



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
JANUARY 10, 2024 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. Approval of the minutes from the December 13, 2023 meeting.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Harry H. Newkirk, Jr
Project Number: CSB23-191 – Combined Preliminary and Final Plat for Reserve at Victoria Phase 3
Project Location: ±39.764 acres located at 1540 Lake Reserve Drive
Project Description: 141 single-family lots
Project Planner: Belinda Williams-Collins

OTHER BUSINESS

1. Joint City-County Coordinating Committee

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING**

MINUTES

WEDNESDAY, DECEMBER 13, 2023 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:02p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Nora Lewis	Absent
Don Liska	Present
Buz Nesbit	Absent
Albert Neumann	Absent
Virginia Comella	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present

Quorum: Yes

Present – Carol Kuhn, Planning Director; Deborah Glick, Deputy Planning Director; Rick Werbiskis, Community Development Director; Darren Elkind, City Attorney; Philip Mangis, Senior Planner; Kristian Logan, Zoning Technician; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

MINUTES

1. Ms. Comella moved to approve the October 11, 2023 Meeting Minutes. Mr. Liska seconded the motion. The board unanimously voted to approve the minutes.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

None.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Scott Adams, Zev Cohen & Associates
Project Name: SP23-203 Edith Starke Elementary Class IV Site Plan
Project Location: 11.24 acres located at 730 S. Parsons Ave.
Project Description: Class IV site plan for Elementary School
Staff Planner: Samuel Nelson

Public Participation: John Dillard, of Zev Cohen & Associates, on behalf of the Applicant, spoke and answered questions from the board.

Mr. Liska moved to approve the request. Mr. Hill seconded the motion. The motion to approve passed unanimously.

2. Applicant Name: City of DeLand
Project Name: LDR23-138 – LDR Text Amendment
Project Location: N/A
Project description: Text change to modify section 33-16.05 to remove the prohibition of “Medical Marijuana Treatment Center Dispensing Facilities” and to allow said facilities where pharmacies are allowed in section 33-17.23, subject to compliance with Florida Statutes 381.986; and modifying section 33-17.23 to add “Medical Marijuana Cultivation Facilities” where “laboratories, research, testing and development - pharmaceutical products, drugs compounding only” uses are allowed, subject to compliance with Florida Statutes 381.986; and modifying Section 33-12 to add definitions for “Medical Marijuana Cultivation Facilities” and “Medical Marijuana Treatment Center Dispensing Facilities”.
Staff Planner: Carol Kuhn

Public Participation: Staff presented and answered questions from the board.

During their discussion, the Planning Board expressed concerns about security, safety, businesses becoming a target for crime, and cultivation next to residential zones.

Ms. Comella moved to approve the text change regarding medical marijuana cultivation facilities, but limited to M-1. Mr. Liska seconded the motion. Motion failed 2 – 2 with members Liska and Hill dissenting.

Ms. Comella moved to approve adding the definition of medical marijuana cultivation facilities, and allowing them as a permitted use in M-1 zones. Mr. Liska seconded the motion. The motion passed 3-1, with member Hill dissenting.

Mr. Hill moved to maintain Ordinance 33-16.05, which prohibits medical marijuana dispensing facilities. Mr. Liska seconded the motion. The motion was deadlocked 2-2, with members Comella and Owens dissenting.

OTHER BUSINESS

1. Election of Officers will be conducted in the new year, after the appointment of any new members.

ADJOURNMENT

The meeting ended at 6:09 p.m.

**PLANNING STAFF REPORT
To
PLANNING BOARD**

January 10, 2024

APPLICATION: CSB23-191

SUBJECT: Combined Preliminary & Final Plat for Reserve at Victoria Phase 3

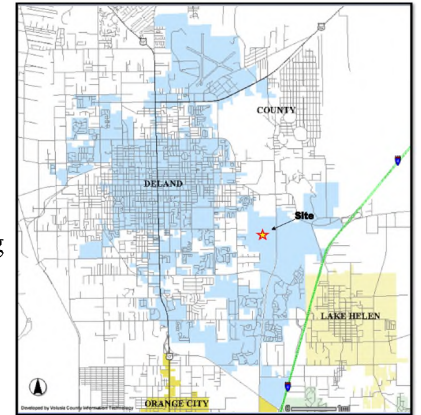
1. Location: 3000 Dr. MLK Jr. Bltwy.

2. Applicant: Harry H Newkirk Jr, Newkirk Engineering
AJP I of Volusia LLC, owner

3. Size: 39.76 ± acres

4. Existing Zoning & Land Use:

Land Use: Vacant, undeveloped
Zoning: The Reserves at Victoria PD



5. Surrounding Conditions:

SURROUNDING USE:

SURROUNDING ZONING:

North Low Density Residential

RR (Rural Residential)

South City: New Community Development
VC: Rural

Victoria Park PD
VC: A-4

East Low Density Residential
VC: Rural

Park Lake Estates PD
VC: A-4 (Agricultural)

West VC: Rural

VC: Rolling Oaks RPUD

6. Applicable Regulations: Land Development Regulations, Article 13.
Subdivision of land Sec. 33-146.05,

7. Physical Characteristics: The site is vacant and undeveloped.

8. Public Utilities and Service:

Water: The proposed development will be served by City potable water facilities.

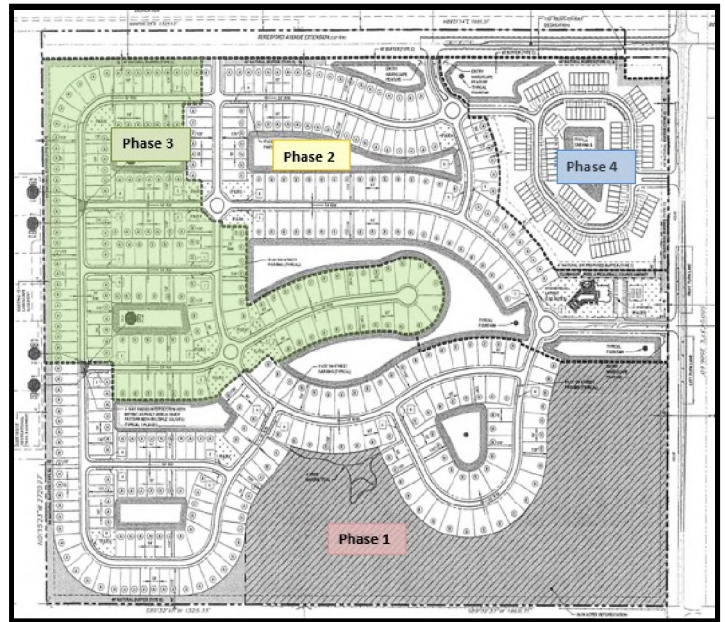
Sewer: The proposed development will be served by City sanitary sewer facilities.

9. Type of Development:

This site is located immediately north of the Victoria Park PD in the Victoria Trails Section of the development. This overall development is to be completed over a total of 4 phases and this third phase will contain 141 single-family home lots on a 39.76-acre portion of the overall 200.23-acre parcel.

The streets located in the subdivision will be dedicated to the public and maintained by the City. The development includes open spaces located along the streets and at the intersections surrounding the roundabouts, there is some parking located along the street in a few areas and there are landscape buffers along the perimeter.

The Trinity Gardens development is located directly north of this site and the Beresford Avenue extension is located between the 2 subdivisions. The construction of Beresford Avenue from Blue Lake to Kepler will be constructed as part of the construction of Phase 3 of the Reserve at Victoria Park development. Trinity Gardens will be installing to a right turn lane in a portion of the Beresford Ave. extension that Reserve at Victoria is constructing. The construction of the Beresford Ave. extension is required prior to recording of the final plat. A development order may be issued as part of the combined preliminary and final plat approval, however, the plat shall not be recorded until such time as the construction of the Beresford Avenue extension associated with Phase 3 of the Reserve of Victoria Park is complete.



10. Analysis:

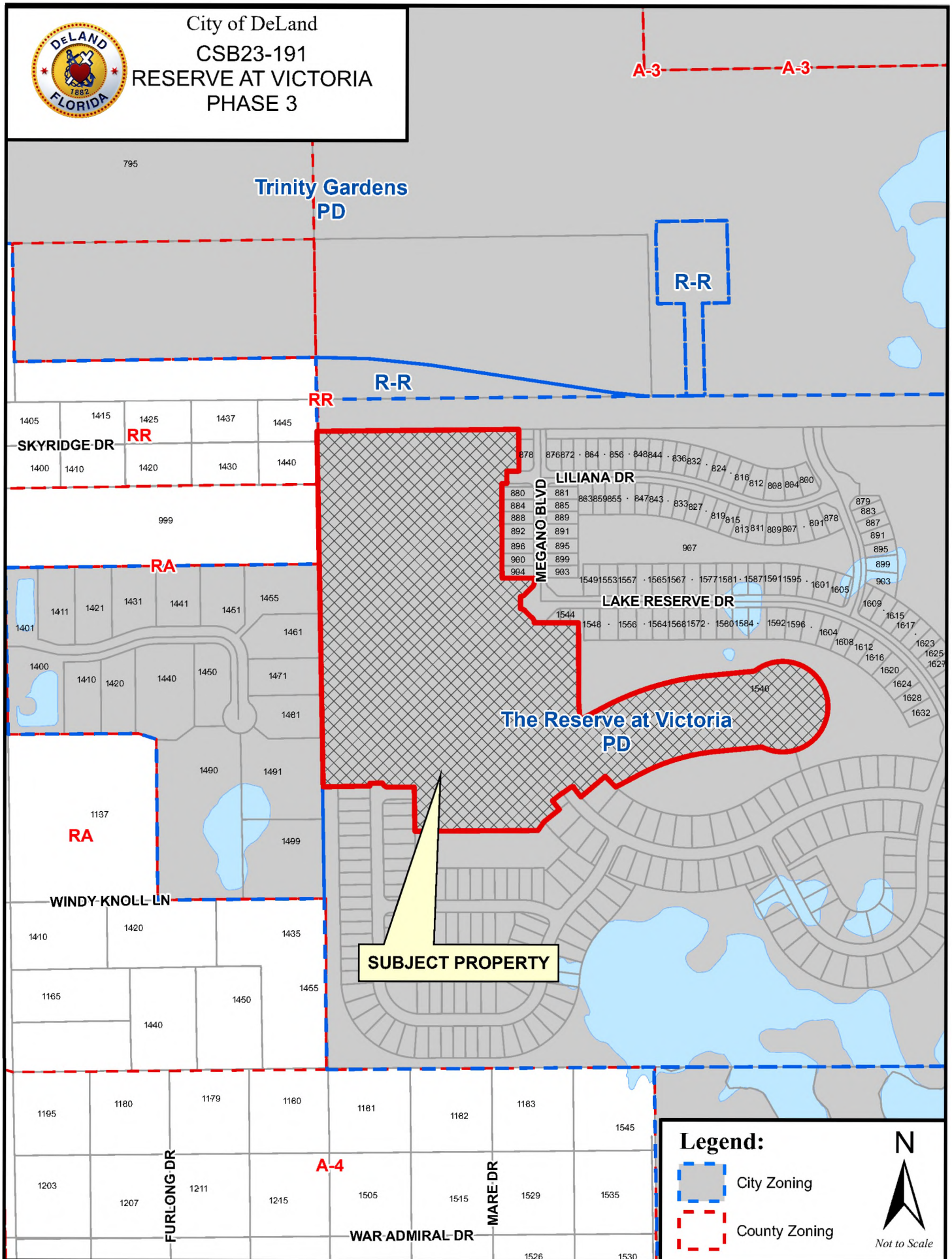
The Planning Board approved the combined plat for Phase 1 on June 17, 2020 and the combined plat for Phase 2 on September 18, 2020 for this development. On October 19, 2023 the Technical Review Committee recommended unanimously that the Combined Preliminary and Final Plat for this phase be forwarded to the Planning Board for review and recommendation. As part of the TRC action, the applicant was to address final comments from the Forestry Department as discussed at the meeting and resubmit plans for approval prior to the request being forwarded to the Planning Board. The applicant has revised the plans and the information contained in the Planning Board packet reflects these changes; all TRC review comments have been addressed.

