



Inter-Office Memorandum

TO: Development Review Committee **DATE:** February 2, 2017

FROM: John G. Thomson, AICP
Land Development Manager

SUBJECT: DRC Meeting Date: February 7, 2017
Final Plat Application
Brown's Landing North
2017-S-FPL-0062, RSN 865827

This is a Final Plat application for a 71-lot subdivision of a 51.8-acre site. The subdivision is located on the north side of Taylor Road, approximately three-fourths of a mile east of Tomoka Farms Road, in the Port Orange area.

The zoning classification for this property is Residential Planned Unit Development (RPUD), and the Comprehensive Plan future land use designation is Urban Low Intensity (ULI). The RPUD (Res. 98-123, as amended by Res. 2000-14) consists of property located on both the north and south sides of Taylor Road. The portion of the RPUD located on the south side of Taylor Road is known as Brown's Landing South, and was issued a Preliminary Plat Development Order on July 6, 2006. The minimum proposed lot size for Brown's Landing North is 15,000 square feet.

The City of Port Orange is the central water and sewer service provider.

The subdivision improvements are under construction at this time. The applicant has indicated the intent to guarantee the completion of the improvements with submission of a Performance Agreement for acceptance by the county to allow the recording of the plat prior to completion of the improvements.

The Preliminary Plat Development Order for this project was issued on September 29, 2015, and was valid for a period of twenty-four months. The Preliminary Plat Development Order received several extensions, as authorized by state statute for emergency declarations issued by the governor, and is set to expire on January 27, 2019. The Final Plat application was submitted on January 18, 2017, and is scheduled for the February 7, 2017, Development Review Committee (DRC) meeting.

Summary:

1. The tracts that are either tree preservation or natural vegetation easements on the dedication page should be labeled as such on the individual plat sheets.
2. Coordinate with the City of Port Orange for conveyance of the water and sewer improvements to the city as the utility provider.
3. Revise the plat to address the staff review comments and marked up plat by the County's Contract Surveyor.
4. Revise the plat to provide for a continuous 20-foot buffer adjacent to Taylor Road outside of the FPL easements.
5. The Declaration of Covenants and Restrictions will need to be revised as indicated in the staff review comments to:
 - a. Add the Articles of Incorporation to Exhibit C;
 - b. Add specific references for maintenance of the streets, curb and gutters, sidewalks, stormwater facilities, landscape areas, buffers, etc., consistent with the plat notes; and
 - c. Insert the recording information for the conservation easement granted to the SJRWMD.

Informational:

1. The DRC previously approved a modification to the Land Development Code to allow the use of LED streetlights and for the homeowners association to be responsible for the streetlights.
2. The applicant will need to submit an extension with the Volusia County School District staff for the reservation of student stations, which is set to expire in March 2017.
3. The required subdivision improvements must be constructed, inspected, and approved by the county and a Maintenance Guarantee accepted, or the completion of the improvements guaranteed by a Performance Guarantee accepted by the county prior to recording the plat.

Recommendation:

Staff recommends that the DRC approve with conditions the Subdivision Final Plat application with the conditions in the consolidated report and the attached staff review comments.

STAFF REVIEW COMMENTS

**Meeting Date: February 1, 2017
Brown's Landing North
2017-S-FPL-0062, RSN 865827**

CITY OF PORT ORANGE - UTILITIES

**Linda D. Johnson, ACP, Right-of-Way Agent for
Kenny Ho, P.E., City Engineer**

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and provides the following comments:

1. Attached is an excerpt of a Dedication Block from a recent Port Orange subdivision. The highlighted text serves to convey ownership to the City of the potable water and sanitary sewer mains constructed within the subdivision. I did not see any similar text in the proposed plat for Brown's Landing North. I request that this text be added to the Dedication block; or send to the City by other means by which the developer/owner intends to either retain ownership and all future maintenance, or otherwise transfer ownership of the infrastructure to the City.

The following comment was updated on January 27, 2017:

1. ***Regarding the easement for the lift station, I would suggest that the terminology be revised so as to "grant" the easement to the City to avoid the reciprocating action by the City Council to accept the dedication.***

Informational:

1. All potable water and sanitary sewer mains constructed within the area encompassed within the plat are dedicated to the City of Port Orange.

* * * * *

CURRENT PLANNING

Scott Ashley, AICP, Senior Zoning Manager

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and provides the following comments:

1. General Note 10 on plat Sheet 1 states in part that . . . “All individual lot drainage and utility easements are permanent features” . . . Staff recommends that the referenced General Note 10 be amended to state in part that . . . “All individual lot drainage and utility easements are permanent features unless vacated by the Volusia County Council”. The referenced Note 10 creates a potential conflict with the authority of the county council to vacate drainage and utility easements, dedicated to the public.
2. Amend General Note 23 on plat Sheet 1, to include and state what entity controls and maintains the landscape easements and landscape buffers referenced or shown on the final plat. Staff recommends dedication of the landscape easements to the Brown’s Landing Property Owners Association, Inc. Staff also recommends that the Brown’s Landing Property Owners Association, Inc. or individual property owners maintain landscaping and vegetation within the platted landscape easements, unless otherwise stated on the plat.
3. Staff recommends amendment of the fifth plat dedication statement (starts with “Tracts B, C, F, J and K” . . .) on plat Sheet 1, to include and also state that Tracts F and K are granted to the Brown’s Landing Property Owners Association, Inc. for the purpose of common area, and tree preservation and landscape buffers. Tracts F and K are adjacent to Taylor Road. A minimum 20-foot wide landscape buffer is required adjacent to Taylor Road, pursuant to Section 72-284(2)(a), Table I of Article II Zoning, Chapter 72 Code of Ordinances (ZC).
4. Amend plat Sheets 3, 8 and 9 to provide and include a continuous 20-foot wide landscape easement adjacent to Taylor Road. The plat shows that the recorded 10-foot wide FPL easements encroach into the required 20-foot wide landscape buffer adjacent to Taylor Road. Pursuant to Section 72-284(2)(g), of the ZC, utility easements are prohibited from encroaching into any required landscape buffer.

Informational:

1. The developer has submitted a new PUD minor amendment application that is under staff review. The minor amendment application does not materially effect this final plat application.

2. Per the project's approved Subdivision Preliminary Plat Development Order 2015-S-PPL-0058, dated September 29, 2015, for Brown's Landing North, county staff shall inspect the required 20-foot wide landscape buffer adjacent to Taylor Road. The purpose of the inspection is to determine whether existing vegetation in the buffer provides an adequate visual screen or if additional plantings in the buffer is required, pursuant to Section 72-284, of the ZC. Pursuant to Section 72-541(a), of Article III Land Development, Chapter 72 Code of Ordinances (LDC), no improvements, including streets, shall be accepted by the county unless and until the final plat has been approved by the county council and the plat has been recorded by the Clerk of the Circuit Court, of Volusia County.

