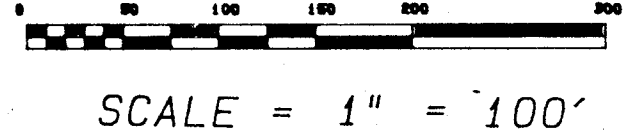
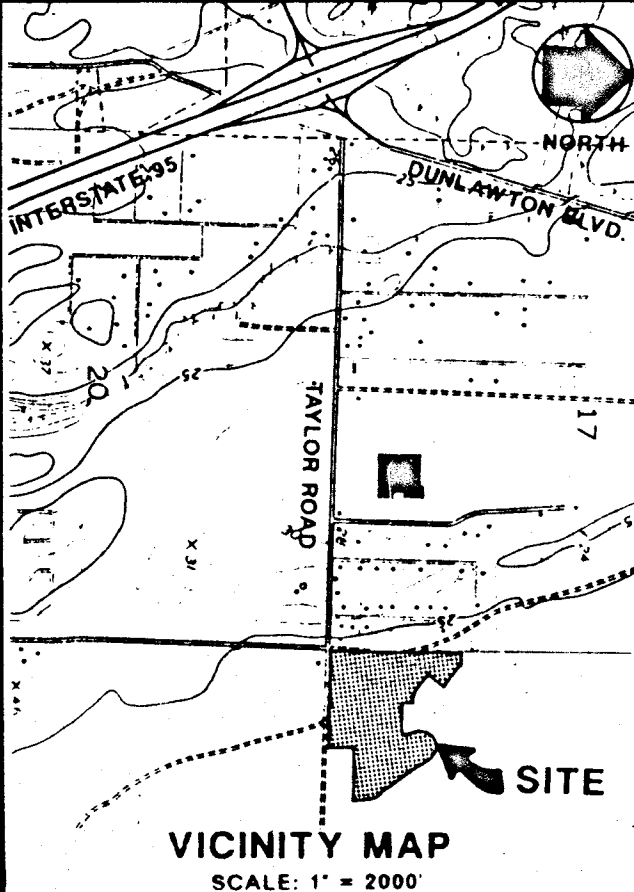
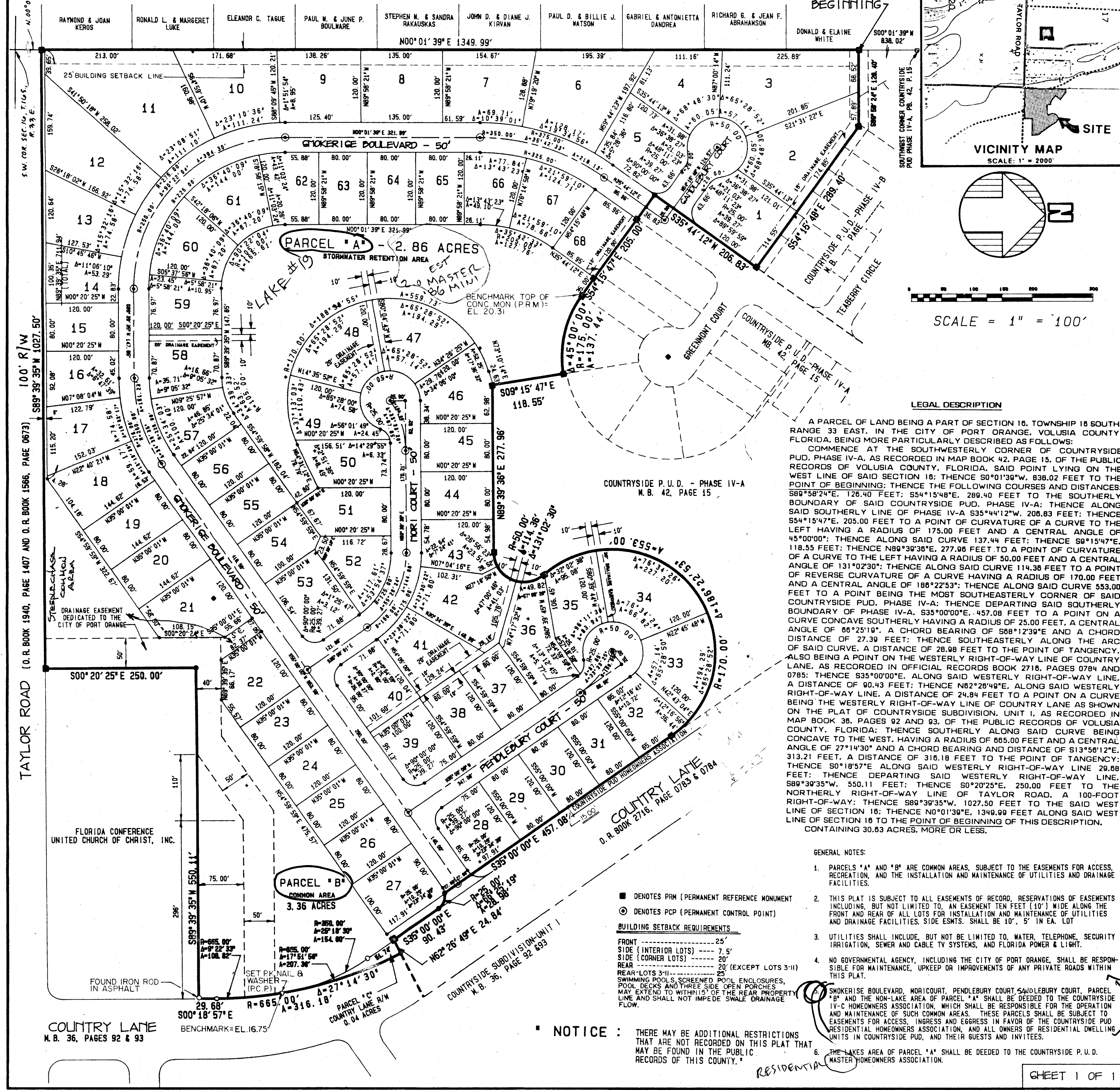


