

**GENERAL NOTES:**

1. 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.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING-BASE: THE SOUTHERLY LINE OF SUBJECT PROPERTY BEING S.89°41'44"W ASSUMED DATUM.
4. ERROR OF CLOSURE DOES NOT EXCEED 1 IN 10,000.
5. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR THE LAKE GLEASON RESERVE HOMEOWNERS ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
6. THE LAKE GLEASON RESERVE HOMEOWNERS ASSOCIATION, INC. IS A FLORIDA CORPORATION NOT FOR PROFIT; ARTICLES OF INCORPORATION FILED WITH THE STATE OF FLORIDA ON \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_
7. UNLESS OTHERWISE INDICATED ON THE PLAT, ALL LOTS AND COMMON AREAS SHALL HAVE A 10' WIDE EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY AND A 5' WIDE EASEMENT ON ALL OTHER PROPERTY LINES GRANTED TO THE LAKE GLEASON RESERVE HOMEOWNERS ASSOCIATION, INC. AND ALL UTILITY COMPANIES FOR UTILITY AND ALL DRAINAGE PURPOSES. ALL RESIDENTIAL LOTS ARE ALSO SUBJECT TO A 7.5 FOOT REAR YARD EASEMENT.
8. TRACTS A, B, AND C (COMMON AREAS) ARE HEREBY GRANTED TO THE LAKE GLEASON RESERVE HOMEOWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE BENEFIT OF THE ASSOCIATION AND ITS MEMBERS, AND SHALL NOT BE DEEMED OR CONSTRUED TO GRANT ANY RIGHT OF ACCESS OR OTHER RIGHT WHATSOEVER TO THE GENERAL PUBLIC. HOWEVER, SAID RIGHTS FOR ACCESS ARE GRANTED TO THE CITY OF DELTONA FOR THE PURPOSE OF INSPECTION BY THE CITY OR ITS EMPLOYEES OR AGENTS.
9. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO, DRAINAGE, SEWER, SECURITY, TELEPHONE, ELECTRIC SYSTEMS, POTABLE WATER, IRRIGATION AND RECLAIMED WATER.
10. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PURSUANT TO SECTION 177.09(1)(2), FLORIDA STATUTE.
11. THE SCOPE, NATURE, AND CHARACTER OF THE CONSERVATION EASEMENT APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, RECORDED AT \_\_\_\_\_ FOR THE PURPOSE OF RESTRICTING THE USE OF THE PROPERTY IN SAID EASEMENT SHALL BE AS FOLLOWS:
  1. IT IS THE PURPOSE OF THIS CONSERVATION EASEMENT TO RETAIN LAND OR WATER AREAS IN THEIR NATURAL, VEGETATIVE, HYDROLOGIC, SCENE, OPEN, AGRICULTURAL, OR WOODED CONDITION AND TO RETAIN SUCH AREAS AS SUITABLE HABITAT FOR FISH, PLANTS OR INSECTS, TO CARRY OUT THIS PURPOSE, THE FOLLOWING RIGHTS ARE CONVEYED TO GRANTEES BY THIS EASEMENT:
    - A. TO ENTER UPON THE PROPERTY AT REASONABLE TIMES WITH NECESSARY EQUIPMENT OR VEHICLES TO ENFORCE THE RIGHTS HEREIN GRANTED IN A MANNER THAT WILL NOT INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY BY GRANTOR AT THE TIME OF SUCH ENTRY; AND
    - B. TO ENACT ANY ACTIVITY ON OR USE OF THE PROPERTY THAT IS INCONSISTENT WITH THIS CONSERVATION EASEMENT AND TO ENFORCE THE RESTORATION OF SUCH AREAS OF FEATURES OF THE PROPERTY THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE.
  2. EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE PROPERTY:
    - A. CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES, OTHER THAN DOCKS, ON OR ABOVE THE GROUND;
    - B. DUMPING OR PLACING OF SOLID OR OTHER SUBSTANCE OR MATERIAL, AS LANDFILL, OR DUMPING OR PLACING OF TRASH, RUBBISH OR UNSUITABLE OR OFFENSIVE MATERIALS;
    - C. REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR INVASIVE VEGETATION IN ACCORDANCE WITH A ST. JOHNS RIVER WATER MANAGEMENT DISTRICT APPROVED MAINTENANCE PLAN AND PROPERLY PERMITTED CONSTRUCTION ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF DOCKS OR BOARDWALKS;
    - D. EXCAVATION, BREEDING OR REMOVAL OF LOAM, PEAT, GRAMMEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE;
    - E. SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION;
    - F. ACTIVITIES DETRIMENTAL TO DRAINAGE FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION INCLUDING, BUT NOT LIMITED TO, DITCHING, DRAINING AND FENCING;
    - G. ACTS OR USES DETRIMENTAL TO SUCH UNDOCUMENTED RETENTION OF LAND OR WATER AREAS;
    - H. ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE PROPERTY HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.
  3. PASSIVE RECREATIONAL FACILITIES AND DOCKS: GRANTOR RESERVES ALL RIGHTS AS OWNER OF THE PROPERTY, INCLUDING THE RIGHT TO ENGAGE IN USES OF THE PROPERTY THAT ARE NOT PROHIBITED HEREIN. THE GRANTOR EXPRESSLY RESERVES THE RIGHT TO CONSTRUCT DOCKS OR BOARDWALKS ON OR OVER THE PROPERTY AND TO ENGAGE IN PROPERLY PERMITTED CLEANING AND GRADING ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF DOCKS AND BOARDWALKS.
  12. THE OWNERSHIP AND MAINTENANCE OF THE STORMWATER SYSTEM LOCATED OUTSIDE OF THE PUBLICLY DEDICATED RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE LAKE GLEASON RESERVE HOMEOWNERS ASSOCIATION.