Declaration of Covenants and Restrictions (DCRs) comments:

1. On page 13, Section 10.1 Residential Use, sixth line, of the Declaration of Covenants and Restrictions, change the listed Official Records Book from "5837" to Official Records Book "7148". Also, change the listed Page number from "4233" to Page "1337". The listed Official Records Book and Page information is out of date.
2. On page 14, Section 10.4 of the Declaration of Covenants and Restrictions, the Setbacks (e) should be amended to read," No dwelling shall be erected within Twenty-Five (25) feet of the side corner lot line".

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DEVELOPMENT ENGINEERING

Joe Spiller, Civil Engineer II

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and provides the following comments:

1. The required subdivision improvements need to be constructed, inspected, and approved by Volusia County or guaranteed by Performance Agreement prior to recording the Final Plat.
2. The submitted Engineer's Estimate of Construction Costs in the total amount of \$2,216,790.00 was approved by Robert Loveless, Senior Engineering Inspector on January 25, 2017. Mr. Loveless determined that the estimate is for the overall subdivision construction. The applicant is advised that the estimate does not appear to define costs for the improvements yet to be constructed.

* * * * *

ENVIRONMENTAL PERMITTING

Danielle Dangleman, Environmental Specialist III

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and provides the following comments:

Final Plat comments:

1. All tracts that are Tree Preservation Easement or Natural Vegetation Easement will need to be labeled on the plat pages. Not just stated in the dedication.

Informational:

1. If recording of the Final Plat is to be done prior to the completion of the infrastructure, the replanting of the 1.88-acre pasture area needs to be completed and inspected. The tree preservation and native vegetation easements must also be inspected. If the applicant chooses to use a performance bond, then the cost of the plants to vegetate the pasture needs to be included in the cost estimate if the work has not been completed.

Staff has reviewed the Declaration of Covenants and Restrictions (DCRs) document and has no comment.

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FIRE SAFETY

Michael Garrett, Fire Safety Reviewer

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and has no comment.

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HEALTH

**Laura Kramer, Septic Program Coordinator
DOH/Volusia County Public Health Unit**

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and provides the following comments:

1. Potable water to be provided by the City of Port Orange.
2. Sewage disposal to be provided by the City of Port Orange.

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LAND DEVELOPMENT

John G. Thomson, AICP, Land Development Manager

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and provides the following comments:

Final Plat comments:

1. The county is in discussion with the City of Port Orange on the most appropriate method to convey the water and sewer improvements to the City, as it is the utility provider and will take ownership of these improvements. The city requested language dedicating the utility improvements in the dedication block (see city comments). Typically, dedications are for conveying property, not construction improvements. Discussions are underway to have the developer provide a bill of sale to the city for the improvements, once completed and inspected, at either the end of construction or maintenance period. The plat currently has language granting the city easements for access and maintenance over the lift station located within Tract A and the internal private roadway system located within Tract I.

Declaration of Covenants and Restrictions (DCRs) comments:

1. The year for the dates of the declaration on pages 1 and 28 should be changed to current year, instead of 2015 and 2016 as shown.

2. The DCRs indicates that Articles of Incorporated are included with Bylaws in Exhibit C, but are not included with the DCRs submitted for review. Please include the Articles of Incorporation as part of Exhibit C.
3. The first sentence of Section 5.4 should reference the maintenance responsibilities by the Homeowners Association as indicated on the plat. Additional items referenced should be the streets, sidewalks, streetlights, stormwater system and signage, in addition to the landscaping and irrigation as indicated. The same reference should be made in Section 6.2 for the Purpose of the Assessments. These plat related maintenance items are appropriately referenced in Section 7.1, with the exceptions of sidewalks and streetlights, which should be added.

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PUBLIC WORKS – MOSQUITO CONTROL

Bill Greening, Environmental Specialist II

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and has no comment.

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PUBLIC WORKS – ROAD & BRIDGE

Tom Morrissey, Construction Engineer II

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and has no comment.

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PUBLIC WORKS – ROAD IMPACT

Scott Martin, P.E., Engineering Section Manager

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and has no comment.

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PUBLIC WORKS – NPDES REVIEW

Robert Loveless, Senior Engineering Inspector

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and has no comment.

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SCHOOL BOARD

Eric Kozielski, Planning & GIS Specialist

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application. The Letter of Concurrency was issued March 26, 2015. Reservation of student stations will expire in March 2017. Please submit an application for time extension on the reserved student stations. Application materials may be submitted to the school planning office 3750 Olsen Drive, Daytona Beach, Florida 32124.

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SURVEY

Jeff W. Barnes, PSM, Contract County Surveyor

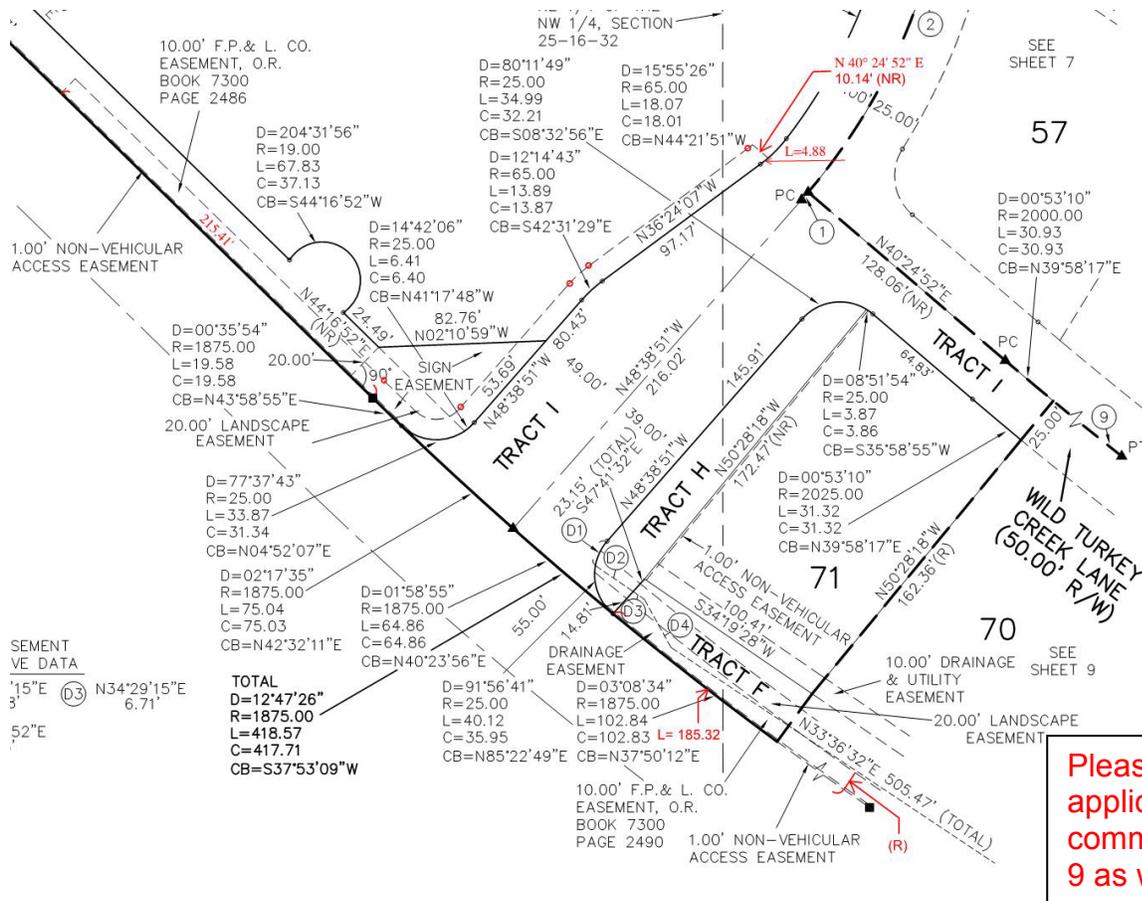
Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application. Please refer to the attached mark-up plat sheets, Title Opinion mark-up letter, and the following comments:

