

TOWN WEST

A PORTION OF LAND WITHIN SECTION 13 TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

GENERAL NOTES:

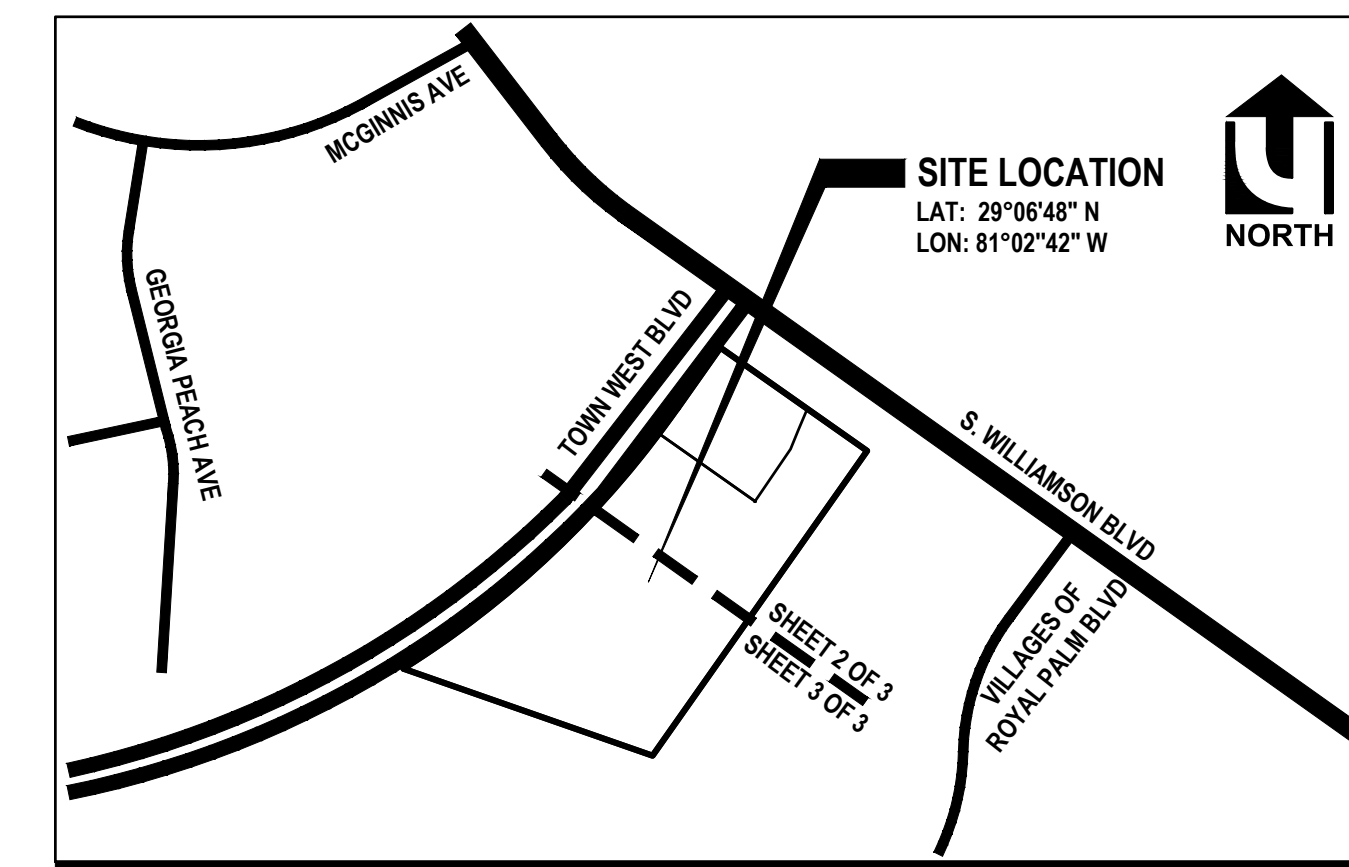
1. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
2. ALL MEASUREMENTS ON THIS PLAT IS IN U.S. FOOT AND DECIMALS THEREOF. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE $39.37122-3.280833333333333$ EQUATION FOR CONVERSION FROM U.S. FOOT TO METERS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LEUNGEMANN NETWORK (A TOPNET GNSS NETWORK). AS A REFERENCE FOR THIS SURVEY, ALONG THE RIGHT-OF-WAY LINE OF S. WILLIAMSON BLVD. HAS A BEARING OF (S 54°51'43" E).
4. 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 VOLUSIA COUNTY, FLORIDA.
5. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS, FIBER OPTIC, SECURITY, AND NATURAL GAS.
6. ALL PLATTED UTILITY EASEMENTS SHOWN ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE CONSERVATION EASEMENT.
8. MONUMENTS SHALL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A "P.R.M." OR "P.C.P." IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.09(9).
9. THE PROPERTY IS SUBJECT TO THE DECLARATION OF RECIPROCAL ACCESS AND STORMWATER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6199, PAGE 1507, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
10. THE PROPERTY IS SUBJECT TO A ONE-HALF ROYALTY INTERESTS IN ANY OIL, GAS AND MINERALS, WITH NO RIGHT OF ENTRY OR EXPLORATION OF THE SAME, AS RESERVED IN MINERAL QUIT-CLAIM DEED AND ASSIGNMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2666, PAGE 1907, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
11. THE PROPERTY IS SUBJECT TO A INTERLOCAL PLANNING AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3455, PAGE 450, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
12. THE PROPERTY IS SUBJECT TO AN AGREEMENT WITH THE CITY OF PORT ORANGE AS RECORDED IN OFFICIAL RECORDS BOOK 3376, PAGE 786, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AMENDMENT No. 1 TO AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4403, PAGE 1689, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
13. THE PROPERTY IS SUBJECT TO A MEMORANDUM AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5528, PAGE 680, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
14. LOT 2 IS SUBJECT TO THE ASSIGNMENT OF DEVELOPMENT RIGHTS AND PERMITS AS RECORDED IN OFFICIAL RECORDS BOOK 6199, PAGE 1521, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
15. THE PROPERTY IS SUBJECT TO THE DEED RESTRICTIONS AS DESCRIBED IN THE "SENIOR HOUSING RESTRICTIVE COVENANT" RECORDED IN OFFICIAL RECORDS BOOK 8216 PG 383, THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8251, PAGE 3351 AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8276 PG 2454, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
16. LOT 2 IS SUBJECT TO MEMORANDUM OF GROUND LEASE RECORDED IN OFFICIAL RECORDS BOOK 8229, PG 4510, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
19. THE PROPERTY IS SUBJECT TO LAND USE RESTRICTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8229, PAGE 4515, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
20. THE PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATION OF EASEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12 FEET WIDE.
21. IN THE EVENT THAT LOT 2 CEASES TO OPERATE AS A SENIOR INDEPENDENT LIVING COMMUNITY, AS DEFINED IN THE LAND DEVELOPMENT CODE OF THE CITY OF PORT ORANGE, FLORIDA, SAID LOT MAY BE REDEVELOPED IN ACCORDANCE WITH THE CITY'S THEN-CURRENT ZONING REGULATIONS.
22. THE OWNER OF LOT 2 ITS SUCCESSORS AND ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE RESPONSIBLE PARTY, SUCCESSOR AND ASSIGNS IN INTEREST FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM, THE CITY OF PORT ORANGE SHALL BE ENTITLED BUT NOT OBLIGATED TO ENTER UPON THE STORMWATER MANAGEMENT AREAS TO PERFORM MAINTENANCE, REPAIR, OR REPLACE THE FACILITIES; AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR, AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IF THE OWNER OF LOT 2, ITS SUCCESSORS OR ASSIGNS FAIL TO MEET ITS RESPONSIBILITIES FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM, THE RESPONSIBILITY WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY THAT COMPLIES WITH SECTION 40C-42.027, F.A.C. AND APPROVED BY SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT.
23. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF ALL THE ENTITIES' LANDOWNER(S), THE WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND APPROVED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

