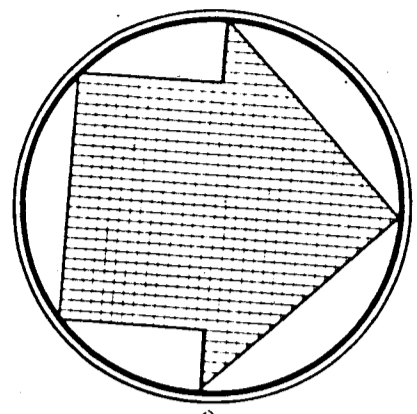


COUNTRYSIDE PUD - UNIT III C

SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST, PORT ORANGE, FLORIDA



- P.R.M. (PERMANENT REFERENCE MONUMENT)
- P.C.P. (PERMANENT CONTROL POINT)

NO.	DELTA	ARC	RADIUS
1	27° 41' 15"	12.95'	249.00'
2	12° 22' 30"	54.92'	249.00'
3	07° 01' 16"	26.76'	249.00'
4	05° 01' 09"	25.45'	249.00'
5	04° 42' 45"	24.43'	249.00'
6	04° 58' 09"	24.10'	249.00'
7	2° 06' 19"	9.00'	249.00'
8	19° 07' 13"	31.77'	276.00'
9	13° 32' 27"	32.09'	276.00'
10	33° 27' 47"	16.60'	276.00'
11	00° 00' 00"	39.27'	276.00'
12	04° 49' 06"	27.79'	276.00'
13	23° 54' 41"	10.29'	276.00'
14	26° 59' 51"	11.91'	276.00'
15	27° 52' 06"	11.90'	276.00'
16	12° 27' 15"	28.18'	276.00'
17	17° 11' 06"	19.66'	276.00'
18	09° 37' 27"	39.11'	276.00'
19	11° 44' 07"	46.08'	276.00'
20	07° 07' 24"	28.09'	276.00'
21	15° 39' 11"	46.47'	195.00'
22	7° 04' 11"	24.04'	195.00'
23	16° 06' 47"	54.76'	195.00'
24	06° 26' 19"	28.98'	195.00'
25	31° 02' 57"	51.35'	945.00'
26	07° 07' 06"	29.12'	276.00'
27	04° 38' 26"	31.91'	990.00'
28	23° 04' 26"	10.07'	276.00'
29	13° 39' 36"	27.61'	990.00'

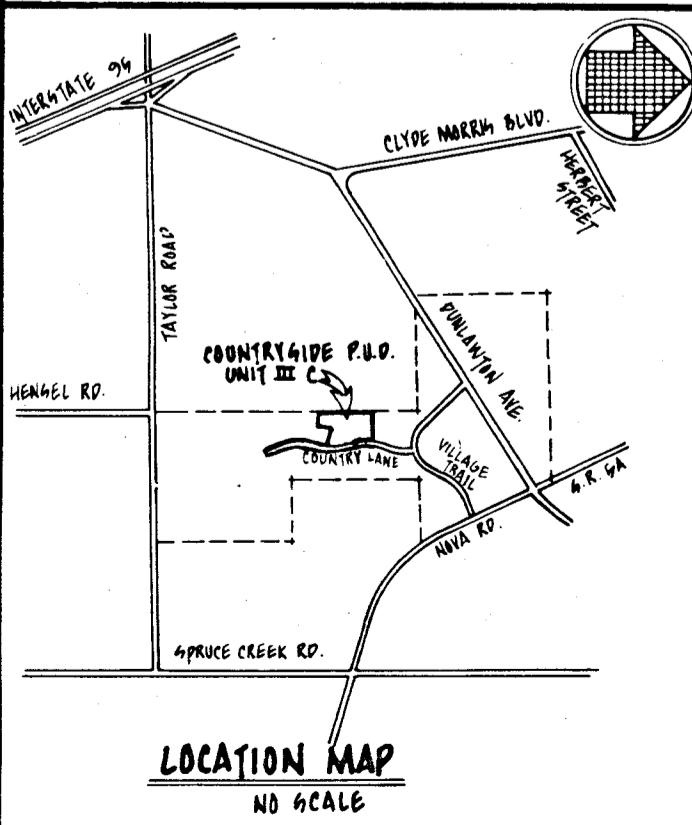
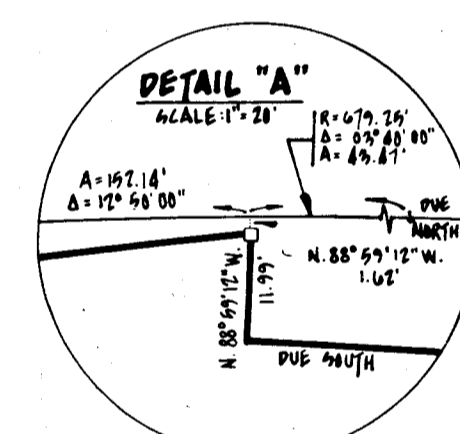
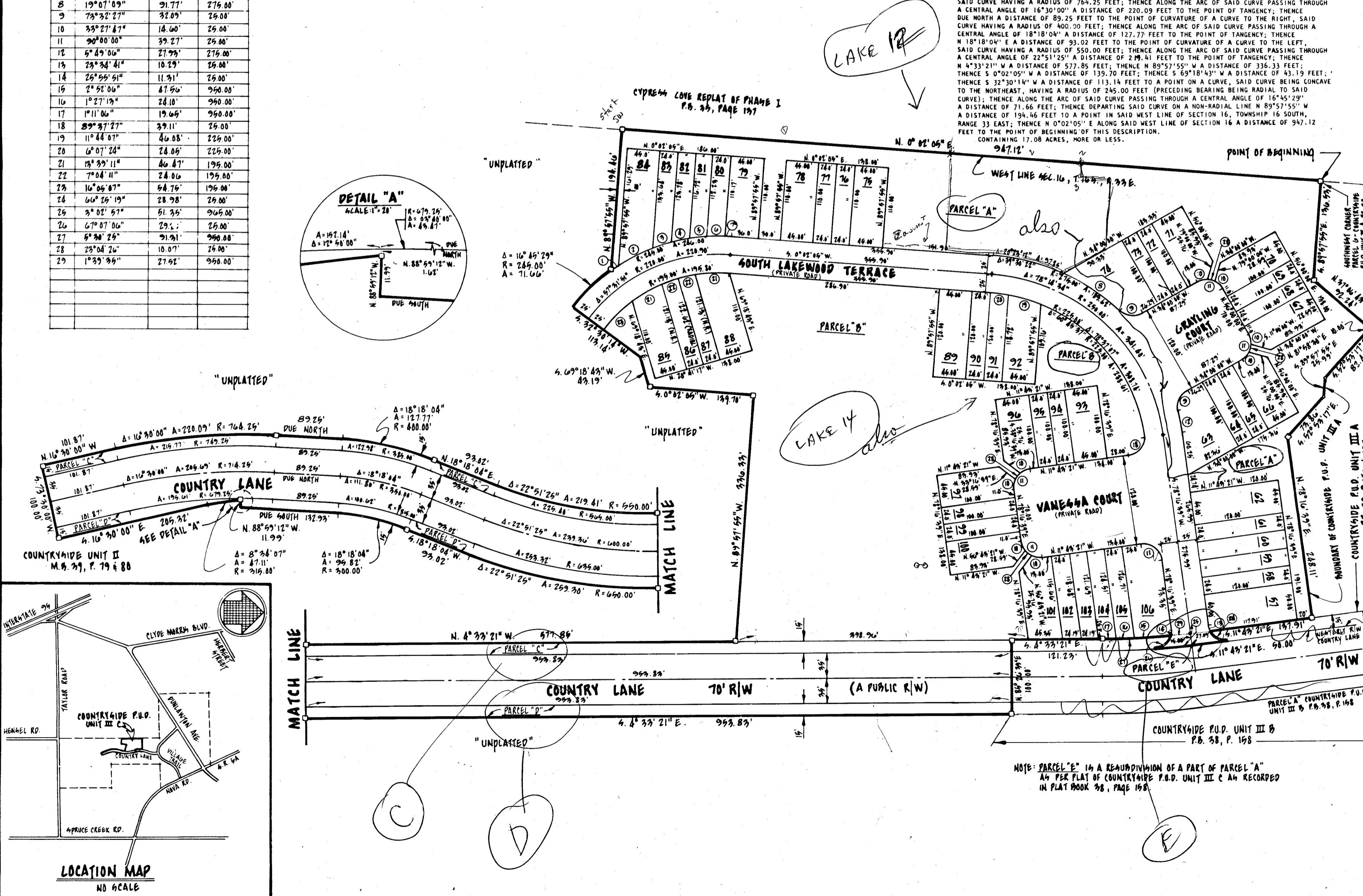
- NOTES:
- PARCELS "A", "B", "C", "D" & "E" ARE COMMON AREAS, SUBJECT TO EASEMENTS FOR ACCESS, RECREATION, AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD, RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO AN EASEMENT TEN FEET (10') IN WIDTH ALONG THE FRONT AND REAR OF ALL LOTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
 - UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, SEWER, IRRIGATION, SECURITY AND MASTER TV ANTENNA SYSTEMS.
 - NO GOVERNMENTAL AGENCY, INCLUDING THE CITY OF PORT ORANGE, SHALL BE RESPONSIBLE FOR MAINTENANCE, UPKEEP OR IMPROVEMENTS OF ANY PRIVATE ROADS.
 - PARCELS "C", "D", "E" AND THOSE PORTIONS OF "A" AND "B" CONSISTING OF ALL SURFACE WATER RETENTION PONDS (LAKES) AND DRAINAGE FACILITIES LOCATED THEREIN, SHALL BE DEEDED TO THE COUNTRYSIDE P.U.D. RESIDENTIAL HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SUCH COMMON AREAS. THESE PARCELS SHALL BE SUBJECT TO EASEMENTS FOR ACCESS, INGRESS AND EGRESS IN FAVOR OF THE COUNTRYSIDE P.U.D. RESIDENTIAL HOMEOWNERS ASSOCIATION, WHICH SHALL BE DEEDED TO THE UNIT 111-C HOMEOWNERS ASSOCIATION.
 - SOUTH LAKEWOOD TERRACE, GRAYING COURT, VANESSA COURT AND PARCELS "A" AND "B" (EXCEPT FOR SURFACE WATER RETENTION PONDS (LAKES) AND DRAINAGE FACILITIES) SHALL BE DEEDED TO THE COUNTRYSIDE UNIT 111-C HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SUCH COMMON AREAS. THESE PARCELS SHALL BE SUBJECT TO EASEMENTS FOR ACCESS, INGRESS AND EGRESS IN FAVOR OF THE COUNTRYSIDE P.U.D. RESIDENTIAL HOMEOWNERS ASSOCIATION, AND ALL OWNERS OF RESIDENTIAL DWELLING UNITS IN COUNTRYSIDE P.U.D. AND THEIR GUESTS AND INVITEES, IN ORDER TO ALLOW ACCESS TO THE SURFACE WATER RETENTION AREAS (LAKES) LOCATED THEREIN.
 - SANITARY SEWER AND WATER MAINS SHALL BE OWNED AND MAINTAINED BY THE CITY OF PORT ORANGE, WHICH SHALL HAVE ACCESS EASEMENTS FOR MAINTENANCE, REPAIR AND REPLACEMENT OF SAID UTILITIES OVER SOUTH LAKEWOOD TERRACE, GRAYING COURT, AND VANESSA COURT.

AREA TABULATION	
R/W COUNTRY LANE	2.88 ACRES
R/W PRIVATE ROADS	2.23 ACRES
PARCEL "A"	2.39 ACRES
PARCEL "B"	4.01 ACRES
PARCEL "C"	0.62 ACRES
PARCEL "D"	0.62 ACRES
PARCEL "E"	0.02 ACRES
LOTS 57 - 106	4.33 ACRES
TOTAL	17.08 ACRES

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WEST ONE-QUARTER OF SECTION 16, AND A RE-SUBDIVISION OF A PORTION OF PARCEL "A" ACCORDING TO THE PLAT OF COUNTRYSIDE P.U.D., UNIT 111-B, AS RECORDED IN PLAT BOOK 38 ON PAGE 158, WITHIN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALL BEING IN TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING BEING THE MOST SOUTHWESTLY CORNER OF PARCEL "D", ACCORDING TO SAID PLAT OF COUNTRYSIDE P.U.D., UNIT 111-B, ADDITIONALLY, SAID POINT OF BEGINNING BEING IN THE WESTERLY LINE OF SECTION 16 SOUTH, RANGE 33 EAST, FROM SAID POINT OF BEGINNING THENCE S 89°57'55" E DEPARTING SAID WEST LINE OF SECTION 16 AND ALONG THE BOUNDARY SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 136.53 FEET; THENCE CONTINUE ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, THE FOLLOWING SIX BEARINGS AND DISTANCES: N 37°06'43" E 92.24 FEET; N 81°58'30" E 10.00 FEET; S 52°53'17" E 82.45 FEET; S 89°57'55" E 25.99 FEET; S 2°23'17" E 33.86 FEET; N 78°16'35" E 240.11 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, AS RECORDED IN PLAT BOOK 38 ON PAGE 158 AMONG THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S 11°43'21" E ALONG SAID BOUNDARY DEPARTING SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 25.00 FEET; A CHORD DISTANCE OF 27.39 FEET, AND A CHORD BEARING OF N 21°29'18" E; THENCE ALONG THE ARC OF SAID CURVE DEPARTING SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, PASSING THROUGH A CENTRAL ANGLE OF 66°25'19" A DISTANCE OF 28.98 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY LANE (A 70'-FOOT-WIDE RIGHT-OF-WAY), AS SHOWN IN SAID PLAT OF COUNTRYSIDE P.U.D., UNIT 111-B, THENCE S 11°43'21" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTRY LANE A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 365.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTRY LANE PASSING THROUGH A CENTRAL ANGLE OF 37°02'57" A DISTANCE OF 51.35 FEET TO A POINT OF CUSP WITH A CURVE BEING CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 27.64 FEET, AND A CHORD BEARING OF N 42°13'57" W; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTRY LANE PASSING THROUGH A CENTRAL ANGLE OF 67°29'00" A DISTANCE OF 25.25 FEET TO THE POINT OF CUSP WITH A CURVE BEING CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 95.00 FEET, A CHORD DISTANCE OF 31.27 FEET, AND A CHORD BEARING OF S 7°18'33" E; ADDITIONALLY, SAID POINT BEING IN SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, PASSING THROUGH A CENTRAL ANGLE OF 57°30'25" A DISTANCE OF 91.31 FEET TO THE POINT OF TANGENCY; THENCE S 4°33'21" E CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 121.23 FEET; THENCE N 85°28'39" E CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 100.00 FEET; THENCE S 4°33'21" E DEPARTING SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 95.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 650.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 22°51'25" A DISTANCE OF 259.30 FEET TO THE POINT OF TANGENCY; THENCE S 18°18'04" W A DISTANCE OF 93.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 18°18'04" A DISTANCE OF 95.82 FEET TO THE POINT OF TANGENCY; THENCE DUE SOUTH A DISTANCE OF 132.91 FEET; THENCE N 88°58'12" W A DISTANCE OF 11.90 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 315.00 FEET AND A TANGENT BEARING OF S 7°55'53" E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 8°18'07" A DISTANCE OF 47.11 FEET TO THE POINT OF TANGENCY; THENCE S 16°30'00" E A DISTANCE OF 205.32 FEET; THENCE S 78°30'00" W A DISTANCE OF 100.00 FEET; THENCE N 16°30'00" W A DISTANCE OF 101.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 764.25 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 16°30'00" A DISTANCE OF 220.09 FEET TO THE POINT OF TANGENCY; THENCE DUE NORTH A DISTANCE OF 89.25 FEET TO A POINT IN SAID WEST LINE OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE N 0°02'05" W A DISTANCE OF 139.70 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 18°18'04" A DISTANCE OF 127.77 FEET TO THE POINT OF TANGENCY; THENCE N 18°18'04" E A DISTANCE OF 93.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 550.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 22°51'25" A DISTANCE OF 249.41 FEET TO THE POINT OF TANGENCY; THENCE N 47°12'00" W A DISTANCE OF 57.35 FEET; THENCE N 89°57'55" W A DISTANCE OF 316.33 FEET; THENCE S 0°02'05" W A DISTANCE OF 139.70 FEET; THENCE S 69°18'43" W A DISTANCE OF 43.19 FEET; THENCE S 32°30'14" W A DISTANCE OF 113.14 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 245.00 FEET (PRECEDING BEING RADIUS SAID CURVE); THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 16°45'29" A DISTANCE OF 21.66 FEET; THENCE DEPARTING SAID CURVE ON A NON-RADIAL LINE N 89°57'55" W A DISTANCE OF 194.46 FEET TO A POINT IN SAID WEST LINE OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE N 0°02'05" E ALONG SAID WEST LINE OF SECTION 16 A DISTANCE OF 947.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 17.08 ACRES, MORE OR LESS.



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT COASTLINE ENTERPRISES, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.
 IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HERETO AFFIXED BY ITS PROPER OFFICERS THERE-UNTO DULY AUTHORIZED ON THIS 8 DAY OF Feb 1984.

COASTLINE ENTERPRISES, INC.
 BY William H. Mc Munn CORPORATE VICE PRESIDENT SEAL
 ATTEST John D. Waters SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

STATE OF FLORIDA
 COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF February, 1984, BY WILLIAM H. MC MUNN, VICE PRESIDENT, AND JOHN D. WATERS, SECRETARY, OF COASTLINE ENTERPRISES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Ramela H. Stein NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES 4-6-84

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 2-2-84, THE SURVEY WAS COMPLETED OF THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE CITY OF PORT ORANGE, FLORIDA.

DATE: 2-3-84 SEAL
Zev Cohen F.R.L.S. NO. 2521

CERTIFICATE OF SURVEYOR
 I HEREBY CERTIFY TO THE ACCURACY OF THE BOUNDARY SURVEY AND PERMANENT REFERENCE MONUMENTS (P.R.M.s) SHOWN HEREON.

DATE: Feb. 2, 1984 SEAL
Robert C. Bolles, Jr. F.R.L.S. NO. 3464

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL
 THIS IS TO CERTIFY THAT ON October 17, 1983, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF PORT ORANGE, FLORIDA.

Marion Zeller MAYOR OF CITY OF PORT ORANGE, FLORIDA
 ATTEST Marion Zeller CITY CLERK

CERTIFICATE OF APPROVAL
 THIS IS TO CERTIFY THAT ON Feb. 27, 1984, THIS PLAT WAS APPROVED.

BY John V. Toney CITY ENGINEER

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

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

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
 THE PORT ORANGE PLANNING COMMISSION HEREBY APPROVES THE FINAL PLAT FOR THE COUNTRYSIDE P.U.D., UNIT 111-C.
 DATE: Sept. 22, 1983

Judy Anderson CHAIRMAN, PORT ORANGE PLANNING COMMISSION

B-36
 Countryside III