1. Please remove the reference to the vacated Tracts 10 and 11 of Deen’s Orange Land Tracts on sheet 2.
2. Please remove all reference to Plat Book (P.B.) and replace with Map Book (M.B.).
3. M.B. is not in the legend.
4. Please see the attached markup of the Plat Letter (Title Work).
5. Please see the attached markup of Sheet 2 of 13.

6. Please see the attached markup of tracts D and E. Note: the differences between the recorded deed and the proposed plat in the markups.
7. Please add the underlined to the legal.
 - a. A DISTANCE OF 1006.20 FEET TO THE WEST RIGHT OF WAY LINE OF TAYLOR ROAD, A 110.00 FOOT RIGHT OF WAY **ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7155 PAGE 2894, AND ADOPTED PER RESOLUTION 2015-104, RECORDED IN OFFICIAL RECORDS BOOK 7155, PAGE 2874 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; S.31°29'26"W., A DISTANCE OF**
8. Please Label the dashed line on sheet 4 running through lots 1 and 19. "SOUTH LINE NE 1/4, OF THE NW 1/4, SECTION 26-16-32.
9. Please label the FPL easements recorded in OR 7300 PG 2486 and OR 7300 PG 2490.



10. The previous survey comments from August 2015, have been addressed with the exception of the following two comments. Please address the following:
 2. *As to sheet 2 of 13: Please add the recording information for the vacation of the rights of way by the plat of Deen's Orange Land Tracts and the prescriptive R/W.*

To avoid confusion in the future please add a note to sheet 2 of 13:

RIGHT OF WAY NOTE:

1. THE RESERVATIONS RECORDED IN DEED BOOK 215 PAGE 267 AND DEED BOOK 315 PAGE 268 HAVE BEEN RELEASED IN OFFICIAL RECORDS BOOK 7041 PAGE 2549.
2. THE VACATION OF DEEN'S ORANGE LAND TRACTS, ACCORDING TO MAP BOOK 6 PAGE 76, IS VACATED BY RESOLUTION 2015-103, RECORDED IN OFFICIAL RECORDS BOOK 7155 PAGE 2861.
3. THE VACATION OF THE PRESCRIPTIVE RIGHT OF WAY OF TAYLOR ROAD ACCORDING TO R/W BOOK 1, PAGES 40-46, IS VACATED BY RESOLUTION 2015-104, RECORDED IN OFFICIAL RECORDS BOOK 7155 PAGE 2874.
11. As to Sheets 2, 3, 8, and 9: Please add the recording information for the 110.00 foot of right-of-way for Taylor Road.

The 110.00-foot R/W of Taylor is recorded in ORB 7155 PG 2894.

The following new comments were added on January 30, 2017:

- 12. 177.091(25); Please label the purpose of each tract or area dedicated on each map sheet.***
- 13: Please revise the ½ right of way of Creek Lane (Sheet 3), It is currently 50.00 feet, should be 25.00 feet for a total R/W of 50.00 feet.***
- 14: Please remove the word "ONLY" from the following in the dedication.***

"THE LIFT STATION EASEMENT WITHIN TRACT A IS HEREBY DEDICATED ONLY TO THE CITY ...

Declaration of Covenants and Restrictions (DCRs) comments:

1. Please fill in 5.2(f), Recorded April 22, 2015, OR Book 7251 PG 2951.
2. Please complete Section 6.4.
3. Replace the legal description in Exhibit A to match the revised plat legal.
4. Exhibit B will need to be filled out before recording.
5. Please fill out the Consent of Joinder of Mortgagee. (PG 35)

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TRAFFIC

Stephanie McClain, Engineering Assistant

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and has no comment.

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UTILITIES

Scott Mays, P.E., Utilities Engineer

Brown's Landing North

2017-S-FPL-0062

Staff has reviewed the requested application and has no comment.

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

121 W. FORSYTH STREET, SUITE 500

JACKSONVILLE, FLORIDA 32202

904-354-7112

PLAT LETTER
Volusia COUNTY, FLORIDA

Reference: Deen's Orange Land Tracts

January 5, 2017

ORNT File No. 17001049 Revision #2

To: John Tomson

Land Development Manager

Volusia County

123 W. Indiana Avenue

Deland, FL 32720

A search of the public records of Volusia County, Florida through January 9, 2017 at 5:00 PM reveals the following with respect to the legal description attached hereto as Exhibit "A" and made a part hereof.

A. Last Grantee of Record:

CC Brown's Landing, LLC, a Florida limited liability company

B. Unsatisfied Mortgage or Liens encumbering said property are as follows:

OR 5926, page 2154 Mortgage

OR 6322, page 512 Spreader Agreement

OR 6362, page 424 Modification and Extension Agreement

OR 6731, page 167 Assigned

OR 7277, page 428 NOC

OR 7328, page 1397 NOC

C. Easements, Restrictions and other matters affecting said property are as follows:

DB 215, page 267 Deed Reservations

DB 315, page 268 Deed Reservations

OR 7041, page 2549 Release

OR 4359, page 2553 Easement Agreement

I HAVE REQUESTED THAT THE SURVEYOR OF RECORD ADD A NOTE TO SHEET 2 OF 13 DESCRIBING WHAT WAS DONE WITH THE RESERVATIONS.

EASEMENT LIES OUTSIDE OF THE PLAT BOUNDARY AND SHOULD BE REMOVED FROM THIS REPORT

177.091 (16) Location and width of proposed easements and existing easements identified in the title opinion or certification required by s. 177.041(2) shall be shown on the plat or in the notes or legend, and their intended use shall be clearly stated. Where easements are not coincident with property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way.

