

GLENWOOD RESERVE

A RE-PLAT OF:

A PORTION OF LOTS 31 & 32, NORRIS SUBDIVISION OF DUPONT and GAUDRY GRANTS DEED BOOK C, PAGE 681, AND A PORTION OF LOTS 4 & 5 OF THE COMMISSIONERS' PARTITION OF WILLIAM D. and ANNIE M. NEFF, ACCORDING PLAT BOOK 1, PAGE 159, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LYING IN SECTION 44, TOWNSHIP 16 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA

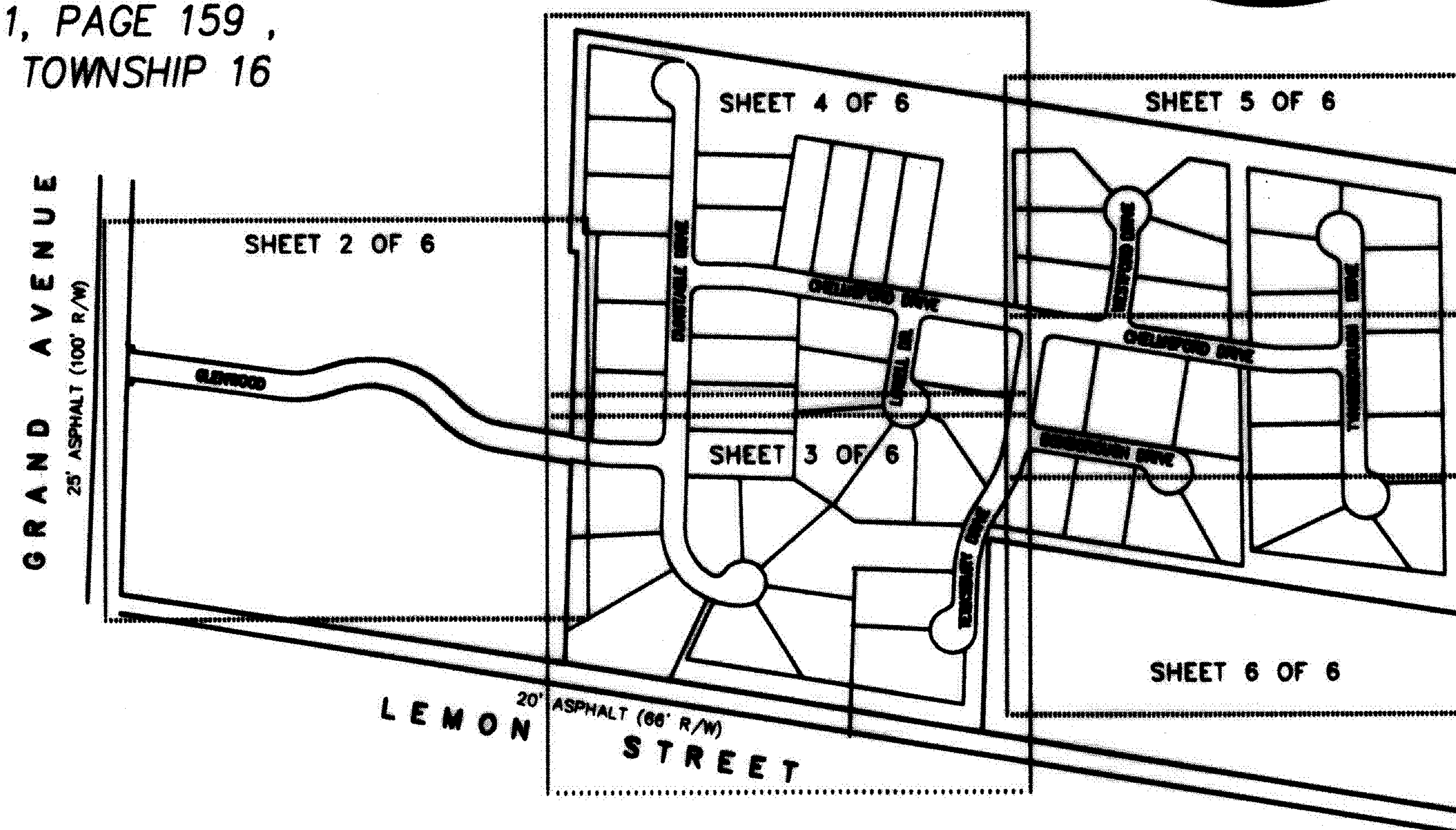
SHEET 1 OF 6

PLAT BOOK
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KEY MAP
SCALE: 1" = 500'



DESCRIPTION:

A parcel of land lying in and being a part of Lots 31 and 32, Norris Subdivision of Dupont and Gaudry Grants, according to map or plat thereof as recorded in Deed Book "C", Page 681, Public Records of Volusia County, Florida, and Lots 4 and 5, of Commissioners' Partition of William D. Neff and Annie M. Neff, according to map or plat thereof as recorded in Plat Book 1, Page 159, Public Records of Volusia County, Florida, being more particularly described as follows: Commencing at the Northwest corner of Lot 32, Norris Subdivision of the Dupont and Gaudry Grants, according to the map or plat thereof as recorded in Deed Book "C", Page 681, of the Public Records of Volusia County, Florida, run thence S 80°40'18" E along the North line of said Lot 32, a distance of 1320.00 feet to the Point of Beginning; thence continue S 80°40'18" E along said North line of Lot 32 a distance of 2880.29 feet to a 4x4 concrete monument being the Northeast corner of said Lot 32, also being on the West line of Golden Hills of DeLand Subdivision, an unrecorded plat No. 137, Public Records of Volusia County, Florida; run thence S 00°35'10" E along the East line of said Lots 31 and 32, a distance of 1330.14 feet to a 4x4 concrete monument at the Southeast corner of said Lot 31; run thence N 80°39'06" W along the South line of said Lot 31, a distance of 1451.68 feet to a point being 30.28 feet West of the Northwest corner of Lot 6, Map of Commissioners' Partition of William D. Neff and Annie M. Neff, according to map or plat thereof as recorded in Plat Book 1, Page 159, Public Records of Volusia County, Florida; run thence S 01°57'31" W parallel with the West line of said Lot 6 a distance of 584.11 feet to a point on the Northerly Right-of-Way line of Lemon Street, said point being 33.00 feet Northerly of the centerline of said Lemon Street as measured at right angles thereto; run thence N 80°22'51" W along the Northerly Right-of-Way line of said Lemon Street a distance of 1263.61 feet; run thence N 01°53'02" E parallel with the West line of Lot 4, of the aforesaid land of William D. and Annie M. Neff a distance of 607.39 feet; run thence N 80°39'06" W a distance of 211.66 feet to a point of curve being concave to the Northeast, having a radius of 340.00 feet, a delta of 38°59'19" on an arc length of 231.36 feet, run thence on a chord bearing of N 81°09'26" W a chord distance of 226.93 feet to a point of reverse curve, said curve being concave to the Southwest, having a radius of 260.00 feet, a delta of 69°36'15" on an arc length of 315.85 feet, run thence on a chord bearing of N 78°27'54" W a chord distance of 296.79 feet to a point of reverse curve, said curve being concave to the Northwest, having a radius of 340.00 feet, a delta of 29°19'42" on an arc length of 174.04 feet, run thence on a chord bearing of S 83°23'49" W a chord distance of 172.14 feet to a Point of Tangency; run thence N 81°56'19" W a distance of 444.47 feet; run thence S 01°48'22" W a distance of 15.00 feet; run thence N 80°39'06" W a distance of 15.00 feet to the Easterly Right-of-Way of Grand Avenue; run thence N 01°48'22" E along said Right-of-Way a distance of 110.48 feet; run thence S 81°56'19" E a distance of 15.00 feet; run thence S 01°48'22" W a distance of 15.00 feet; run thence S 80°39'06" E a distance of 453.24 feet to a point of curve, being concave to the Northwest, having a radius of 260.00 feet, a delta of 29°19'42" on an arc length of 133.09 feet, run thence on a chord bearing of N 83°23'49" E a chord distance of 131.64 feet to a point of reverse curve being concave to the Southwest, having a radius of 340.00 feet, a delta of 69°36'15" on an arc length of 413.04 feet, run thence on a chord bearing of S 76°27'54" E a chord distance of 388.11 feet to the point of reverse curve, being concave to the Northeast, having a radius of 260.00 feet, a delta of 38°59'19" on an arc length of 176.93 feet, run thence on a chord bearing of S 61°09'26" E a chord distance of 173.53 feet to a Point of Tangency; run thence S 80°39'06" E a distance of 201.08 feet; run thence N 01°48'31" E parallel with said East line of the West 20 chains, a distance of 550.43 feet to a point on the South line of aforesaid Lot 32; run thence N 80°39'42" W along said South line a distance of 21.16 feet to a point on the East line of the West 20 chains of said Lot 32; run thence N 01°48'31" E along said East line of the West 20 chains, a distance of 680.34 feet to the Point of Beginning.

