022 IN OFFICIAL RECORDS BOOK 8200, PAGE 2117, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
9. LAND DEVELOPMENT ORDINANCE NO. 10-01 BY THE CITY COUNCIL OF THE CITY OF DEBARY RECORDED FEBRUARY 21, 2003 IN OFFICIAL RECORDS BOOK 5021, PAGE 3031, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY ORDINANCE NO. 07-05 OF THE CITY COUNCIL OF THE CITY OF DEBARY RECORDED MAY 19, 2005 IN OFFICIAL RECORDS BOOK 5556, PAGE 3118 AND SECOND AMENDMENT TO EMPIRE CATTLE MIXED USE PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT PLAN RECORDED AUGUST 11, 2005 IN OFFICIAL RECORDS BOOK 5624, PAGE 796, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
10. ORDINANCE NO. 10-18 APPROVING DEVELOPMENT AGREEMENT WITH DEBARY TOWN CENTER RECORDED DECEMBER 21, 2018 IN OFFICIAL RECORDS BOOK 7637, PAGE 1655, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
11. UTILITY SERVICE AGREEMENT FOR INTEGRA 289 EXCHANGE (POTABLE WATER, RECLAIMED WATER AND SEWER) RECORDED JANUARY 17, 2019 IN OFFICIAL RECORDS BOOK 7646, PAGE 822 AS AFFECTED BY FIRST AMENDMENT TO THE JANUARY 11, 2019 UTILITY SERVICE AGREEMENT BETWEEN THE COUNTY, INTEGRA 289 THE EXCHANGE AND DEBARY TOWN CENTER (POTABLE WATER, RECLAIMED WATER AND SEWER) RECORDED JUNE 13, 2019 IN OFFICIAL RECORDS BOOK 7706, PAGE 4807, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
12. UTILITY SERVICE AGREEMENT FOR THE JUNCTION (POTABLE WATER RECLAIMED WATER AND SEWER) RECORDED JANUARY 4, 2021 IN OFFICIAL RECORDS BOOK 7866, PAGE 4951, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
13. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEBARY TOWN CENTER BY DEBARY TOWN CENTER, L.L.C., A FLORIDA LIMITED LIABILITY, RECORDED MARCH 26, 2021 IN OFFICIAL RECORDS BOOK 8014, PAGE 2908, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.



LEGEND OF ABBREVIATIONS AND SYMBOLS:

- (OA) Denotes overall
(M) Denotes measured distance
(P) Denotes plotted distance
R Denotes radius
L Denotes arc length
C Denotes chord distance
CB Denotes chord bearing
Delta Denotes delta
PC Denotes point of curvature
PT Denotes point of tangency
NT Denotes non-tangent
Denotes backflow preventer
Denotes recovered 4"x4" concrete monument LB#6723
Denotes fiber optic marker
Denotes curb inlet
Denotes centerline
Denotes set 1/2" IRC LB #6723
Denotes found 1/2" IRC LB #6723
Denotes gas marker
Denotes telephone riser
Denotes Underground Easement Official Records Book 8200, Page 2117
Denotes Drainage and Utility Easement Official Records Book 7605, Page 1298
Denotes Access Easement Agreement Official Records Book 7605, Page 1253