11. Recommendation:

Staff finds that this combined preliminary and final plat is consistent with the subdivision requirements outlined in Section 33-146.05 and recommends that Planning Board forward this item to the City Commission with recommendation for approval subject to the condition that the final plat shall not be recorded until such time as the Beresford Avenue extension associated with this application is constructed.

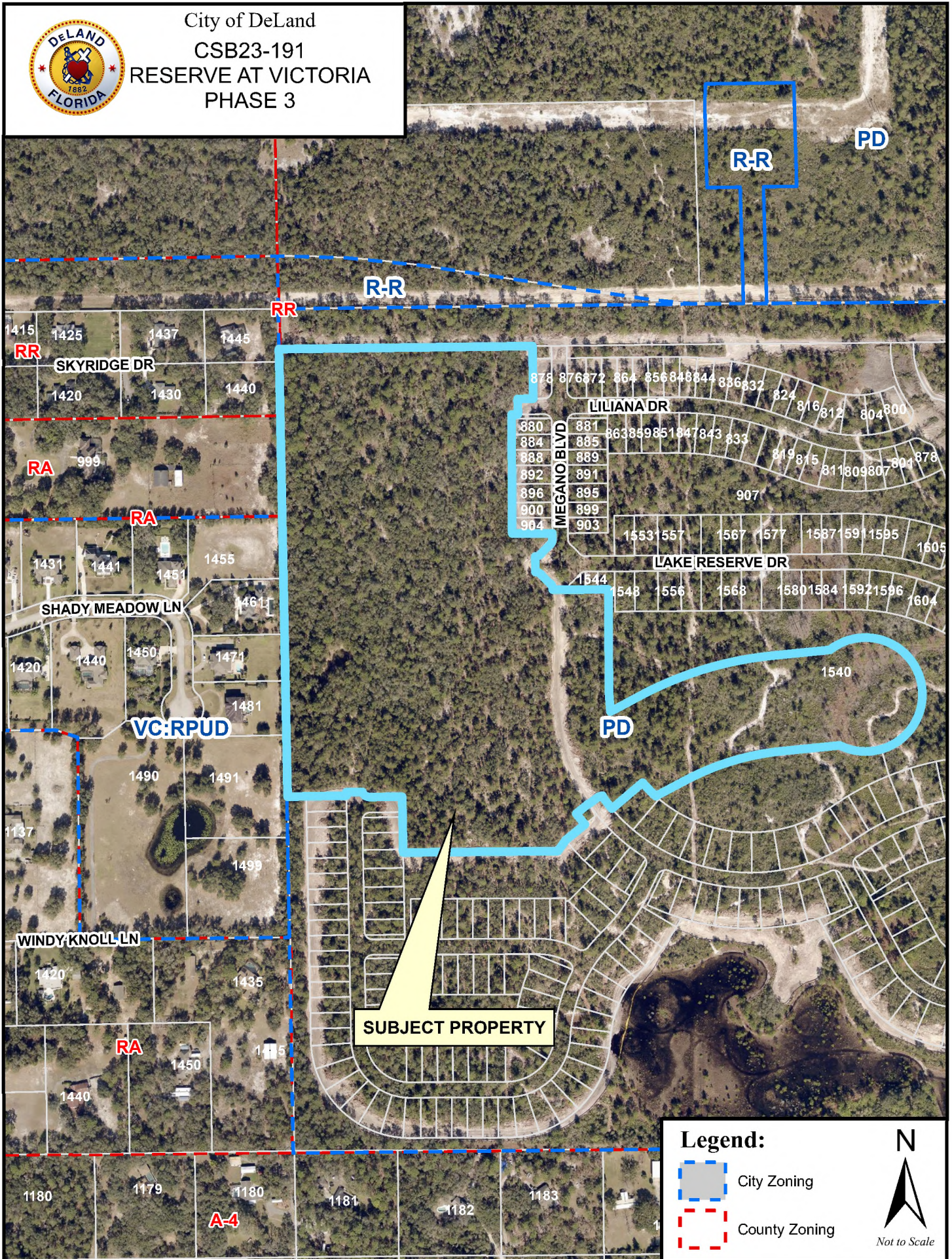


City of DeLand
CSB23-191
RESERVE AT VICTORIA
PHASE 3





City of DeLand
CSB23-191
RESERVE AT VICTORIA
PHASE 3



RESERVE AT VICTORIA - PHASE 3

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED ALONG THE SOUTHERLY LINE OF BERESFORD ROAD; BEING (N89°19'14"E). FOR ANGLE MEASUREMENT ONLY.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINES RELATIVE TO CURVES.
- UNLESS OTHERWISE INDICATED, A STRIP OF LAND 10.00 FEET WIDE AT THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO ROAD RIGHT-OF-WAY AS DEPICTED HEREON, IS HEREBY RESERVED AS AN EASEMENT FOR PUBLIC UTILITIES.
- UNLESS OTHERWISE INDICATED, A STRIP OF LAND 5.00 FEET WIDE AT THE REAR OF ALL LOTS AND TRACTS AS DEPICTED HEREON, IS HEREBY GRANTED AS AN EASEMENT FOR MAINTENANCE TO THE RESERVE AT VICTORIA HOMEOWNERS ASSOCIATION, INC.
- UNLESS OTHERWISE INDICATED, A STRIP OF LAND 2.50 FEET WIDE ALONG ALL SIDE LOT LINES AS DEPICTED HEREON, IS HEREBY GRANTED AS AN EASEMENT FOR DRAINAGE TO THE RESERVE AT VICTORIA HOMEOWNERS ASSOCIATION, INC.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED 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.
- ALL PLATTED REAR YARD MAINTENANCE EASEMENTS SHALL PROVIDE THAT EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF THE MASTER IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE RESERVE AT VICTORIA HOMEOWNERS ASSOCIATION, INC.
- BOUNDARY SURVEY PERFORMED BY ALTAMAX SURVEYING, PROJECT NUMBER 905828, DATED: 08-11-2023.
- STORMWATER DRAINAGE TRACTS "A" AND "B" ARE TO BE OWNED AND MAINTAINED BY THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC.
- COMMON AREA CONSERVATION EASEMENT TRACT "C" IS TO BE OWNED AND MAINTAINED BY THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC.
- COMMON AREA TRACTS "D", "E", "F", "G", "H", "I" AND "J" ARE TO BE OWNED AND MAINTAINED BY THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC.
- THE PROPERTY WITHIN THIS PLAT IS SUBJECT TO ORDINANCE NO. 2020-31 RECORDED IN OFFICIAL RECORDS BOOK 7954, PAGE 4680, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ANY AMENDMENTS THERETO.
- THE PROPERTY WITHIN THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 8196, PAGES 2319 THROUGH 2371 AS AMENDED BY THE DOCUMENTS RECORDED IN OFFICIAL RECORDS BOOK 8353, PAGE 3850 AND OFFICIAL RECORDS BOOK 8357, PAGE 783, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ANY AMENDMENTS THERETO.
- THE PROPERTY WITHIN THIS PLAT IS SUBJECT TO THE ENVIRONMENTAL RESOURCE PERMIT AS IDENTIFIED IN THE NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 7987, PAGE 1681, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- A JOINDER AND CONSENT TO DEDICATION BY "FLAGSTAR BANK FSB" FOR THIS PLAT HAS BEEN FILED BY SEPARATE INSTRUMENT AND RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK _____, PAGE _____, AS TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 7942, PAGE 3774, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- A JOINDER AND CONSENT TO DEDICATION BY "KH RESERVE AT VICTORIA LLC" FOR THIS PLAT HAS BEEN FILED BY SEPARATE INSTRUMENT AND RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK _____, PAGE _____, AS TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 7942, PAGE 3793, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- ALL LOT CORNERS SET WITH 1/2" INCH IRON ROD AND CAP MARKED "ALTAMAX" LB 7833 WHICH DO NOT REQUIRE A PERMANENT REFERENCE MONUMENT OR PERMANENT CONTROL POINT.

LEGEND

- ⬤ - CENTERLINE SYMBOL
Δ - CENTRAL ANGLE
DE - DRAINAGE EASEMENT
ESMT - EASEMENT
IHE - IRRIGATION HOA EASEMENT
HOA - HOME OWNERS ASSOCIATION
L - LENGTH
LB - LICENSED BUSINESS
MB - MAP BOOK
(NR) - NON RADIAL
(NT) - NON-TANGENT
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PC - POINT OF CURVATURE
PG - PAGE
POB - POINT OF BEGINNING
PRC - POINT OF REVERSE CURVE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
PT - POINT OF TANGENT
R - RADIUS
R/W - RIGHT-OF-WAY
SWE - SIDEWALK EASEMENT
UE - UTILITY EASEMENT
⊙ - SET NAIL & DISK STAMPED (PCP LB 7833)
□ - SET 4" X 4" CONCRETE MONUMENT
STAMPED PRM LB 7833 (UNLESS OTHERWISE NOTED)
■ - FOUND 4" X 4" CONCRETE MONUMENT
STAMPED PRM LB 8205 (UNLESS OTHERWISE NOTED)

Altamax Surveying

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www.altamaxsurveying.com

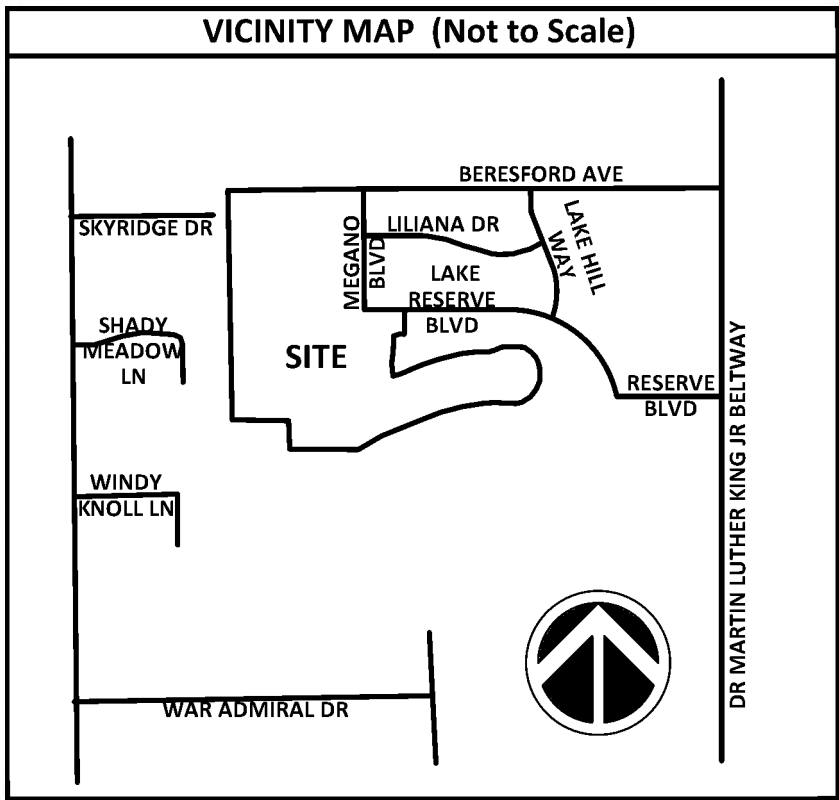
LEGAL DESCRIPTION:

BEING PORTIONS OF THE NORTHEAST ONE-QUARTER AND THE EASTERLY ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, LYING NORTHERLY OF RESERVE AT VICTORIA - PHASE 1, AS RECORDED IN MAP BOOK 65, PAGE(S) 19 THROUGH 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND LYING WESTERLY OF RESERVE AT VICTORIA - PHASE 2, AS RECORDED IN MAP BOOK 63, PAGE(S) 43 THROUGH 50, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO LYING SOUTHERLY OF BERESFORD AVENUE (A 130 FOOT RIGHT-OF-WAY).

