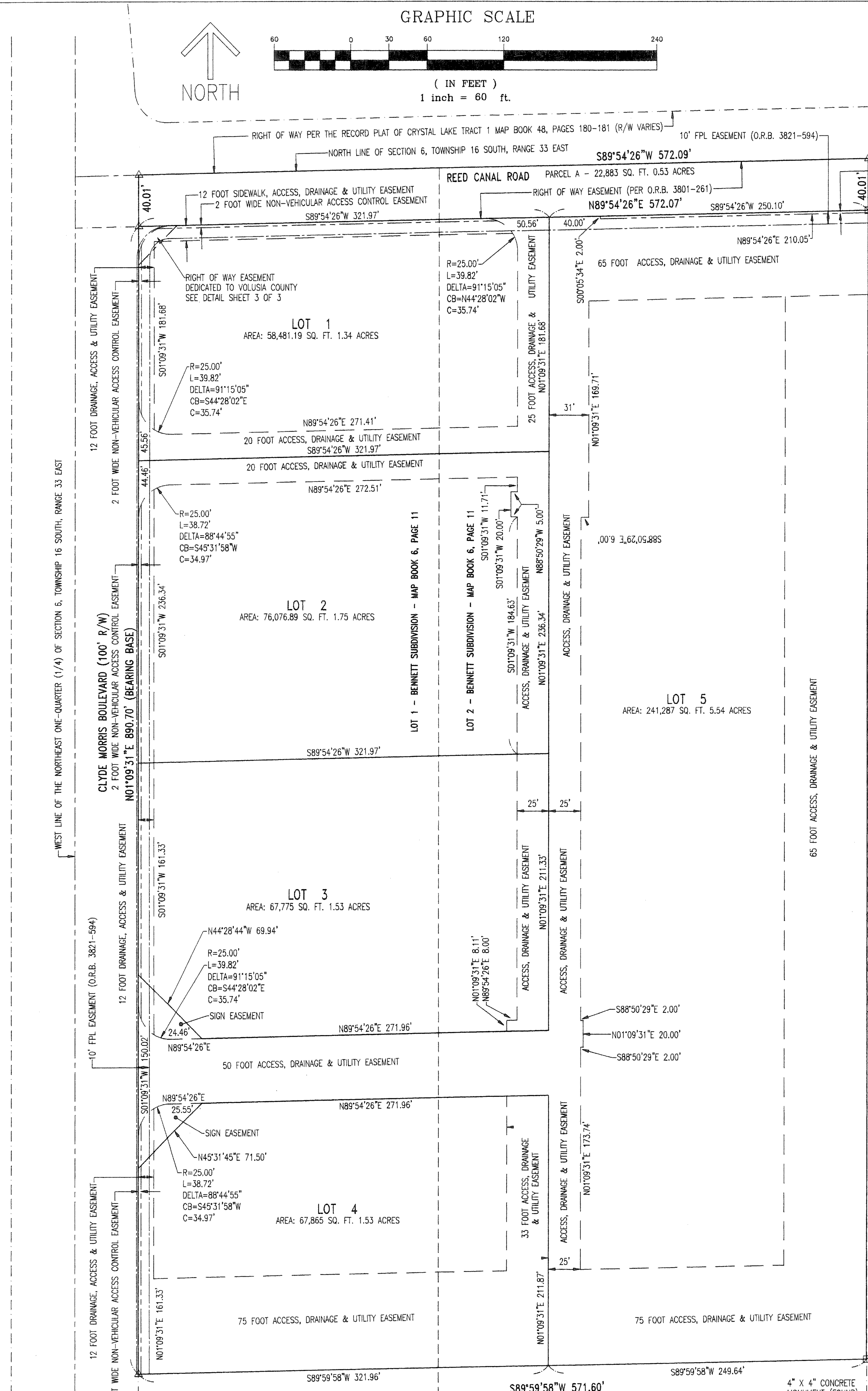
MAP BOOK: __________ PAGE: _________



ADJOINERS PARCEL ID #:06-16-33-01-00-0011
COVENANT UNITED METHODIST CHURCH
3701 S CLYDE MORRIS BLVD. PORT ORANGE FL 32119
LEGAL DESCRIPTION: S 349.96 FT OF LOTS 1 & 2 BENNETTS SOUTH DAYTONA MB 6 PAGE 11, EXC. IN CLYDE MORRIS PER OR 5219 PAGE 2858-2861.

PLAT PREPARED BY:
GREGG S. CULLUM P.S.M. #5095
CULLUM LAND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NO.: #7129
5889 S. WILLIAMSON BLVD. SUITE 205
PORT ORANGE, FL. 32128
386-761-7666 VOICE
386-761-7909 FAX
CULLUMLANDSURVEYING.COM

GENERAL NOTES

1. MONUMENTATION
□ - DENOTES PERMANENT REFERENCE MONUMENT FOUND. SEE DRAWING FOR IDENTIFICATION, IF ANY.
■ - DENOTES PERMANENT REFERENCE MONUMENT SET 4X4 CONCRETE MONUMENT STAMPED PRM LB 7129
△ - DENOTES PERMANENT REFERENCE MONUMENT SET METAL DISK STAMPED PCP LB 7129

2. ABBREVIATIONS:
(R) - DENOTES A LINE RADIAL RELATIVE TO ADJACENT CURVE.
(NR) - DENOTES A LINE NOT RADIAL RELATIVE TO ADJACENT CURVE.
LB - LICENSED LAND SURVEYOR BUSINESS
PCP - PERMANENT CONTROL POINT
PRM - PERMANENT REFERENCE MONUMENT
O.R.B. DENOTES OFFICIAL RECORDS BOOK
R/W DENOTES RIGHT OF WAY
EXC. DENOTES EXCEPT
BLVD. DENOTES BOULEVARD
FT DENOTES FEET
MB DENOTES MAP BOOK

3. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

4. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

5. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BEING THE EAST RIGHT OF WAY LINE OF CLYDE MORRIS BOULEVARD, N01°09'31"E.

6. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METER

7. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITY, AND ACCESS EASEMENTS GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THE PLAT: ENTIRE STREET FRONTAGES OF LOTS: 12.00 FEET WIDE.

9. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, NATURAL GAS, FIBER OPTIC, TELECOMMUNICATION.

10. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

11. CROSS ACCESS EASEMENTS ALONG THE FRONT OF LOTS 1 THROUGH 4 WILL BE PROVIDED WITH SITE PLANS FOR THE INDIVIDUAL LOTS AS DEVELOPED AND THE ACCESS DRIVES WILL BE STUBBED OUT TO UNDEVELOPED LOTS.

12. NEW PORT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THE DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE ASSOCIATION FAIL TO PERFORM THE MAINTENANCE OF THE DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES; AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR, AND REPLACEMENT, AS DEEMED BY HE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

13. RETENTION AREAS ARE GRANTED AS ACCESS, DRAINAGE AND UTILITY EASEMENTS TO THE CITY OF PORT ORANGE.

14. NEW PORT PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIGNAGE EASEMENTS GRANTED TO THE ASSOCIATION BY THIS PLAT.

15. NEW PORT PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTAINING ALL ACCESS ROADWAYS, SIGNS, LIGHTING, LANDSCAPING AND IRRIGATION IN ALL SIGNAGE EASEMENTS.

16. THE ARTICLES OF INCORPORATION FOR THE __________ ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK ____, PAGES ____ THROUGH ____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE __________ ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK ____, PAGES ____ THROUGH ____, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ADJOINERS PARCEL ID 06-16-33-01-00-0030
OWNER NAME NP LLC OWNER ADDRESS 220 CHARLES STREET PORT ORANGE FL., 32129
LOCATION ADDRESS REED CANAL RD., PORT ORANGE, FL., 32129
LEGAL DESCRIPTION
6 16 33 N 1/2 OF LOT 3 BENNETTS SOUTH DAYTONA MAP BOOK 6, PAGE 11, PER OR 4362 PAGE 2164 PER OR 5317 PAGE 1429-1430 PER OR 6031 PAGE 1974

NEW PORT SUBDIVISION
A REPLAT OF BENNETTS SOUTH DAYTONA SUBDIVISION, RECORDED IN MAP BOOK 6, PAGE 11, AND RE-RECORDED IN MAP BOOK 15, PAGE 44, LOCATED IN A PORTION OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 33 EAST, PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOTS 1 AND 2, EXCEPT THE SOUTHERLY 349.96 FEET THEREOF AND EXCEPTING THE PORTION THEREOF IN CLYDE MORRIS BOULEVARD, A 100 FOOT RIGHT OF WAY, BENNETTS SOUTH DAYTONA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6 PAGE 11, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ADJOINERS PARCEL ID 06-16-33-01-00-0031
OWNER NAME: NP LLC
OWNER ADDRESS: 220 CHARLES STREET, PORT ORANGE FL., 32129
LOCATION ADDRESS RICHEL DR PORT ORANGE 32129
LEGAL DESCRIPTION
6 16 33 S 1/2 OF LOT 3 BENNETTS SOUTH DAYTONA, MAP BOOK 6, PAGE 11, PER OR 4362 PAGE 2164 PER OR 5317 PAGE 1429-1430 PER OR 6031 PAGE 1974

CULLUM LAND SURVEYING INC.
GREGG S. CULLUM
PROFESSIONAL SURVEYOR & MAPPER #5095
LICENSED BUSINESS #7129
5889 S. WILLIAMSON BLVD.
SUITE 205
PORT ORANGE, FLORIDA 32128
386-761-7666
(FAX) 386-761-7909

LEGEND / ABBREVIATIONS / SYMBOLS

R/W RIGHT-OF-WAY; C.B. CHORD BEARING; EL ELEVATION; EX. EXISTING; PR. PROPOSED; E.P. EDGE OF PAVEMENT; B.O.C. BACK OF CURB; BLDG. BUILDING
F.F.E. FINISHED FLOOR ELEVATION; P.O.C. POINT OF COMMENCEMENT; P.O.B. POINT OF BEGINNING; P.C.P. PERMANENT CONTROL POINT; P.R.M. PERMANENT REFERENCE MONUMENT; C.L.F. CHAIN LINK FENCE; C CHORD DISTANCE; L ARC DISTANCE; R RADIUS; RES. RESIDENCE
CL CENTER LINE; ESMT. EASEMENT; RNG. RANGE; TWP. TOWNSHIP; SECT. SECTION; S.S. SEWER SERVICE; W.S. WATER SERVICE; E.S. ELECTRIC SERVICE; UG UNDERGROUND; O/H AERIAL UTILITY LINE; UTILITY UTILITY
DRAIN. DRAINAGE; ASPH. ASPHALT; CONC. CONCRETE; C.M. CONCRETE MONUMENT; I.P. IRON PIPE; I.R. IRON ROD; F.M. FIELD MEASUREMENT; CALC. CALCULATED; DESC. DESCRIPTION CALL; N.D. NAIL & DISC; FND. FOUND
A/C AIR CONDITIONER; D/W DRIVEWAY; S/W SIDEWALK; F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION; (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION INFORMATION; △ CENTRAL ANGLE; (R) RADIAL; O.R. OFFICIAL RECORDS; PG. PAGE; M.B. MAP BOOK
PP UTILITY POLE; P.R.C. POINT OF REVERSE CURVATURE; P.T. POINT OF TANGENCY; P.C. POINT OF CURVATURE; TYP TYPICAL; L.B. LICENSED BUSINESS; L.S. LICENSED SURVEYOR; GUY WIRE; —S— UNDERGROUND SANITARY; —A/U— AERIAL UTILITIES
—T— UNDERGROUND TELEPHONE; —G— UNDERGROUND GAS; —E— UNDERGROUND ELECTRIC; —D— UNDERGROUND DRAINAGE; CONCRETE POWER POLE; SV SEWER VALVE; WV WATER VALVE; SANITARY SEWER MANHOLE
MANHOLE; SIGN; FIRE HYDRANT; UTILITY RISER; STORM MANHOLE; POWER POLE; MAILBOX; WATER METER; LIGHT POLE

REVISIONS

NUMBER	DATE	DESCRIPTION
1	07/07/13	CITY COMMENTS
2	01/24/13	CITY COMMENTS
3	03-08-13	CITY COMMENTS
4	06/06/13	CITY COMMENTS

PLAT

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

GREGG S. CULLUM P.S.M. #5095 DATE: 6/6/13

PREPARED FOR: LaCour

NOT VALID UNLESS SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SEALED WITH AN EMBOSSED SEAL

JOB #:	2012-298
DATE:	11-14-12
SCALE:	1" = 60'
DRAWN BY:	GSC
CHECKED BY:	GSC
FIELD BOOK/PAGE:	N/A
SHEET	2 OF 3