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4, GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 31 EAST, TOGETHER WITH A REPLAT OF TRACT "E", OF DELTONA LAKES, UNIT TWENTY, AS RECORDED IN PLAT BOOK 27, PAGES 1 THROUGH 6, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 31 EAST; THENCE NORTH 89 DEGREES 41 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 751.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 13 MINUTES 39 SECONDS WEST, ALONG THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4 OF SAID SECTION, A DISTANCE OF 1324.22 FEET, TO A POINT BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4 OF SAID SECTION; THENCE NORTH 89 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4 OF SAID SECTION, A DISTANCE OF 755.82 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 02 MINUTES 25 SECONDS, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF WHITEWOOD DRIVE AND BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4 OF SAID SECTION; THENCE 90.36 FEET ALONG THE ARC OF THE CURVE BEING NON-TANGENT WITH THE LAST DESCRIBED LINE HAVING A TANGENT BEARING OF SOUTH 36 DEGREES 20 MINUTES 42 SECONDS EAST, A 0+00 DIST WHICH BEARS SOUTH 42 DEGREES 21 MINUTES 54 SECONDS EAST TO A POINT ON A CURVE, THENCE SOUTH 41 DEGREES 35 MINUTES 30 SECONDS WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4 OF SAID SECTION; THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4 OF SAID SECTION, A DISTANCE OF 1190.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, TOWNSHIP 18 SOUTH, RANGE 31 EAST; THENCE SOUTH 89 DEGREES 41 MINUTES 44 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 752.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN VOLUSIA COUNTY, FLORIDA; CONTAINING 22.9 ACRES, MORE OR LESS.

PREPARED BY:

**BLACKWELL & ASSOCIATES  
LAND SURVEYORS INC.**

995 WEST VOLUSIA AVENUE  
DELAND, FLORIDA 32720  
(386) 734-8050  
FLORIDA LICENSED BUSINESS NO. 2791

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Robert R. Evers, being a licensed and registered land surveyor, does hereby certify that on \_\_\_\_\_, 2020, he completed the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted, that permanent reference monuments have been placed as shown thereon and complies with all the requirements of Chapter 177, Part 1, Florida Statutes; and that said land is located in the City of Deltona, Volusia County, Florida.

(Signature) \_\_\_\_\_ Date \_\_\_\_\_ (SEAL)  
ROBERT R. EVERS, PSM, Professional Land Surveyor and Mapper No. 5675  
Blackwell & Associates Land Surveyors, Inc.  
995 West Volusia Ave., Deland, Florida 32720  
Certificate of Authorization Number: LB 2791

**LAKE GLEASON RESERVE**

A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 31 EAST, TOGETHER WITH A REPLAT OF TRACT "E", OF DELTONA LAKES UNIT TWENTY, MAP BOOK 27, PAGES 1 THROUGH 6, CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA.



