

DELTONA LAKES UNIT 35A

A Replat of Tract F, Deltona Lakes Unit 35,
Plat Book 27, Pages 150 through 157
City of Deltona, Volusia County, Florida
Section 3, Township 18 South, Range 31 East

Sheet 1 of 2

PLAT
BOOK

PAGE

DELTONA LAKES UNIT 35A DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Fleites Family, LLC, Series 2, a Delaware series limited liability company being the owner in fee simple of a portion of the lands described in the attached plat, entitled Deltona Lakes Unit 35A, located in the City of Deltona, Florida, hereby dedicates said lands and plot for the uses and purposes therein expressed. Tract A, the lift station tract, is hereby dedicated by fee simple to the City of Deltona. No other part of this plat is dedicated to the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on this _____ day of _____ 2020.

Fleites Family, LLC, Series 2, a Delaware series limited liability company

Signature _____ Title: _____

Print Name _____

Signed, sealed and delivered in the presence of:

Signature _____

Print Name _____

Signature _____

Print Name _____

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2020, by _____ of Fleites Family, LLC, Series 2, a Delaware series limited liability company on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary Public _____

SEAL

Print Name _____

My Commission expires _____

My Commission Number _____

DELTONA LAKES UNIT 35A DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That HSC Deltona Osteen, LLC, an Alabama limited liability company being the owner in fee simple of a portion of the lands described in the attached plat, entitled Deltona Lakes Unit 35A, located in the City of Deltona, Florida, hereby dedicates said lands and plot for the uses and purposes therein expressed. Tract A, the lift station tract, is hereby dedicated by fee simple to the City of Deltona. No other part of this plat is dedicated to the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on this _____ day of _____ 2020.

HSC Deltona Osteen, LLC, an Alabama limited liability company

Signature _____ Title: Sole Member

Print Name: Haymes S. Snedeker

Signed, sealed and delivered in the presence of:

Signature _____

Print Name _____

Signature _____

Print Name _____

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2020, by Haymes S. Snedeker, Sole Member of HSC Deltona Osteen, LLC, an Alabama limited liability company on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary Public _____

Print Name _____

SEAL

My Commission expires _____

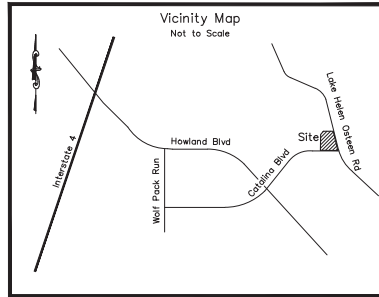
My Commission Number _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOWN ALL MEN BY THESE PRESENTS, That the undersigned, being a professional land surveyor and mapper licensed on the State of Florida, does hereby certify that this plat was prepared under my direction and it complies with all of the survey requirements of Florida Statute Chapter 177, Part 1.

By _____ Date _____

Billy Joe Jenkins, Jr.
Professional Surveyor and Mapper
Florida Registration # 5205
Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874
3110 Red Fox Run, Kissimmee, Florida 34746



Property Description

Tract F, Deltona Lakes Unit 35, according to the Plat thereof, as recorded in Plat Book 27, Pages 150 through 157, inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