DESCRIPTION:

A PORTION OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHWEST LINE OF "ROYAL PALM P.U.D. PHASE 1", ACCORDING TO MAP BOOK 49, PAGES 30 THROUGH 33, AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF S. WILLIAMSON BOULEVARD, A 200 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 3773, PAGE 0770, ALL BEING RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 35°08'17" WEST ALONG THE BOUNDARY LINE OF THE AFORESAID "ROYAL PALM P.U.D. PHASE 1", A DISTANCE OF 970.65 FEET; THENCE NORTH 70°44'11" WEST, CONTINUING ALONG THE BOUNDARY LINE OF THE AFORESAID "ROYAL PALM P.U.D. PHASE 1", A DISTANCE OF 128.39 FEET TO THE "NORTHEAST CORNER OF ROYAL PALM P.U.D. PHASE 2", AS RECORDED IN MAP BOOK 50, PAGES 174 THROUGH 178; THENCE CONTINUING NORTH 70°44'11" WEST, ALONG THE BOUNDARY LINE OF THE AFORESAID "ROYAL PALM P.U.D. PHASE 2", A DISTANCE OF 538.57 FEET TO A POINT ON A NON-TANGENT CURVE, BEING AN INTERSECTION WITH THE EAST LINE OF TOWN WEST BOULEVARD, BEING A 100 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4805, PAGE 2338; THENCE NORTHEASTERLY ALONG THE AFORESAID EAST LINE OF THE COLLECTOR ROAD EXTENSION, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 22°41'22", A CHORD BEARING NORTH 46°28'58" EAST, 983.56 FEET, FOR AN ARC LENGTH OF 990.02 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG THE AFORESAID EAST LINE OF THE COLLECTOR ROAD EXTENSION, NORTH 35°08'17" EAST A DISTANCE OF 194.21 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF S. WILLIAMSON BOULEVARD; THENCE SOUTH 54°51'43" EAST ALONG THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF S. WILLIAMSON BOULEVARD, A DISTANCE OF 467.28 FEET TO THE POINT OF BEGINNING.