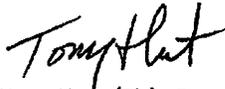
OR 4367, page 870 Developer Agreement
OR 4700, page 1683 First Amendment
OR 5790, page 3050 Second Amendment
OR 5837, page 4233 Second Amendment Re-recorded
OR 7148, page 1337 Third Amendment
OR 5297, page 2415 Assigned
~~OR 6319, page 4668 Conservation Easement~~
OR 7155, page 2861 Resolution 2015-103
OR 7155, page 2874 Resolution 2015-104
OR 7251, page 2951 Conservation Easement
OR 7300, page 2482 FP&L Easement
OR 7300, page 2486 FP&L Easement
OR 7300, page 2490 FP&L Easement

EASEMENT LIES S.E. OF TAYLOR ROAD AND OUTSIDE
OF THE PLAT BOUNDARY AND SHOULD BE REMOVED
FROM THIS REPORT.

D. Ad valorem taxes on said property as follows:

Taxes for the year 2016 are PAID under RE# 622502000020 and 622502000050.

Sincerely,



Tony Hunt/Title Examiner

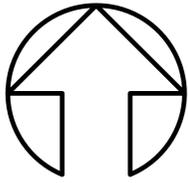
EXHIBIT "A"

ACCORDING TO
SPECIAL WARRANTY
DEED RECORDED IN
OFFICIAL RECORDS
BOOK 7155 PAGE 2894,
AND

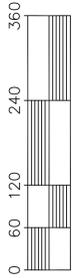
BROWN'S LANDING NORTH

A PART OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 25, RUN S.89°52'45"E. ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1324.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°52'45"E., ALONG SAID NORTH LINE, A DISTANCE OF 671.61 FEET; THENCE S.00°47'11"W., ALONG THE WEST LINE OF TRACT 1, DEEN'S ORANGE LAND TRACTS, AS RECORDED IN MAP BOOK 6, PAGE 76, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 594.86 FEET; THENCE S.89°50'37"E., ALONG THE SOUTH LINE OF A 30 FOOT ROAD SHOWN ON THE PLAT OF SAID DEEN'S ORANGE LAND TRACTS LYING SOUTH OF SAID TRACT 1, AND SOUTH OF LOT 5, LIVINGSTON HOMESTEAD, AS RECORDED IN MAP BOOK 17, PAGE 42, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1006.20 FEET TO THE WEST RIGHT OF WAY LINE OF TAYLOR ROAD, A 110.00 FOOT RIGHT OF WAY ADOPTED PER RESOLUTION 2015-104, RECORDED IN OFFICIAL RECORDS BOOK 7155, PAGE 2874 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; S.31°29'26"W., A DISTANCE OF 667.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1875.00 FEET AND A CENTRAL ANGLE OF 12°47'26"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 418.57 FEET TO THE POINT OF TANGENCY THEREOF; THENCE S.44°16'52"W., A DISTANCE OF 1169.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 846.00 FEET, A CENTRAL ANGLE OF 22°49'41", A CHORD BEARING OF S.55°41'43"W., AND A CHORD DISTANCE OF 334.84 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 337.07 FEET; THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF SAID TAYLOR ROAD, RUN N.00°38'26"E. ALONG THE EAST LINE OF SPRUCE VIEW PHASE 1, AS RECORDED IN MAP BOOK 37, PAGES 165 AND 166 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1198.46 FEET; THENCE CONTINUE N.00°38'26"E. ALONG THE EAST LINE OF KIRTON SUBDIVISION UNIT 1, AS RECORDED IN MAP BOOK 44, PAGES 64 AND 65 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1,324.99 FEET TO THE POINT OF BEGINNING. THE LANDS DESCRIBED WERE PREVIOUSLY PLATTED AS TRACTS 2, 3, 4, 5, 6, 7, 8, 9 AND PART OF TRACT 10, DEEN'S ORANGE LAND TRACTS, MAP BOOK 6, PAGE 76, AND VACATED BY RESOLUTION 2015-103, RECORDED IN OFFICIAL RECORDS BOOK 7155, PAGE 2861 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



GRAPHIC SCALE



SCALE: 1" = 120'