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWEST CORNER OF TRACT "L", RESERVE AT VICTORIA - PHASE 2, AS RECORDED IN MAP BOOK 63, PAGE(S) 43 THROUGH 50, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BERESFORD AVENUE (130 FOOT RIGHT-OF-WAY) PER OFFICIAL RECORD BOOK 8189, PAGE(S) 2837 THROUGH 2838, AS RECORDED IN PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 40 MINUTES 38 SECONDS EAST ALONG THE WESTERLY LINE OF SAID RESERVE AT VICTORIA- PHASE 2, A DISTANCE OF 169.95 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 35 SECONDS EAST, DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 20.34 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 384.13 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 31 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 18.98 FEET TO A POINT OF CURVE, CONCAVE WESTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 58 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 28 DEGREES 49 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 24.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 25.41 FEET TO A POINT OF REVERSE CURVE, CONCAVE EASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 26 DEGREES 40 MINUTES 37 SECONDS, A RADIUS OF 70.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 36 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 32.30 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 32.59 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 58 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 23 MINUTES 47 SECONDS WEST, A CHORD DISTANCE OF 24.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 25.41 FEET TO A POINT OF NON-TANGENT; THENCE SOUTH 00 DEGREES 29 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 58 DEGREES 12 MINUTES 31 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 61 DEGREES 20 MINUTES 36 SECONDS EAST, A CHORD DISTANCE OF 24.32 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 25.40 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 26 DEGREES 54 MINUTES 17 SECONDS, A RADIUS OF 70.00 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 41 MINUTES 29 SECONDS EAST, A CHORD DISTANCE OF 32.57 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 32.87 FEET TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 56 DEGREES 33 MINUTES 27 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 28 DEGREES 31 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 23.69 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 24.68 FEET TO A POINT OF TANGENT; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 1.79 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 31 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 330.16 FEET TO A POINT OF CURVE, CONCAVE EASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 08 DEGREES 07 MINUTES 36 SECONDS, A RADIUS OF 457.00 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A CHORD DISTANCE OF 64.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 64.82 FEET TO A POINT OF NON-TANGENT; THENCE NORTH 61 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 111.36 FEET TO A POINT OF CURVE, CONCAVE SOUTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 22 DEGREES 17 MINUTES 31 SECONDS, A RADIUS OF 1143.00 FEET, A CHORD BEARING OF NORTH 73 DEGREES 07 MINUTES 52 SECONDS EAST, A CHORD DISTANCE OF 441.91 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 444.71 FEET; THENCE NORTH 84 DEGREES 16 MINUTES 37 SECONDS EAST, A DISTANCE OF 189.91 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 245 DEGREES 12 MINUTES 47 SECONDS, A RADIUS OF 184.00 FEET, SAID RADIUS POINT BEING ON A BEARING OF SOUTH 38 DEGREES 19 MINUTES 46 SECONDS EAST FROM LAST CALL, A CHORD BEARING OF SOUTH 05 DEGREES 43 MINUTES 23 SECONDS EAST, A CHORD DISTANCE OF 310.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 787.48 FEET TO A POINT OF NON TANGENT, SAID POINT BEING ON THE NORTHERLY LINE OF TRACT "A", RESERVE AT VICTORIA-PHASE 1, AS RECORDED IN MAP BOOK 65, PAGE(S) 19 THROUGH 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 84 DEGREES 16 MINUTES 37 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 189.91 FEET TO A POINT OF CURVE, CONCAVE SOUTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 22 DEGREES 17 MINUTES 31 SECONDS, A RADIUS OF 833.00 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 07 MINUTES 52 SECONDS WEST, A CHORD DISTANCE OF 322.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 324.10 FEET TO POINT OF TANGENT; THENCE SOUTH 61 DEGREES 59 MINUTES 06 SECONDS WEST, A DISTANCE OF 110.12 FEET TO A POINT ON LOT 20 OF SAID RESERVE AT VICTORIA PHASE 1, SAID POINT BEING ON A CURVE THAT IS NON-TANGENT AND SAID LINE BEING NON-RADIAL, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 07 DEGREES 40 MINUTES 09 SECONDS, A RADIUS OF 457.00 FEET, A CHORD BEARING OF NORTH 44 DEGREES 14 MINUTES 10 SECONDS WEST, A CHORD DISTANCE OF 61.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 61.1 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 55 SECONDS WEST ALONG A RADIAL LINE TO SAID CURVE, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MEGANO BOULEVARD (A 50' R/W) OF SAID RESERVE AT VICTORIA - PHASE 1, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 04 DEGREES 13 MINUTES 50 SECONDS, A RADIUS OF 587.00 FEET, A CHORD BEARING OF NORTH 38 DEGREES 17 MINUTES 10 SECONDS WEST, A CHORD DISTANCE OF 43.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 43.34 FEET TO A POINT OF COMPOUND CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 20 DEGREES 58 MINUTES 02 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 25 DEGREES 41 MINUTES 14 SECONDS WEST, A CHORD DISTANCE OF 9.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 9.15 FEET; THENCE SOUTH 74 DEGREES 47 MINUTES 46 SECONDS WEST ALONG A RADIAL LINE TO SAID CURVE, A DISTANCE OF 12.23 FEET; THENCE SOUTH 53 DEGREES 31 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.47 FEET TO A POINT ON A CURVE, SAID LINE BEING NON-RADIAL TO CURVE, CONCAVE SOUTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 03 DEGREES 23 MINUTES 14 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 46 DEGREES 43 MINUTES 00 SECONDS WEST, A CHORD DISTANCE OF 1.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 1.48 FEET TO A POINT OF NON-TANGENT; THENCE SOUTH 51 DEGREES 05 MINUTES 25 SECONDS WEST AND BEING A NON-RADIAL LINE TO SAID CURVE, A DISTANCE OF 50.90 FEET; THENCE SOUTH 38 DEGREES 54 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 51 DEGREES 05 MINUTES 25 SECONDS WEST, A DISTANCE OF 80.02 FEET; THENCE SOUTH 34 DEGREES 54 MINUTES 19 SECONDS WEST, A DISTANCE OF 43.58 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 500.00 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 49 SECONDS WEST, A DISTANCE OF 180.01 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 105.27 FEET TO A POINT OF CURVE, CONCAVE NORTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 70 DEGREES 56 MINUTES 23 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 55 DEGREES 00 MINUTES 44 SECONDS WEST, A CHORD DISTANCE OF 29.01 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 30.95 FEET TO A POINT OF NON-TANGENT; THENCE SOUTH 88 DEGREES 55 MINUTES 11 SECONDS WEST AND BEING NON-RADIAL TO SAID CURVE, A DISTANCE OF 51.29 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 49 SECONDS EAST, A DISTANCE OF 11.29 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 190.18 FEET TO THE NORTHWESTERLY CORNER OF AFORESAID RESERVE AT VICTORIA - PHASE 1, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE EASTERLY ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4), SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY FLORIDA, SAID POINT ALSO BEING THE EASTERLY LINE OF SHADY MEADOWS ESTATES, AS RECORDED IN MAP BOOK 50, PAGE(S) 189 THROUGH 191, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY LINE OF SAID RESERVE AT VICTORIA - PHASE 1, NORTH 01 DEGREES 05 MINUTES 35 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 1445.82 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BERESFORD AVENUE (130 FOOT RIGHT-OF-WAY) PER OFFICIAL RECORD BOOK 8189, PAGE(S) 2837 THROUGH 2838, AS RECORDED IN PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 19 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BERESFORD AVENUE, A DISTANCE OF 819.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,732,105 SQUARE FEET OR 39.764 ACRES, MORE OR LESS.



INDEX OF SHEETS:

- SHEET 1 - COVER, LEGAL DESCRIPTION, DEDICATIONS, NOTES, LEGEND, AND VICINITY MAP
SHEET 2 - KEY MAP
SHEET 3 - DETAIL SHEET
SHEET 4 - DETAIL SHEET
SHEET 5 - DETAIL SHEET
SHEET 6 - DETAIL SHEET
SHEET 7 - DETAIL SHEET
SHEET 8 - DETAIL SHEET
SHEET 9 - DETAIL SHEET
SHEET 10 - DETAIL SHEET

DIMENSIONAL REQUIREMENTS

MINIMAL LOT SIZE:	6,000 SF
MINIMUM LOT WIDTH:	50 FT
FRONT YARD SETBACK:	20 FT (17.5 FT FOR PORCH)
REAR YARD SETBACK:	20 FT
SIDE YARD SETBACK:	5 FT (15 FT FOR CORNER LOT)
GARAGE FRONT FACING SETBACK:	25 FT
GARAGE SIDE FACING SETBACK:	20 FT
SWIMMING POOL, SIDE AND REAR SETBACK:	54 FT
BUILDING HEIGHT:	30 FT (2 STORIES)
MAXIMUM LOT IMPERVIOUS SURFACE:	70%
MINIMUM FLOOR AREA:	50 SF

SHEET 1 OF 10

MAP BOOK:

PAGE:

RESERVE AT VICTORIA - PHASE 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, AJP I OF VOLUSIA, LLC., BEING A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT ENTITLED "RESERVE AT VICTORIA - PHASE 3" FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY: (1) DEDICATES AND CONVEYS THE FEE SIMPLE TITLE TO TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I" AND "J" TO THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC.; (2) 5.00' EASEMENTS FOR MAINTENANCE ACROSS THE REAR OF ALL LOTS AS DEPICTED HEREON ARE GRANTED TO THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC. (3) 2.50' EASEMENTS FOR DRAINAGE ON SIDE LOT LINES AS DEPICTED HEREON ARE GRANTED TO THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC. AND (4) DEDICATES ALL PUBLIC ROAD RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO.

AJP I OF VOLUSIA, LLC

BY:

JAMES W. PAYTAS, III, AMBR

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____, 2023, BY JAMES PAYTAS, III, AUTHORIZED SIGNATORY OF AJP I OF VOLUSIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY. SAID PERSON ☐ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION: _____

NOTARY PUBLIC, STATE OF FLORIDA

[NOTARY STAMP]

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN THE RESERVE AT VICTORIA PHASE 3 SUBDIVISION, OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 OF THE CITY CODE HAD BEEN RECEIVED.

BY:

CITY ENGINEER

DATE:

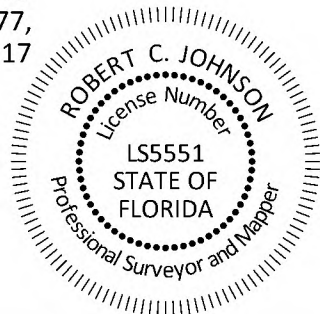
QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A FLORIDA REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 23 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY FLORIDA.

ROBERT C. JOHNSON, PSM #5551

DATE

ALTAMAX SURVEYING - LB 7833
910 BELLE AVENUE, SUITE 1100
CASSELLBERRY, FLORIDA 32708



CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PRM'S AND PCP'S IN THE FIELD WAS MADE IN THIS REVIEW.

CPH, LLC, L.B. #7143
500 FULTON STREET
SANFORD, FL 32771

FOR THE FIRM BY:

DATE

RANDALL L. ROBERTS, R.L.S.,
FLORIDA REGISTRATION NO. 3144
STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION DOES HEREBY APPROVE THE FINAL PLAT OF RESERVE AT VICTORIA - PHASE 3.

BY:

MAYOR OF THE CITY OF DELAND

DATE

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON _____ AT _____ A.M./P.M.

BY:

CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA.