PLATTED AREA = 12.408 ± ACRES



LOCATION MAP

SCALE 1" = 500'

LEGEND:

- SET 4" CONCRETE MONUMENT "PRM" LB 3612
- FD 4" CONCRETE MONUMENT "PRM" LB 3019
- SET PARKER KALON NAIL & DISK "PRM" LB 3612
- CA CENTRAL ANGLE
- CH CHORD LENGTH
- CHB CHORD BEARING
- FD FOUND
- INC INCORPORATED
- L LENGTH
- LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- MB MAP BOOK
- No. NUMBER
- NR NON-RADIAL
- ORB OFFICIAL RECORDS BOOK
- (P) PER PLAT IN MAP BOOK 50, PAGES 24-27
- PG PAGE
- PKD PARKER KALON NAIL & DISK
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R RADIUS
- R/W RIGHT-OF-WAY
- R/W RIGHT-OF-WAY LINE
- EASEMENT LINE

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 265 Kenilworth Avenue • Ormond Beach • Florida 32174
 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
 LB # 0003612 LC # 0000357

CITY COUNCIL CERTIFICATE OF APPROVAL
 THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "TOWN WEST", WAS APPROVED BY THE PORT ORANGE CITY COUNCIL ON _____

BY: _____ MAYOR OF THE CITY OF PORT ORANGE
 ATTEST: _____ CITY CLERK OF THE CITY OF PORT ORANGE

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 IT WAS FILED FOR RECORD ON _____
 AT _____
 FILE NO.: _____
 CLERK OF THE CIRCUIT COURT
 IN AND FOR VOLUSIA COUNTY, FLORIDA

MAP BOOK: _____ PAGE: _____

DEDICATION
 KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S), IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "TOWN WEST", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED. THE PUBLIC UTILITY AND DRAINAGE, CONSERVATION, AND NON-VEHICULAR ACCESS EASEMENTS AS SHOWN AND/OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, HEREBY GRANTED TO THE CITY OF PORT ORANGE, FLORIDA. ACCESS FOR INGRESS AND EGRESS OVER AND ACROSS ALL DRIVE ABLES AND ROADWAYS ARE HEREBY GRANTED TO THE CITY OF PORT ORANGE FOR EMERGENCY VEHICLES AND GOVERNMENT SERVICES. IN WITNESS WHEREOF, THE UNDERSIGNED OWNER(S) HERETO SET THEIR HAND AND SEAL ON _____

WITNESSES: _____ OWNER: WETHERBEE PARTNERS, L.L.C.,
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: _____
 NAME: _____ BY: _____ PAUL M. MISSIGMAN
 MANAGER
 NAME: _____

STATE OF FLORIDA, COUNTY OF _____
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID,
 BY MEANS OF [] PHYSICAL APPEARANCE OR [] ONLINE NOTARIZATION,
 ON THIS _____ DAY OF _____, 2023, BY _____

AS _____ OF WETHERBEE PARTNERS, L.L.C.,
 A FLORIDA LIMITED LIABILITY COMPANY
 HE / SHE (IS PERSONALLY KNOWN TO ME) OR (HAS PRODUCED _____ AS IDENTIFICATION)
 AND (DID) OR (DID NOT) TAKE AN OATH.
 NOTARY PUBLIC
 NAME: _____
 COMMISSION No. _____
 MY COMMISSION EXPIRES: _____

WITNESSES: _____ OWNER: FLORIDA PCF INVESTMENTS, L.L.C.,
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: _____
 NAME: _____ BY: _____ JOHN HINTON
 MANAGING MEMBER
 NAME: _____

STATE OF FLORIDA, COUNTY OF _____
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID,
 BY MEANS OF [] PHYSICAL APPEARANCE OR [] ONLINE NOTARIZATION,
 ON THIS _____ DAY OF _____, 2023, BY _____

AS _____ OF FLORIDA PCF INVESTMENTS, L.L.C.,
 A FLORIDA LIMITED LIABILITY COMPANY
 HE / SHE (IS PERSONALLY KNOWN TO ME) OR (HAS PRODUCED _____ AS IDENTIFICATION)
 AND (DID) OR (DID NOT) TAKE AN OATH.
 NOTARY PUBLIC
 NAME: _____
 COMMISSION No. _____
 MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE OF APPROVAL
 THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "TOWN WEST", WAS APPROVED BY THE PORT ORANGE PLANNING COMMISSION ON _____
 BY: _____ CHAIRMAN, PORT ORANGE PLANNING COMMISSION
 DATE: _____

