

# COUNTRYSIDE SUBDIVISION - UNIT II

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

SHEET 2 OF 2 SHEETS

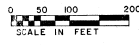
PLAT BOOK AND PAGE

**EASEMENTS**

1. AN EASEMENT OVER, UNDER AND UPON ALL OF THE PRIVATE ROADS AND ALL OF THE LANDS WITHIN THIS PLAT EXCEPT LOTS 1 THROUGH 104 FOR UTILITY CONSTRUCTION AND MAINTENANCE PURPOSES, AND FOR THE OFFICIAL INGRESS AND EGRESS OF EMERGENCY VEHICLES, AND GOVERNMENT SERVICES.
2. A PERPETUAL NON-EXCLUSIVE EASEMENT TO THE FEE SIMPLE OWNERS OF LOTS WITHIN THIS PLAT, THEIR LESSEES, IF ANY, INVITEES, LICENSEES, AND PERMITTEES OVER AND UPON ALL ROADS AND LANDS SHOWN HEREON, EXCEPT LOTS 1 THROUGH 104 FOR ALL PURPOSES PERMITTED BY THE COVENANTS AND RESTRICTIONS NOW OR HEREAFTER PERTAINING TO COUNTRYSIDE - UNIT II.
3. A DRAINAGE AND UTILITY EASEMENT, MEASURING 7.50 FEET IN WIDTH ALONG THE FRONT AND SIDE, AND 10.0 FEET IN WIDTH ALONG THE REAR, OF LOTS 1 THROUGH 104 EXCEPT WHERE LARGER EASEMENTS ARE CALLED FOR ON THIS PLAT.
4. EASEMENTS A THRU D ARE DEDICATED TO THE COUNTRYSIDE UNIT II HOMEOWNERS ASSOCIATION FOR LANDSCAPE SECURITY, MAINTENANCE, UTILITIES & DRAINAGE.
5. EASEMENT D IS ALSO DEDICATED TO THE CITY OF PORT ORANGE FOR DRAINAGE PURPOSES.

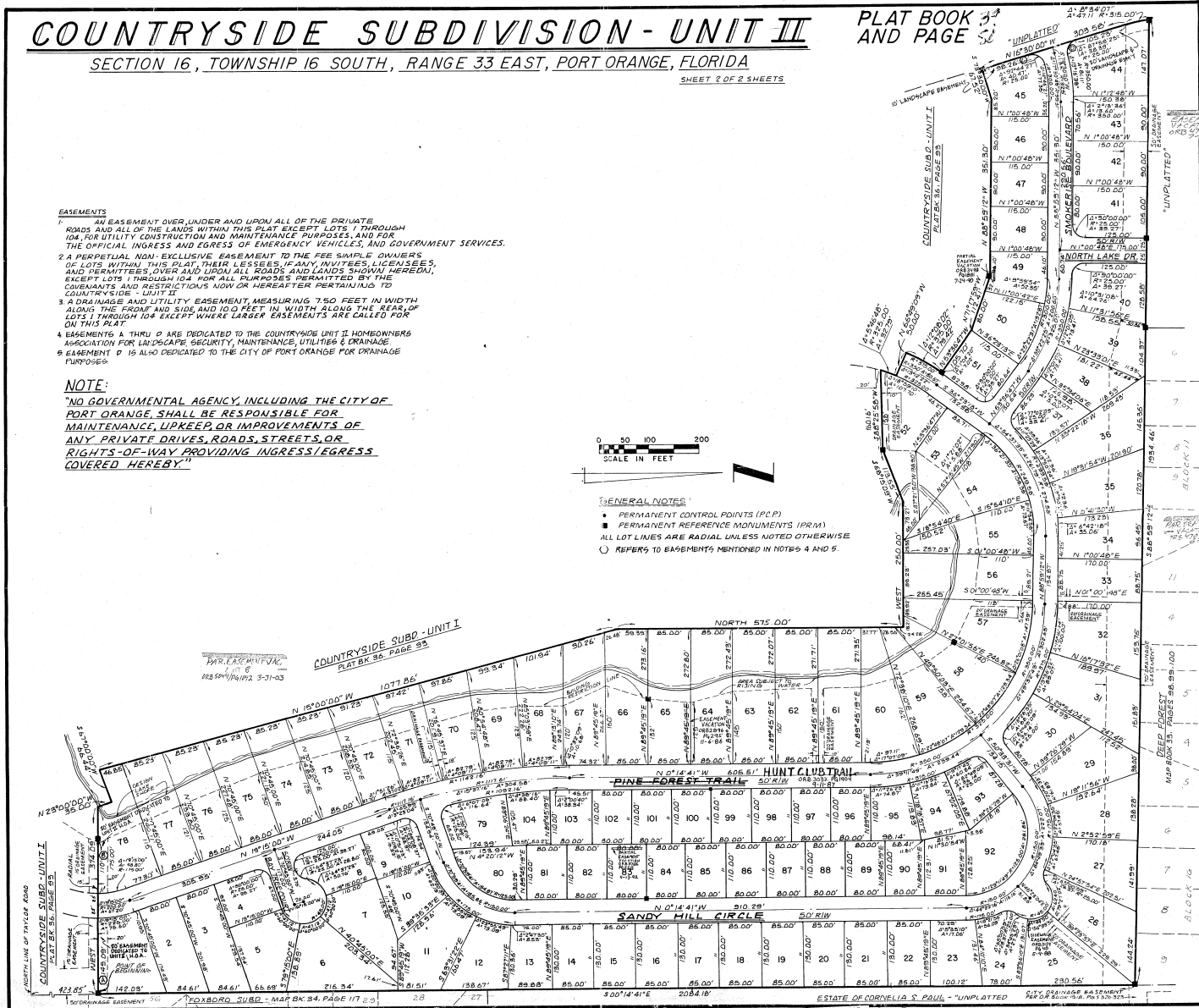
**NOTE:**

"NO GOVERNMENTAL AGENCY, INCLUDING THE CITY OF PORT ORANGE, SHALL BE RESPONSIBLE FOR MAINTENANCE, UPKEEP, OR IMPROVEMENTS OF ANY PRIVATE DRIVES, ROADS, STREETS, OR RIGHTS-OF-WAY PROVIDING INGRESS/EGRESS COVERED HEREBY."



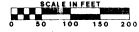
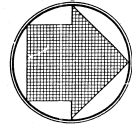
**GENERAL NOTES:**

- PERMANENT CONTROL POINTS (PCP)
- PERMANENT REFERENCE MONUMENTS (PRM)
- ALL LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE
- REFERS TO EASEMENTS MENTIONED IN NOTES 4 AND 5.



# COUNTRYSIDE P.U.D. - UNIT III D

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



### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FROM A POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF PARCEL "0", ACCORDING TO THE PLAT 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; ADDITIONALLY, SAID POINT BEING IN THE BOUNDARY OF SAID COUNTRYSIDE P.U.D., UNIT 111-B, FROM SAID POINT OF BEGINNING THENCE S 0°00'16" E DEPARTING SAID SOUTHEAST CORNER OF PARCEL "0", AND DEPARTING SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B A DISTANCE OF 1376.38 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF COUNTRYSIDE SUBDIVISION, UNIT 11, AS RECORDED IN MAP BOOK 39, ON PAGES 79 AND 80, AMONG THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N 88°59'12" W ALONG SAID NORTHERLY BOUNDARY OF COUNTRYSIDE SUBDIVISION, UNIT 11, A DISTANCE OF 587.24 FEET TO THE INTERSECTION WITH THE WASTERLY BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-C, AS RECORDED IN PLAT BOOK 39, ON PAGE 144, AMONG THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DUE NORTH DEPARTING SAID NORTHERLY BOUNDARY OF COUNTRYSIDE SUBDIVISION, UNIT 11, AND ALONG SAID EASTERLY BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-C, A DISTANCE OF 132.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-C, PASSING THROUGH A CENTRAL ANGLE OF 18°18'04" A DISTANCE OF 95.82 FEET TO THE POINT OF TANGENCY; THENCE N 18°18'04" E CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-C, A DISTANCE OF 31.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 650.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-C, PASSING THROUGH A CENTRAL ANGLE OF 22°51'25" A DISTANCE OF 259.30 FEET TO THE POINT OF TANGENCY; THENCE N 4°31'21" W CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-C, A DISTANCE OF 393.93 FEET TO THE INTERSECTION WITH THE BOUNDARY OF SAID COUNTRYSIDE P.U.D., UNIT 111-B; THENCE S 54°09'27" E DEPARTING SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-C, AND ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 110.48 FEET; THENCE N 84°40'56" E CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 62.26 FEET; THENCE S 83°30'09" E CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 225.00 FEET; THENCE S 0°00'16" E CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 71.64 FEET; THENCE N 89°59'44" E CONTINUING ALONG SAID BOUNDARY OF COUNTRYSIDE P.U.D., UNIT 111-B, A DISTANCE OF 212.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 18.01 ACRES, MORE OR LESS.

### NOTES:

- PARCELS "0" THROUGH "46" 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, WATER, IRRIGATION, SECURITY AND WASTE TO WASTEWATER SYSTEMS.
- NO GOVERNMENTAL AGENCY, INCLUDING THE CITY OF PORT ORANGE, SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR OR IMPROVEMENTS OF ANY ROADS.
- THOSE PORTIONS OF PARCELS "0" THROUGH "46" CONSISTING OF THE SURFACE WATER RETENTION POND (LAND) AND DRAINAGE FACILITIES LOCATED THEREIN, SHALL BE DEED TO THE COUNTRYSIDE P.U.D. RESIDENTIAL HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SAID COMMON AREAS, PARCELS "0" THROUGH "46" AND THOSE PORTIONS OF PARCELS "0" NOT DEED TO THE COUNTRYSIDE P.U.D. RESIDENTIAL HOMEOWNERS ASSOCIATION, SHALL BE DEED TO THE CITY OF PORT ORANGE.
- RECORDING FEES, RECORDING FEE, VALUE OF FEES AND NORTH LAKE DRIVE, AND PARCELS "0" THROUGH "46" SHALL BE DEED TO THE COUNTRYSIDE P.U.D. RESIDENTIAL HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SAID COMMON AREAS IN PARCELS "0" THROUGH "46". RESIDENTIAL HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE DEED TO THE CITY OF PORT ORANGE AND THE CITY ENGINEER AND THE CITY CLERK.
- PROPERTY TAXES AND WATER RATES SHALL BE DEDUCTED AND PAID BY THE CITY OF PORT ORANGE WHICH SHALL HAVE ACCESS EASEMENTS FOR PARALLELS, REPAIRS AND IMPROVEMENTS OF SAID UTILITIES AND DRAINAGE FACILITIES, AND NORTH LAKE DRIVE.
- ALL "V" MARK EASEMENTS ARE ACCESS EASEMENTS.

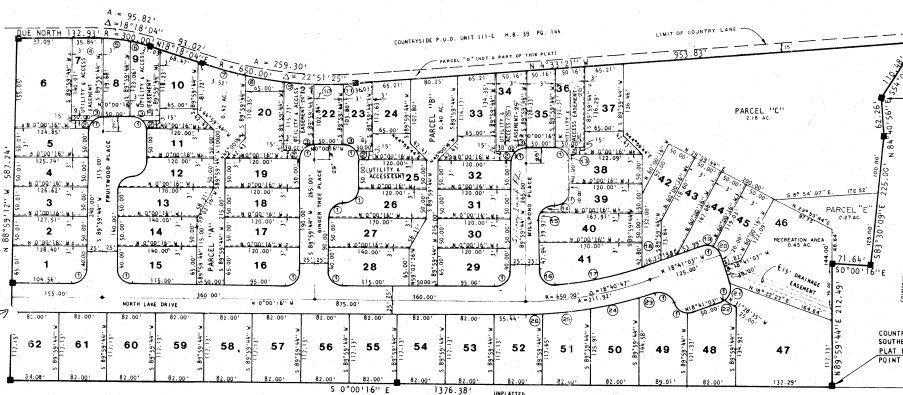
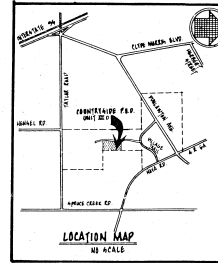
- P.R.M. (PERMANENT REFERENCE MONUMENT)
- P.C.P. (PERMANENT CONTROL POINT)

MINIMUM BUILDING SETBACKS			
LEFT	FRONT	REAR	RIGHT
1'-60"	20'	15'	15'
4'-05"	20'	0'	15'

4' MINIMUM DISTANCE TO PARCEL "0" UNIT III C

### CURVE DATA

NO.	DELTA	RADIUS	ARC
1	90°00'00"	25.00'	39.27'
2	38°50'12"	25.00'	16.08'
3	53°07'48"	25.00'	23.18'
4	74°21'30"	300.00'	141.77'
5	9°38'38"	300.00'	10.50'
6	2°59'05"	300.00'	31.13'
7	2°59'05"	300.00'	29.33'
8	94°74'40"	650.00'	45.74'
9	4°24'33"	650.00'	100.10'
10	4°24'33"	650.00'	50.02'
11	1°14'40"00"	650.00'	14.11'
12	66°25'19"	25.00'	38.98'
13	23°34'41"	25.00'	10.29'
14	94°46'18"	25.00'	41.36'
15	66°25'19"	25.00'	38.98'
16	23°34'41"	25.00'	10.29'
17	13°23'55"	625.00'	146.17'
18	5°00'00"	625.00'	5.46'
19	38°29'38"	25.00'	16.80'
20	51°30'22"	25.00'	22.47'
21	50°09'38"	25.00'	21.89'
22	39°50'22"	25.00'	17.58'
23	2°16'55"	675.00'	26.88'
24	7°08'35"	675.00'	84.15'
25	7°00'00"	675.00'	82.47'
26	2°15'17"	675.00'	26.54'



BENCHMARK - DISK IN TOP OF CONC. MON. EL. = 19.95

BENCHMARK - DISK IN TOP OF CONC. MON. EL. = 20.29

PLAT BOOK 40 PAGE 44

**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 HEREBY AFFIXED BY ITS PROPER OFFICERS THERE- UNTO DULY AUTHORIZED ON THIS 10 DAY OF JULY 1984.

COASTLINE ENTERPRISES, INC. CORPORATE SEAL  
 BY WILLIAM H. MC MUN, EXECUTIVE VICE PRESIDENT  
 ATTEST JOHN D. WATERS, SECRETARY

WITNESSED, SEALED AND DELIVERED IN THE PRESENCE OF:  
 [Signatures]

STATE OF FLORIDA  
 COUNTY OF VOLUSIA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF JULY 1984, BY WILLIAM H. MC MUN, EXECUTIVE VICE PRESIDENT, AND JOHN D. WATERS, SECRETARY, OF COASTLINE ENTERPRISES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

[Signature]  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES SEPT. 20, 86

**CERTIFICATE OF SURVEYOR**  
 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY 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, FLORIDA; AND THAT SAID LAND IS LOCATED IN THE CITY OF PORT ORANGE, FLORIDA.

DATE: JULY 10, 1984  
 [Signature]  
 SEAL

SEY COUNTY FLA. P.O. BOX 2921

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL**

THIS IS TO CERTIFY THAT ON SEPTEMBER 21, 1984, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF PORT ORANGE, FLORIDA.  
 [Signature]  
 CITY CLERK

**CERTIFICATE OF APPROVAL**  
 THIS IS TO CERTIFY THAT ON SEPT 26, 1984, THIS PLAT WAS APPROVED.

BY [Signature]  
 CITY ENGINEER

**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-D.  
 DATE: Aug 23, 1984

[Signature]  
 CHAIRMAN, PORT ORANGE PLANNING COMMISSION

**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 11/15/84 AT FILE NO. \_\_\_\_\_

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