LEGEND:

- = REBAR FOUND (SIZE SHOWN HEREON)
- = 1/2" REBAR & CAP SET
- = 4"x4" CONCRETE MONUMENT & CAP SET (PRM)
- = 4"x4" CONCRETE MONUMENT FOUND (NO ID)
- = R.L.S. DISC/NAIL FOUND (SIZE SHOWN HEREON)
- = R.L.S. DISC/NAIL SET (PCP)
- = IRON PIPE FOUND (SIZE SHOWN HEREON)
- ◆ = RAILROAD SPIKE FOUND
- = BOLT FOUND (SIZE SHOWN HEREON)
- = P/K NAIL FOUND

ABBREVIATIONS:

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|-----------------------------|----------------------------------|
| CL=Center Line | PC=Point of Curve |
| CM=Concrete Monument | POC=Point of Compound Curve |
| COR=Corner | PCP=Permanent Control Point |
| Δ=Delta (Central Angle) | PG=Page |
| DIA=Diameter | PI=Point of Intersection |
| DRA=Drainage Retention Area | POB=Point of Beginning |
| ESMT=Easement | POC=Point of Commencement |
| I.R.&C=Iron Rebar & Cap | PRC=Point of Reverse Curve |
| L=Arc Length | PRM=Permanent Reference Monument |
| LB=Licensed Business | PT=Point of Tangency |
| M.B.=Map Book | R=Radius of Curve or Radial Line |
| N/C=Nail & Cap | RLS=Registered Land Surveyor |
| NR=Not Radial | R/W=Right of Way |
| O.R.=Official Record Book | SEC=Section |
| | TYP=Typical |

GENERAL NOTES:

- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN & 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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DRAINAGE AND UTILITY EASEMENTS EXCEPT OTHERWISE SHOWN ARE PROVIDED AS FOLLOWS: 10 FEET ALONG ALL FRONT LOT LINES ADJACENT TO ALL ROAD RIGHT-OF-WAYS & 15' ALONG LOTS 13, 14, 15, 16 & 17 ADJACENT TO THE RIGHT-OF-WAY OF WESTFORD DRIVE.
- COVENANTS AND RESTRICTIONS ARE RECORDED IN O.R. BOOK 5802 PAGES 901 THROUGH 918 PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA. AMENDMENTS THERETO ARE RECORDED IN O.R. BOOK 5814 PAGE 4820 & O.R. BOOK 5821 PAGE 0828 PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LEMON STREET AS BEING N 80°22' 51"W. (ASSUMED)
- TRACTS A, B, E, F, G, H, I, J, K, L, M, N, P, Q, T, V, W, X & Y ARE DESIGNATED AS COMMON OPEN SPACE. TRACTS A & B ARE ALSO DESIGNATED AS CROSS ACCESS EASEMENTS WITH THE WESTERLY 15' THEREOF BEING DESIGNATED AS SIGNAGE EASEMENTS.
- TRACTS J, L, M, O, R & U ARE DESIGNATED AS DRAINAGE RETENTION AREAS.
- TRACT K IS DESIGNATED AS COMMON OPEN SPACE, CONSERVATION EASEMENT, & NATURAL RETENTION AREA. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN SAID TRACT: FILLING OR EXCAVATION, PLANTING, SODDING OR REMOVING VEGETATION, IRRIGATION, OR CONSTRUCTION OF FENCES WHICH IMPEDE THE FLOW OF SURFACE WATER.
- TRACTS C, D, E, F, G, I, K, N, P, Q, S & Y AND "CONSERVATION EASEMENTS" ARE DESIGNATED AS TREE PRESERVATION EASEMENTS AND ARE GRANTED TO VOLUSIA COUNTY. NO INDIGENOUS VEGETATION INCLUDING TREES CURRENTLY LOCATED IN SAID CONSERVATION EASEMENTS AS SHOWN ON THE PLAT SHALL BE REMOVED OR DESTROYED UNLESS ANY SUCH TREE BECOMES DISEASED OR DAMAGED BY STORM OR OTHER NATURAL CAUSE, IN WHICH EVENT SUCH TREE MAY BE REMOVED ONLY WITH THE PRIOR APPROVAL OF THE VOLUSIA COUNTY FORESTER. ADDITIONAL RESTRICTIONS FOR CONSERVATION EASEMENTS ARE RECORDED IN O.R. BOOK 5814 PAGE 4820 PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA.
- TRACT X IS DESIGNATED AS EMERGENCY ACCESS EASEMENT, AND GRANTED TO VOLUSIA COUNTY.
- TREE PRESERVATION EASEMENTS ARE AS SHOWN HEREON AND ARE DEDICATED TO VOLUSIA COUNTY. NO INDIGENOUS TREES CURRENTLY LOCATED IN SAID TREE PRESERVATION EASEMENTS AS SHOWN ON THE PLAT SHALL BE REMOVED UNLESS ANY SUCH TREE BECOMES DESTROYED OR DISEASED BY STORM OR OTHER NATURAL CAUSE, IN WHICH EVENT SUCH TREE MAY BE REMOVED ONLY WITH THE PRIOR APPROVAL OF THE VOLUSIA COUNTY FORESTER. ADDITIONAL RESTRICTIONS FOR CONSERVATION EASEMENTS ARE RECORDED IN O.R. BOOK 5814 PAGE 4820 PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA.
- ALL DIMENSIONS SHOWN FOR TREE PRESERVATION EASEMENTS ARE PERPENDICULAR FROM THE PROPERTY LINES TO THE RADIUS POINT OF THE TREE PRESERVATION EASEMENT UNLESS OTHERWISE SHOWN.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT, INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITIES.

Sec. 177.141 F.S.
For corrective information
pertaining to this plat see
2007-075447
Filed:
and
recorded in Official Record
Book 6036 page 23

DIANE M. MATOUSEK
Clerk of Circuit Court

PREPARED BY:
BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC.
995 W. VOLUSIA AVE. • DELAND, FL. • PH: (386)-734-8050
CERTIFICATE OF AUTHORIZATION RLS #5282

CERTIFICATE OF APPROVAL BY COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA:

THIS IS TO CERTIFY, THAT ON MARCH 15, 2007
THE FOREGOING PLAT WAS APPROVED BY THE COUNTY COUNCIL
OF VOLUSIA COUNTY, FLORIDA.

David H. Neff
CHAIRMAN OF THE COUNTY COUNCIL
VOLUSIA COUNTY
ATTEST:
David H. Neff
COUNTY MANAGER OF VOLUSIA
COUNTY AND EX-OFFICIO CLERK

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

03-23-07 AT DeLand, FL FILE NO. 2007-06768
Concepcion
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING
A PROFESSIONAL SURVEYOR & MAPPER, ACTIVELY LICENSED BY THE
STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED UNDER HIS DIRECT SUPERVISION & THAT SAID PLAT
MEETS ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 (PLATTING)
F.S.

Ralph E. Blackwell DATE: 3/8/07
RALPH E. BLACKWELL
R.L.S. # 3282
BLACKWELL & ASSOCIATES, LAND SURVEYORS, INC.
995 W. VOLUSIA AVE. DELAND, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER: LD #2701

CERTIFICATE OF APPROVAL BY LAND DEVELOPMENT MANAGER:

THIS IS TO CERTIFY, THAT ON 3-22-07
THIS PLAT WAS APPROVED.

BY: *John H. Porter*
LAND DEVELOPMENT MANAGER OR HIS
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY COUNTY REGISTERED SURVEYOR:

I HEREBY CERTIFY TO THE COUNTY OF VOLUSIA, FLORIDA, THAT I HAVE
REVIEWED THE ATTACHED PLAT FOR COMPLIANCE WITH THE
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: *David H. Neff*
COUNTY REGISTERED SURVEYOR
MARCH 20, 2007