

ELOAH ESTATES

A PORTION OF SECTIONS 4, 5 AND 8 TOWNSHIP 18 SOUTH, RANGE 31 EAST, CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

LEGAL DESCRIPTION:

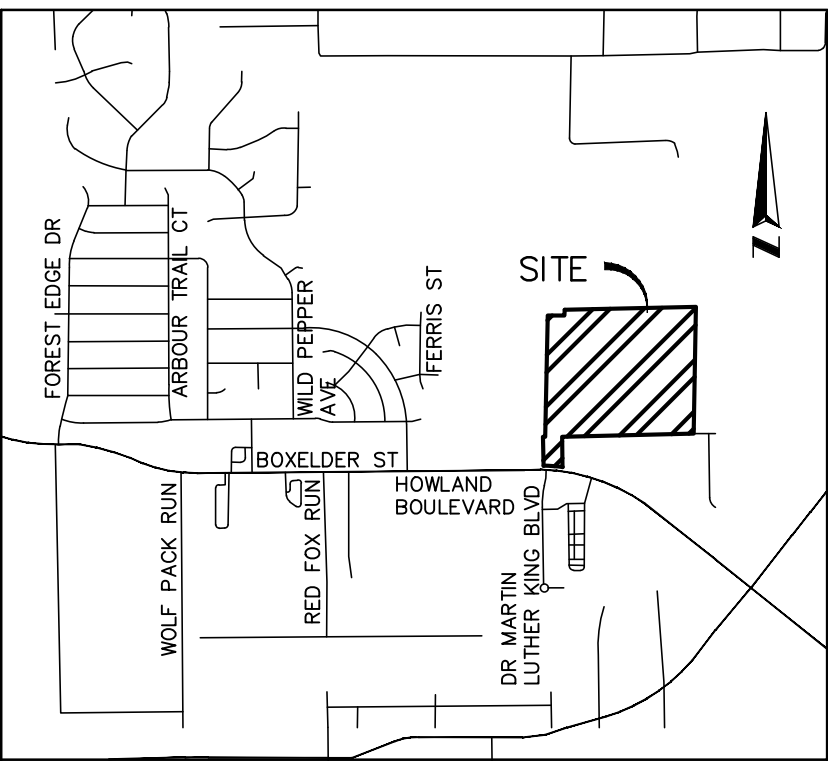
A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 31 EAST; THENCE RUN SOUTH 88°37'31" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, FOR A DISTANCE OF 1370.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 4 SOUTH 88°37'31" WEST, FOR A DISTANCE OF 1370.68 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE RUN SOUTH 01°04'06" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 316.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HOWLAND BOULEVARD, BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 05°50'24", A RADIUS OF 1960.08 FEET, AN ARC LENGTH OF 199.79 FEET, A CHORD BEARING OF NORTH 85°57'52" WEST AND A CHORD DISTANCE OF 199.70 FEET TO A POINT ON A NON TANGENT LINE, BEING THE WEST LINE OF THE EAST 198.91 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN NORTH 01°04'06" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 300.81 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN NORTH 89°27'26" EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 64.57 FEET TO THE EAST RIGHT OF WAY LINE OF BOYER STREET, DAVIS PARK SIXTH ADDITION TO ORANGE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 22, PAGE 109 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 01°07'18" EAST ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 1262.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WISCONSIN AVENUE OF SAID DAVIS PARK SIXTH ADDITION TO ORANGE CITY; THENCE RUN NORTH 89°32'46" EAST ALONG SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 135.41 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN NORTH 01°10'12" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 60.02 FEET TO THE SOUTH LINE OF DAVIS PARK EIGHTEENTH ADDITION TO ORANGE CITY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 43 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°47'38" EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1367.30 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE WEST RIGHT OF WAY LINE OF WILSON STREET, DAVIS PARK TWELFTH ADDITION TO ORANGE CITY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 22, PAGE 115 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°01'50" WEST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1318.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.776 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS:

- SET PERMANENT REFERENCE MONUMENT STAMPED P.R.M. L.B. # 6723
- CHANGE OF DIRECTION
- R/W RIGHT OF WAY
- ℄ CENTER LINE
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- O.A. OVERALL
- N.R. NON-RADIAL
- N.T. NON-TANGENT
- M.B. MAP BOOK
- CB CHORD BEARING
- CH CHORD DISTANCE
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- CCR CERTIFIED CORNER RECORD
- L.B. LICENSED BUSINESS
- △ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- C.R. COUNTY ROAD
- L# LINE TAG
- # CURVE TAG
- HOA HOMEOWNERS ASSOCIATION
- E.E. PUBLIC PEDESTRIAN EGRESS EASEMENT
- D.E. PUBLIC DRAINAGE EASEMENT
- U.E. COUNTY OF VOLUSIA UTILITY EASEMENT



VICINITY MAP
(SCALE: 1" = 2000')

SHEET INDEX:

SHEET 1 OF 3: LEGAL DESCRIPTION, DEDICATIONS, LEGEND, SURVEYORS
NOTES AND VICINITY MAP
SHEETS 2-3 OF 3: BOUNDARY INFORMATION, TRACT AND LOT GEOMETRY

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 31 EAST BEING AN ASSUMED BEARING OF SOUTH 88°37'31" WEST.
- ALL PROPERTY AND LOT CORNERS SHALL BE SET WITHIN THE STIPULATED TIME RELATIVE TO THE RECORDING OF THIS PLAT.
- 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 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.
- THE DRAINAGE EASMENTS AND PEDESTRIAN EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF DELTONA, THE CITY OF DELTONA HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR ANY ALL DRAINAGE AND PEDESTRIAN EASEMENTS AS DEPICTED ON THIS PLAT.
- OPINION OF TITLE FOR ELOAH ESTATES WAS PREPARED BY BRENNAN MANNA DIAMOND, LP, DATED DECEMBER 17, 2024, AT 8:00 AM BASED ON AN OWNERSHIP AND ENCUMBRANCE REPORT CONDUCTED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THE JOINDER AND CONSENT WAS FILED SEPARATELY AS MORTGAGEE'S CONSENT TO PLATTING OF LAND RECORDED JUNE 24, 2024 IN OFFICIAL RECORDS BOOK 8573, PAGE 929 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- COUNTY OF VOLUSIA UTILITY EASEMENT SHALL BE DEDICATED TO AND MAINTAINED BY VOLUSIA COUNTY.

RESTRICTIONS OR ENCUMBRANCES PER OPINION OF TITLE LETTER:

- RIGHT OF WAY EASEMENT IN FAVOR OF THE COUNTY OF VOLUSIA, RECORDED ON OR ABOUT SEPTEMBER 15, 1969, IN OFFICIAL RECORDS BOOK 1544, PAGE 360. -BENEFITS SUBJECT PROPERTY
- EASEMENT AND RIGHT OF ACCESS IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED ON MARCH 13, 1991, IN OFFICIAL RECORD BOOK 3600, PAGE 1122; NOTING EXCEPTIONS FOR INSTALLATION OF FENCES AND GATES IN SUCH EASEMENT AREAS; AND, WITHOUT OBJECTION TO CONSTRUCTION OF BUILDINGS OR STRUCTURES WITHIN PORTIONS OF LOTS 37 THROUGH 40 AS NOTED; AND, WITHOUT OBJECTION TO SPECIFIED INFRASTRUCTURE ITEMS NOT TO EXCEED FIFTEEN (15) FEET ABOVE GROUND LEVEL IN SUCH EASEMENT AREAS. -AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
- DECLARATION OF EASEMENTS RECORDED ON JULY 16, 2004, IN OFFICIAL RECORDS BOOK 5362, PAGE 1563. - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND NO PLOTTABLE EASEMENTS
- PROPERTY AGREEMENT RECORDED ON SEPTEMBER 15, 2017, IN OFFICIAL RECORD BOOK 7447, PAGE 1899. - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND NO PLOTTABLE EASEMENTS
- COMBINATION OF LOT PROPERTY AGREEMENT, RECORDED ON SEPTEMBER 14, 2020, IN OFFICIAL RECORD BOOK 7910, PAGE 1368. - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND NO PLOTTABLE EASEMENTS
- DEED NO. 4006, RECORDED IN DEED BOOK 550, AT PAGE 105. - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND NO PLOTTABLE EASEMENTS
- COMBINATION OF LOT PROPERTY AGREEMENT, RECORDED ON SEPTEMBER 14, 2020, IN OFFICIAL RECORD BOOK 7910, AT PAGE 1362. - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND NO PLOTTABLE EASEMENTS
- THAT MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, ASSIGNMENT OF CONTRACTS AND PLANS, AND FIXTURE FILING RECORDED ON AUGUST 5, 2020, IN OFFICIAL RECORD BOOK 8294, PAGE 196. - NOT A SURVEY MATTER
- THE RELEASE OF MORTGAGE WITHOUT SATISFACTION ON THE PROPERTY RECORDED ON JUNE 21, 2024, IN OFFICIAL RECORD BOOK 8572 AT PAGE 3999. - NOT A SURVEY MATTER
- THE AFFIDAVIT OF ELOAH ESTATES, LLC, RECORDED ON JUNE 24, 2024, IN OFFICIAL RECORD BOOK 8573, PAGE 925. - NOT A SURVEY MATTER
- THAT MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, AND RENTS AND FIXTURE FILING RECORDED ON JUNE 24, 2024, IN OFFICIAL RECORD BOOK 8573, PAGE 929. - NOT A SURVEY MATTER
- THAT FLORIDA UCC FINANCING STATEMENT FORM FILED ON JUNE 24, 2024, IN OFFICIAL RECORD BOOK 8573, PAGE 963. - NOT A SURVEY MATTER
- THAT NOTICE OF ENVIRONMENTAL RESOURCE PERMIT FILED ON JUNE 23, 2024 IN OFFICIAL RECORD BOOK 8586 AT PAGE 293. - NOT A SURVEY MATTER
- THAT REVISED AND RESTATED CONSTRUCTION AGREEMENT FILED ON DECEMBER 18, 2024, IN OFFICIAL RECORD BOOK 8645, AT PAGE 801. - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND NO PLOTTABLE EASEMENTS

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.

SHEET 1 OF 3

MAP BOOK _____ PAGE _____

ELOAH ESTATES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ELOAH ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED ELOAH ESTATES, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE PURPOSES AND USES THEREIN EXPRESSED AND HEREBY DEDICATES TRACT RW-1 AND TRACT RW-2 (RIGHT-OF-WAY) FOR THE PERPETUAL USE OF THE PUBLIC. PUBLIC DRAINAGE EASEMENTS AND PUBLIC PEDESTRIAN EGRESS EASEMENTS ARE DEDICATED TO THE CITY OF DELTONA, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC.

TRACT 'A' (TREE PRESERVATION AREA) AS SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE LOT 1 PROPERTY OWNER. LOT 2 WILL BE MAINTAINED BY THE PROPERTY OWNER.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OWNER NAMED BELOW ON _____ 2025.
ELOAH ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____Macedo, Werner

TITLE: _____MANAGER

SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS

SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2025, by Macedo, Werner, as Manager of ELOAH ESTATES LLC, a Florida limited liability company, on behalf of the Company. Said person [] is personally known to me or [] produced a driver's license as identification.
BY: _____

PRINTED NAME: _____

NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED WITHIN VOLUSIA COUNTY, FLORIDA.

DATED: _____SIGNED: _____

ALLEN & COMPANY, INC. JAMES L. RICKMAN
16 EAST PLANT STREET REGISTRATION NUMBER
WINTER GARDEN, FLORIDA 34787 5633
AUTHORIZATION NUMBER LB 6723

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

THIS IS TO CERTIFY, THAT ON _____ 2025, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA.

SANTIAGO AVILA, JR.
MAYOR OF THE CITY OF DELTONA, FLORIDA
ATTEST:
JOYCE RAFTERY
CITY CLERK OF THE CITY OF DELTONA, FLORIDA.

CERTIFICATE OF APPROVAL BY CITY REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR THE CONFORMITY OF THE REQUIREMENTS OF CHAPTER 177, PART 1 OF FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PRM'S AND PCP'S IN THE FIELD WAS MADE IN THIS REVIEW.

BY: _____

CITY REGISTERED SURVEYOR
CPH CONSULTING, LLC LB# 7143
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
BY: RANDALL L. ROBERTS R.L.S.
FLORIDA REGISTRATION NUMBER 3144

CERTIFICATE OF APPROVAL BY LAND MANAGEMENT

THIS IS TO CERTIFY, THAT ON _____, 2025
THE FOREGOING PLAT WAS APPROVED.

BY: _____
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
OR AUTHORIZED REPRESENTATIVE

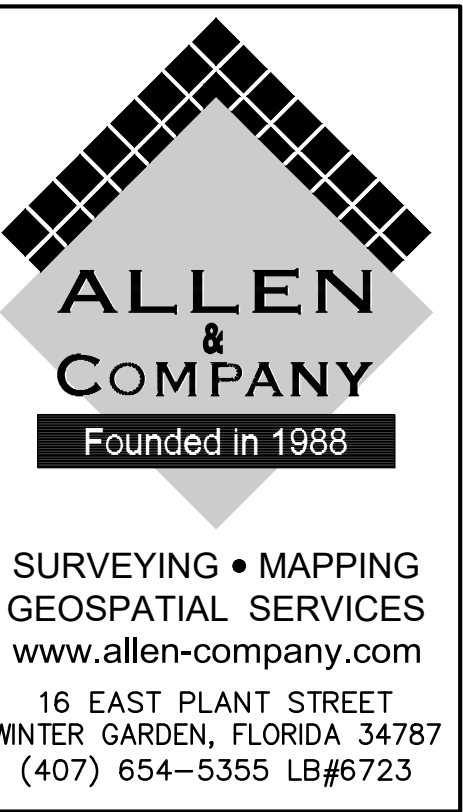
CERTIFICATE OF CLERK

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 _____ 2025 AT _____ FILE NUMBER _____

MAP BOOK _____PAGE(S) _____THROUGH_____

SIGNED: _____ DATE: _____

CLERK OF THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA.



