



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

ALTANSPS LAND TITLE
BOUNDARY SURVEY
OF
VINELAND RESERVE PHASE 3 DELTONA
SECTION 12, TOWNSHIP 19 SOUTH, RANGE 31 EAST
CITY OF DELTONA
VOLUSIA COUNTY, FLORIDA

FOR:
LENNAR HOMES LLC

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #6533

DATE	REVISIONS
4-11-22	ADD PHASE 3
5-10-20	ADD PHASE 1
10-7-19	REV. PER TITLE
10-9-19	REV. NOTES/ADD BURRED UTILITIES

JOB # 20190322
DATE: APRIL 11, 2022
SCALE: N/A
CALC BY: BA/SEJ
FIELD BY: BA
DRAWN BY: SEJ/CY
CHECKED BY: EJ

SHEET 1 OF 2

Digitally signed by James L. Rickman
Date: 2022.07.05 09:41:33 -0400

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 31 EAST, LOCATED IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 12; THENCE RUN S 00° 14' 38" W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COLLINS ROAD, A VARIABLE WIDTH RIGHT OF WAY, AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN S 89° 38' 34" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.15 FEET TO THE NORTHWEST CORNER OF TRACT-P, VINELAND RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 63, PAGE(S) 16 THROUGH 22, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN ALONG THE WEST LINE OF AFORESAID PLAT OF VINELAND RESERVE PHASE 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE RUN S 00° 23' 24" W, A DISTANCE OF 880.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, WITH A CHORD BEARING OF S 20° 41' 51" E, AND A CHORD DISTANCE OF 107.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 10' 30", A DISTANCE OF 110.41 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID CURVE, RUN S 00° 09' 45" W, A DISTANCE OF 113.79 FEET; THENCE RUN N 89° 50' 15" W, A DISTANCE OF 46.64 FEET; THENCE RUN S 00° 14' 38" W, A DISTANCE OF 190.96 FEET TO THE SOUTHWEST CORNER OF TRACT-M OF SAID PLAT OF VINELAND RESERVE PHASE 2; THENCE DEPARTING SAID WEST LINE OF VINELAND RESERVE PHASE 2, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE RUN N 89° 38' 14" W, A DISTANCE OF 281.31 FEET; THENCE RUN N 89° 38' 10" W, A DISTANCE OF 1045.57 FEET; THENCE RUN N 00° 04' 09" W, A DISTANCE OF 1321.07 FEET TO THE NORTH LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 12; THENCE RUN S 89° 37' 11" E, ALONG SAID NORTH LINE, A DISTANCE OF 167.57 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S 00° 22' 49" W, A DISTANCE OF 35.00 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF COLLINS ROAD; THENCE RUN S 89° 37' 11" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1166.61 FEET TO THE POINT OF BEGINNING.