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY
 I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.
 PRINT: _____
 SIGNED: _____ PSM No: _____ DATE: _____

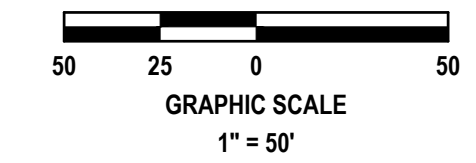
CERTIFICATE OF SURVEYOR AND MAPPER
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A LICENSED AND PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON ENTITLED "TOWN WEST", WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.
 UPHAM, INC.
 255 KENILWORTH AVENUE PHONE: (386) 672-9515
 ORMOND BEACH, FLORIDA 32174 LICENSED BUSINESS NO. 3612
 www.uphaminc.com meawad@uphaminc.com

SIGNED: _____ DATE: _____
 MICHAEL E. AWAD (LICENSE NO. 5574)
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 FIRM CERTIFICATE AUTHORIZATION NUMBER LB 3612

TOWN WEST

A PORTION OF LAND WITHIN SECTION 13 TOWNSHIP 16 SOUTH,
RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

MAP BOOK: PAGE:



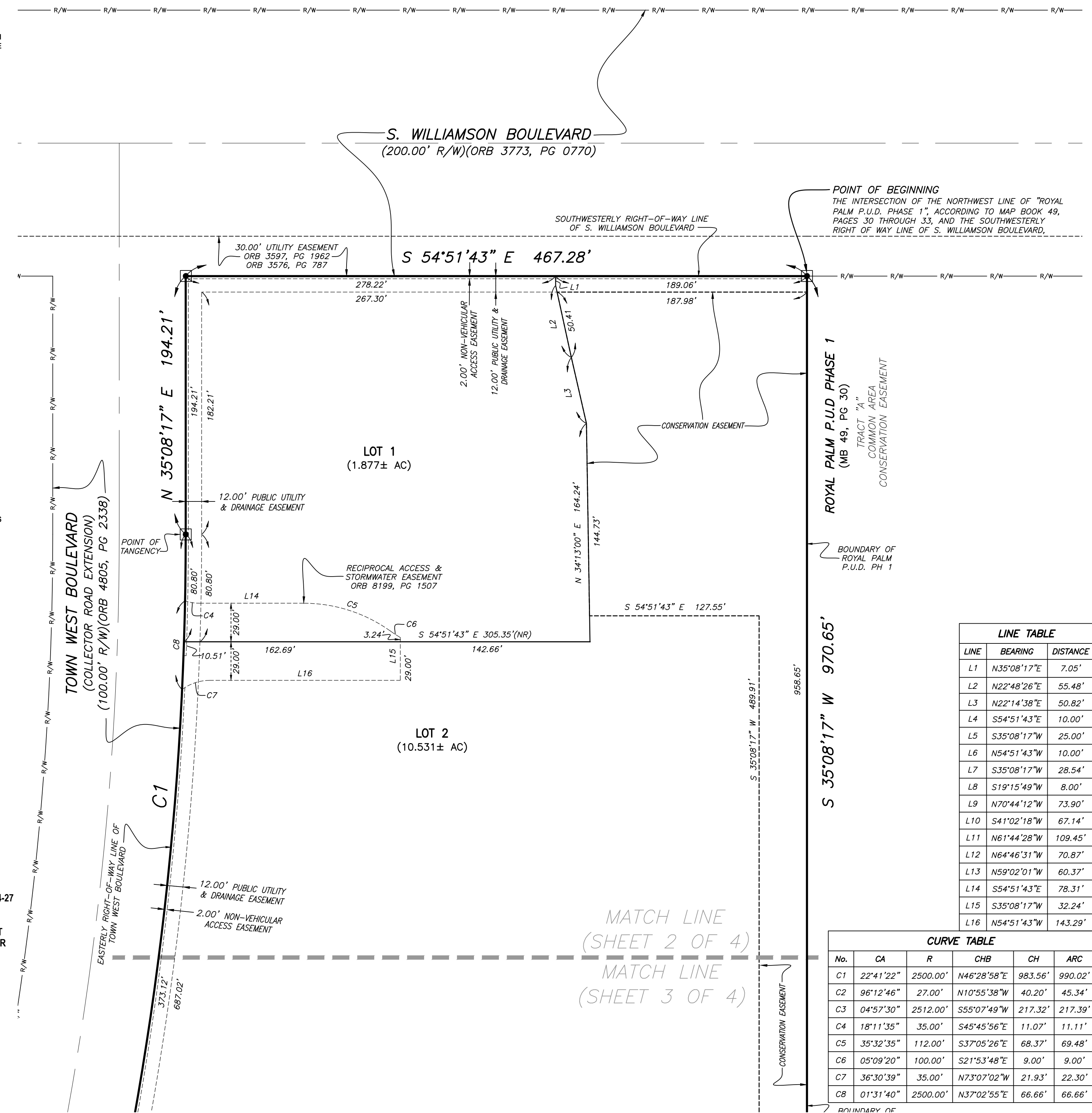
GENERAL NOTES:

- ACCURACY: 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 MEASUREMENTS ON THIS PLAT IS IN U.S. FOOT AND DECIMALS THEREOF. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.3712-3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK (A TOPNET GNSS NETWORK), AS A REFERENCE FOR THIS SURVEY, ALONG THE RIGHT-OF-WAY LINE OF S. WILLIAMSON BLVD. HAS A BEARING OF (S 54°51'43" E).
- 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 VOLUSIA COUNTY, FLORIDA.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS, FIBER OPTIC, SECURITY, AND NATURAL GAS.
- ALL PLATTED UTILITY EASEMENTS SHOWN ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE CONSERVATION EASEMENT.
- MONUMENTS SHALL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A "P.R.M." OR "P.C.P." IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.09(1).
- THE PROPERTY IS SUBJECT TO THE DECLARATION OF RECIPROCAL ACCESS AND STORMWATER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8199, PAGE 1507, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE PROPERTY IS SUBJECT TO A ONE-HALF ROYALTY INTERESTS IN ANY OIL, GAS AND MINERALS, WITH NO RIGHT OF ENTRY OR EXPLORATION OF THE SAME, AS RESERVED IN MINERAL QUIT-CLAIM DEED AND ASSIGNMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2805, PAGE 1907, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE PROPERTY IS SUBJECT TO AN INTERLOCAL PLANNING AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3455, PAGE 450, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE PROPERTY IS SUBJECT TO AN AGREEMENT WITH THE CITY OF PORT ORANGE AS RECORDED IN OFFICIAL RECORDS BOOK 3576, PAGE 786, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AMENDMENT NO. 1 TO AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4403, PAGE 1569, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE PROPERTY IS SUBJECT TO A MEMORANDUM AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5528, PAGE 680, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- LOT 2 IS SUBJECT TO THE ASSIGNMENT OF DEVELOPMENT RIGHTS AND PERMITS AS RECORDED IN OFFICIAL RECORDS BOOK 8199, PAGE 1521, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE PROPERTY IS SUBJECT TO THE DEED RESTRICTIONS AS DESCRIBED IN THE "SENIOR HOUSING RESTRICTIVE COVENANT" RECORDED IN OFFICIAL RECORDS BOOK 8216 PG 583, THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8251, PAGE 3351 AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8276 PG 2454, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- LOT 2 IS SUBJECT TO MEMORANDUM OF GROUND LEASE RECORDED IN OFFICIAL RECORDS BOOK 8229, PG 4510, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE PROPERTY IS SUBJECT TO LAND USE RESTRICTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8229, PAGE 4515, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATION OF EASEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12 FEET WIDE.
- IN THE EVENT THAT LOT 2 CEASES TO OPERATE AS A SENIOR INDEPENDENT LIVING COMMUNITY, AS DEFINED IN THE LAND DEVELOPMENT CODE OF THE CITY OF PORT ORANGE, FLORIDA, SAID LOT MAY BE REDEVELOPED IN ACCORDANCE WITH THE CITY'S THEN-CURRENT ZONING REGULATIONS.
- THE OWNER OF LOT 2 ITS SUCCESSORS AND ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE RESPONSIBLE PARTY, SUCCESSOR AND ASSIGNS IN INTEREST FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM, THE CITY OF PORT ORANGE SHALL BE ENTITLED BUT NOT OBLIGATED TO ENTER UPON THE STORMWATER MANAGEMENT AREAS TO PERFORM MAINTENANCE, REPAIR, OR REPLACE THE FACILITIES; AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR, AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IF THE OWNER OF LOT 2, ITS SUCCESSORS OR ASSIGNS FAIL TO MEET ITS RESPONSIBILITIES FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM, THE RESPONSIBILITY WILL BE TRANSFERRED TO AN ENTITY THAT COMPLIES WITH SECTION 40C-42.027, F.A.C. AND APPROVED BY SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
- IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF ALL THE ENTITIES' LANDOWNERS, THE WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

LEGEND:

■	SET 4" CONCRETE MONUMENT "PRM" LB 3612	No.	NUMBER
●	FD 4" CONCRETE MONUMENT "PRM" LB 3019	NR	NON-RADIAL
○	SET PARKER KALON NAIL & DISK "PRM" LB 3612	ORB	OFFICIAL RECORDS BOOK
CA	CENTRAL ANGLE	(P)	PER PLAT IN MAP BOOK 50, PAGES 24-27
CHB	CHORD BEARING	PG	PAGE
FD	FOUND	PKD	PARKER KALON NAIL & DISK
INC	INCORPORATED	PRM	PERMANENT REFERENCE MONUMENT
L	LENGTH	PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS	R	RADIUS
LC	LICENSED CORPORATION	R/W	RIGHT-OF-WAY
MB	MAP BOOK	---	RIGHT-OF-WAY LINE
		---	EASEMENT LINE