BEGIN at the Northeast corner of said Tract F, thence South 06°59'52" East, along the East line of said Tract F and West right of way line of Lake Helen Osteen Road (a 100 foot wide right of way per said plat of Deltona Lakes Unit 35), a distance of 719.00 feet to a point of curvature of a curve concave Easterly and having a radius of 1050.31 feet; thence, through a delta angle of 02°57'15", run Southerly, along the arc of said curve, East line of said Tract F and West right of way line of said Lake Helen Osteen Road, a distance of 54.14 feet to a point of reverse curvature with a curve having a radius of 25.00 feet; thence, through a delta angle of 86°32'01", run Southwesterly, along the arc of said curve, East line of said Tract F and West right of way line of said Lake Helen Osteen Road, a distance of 37.76 feet to a point of tangency, point being on the South line of said Tract F and North right of way line of Catalina Boulevard (a 80 foot wide right of way of said plat of Deltona Lakes Unit 35); thence South 76°34'54" West, along the South line of said Tract F and North right of way line of said Catalina Boulevard, a distance of 378.20 feet to a point of curvature of a curve concave Northerly and having a radius of 960.00 feet; thence, through a delta angle of 10°55'01", run Westerly, along the arc of said curve, South line of said Tract F and North right of way line of said Catalina Boulevard, a distance of 182.92 feet to a point on a not radial line being the Southwest corner of said Tract F; thence North 00°17'09" East, along said not radial line and West line of said Tract F and East line of Block 932 of said plat of Deltona Lakes Unit 35, a distance of 739.87 feet; thence North 27°15'49" East, along the West line of said Tract F and East line of said Block 932, a distance of 133.95 feet to the Northwest corner of said Tract F; thence North 83°00'08" East, along the North line of said Tract F and South line of said Block 932, a distance of 410.00 feet to the POINT OF BEGINNING.

Contains 9.88 acres, more or less.

Surveyor's Notes

- Bearings shown hereon are based on the East line of Tract F and West right of way line of Lake Helen-Osteen Road being South 06°59'52" East.
- Tract A is a lift station area and is hereby dedicated to the City of Deltona.
- The owner of Lot 1 may relocate Tract A by replat any time prior to the City's initiating construction of a lift station on Tract A.
- The lift station constructed on Tract A is for the sole purpose of serving the development within this Plat.
- The development within the Plat shall connect to City sewer only upon the City's installation of sanitary sewer and associated lift station with sufficient capacity to serve said development.
- Shared Access Easement shown on Lot 2 is hereby granted to owner of Lot 1.

CERTIFICATE OF APPROVAL BY CITY OF DELTONA COMMISSION

THIS IS TO CERTIFY, That on _____ this plat was approved.

By _____
Mayor Printed Name

CERTIFICATE OF APPROVAL BY CITY OF DELTONA LAND DEVELOPMENT MANGER

THIS IS TO CERTIFY, That on _____ this plat was approved by the Land Development Manager of the City of Deltona, Florida.

Land Development Manger _____

Printed Name _____

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 _____ at _____ File No. _____

Clerk of the Circuit Court in and for Volusia County, Florida

REVIEW OF SURVEYOR AND MAPPER FOR THE CITY OF DELTONA

THIS IS TO CERTIFY, That on _____ this plat was approved.

By _____
Registered Surveyor



Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183 - www.benchmarksurveyingandmapping.com

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.