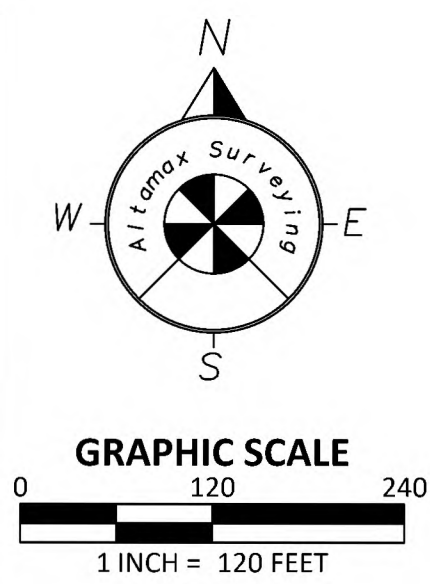
FILE NO. _____

RESERVE AT VICTORIA - PHASE 3
SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 2 OF 10

MAP BOOK:

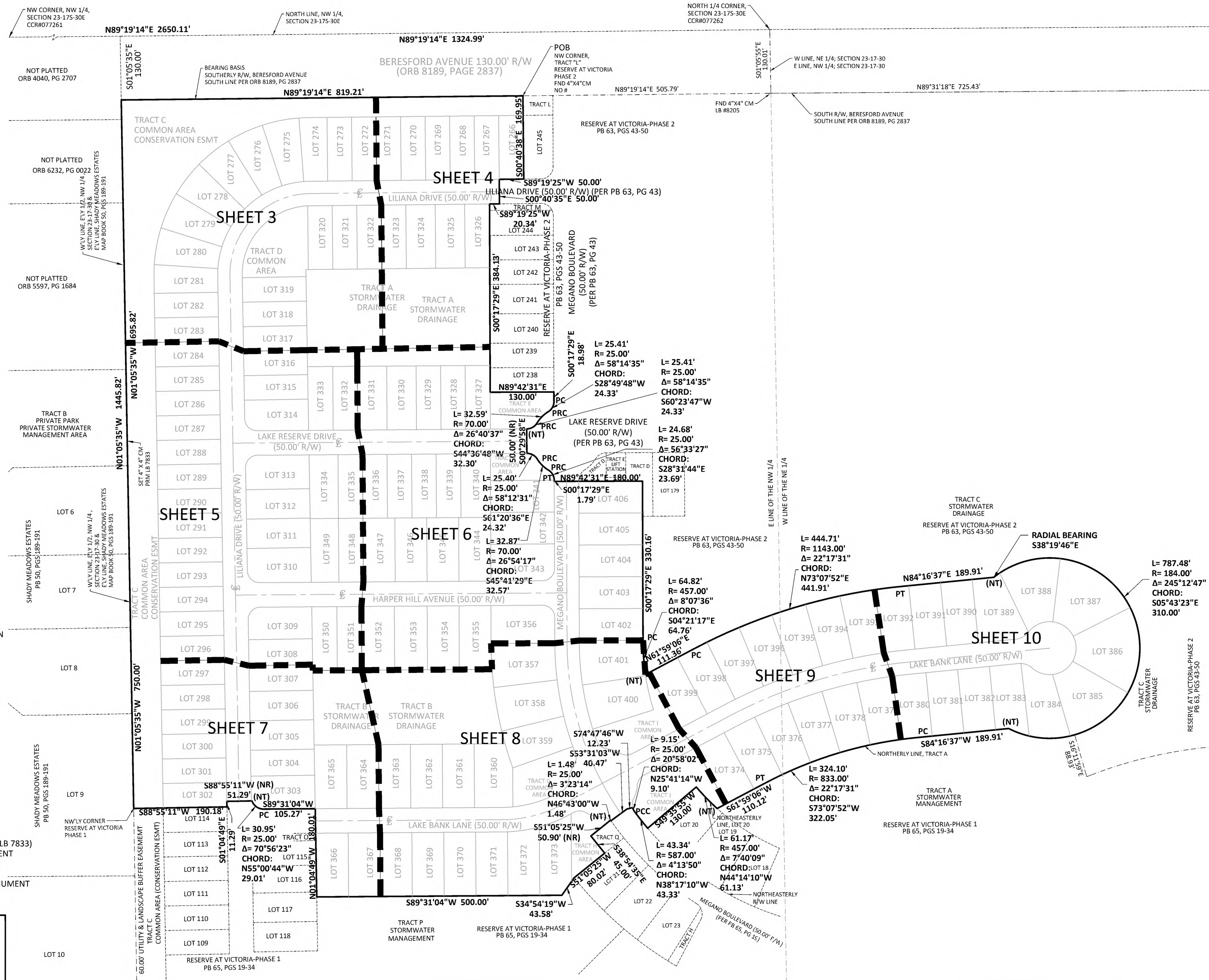
PAGE:



LEGEND

- CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- IHE - IRRIGATION HOA EASEMENT
- HOA - HOME OWNERS ASSOCIATION
- L - LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
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- SWE - SIDEWALK EASEMENT
- UE - UTILITY EASEMENT
- SET NAIL & DISK STAMPED (PCP LB 7833)
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- FOUND 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 8205 (UNLESS OTHERWISE NOTED)

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KEY SHEET

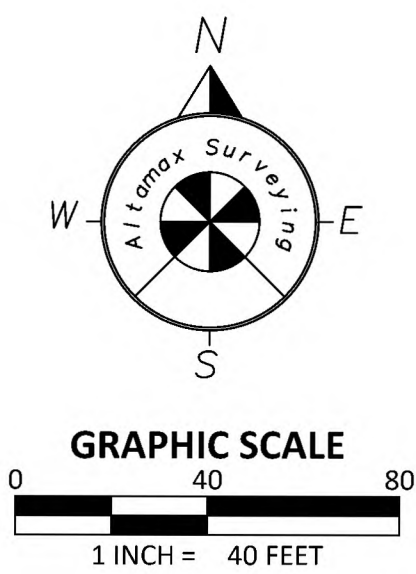
RESERVE AT VICTORIA - PHASE 3

SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 3 OF 10

MAP BOOK:

PAGE:



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	165.00'	90°24'14"	260.34'	S44°07'18"W	234.17'
C6	190.00'	90°24'14"	299.79'	S44°07'24"W	269.65'
C34	140.00'	90°24'04"	220.89'	S44°07'24"W	198.68'
C35	190.00'	3°46'39"	12.53'	N87°26'06"E	12.52'
C36	190.00'	13°40'27"	45.35'	N78°42'33"E	45.24'
C37	190.00'	13°40'27"	45.35'	S65°02'05"W	45.24'
C38	190.00'	13°40'27"	45.35'	S51°21'38"W	45.24'
C39	190.00'	13°40'27"	45.35'	S37°41'10"W	45.24'
C40	190.00'	13°40'27"	45.35'	N24°00'43"E	45.24'
C41	190.00'	13°40'27"	45.35'	N10°20'16"E	45.24'
C42	190.00'	4°34'51"	15.19'	N01°12'36"E	15.19'
C78	140.00'	88°19'44"	215.83'	N43°05'13"E	195.08'
C79	140.00'	2°04'21"	5.06'	S88°17'16"W	5.06'
C80	320.00'	90°24'14"	504.91'	N44°07'18"E	454.14'
C81	320.00'	3°46'39"	21.10'	S87°26'06"W	21.09'
C82	320.00'	13°40'27"	76.37'	S78°42'33"W	76.19'
C83	320.00'	13°40'27"	76.37'	N65°02'05"E	76.19'
C84	320.00'	13°40'27"	76.37'	S51°21'38"W	76.19'
C85	320.00'	13°40'27"	76.37'	S37°41'10"W	76.19'
C86	320.00'	13°40'27"	76.37'	S24°00'43"W	76.19'
C87	320.00'	13°40'27"	76.37'	N10°20'16"E	76.19'
C88	320.00'	4°34'51"	25.58'	N01°12'36"E	25.58'
C117	140.00'	25°33'25"	62.45'	N74°28'23"E	61.93'
C118	140.00'	8°15'22"	20.17'	N57°33'59"E	20.16'
C119	140.00'	54°30'56"	133.21'	N26°10'50"E	128.24'

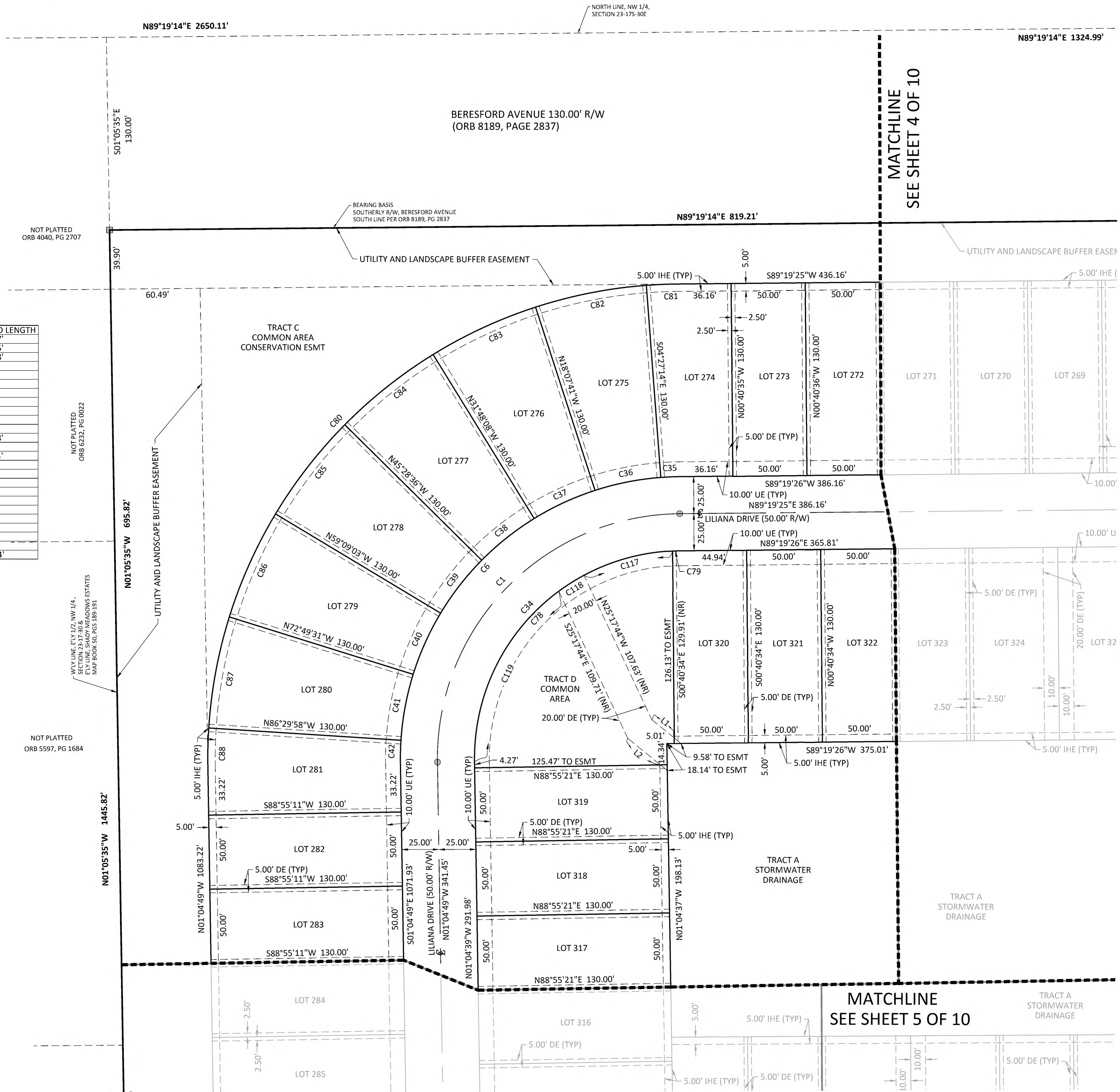
LINE	BEARING	DISTANCE
L1	N51°07'03"W	19.49'
L2	N51°07'03"W	28.35'