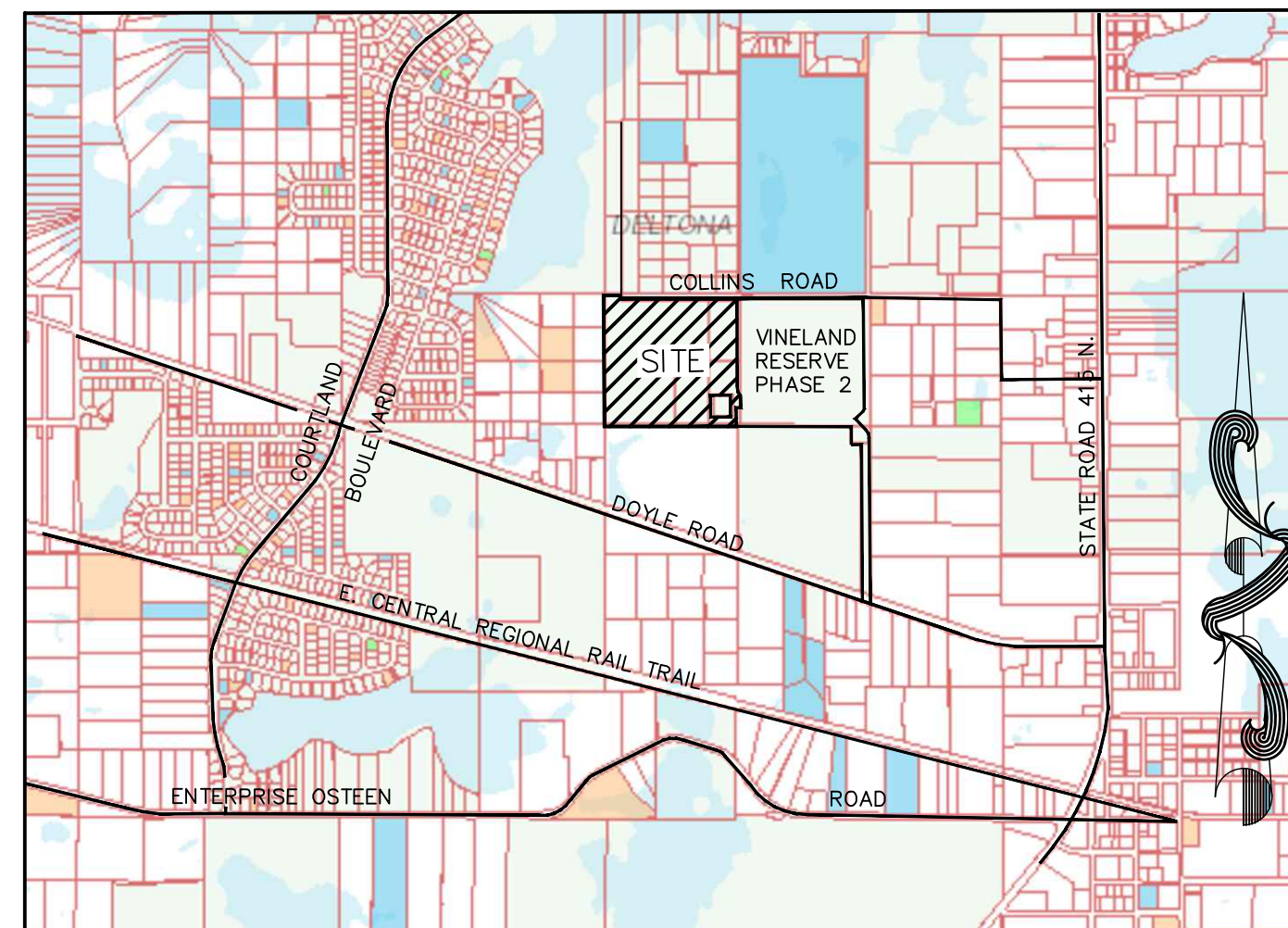
SAID LANDS CONTAINING 39.76 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS BEING THAT PORTION DESCRIBED AS "LESS" IN OFFICIAL RECORDS BOOK 5402, PAGE 1532, OF SAID PUBLIC RECORDS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 31 EAST; THENCE RUN N 89° 44' 34" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 2622.79 FEET; THENCE DEPARTING SAID NORTH LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE RUN S 00° 09' 45" W, A DISTANCE OF 1004.63 FEET; THENCE RUN N 89° 50' 15" W, A DISTANCE OF 104.82 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00° 09' 45" W, A DISTANCE OF 220.00 FEET; THENCE RUN N 89° 50' 15" W, A DISTANCE OF 200.00 FEET; THENCE RUN N 00° 09' 45" E, A DISTANCE OF 220.00 FEET; THENCE RUN S 89° 50' 15" E, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.01 ACRES, MORE OR LESS.

REMAINING LANDS CONTAINING 38.75 ACRES, MORE OR LESS.



LOCATION MAP NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 31 EAST AS BEING AN ASSUMED BEARING OF NORTH 89°44'34" WEST.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
4. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. AN ALTA/NSPS BOUNDARY SURVEY WAS PREVIOUSLY PERFORMED BY THIS FIRM OVER AND THROUGH THE LANDS SHOWN HEREON. INTERIOR PARCEL LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE REFERENCED FROM VOLUSIA COUNTY PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS) SHAPEFILES.
7. LANDS SHOWN HEREON ARE CURRENTLY UNDER CONSTRUCTION. IMPROVEMENTS AND UNDERGROUND FACILITIES/STRUCTURES WERE NOT LOCATED.
8. ALL MEASUREMENTS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE SPECIFIED.
9. THE LEGAL DESCRIPTION SHOWN HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
10. THE LANDS SHOWN HEREON LIE IN ZONE X, DEFINED AS OF MINIMAL FLOODING ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1206770760K, MAP NO. 12127C0760K, MAP REVISED SEPTEMBER 29, 2017.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING

10. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE VOLUSIA COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

12. THE LANDS SHOWN HEREON, WHERE THEY SHARE COMMON BOUNDARY LINES ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS OR OVERLAPS.

13. THE LANDS SHOWN HEREON ARE CONTIGUOUS WITH VINELAND RESERVE PHASE 2, MAP BOOK 63, PAGE 18, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND HAVE LEGAL AND PHYSICAL ACCESS TO FREEMARK STREET BEING A PLATTED-PUBLIC DEDICATED RIGHT-OF-WAY.

TO: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CALATLANTIC TITLE, INC., CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, 11, 13, 14, 16, 19 OF TABLE A THEREOF.



**SURVEYING • MAPPING
GEOSPATIAL SERVICES**
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

**ALTANSPS LAND TITLE
BOUNDARY SURVEY**
OF
VINELAND RESERVE PHASE 3 DELTONA
SECTION 12, TOWNSHIP 19 SOUTH, RANGE 31 EAST
CITY OF DELTONA
VOLUSIA COUNTY, FLORIDA

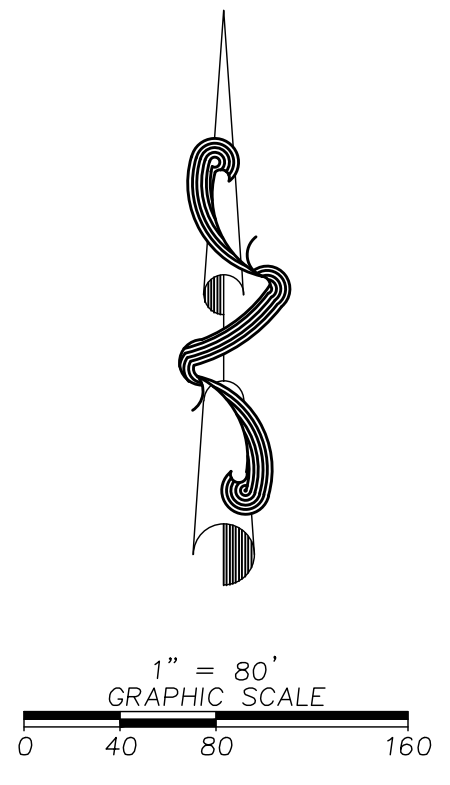
FOR:
LENNAR HOMES LLC

Digitally signed by
James L Rickman
Date: 2022.07.05
09:42:00 -04'00'