COUNTRYSIDE PUD PHASE IV C

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

Parcel # 6316-1600-0010
INTEREST CONST. OWNS

PLAT BOOK 43 PAGE 88



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST, IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF COUNTRYSIDE PUD, PHASE IV-A, AS RECORDED IN MAP BOOK 42, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON THE WEST LINE OF SAID SECTION 16; THENCE S0°01'39"W, 838.02 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES AND DISTANCES: S89°52'29"E, 126.40 FEET; S54°15'48"E, 289.40 FEET; THENCE ALONG BOUNDARY OF SAID COUNTRYSIDE PUD, PHASE IV-A; THENCE ALONG SAID SOUTHERLY LINE OF PHASE IV-A S35°44'12"W, 208.83 FEET; THENCE S54°15'47"E, 205.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE ALONG SAID CURVE 137.44 FEET; THENCE S9°15'47"E, 118.55 FEET; THENCE N89°39'36"E, 277.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 131°02'30"; THENCE ALONG SAID CURVE 114.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 188°22'53"; THENCE ALONG SAID CURVE 170.00 FEET TO A POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID COUNTRYSIDE PUD, PHASE IV-A; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF PHASE IV-A, S35°00'00"E, 457.08 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°25'19", A CHORD BEARING OF S88°12'39"E AND A CHORD DISTANCE OF 27.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.98 FEET TO THE POINT OF TANGENCY, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY LANE, AS RECORDED IN OFFICIAL RECORDS BOOK 2718, PAGES 0784 AND 0785; THENCE S35°00'00"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 90.43 FEET; THENCE N82°28'49"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.84 FEET TO A POINT ON A CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY LANE AS SHOWN ON THE PLAT OF COUNTRYSIDE SUBDIVISION, UNIT 1, AS RECORDED IN MAP BOOK 38, PAGES 92 AND 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 685.00 FEET AND A CENTRAL ANGLE OF 27°14'30" AND A CHORD BEARING AND DISTANCE OF S13°58'12"E, 313.21 FEET, A DISTANCE OF 318.18 FEET TO THE POINT OF TANGENCY; THENCE S0°18'57"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 28.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S89°39'35"W, 550.11 FEET; THENCE S0°20'25"E, 250.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TAYLOR ROAD, A 100-FOOT RIGHT-OF-WAY; THENCE S89°39'35"W, 1027.50 FEET TO THE SAID WEST LINE OF SECTION 16; THENCE N0°01'39"E, 1349.99 FEET ALONG SAID WEST LINE OF SECTION 16 TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 30.83 ACRES, MORE OR LESS.

- GENERAL NOTES:**
1. PARCELS "A" AND "B" ARE COMMON AREAS, SUBJECT TO THE EASEMENTS FOR ACCESS, RECREATION, AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
 2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD, RESERVATIONS OF EASEMENTS INCLUDING, BUT NOT LIMITED TO, AN EASEMENT TEN FEET (10') WIDE ALONG THE FRONT AND REAR OF ALL LOTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES. SIDE ESMTS. SHALL BE 10', 5' IN EA. LOT
 3. UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, WATER, TELEPHONE, SECURITY IRRIGATION, SEWER AND CABLE TV SYSTEMS, AND FLORIDA POWER & LIGHT.
 4. NO GOVERNMENTAL AGENCY, INCLUDING THE CITY OF PORT ORANGE, SHALL BE RESPONSIBLE FOR MAINTENANCE, UPKEEP OR IMPROVEMENTS OF ANY PRIVATE ROADS WITHIN THIS PLAT.
- SMOKERISE BOULEVARD, MORI COURT, PENDLEBURY COURT, SAID PARCEL "A" AND THE NON-LAKE AREA OF PARCEL "A" SHALL BE DEEDED TO THE COUNTRYSIDE IV-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 PUD RESIDENTIAL HOMEOWNERS ASSOCIATION, AND ALL OWNERS OF RESIDENTIAL DWELLING UNITS IN COUNTRYSIDE PUD, AND THEIR GUESTS AND INVITEES.
- THE LAKE AREA OF PARCEL "A" SHALL BE DEEDED TO THE COUNTRYSIDE P.U.D. MASTER HOMEOWNERS ASSOCIATION.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT INTERVEST CONSTRUCTION, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, HEREBY DEDICATES TO THE CITY OF PORT ORANGE, FLORIDA, THE PERPETUAL USE OF THE COUNTRYSIDE PUD IV-C HOMEOWNERS ASSOCIATION AND THEIR GUESTS AND INVITEES, ALL WATER AND SEWER MAINS ENCOMPASSED WITHIN THE BOUNDARIES OF THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE, A UTILITY EASEMENT OVER SMOKERISE BOULEVARD, MORI COURT, PENDLEBURY COURT AND SANDLEBURY COURT IS HEREBY DEDICATED TO THE CITY OF PORT ORANGE. THE LAKE AREA WITHIN PARCEL "A" IS HEREBY DEDICATED TO THE COUNTRYSIDE PUD HOMEOWNERS ASSOCIATION AND THE NON-LAKE AREA OF PARCEL "A" AND ALL OF PARCEL "B" TO THE COUNTRYSIDE PUD IV-C HOMEOWNERS ASSOCIATION. PARCEL "C" IS DEDICATED TO THE CITY OF PORT ORANGE TO BE USED AS RIGHT-OF-WAY FOR COUNTRY LANE. THE CITY OF PORT ORANGE IS HEREBY GRANTED A DRAINAGE EASEMENT IN PARCEL "B" FOR MAINTENANCE OF AN EXISTING DITCH, AND A DRAINAGE EASEMENT OVER PARCEL "A" ADDITIONALLY, ALL DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE 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 27TH DAY OF SEPTEMBER, 1988.

INTERVEST CONSTRUCTION, INC. CORPORATE SEAL
BY: *Morteza Hosseini-Kargar*
MORTEZA HOSSEINI-KARGAR, PRESIDENT
ATTEST: *Charlene B. Ireland*
CHARLENE B. IRLAND, ASSIST. SEC.

SIGNED AND SEALED IN THE PRESENCE OF:
Elizabeth E. Bardon

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF SEPTEMBER, 1988 BY MORTEZA HOSSEINI-KARGAR, PRESIDENT AND CHARLENE B. IRLAND, ASSISTANT SECRETARY OF INTERVEST CONSTRUCTION, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Patricia A. Stojanowski
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 7-21-1992

JOINDER AND CONSENT TO DEDICATION

COASTLINE ENTERPRISES, INC., INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LEIN, OR OTHER ENCUMBRANCE UPON THE PROPERTY SHOWN AND DESCRIBED IN THE ATTACHED PLAT, ENTITLED COUNTRYSIDE P.U.D. UNIT IV-C, LOCATED IN VOLUSIA COUNTY, FLORIDA, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION SHOWN ON THAT PLAT, OF THE LANDS THEREIN AND DESCRIBED BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LEIN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 3333-3334 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA, SHALL BE SUBORDINATED TO THE SAID DEDICATION.

IN WITNESS WHEREOF, COASTLINE ENTERPRISES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS VICE-PRESIDENT, ITS CORPORATE SEAL TO BE HEREIN AFFIXED AND ATTESTED BY ITS SECRETARY, THIS 27TH DAY OF SEPT. A.D. 1988.

COASTLINE ENTERPRISES, INC. CORPORATE SEAL
BY: *James Fant*
JAMES FANT, VICE PRESIDENT
ATTEST: *Jerry Steakley*
JERRY STEAKLEY, SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Elizabeth E. Bardon
Michael J. ...
STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF SEPT. 1988, BY JAMES FANT, VICE-PRESIDENT AND JERRY STEAKLEY, SECRETARY OF COASTLINE ENTERPRISES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Janifer A. Dorst
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 3/1/88

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 27TH DAY OF SEPT. 1988, THE SURVEY WAS COMPLETED OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATIVE OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF PORT ORANGE, FLORIDA.

Robert C. Bolles, Jr.
ROBERT C. BOLLES, JR.
F. R. L. S. NO. 3464
DATE: 27TH 1988

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON Mar. 24TH 1988 THIS PLAT WAS APPROVED.

BY: *John H. ...*
CITY ENGINEER, CITY OF PORT ORANGE

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PORT ORANGE PLANNING COMMISSION HEREBY APPROVES THE PLAT FOR COUNTRYSIDE P.U.D. UNIT IV-C.

BY: *George McMaster*
CHAIRMAN, PORT ORANGE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

THIS IS TO CERTIFY THAT ON Oct. 18, 1988, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF PORT ORANGE, FLORIDA.

MAYOR: *Jack ...*
ATTEST: *Mary ...*
CITY CLERK

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 27TH 1988 AT _____.

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

B36 Cntryside, 4C