LEGEND

- CENTERLINE SYMBOL
- CENTRAL ANGLE
- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- IHE - IRRIGATION HOA EASEMENT
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- UE - UTILITY EASEMENT
- SET NAIL & DISK STAMPED (PCP LB 7833)
- FOUND 4' X 4" CONCRETE MONUMENT STAMPED PRM LB 7833 (UNLESS OTHERWISE NOTED)
- FOUND 4' X 4" CONCRETE MONUMENT STAMPED PRM LB 8205 (UNLESS OTHERWISE NOTED)

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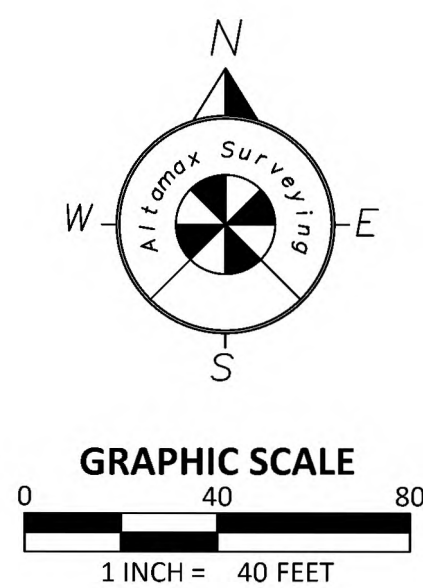
RESERVE AT VICTORIA - PHASE 3

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 4 OF 10

MAP BOOK:

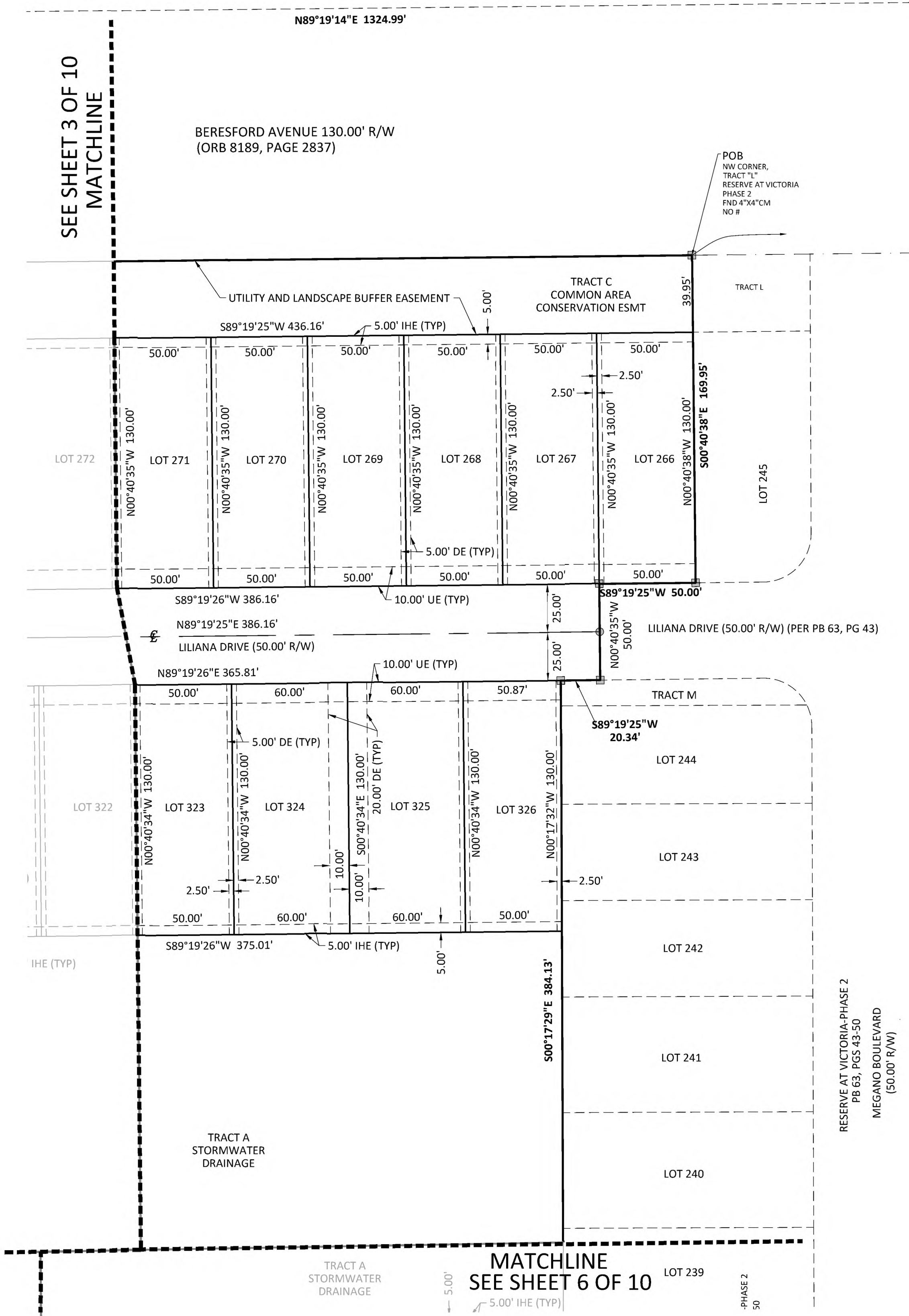
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LEGEND

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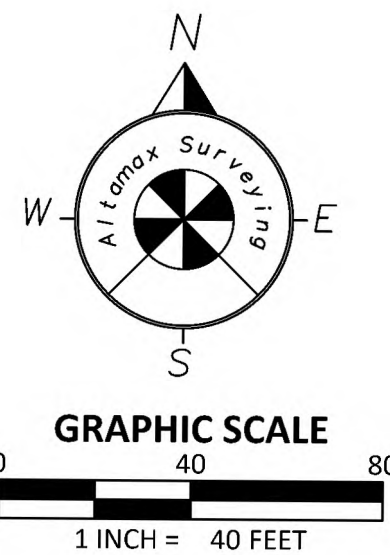
RESERVE AT VICTORIA - PHASE 3

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 5 OF 10

MAP BOOK:

PAGE:



SEE SHEET 3 OF 10
MATCHLINE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	25.00'	90°35'53"	39.53'	N44°13'08"E	35.54'
C31	25.00'	89°24'07"	39.01'	S45°46'52"E	35.17'
C32	25.00'	90°35'53"	39.53'	N44°13'08"E	35.54'
C33	25.00'	89°24'17"	39.01'	N45°46'47"W	35.17'

LEGEND

- ⬮ - CENTERLINE SYMBOL
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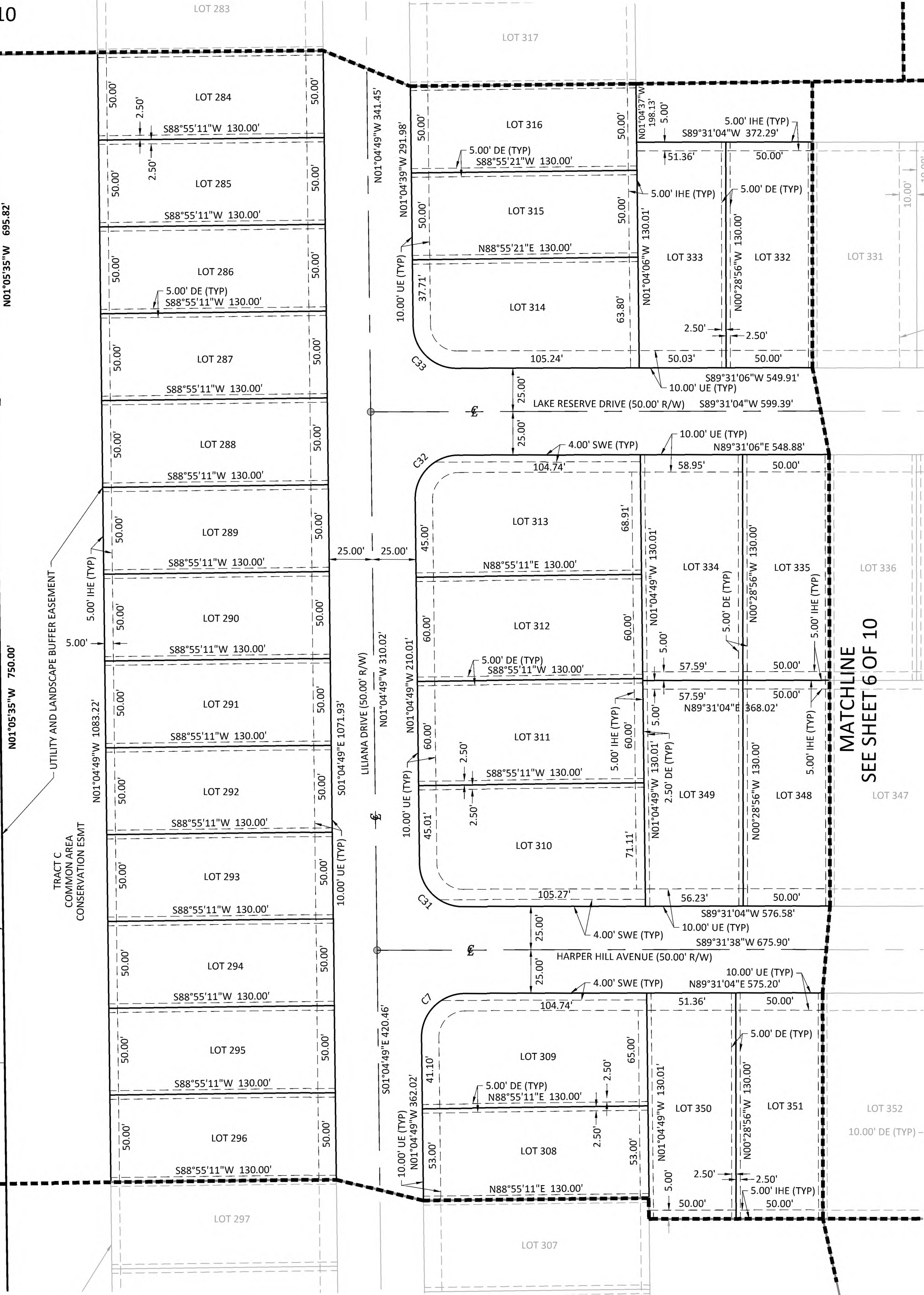
TRACT B
PRIVATE PARK
PRIVATE STORMWATER
MANAGEMENT AREA

SHADY MEADOWS ESTATES
PB 50, PGS 188-191

WYLY LINE, ELY 172, NW 1/4,
ELEV. 11.00' (TYP)
ELEV. 11.00' (TYP)
ELEV. 11.00' (TYP)
MAP BOOK 50, PGS 188-191

TRACT C
COMMON AREA
CONSERVATION ESMT

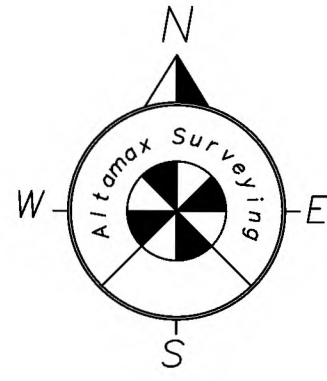
MATCHLINE
SEE SHEET 7 OF 10



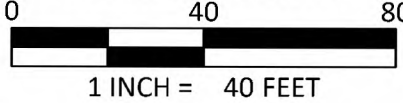
MATCHLINE
SEE SHEET 6 OF 10

PAGE:

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.



GRAPHIC SCALE



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	25.00'	90°11'26"	39.35'	N45°23'12"W	35.41'
C30	25.00'	89°48'34"	39.19'	S44°36'48"W	35.30'

LAKE RESERVE DRIVE
(50.00' R/W)
(PER PB 63, PG 43)

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- UW - UTILITY EASEMENT
- SET NAIL & DISK STAMP (PCP LB 7833)
- SET 4" x 4" CONCRETE MONUMENT
- STAMP PM LB 7833 (UNLESS OTHERWISE NOTED)
- FOUND 4" x 4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)

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Casselberry, FL 32708
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SHEET 7 OF 10	MAP BOOK:	PAGE:
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- Ε - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- IHE - IRRIGATION HOA EASEMENT
- HOA - HOME OWNERS ASSOCIATION
- L - LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
- (NR) - NON RADIAL
- (NT) - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- PRC - POINT OF REVERSE CURVE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SE - SIDEWALK EASEMENT
- UL - UTILITY EASEMENT
- - SET NAIL & DISK STAMPED (PCP LB 7833)
- - SET "4" X "4" CONCRETE MONUMENT STAMPED PM LB 7833 (UNLESS OTHERWISE NOTED)
- - FOUND "4" X "4" CONCRETE MONUMENT STAMPED PM LB 8205 (UNLESS OTHERWISE NOTED)

Page 16 of 22

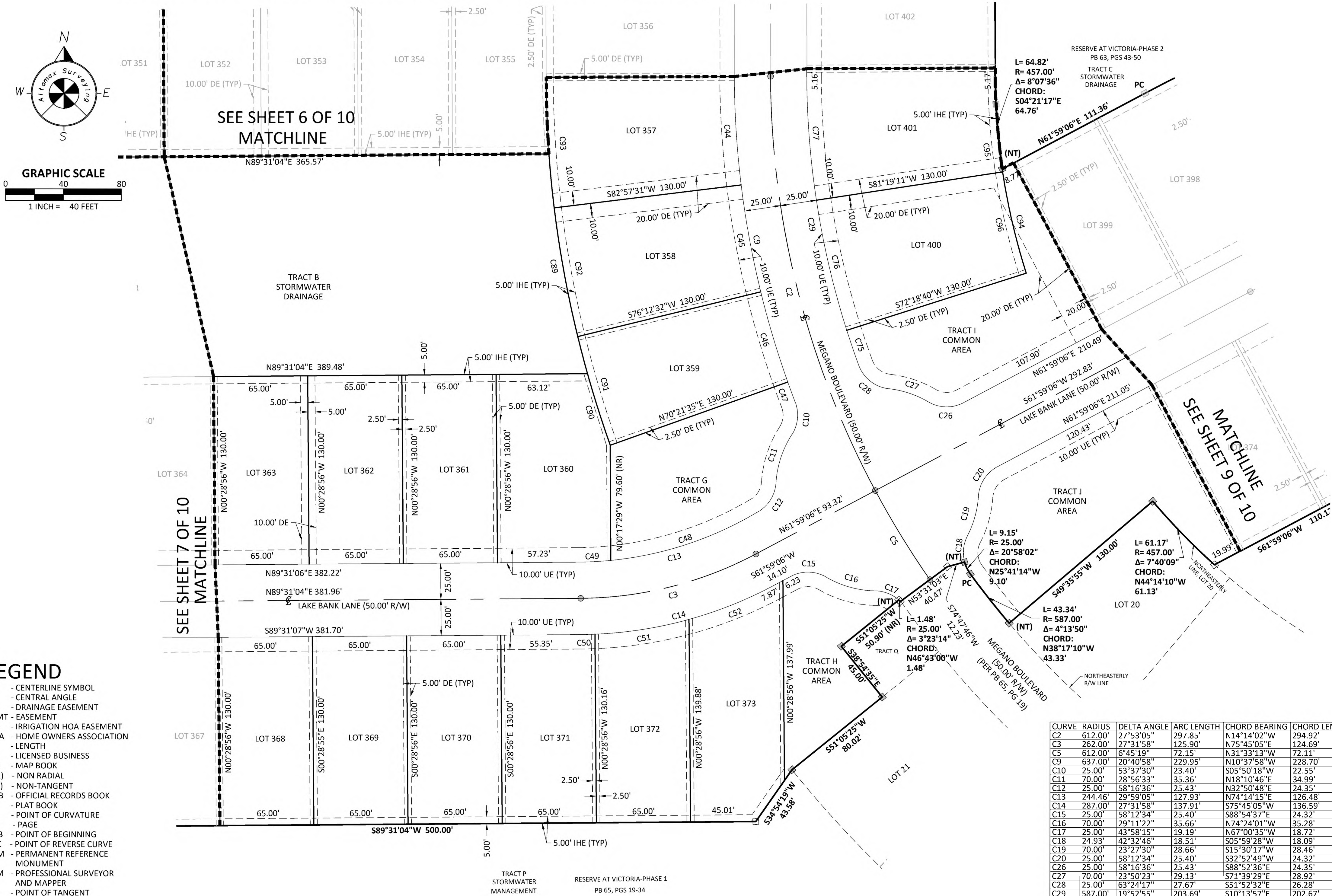
RESERVE AT VICTORIA - PHASE 3

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 8 OF 10

MAP BOOK:

PAGE:



LEGEND

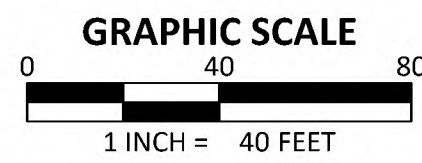
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- UE - UTILITY EASEMENT
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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	612.00'	27°31'58"	297.85'	N14°14'02"W	294.92'
C3	262.00'	27°31'58"	125.90'	N75°45'05"E	124.69'
C5	612.00'	6°45'19"	72.15'	N31°33'13"W	72.11'
C9	637.00'	20°40'58"	229.95'	N10°37'58"W	228.70'
C10	25.00'	53°37'30"	23.40'	S05°50'18"W	22.55'
C11	70.00'	28°56'33"	35.36'	N18°10'46"E	34.99'
C12	25.00'	58°16'36"	25.43'	N32°50'48"E	24.35'
C13	244.46'	29°59'05"	127.93'	N74°14'15"E	126.48'
C14	287.00'	27°31'58"	137.91'	S75°45'05"W	136.59'
C15	25.00'	58°12'34"	25.40'	S88°54'37"E	24.32'
C16	70.00'	29°11'22"	35.66'	N74°24'01"W	35.28'
C17	25.00'	43°58'15"	19.19'	N67°00'35"W	18.72'
C18	24.93'	42°32'46"	18.51'	S05°59'28"W	18.09'
C19	70.00'	23°27'30"	28.66'	S15°30'17"W	28.46'
C20	25.00'	58°12'34"	25.40'	S32°52'49"W	24.32'
C26	25.00'	58°16'36"	25.43'	S88°52'36"E	24.35'
C27	70.00'	23°50'23"	29.13'	S71°39'29"E	28.92'
C28	25.00'	63°24'17"	27.67'	S51°52'32"E	26.28'
C29	587.00'	19°52'55"	203.69'	S10°13'57"E	202.67'
C44	637.00'	6°45'00"	75.04'	N03°39'59"W	75.00'
C45	637.00'	6°45'00"	75.04'	N10°24'59"W	75.00'
C46	637.00'	5°50'57"	65.03'	N16°42'57"W	65.00'
C47	637.00'	1°20'02"	14.83'	N20°18'26"W	14.83'
C48	244.46'	25°03'56"	106.94'	N71°46'41"E	106.09'
C49	244.46'	4°55'10"	20.99'	S86°46'13"W	20.98'
C50	287.00'	1°53'37"	9.65'	S88°33'16"W	9.65'
C51	287.00'	13°08'58"	65.87'	N81°00'59"E	65.72'
C52	287.00'	12°27'24"	62.40'	N68°12'48"E	62.27'
C75	587.00'	2°29'04"	25.45'	S18°55'52"E	25.45'
C76	587.00'	9°00'32"	92.30'	N13°11'05"W	92.20'
C77	587.00'	8°23'19"	85.94'	S04°29'09"E	85.87'
C89	767.00'	11°31'58"	154.38'	N10°00'14"W	154.12'
C90	767.00'	3°52'12"	51.81'	S17°42'19"E	51.80'
C91	767.00'	5°50'57"	78.30'	S16°42'57"E	78.27'
C92	767.00'	6°45'00"	90.36'	S10°24'59"E	90.31'
C93	767.00'	6°45'00"	90.36'	S03°39'59"E	90.31'
C94	452.08'	9°22'19"	73.95'	N13°03'07"W	73.87'
C95	452.08'	0°15'54"	2.09'	S08°29'55"E	2.09'
C96	452.08'	9°06'25"	71.86'	N13°11'05"W	71.78'

SHEET 9 OF 10	MAP BOOK:	PAGE:
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- ESMT - EASEMENT
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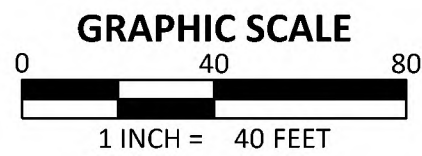
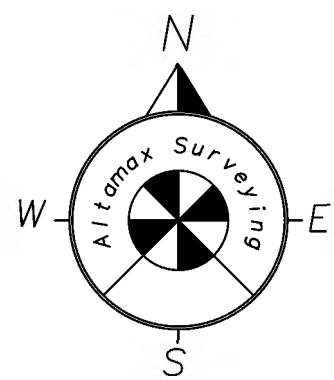
RESERVE AT VICTORIA - PHASE 3

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 10 OF 10

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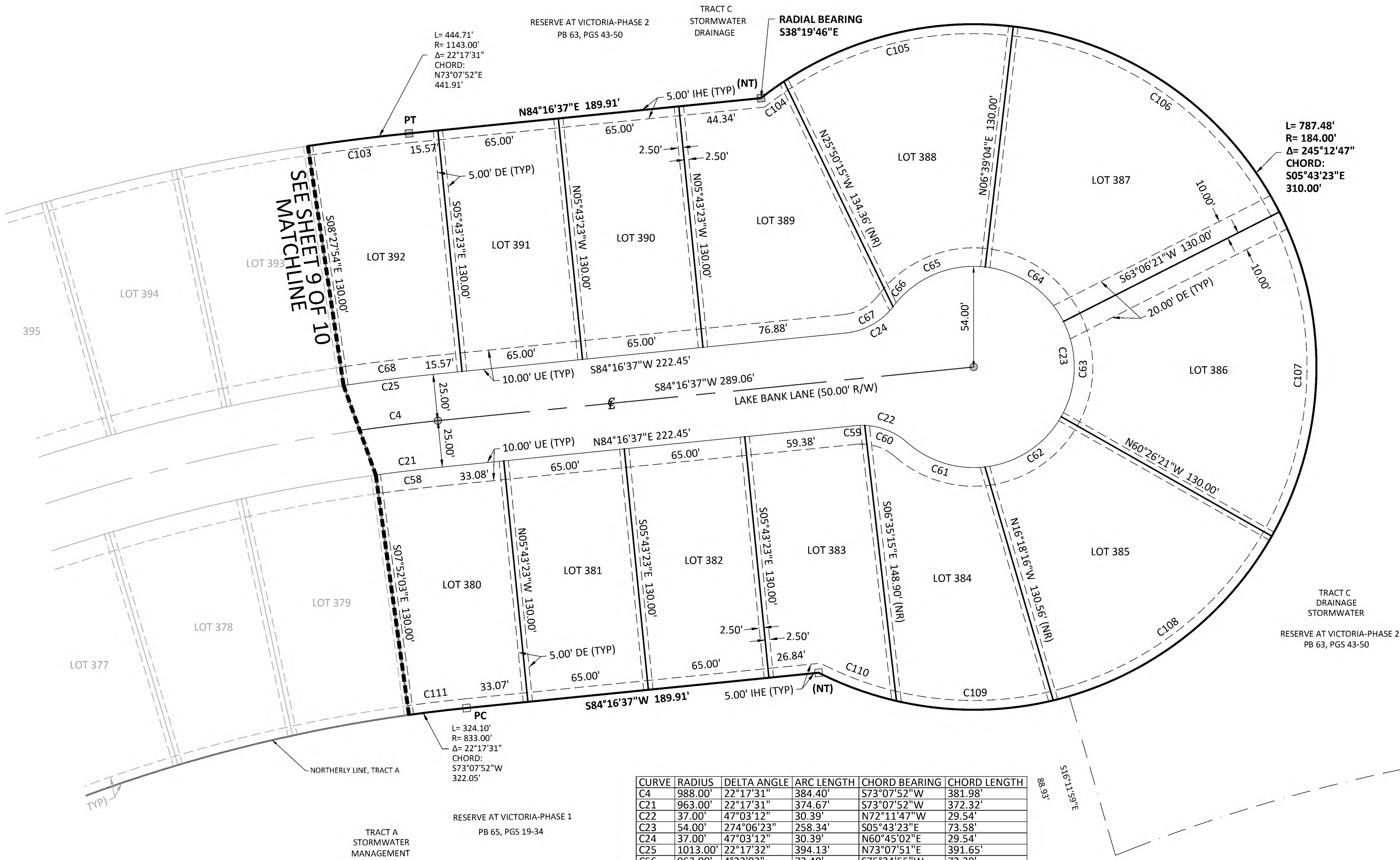


LEGEND

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- EASEMENT
- IRRIGATION HOA EASEMENT
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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	988.00'	22°17'31"	384.40'	S73°07'52"W	381.98'
C21	963.00'	22°17'31"	374.67'	S73°07'52"W	372.32'
C22	37.00'	47°03'12"	30.39'	N72°11'47"W	29.54'
C23	54.00'	274°06'23"	258.34'	S05°43'23"E	73.58'
C24	37.00'	47°03'12"	30.39'	N60°45'02"E	29.54'
C25	1013.00'	22°17'32"	394.13'	N73°07'51"E	391.65'
C56	963.00'	4°22'02"	73.40'	S73°34'55"W	73.38'
C57	963.00'	4°22'02"	73.40'	N79°56'57"E	73.38'
C58	963.00'	2°08'40"	36.04'	S83°12'17"W	36.04'
C59	37.00'	8°14'49"	5.33'	S88°24'02"W	5.32'
C60	37.00'	38°48'23"	25.06'	S68°04'22"E	24.58'
C61	54.00'	47°49'15"	45.07'	S72°34'48"E	43.77'
C62	54.00'	53°56'55"	50.85'	N56°32'07"E	48.99'
C63	54.00'	56°27'18"	53.21'	N01°20'00"E	51.08'
C64	54.00'	56°27'18"	53.21'	N55°07'17"W	51.08'
C65	54.00'	59°25'38"	56.01'	S66°56'15"W	53.53'
C66	37.00'	0°39'21"	0.42'	S37°33'06"W	0.42'
C67	37.00'	46°23'51"	29.96'	N61°04'42"E	29.15'
C68	1013.00'	2°44'32"	48.48'	N82°54'22"E	48.48'
C103	1143.00'	2°44'32"	54.71'	S82°54'22"W	54.70'
C104	184.00'	4°43'57"	15.20'	S54°02'12"W	15.19'
C105	184.00'	40°14'53"	129.25'	S76°31'37"W	126.61'
C106	184.00'	56°27'18"	181.30'	N55°07'18"W	174.05'
C107	184.00'	56°27'18"	181.30'	N01°20'01"E	174.05'
C108	184.00'	47°00'07"	150.94'	N53°03'43"E	146.75'
C109	184.00'	26°26'07"	84.89'	S89°46'51"W	84.14'
C110	184.00'	13°53'05"	44.59'	N70°03'33"W	44.48'
C111	833.00'	2°08'41"	31.18'	N83°12'16"E	31.18'

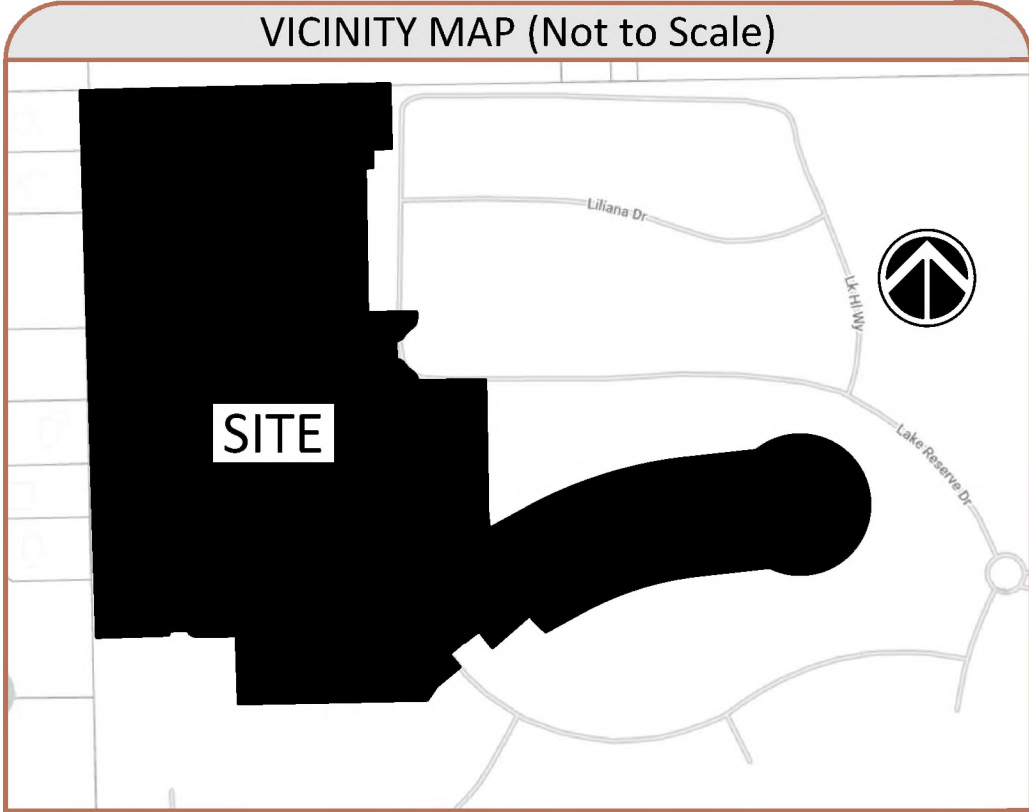
BOUNDARY SURVEY

DESCRIPTION:

BEING PORTIONS OF THE NORTHEAST ONE-QUARTER AND THE EASTERLY ONE HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, LYING NORTHERLY OF RESERVE AT VICTORIA - PHASE 1, AS RECORDED IN MAP BOOK 65, PAGE(S) 19 THROUGH 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND LYING WESTERLY OF RESERVE AT VICTORIA - PHASE 2, AS RECORDED IN MAP BOOK 63, PAGE(S) 43 THROUGH 50, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO LYING SOUTHERLY OF BERESFORD AVENUE (A 130 FOOT RIGHT-OF-WAY).

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWEST CORNER OF TRACT "L", RESERVE AT VICTORIA - PHASE 2, AS RECORDED IN MAP BOOK 63, PAGE(S) 43 THROUGH 50, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BERESFORD AVENUE (130 FOOT RIGHT-OF-WAY) PER OFFICIAL RECORD BOOK 8189, PAGE(S) 2837 THROUGH 2838, AS RECORDED IN PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST ALONG THE WESTERLY LINE OF SAID RESERVE AT VICTORIA- PHASE 2, A DISTANCE OF 169.95 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 35 SECONDS EAST, DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 20.34 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 384.13 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 31 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 18.98 FEET TO A POINT OF CURVE, CONCAVE WESTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 58 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 28 DEGREES 49 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 24.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 25.41 FEET TO A POINT OF REVERSE CURVE, CONCAVE EASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 26 DEGREES 40 MINUTES 37 SECONDS, A RADIUS OF 70.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 36 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 32.30 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 32.59 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 58 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 36 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 32.30 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 32.59 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 58 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 36 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 32.30 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 25.41 FEET TO A POINT OF NON-TANGENT; THENCE SOUTH 00 DEGREES 29 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 58 DEGREES 12 MINUTES 31 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 61 DEGREES 20 MINUTES 36 SECONDS EAST, A CHORD DISTANCE OF 24.32 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 25.40 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 26 DEGREES 54 MINUTES 17 SECONDS, A RADIUS OF 70.00 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 41 MINUTES 29 SECONDS EAST, A CHORD DISTANCE OF 32.57 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 32.87 FEET TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 56 DEGREES 33 MINUTES 27 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 28 DEGREES 31 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 23.69 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 24.68 FEET TO A POINT OF TANGENT; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 1.79 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 31 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 330.16 FEET TO A POINT OF CURVE, CONCAVE EASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 08 DEGREES 07 MINUTES 36 SECONDS, A RADIUS OF 457.00 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A CHORD DISTANCE OF 64.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 64.82 FEET TO A POINT OF NON-TANGENT; THENCE NORTH 61 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 111.36 FEET TO A POINT OF CURVE, CONCAVE SOUTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 22 DEGREES 17 MINUTES 31 SECONDS, A RADIUS OF 1143.00 FEET, A CHORD BEARING OF NORTH 73 DEGREES 07 MINUTES 52 SECONDS EAST, A CHORD DISTANCE OF 441.91 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 444.71 FEET; THENCE NORTH 84 DEGREES 16 MINUTES 37 SECONDS EAST, A DISTANCE OF 189.91 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 245 DEGREES 12 MINUTES 47 SECONDS, A RADIUS OF 184.00 FEET, SAID RADIUS POINT BEING ON A BEARING OF SOUTH 38 DEGREES 19 MINUTES 46 SECONDS EAST FROM LAST CALL, A CHORD BEARING OF SOUTH 05 DEGREES 43 MINUTES 23 SECONDS EAST, A CHORD DISTANCE OF 310.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 787.48 FEET TO A POINT OF NON TANGENT, SAID POINT BEING ON THE NORTHERLY LINE OF TRACT "A", RESERVE AT VICTORIA-PHASE 1, AS RECORDED IN MAP BOOK 65, PAGE(S) 19 THROUGH 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 84 DEGREES 16 MINUTES 37 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 189.91 FEET TO A POINT OF CURVE, CONCAVE SOUTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 22 DEGREES 17 MINUTES 31 SECONDS, A RADIUS OF 833.00 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 07 MINUTES 52 SECONDS WEST, A CHORD DISTANCE OF 322.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 324.10 FEET TO POINT OF TANGENT; THENCE SOUTH 61 DEGREES 59 MINUTES 06 SECONDS WEST, A DISTANCE OF 110.12 FEET TO A POINT ON LOT 20 OF SAID RESERVE AT VICTORIA PHASE 1, SAID POINT BEING ON A CURVE THAT IS NON-TANGENT AND SAID LINE BEING NON-RADIAL, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 07 DEGREES 40 MINUTES 09 SECONDS, A RADIUS OF 457.00 FEET, A CHORD BEARING OF NORTH 44 DEGREES 14 MINUTES 10 SECONDS WEST, A CHORD DISTANCE OF 61.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 61.17 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 55 SECONDS WEST ALONG A RADIAL LINE TO SAID CURVE, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MEGANO BOULEVARD (A 50' R/W) OF SAID RESERVE AT VICTORIA - PHASE 1, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 04 DEGREES 13 MINUTES 50 SECONDS, A RADIUS OF 587.00 FEET, A CHORD BEARING OF NORTH 38 DEGREES 17 MINUTES 10 SECONDS WEST, A CHORD DISTANCE OF 43.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 9.15 FEET; THENCE SOUTH 43.34 FEET TO A POINT OF COMPOUND CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 20 DEGREES 58 MINUTES 02 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 25 DEGREES 41 MINUTES 14 SECONDS WEST, A CHORD DISTANCE OF 9.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 9.15 FEET; THENCE SOUTH 74 DEGREES 47 MINUTES 46 SECONDS WEST ALONG A RADIAL LINE TO SAID CURVE, A DISTANCE OF 12.23 FEET; THENCE SOUTH 53 DEGREES 31 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.47 FEET TO A POINT ON A CURVE, SAID LINE BEING NON-RADIAL TO CURVE, CONCAVE SOUTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 03 DEGREES 23 MINUTES 14 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 46 DEGREES 43 MINUTES 00 SECONDS WEST, A CHORD DISTANCE OF 1.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 1.48 FEET TO A POINT OF NON-TANGENT; THENCE SOUTH 51 DEGREES 05 MINUTES 25 SECONDS WEST AND BEING A NON-RADIAL LINE TO SAID CURVE, A DISTANCE OF 50.90 FEET; THENCE SOUTH 38 DEGREES 54 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 51 DEGREES 05 MINUTES 25 SECONDS WEST, A DISTANCE OF 80.02 FEET; THENCE SOUTH 34 DEGREES 54 MINUTES 19 SECONDS WEST, A DISTANCE OF 43.58 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 500.00 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 49 SECONDS WEST, A DISTANCE OF 180.01 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 105.27 FEET TO A POINT OF CURVE, CONCAVE NORTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 70 DEGREES 56 MINUTES 23 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 55 DEGREES 00 MINUTES 44 SECONDS WEST, A CHORD DISTANCE OF 29.01 FEET; THENCE ALONG THE ARC OF SAID CURVE, A LENGTH OF 30.95 FEET TO A POINT OF NON-TANGENT; THENCE SOUTH 88 DEGREES 55 MINUTES 11 SECONDS WEST AND BEING NON-RADIAL TO SAID CURVE, A DISTANCE OF 51.29 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 49 SECONDS EAST, A DISTANCE OF 11.29 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 190.18 FEET TO THE NORTHWESTERLY CORNER OF AFORESAID RESERVE AT VICTORIA - PHASE 1, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE EASTERLY ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4), SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY FLORIDA, SAID POINT ALSO BEING THE EASTERLY LINE OF SHADY MEADOWS ESTATES, AS RECORDED IN MAP BOOK 50, PAGE(S) 189 THROUGH 191, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY LINE OF SAID RESERVE AT VICTORIA - PHASE 1 NORTH 01 DEGREES 05 MINUTES 35 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 1445.82 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BERESFORD AVENUE (130 FOOT RIGHT-OF-WAY) PER OFFICIAL RECORD BOOK 8189, PAGE(S) 2837 THROUGH 2838, AS RECORDED IN PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 19 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BERESFORD AVENUE, A DISTANCE OF 819.21 FEET TO THE POINT OF BEGINNING.