LUPHAM INC.
 CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 265 Kenilworth Avenue • Ormond Beach • Florida 32174
 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
 LB # 0003612 LC # 0000357



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°08'17"E	7.05'
L2	N22°48'26"E	55.48'
L3	N22°14'38"E	50.82'
L4	S54°51'43"E	10.00'
L5	S35°08'17"W	25.00'
L6	N54°51'43"W	10.00'
L7	S35°08'17"W	28.54'
L8	S19°15'49"W	8.00'
L9	N70°44'12"W	73.90'
L10	S41°02'18"W	67.14'
L11	N61°44'28"W	109.45'
L12	N64°46'31"W	70.87'
L13	N59°02'01"W	60.37'
L14	S54°51'43"E	78.31'
L15	S35°08'17"W	32.24'
L16	N54°51'43"W	143.29'

CURVE TABLE					
No.	CA	R	CHB	CH	ARC
C1	22°41'22"	2500.00'	N46°28'58"E	983.56'	990.02'
C2	96°12'46"	27.00'	N10°55'38"W	40.20'	45.34'
C3	04°57'30"	2512.00'	S55°07'49"W	217.32'	217.39'
C4	18°11'35"	35.00'	S45°45'56"E	11.07'	11.11'
C5	35°32'35"	112.00'	S37°05'26"E	68.37'	69.48'
C6	05°09'20"	100.00'	S21°53'48"E	9.00'	9.00'
C7	36°30'39"	35.00'	N73°07'02"W	21.93'	22.30'
C8	01°31'40"	2500.00'	N37°02'55"E	66.66'	66.66'

TOWN WEST

A PORTION OF LAND WITHIN SECTION 13 TOWNSHIP 16 SOUTH,
RANGE 32 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

GENERAL NOTES:

1. ACCURACY: 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.
2. ALL MEASUREMENTS ON THIS PLAT IS IN U.S. FOOT AND DECIMALS THEREOF. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.3712+3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENSEMANN NETWORK (A TOPNET GNSS NETWORK), AS A REFERENCE FOR THIS SURVEY, ALONG THE RIGHT-OF-WAY LINE OF S. WILLIAMSON BLVD. HAS A BEARING OF (S 54°51'43" E).
4. 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 VOLUSIA COUNTY, FLORIDA.
5. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS, FIBER OPTIC, SECURITY, AND NATURAL GAS.
6. ALL PLATTED UTILITY EASEMENTS SHOWN ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON, THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE CONSERVATION EASEMENT.
8. MONUMENTS SHALL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A "P.M." OR "P.C.P." IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.09(19).
9. THE PROPERTY IS SUBJECT TO THE DECLARATION OF RECIPROCAL ACCESS AND STORMWATER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8199, PAGE 1507, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
10. THE PROPERTY IS SUBJECT TO A ONE-HALF ROYALTY INTERESTS IN ANY OIL, GAS AND MINERALS, WITH NO RIGHT OF ENTRY OR EXPLORATION OF THE SAME, AS RESERVED IN MINERAL QUIT-CLAIM DEED AND ASSIGNMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2805, PAGE 1907, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
11. THE PROPERTY IS SUBJECT TO AN INTERLOCAL PLANNING AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3455, PAGE 450, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
12. THE PROPERTY IS SUBJECT TO AN AGREEMENT WITH THE CITY OF PORT ORANGE AS RECORDED IN OFFICIAL RECORDS BOOK 3576, PAGE 786, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AMENDMENT NO. 1 TO AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4403, PAGE 1569, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
13. THE PROPERTY IS SUBJECT TO A MEMORANDUM AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5528, PAGE 680, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
14. LOT 2 IS SUBJECT TO THE ASSIGNMENT OF DEVELOPMENT RIGHTS AND PERMITS AS RECORDED IN OFFICIAL RECORDS BOOK 8199, PAGE 1521, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
15. THE PROPERTY IS SUBJECT TO THE DEED RESTRICTIONS AS DESCRIBED IN THE "SENIOR HOUSING RESTRICTIVE COVENANT" RECORDED IN OFFICIAL RECORDS BOOK 8216 PG 583, THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8251, PAGE 3351 AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8276 PG 2454, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
16. LOT 2 IS SUBJECT TO MEMORANDUM OF GROUND LEASE RECORDED IN OFFICIAL RECORDS BOOK 8229, PG 4510, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
19. THE PROPERTY IS SUBJECT TO LAND USE RESTRICTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8229, PAGE 4515, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
20. THE PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATION OF EASEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12 FEET WIDE.
21. IN THE EVENT THAT LOT 2 CEASES TO OPERATE AS A SENIOR INDEPENDENT LIVING COMMUNITY, AS DEFINED IN THE LAND DEVELOPMENT CODE OF THE CITY OF PORT ORANGE, FLORIDA, SAID LOT MAY BE REDEVELOPED IN ACCORDANCE WITH THE CITY'S THEN-CURRENT ZONING REGULATIONS.
22. THE OWNER OF LOT 2 ITS SUCCESSORS AND ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE RESPONSIBLE PARTY, SUCCESSOR AND ASSIGNS IN INTEREST FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM, THE CITY OF PORT ORANGE SHALL BE ENTITLED BUT NOT OBLIGATED TO ENTER UPON THE STORMWATER MANAGEMENT AREAS TO PERFORM MAINTENANCE, REPAIR, OR REPLACE THE FACILITIES; AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR, AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IF THE OWNER OF LOT 2, ITS SUCCESSORS OR ASSIGNS FAIL TO MEET ITS RESPONSIBILITIES FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM, THE RESPONSIBILITY WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY THAT COMPLIES WITH SECTION 40C-42.027, F.A.C. AND APPROVED BY SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
23. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF ALL THE ENTITIES' LANDOWNER(S), THE WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