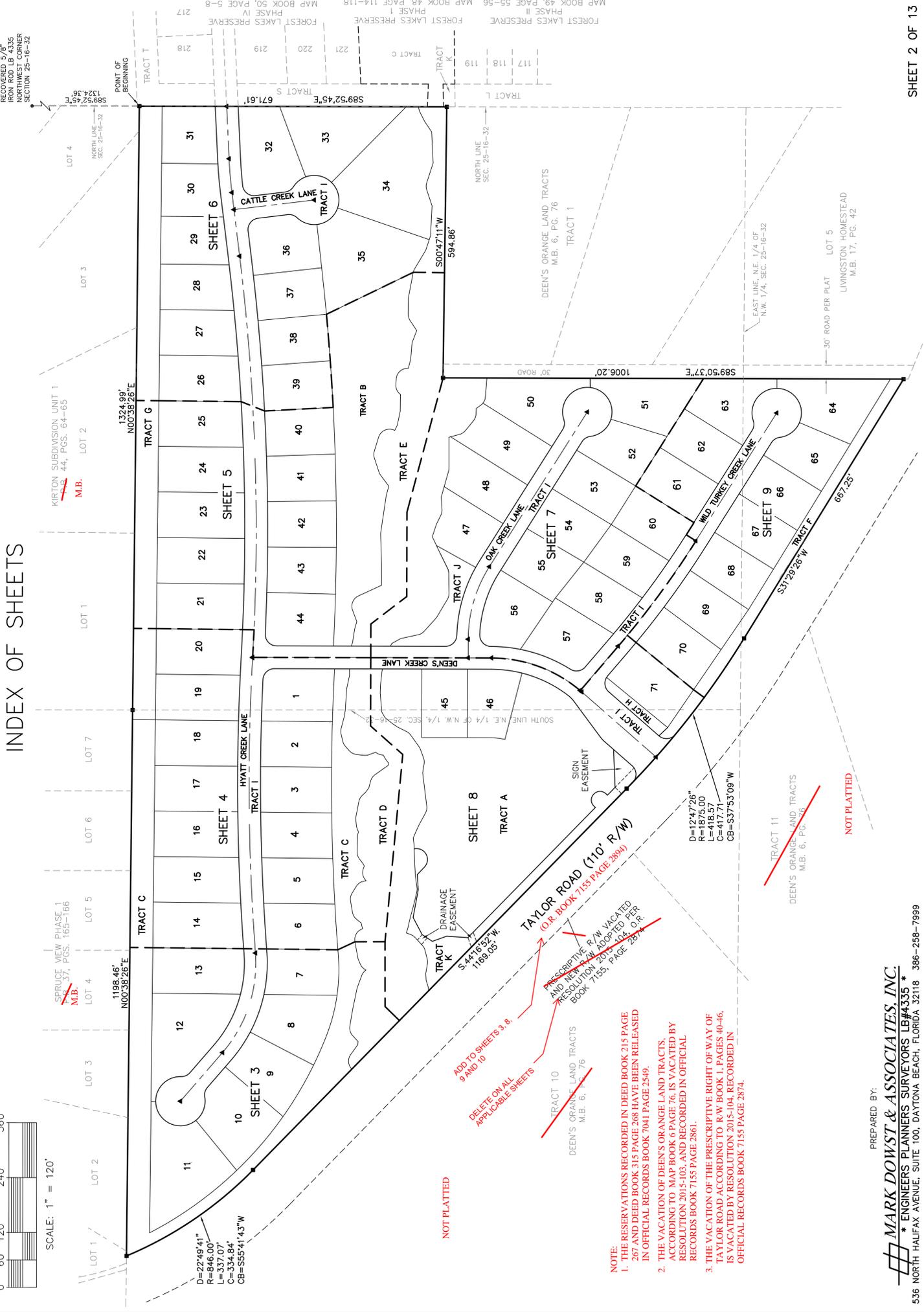
BROWN'S LANDING NORTH

A PART OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

PAGE

MAP BOOK

INDEX OF SHEETS



NOT PLATTED

ADD TO SHEETS 3, 8, 9 AND 10
DELETE ON ALL APPLICABLE SHEETS

TRACT 10
DEEN'S ORANGE LAND TRACTS
M.B. 6, PG. 76

NOTE:
1. THE RESERVATIONS RECORDED IN DEED BOOK 215 PAGE 267 AND DEED BOOK 315 PAGE 268 HAVE BEEN RELEASED IN OFFICIAL RECORDS BOOK 7041 PAGE 2549.
2. THE VACATION OF DEEN'S ORANGE LAND TRACTS, ACCORDING TO MAP BOOK 6 PAGE 76, IS VACATED BY RESOLUTION 2015-103, AND RECORDED IN OFFICIAL RECORDS BOOK 7155 PAGE 2861.
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NOT PLATTED

TRACT 11
DEEN'S ORANGE LAND TRACTS
M.B. 6, PG. 76

PREPARED BY:

MARK DOWST & ASSOCIATES, INC.
* ENGINEERS PLANNERS SURVEYORS LB#4335 *
536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 386-258-7999

SHEET 2 OF 13

NO.	DATE	APPR.	REVISION
1	2-18-15	MSD	REVISED PER COUNTY AND CITY COMMENTS
2	6-10-15	MSD	REVISED PER COUNTY COMMENTS
3	1-10-17	MSD	REVISED PER CLIENT COMMENTS
4	1-17-17	MSD	REVISED PER CLIENT COMMENTS

DATE	BY
1-5-15	MSD
1-5-15	CHECKED MSD
1-5-15	DATE

SCALE 1"=100'

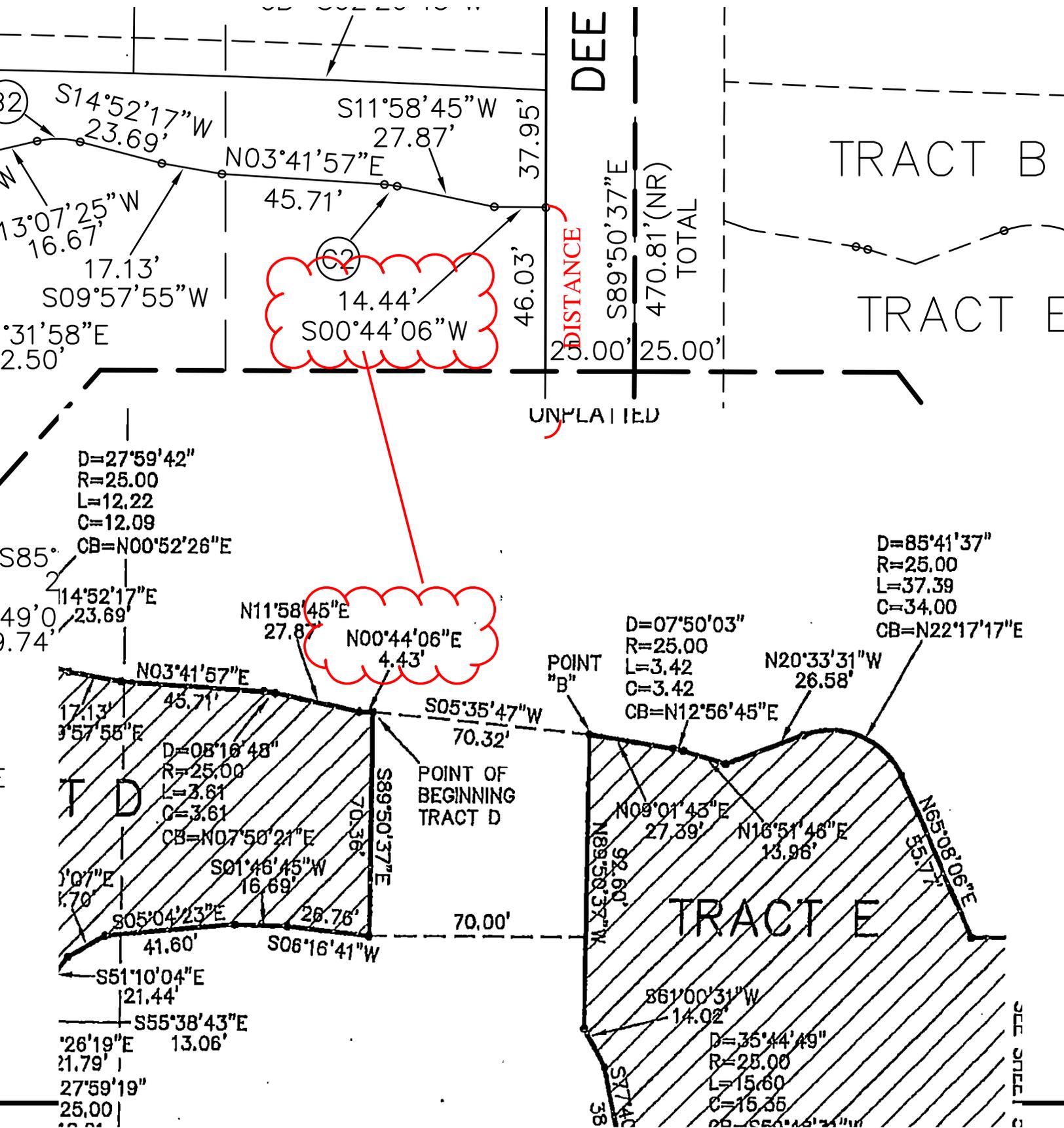
DESIGNED MSD
DRAWN KJ
CHECKED MSD
DATE 1-5-15

536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999
EB 4335
LB 4335
ENGINEERS * PLANNERS * SURVEYORS

MARK DOWST & ASSOCIATES, INC.

RECORD PLAT	BROWN'S LANDING NORTH	VOLUSIA COUNTY, FLORIDA
PROJECT NO.	613	RECORD PLAT

Plat mark-up provided by Jeff Barnes, PSM



$S14^{\circ}52'17''W$
23.69'
 $S11^{\circ}58'45''W$
27.87'
 $N03^{\circ}41'57''E$
45.71'
 $S09^{\circ}57'55''W$
17.13'
 $S31^{\circ}58''E$
2.50'

$S00^{\circ}44'06''W$
14.44'

37.95'
46.03'
23.00'
25.00'
S89°50'37"E
470.81'(NR)
TOTAL

$D=27^{\circ}59'42''$
 $R=25.00$
 $L=12.22$
 $C=12.09$
 $CB=N00^{\circ}52'26''E$

$S85^{\circ}$
 $14^{\circ}52'17''E$
23.69'

$N11^{\circ}58'45''E$
27.87'
 $N00^{\circ}44'06''E$
4.43'

$D=07^{\circ}50'03''$
 $R=25.00$
 $L=3.42$
 $C=3.42$
 $CB=N12^{\circ}56'45''E$

$D=85^{\circ}41'37''$
 $R=25.00$
 $L=37.39$
 $C=34.00$
 $CB=N22^{\circ}17'17''E$

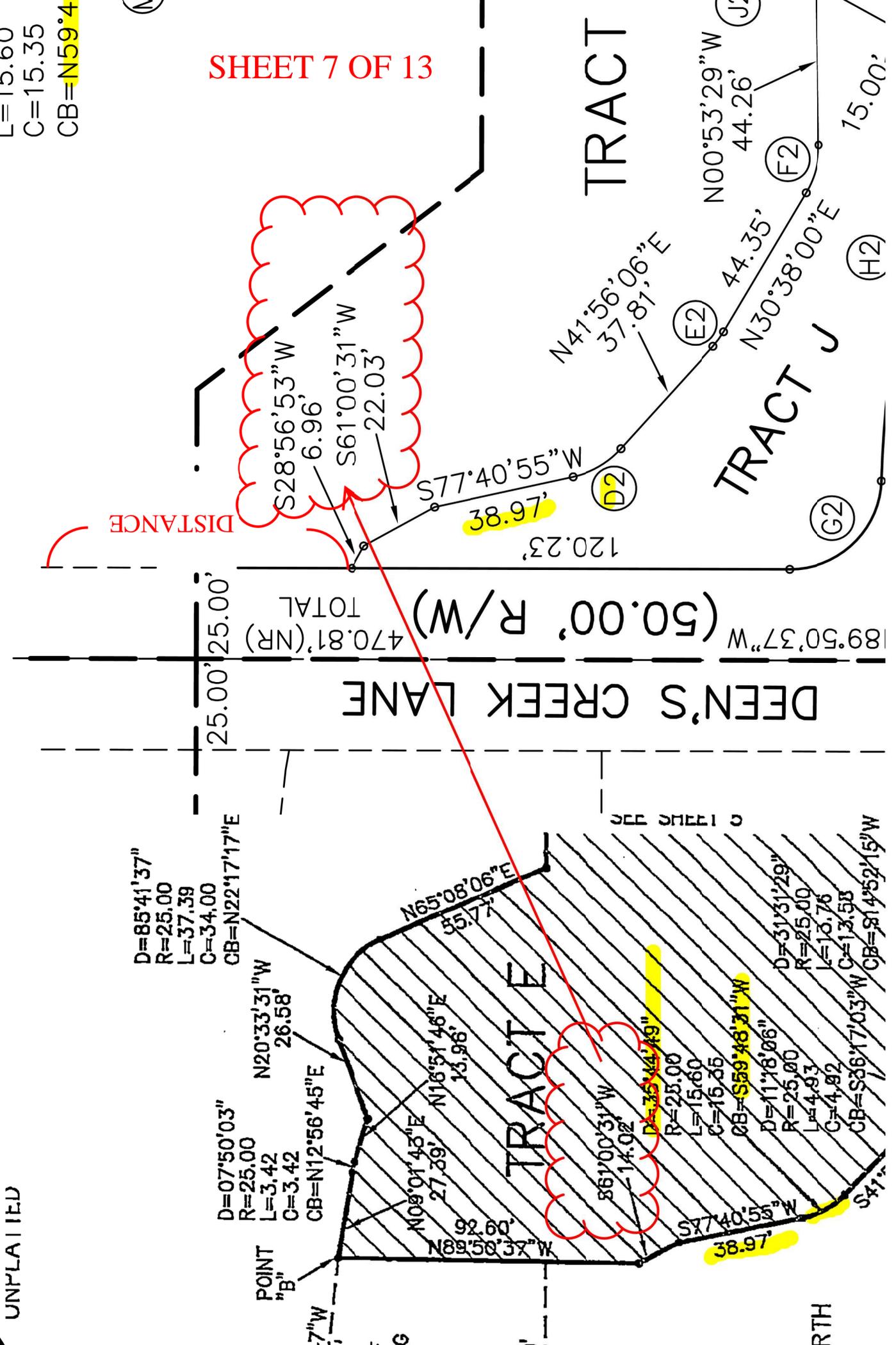
$N03^{\circ}41'57''E$
17.13'
 $S09^{\circ}57'55''E$
17.13'
 $D=08^{\circ}16'48''$
 $R=25.00$
 $L=3.61$
 $C=3.61$
 $CB=N07^{\circ}50'21''E$
 $S01^{\circ}46'45''W$
16.69'
 $S05^{\circ}04'23''E$
41.60'
 $S06^{\circ}16'41''W$
26.76'

$S89^{\circ}50'37''E$
70.36'
 $S51^{\circ}10'04''E$
21.44'
 $S55^{\circ}38'43''E$
13.06'
 $S26^{\circ}19''E$
11.79'
 $S27^{\circ}59'19''$
25.00'

$S05^{\circ}35'47''W$
70.32'
 $S89^{\circ}50'37''E$
70.00'
 $N20^{\circ}33'31''W$
26.58'
 $N08^{\circ}01'43''E$
27.39'
 $N16^{\circ}51'46''E$
13.96'
 $N65^{\circ}08'06''E$
35.57'
 $S81^{\circ}00'31''W$
14.02'
 $D=35^{\circ}44'49''$
 $R=25.00$
 $L=15.60$
 $C=15.35$

(D2) $D=33.44'$
 $R=25.00$
 $L=15.60$
 $C=15.35$
 $CB=N59^{\circ}4$

SHEET 7 OF 13



UNPLAIED

DISTANCE

189.50'37"W (50.00' R/W) 470.81'(NR) TOTAL 25.00'25.00'

SEE SHEET 6

Tract E boundary data:
 $D=07'50'03"$ $R=25.00$ $L=3.42$ $C=3.42$ $CB=N12^{\circ}56'45"E$
 $N09^{\circ}01'43"E$ $27.39'$ $N16^{\circ}51'46"E$ $13.96'$
 $N20^{\circ}33'31"W$ $26.58'$ $CB=N22^{\circ}17'17"E$
 $D=85'41'37"$ $R=25.00$ $L=37.39$ $C=34.00$
 $N65^{\circ}08'06"E$ $55.77'$
 $N09^{\circ}01'43"E$ $27.39'$ $N16^{\circ}51'46"E$ $13.96'$
 $S61^{\circ}00'31"W$ $14.02'$ $D=35'44'49"$ $R=25.00$ $L=15.60$ $C=15.35$ $CB=S59^{\circ}48'31"W$
 $D=11'18'06"$ $R=25.00$ $L=4.83$ $C=4.82$ $CB=S36^{\circ}17'03"W$
 $D=31'31'29"$ $R=25.00$ $L=13.76$ $C=13.53$ $CB=S14^{\circ}52'15"W$

TRACT

TRACT J

DEEN'S CREEK LANE

$S28^{\circ}56'53"W$ $6.96'$
 $S61^{\circ}00'31"W$ $22.03'$

$S77^{\circ}40'55"W$ $38.97'$ (D2)
 $N41^{\circ}56'06"E$ $37.87'$ (E2)

$N00^{\circ}53'29"W$ $44.26'$ (J2)
 $N30^{\circ}38'00"E$ $44.35'$ (H2)
 $15.00'$ (G2)

120.23'

189.50'37"W (50.00' R/W) 470.81'(NR) TOTAL

25.00'25.00'

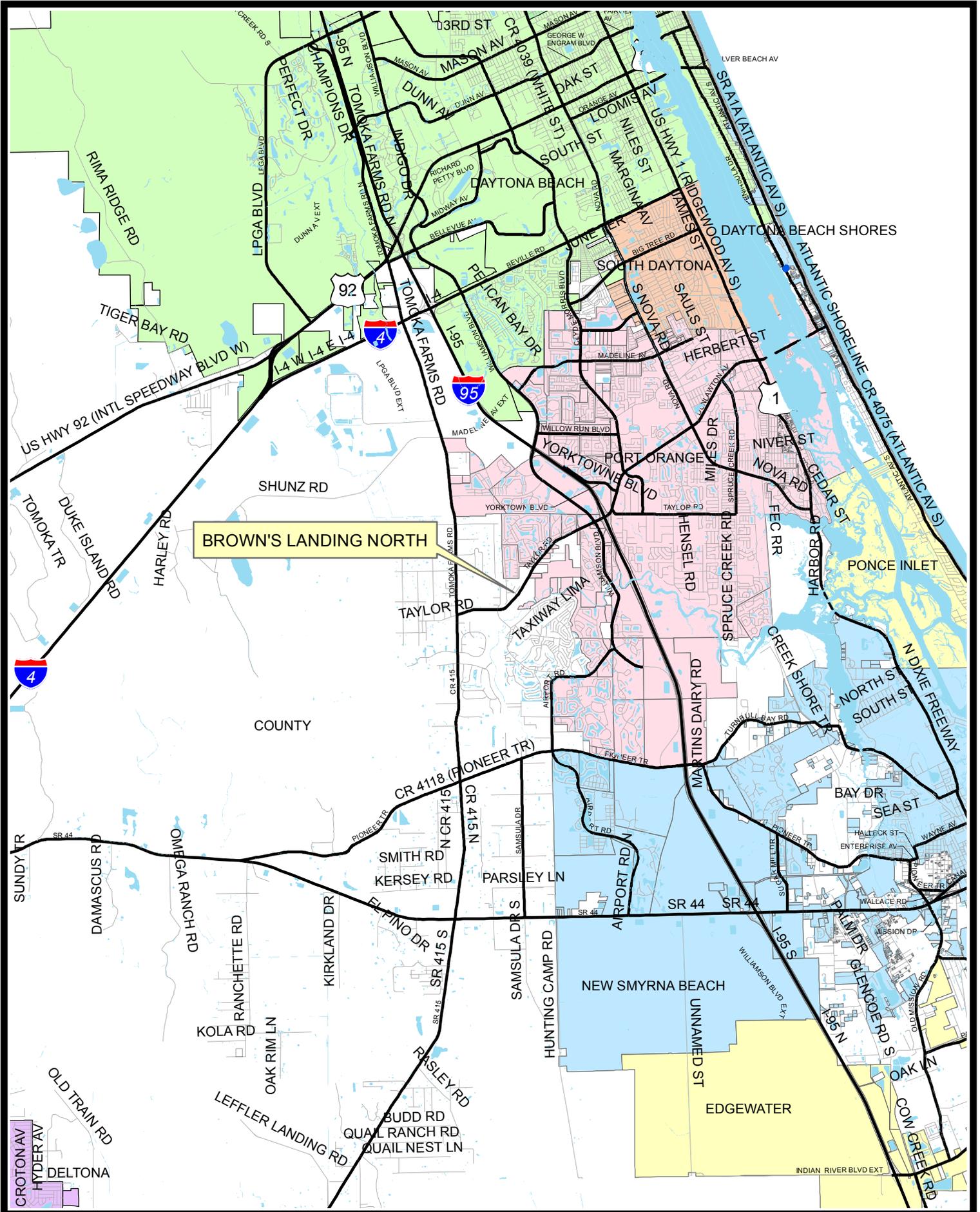
$N89^{\circ}50'37"W$ $92.60'$ $S77^{\circ}40'55"W$ $38.97'$

POINT "B"

7"W

G

ARTH

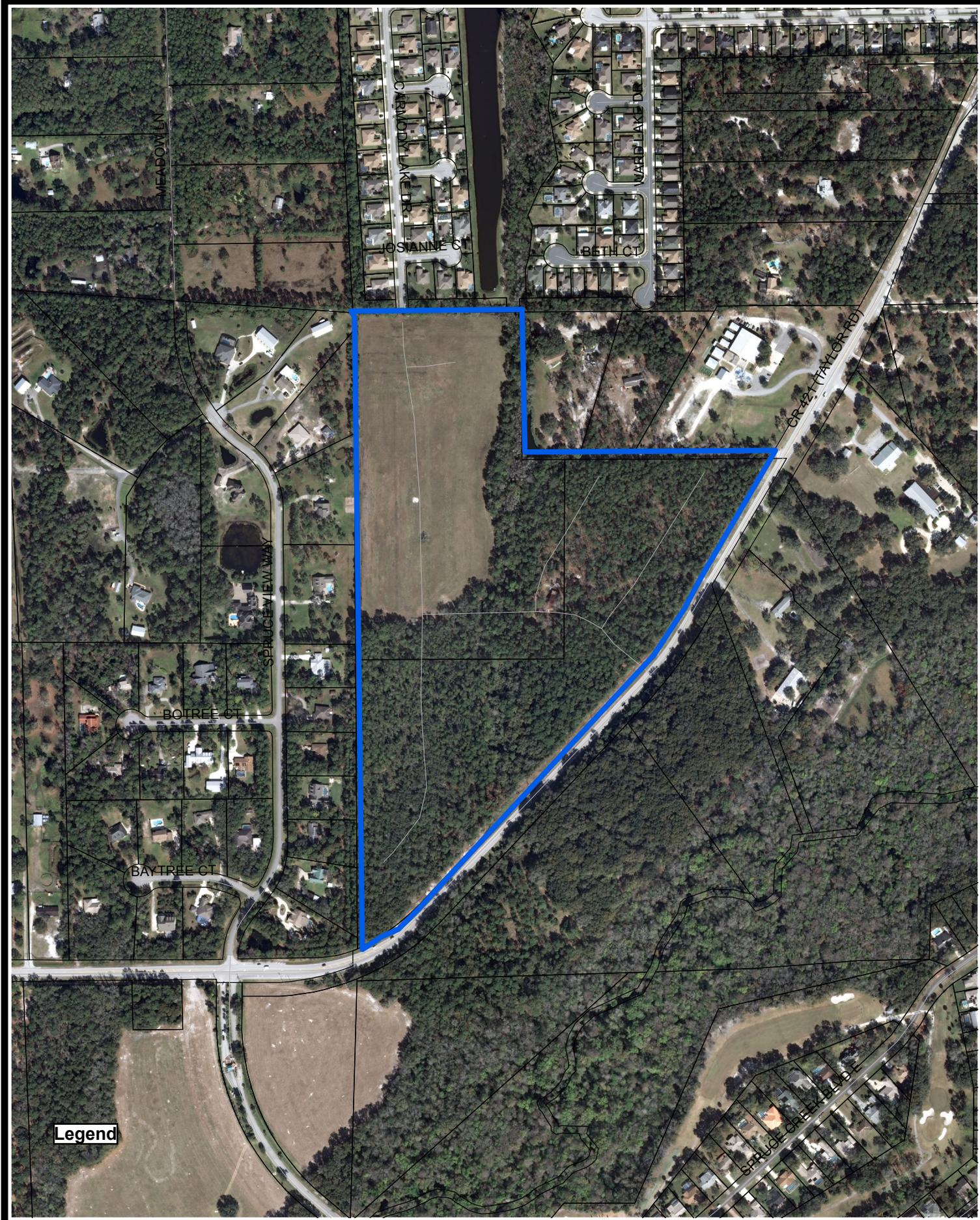


BROWN'S LANDING NORTH

BROWN'S LANDING NORTH
 2017-S-FPL-0062



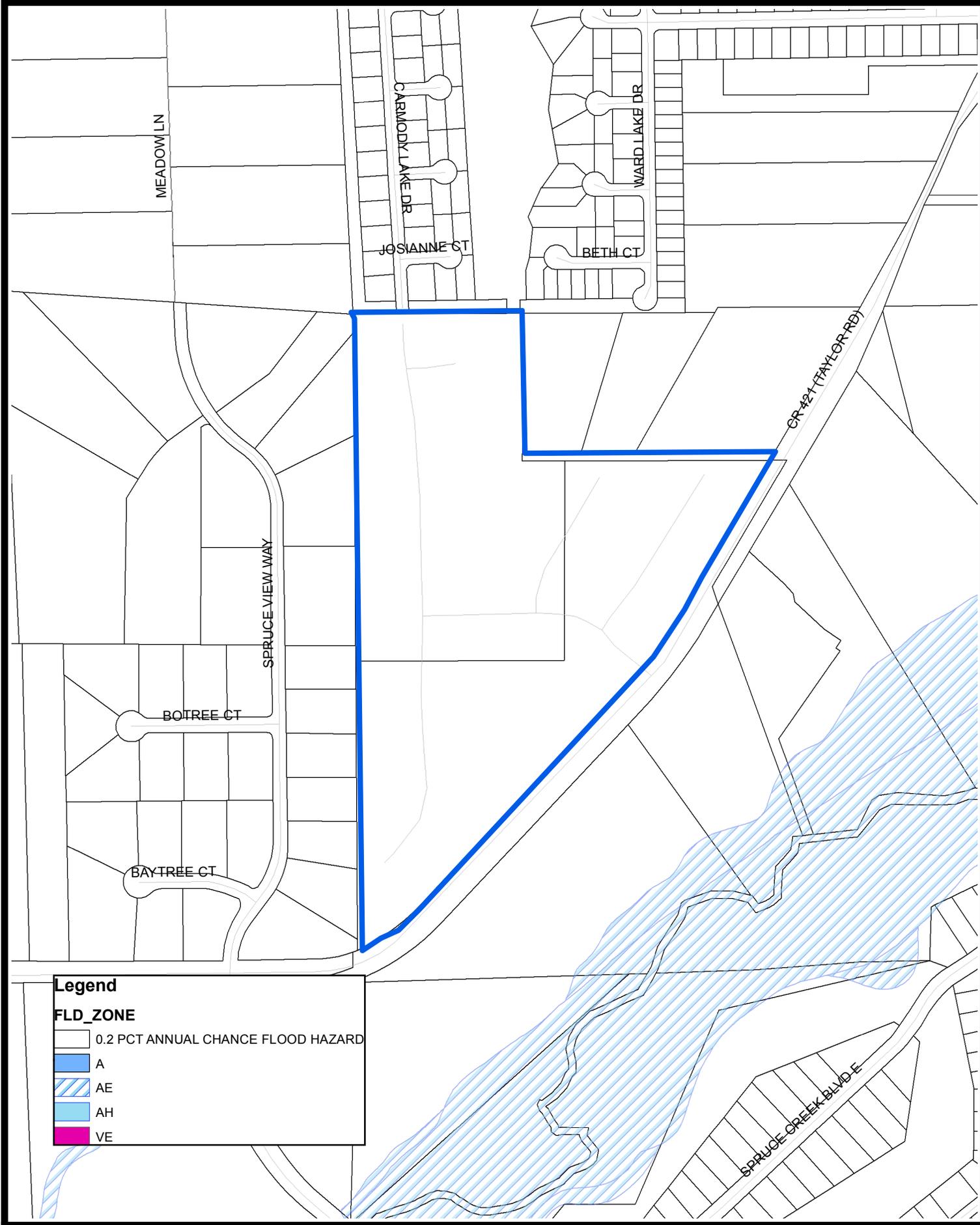
1 inch = 2 miles



BROWN'S LANDING NORTH
2017-S-FPL-0062



1 inch = 500 feet



BROWN'S LANDING NORTH
2017-S-FPL-0062



1 inch = 500 feet