**VICINITY MAP**  
(SCALE 1" = 2000')

**INDEX OF SHEETS**  
SHEET 1 - COVER SHEET  
SHEET 2 - NORTH DETAIL SHEET  
SHEET 3 - SOUTH DETAIL SHEET



**CERTIFICATE OF APPROVAL BY CITY REGISTERED SURVEYOR**

THIS IS TO CERTIFY, That on \_\_\_\_\_, 2020, the foregoing plat was reviewed for conformity to Chapter 177, Part 1, Florida Statutes, and approved.

By \_\_\_\_\_ (SEAL)  
City Registered Surveyor PSM No. \_\_\_\_\_

**MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_**

LAKE GLEASON RESERVE  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT NV ACQUISITION MANAGEMENT, L.L.C., A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BEING THE OWNER IN FEE SAMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "LAKE GLEASON RESERVE" LOCATED IN THE CITY OF DELTONA, COUNTY OF VOLUSIA, STATE OF FLORIDA, DOES HEREBY DEDICATE THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED. ALL STREETS, ROADS, SIDEWALKS AND OTHER RIGHTS OF WAY SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, DEDICATED TO THE CITY OF DELTONA. ALL POTABLE WATER, RECLAIMED WATER, SANITARY SEWER MAINS AND STORM WATER MAINS AND STRUCTURES CONSTRUCTED WITHIN THE PUBLIC RIGHT OF WAY ARE DEDICATED TO THE CITY OF DELTONA. ALL DRAINAGE, MAINTENANCE, ACCESS AND UTILITY EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE CITY OF DELTONA. ALL DRAINAGE, MAINTENANCE, ACCESS AND UTILITY EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE LAKE GLEASON RESERVE HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES DESCRIBED IN THE GENERAL NOTES. TRACTS "A", "B" AND "C" DEPICTED HEREON AS COMMON AREAS ARE HEREBY GRANTED TO THE LAKE GLEASON RESERVE HOMEOWNERS ASSOCIATION, INC. A DRAINAGE ACCESS EASEMENT IS GRANTED TO THE CITY OF DELTONA OVER TRACTS "A" AND "B". TRACTS "A" AND A PORTION OF TRACT "B" ARE SAINT JOHNS WATER MANAGEMENT DISTRICT CONSERVATION EASEMENTS. A PORTION OF TRACT "B" IS FOR STORM WATER MANAGEMENT.

IN WITNESS WHEREOF, the owner, NV ACQUISITION MANAGEMENT, L.L.C., has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on \_\_\_\_\_, 2019.

NV ACQUISITION MANAGEMENT, L.L.C.  
210 N. BUNNY AVE.  
SUITE B  
ORLANDO, FLORIDA 32803

Signed: \_\_\_\_\_ (SEAL)  
GIOVANNI FERNANDEZ, PRESIDENT

Signed, sealed and delivered in the presence of:

Witness (Signature) \_\_\_\_\_

Witness (Printed) \_\_\_\_\_

Witness (Signature) \_\_\_\_\_

Witness (Printed) \_\_\_\_\_

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 \_\_\_\_\_ on behalf of NV ACQUISITION MANAGEMENT, L.L.C., who is personally known to me or who has produced \_\_\_\_\_ as identification.

Signature of Notary Public  
AFFIX NOTARY STAMP OR SEAL

Printed Notary Name \_\_\_\_\_

My commission Expires: \_\_\_\_\_

Commission No.: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY LAND DEVELOPMENT MANAGER**

THIS IS TO CERTIFY, That on \_\_\_\_\_, 2020, the foregoing plat was approved.

By \_\_\_\_\_  
Director of Planning and Development Services or Authorized Representative

**CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA**

THIS IS TO CERTIFY, That on \_\_\_\_\_, 2020, the foregoing plat was approved by the City Commission of the City of Deltona, Florida.

By \_\_\_\_\_ Attest: City Clerk  
Mayor, City of Deltona, Florida

**CERTIFICATE OF CLERK**

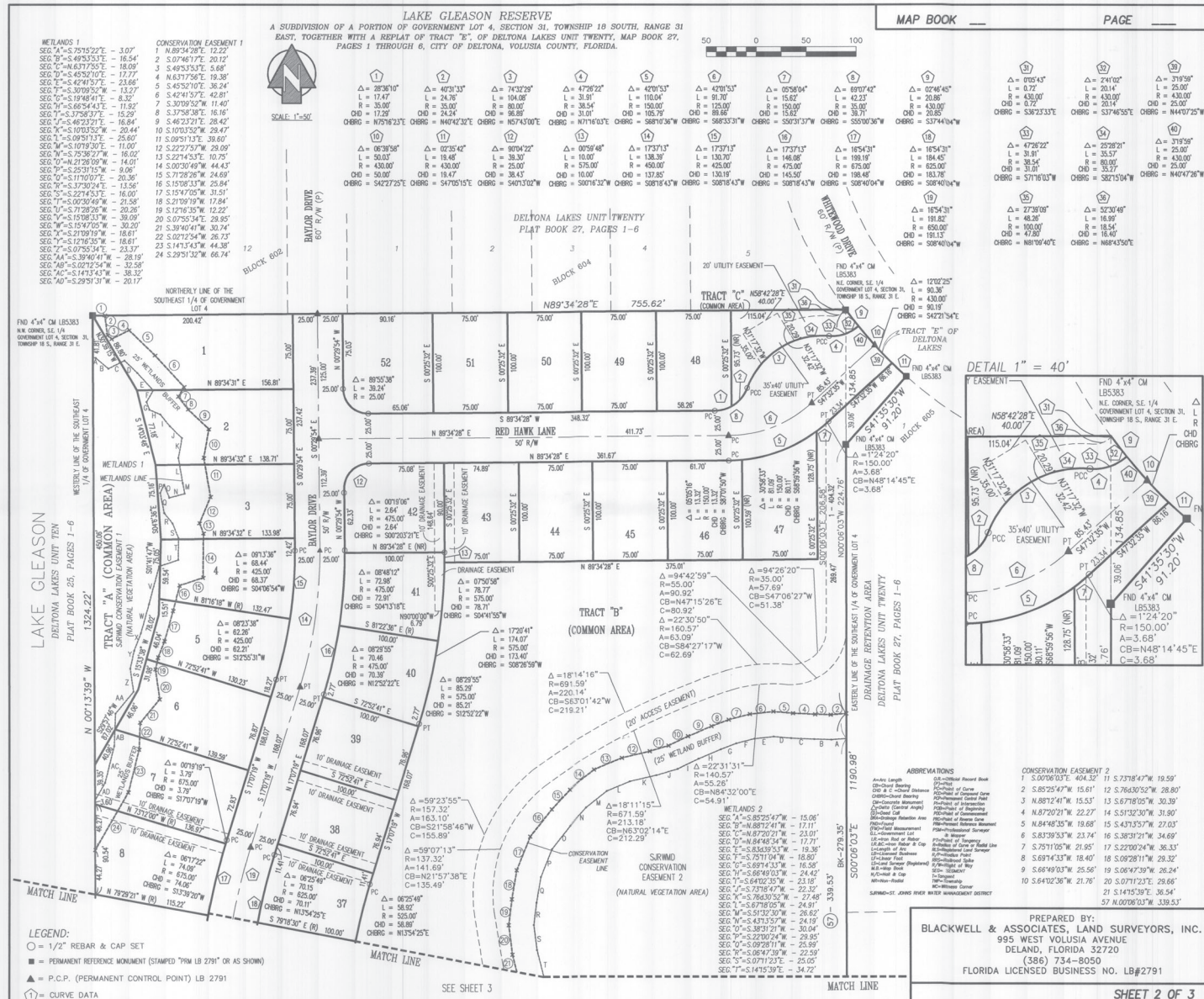
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on \_\_\_\_\_, 2020, at \_\_\_\_\_ File No. \_\_\_\_\_ (SEAL)

