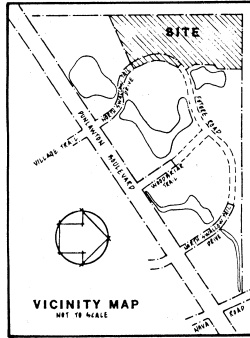


COUNTRYSIDE PUD UNIT XII-A

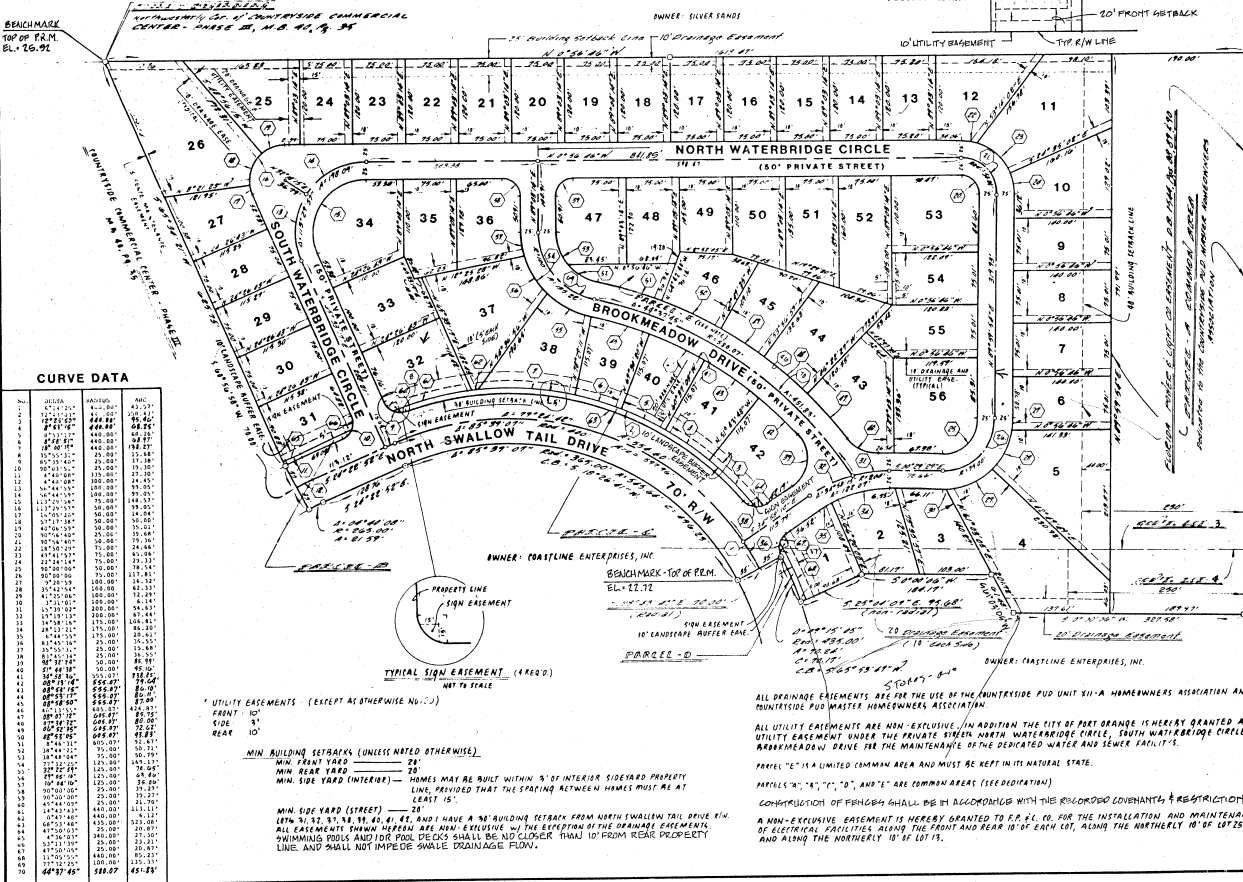
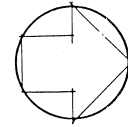
CITY OF PORT ORANGE · VOLUSIA COUNTY, FLORIDA
SECTION 8, TOWNSHIP 16 SOUTH, RANGE 33 EAST



LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 1 AND 4, LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, COUNTRYSIDE COMMERCIAL CENTER, PHASE III; AS RECORDED IN PLAT BOOK 40, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N.0°36'46"W. 1618.47 FEET TO THE NORTH LINE OF A FLORIDA POWER AND LIGHT SUBSTATION AS RECORDED IN OFFICIAL RECORDS BOOK 1344, PAGES 88, 89 AND 90 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N.87°53'47"E. 795.47 FEET ALONG THE SAID NORTH LINE OF THE P.F.L. EASEMENT; THENCE S.0°00'00"W. 127.56 FEET; THENCE S.41°03'57"E. 61.48 FEET; THENCE S.0°00'00"W. 184.17 FEET; THENCE S.25°04'03"E. 95.68 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 97°11'05" AND A CHORD BEARING AND DISTANCE OF S.45°51'43"W. 70.13 FEET; THENCE ALONG SAID CURVE 70.24 FEET; THENCE S.28°41'45"E. 70.00 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 85°39'07" AND A CHORD BEARING AND DISTANCE OF S.18°26'41"W. 406.21 FEET; THENCE ALONG SAID CURVE 445.54 FEET TO A POINT OF TANGENCY; THENCE S.24°22'12"E. 128.76 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 4°40'08"; THENCE ALONG SAID CURVE 21.59 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID COUNTRYSIDE COMMERCIAL CENTER PHASE III; THENCE ALONG SAID NORTHERLY LINE S.60°58'58"W. 10.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, COUNTRYSIDE COMMERCIAL CENTER PHASE III; THENCE S.65°17'45"E. 10.40 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1, 825.75 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 23.0 ACRES.



PLAT BOOK 41 PAGE 113

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 NORTH SWALLOW TAIL DRIVE TO THE PERPETUAL USE OF THE PUBLIC, DEDICATING PARCELS A, B, C AND D TO THE COUNTRYSIDE PUD MASTER HOMEOWNERS ASSOCIATION AND DEDICATING NORTH WATERBRIDGE CIRCLE, SOUTH WATERBRIDGE CIRCLE AND BROOKMEADOW DRIVE AND PARCELS E TO THE COUNTRYSIDE PUD UNIT XIIA HOMEOWNERS ASSOCIATION. ALL WATER AND SEWER IMPROVEMENTS ENCOMPASSED WITHIN THE BOUNDARIES OF THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED BY ITS OFFICERS THEREUNTO DULY AUTHORIZED ON THIS 22 DAY OF FEBRUARY 1987.

COASTLINE ENTERPRISES, INC. CORPORATE SEAL
BY: WILLIAM H. MUMFORD, PRESIDENT
ATTEST: CATHERINE HOFFMAN, SECRETARY

SIGNED, SEALED & DELIVERED IN THE PRESENCE OF:
THANEY J. JOBE
STATE OF FLORIDA
COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF FEBRUARY 1987 BY WILLIAM H. MUMFORD, PRESIDENT AND CATHERINE HOFFMAN, ASSISTANT SECRETARY OF COASTLINE ENTERPRISES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: JANUARY 11, 1991

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DASTINE ENTERPRISES, INC. A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, IN ACCORDANCE TO THE DECISIONS OF THE BOARD, DOES HEREBY DEDICATE ALL DRAINAGE EASEMENTS TO THE COUNTRYSIDE PUD UNIT XIIA HOMEOWNERS ASSOCIATION AND ALL UTILITY EASEMENTS TO THE CITY OF PORT ORANGE. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED BY ITS OFFICERS THEREUNTO DULY AUTHORIZED ON THIS 22 DAY OF FEBRUARY 1987.

COASTLINE ENTERPRISES, INC. CORPORATE SEAL
BY: WILLIAM H. MUMFORD, PRESIDENT
ATTEST: CATHERINE HOFFMAN, SECRETARY

SIGNED AND SEALED IN THE PRESENCE OF:
THANEY J. JOBE
STATE OF FLORIDA
COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF FEBRUARY 1987 BY WILLIAM H. MUMFORD, PRESIDENT AND CATHERINE HOFFMAN, ASSISTANT SECRETARY OF COASTLINE ENTERPRISES, INC., A FLORIDA CORPORATION, IN BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: JANUARY 11, 1991

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON FEBRUARY 24, 1987, THE SURVEY WAS COMPLETED OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLES WITH ALL OF THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 173, FLORIDA STATUTES; AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 402.022, FLORIDA STATUTES; AND THAT SAID LAND IS SITUATED IN THE CITY OF PORT ORANGE, FLORIDA.

WILLIAM H. MUMFORD
F.L.S. NO. 1364
DATE: FEB 20, 1987

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON FEBRUARY 6, 1987, THIS PLAT WAS APPROVED.
BY: JOHN W. JAMES
ENGINEER CITY OF PORT ORANGE

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PORT ORANGE PLANNING COMMISSION HEREBY APPROVES THE FINAL PLAT FOR COUNTRYSIDE PUD UNIT XII-A.
DATE: FEB 26, 1987
BY: LANCE McMASTERS
CHAIRMAN, PORT ORANGE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

THIS IS TO CERTIFY THAT ON MARCH 16, 1987, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF PORT ORANGE, FLORIDA.
MAYOR: DANIEL J. SELMAN
ATTEST: THANEY J. JOBE
CITY CLERK

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON FEBRUARY 27, 1987.

FILE NO.:
CLERK OF THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA