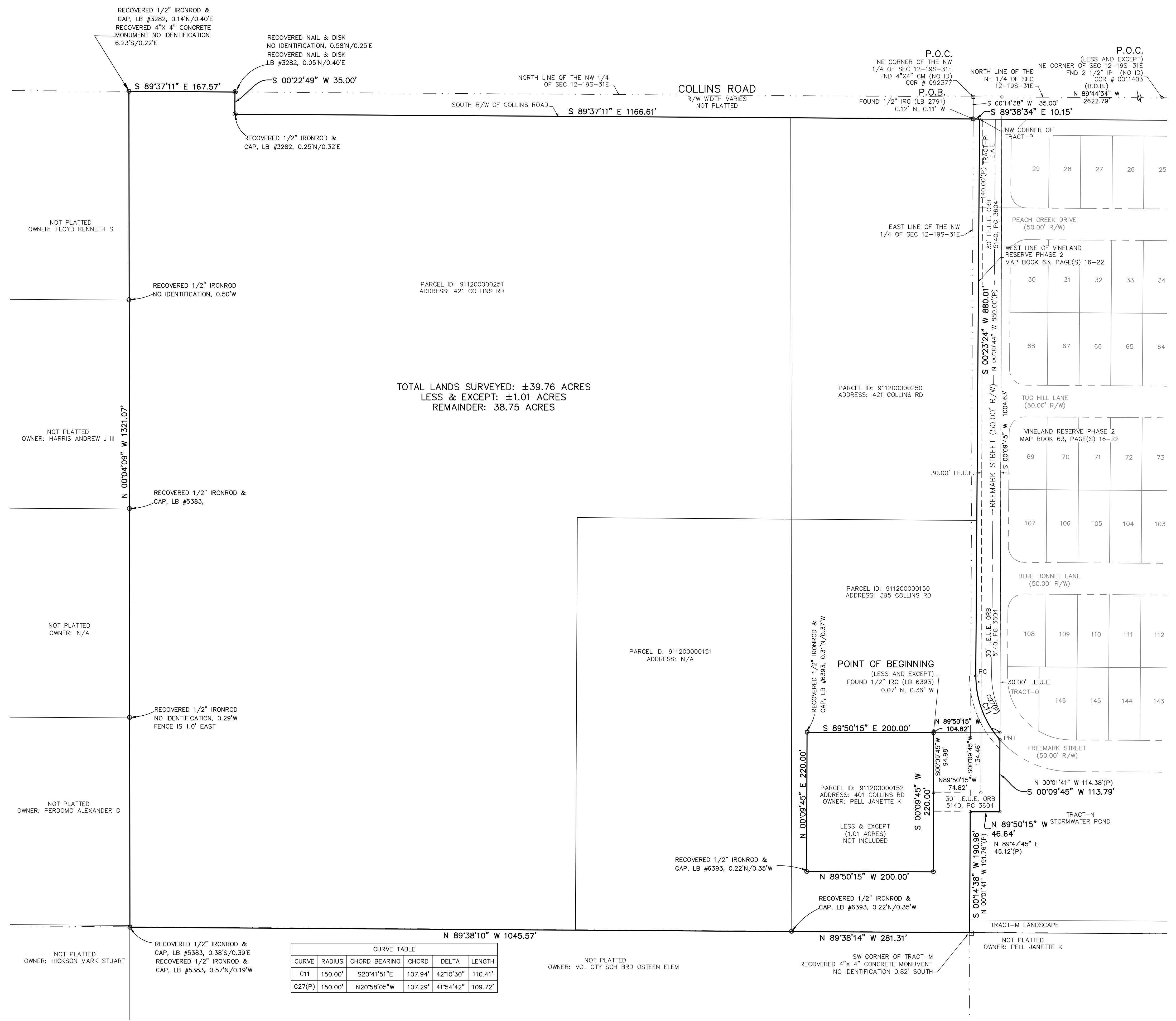
NO.	DATE	REVISIONS
1	4-11-22	ADD PHASE 3
2	5-10-22	ADD PHASE 1
3	10-7-19	REV. PER TITLE
4	10-4-19	REV. NOTES/ADD BURRED UTILITIES

JOB # 20190322
DATE: APRIL 11, 2022
SCALE: 1" = 80'
CALC BY: BA/SEJ
FIELD BY: BA
DRAWN BY: SEJ/CY
CHECKED BY: EJ

SHEET 2 OF 2



- LEGEND:**
- PB.....PLAT BOOK
 - ORB.....OFFICIAL RECORDS BOOK
 - PG(S).....PAGE(S)
 - R/W.....RIGHT-OF-WAY
 - R.....RADIUS
 - Δ.....CENTRAL ANGLE
 - L.....ARC LENGTH
 - C.....CHORD LENGTH
 - CB.....CHORD BEARING
 - PC.....POINT OF CURVATURE
 - PT.....POINT OF TANGENCY
 - PNT.....POINT OF NON-TANGENCY
 - P.O.B.....POINT OF BEGINNING
 - P.O.C.....POINT OF COMMITMENT
 - B.O.B.....BASIS OF BEARING
 - FND.....FOUND
 - CM.....CONCRETE MONUMENT
 - IP.....IRON PIPE
 - IRC.....IRON ROD AND CAP
 - LB.....LICENSED BUSINESS
 - (P).....PLAT/MAP MEASUREMENT
 - SEC.....SECTION
 - ID.....IDENTIFICATION
 - I.E.U.E.....INGRESS/EGRESS/UTILITY EASEMENT
 - E.A.E.....EMERGENCY ACCESS EASEMENT
 - MB.....MAP BOOK
 - CCR.....CERTIFIED CORNER RECORD
 -CHANGE IN DIRECTION UNLESS OTHERWISE SPECIFIED
 -SET 1/2" IRONROD & CAP LB #6723, UNLESS NOTED OTHERWISE



CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C11	150.00'	S20°41'51"E	107.94'	42°10'30"	110.41'
C27(P)	150.00'	N20°58'05"W	107.29'	41°54'42"	109.72'

Drawing name: \\server\Work\20190322\Map\20190322 Phase 3 Boundary Survey SHEET 2