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

**SHEET 1 OF 3**

**FILE COPY**







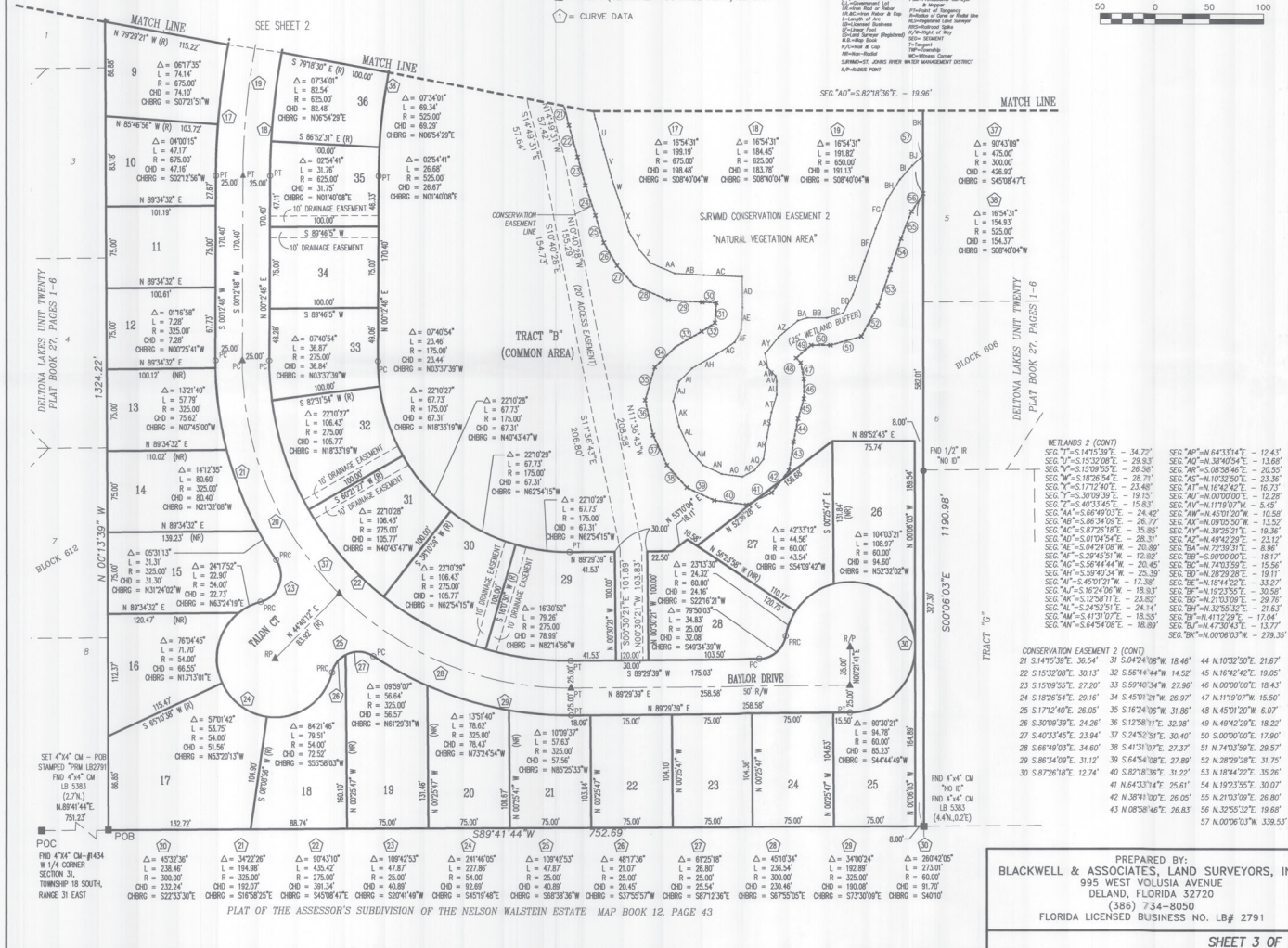
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○ = 1/2" REBAR & CAP SET

■ = PERMANENT REFERENCE MONUMENT (STAMPED "PRM 18 2791" OR AS SHOWN)

▲ = P.C.P. (PERMANENT CONTROL POINT) LB 2791

① = CURVE DATA

[illegible]

PREPARED BY:  
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995 WEST VOLUSIA AVENUE  
DELAND, FLORIDA 32720  
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SHEET 3 OF 3