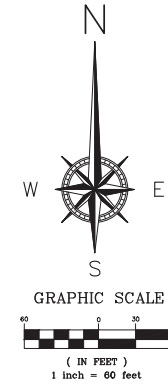
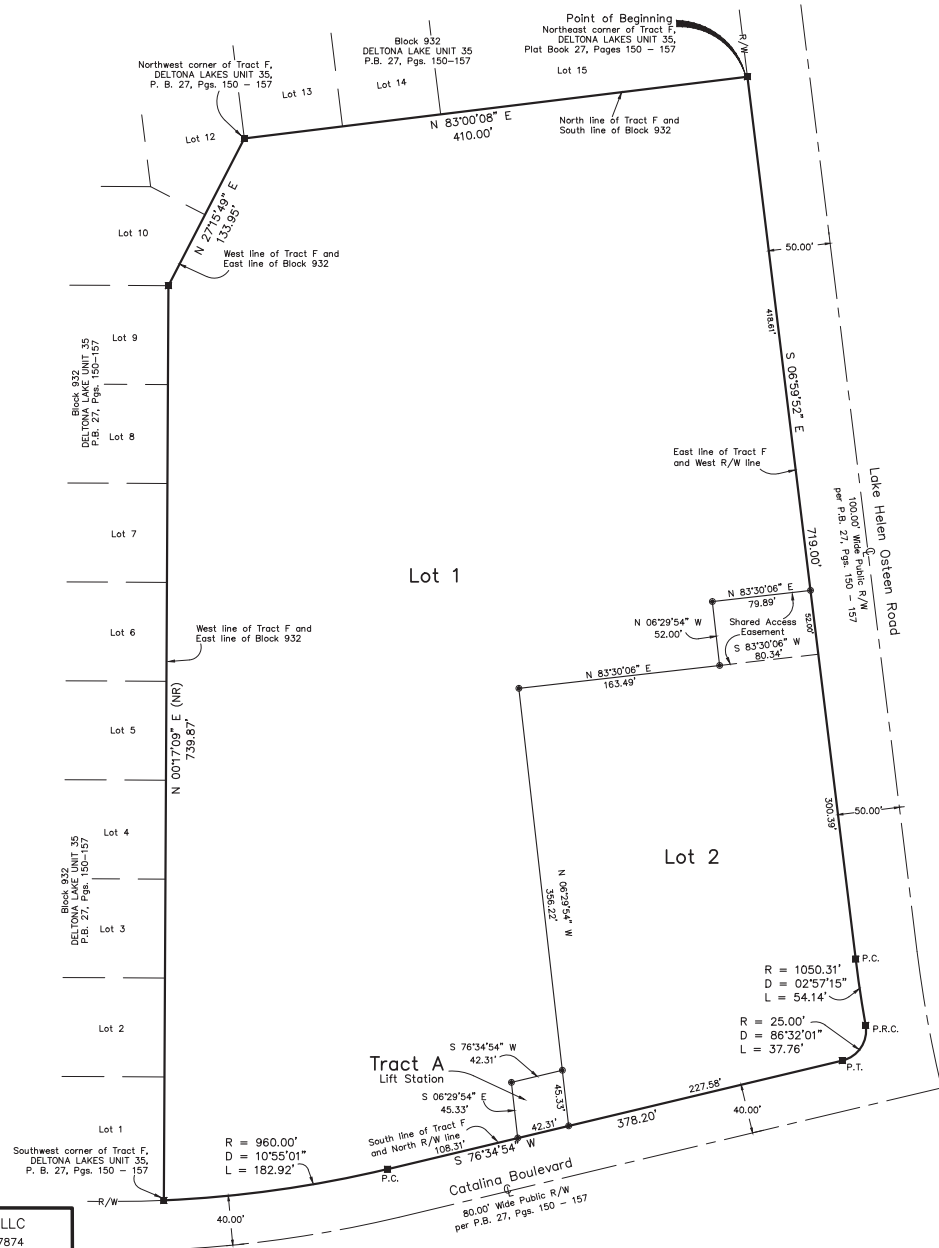
DELTONA LAKES UNIT 35A

A Replat of Tract F, Deltona Lakes Unit 35,
Plat Book 27, Pages 150 through 157
City of Deltona, Volusia County, Florida
Section 3, Township 18 South, Range 31 East

Sheet 2 of 2

PLAT
BOOK

PAGE



Legend and Abbreviations

- ⊙ - denotes centerline of right of way
- R/W - denotes right of way
- O.R. - denotes Official Records
- P.B. - denotes Plat Book
- Pg(s). - denotes page(s)
- R - denotes radius
- L - denotes length
- D - denotes delta angle
- P.C. - denotes point of curvature
- P.T. - denotes point of tangency
- P.R.C. - denotes point of reverse curvature
- (NR) - denotes not radial
- - denotes permanent reference monument (PRM). Set 4" x 4" concrete monument with disk stamped "PRM - PSM 5205", unless otherwise noted
- - denotes lot corner - set 5/8" iron rod and cap stamped "PSM 5205", unless otherwise noted



Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874

Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183 - www.benchmarksurveyingandmapping.com