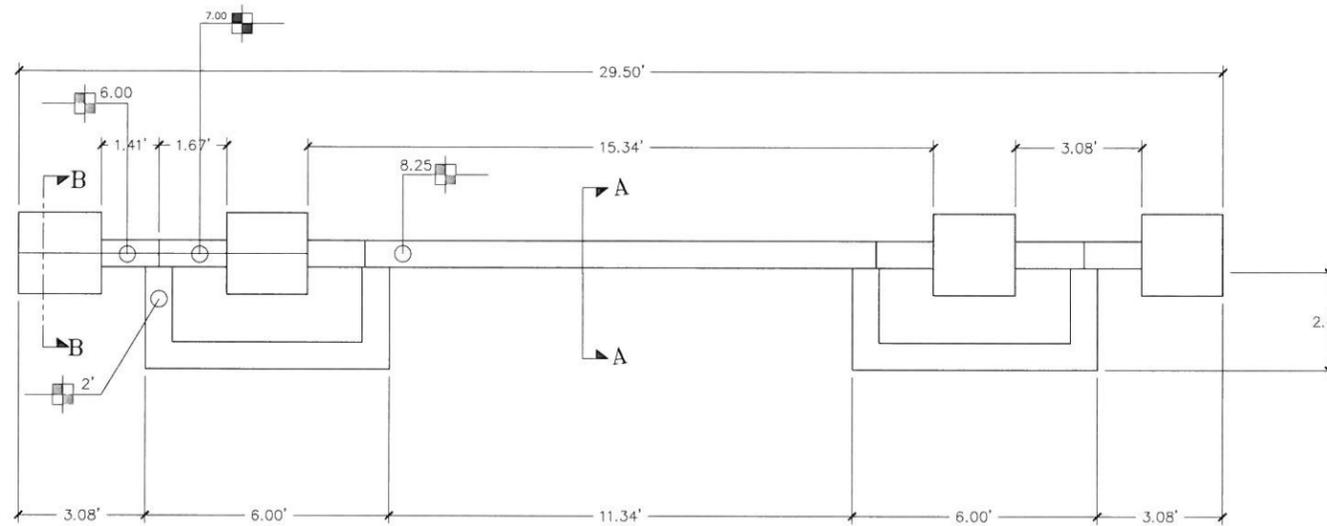


ENTRANCE WALL / ELEVATION

SCALE: N.T.S.



ENTRANCE WALL / PLAN VIEW

SCALE: N.T.S.

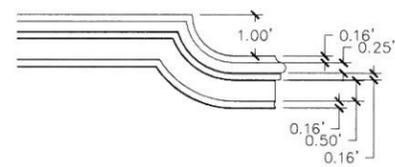
MONUMENT SIGN REQUIREMENTS:

- MINIMUM R/W SETBACK = 5'
- MINIMUM SIDE LOT LINE SETBACK = 15'
- MINIMUM SIGN SEPARATION = 100'
- MAXIMUM SIGN LENGTH = 6'
- MAXIMUM HEIGHT = 8'
- MAXIMUM SIGN COPY AREA = 30 S.F.
- MINIMUM SUPPORT BASE = 18"

LANDSCAPE REQUIREMENTS:

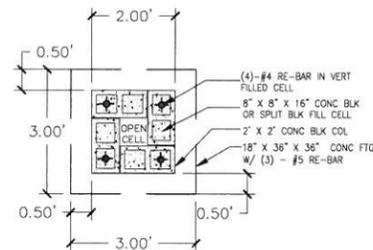
- MINIMUM LANDSCAPE BED AREA = 140 S.F.
- MINIMUM QUANTITY OF PLANTS = 30
- MINIMUM VARIETY OF PLANT MATERIAL = 2

NOTE: SEPARATE SIGN PERMIT REQUIRED



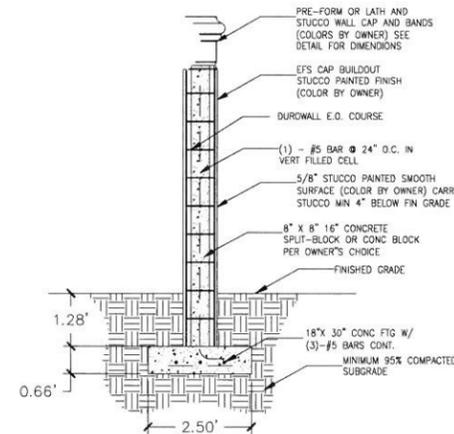
WALL / COLUMN CAP DETAIL

SCALE: N.T.S.



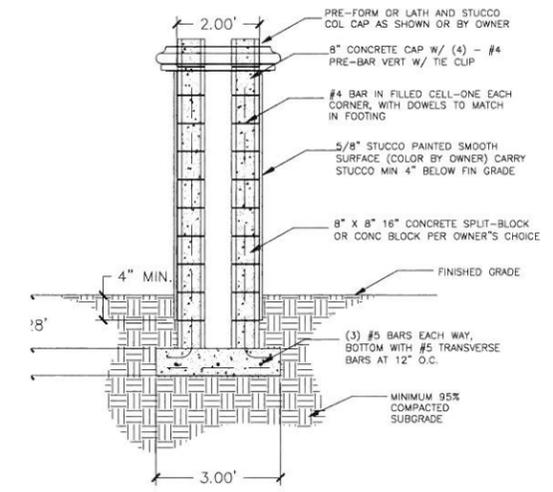
COLUMN FOOTING

SCALE: N.T.S.



A WALL DETAIL

SCALE: N.T.S.

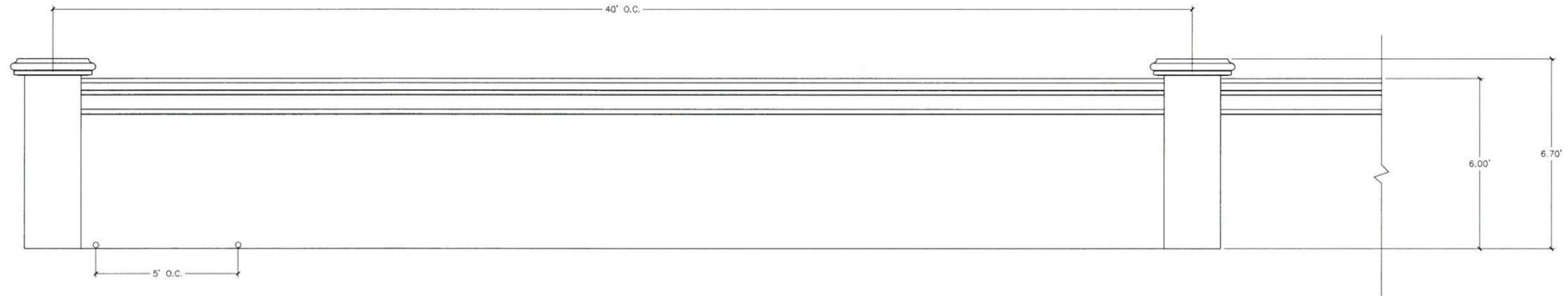


B COLUMN DETAIL

SCALE: N.T.S.

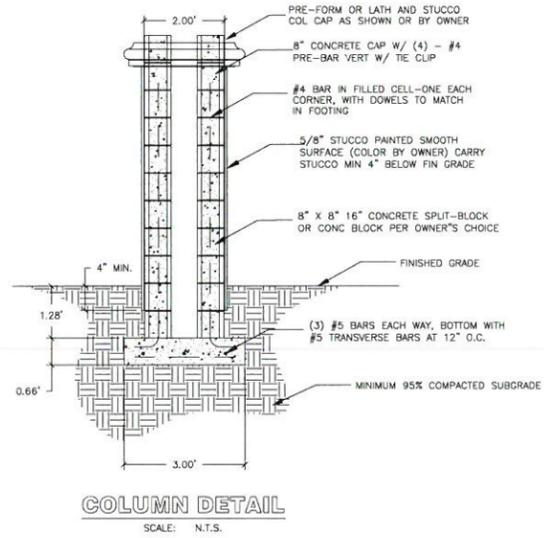
Z:\Data\Projects_ZEL\PROJECTS\2015\1505 Pineland\dwg_5/3/2016 11:38:48 AM.DWG To PDF.pc3

1	01-22-16	PAZ	REVISED PER THE CITY OF ORMOND BEACH SFRC COMMENTS DATED 4-28-16			
2	03-29-16	PAZ	REVISED PER THE CITY OF ORMOND BEACH SFRC COMMENTS DATED 2-24-16			
				NO.	DATE	APPR.
REVISION						
ZAHN ENGINEERING, INC.						
244 SOUTH PALMETTO AVENUE DAYTONA BEACH, FLORIDA 32114						
PHONE: (386) 252-0020 FAX: (386) 252-6050 ZAHNENG.COM						
DESIGNED: TLG	DATE: 03-10-15	DRAWN: TLG	PLOTTED: 05/03/16	CHECKED: PAZ	SCALE: N.T.S.	
PINELAND SUBDIVISION						
ORMOND BEACH FL						
SIGNAGE DETAILS						
1505-DETAILS.dwg						
PROJECT NO. 1505						
NOT VALID WITHOUT EMBOSSED SEAL EB-0005290						
SHT. C33 OF 45						

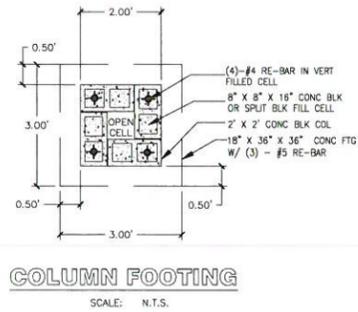


PINELAND WALL ELEVATION
SCALE: N.T.S.

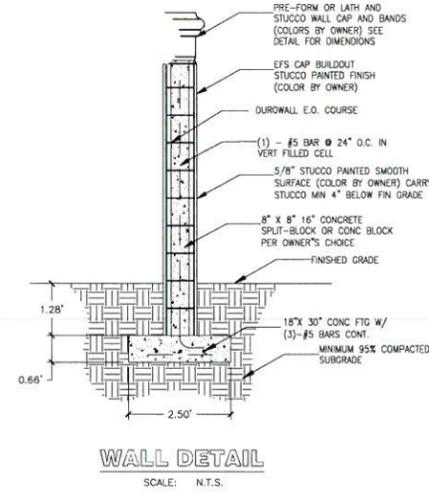
NOTE:
2" DIA. WEEP HOLES ARE TO BE INSTALLED EVERY 5' O.C. TO ALLOW DRAINAGE FROM REAR YARDS ON MASONRY WALL ONLY



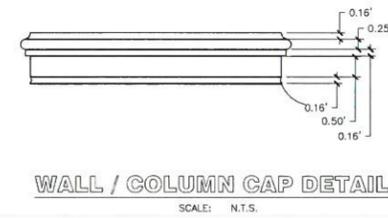
COLUMN DETAIL
SCALE: N.T.S.



COLUMN FOOTING
SCALE: N.T.S.



WALL DETAIL
SCALE: N.T.S.

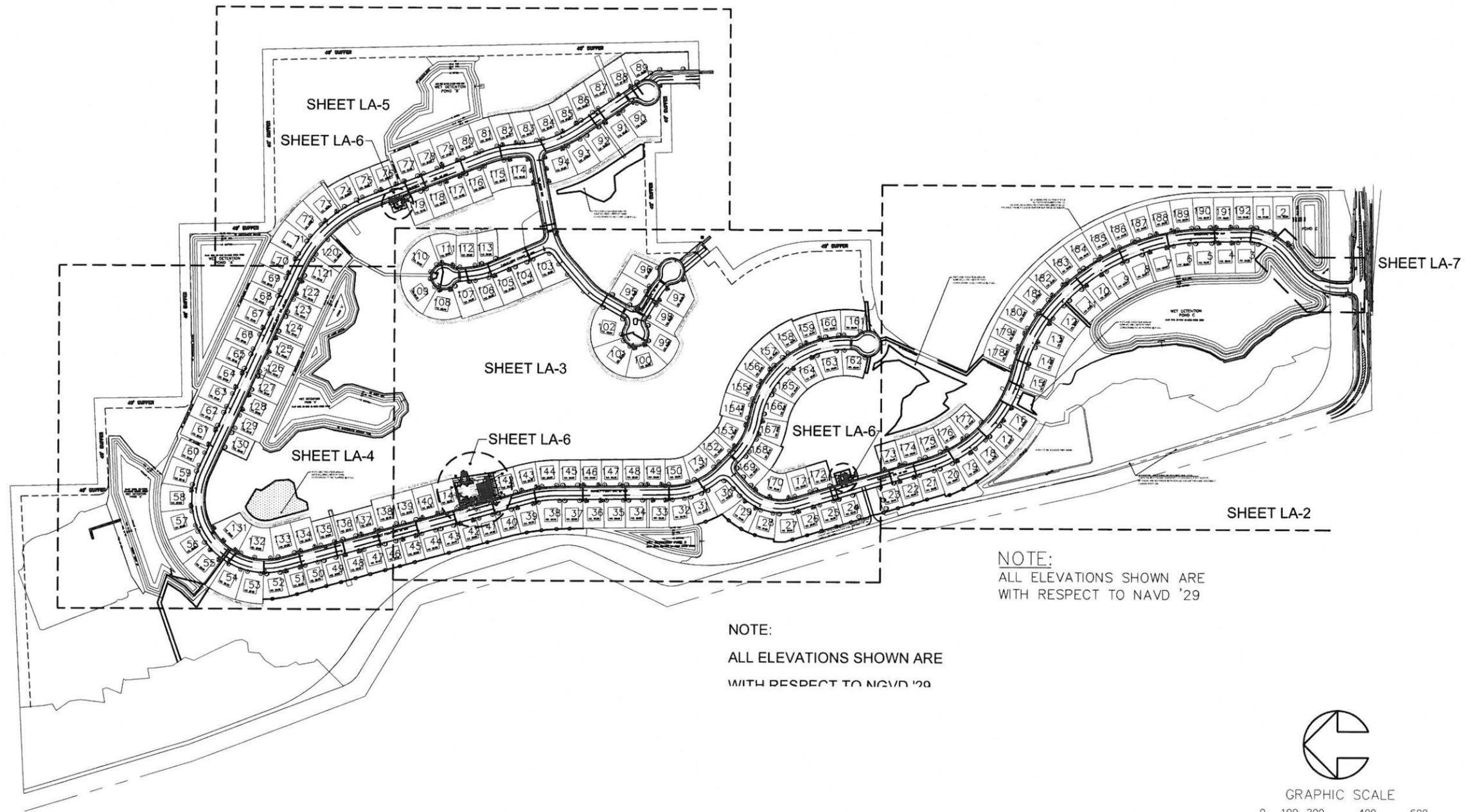


WALL / COLUMN CAP DETAIL
SCALE: N.T.S.

NOTE:
REFER TO PLAN AND PROFILE SHEETS FOR WALL LOCATIONS AND LENGTHS.

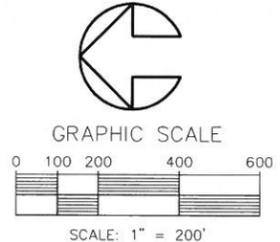
Z:\Data\Projects\ZEP\PROJECTS\2015\1505 Pineland\dwg\Revised per city comments 2-24-16\1505-DETAILS.dwg, 5/3/2016 11:39:28 AM, DWG To PDF.pcl

1	01-22-16	PAZ	REVISED PER THE CITY OF ORMOND BEACH SPEC COMMENTS DATED 4-28-16
2	03-28-16	PAZ	REVISED PER THE CITY OF ORMOND BEACH SPEC COMMENTS DATED 2-24-16
NO.	DATE	APPR	
ZAHN ENGINEERING, INC.			
244 SOUTH PALMETTO AVENUE DAYTONA BEACH, FLORIDA 32114			
FAX: (386) 252-0050 PHONE: (386) 252-0020 ZAHNENG.COM			
DESIGNED: MAM	DATE: 03-10-15	DRAWN: RJA/AMP	CHECKED: PAZ
PLOTED: 05/03/16			
SCALE: N.T.S.			
PINELAND SUBDIVISION			
ORMOND BEACH FL			
MASONRY WALL DETAILS			
1505-DETAILS.dwg			
PROJECT NO. 1505			
NOT VALID WITHOUT EMBOSSED SEAL EB-0005290			
SHT. C34 of 45			



NOTE:
ALL ELEVATIONS SHOWN ARE
WITH RESPECT TO NGVD '29

NOTE:
ALL ELEVATIONS SHOWN ARE
WITH RESPECT TO NAVD '29



RICHARD B. TRUITT LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT
FL. REG. LA0000298
115 COUNTRY CLUB DRIVE, ORMOND BEACH, FL 32176
TEL: (386)672-5457

PINELAND SUBDIVISION
ORMOND BEACH, FLORIDA
LANDSCAPING PLAN KEY SHEET

NO.	DATE	REVISION	BY
1	10-26-15	REVISED PER CITY COMMENTS	RBT

DESIGNER	RBT
DRAWN BY	CAD
FILE	1505
PROJECT	PINELAND
DATE	3-10-15
SCALE	N.T.S.

SHEET
LA-1 of 9

PLANT LIST FOR SHEET LA-2:

QUAN.	KEY	BOTANICAL/Common NAME	DESCRIPTION
30		Ilex x attenuata 'East Palatka' EAST PALATKA HOLLY	12'ht.x 4'spr. 6' c.t. 3.5" caliper min. 65 gal.
29		Magnolia grandiflora 'D.D. Blanchard' D.D. BLANCHARD MAGNOLIA	12'ht.x 4'spr. 3.5" caliper min. 100 gal.
31		Quercus shumardii SHUMARD OAK	12'ht.x 4'spr. 3.5" caliper min. f.g.

NOTE: ALL STREET TREES WILL BE INSTALLED 35' FROM THE CENTERLINE OF THE ROADWAY.

20' LANDSCAPE BUFFER TYPE 3:
(4) TREES REQUIRED /100' L.F.
(40) SHRUBS & GROUND COVER REQUIRED/100' L.F.
(PROVIDE THESE REQUIREMENTS IF BUFFER IS DEFICIENT)

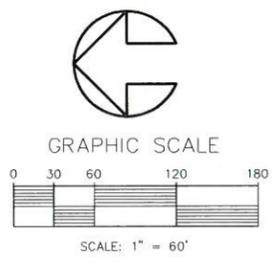
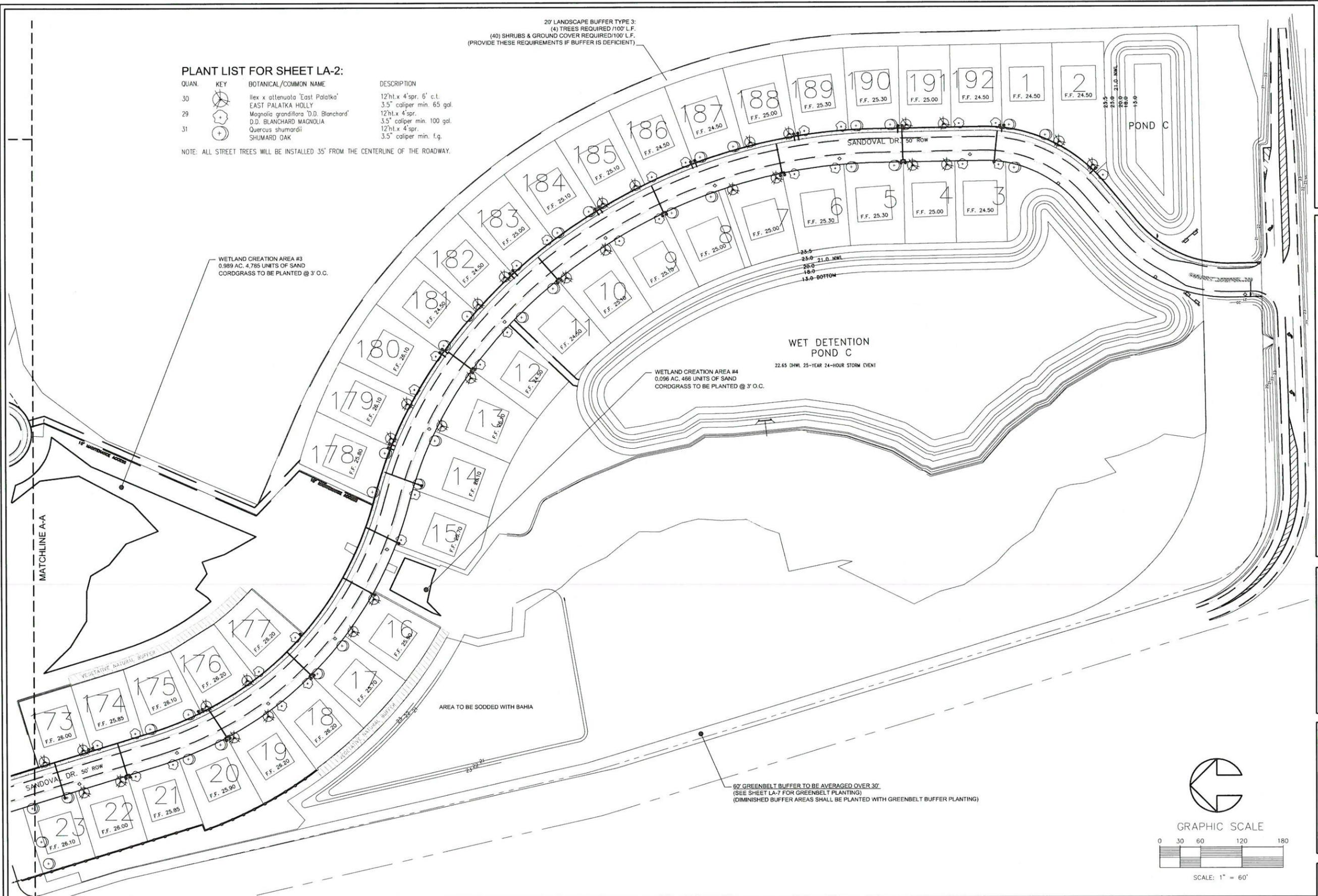
WETLAND CREATION AREA #3
0.989 AC. 4,785 UNITS OF SAND
CORDGRASS TO BE PLANTED @ 3' O.C.

WETLAND CREATION AREA #4
0.096 AC. 466 UNITS OF SAND
CORDGRASS TO BE PLANTED @ 3' O.C.

WET DETENTION POND C
22.65 DHWL 25-YEAR 24-HOUR STORM EVENT

AREA TO BE SODDED WITH BAHIA

60' GREENBELT BUFFER TO BE AVERAGED OVER 30'
(SEE SHEET LA-7 FOR GREENBELT PLANTING)
(DIMINISHED BUFFER AREAS SHALL BE PLANTED WITH GREENBELT BUFFER PLANTING)



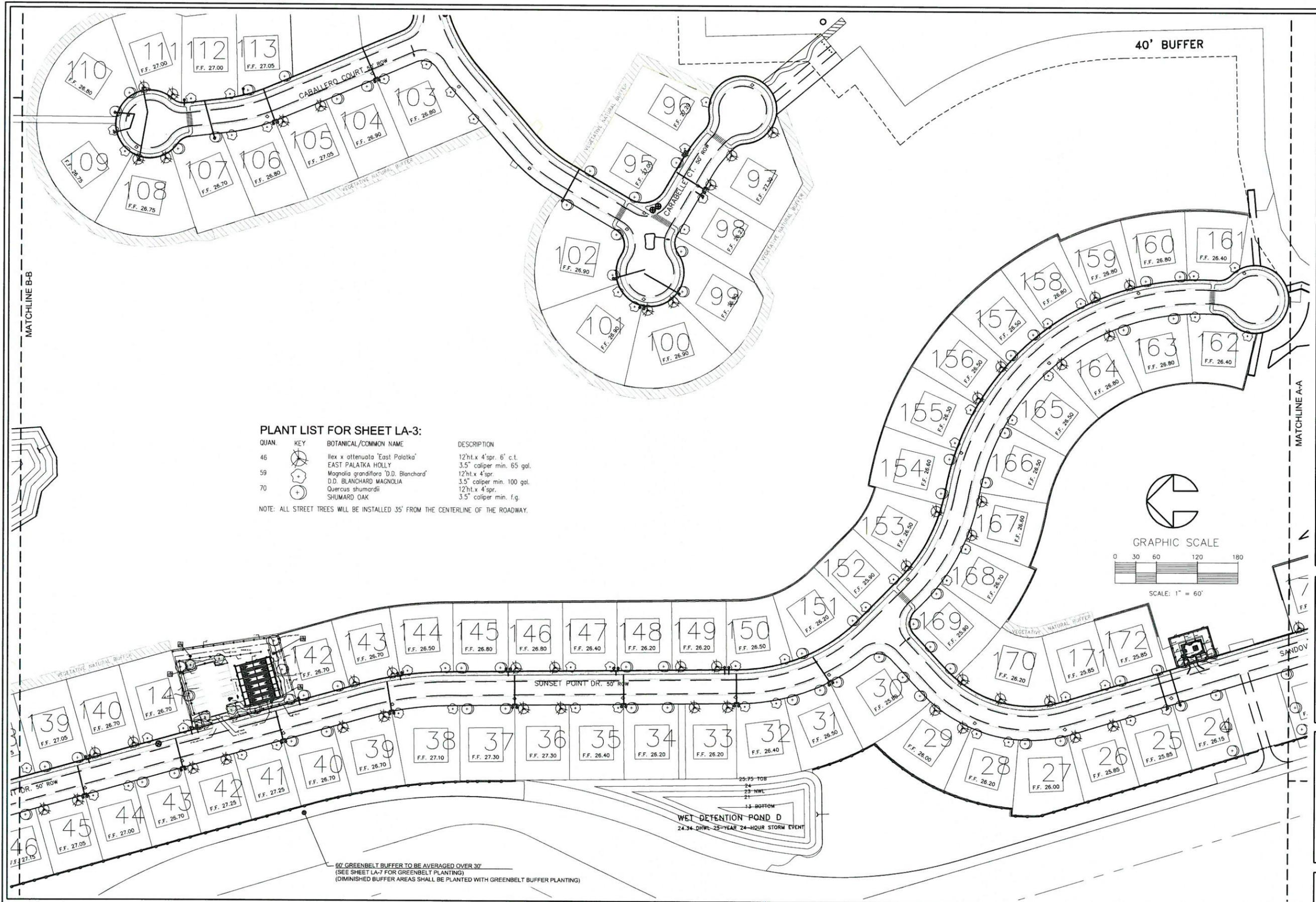
RICHARD B. TRUITT LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT
FL. REG. LA000298
113 S. COLLETT AVENUE, ORMOND BEACH, FL 32176
TEL: (386) 972-5437

PINELAND SUBDIVISION
ORMOND BEACH, FLORIDA
OVERALL STREET TREE PLANTING

NO.	DATE	REVISION	BY
2	05-04-16	REVISED PER CITY COMMENTS	RBT
1	02-26-15	REVISED PER CITY COMMENTS	RBT

DESIGNER
RBT
DRAWN BY
CAD
FILE
1505
PROJECT
PINELAND
DATE
3-10-15
SCALE
1"=60'

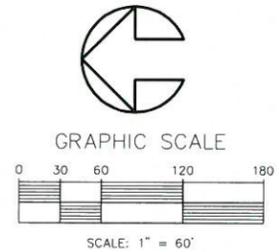
SHEET
LA-2 OF 9



PLANT LIST FOR SHEET LA-3:

QUAN.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
46		Ilex x attenuata 'East Palatka' EAST PALATKA HOLLY	12'ht.x 4'spr. 6' c.t. 3.5" caliper min. 65 gal.
59		Magnolia grandiflora 'D.D. Blanchard' D.D. BLANCHARD MAGNOLIA	12'ht.x 4'spr. 3.5" caliper min. 100 gal.
70		Quercus shumardii SHUMARD OAK	12'ht.x 4'spr. 3.5" caliper min. f.g.

NOTE: ALL STREET TREES WILL BE INSTALLED 35' FROM THE CENTERLINE OF THE ROADWAY.



RICHARD B. TRUITT
LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT
FL. REG. LA0000298
115 COUNTRY CLUB DRIVE, ORMOND BEACH, FL 32176
TEL: (386)672-5457

PINELAND SUBDIVISION
ORMOND BEACH, FLORIDA
OVERALL STREET TREE PLANTING

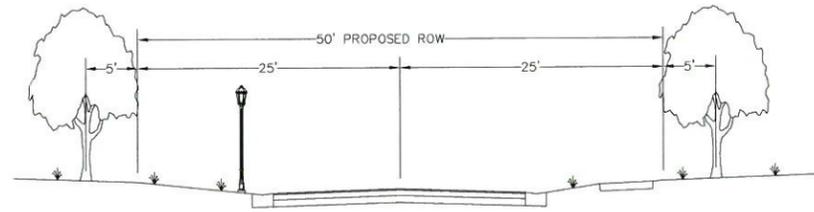
NO.	DATE	REVISION	BY
2	05-04-16	REVISED PER CITY COMMENTS	RBT
1	02-26-15	REVISED PER CITY COMMENTS	RBT

DESIGNER	RBT
DRAWN BY	CAD
FILE	1505
PROJECT	PINELAND
DATE	3-10-15
SCALE	1"=60'

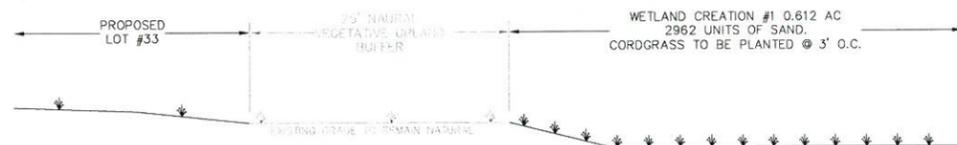
SHEET
LA-3 OF 9

60' GREENBELT BUFFER TO BE AVERAGED OVER 30'
(SEE SHEET LA-7 FOR GREENBELT PLANTING)
(DIMINISHED BUFFER AREAS SHALL BE PLANTED WITH GREENBELT BUFFER PLANTING)