- AC - AIR CONDITIONER
- BB - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BP - BACK FLOW PREVENTER
- BM - BENCHMARK
- B - BOLLARD
- E - BURIED ELECTRIC LINE
- C - BURIED CABLE TELEVISION LINE
- CALC - CALCULATED
- C&M - CALCULATED & MEASURED
- CA - CENTRAL ANGLE
- CW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FLUME
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINK FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- CMF - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CW - CONCRETE WALKWAY
- D - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DIRT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- E - EASEMENT NUMBER
- EB - ELECTRIC BOX
- EL - ELECTRICAL METER
- EL - ELEVATION
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FPRN - FLORIDA PERMANENT REFERENCE NETWORK
- FIRM - FLOOD INSURANCE RATE MAP
- FIE - FINISHED FLOOR ELEVATION
- FIH - FIRE HYDRANT
- FMA - BURIED FORCE MAIN LINE
- FND - FOUND
- FO - BURIED FIBER OPTIC CABLE LINE
- FOC - FIBER OPTIC CABLE BOX
- FP - FLAG POLE
- G - BURIED GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GT - GREASE TRAP MANHOLE
- Y - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HDP - HIGH DENSITY POLYETHYLENE PIPE
- INSR - RECORD INSTRUMENT #
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LS - LIGHT POLE
- LS - LICENSED SURVEYOR
- LSA - LANDSCAPED AREA
- MF - METAL FENCE
- MS - METAL SHED
- ME - METERED END SECTION
- M - MONITORING WELL
- NAD - NAD 83
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PE - PER PLANS
- PI - PAGE
- PI - POINT OF INTERSECTION
- PMB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PSP - PILES FROM SIGNAL POLE
- PT - POINT OF TANGENCY
- PVC - POLYVINYL CHLORIDE PIPE
- R - CURVE RADIUS
- RC - REINFORCED CONCRETE PIPE
- RE - REUSE WATER LINE
- RE - REUSE WATER METER
- RE - REUSE WATER VALVE
- RF - RAMP
- R/W - RIGHT-OF-WAY
- S - SANITARY MANHOLE
- S - BURIED SANITARY LINE
- S - SERVICE
- S - SQUARE FEET
- SP - STATE PLANE
- SOD - SHOWFOR DIRECTION ONLY
- SN - SIGN
- SW - STOCK WIRE FENCE
- SV - SEWER VALVE
- XX0.00 - SPOT ELEVATION
- ST - STORM MANHOLE
- TT - BURIED TELECOMMUNICATIONS LINE
- TT - TELECOMMUNICATIONS MANHOLE
- TT - STORM INLET
- TT - TOP OF BANK
- CTP - TRAFFIC SIGNAL POLE
- TT - TRAFFIC SIGN
- TT - TRANSFORMER/JUNCTION BOX
- TT - TELEPHONE RISE
- TT - TRAFFIC SIGNAL BOX
- TT - TELEVISION BOX
- TT - TRAFFIC SIGNAL WIRE
- TT - TYPICAL
- U - UNDERGROUND UTILITY
- UL - UTILITY EASEMENT
- UP - UTILITY POLE
- UM - UTILITY MARKER
- VP - VITRIFIED GLAY PIPE
- VF - VINYL FENCE
- W - BURIED WALKWAY
- WF - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER
- YD - YARD DRAIN

GENERAL SURVEY NOTES:

- BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8189, PAGE 2837, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING N89°19'14"E.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE(S) X AND AE PER FLOOD INSURANCE RATE MAP NO. 12127C0470H, COMMUNITY NO. 120307, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, EFFECTIVE FEBRUARY 19, 2014.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.
- THIS SURVEY MADE WITH BENEFIT OF TITLE OPINION, DATED SEPTEMBER 13, 2023, ISSUED BY STORCH LAW FIRM.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN.

CERTIFIED TO:
AJP I OF VOLUSIA LLC

LAND AREA:

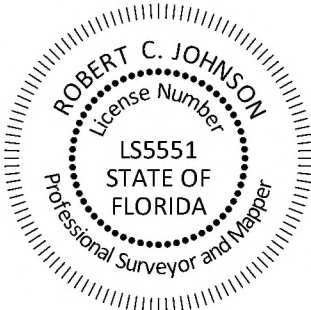
CONTAINS 1,732,132 SQUARE FEET OR 39.7643 ACRES MORE OR LESS.

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
r.johnson@altamaxsurveying.com

Robert C. Johnson
2024-01-04
10:06:05:00

Robert C. Johnson PSM 5551



This Survey is "NOT VALID" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

ADDRESS:

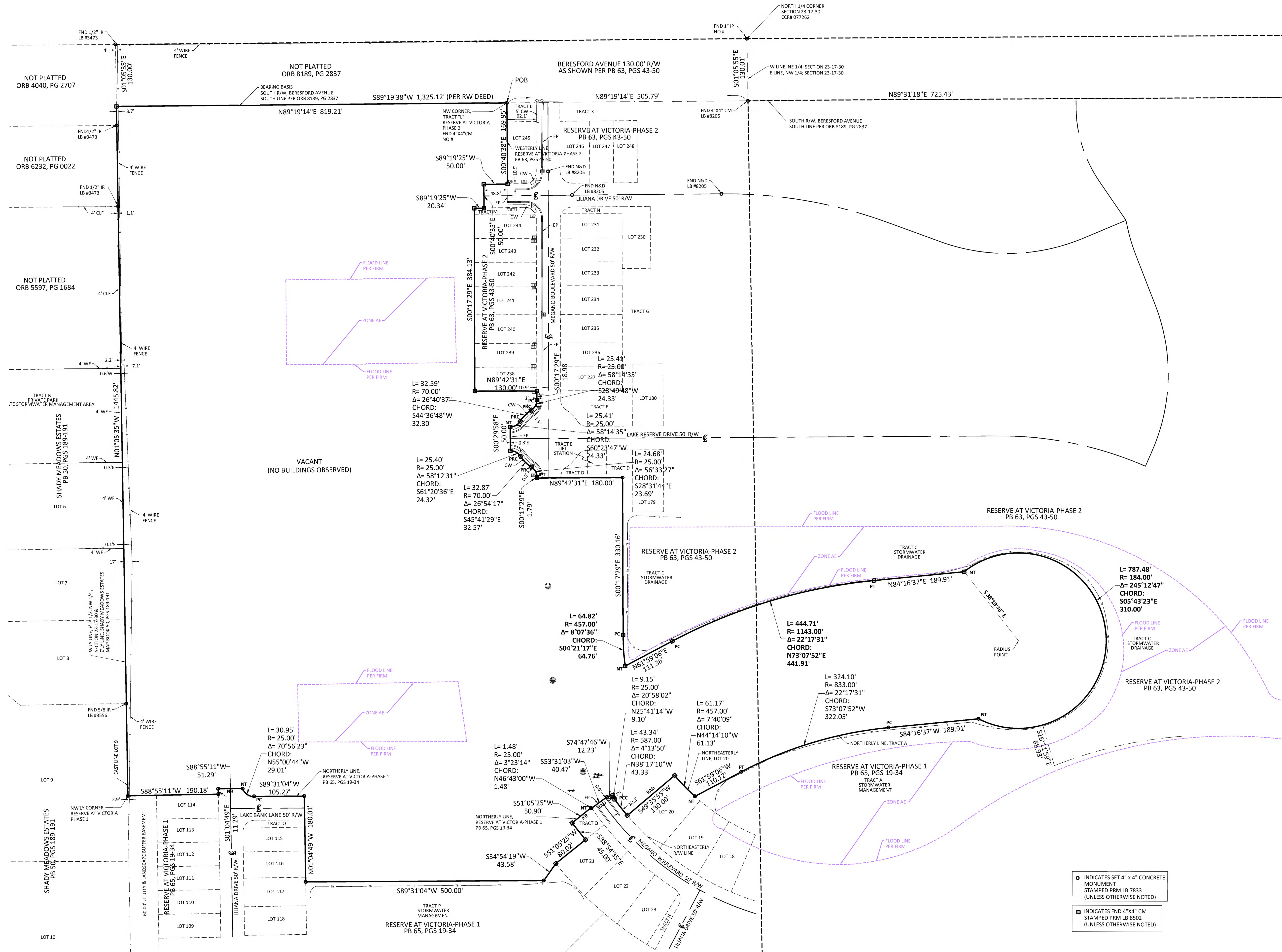
1540 LAKE RESERVE DRIVE
DELAND, FL 32724

Job Information

JOB NO. 905828
CF NO. VLS-23-27-30
FIELD DATE: 8/11/2023
DRAWN BY: GLT

Revisions

DATE:	DESCRIPTION	BY:
01-04-24	REVISED PER COMMENTS	RJL

[illegible][illegible]

CITY OF DELAND
Request for Commission Action
January 10, 2024

SUBJECT: Joint City-County Coordinating Committee

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS:

APPROVED BY: ,

SUMMARY/HIGHLIGHT: