

# COUNTRYSIDE P.U.D. UNIT III B

SECTIONS 9 & 16, T 16 S, R 33 E  
PORT ORANGE, VOLUSIA CO., FLA.

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 9 AND THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST, ALL LYING IN VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST, THENCE N 89° 29' 49" W ALONG THE NORTHERLY LINE OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST, A DISTANCE OF 16.99 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MOCKINGBIRD DRIVE (A 70-FOOT-WIDE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF CYPRESS COVE, PHASE I, AS RECORDED IN MAP BOOK 35 ON PAGE 137 AMONG THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S 84° 40' 56" E ALONG SAID EASTERLY RIGHT-OF-WAY OF MOCKINGBIRD DRIVE AND DEPARTING SAID EASTERLY RIGHT-OF-WAY OF MOCKINGBIRD DRIVE A DISTANCE OF 323.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 720.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 29° 25' 48" A DISTANCE OF 369.83 FEET; THENCE S 13° 14' 25" E DEPARTING SAID CURVE ON A RADIAL LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON A CURVE (SAID CURVE BEING CONCENTRIC TO PRECEDING CURVE), SAID CURVE HAVING A RADIUS OF 820.00 FEET AND A CHORD BEARING AND DISTANCE OF N 61° 40' 52" E 426.44 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 30° 09' 27" A DISTANCE OF 431.60 FEET; THENCE S 43° 23' 51" E ON A RADIAL LINE A DISTANCE OF 239.58 FEET; THENCE S 09° 00' 16" E A DISTANCE OF 1909.67 FEET; THENCE S 89° 59' 44" W A DISTANCE OF 212.49 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 21° 49' 25.00 FEET; THENCE S 84° 40' 56" W A DISTANCE OF 62.26 FEET; THENCE N 54° 09' 27" W A DISTANCE OF 110.48 FEET; THENCE S 85° 26' 39" W A DISTANCE OF 100.00 FEET; THENCE N 4° 33' 21" W A DISTANCE OF 121.73 FEET TO THE POINT OF CURVATURE OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 850.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 7° 10' 00" A DISTANCE OF 118.83 FEET TO THE POINT OF TANGENCY; THENCE N 11° 43' 21" W A DISTANCE OF 325.12 FEET TO THE POINT OF CURVATURE OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 40° 32' 00" A DISTANCE OF 247.50 FEET TO THE POINT OF TANGENCY; THENCE N 28° 48' 38" E A DISTANCE OF 86.00 FEET; THENCE S 61° 11' 21" E A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONVEX WESTERLY (PRECEDING BEARING BEING RADIAL TO SAID CURVE), SAID CURVE HAVING A RADIUS OF 472.12 FEET AND A CHORD BEARING AND DISTANCE OF N 11° 43' 21" W 287.66 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 35° 28' 25" A DISTANCE OF 292.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 83° 25' 22" A DISTANCE OF 36.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 20.42 ACRES MORE OR LESS.

### COMMON AREA TABULATION

AREA PARCEL	AREA
A	0.31 AC.
B	0.17 AC.
C	1.11 AC.
D	5.80 AC.
E	0.08 AC.
F	0.13 AC.

### NOTES:

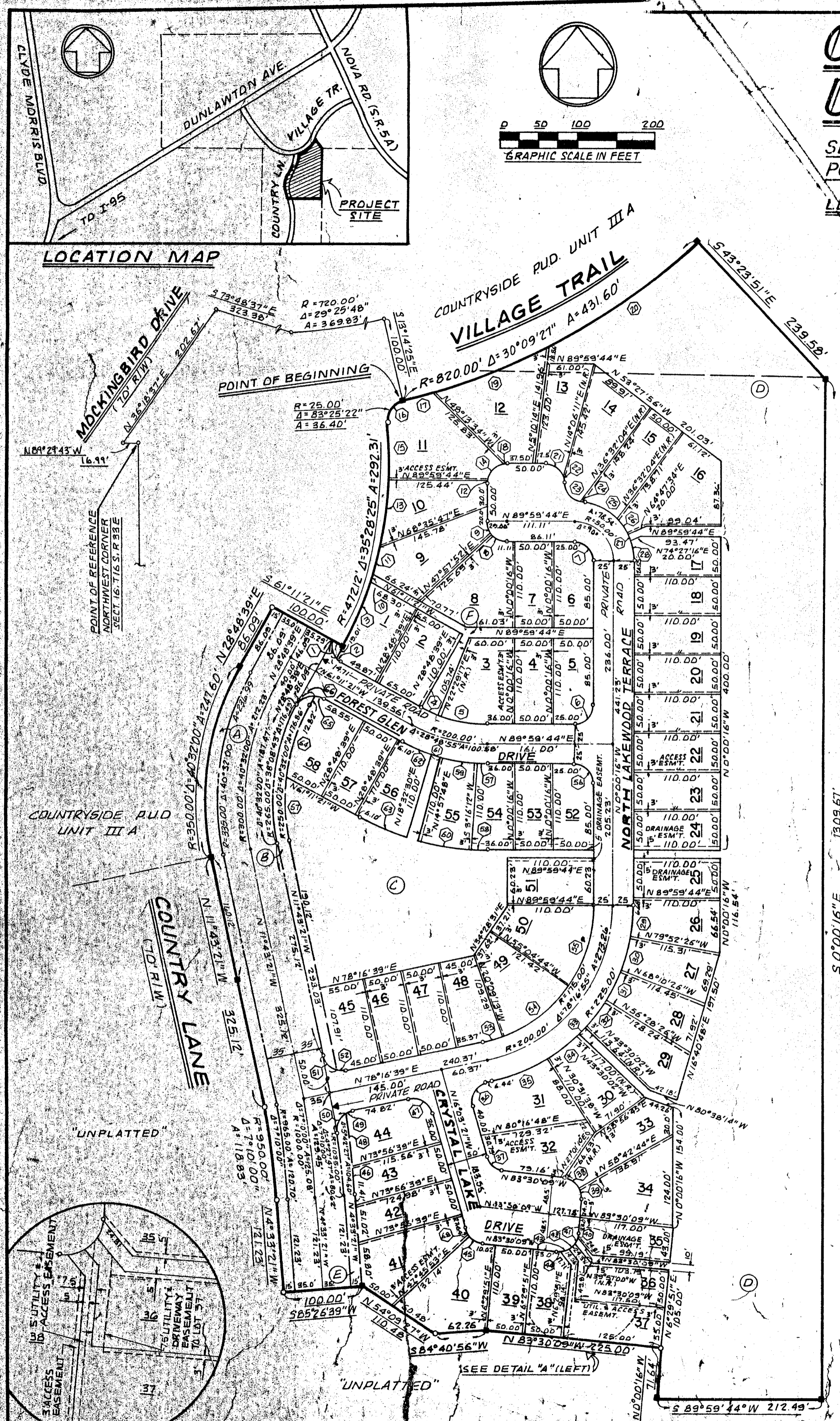
- 1) PARCELS A, B, C, D, E & F ARE COMMON AREAS, SUBJECT TO EASEMENTS FOR ACCESS, RECREATION, AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
- 2) AN EASEMENT TEN FEET (10') IN WIDTH IS RESERVED ALONG THE FRONT AND REAR OF ALL LOTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
- 3) ALL 3' WIDE EASEMENTS ARE ACCESS EASEMENTS.
- 4) UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, SEWER, WATER, IRRIGATION, SECURITY AND MASTER TV ANTENNA SYSTEMS.
- 5) 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.

### KEY:

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

N#	DELTA	RADIUS	ARC
1	51° 28' 03"	25.00'	25.08'
2	23° 32' 18"	25.00'	10.21'
3	104° 51' 16"	472.12'	29.44'
4	79° 12' 00"	178.00'	22.00'
5	21° 36' 45"	178.00'	66.01'
6	90° 00' 00"	25.00'	39.27'
7	90° 00' 00"	25.00'	39.27'
8	47° 18' 00"	25.00'	39.27'
9	42° 01' 52"	25.00'	18.34'
10	1° 14' 18"	472.12'	10.20'
11	44° 29' 07"	472.12'	36.85'
12	8° 01' 17"	25.00'	3.50'
13	10° 36' 42"	472.12'	87.44'
14	76° 14' 56"	25.00'	33.27'
15	87° 02' 04"	472.12'	68.26'
16	83° 25' 22"	25.00'	36.40'
17	2° 43' 26"	820.00'	38.98'
18	5° 43' 46"	25.00'	2.50'
19	11° 01' 42"	820.00'	167.84'
20	16° 24' 17"	820.00'	334.78'
21	75° 00' 49"	25.00'	32.73'
22	16° 05' 44"	25.00'	7.09'
23	16° 18' 04"	25.00'	33.27'
24	6° 52' 47"	25.00'	3.00'
25	37° 19' 28"	75.00'	48.86'
26	15° 59' 38"	75.00'	26.55'
27	89° 39' 42"	75.00'	12.65'
28	15° 32' 28"	75.00'	20.34'
29	10° 07' 50"	225.00'	39.78'
30	11° 45' 00"	225.00'	43.95'
31	11° 45' 00"	225.00'	43.95'
32	11° 42' 00"	225.00'	45.95'
33	2° 32' 48"	225.00'	10.00'
34	11° 42' 00"	225.00'	45.95'
35	18° 48' 17"	225.00'	73.85'

N#	DELTA	RADIUS	ARC
36	94° 20' 00"	25.00'	41.16'
37	67° 26' 48"	25.00'	29.43'
38	67° 15' 53"	25.00'	22.78'
39	37° 47' 01"	25.00'	16.49'
40	6° 40' 57"	25.00'	2.92'
41	26° 15' 58"	25.00'	11.05'
42	23° 32' 18"	25.00'	10.21'
43	25° 19' 53"	25.00'	11.05'
44	5° 34' 40"	25.00'	4.18'
45	41° 16' 02"	25.00'	18.01'
46	71° 03' 15"	1050.00'	39.48'
47	85° 00' 00"	25.00'	37.38'
48	3° 33' 12"	1050.00'	66.12'
49	21° 29' 43"	25.00'	9.38'
50	65° 48' 04"	25.00'	28.71'
51	66° 25' 19"	25.00'	28.98'
52	23° 34' 41"	25.00'	10.29'
53	81° 25' 52"	175.00'	26.75'
54	34° 55' 31"	175.00'	106.67'
55	34° 55' 32"	175.00'	106.67'
56	90° 00' 00"	25.00'	39.27'
57	81° 16' 28"	225.00'	12.86'
58	37° 16' 28"	335.00'	19.18'
59	11° 41' 36"	225.00'	45.92'
60	11° 41' 36"	335.00'	69.37'
61	33° 54' 21"	225.00'	10.51'
62	10° 16' 09"	225.00'	40.33'
63	10° 16' 09"	335.00'	60.04'
64	22° 20' 01"	250.00'	87.48'
65	24° 06' 01"	25.00'	10.51'
66	65° 17' 05"	25.00'	29.80'
67	18° 11' 59"	250.00'	79.41'
68	26° 10' 46"	25.00'	11.42'



**CERTIFICATE OF APPROVAL**  
THIS IS TO CERTIFY THAT ON SEP 12, 1982 THIS PLAT WAS APPROVED.  
*[Signature]*  
CITY ENGINEER

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**  
THE PORT ORANGE PLANNING COMM. HEREBY APPROVES THE FINAL PLAT FOR THE COUNTRYSIDE P.U.D. UNIT III B  
DATE: Aug. 27, 1981  
*[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 FULL WITH ALL THE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON: SEP 12, 1982  
FILE NO: 0751-013  
*[Signature]*  
CLERK OF THE CIRCUIT COURT,  
IN AND FOR VOLUSIA COUNTY, FLORIDA

**CERTIFICATE OF SURVEYOR**  
I KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON MAY 5, 1981, 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 171, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE CITY OF PORT ORANGE, FLORIDA.  
DATE: July 14, 1982  
*[Signature]*  
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 HEREOF.  
DATE: July 14, 1982  
*[Signature]*  
ROBERT C. BELL SUR.  
F.R.L.S. NO 3464

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL**  
THIS IS TO CERTIFY THAT ON SEP 8, 1982 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF PORT ORANGE, FLORIDA.  
*[Signature]*  
MAYOR CITY OF PORT ORANGE  
ATTEST: *[Signature]*  
CITY CLERK  
PORT ORANGE CITY COUNCIL