29.75 TOB
24
23 NWL
21
13 BOTTOM
WET DETENTION POND D
24.34 DHWL 25-YEAR 24-HOUR STORM EVENT



SECTION "A" - "A"
NOT TO SCALE

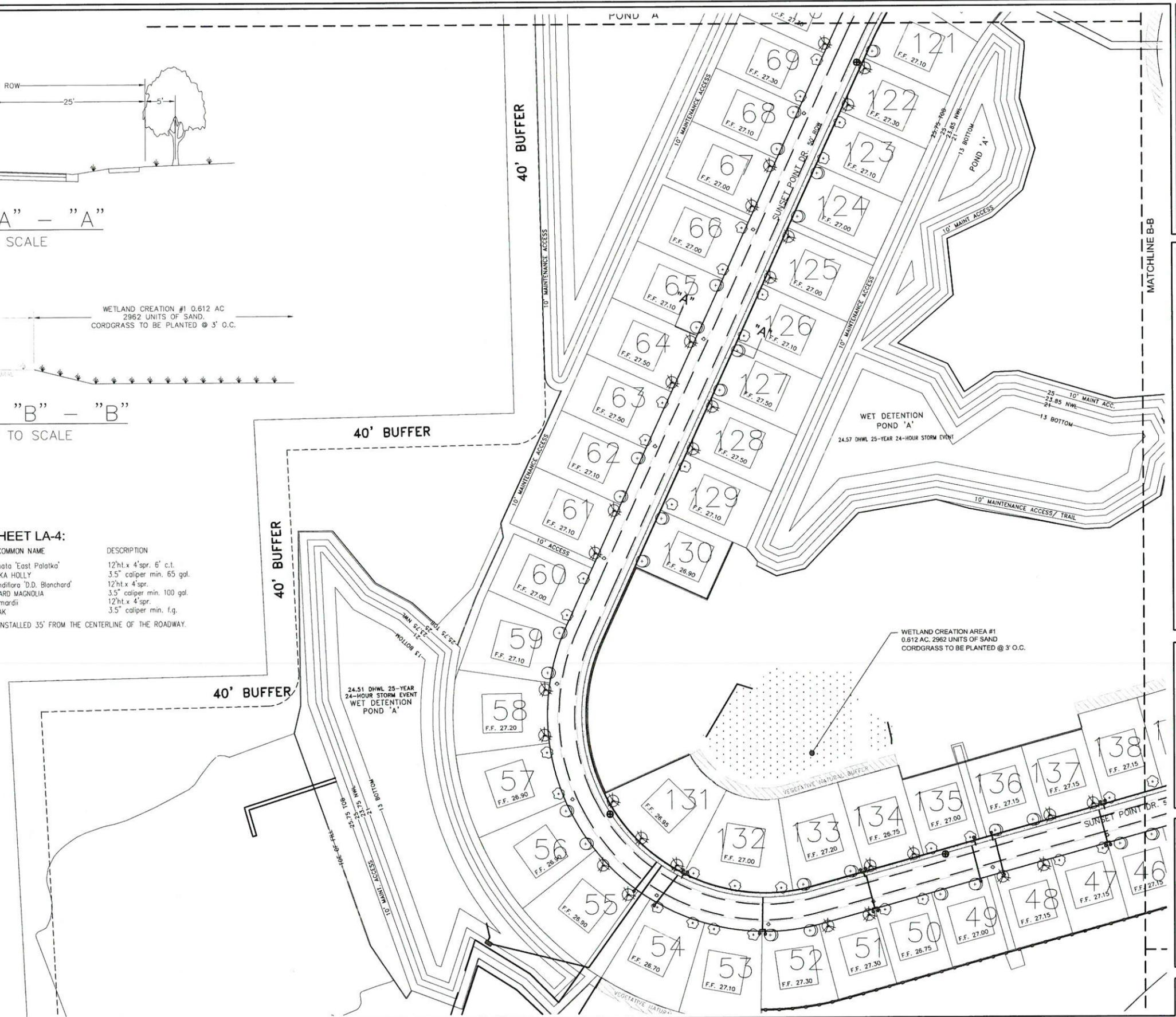
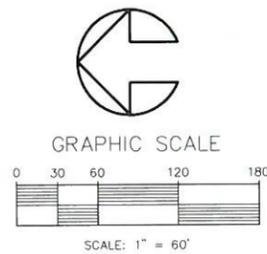


SECTION "B" - "B"
NOT TO SCALE

PLANT LIST FOR SHEET LA-4:

QUAN.	KEY	BOTANICAL/Common NAME	DESCRIPTION
28		<i>Ilex x attenuata</i> 'East Palatka'	12'ht. x 4'spr. 6" c.t.
		EAST PALATKA HOLLY	3.5" caliper min. 65 gal.
30		<i>Magnolia grandiflora</i> 'D.D. Blanchard'	12'ht. x 4'spr.
		D.D. BLANCHARD MAGNOLIA	3.5" caliper min. 100 gal.
26		<i>Quercus shumardii</i>	12'ht. x 4'spr.
		SHUMARD OAK	3.5" caliper min. f.g.

NOTE: ALL STREET TREES WILL BE INSTALLED 35' FROM THE CENTERLINE OF THE ROADWAY.



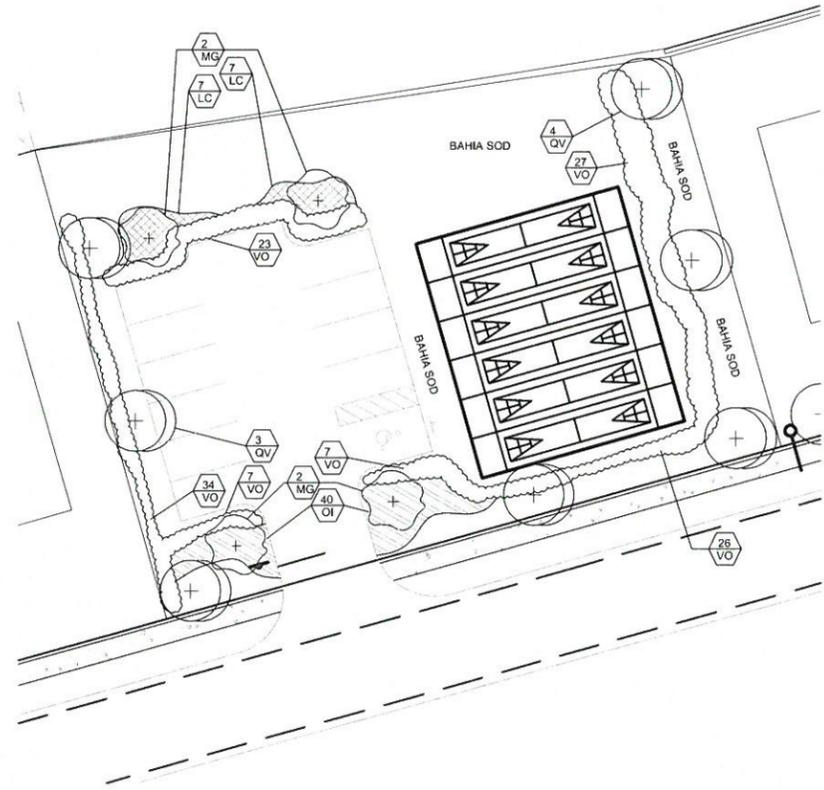
RICHARD B. TRUITT LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT
1115 COUNTRY CLUB DRIVE, ORMOND BEACH, FL 32176
TEL: (386) 672-5457

PINELAND SUBDIVISION
ORMOND BEACH, FLORIDA
OVERALL STREET TREE PLANTING

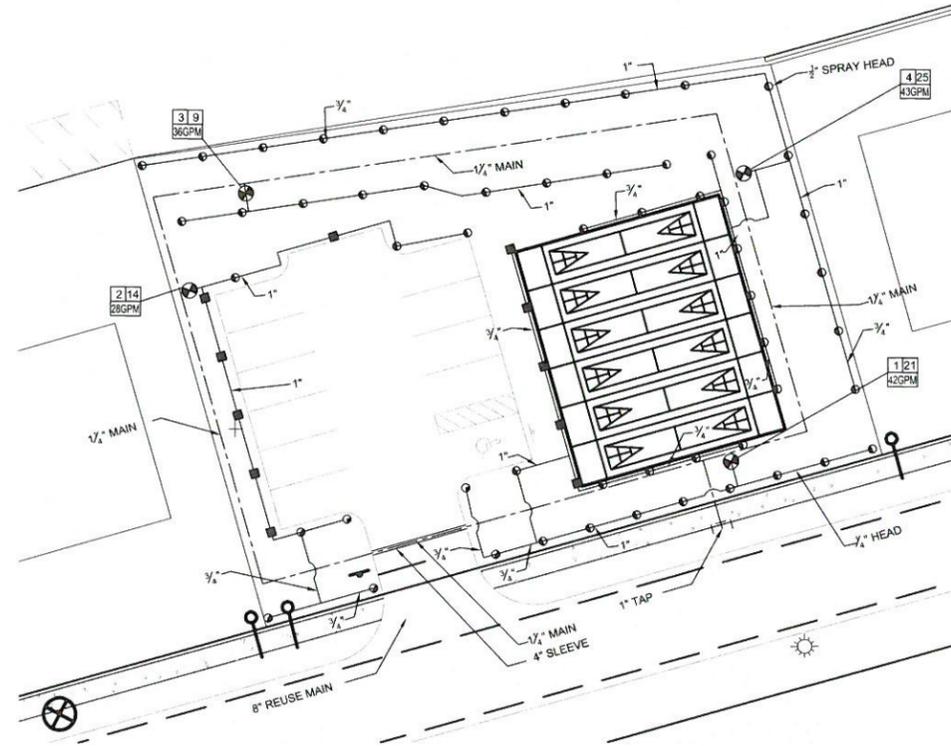
NO.	DATE	REVISION	BY
2	01-04-16	REVISED PER CITY COMMENTS	RBT
1	10-26-15	REVISED PER CITY COMMENTS	RBT

DESIGNER
RBT
DRAWN BY
CAD
FILE
1505
PROJECT
PINELAND
DATE
3-10-15
SCALE
1"=60'

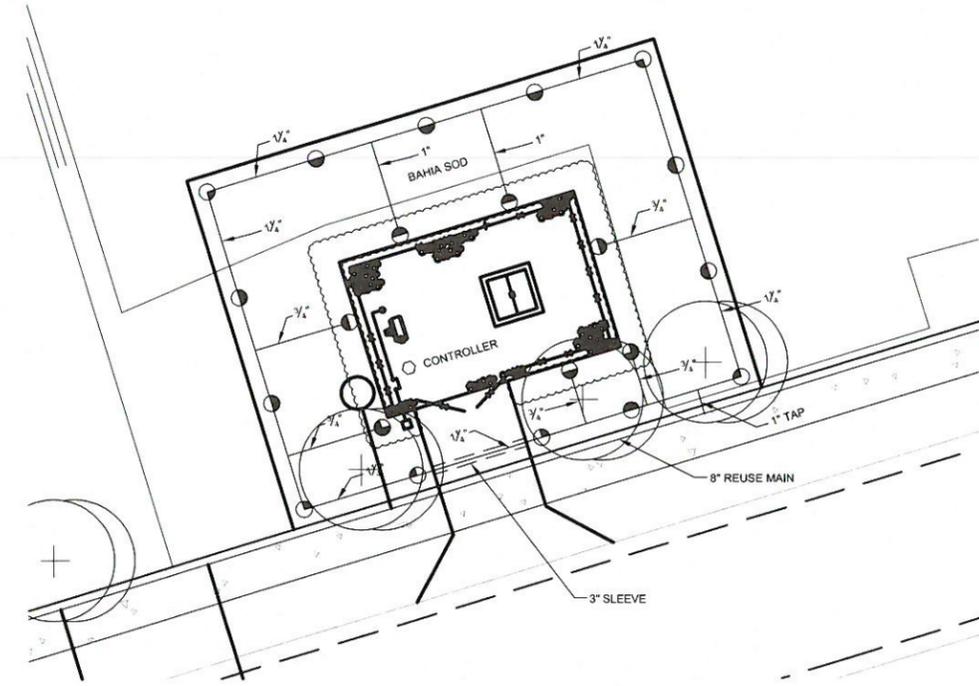
SHEET
LA-4 OF 9



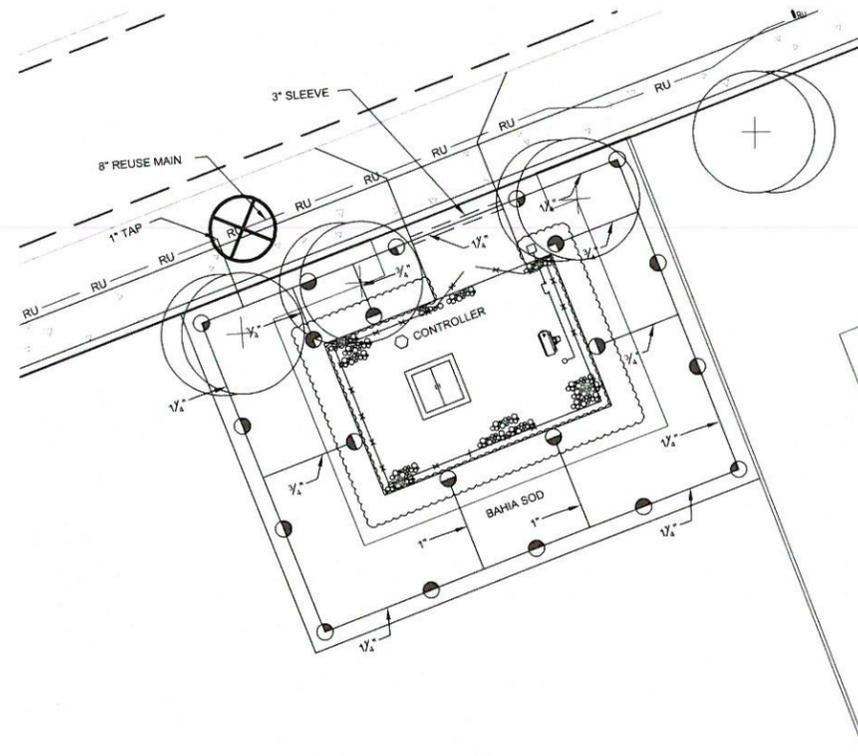
SHUFFLEBOARD COURT - LANDSCAPE PLAN
1"=20'



SHUFFLEBOARD COURT - IRRIGATION PLAN
1"=20'



SANDOVAL DRIVE LIFT STATION - IRRIGATION PLAN
1"=10'



SUNSET POINT DRIVE LIFT STATION - IRRIGATION PLAN
1"=10'

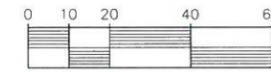
LANDSCAPING LEGEND

SHUFFLEBOARD COURT				
SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE
QV	7	QUERUS SHUMARDII	SHUMARD OAK	12' 3 1/2" CALIP
MG	4	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD MAGNOLIA	14'-16' 3 1/2" CALIP
VO	134	VIBURNUM ODORTASSIUM	SWEET VIBURNUM	24"-26" 3-GAL.
LC	14	BULBINE FRUTESCENS 'HALLMARK'	DWARF ORANGE BULBINE	10"-12" SPR. 1-GAL.
OI	40	OPHIPOGON INTMEDIUS	AZTEC GRASS	8" (12) BIBS 1-GAL.

LIST STATION SITES				
SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE
QV	6	QUERUS SHUMARDII	SHUMARD OAK	12'-14' 3 1/2" CALIP 65 GAL.
VO	62	VIBURNUM ODORTASSIUM	WALTERS VIBURNUM	24"-26" 3-GAL.



GRAPHIC SCALE



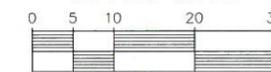
SCALE: 1" = 20'

IRRIGATION LEGEND

- FIXED SPRAY HEAD - 360° ROTATION
- ◐ FIXED SPRAY HEAD - 180° ROTATION
- ◑ FIXED SPRAY HEAD - 90° ROTATION
- ◒ FIXED SPRAY HEAD - 270° ROTATION
- CONTROLLER
- ◐ SOLENOID
- STRIP PATTERN NOZZLE - SS-916 9"X18"



GRAPHIC SCALE



SCALE: 1" = 10'

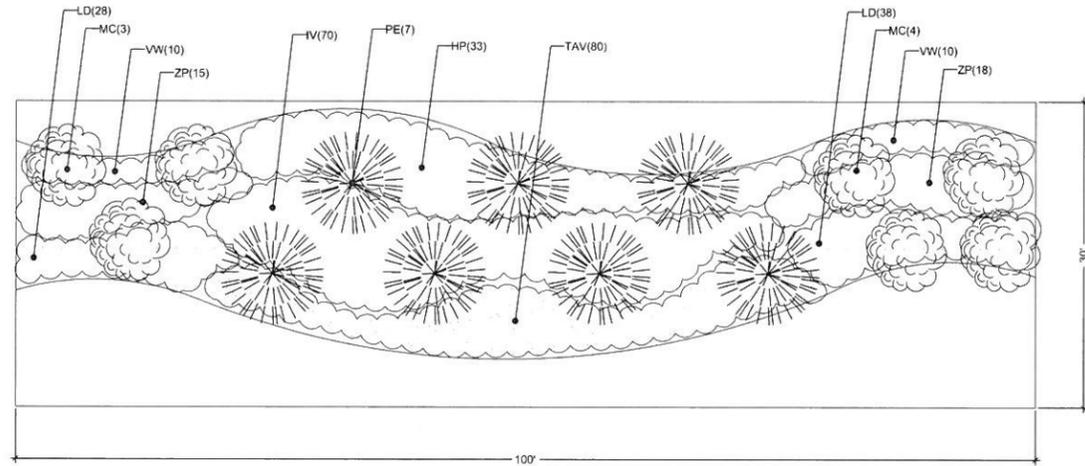
RICHARD B. TRUITT LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT
FL. REG. LA0000298
115 COUNTRY CLUB DRIVE, ORMOND BEACH, FL 32176
TEL: (386) 672-5457

PINELAND SUBDIVISION
ORMOND BEACH, FLORIDA
SHUFFLEBOARD COURT & LIFT STATION PLANTING & IRRIGATION PLANS

NO.	DATE	REVISION	BY
1	03-10-15	ISSUED FOR CITY COMMENTS	RBT

DESIGNER	RBT
DRAWN BY	CAD
FILE	1505
PROJECT	PINELAND
DATE	3-10-15
SCALE	AS-SHOWN

SHEET
LA-6 OF 9



100' TYPICAL GREENBELT PLANTING (TO BE REPEATED AS NEEDED)
SCALE: 1/8"=1'-0"

GREENBELT PLANT LIST:

QUAN.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
7	* MC	Myrica cerifera WAX MYRTLE	10'ht.x 5'spr. (3) Trunks min. 2.5" Combined caliper min. 30 gal.
7	* PE	Pinus elliotii SLASH PINE	12'ht.x 4'spr. 4.5" caliper min.; 65 gal.
33	* HP	Hamelia patens FIREBUSH	20'ht.x 20" spr. 3 gal. 36" o.c.
70	* IV	Ilex vomitoria 'Stokes Dwarf' DWARF YAUPON HOLLY	15'ht.x 15" spr. 3 gal. 30" o.c.
66	* LD	Lantana depressa PINELAND LANTANA	1 gal. 20" o.c.
80	TAV	Trachelospermum asiaticum 'Variegatum' VARIEGATED ASIATIC JASMINE	4" pots w/osmocote 20" o.c.
20	* VW	Viburnum obovatum WALTER'S VIBURNUM	18'ht.x 20" spr. 3 gal. 36" o.c.
33	* ZP	Zamia pumila COONTIE	15'ht.x 12" spr. 3 gal. 30" o.c.
As Req.	LAWN	SEE PLANTING NOTES	solid even sod

* INDICATES NATIVE SPECIES

GREENBELT BUFFER SITE DATA CHART:

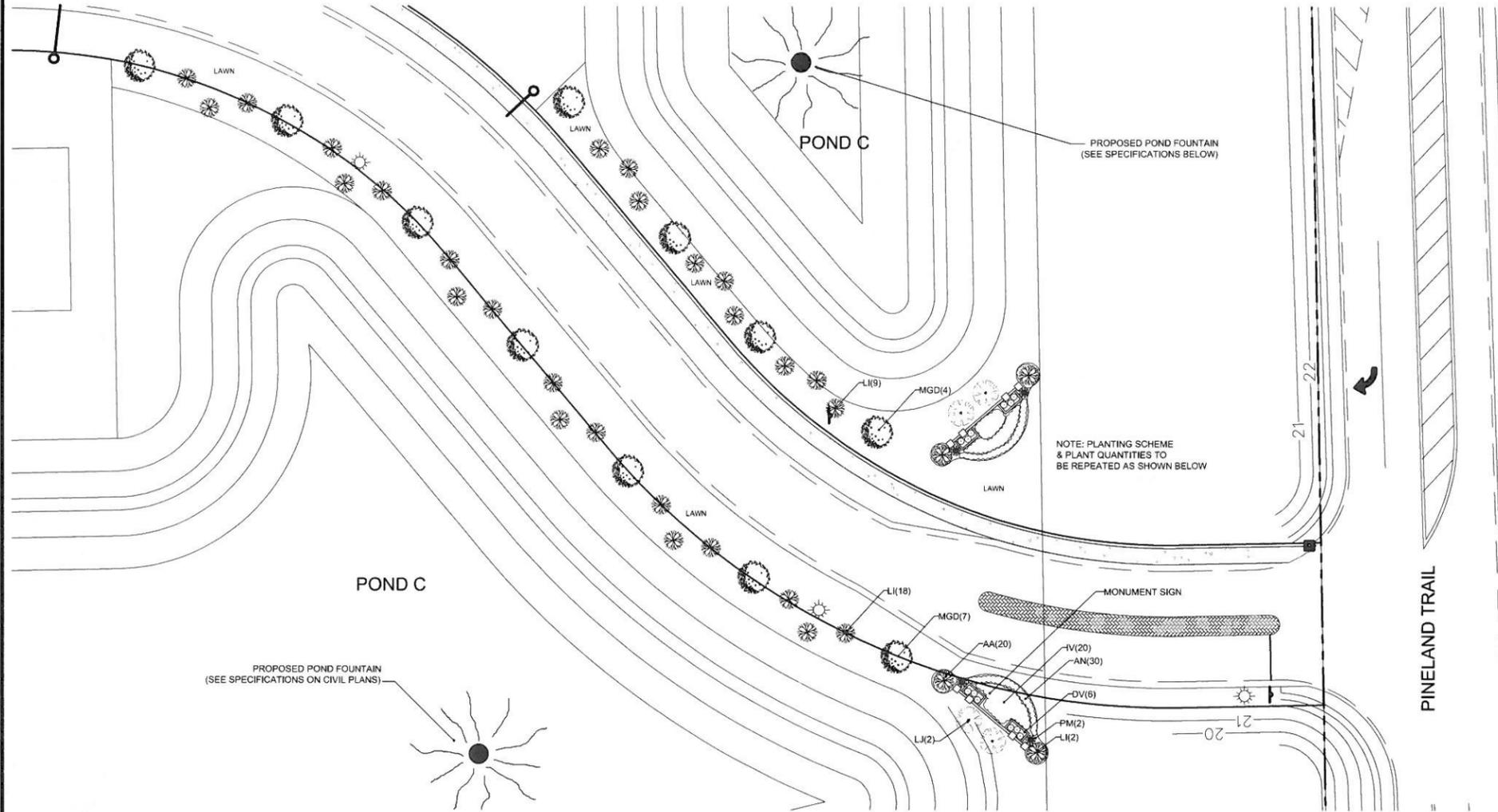
GREENBELT LINEAL FOOTAGE = 100' (x) 60' = 6,000 S.F.
6,000 S.F. / (1) TREE / 200 S.F. = 30 REQUIRED TREES
TREE CREDITS ARE AS FOLLOWS:
4.5" CALIPER SLASH PINE TREES = 3.24 REQ. TREES x 7 = 23 PROVIDED TREES
(7) WAX MYRTLES @ 2.5" = 1 TREES = 7 PROVIDED TREES
TOTAL PROVIDED TREES: = 30 PROVIDED TREES

GREENBELT IRRIGATION:

GREENBELT TO BE IRRIGATED FROM THE FRONT & REAR AS SPECIFIED BELOW
LANDSCAPE CONTRACTOR TO CONNECT TO REUSE MAIN
PROVIDE 100% COVERAGE WITH 50% OVERLAP.

HUNTER IRRIGATION - PGP ROTOR: MODEL# PGP-ADJ (4"Pop-Up-LAWN AREAS)
& PGP-12" Pop-Up-PLANTING BEDS)

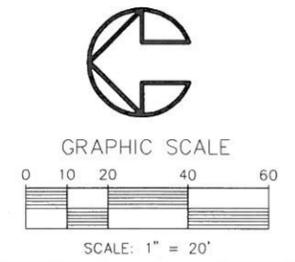
PROPOSED PGP NOZZLE 5 (QUARTER), NOZZLE 6 (HALF) (25'-35' Radius)



MAIN ENTRANCE PLANTING
SCALE: 1"=20'-0"

MAIN ENTRANCE PLANT LIST:

QUAN.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
31	LI	Lagerstroemia indica 'Muskogee' LAVENDAR GRAPE MYRTLE	10'ht.x 5'spr. Multi-Trunk (3 Trunks min) 4" combined caliper min. 45 gal.
4	LJ	Ligustrum japonicum GLOSSY PRIVET	10'ht.x 8'spr. (5) Trunks min. (Multi-Stem) 6" combined caliper min. f.g.
11	MGD	Magnolia grandiflora 'D.D. Blanchard' D.D. BLANCHARD MAGNOLIA	12'ht.x 4'spr. 3.5" caliper min. 100 gal.
40	AA	Agapanthus africanus BLUE LILY OF THE NILE	1 gal. full 24" o.c.
60	AN	Annuals SEASONAL FLOWERS	1 gal. full 18" o.c.
12	DV	Dietes vegeta WHITE AFRICAN IRIS	24"ht. 1 gal. 30" o.c.
40	IV	Ilex vomitoria 'Schillings Dwarf' DWF. YAUPON HOLLY	24"ht.x 18" spr. 7 gal. 30" o.c.
4	PM	Podocarpus macrophyllus CONE JAPANESE YEW	4'ht.x 12" spr. 15 gal.
As Req.	LAWN	SEE PLANTING NOTES	solid even sod



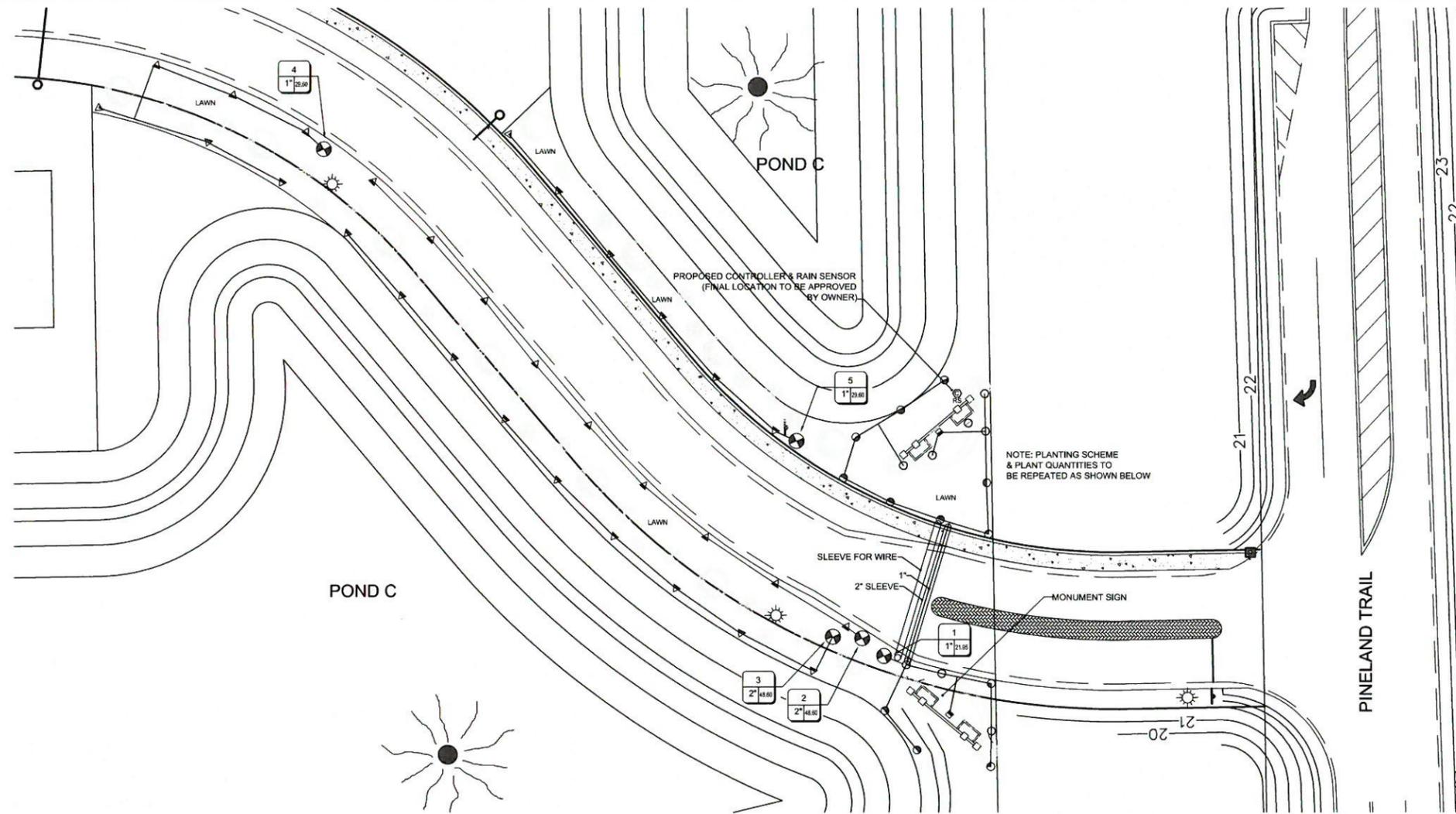
RICHARD B. TRUITT LANDSCAPE ARCHITECTURE, INC.
 LANDSCAPE ARCHITECT
 FL. REG. LA0000298
 115 COUNTRY CLUB DRIVE, ORMOND BEACH, FL 32176
 TEL: (386) 672-4457

PINELAND SUBDIVISION
 ORMOND BEACH, FLORIDA
 GREENBELT AND MAIN ENTRANCE PLANTING

NO.	DATE	REVISION	BY
1	03-10-15	REVISED PER CITY COMMENTS	RB

DESIGNER	RB
DRAWN BY	CAD
FILE	1505
PROJECT	PINELAND
DATE	03-10-15
SCALE	AS-SHOWN

SHEET
LA-7 OF 9



MAIN ENTRANCE IRRIGATION
SCALE: 1"=20'-0"

IRRIGATION LEGEND:

TORO IRRIGATION 570Z PRX SERIES: MODEL# 570Z-6P-PRX (LAWN AREA) & 570Z-12P-PRX (PLANTING BEDS)

HEAD SYMBOL: IRRIGATION DESCRIPTION:
 [Symbol] PROPOSED 8' SERIES - MODEL# 8-Q & 8-H
 [Symbol] PROPOSED 10' SERIES - MODEL# 10-Q & 10-H
 [Symbol] PROPOSED 15' SERIES - MODEL# 15-Q, 15-T, 15-H & 15-F

HUNTER IRRIGATION - PGP ROTOR: MODEL# PGP-ADJ (4" Pop-Up-LAWN AREAS) & PGP-12" Pop-Up-PLANTING BEDS)

[Symbol] PROPOSED PGP NOZZLE 6 (QUARTER) & NOZZLE 9 (HALF)

[Symbol] NEW SCHEDULE 40 PVC SLEEVE (SIZE AS NOTED)

[Symbol] NEW SCHEDULE 160 PVC LATERAL 3/4" MIN. (SIZE AS NOTED)

[Symbol] NEW SCHEDULE 40 PVC MAINLINE (2")

[Symbol] PGV-101A & PGV-201 (REFER TO PLAN)

[Symbol] HUNTER PRO-C CONTROLLER MODEL# PC-1200; 5 Stations (Plastic Cabinet)

[Symbol] REUSE PROPOSED 1 1/2" REUSE IRRIGATION METER TO CONNECT TO EXISTING REUSE IRRIGATION WATER MAIN

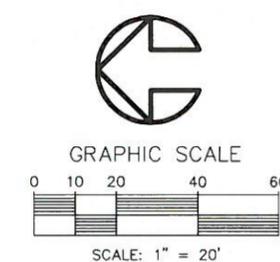
NOTE: ALL PIPE, VALVE BOX COVERS, AND SPRINKLER CAPS TO BE PURPLE OR LAVENDER IN COLOR.

RS HUNTER MINI CLICK RAIN SWITCH

IRRIGATION CONTRACTOR NOTES:

CONTRACTOR IS RESPONSIBLE TO CORRECTLY SIZE ALL IRRIGATION LATERALS FOR OPTIMUM SYSTEM PERFORMANCE. (MINIMUM 3/4" SCHEDULE PR 160 PVC)

- A IRRIGATION PERMIT MUST BE OBTAINED BY VOLUSIA COUNTY, HEALTH DEPARTMENT.
- PRESSURE REGULATING IRRIGATION HEAD ARE SPECIFIED (SEE LEGEND ABOVE) & SHALL BE INSTALLED PER THE VOLUSIA COUNTY ORDINANCE.
- ALL HEADS LOCATED IN LAWN AREAS SHALL BE A 6" POP UP, UNLESS OTHERWISE SPECIFIED.
- ALL HEADS IN PLANTING AREAS SHALL BE A 12" POP UP.



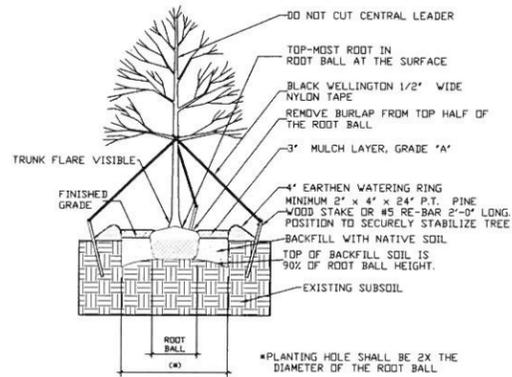
RICHARD B. TRUITT LANDSCAPE ARCHITECTURE, INC.
 LANDSCAPE ARCHITECT
 FL. REG. LA0000298
 115 COUNTRY CLUB DRIVE, ORMOND BEACH, FL 32176
 TEL: (386)672-5457

PINELAND SUBDIVISION
ORMOND BEACH, FLORIDA
MAIN ENTRANCE IRRIGATION

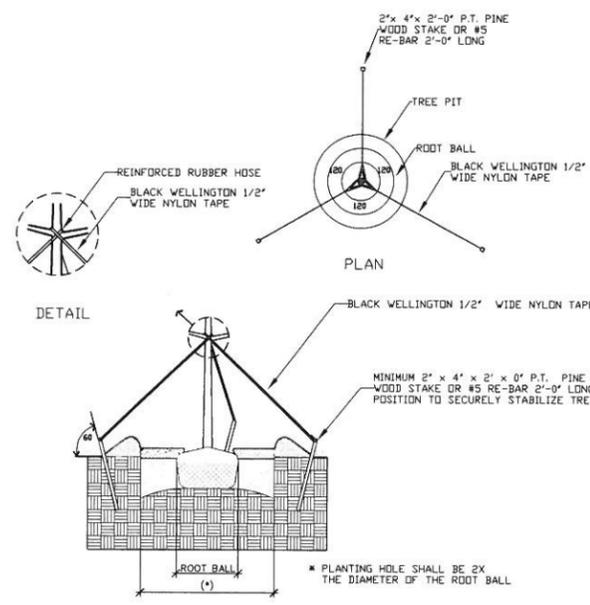
NO.	DATE	REVISION	BY
2	03-04-15	REVISED PER CITY COMMENTS	RBT
1	03-03-15	REVISED PER CITY COMMENTS	RBT

DESIGNER
RBT
 DRAWN BY
CAD
 FILE
1505
 PROJECT
PINELAND
 DATE
03-10-15
 SCALE
AS-SHOWN

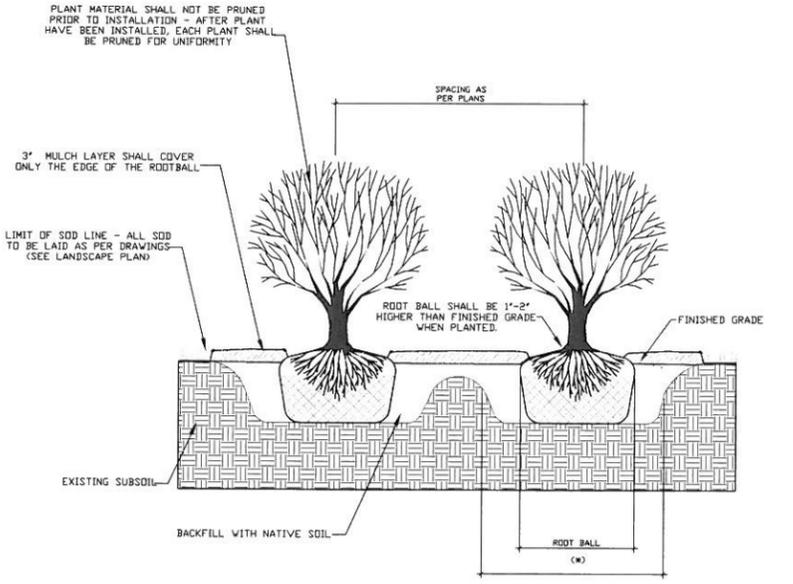
SHEET
LA-8 OF 9



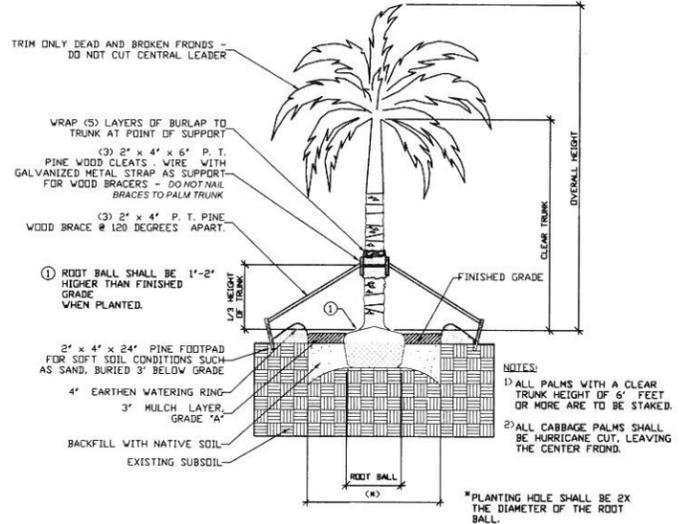
1 LARGE TREE PLANTING DETAIL



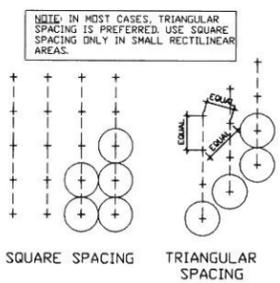
2 TYPICAL TREE GUYING DETAIL



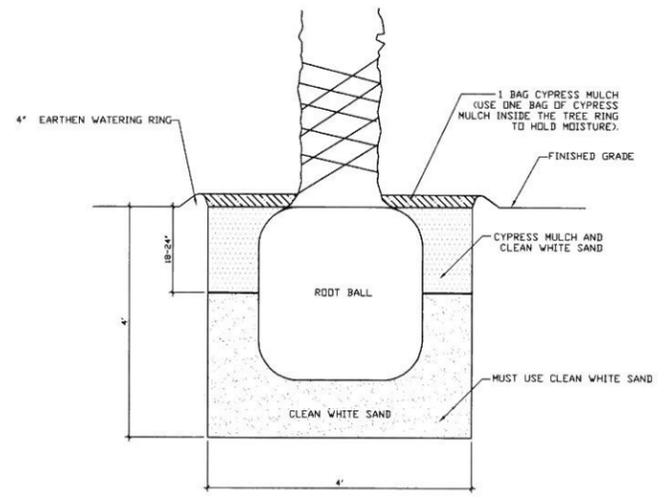
3 TYPICAL SHRUB PLANTING DETAIL



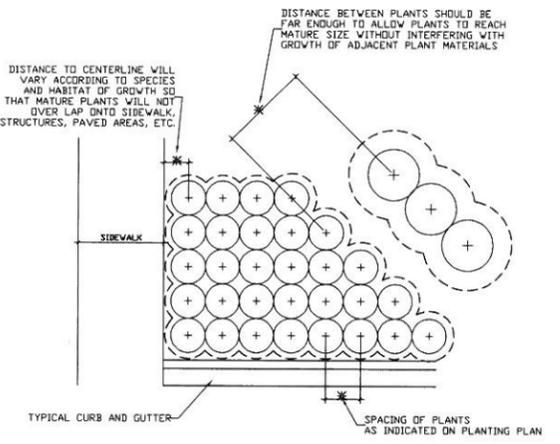
4 STRAIGHT TRUNK PALM DETAIL



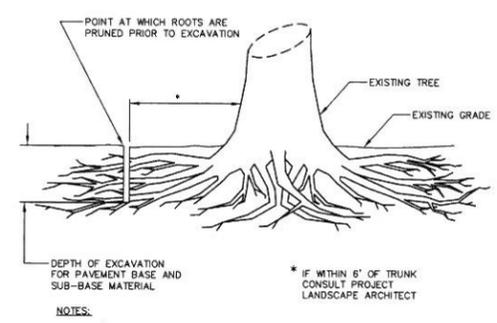
5 TYPICAL GROUND COVER PLANTING DETAIL



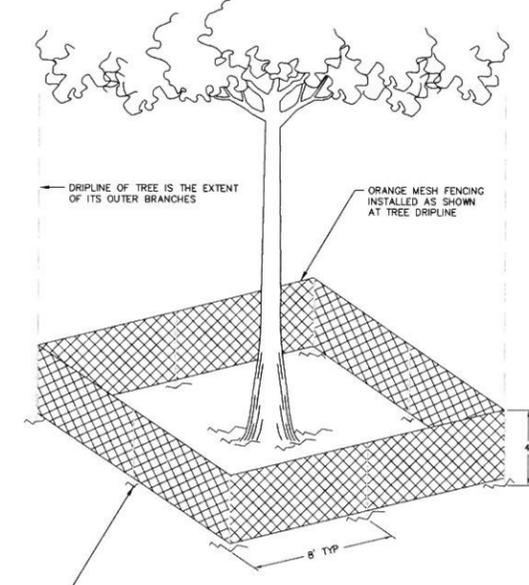
6 MEDJOOL PALM INSTALLATION SCHEMATIC



7 TYPICAL CONTAINER SPACING



8 ROOT PRUNING DETAIL



9 TREE BARRICADE DETAIL

RICHARD B. TRUITT LANDSCAPE ARCHITECTURE, INC.
 LANDSCAPE ARCHITECT
 FL. REG. LA0000298
 115 COUNTRY CLUB DRIVE, ORMOND BEACH, FL 32176
 TEL: (386)672-5457

PINELAND SUBDIVISION
 ORMOND BEACH, FLORIDA
 LANDSCAPE DETAILS

NO.	DATE	REVISION	BY
1	10-26-13	REVISED PER CITY COMMENTS	RBT

DESIGNER	RBT
DRAWN BY	CAD
FILE	1505
PROJECT	PINELAND
DATE	03-10-15
SCALE	N.T.S.

SHEET
 LA-9 of 9

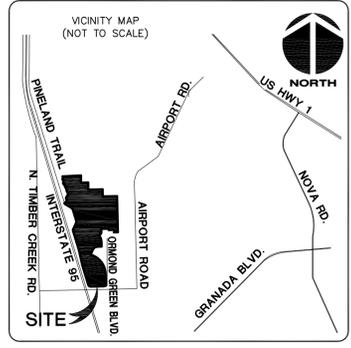
ATTACHMENT 5

Draft plat document

PINELAND P.R.D. SUBDIVISION - PHASE 1

PART OF SECTIONS 13 AND 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST

CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



- GENERAL NOTES:**
- THE USES AS STATED IN THE DEDICATION SHALL BE THAT OF THE COMMON AREA AND THE EASEMENTS FOR DRAINAGE NOW LOCATED IN THE AREAS SHOWN AS DRAINAGE EASEMENTS. ADDITIONAL USES AND PURPOSES MAY ALSO BE FOUND IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN THE OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - BEARING-BASE IS S 01°20'16" E ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST.
 - THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS THAT PERTAIN TO PINELAND PROPERTY, ARE RECORDED IN BOOK _____ PAGES _____ OF THE OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - ALL DIMENSIONS SHOWN ARE IN U.S. FEET AND DEED DISTANCE UNLESS NOTED AS (M) FOR THE MEASURED DIFFERENCE.
 - 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 SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - EACH LOT WILL DEDICATE EASEMENTS FOR DRAINAGE AS FOLLOWS:
5 FEET ALONG THE SIDE LOT LINES
5 FEET ALONG THE REAR LOT LINES
 - ALL LOTS SHALL DEDICATE EASEMENTS TO THE FRANCHISE UTILITIES AS FOLLOWS:
10 FEET ALONG THE FRONT LOT LINES
 - PERMANENT CONTROL POINTS (PCP) WILL BE SET AFTER THE FINAL CONSTRUCTION OF THE ROADS.
 - LOT CORNERS WILL BE SET AT THE TIME AS REQUIRED BY CHAPTER 177.090 FLORIDA STATUTES.
 - CONSERVATION EASEMENTS WILL NOT ALLOW FOR DREDGING, FILLING, OR DISTURBANCES OF NATURAL GROWTH. NO CONSTRUCTION OF STRUCTURES OF ANY KIND EXCEPT THOSE FACILITIES WHICH HAVE BEEN APPROVED AND PERMITTED BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
 - CONSERVATION EASEMENTS SHALL PERMIT ACCESS BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT TO INSPECT, AND IF NECESSARY, TAKE CORRECTIVE ACTION AT THE PINELAND HOMEOWNERS ASSOCIATION EXPENSE, IF THE PINELAND HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN THE SYSTEM.
 - LANDSCAPE AND IRRIGATION WITHIN THE GREENBELT, OPEN SPACES AND COMMON AREAS WILL BE MAINTAINED BY THE PINELAND HOMEOWNERS ASSOCIATION.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION, F.S. 177.091.
 - RETAINING WALLS ALONG REAR LOT LINES SHALL BE MAINTAINED BY THE PINELAND HOMEOWNERS ASSOCIATION.
 - RETAINING WALLS LOCATED IN RIGHT OF WAYS OR COMMON AREAS SHALL BE MAINTAINED BY THE PINELAND HOMEOWNERS ASSOCIATION.
 - REAR YARD INLETS WILL BE KEPT FREE OF DEBRIS AND WILL BE MAINTAINED BY THE OWNER OF THE LOT WHERE THEY ARE LOCATED.
 - DRAINAGE FACILITIES LOCATED WITHIN REAR OR SIDE YARDS SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND ARE SUBJECT TO INSPECTION AND REPAIR BY THE PINELAND HOMEOWNERS ASSOCIATION AND THE CITY OF ORMOND BEACH AT THE EXPENSE OF THE PINELAND HOMEOWNERS ASSOCIATION.
 - ALL LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE AS INDICATED BY (N/R).
 - PHASE 1 IS COMPRISED OF 44 LOTS.

COMMON SYMBOLS AND ABBREVIATIONS			
Δ	DELTA ANGLE	E	EASTING
•	DEGREE(S)	LS	LAND SURVEYOR
'	MINUTES	LT	LEFT
"	SECONDS	LAT	LATITUDE
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTERLY
±	PLUS OR MINUS	ELEC	ELECTRIC
±	PLUS OR MINUS	ERCL	EROSION CONTROL LINE
±	PLUS OR MINUS	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
±	PLUS OR MINUS	ESMT	EASEMENT
±	PLUS OR MINUS	ES	EAST
±	PLUS OR MINUS	EA	EDGE OF ASPHALT
±	PLUS OR MINUS	EC	EDGE OF CONCRETE
±	PLUS OR MINUS	EG	EDGE OF GRAVEL
±	PLUS OR MINUS	EL	ELEVATION
±	PLUS OR MINUS	ELY	EASTER

PINELAND P.R.D. SUBDIVISION - PHASE 1
PART OF SECTIONS 13 AND 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST
CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

LEGAL DESCRIPTION:

Taken from Old Republic Title Insurance Company Commitment Fund File Number:
09-2013-0019221-A3 with and Effective Date of May 19, 2015 @ 11:00 PM

A portion of Sections 13 and 24, Township 14 South, Range 31 East, Volusia County, Florida, being more particularly described as follows: Commence at the Northeast corner of said Section 24, said point being the Point of Beginning; thence S11°16'10"E along the East line of said Section 24, 2632.99 feet to the Northerly Right of Way line of Airport Road, a 50 foot Right of Way; thence S88°57'52"W along said Northerly Right of Way line 547.46 feet to the intersection of the said Northerly Right of Way line of Airport Road with the Easterly Right of Way line of Pineland Trail, a Volusia County Right of Way; thence N1°02'08"W along the said Right of Way line of Pineland Trail 40.00 feet to a point of curvature of a curve to the left having a radius of 108.00 feet and a central angle of 90°00'00"; thence along said curve 169.65 feet to a point of tangency; thence S88°57'52"W, 661.24 feet to a point of curvature of a curve to the right having a radius of 117.00 feet and a central angle of 74°08'00"; thence along said curve 151.38 feet to a point of tangency; thence N16°54'08"W, 943.91 feet to a point of curvature of a curve to the right having a radius of 117.00 feet and a central angle of 4°05'08"; thence along said curve 8.34 feet to a point of tangency; thence N 12°49'00" W, 691.09 feet to a point of curvature of a curve to the left having a radius of 183.00 feet and a central angle of 4°05'08"; thence along said curve 13.05 feet to a point of tangency; thence N16°54'08"W, 924.64 feet to a point of curvature of a curve to the right having a radius of 117.00 feet and a central angle of 42°30'36"; thence along said curve 86.81 feet to a point of tangency; thence N25°36'28"E, 290.28 feet to a point of curvature of a curve to the left having a radius of 183.00 feet and a central angle of 42°30'36"; thence along said curve 135.77 feet to a point of tangency; thence N 16°54'08" W, 508.98 feet to a point of curvature of a curve to the left having a radius of 183.00 feet and central angle of 42°30'36"; thence along said curve 135.77 feet to a point of tangency; thence N59°24'44"W, 297.69 feet to a point of curvature of a curve to the right having a radius of 117.00 feet and a central angle of 38°25'24"; thence along said curve 78.46 feet to a point of tangency; thence N20°59'20"W, 631.42 feet to a point of curvature of a curve to the right having a radius of 117.00 feet and a central angle of 4°05'08"; thence along said curve 8.34 feet to a point of tangency; thence N16°54'08"W, 647.30 feet; thence N87°09'21"E, 1178.10 feet; thence S01°09'52"E, 333.50 feet; thence N87°19'20"E, 330.00 feet; thence S01°10'04"E, 334.46 feet; thence N88°44'51"E, 660.90 feet; thence N01°14'42"W, 665.95 feet; thence N89°00'20"E, 660.00 feet to the East line of said Section 13; thence S01°20'16"E, 2652.73 feet to the Point of Beginning.

Less and excluding the following described real property (the excluded property): a part of Section 24, Township 14 South, Range 31 East and Section 13, Township 14 South, Range 31 East, Volusia County, Florida, being more particularly described as follows: At the Point of Beginning, Commence at the Northeast corner of said Section 24; thence run S01°16'10"E along the East line of said Section 24, a distance of 2632.99 feet to a point on the Northerly right-of-way line of Airport Road, a 50 foot right-of-way; thence S88°57'52"W along the said Northerly right-of-way line, a distance of 547.46 feet to the intersection with the Easterly right-of-way line of Pineland Trail, a 66 foot right-of-way; thence N01°02'08"W along the said Easterly right-of-way line, a distance of 40.00 feet to the point of curvature of a curve to the left, said curve having a radius of 108.00 feet; thence Northwesterly along the arc of said curve and right-of-way a distance of 169.65 feet passing through a central angle of 90°00'00" to a point of cusp; thence N88°57'52"E, departing said right-of-way line of Pineland Trail, a distance of 17.50 feet to the point of curvature of a curve to the left, said curve having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, passing through a central angle of 90°00'00", a distance of 39.27 feet to the point of tangency; thence N01°02'08"W, 532.00 feet to the point of curvature of a curve to the left, having a radius of 950.00 feet thence Northwesterly along the arc of said curve passing through a central angle of 65°41'23", a distance of 1089.18 feet to the point of tangency; thence N66°43'31"W, 125.04 feet thence N23°16'29" E, 239.94 feet; thence N37°06'05"E, 116.59 feet; thence N56°27'30"E, 50.00 feet; thence N78°19'38"E, 118.95 feet; thence N88°43'45"E, 177.99 feet; thence N01°16'15"W, 204.85 feet to the point of curvature of a curve to the left, having a radius of 550.00 feet; thence Northwesterly along the arc of said curve, passing through a central angle of 35°54'03", a distance of 344.62 feet; thence N52°49'42"E, a distance of 110.00 feet to a point on a curve concave Southwesterly having a radius of 660.00 feet, a chord bearing and distance of N38°36'23.5"W, 33.06 feet, thence Northwesterly along the arc of said curve, passing through a central angle of 2°52'12", a distance of 33.06 feet; thence N49°57'30"E, 50.00 feet; thence N01°35'38"W, 168.18 feet; thence N88°24'22"E, a distance of 344.94 feet; thence S01°35'38"E, 64.32 feet; thence N88°24'22"E, 262.00 feet; thence S01°16'10"E, 85.14 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, passing through a central angle of 89°40'32", a distance of 39.13 feet to a point of cusp; thence N88°24'22"E along said North line 184.86 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: A portion of the Southeast one-quarter of Section 13, Township 14 South, Range 31 East, Volusia County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Section 13; thence N01°20'16"W, 1662.44 feet to the Point of Beginning; thence S88°52'31"W, 661.60 feet; thence N01°14'42"W, 991.50 feet; thence N89°00'20"E, 660.00 feet; thence S01°20'17"E, 990.24 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING PARCEL: A part of Section 24, Township 14 South, Range 31 East and Section 13, Township 14 South, Range 31 East, Volusia County, Florida, being more particularly described as follows: As a point of reference, commence at the intersection of the Northerly right-of-way line of Airport Road, a 50 foot right-of-way line, and the Easterly right-of-way line of Pineland Trail, a 66 foot right-of-way; thence N01°02'08"W along the said Easterly right-of-way line, a distance of 40.00 feet to the point of curvature of a curve to the left, said curve having a radius of 108.00 feet; thence Northwesterly along the arc of said curve and right-of-way, a distance of 169.65 feet passing through a central angle of 90°00'00" to the point of tangency, said point also being the Point of Beginning; thence S88°57'52"W, 64.60 feet; thence N73°31'36"E, departing said right-of-way line of Pineland Trail, a distance of 93.92 feet; thence N88°57'52"E, 16.57 feet to a point on a curve concave Northwesterly, said curve having a radius of 25.00 feet a chord bearing and distance of S43°57'52"W, 35.36 feet; thence Southwesterly along the arc of said curve passing through a central angle of 90°00'00", a distance of 39.27 feet to the point of tangency; thence S88°57'52" W, a distance of 17.50 feet to the Point of Beginning.

LESS AND EXCLUDING THE FOLLOWING DESCRIBED PARCEL: A part of Section 13, Township 14 South, Range 31 East, Volusia County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Section 13; thence N01°20'16"W, 2652.73 feet; thence S89°00'20"W, 1319.64 feet; thence S87°09'21"W, 1179.13 feet to the Point of Beginning; thence S04°55'30"E, 92.52 feet; thence S11°59'28"E, 30.65 feet; thence S59°13'18"W, 29.81 feet; thence S35°38'03"E, 63.15 feet; thence S08°28'24"E, 41.45 feet; thence S06°55'00"W, 93.34 feet; thence N80°20'41"E, 51.81 feet; thence S19°12'01"E, 16.80 feet; thence S21°37'16"W, 59.22 feet; thence S80°51'10"E 56.88 feet; thence S44°39'19"W, 6.99 feet; thence S 05°01'42" E, 95.10 feet; thence N80°14'51"E, 37.77 feet; thence S04°50'20"E, 26.11 feet thence S07°17'42"E, 68.84 feet; thence S34°20'58"E, 56.80 feet; thence S18°59'09"W, 36.31 feet; thence S26°19'24"E, 97.31 feet; thence S25°56'36"E, 77.59 feet; thence S08°09'21"E, 25.35 feet; thence S28°39'34"W, 23.93 feet; thence S82°24'35"W, 37.04 feet; thence S03°21'13"W, 41.22 feet; thence S53°31'44"W, 34.63 feet; thence S33°55'26"W, 46.60 feet; thence S03°40'59"E, 47.98 feet; thence S27°44'32"E, 35.45 feet; thence S39°57'19"W, 15.24 feet; thence S09°38'12"E, 62.35 feet; thence S55°19'43"E, 12.92 feet; thence S44°52'08"W, 144.55 feet to a point on the East right of way line of Pineland Trail (66 foot right of way); thence N20°59'20"W along said right of way line, 631.42 feet to a point of curvature, said curve being concave Northeasterly, said curve having radius of 117.00 feet, a delta angle of 4°05'08", a chord bearing of N18°56'46"W and a chord distance of 8.34 feet; thence Northerly along arc of said curve, a distance of 8.34 feet to a point of tangency; thence N16°54'08"W along aforesaid right of way line, 647.30 feet; thence N87°09'21"E, 329.23 feet to the Point of Beginning.

LEGAL DESCRIPTION PINELAND PHASE 1:

A portion of Section 24, Township 14 South, Range 31 East, Volusia County, Florida, being more particularly described as follows: Commence at the Northeast corner of said Section 24; thence S01°16'10"E along the East line of said Section 24 for a distance of 2632.99 feet to the former Northerly Right of Way line of Airport Road (50 feet wide), now variable width; thence S88°57'52"W along said Northerly Right of Way line for a distance of 547.46 feet to the intersection of the said Northerly Right of Way line of Airport Road with the Easterly Right of Way line of Pineland Trail, a variable width Right of Way; thence along the Right of Way of said Pineland Trail the following three courses and distances, 1) N01°02'08"W for a distance of 40.00 feet to a tangential curve, 2) With the arc of a curve to the left having a radius of 108.00 feet, an arc length of 169.65 feet, a central angle of 90°00'00" and a chord bearing N46°01'52"W for a distance of 152.75 feet, 3) S88°57'52"W 64.07 feet the Point of Beginning of Pineland Phase 1:

Thence continuing along the southerly and easterly right-of-way of said Pineland Trail the following seven courses and distances, 1) S88°57'52"W for a distance of 596.64 feet, 2) With the arc of a curve to the right having a radius of 117.00 feet, an arc length of 151.38 feet, a central angle of 74°08'00" and a chord bearing N53°58'08"W for a distance of 141.04 feet, 3) N16°54'08"W for a distance of 943.91 feet, 4) With the arc of a curve to the right having a radius of 117.00 feet, an arc length of 8.34 feet, a central angle of 04°05'08" and a chord bearing N14°51'34"W for a distance of 8.34 feet, 5) N12°49'00"W for a distance of 691.09 feet, 6) With the arc of a curve to the left having a radius of 183.00 feet, an arc length of 13.05 feet, a central angle of 04°05'08" and a chord bearing N14°51'34"W for a distance of 13.05 feet, 7) N16°54'08"W for a distance of 261.37 feet; thence leaving the easterly right-of-way of said Pineland Trail and running through overall property described hereon the following seven courses and distances, 1) N73°08'47"E for a distance of 294.03 feet, 2) S16°53'13"E for a distance of 280.02 feet, 3) N73°06'47"E for a distance of 15.00 feet, 4) S18°53'13"E for a distance of 91.15 feet, 5) With the arc of a curve to the left having a radius of 371.00, an arc length of 205.62 feet, a central angle of 31°45'18" and a chord bearing S32°45'52"E for a distance of 203.00 feet, 6) S67°21'57"E for a distance of 75.76 feet, 7) N78°22'37"E for a distance of 45.11 feet to the northwest corner of Parcel "D" as shown on a plat entitled "The Ormond Green Phase I" and recorded in the Official records of Volusia County, Florida in Map Book 43, pages 151 through 152; thence running with the westerly outline of said Parcel "D" the following three courses and distances, 1) S66°43'31"E for a distance of 125.04 feet, 2) With the arc of a curve to the right having a radius of 950.00 feet, an arc length of 1089.19 feet, a central angle of 65°41'25" and a chord bearing S33°52'50"E for a distance of 1030.50 feet, 3) S01°02'08"E for a distance of 532.00 feet to the intersection of the northerly line of the Common Area - Parcel "C" and the westerly right-of-way of Ormond Green Boulevard, variable width, as shown on said plat of The Ormond Green Phase I; thence leaving the westerly right-of-way of said Ormond Green Boulevard and continuing with the northerly line of said Common Area - Parcel "C" the following two courses and distances, 1) S88°57'52"W for a distance of 16.57 feet, 2) S73°31'36"W for a distance of 93.92 feet to the point of beginning.

Containing 33.59 Acres of land more or less.

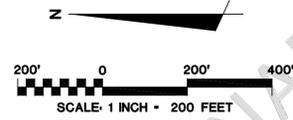
PRELIMINARY

PRELIMINARY

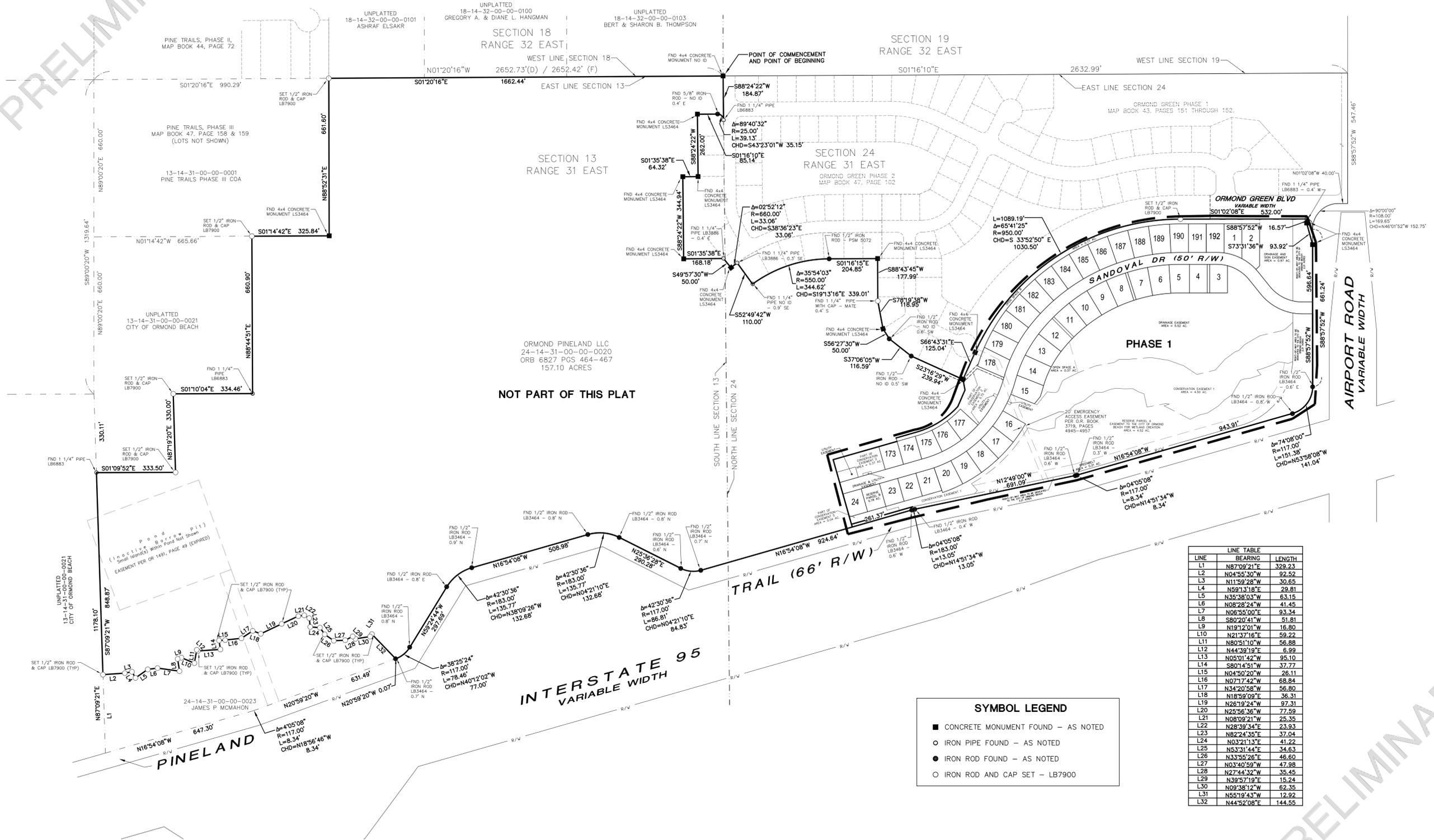
ATS Land Surveying, LLC
1362 N. US HWY 1, SUITE 304
ORMOND BEACH, FL 32174
Phone-386.264.8490
Fax-386.845.9216
LB-7800 COPYRIGHT 2016

ATS NO.	2015-ZEI-0002
DRAWN	AL
CHECKED	JJW
SHEET NO	2 OF 5
FILE LOCATION :	S:_Survey Projects 2015\2015-ZEI-0002\PinelandPlat Phase1_PJ.dwg\2015-ZEI-0002 PLAT-1.dwg

PINELAND P.R.D. SUBDIVISION - PHASE 1
 PART OF SECTIONS 13 AND 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST
 CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



PRELIMINARY



NOT PART OF THIS PLAT

LINE	BEARING	LENGTH
L1	N87°09'21"E	328.23
L2	N04°55'30"W	92.52
L3	N11°59'28"W	30.65
L4	N59°13'18"E	29.81
L5	N35°38'03"W	63.15
L6	N08°28'24"W	41.45
L7	N06°53'00"E	93.34
L8	S80°20'41"W	51.81
L9	N19°12'01"W	16.80
L10	N21°37'16"E	59.22
L11	N80°51'10"W	56.88
L12	N44°39'19"E	6.99
L13	N05°01'42"W	95.10
L14	S80°45'51"W	37.77
L15	N04°50'20"W	26.11
L16	N07°17'42"W	68.84
L17	N34°20'58"W	56.80
L18	N18°59'09"E	36.31
L19	N26°19'24"W	97.31
L20	N25°36'36"W	77.59
L21	N08°09'21"W	25.35
L22	N28°38'34"E	23.93
L23	N82°24'35"E	37.04
L24	N03°21'13"E	41.22
L25	N53°31'44"E	34.63
L26	N33°55'26"E	46.60
L27	N03°40'58"W	47.98
L28	N27°44'32"W	35.45
L29	N39°57'19"E	15.24
L30	N09°38'12"W	62.35
L31	N55°19'43"W	12.92
L32	N44°52'08"E	144.55

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND - AS NOTED
- IRON PIPE FOUND - AS NOTED
- IRON ROD FOUND - AS NOTED
- IRON ROD AND CAP SET - LB7900

ATS Land Surveying, LLC
 1362 N. US HWY 1, SUITE 304
 ORMOND BEACH, FL 32174
 Phone: 386.264.8490
 Fax: 386.845.9216
 LB7900

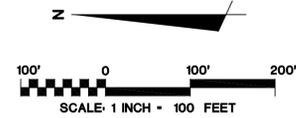
ATS NO. 2015-ZEI-0002
 DRAWN AL
 CHECKED JJW
 SHEET NO. 3 OF 5
 FILE LOCATION: S:_Survey Projects
 2015\2015-ZEI-0002\PinelandPlat
 Phase1_P.R.D.\dwg\2015-ZEI-0002
 PLAT-1.dwg

PRELIMINARY

PINELAND P.R.D. SUBDIVISION - PHASE 1

PART OF SECTIONS 13 AND 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST

CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	S 01°02'08" E	43.96'
L2	S 50°03'12" W	76.41'
L3	S 01°02'32" E	154.61'
L4	S 16°53'13" E	371.19'
L5	S 01°02'08" E	43.96'
L6	S 50°03'12" W	76.41'
L7	N 01°02'32" W	154.61'
L8	N 16°53'13" W	371.19'
L9	N 01°02'08" W	43.96'
L10	N 50°03'12" E	76.41'
L11	N 01°02'32" W	154.61'
L12	N 16°53'13" W	371.19'
L13	S 88°57'52" W	114.35'
L14	N 01°02'32" W	75.02'
L14A	S 01°00'55" E	10.00'
L15	S 88°59'05" W	120.00'
L15A	S 01°02'32" E	30.83'
L16	N 88°59'05" E	120.00'
L16A	N 01°02'32" W	10.00'
L17	N 01°02'32" W	74.98'
L18	S 88°59'05" W	120.00'
L19	S 01°02'32" E	74.98'
L20	N 01°02'32" W	38.73'
L21	S 01°02'32" E	38.79'
L22	S 85°18'11" W	120.00'
L23	S 78°24'11" W	120.00'
L24	N 71°23'23" E	120.01'
L25	S 71°23'23" W	120.00'
L26	S 64°36'11" W	120.00'
L27	S 57°42'11" W	120.00'
L28	S 50°48'11" W	120.00'
L29	N 44°04'58" E	120.00'
L30	S 44°04'58" W	120.01'
L31	S 37°00'11" W	120.00'
L32	S 23°16'02" W	120.17'
L33	S 20°27'03" W	120.33'
L34	N 51°58'51" W	39.19'
L35	N 20°47'32" E	107.29'
L36	S 28°59'32" W	110.00'
L37	S 37°11'32" W	110.00'
L38	S 45°23'32" W	110.00'
L39	S 53°35'32" W	110.00'
L40	S 61°47'32" W	110.00'
L41	N 69°59'32" E	110.00'
L42	N 69°59'32" E	100.92'
L43	S 16°53'13" E	85.45'
L44	S 73°06'47" W	100.00'
L45	N 16°53'13" E	51.17'
L46	N 16°53'13" W	80.00'
L47	S 73°06'47" W	100.00'
L48	S 16°53'13" E	80.00'
L49	S 16°53'13" E	80.00'
L50	N 73°06'47" E	100.00'
L51	N 16°53'13" W	80.00'
L52	N 16°53'13" W	80.00'
L53	S 73°06'47" W	100.00'
L54	N 16°53'13" E	80.00'
L55	S 16°53'13" E	80.00'
L56	N 73°06'47" E	100.00'
L57	N 16°53'13" W	80.00'
L58	N 44°08'09" W	21.41'
L59	S 88°57'52" W	176.65'
L60	S 01°02'32" E	74.98'
L61	N 88°57'52" E	145.98'
L62	S 01°02'32" E	74.98'
L63	N 88°57'52" E	122.01'
L64	S 01°02'32" E	45.02'
L65	S 88°59'05" W	120.00'
L66	N 01°02'32" W	120.00'
L67	S 01°02'32" E	34.63'
L68	S 88°59'05" W	120.00'
L69	N 01°02'32" W	75.00'
L70	N 01°02'32" W	34.58'
L71	S 86°07'56" W	120.00'
L72	S 01°02'32" E	34.63'
L73	S 80°37'25" W	120.00'
L74	S 75°06'54" W	120.00'
L75	S 69°36'20" W	120.00'
L76	S 64°06'47" W	120.00'
L77	S 58°36'47" W	120.00'

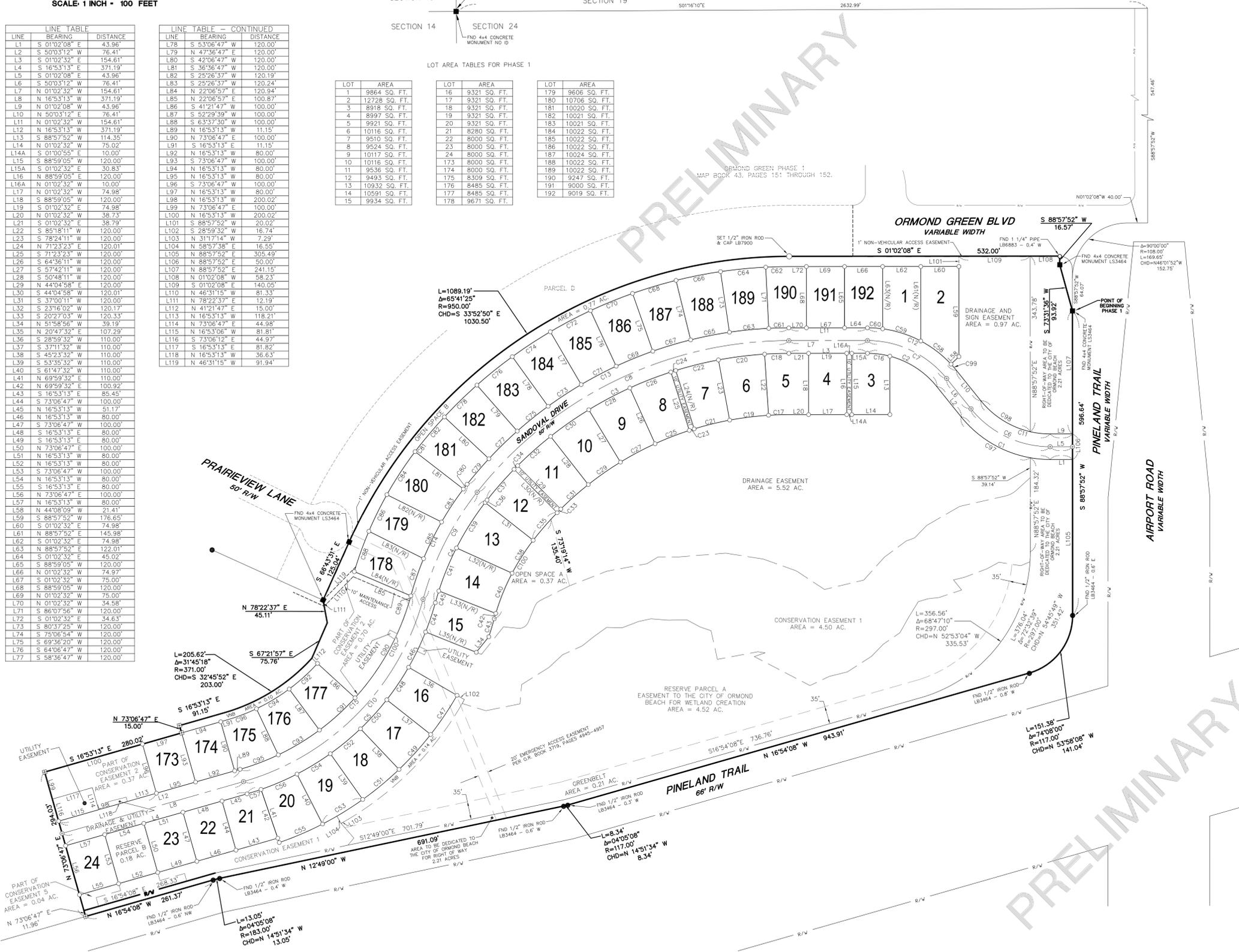
LINE	BEARING	DISTANCE
L78	S 53°06'47" W	120.00'
L79	N 47°36'47" E	120.00'
L80	S 42°06'47" W	120.00'
L81	S 36°36'47" W	120.00'
L82	S 25°26'37" W	120.19'
L83	S 25°26'37" W	120.24'
L84	N 22°06'57" E	120.94'
L85	N 22°06'57" E	100.87'
L86	S 41°21'47" W	100.00'
L87	S 52°29'39" W	100.00'
L88	S 63°37'30" W	100.00'
L89	N 16°53'13" W	11.15'
L90	N 73°06'47" E	100.00'
L91	S 16°53'13" E	11.15'
L92	N 16°53'13" E	80.00'
L93	S 73°06'47" W	100.00'
L94	N 16°53'13" W	80.00'
L95	N 16°53'13" W	80.00'
L96	S 73°06'47" W	100.00'
L97	N 16°53'13" W	80.00'
L98	N 16°53'13" W	200.02'
L99	N 73°06'47" E	100.00'
L100	N 16°53'13" W	200.02'
L101	S 88°57'52" W	20.02'
L102	S 28°59'32" W	16.74'
L103	N 31°17'14" W	7.29'
L104	N 88°57'52" E	16.55'
L105	N 88°57'52" E	305.49'
L106	N 88°57'52" E	50.00'
L107	N 88°57'52" E	241.15'
L108	N 01°02'08" W	58.23'
L109	S 01°02'08" E	140.05'
L110	N 46°31'15" W	81.33'
L111	N 78°22'37" E	12.19'
L112	N 41°21'47" E	15.00'
L113	N 16°53'13" W	118.21'
L114	N 73°06'47" E	44.98'
L115	N 16°53'06" W	81.81'
L116	S 73°06'12" E	44.97'
L117	S 16°53'13" E	81.82'
L118	N 16°53'13" W	36.63'
L119	N 46°31'15" W	91.94'

LOT	AREA
1	9864 SQ. FT.
2	12728 SQ. FT.
3	8918 SQ. FT.
4	8997 SQ. FT.
5	9921 SQ. FT.
6	10116 SQ. FT.
7	9510 SQ. FT.
8	9524 SQ. FT.
9	10117 SQ. FT.
10	10116 SQ. FT.
11	9536 SQ. FT.
12	9493 SQ. FT.
13	10932 SQ. FT.
14	10591 SQ. FT.
15	9934 SQ. FT.

LOT	AREA
16	9321 SQ. FT.
17	9321 SQ. FT.
18	9321 SQ. FT.
19	9321 SQ. FT.
20	9321 SQ. FT.
21	8280 SQ. FT.
22	8000 SQ. FT.
23	8000 SQ. FT.
24	8000 SQ. FT.
173	8000 SQ. FT.
174	8000 SQ. FT.
175	8309 SQ. FT.
176	8485 SQ. FT.
177	8485 SQ. FT.
191	9000 SQ. FT.
192	9019 SQ. FT.

LOT	AREA
179	9606 SQ. FT.
180	10706 SQ. FT.
181	10020 SQ. FT.
182	10021 SQ. FT.
183	10021 SQ. FT.
184	10022 SQ. FT.
185	10022 SQ. FT.
186	10022 SQ. FT.
187	10024 SQ. FT.
188	10022 SQ. FT.
189	10022 SQ. FT.
190	9247 SQ. FT.
191	9000 SQ. FT.
192	9019 SQ. FT.

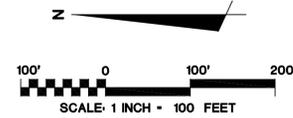
LOT AREA TABLES FOR PHASE 1



CURVE	ARC LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	200.63'	225.00'	S 01°02'08" E	S 24°30'32" W	194.06'
C2	156.06'	175.00'	S 51°05'44" N	N 24°30'20" E	150.95'
C3	682.27'	758.00'	S 13°34'18" W	N 26°49'41" W	659.51'
C4	226.76'	562.00'	S 23°07'07" E	N 64°10'24" W	225.24'
C5	550.50'	536.00'	S 58°50'45" E	S 46°18'35" E	526.65'
C6	178.33'	200.00'	S 51°05'20" E	S 24°30'32" W	172.49'
C7	178.36'	200.00'	S 51°05'44" N	N 24°30'20" E	172.52'
C8	704.78'	783.00'	S 13°34'18" W	N 26°49'41" W	681.26'
C9	236.85'	587.00'	S 23°07'07" E	N 64°10'24" W	235.26'
C10	524.82'	511.00'	S 58°50'44" E	S 46°18'35" E	502.09'
C11	156.04'	175.00'	S 51°05'20" E	S 24°30'32" W	150.93'
C12	200.65'	225.00'	S 01°05'44" N	N 24°30'20" E	194.08'
C13	739.26'	808.00'	S 25°25'16" N	N 27°15'10" W	713.78'
C14	234.72'	612.00'	S 21°58'28" E	N 64°43'21" W	233.50'
C15	499.39'	486.00'	S 58°52'28" E	S 46°19'27" E	477.74'
C16	34.36'	175.00'	S 11°15'04" N	S 04°34'59" W	34.31'
C17	40.09'	638.00'	S 36°00" W	N 02°50'32" W	40.08'
C18	47.74'	758.00'	S 36°31" E	S 02°50'47" E	47.73'
C19	77.07'	638.00'	S 65°18" E	N 08°06'11" W	77.03'
C20	91.53'	758.00'	S 65°06" E	S 08°06'36" E	91.47'
C21	71.90'	638.00'	S 62°26" N	N 14°47'33" W	71.86'
C22	86.59'	758.00'	S 62°43" E	S 14°50'30" E	86.54'
C23	10.00'	638.00'	S 05°53" N	N 18°29'12" W	10.00'
C24	758.00'	045°21" W	N 18°29'35" W	10.00'	10.00'
C25	72.26'	638.00'	S 62°21" E	N 22°09'49" W	72.22'
C26	86.47'	758.00'	S 62°10" E	S 22°08'18" E	86.42'
C27	77.08'	638.00'	S 65°20" N	N 28°52'09" W	77.03'
C28	91.53'	758.00'	S 65°07" E	S 28°51'19" W	91.47'
C29	77.07'	638.00'	S 65°18" E	N 35°47'28" W	77.03'
C30	91.53'	758.00'	S 65°06" E	N 35°47'03" W	91.47'
C31	72.43'	638.00'	S 63°19" E	S 42°30'15" W	72.39'
C32	86.50'	758.00'	S 63°19" E	S 42°30'45" E	86.46'
C33	10.00'	638.00'	S 05°53" N	N 46°12'19" W	10.00'
C34	758.00'	045°21" W	N 46°19'28" W	10.00'	10.00'
C35	71.69'	638.00'	S 62°17" E	N 49°52'39" W	71.65'
C36	6.13'	562.00'	S 03°30" E	S 52°55'35" E	6.13'
C37	80.39'	758.00'	S 60°45" E	S 49°34'33" E	80.35'
C38	76.71'	442.00'	S 95°39" E	N 58°16'37" W	76.62'
C39	105.49'	562.00'	S 04°16" E	S 58°30'58" W	105.33'
C40	85.32'	442.00'	S 11°03'36" E	N 68°46'44" W	85.19'
C41	91.20'	562.00'	S 17°17" E	S 68°38'32" E	91.10'
C42	10.98'	442.00'	S 12°26" N	N 75°01'14" W	10.98'
C43	36.73'	656.00'	S 31°29" E	N 74°07'43" W	36.73'
C44	60.52'	536.00'	S 62°11" E	S 72°29'52" E	60.49'
C45	462.23'	226.30" W	S 74°30'42" E	23.99'	23.99'
C46	76.85'	536.00'	S 12°55" E	S 65°09'19" E	76.79'
C47	92.60'	646.00'	S 12°48" E	N 56°56'03" W	92.53'
C48	76.86'	536.00'	S 12°58" E	S 56°56'22" E	76.80'
C49	92.61'	646.00'	S 12°50" E	N 48°43'44" W	92.53'
C50	76.87'	536.00'	S 13°30" E	S 48°43'32" E	76.80'
C51	92.61'	646.00'	S 12°50" E	N 40°30'24" W	92.53'
C52	76.87'	536.00'	S 13°00" E	S 40°30'23" E	76.80'
C53	92.61'	646.00'	S 12°50" E	N 32°17'34" W	92.53'
C54	76.87'	536.00'	S 13°00" E	S 32°17'23" E	76.80'
C55	92.60'	646.00'	S 12°48" E	N 24°04'45" W	92.52'
C56	76.86'	536.00'	S 12°58" E	S 24°04'24" W	76.79'
C57	28.80'	536.00'	S 30°43" E	N 18°25'34" W	28.80'
C58	75.00'	225.00'	S 19°05'55" E	N 36°18'53" E	74.65'
C59	79.12'	225.00'	S 20°08'55" E	N 16°41'29" E	78.72'
C60	30.08'	225.00'	S 73°39" E	S 02°47'14" W	30.08'
C61	39.48'	808.00'	S 74°01" E	N 02°28'32" W	39.44'
C62	45.41'	928.00'	S 24°12" E	S 02°26'38" E	45.40'
C63	77.75'	808.00'	S 53°04" E	N 06°35'56" W	77.72'
C64	89.28'	928.00'	S 53°04" E	S 06°36'07" E	89.25'
C65	77.75'	808.00'	S 53°04" E	N 12°06'43" W	77.72'
C66	89.29'	928.00'	S 53°04" E	S 12°06'52" E	89.26'
C67	77.76'	808.00'	S 53°04" E	N 17°37'33" W	77.73'
C68	89.30'	928.00'	S 53°04" E	S 17°37'39" E	89.27'
C69	77.76'	808.00'	S 53°04" E	N 23°08'24" W	77.73'
C70	89.27'	928.00'	S 53°04" E	S 23°08'24" E	89.23'
C71	77.75'	808.00'	S 53°04" E	N 28°39'14" W	77.72'
C72	89.28'	928.00'	S 53°04" E	S 28°39'06" E	89.24'
C73	77.76'	808.00'	S 53°04" E	N 34°10'04" W	77.73'
C74	89.28'	928.00'	S 53°04" E	S 34°09'50" E	89.24'
C75	77.75'	808.00'	S 53°04" E	N 39°40'53" W	77.72'
C76	89.27'	928.00'	S 53°04" E	S 39°40'52" E	89.24'
C77	77.74'	808.00'	S 53°04" E	N 45°11'40" W	77.71'
C78	89.26'	928.00'	S 53°04" E	S 45°11'33" E	89.23'

PINELAND P.R.D. SUBDIVISION - PHASE 1

PART OF SECTIONS 13 AND 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



LINE TABLES FOR CONSERVATION EASEMENT 1

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 01°02'08" E	83.69'	L51	N 16°55'05" W	50.28'
L2	S 88°56'00" W	137.04'	L52	N 73°06'47" E	16.46'
L6	N 23°41'08" W	19.39'	L53	S 16°53'13" E	245.45'
L7	N 08°04'07" E	43.31'	L54	S 69°59'32" W	9.08'
L8	N 29°49'10" W	26.21'	L55	N 28°59'33" E	110.01'
L9	N 21°32'46" W	48.17'	L56	S 25°01'52" W	16.19'
L10	N 14°20'14" W	21.90'	L57	S 64°58'08" E	10.00'
L11	S 49°59'47" W	25.68'	L58	N 25°01'52" E	16.27'
L12	N 19°08'16" W	46.64'	L59	S 20°47'32" W	118.25'
L13	N 07°52'13" W	22.88'	L60	S 52°14'22" E	69.48'
L14	N 17°57'17" W	19.09'	L61	S 09°30'07" W	0.10'
L15	N 59°13'17" W	36.06'	L62	S 04°33'57" W	27.76'
L16	N 61°26'39" W	34.77'	L63	S 04°36'17" E	3.28'
L17	N 35°25'39" W	39.91'	L64	S 13°23'14" E	2.84'
L18	N 46°51'50" W	32.76'	L65	S 20°26'01" E	2.07'
L19	N 33°41'16" W	56.76'	L66	S 27°47'03" E	3.06'
L20	N 14°54'26" W	36.50'	L67	S 36°00'51" E	2.69'
L21	N 26°15'46" W	41.99'	L68	S 43°08'57" E	2.29'
L22	N 26°23'33" E	123.33'	L69	S 48°25'45" E	1.39'
L23	S 20°16'07" E	22.60'	L70	S 54°24'20" E	2.78'
L24	N 07°00'09" E	14.56'	L71	S 63°33'28" E	3.60'
L25	N 11°38'25" W	80.75'	L72	S 68°43'42" E	34.20'
L26	N 76°18'33" E	57.49'	L73	S 58°51'26" E	7.08'
L27	N 18°10'34" E	22.97'	L74	S 37°53'14" E	7.08'
L28	N 27°03'43" E	29.17'	L75	S 27°24'08" E	65.43'
L29	N 01°58'09" W	36.25'	L76	S 22°20'47" E	78.42'
L30	N 03°32'15" E	34.42'	L77	S 11°27'29" E	80.17'
L31	N 13°08'59" W	25.07'	L78	S 32°11'10" E	26.12'
L32	N 21°47'15" W	34.64'	L79	S 00°56'49" W	41.25'
L33	N 00°19'12" E	30.44'	L80	S 05°52'31" E	91.98'
L34	N 36°29'21" W	31.06'	L81	S 07°51'12" W	74.74'
L35	N 39°34'22" W	29.33'	L82	S 18°35'59" W	69.01'
L36	N 25°07'44" W	42.03'	L83	S 32°20'05" W	66.27'
L37	N 43°40'33" W	37.08'	L84	S 14°24'47" E	79.52'
L38	N 33°01'16" W	62.88'	L85	S 48°53'38" E	60.99'
L39	N 86°00'23" W	37.90'	L86	S 37°19'23" E	52.91'
L40	N 12°17'28" W	68.56'	L87	S 21°09'46" E	17.37'
L41	N 15°51'17" E	48.56'	L88	S 46°28'04" E	34.66'
L42	N 31°17'14" W	7.29'	L89	S 30°50'53" E	74.35'
L43	S 47°14'20" W	11.70'	L90	S 13°43'53" E	91.43'
L44	S 47°47'24" W	13.63'	L91	S 16°09'57" E	4.25'
L45	S 47°47'24" W	12.89'	L92	S 20°59'52" E	4.17'
L46	N 50°19'51" W	16.74'	L93	S 25°51'47" E	4.34'
L47	N 12°50'53" W	209.91'	L94	S 31°07'45" E	4.85'
L48	N 12°50'53" W	56.56'	L95	S 35°36'25" E	2.97'
L49	N 16°55'05" W	59.58'	L96	S 40°08'20" E	4.94'
L50	N 73°12'23" E	15.00'	L97	S 42°58'15" E	35.75'

LINE TABLES FOR CONSERVATION EASEMENT 2

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L98	S 22°06'57" W	120.39'	L109	S 73°06'47" W	100.00'
L99	N 25°39'31" E	16.28'	L110	N 16°53'13" W	59.57'
L100	N 64°20'33" W	9.88'	L111	N 74°46'02" E	8.78'
L101	S 33°15'39" W	16.72'	L112	N 14°58'40" W	37.00'
L102	N 41°21'47" E	100.00'	L113	S 72°33'34" W	10.01'
L103	N 16°53'13" W	91.15'	L114	N 16°53'13" W	22.01'
L104	N 73°06'47" E	15.00'	L115	N 73°06'47" E	44.98'
L105	S 16°53'13" E	91.15'	L116	N 16°53'13" W	81.79'
L106	S 67°21'57" E	75.76'	L117	N 73°04'55" E	55.02'
L107	N 78°22'37" E	32.92'	L118	S 16°53'13" E	200.02'
L108	S 46°51'15" E	81.33'			

CURVE TABLE FOR CONSERVATION EASEMENT 2

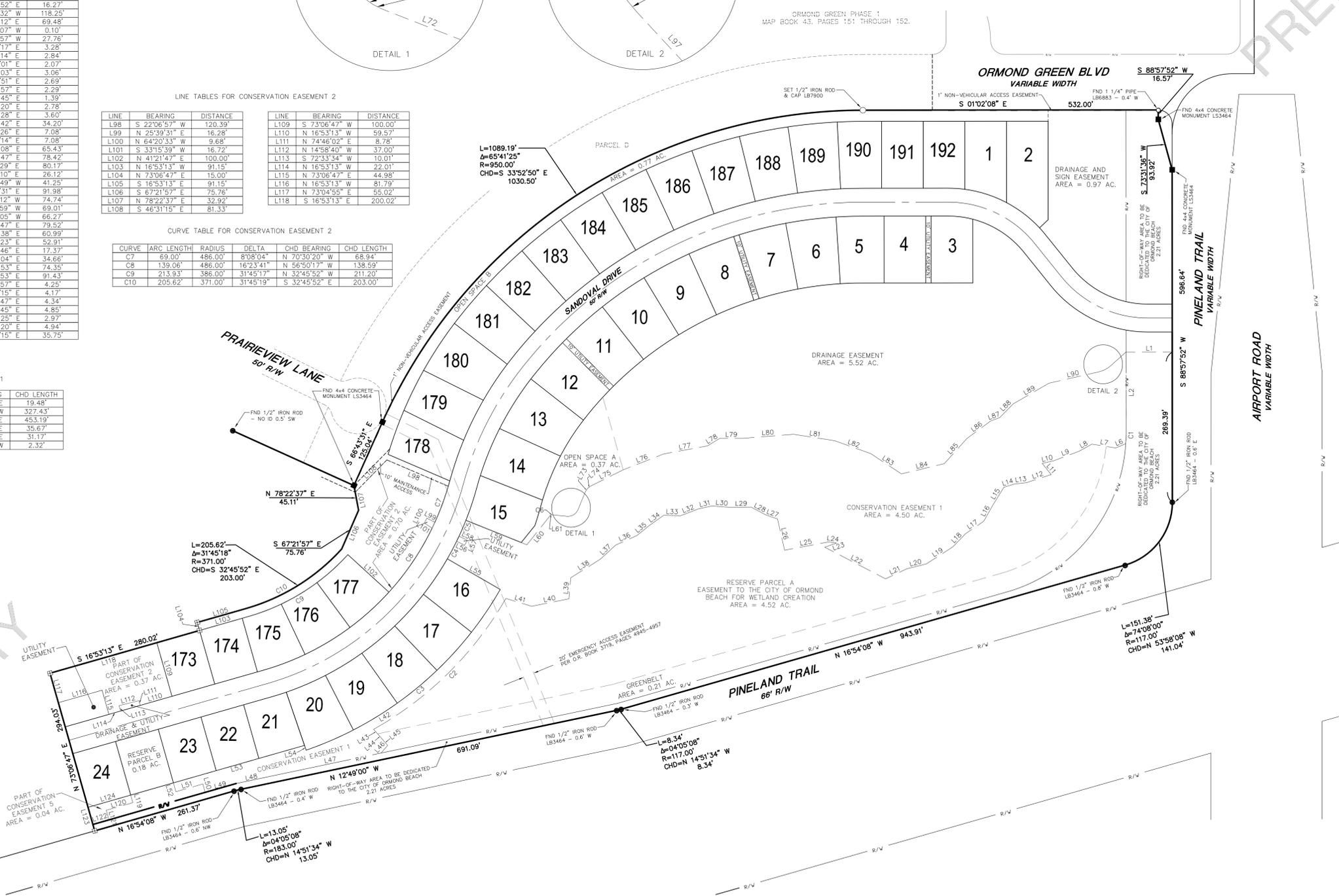
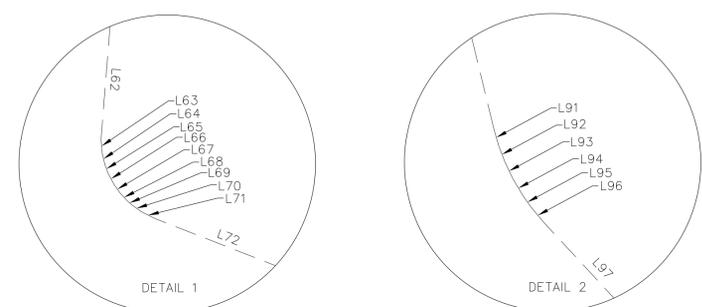
CURVE	ARC LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C7	69.00'	486.00'	8°08'04"	N 70°30'20" W	68.94'
C8	139.06'	486.00'	16°23'41"	N 56°50'17" W	138.59'
C9	213.93'	386.00'	31°45'17"	N 32°45'52" W	211.20'
C10	205.62'	371.00'	31°45'19"	S 32°45'52" E	203.00'

CURVE TABLE FOR CONSERVATION EASEMENT 1

CURVE	ARC LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	19.48'	297.00'	3°45'30"	S 89°09'23" E	19.48'
C2	331.25'	628.40'	30°12'10"	N 45°55'15" W	327.43'
C3	463.04'	646.07'	41°03'50"	S 40°30'21" E	453.19'
C4	35.68'	536.00'	3°48'49"	S 62°57'16" E	35.62'
C5	31.18'	536.00'	3°19'58"	S 67°35'47" E	31.17'
C6	2.32'	20.09'	6°37'18"	S 10°57'05" W	2.32'

LINE TABLE FOR PART OF CONSERVATION EASEMENT 5 IN PHASE 1

LINE	BEARING	DISTANCE
L119	S 73°06'47" W	14.11'
L120	N 16°55'05" W	49.95'
L121	S 73°04'55" W	15.04'
L122	N 16°54'36" W	30.06'
L123	N 73°06'47" E	29.15'
L124	S 16°55'15" E	80.00'



PRELIMINARY

PRELIMINARY

ATS Land Surveying, LLC
 1362 N. US HWY 1, SUITE 304
 ORMOND BEACH, FL 32174
 Phone-386.845.8490
 Fax-386.845.9216
 LB-7800 COPYRIGHT 2016

ATS NO. 2015-ZEI-0002
 DRAWN AL
 CHECKED JJW
 SHEET NO 5 OF 5
 FILE LOCATION : S:_Survey Projects
 2015\2015-ZEI-0002\PinelandPlat
 Phase1_P.R.D.\dwg\2015-ZEI-0002
 PLAT-1.dwg