SECTION 3-19-30 Denotes SECTION 3, TOWNSHIP 19 SOUTH, RANGE 30 EAST

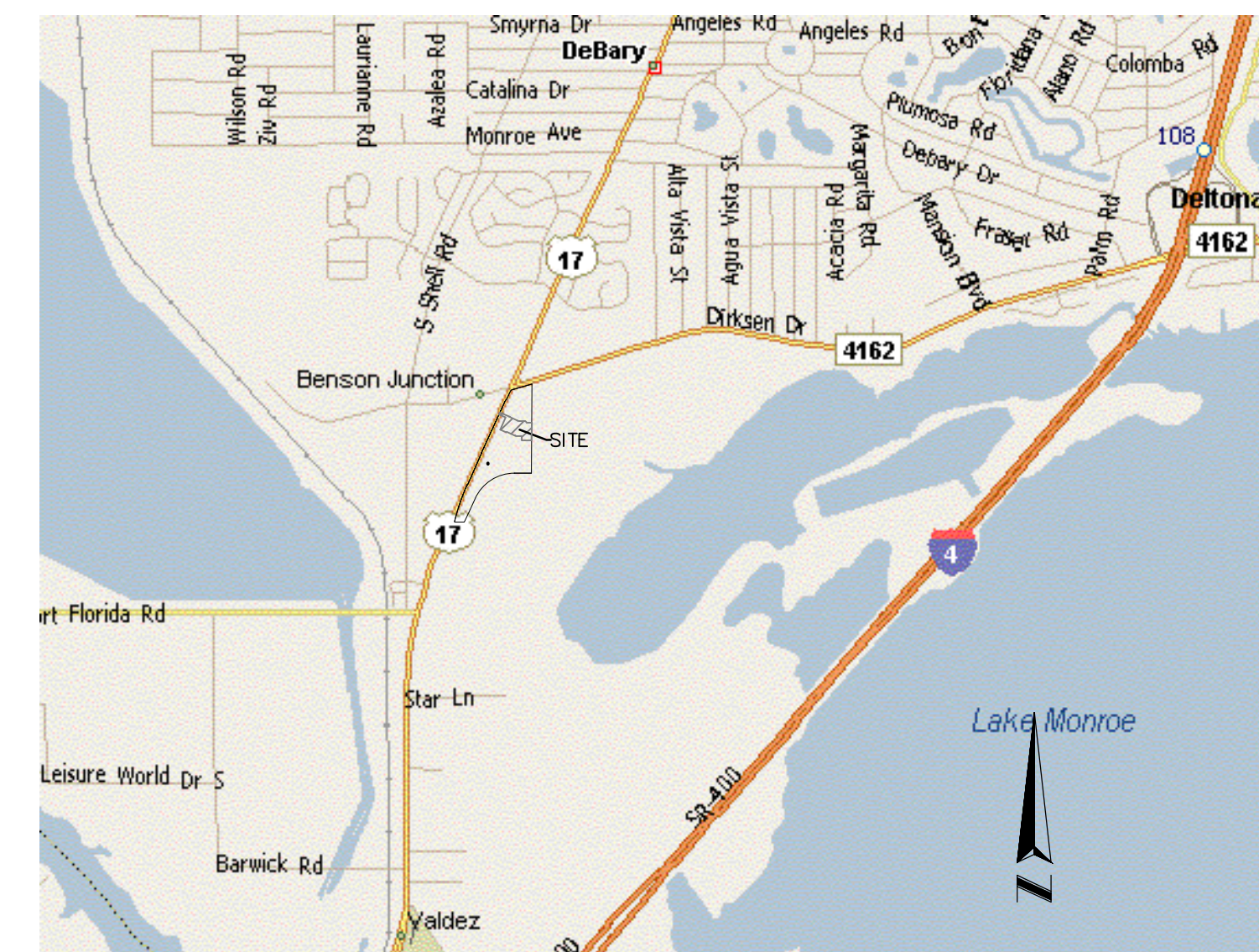
CERTIFIED TO:

DEBARY TOWN CENTER, L.L.C.
THE JUNCTION COMMUNITY DEVELOPERS LLC
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 2, 2021.

DATE OF PLAT OR MAP: APRIL 19, 2022

JAMES L. RICKMAN, PSM #5633



VICINITY MAP - NOT TO SCALE

SHEET INDEX

- SHEET 1 - LEGAL DESCRIPTION, SURVEYOR'S NOTES, BOUNDARY
SHEET 2 - EASEMENTS

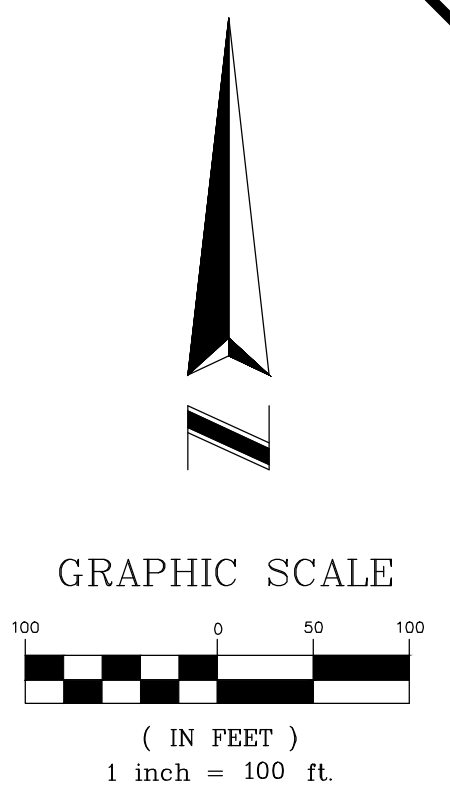
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ALTA/ NSPS LAND TITLE SURVEY
OF
JUNCTION- PHASE 2
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

FOR:
LAND SEA HOMES

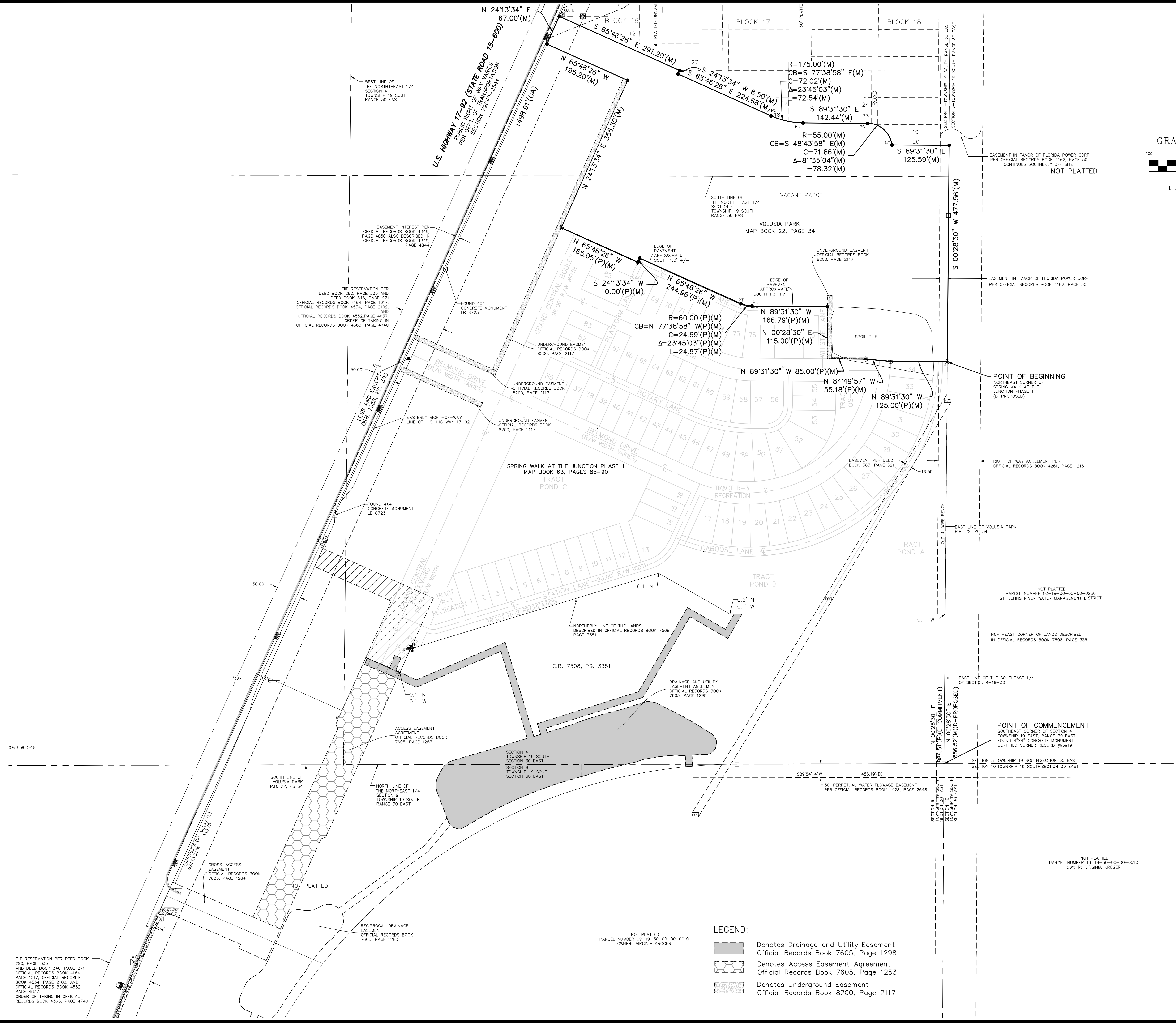
Table with columns for DATE and REVISIONS.

Table with columns for JOB #, DATE, SCALE, CALC BY, FIELD BY, DRAWN BY, CHECKED BY.



ALTA/ NSPS LAND TITLE SURVEY
OF
JUNCTION- PHASE 2
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA


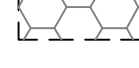

FOR:
LAND SEA HOMES



SHEET INDEX
SHEET 1- LEGAL DESCRIPTION, SURVEYORS NOTES, BOUNDARY
SHEET 2- EASEMENTS

TIF RESERVATION PER DEED BOOK 290, PAGE 335 AND DEED BOOK 346, PAGE 271 OFFICIAL RECORDS BOOK 4164, PAGE 1017, OFFICIAL RECORDS BOOK 4534, PAGE 2102, AND OFFICIAL RECORDS BOOK 4532, PAGE 4837. ORDER OF TAKING IN OFFICIAL RECORDS BOOK 4363, PAGE 4740

LEGEND:

-  Denotes Drainage and Utility Easement Official Records Book 7605, Page 1298
-  Denotes Access Easement Agreement Official Records Book 7605, Page 1253
-  Denotes Underground Easement Official Records Book 8200, Page 2117

NO.	REVISIONS	DATE

JOB # 20220173
DATE: 2-23-2022
SCALE: 1 INCH = 100 FEET
CALC BY: MR
FIELD BY: BS
DRAWN BY: CH/MS/PP
CHECKED BY: MR