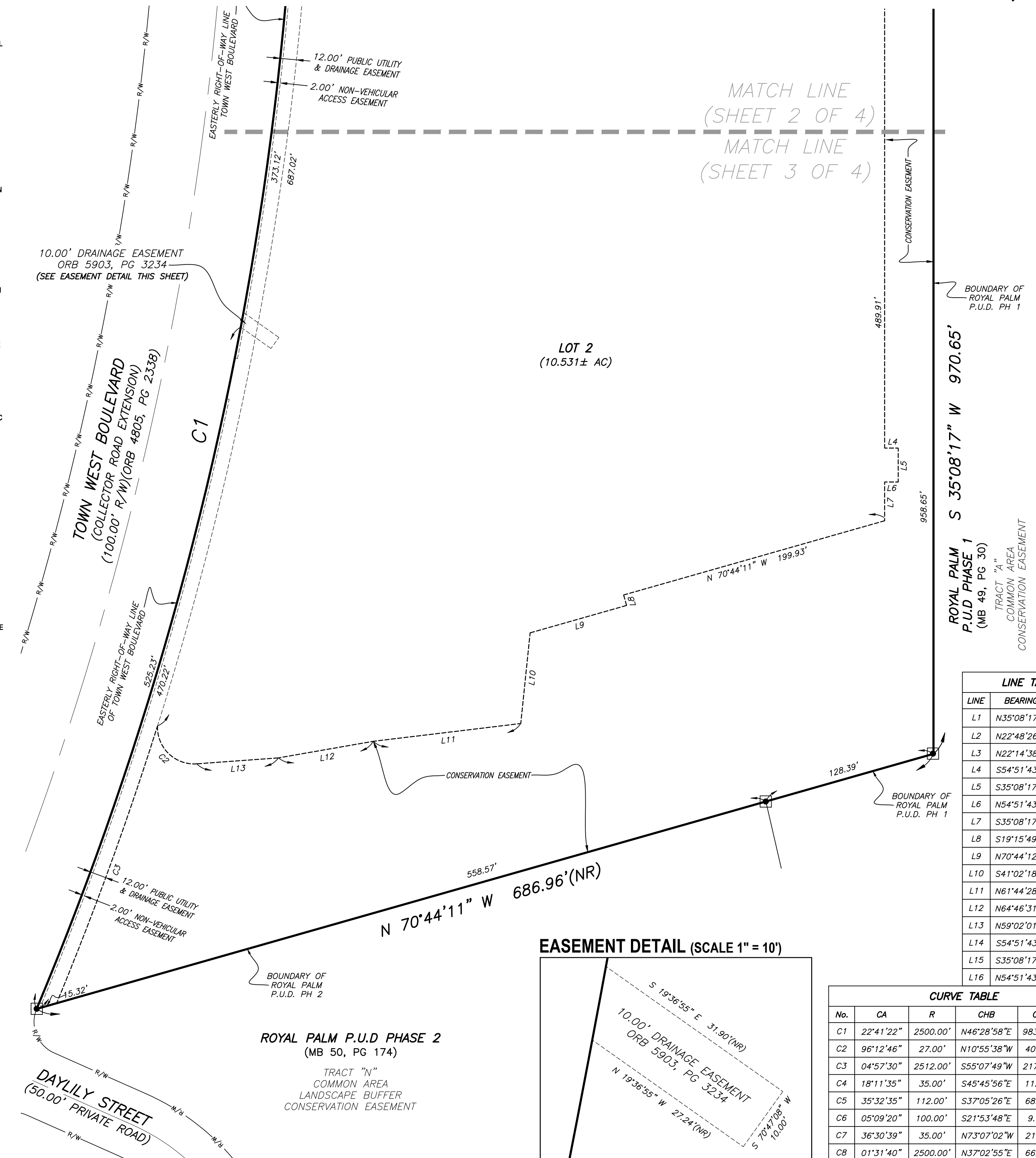
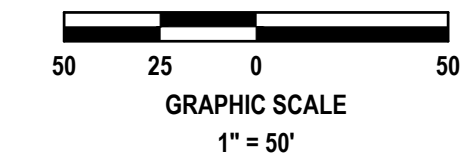
LEGEND:

■	SET 4" CONCRETE MONUMENT "PRM" LB 3612	No.	NUMBER
⊙	FD 4" CONCRETE MONUMENT "PRM" LB 3019	NR	NON-RADIAL
⊙	SET PARKER KALON NAIL & DISK "PRM" LB 3612	ORB	OFFICIAL RECORDS BOOK
CA	CENTRAL ANGLE	(P)	PER PLAT IN MAP BOOK 50, PAGES 24-27
CH	CHORD LENGTH	PG	PAGE
CHB	CHORD BEARING	PKD	PARKER KALON NAIL & DISK
FD	FOUND	PRM	PERMANENT REFERENCE MONUMENT
INC	INCORPORATED	PSM	PROFESSIONAL SURVEYOR & MAPPER
L	LENGTH	R	RADIUS
LB	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
LC	LICENSED CORPORATION	---	RIGHT-OF-WAY LINE
MB	MAP BOOK	---	EASEMENT LINE

UPHAM
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

MAP BOOK:

PAGE:



MATCH LINE
(SHEET 2 OF 4)
MATCH LINE
(SHEET 3 OF 4)

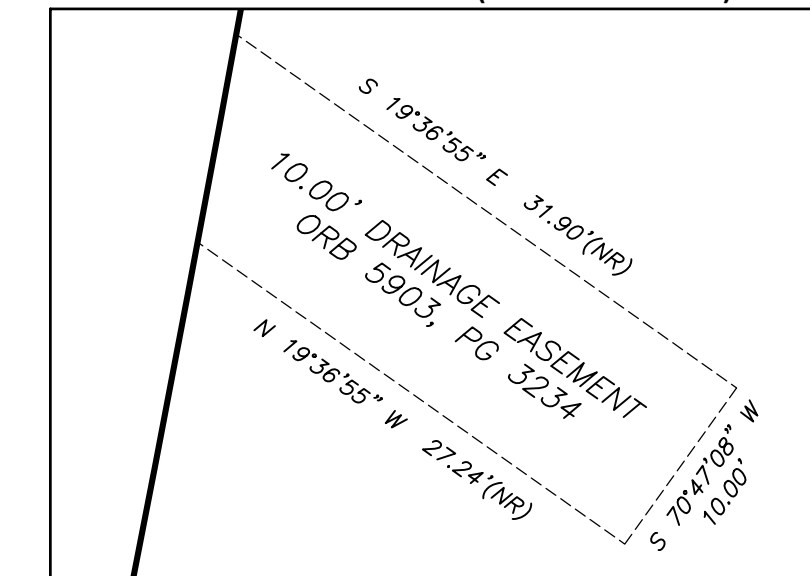
BOUNDARY OF ROYAL PALM P.U.D. PH 1

LOT 2
(10.531± AC)

ROYAL PALM P.U.D. PHASE 1
(MB 48, PG 30)
TRACT "A" COMMON AREA
CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°08'17"E	7.05'
L2	N22°48'26"E	55.48'
L3	N22°14'38"E	50.82'
L4	S54°51'43"E	10.00'
L5	S35°08'17"W	25.00'
L6	N54°51'43"W	10.00'
L7	S35°08'17"W	28.54'
L8	S19°15'49"W	8.00'
L9	N70°44'12"W	73.90'
L10	S41°02'18"W	67.14'
L11	N61°44'28"W	109.45'
L12	N64°46'31"W	70.87'
L13	N59°02'01"W	60.37'
L14	S54°51'43"E	78.31'
L15	S35°08'17"W	32.24'
L16	N54°51'43"W	143.29'

EASEMENT DETAIL (SCALE 1" = 10')



CURVE TABLE					
No.	CA	R	CHB	CH	ARC
C1	22°41'22"	2500.00'	N46°28'58"E	983.56'	990.02'
C2	96°12'46"	27.00'	N10°55'38"W	40.20'	45.34'
C3	04°57'30"	2512.00'	S55°07'49"W	217.32'	217.39'
C4	18°11'35"	35.00'	S45°45'56"E	11.07'	11.11'
C5	35°32'35"	112.00'	S37°05'26"E	68.37'	69.48'
C6	05°09'20"	100.00'	S21°53'48"E	9.00'	9.00'
C7	36°30'39"	35.00'	N73°07'02"W	21.93'	22.30'
C8	01°31'40"	2500.00'	N37°02'55"E	66.66'	66.66'