MAP BOOK _____ PAGE _____

ELOAH ESTATES
A PORTION OF SECTIONS 4, 5 AND 8 TOWNSHIP 18 SOUTH, RANGE 31 EAST,
CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

1" = 100'

GRAPHIC SCALE

0

50

100

200

DAVIS PARK (7TH ADDITION)

M.B. 22 PG. 110

LINE TABLE

LINE	BEARING	LENGTH
L20	N88°58'10"W	27.70'
L21	N01°12'22"W	11.40'
L22	N01°07'18"E	20.03'
L23	N88°05'06"E	53.96'
L24	N90°00'00"E	165.87'
L25	S00°08'58"W	2.50'
L26	N90°00'00"E	82.50'
L27	S00°00'20"E	71.77'
L28	S88°58'19"E	173.37'
L29	N00°00'00"E	35.47'
L30	N90°00'00"E	141.52'
L31	S00°00'00"E	234.70'
L32	N90°00'00"W	69.95'
L33	S00°08'22"E	81.13'
L40	S00°01'50"W	212.19'
L41	N90°00'00"W	159.16'
L42	N00°01'50"E	27.17'
L43	N73°10'20"E	118.16'
L44	S01°01'37"W	888.86'
L45	S01°01'37"W	904.21'
L46	N73°10'20"E	138.79'
L47	N00°01'50"E	209.40'
L62	S00°08'22"E	81.13'
L63	N89°59'01"W	46.57'
L64	N00°00'00"E	174.23'
L65	S88°58'19"E	198.38'
L66	S00°00'21"E	71.32'
L67	N90°00'00"E	57.50'
L68	N00°01'33"E	2.50'
L69	N90°00'00"E	165.87'
L70	N88°05'06"E	55.02'

DAVIS PARK EIGHTEENTH ADDITION TO ORANGE CITY

M.B. 10, PG. 43

DAVIS PARK SEVENTEEN ADDITION TO ORANGE CITY

M.B. 10, PG. 11

DAVIS PARK TWELTH ADDITION TO ORANGE CITY

M.B. 22, PG. 115

DAVIS PARK SIXTH ADDITION TO ORANGE CITY

M.B. 22, PG. 109

DAVIS PARK SEVENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 110

DAVIS PARK EIGHTH ADDITION TO ORANGE CITY

M.B. 22, PG. 111

DAVIS PARK NINTH ADDITION TO ORANGE CITY

M.B. 22, PG. 112

DAVIS PARK TENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 113

DAVIS PARK ELEVENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 114

DAVIS PARK TWELTH ADDITION TO ORANGE CITY

M.B. 22, PG. 115

DAVIS PARK THIRTEENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 116

DAVIS PARK FOURTEENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 117

DAVIS PARK FIFTEENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 118

DAVIS PARK SIXTEENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 119

DAVIS PARK SEVENTEENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 120

DAVIS PARK EIGHTEENTH ADDITION TO ORANGE CITY

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M.B. 22, PG. 119

DAVIS PARK SEVENTEENTH ADDITION TO ORANGE CITY

M.B. 22, PG. 12

LINE TABLE		
LINE	BEARING	LENGTH
L20	N88°58'10"W	27.70'
L21	N01°12'22"W	11.40'
L22	N01°07'18"E	20.03'
L23	N88°05'06"E	53.96'
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L31	S00°00'00"E	234.70'
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L68	N00°01'33"E	2.50'
L69	N90°00'00"E	165.87'
L70	N88°05'06"E	55.02'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	69.00'	N45°00'00"E	97.58'	90°00'00"	108.38'
C2	69.00'	S45°00'00"E	97.58'	90°00'00"	108.38'
C3	69.00'	S45°00'00"W	97.58'	90°00'00"	108.38'
C5	35.00'	S45°00'55"W	49.48'	89°58'10"	54.96'
C6	35.00'	N44°59'05"W	49.51'	90°01'50"	55.00'
C13	69.00'	N45°00'00"W	97.58'	90°00'00"	108.38'

TRACT TABLE			
TRACT	USE	AREA (ACRES)	OWNED AND MAINTENANCE
RW-1	RIGHT OF WAY	0.46	CITY OF DELTONA
RW-2	RIGHT OF WAY	3.22	CITY OF DELTONA
TRACT 'A'	TREE PRESERVATION	5.52	LOT 1 PROPERTY OWNER
LOT 1	RESIDENTIAL	42.15	PROPERTY OWNER
LOT 2	RESIDENTIAL	0.94	PROPERTY OWNER

NE CORNER OF THE SW
1/4 OF THE SW 1/4
OF SECTION 4

SET WITNESS CORNER
CONCRETE MONUMENT 4"x4"
PERMANENT REFERENCE
MONUMENT LB #6723

DAVIS PARK EIGHTEENTH
ADDITION TO ORANGE CITY
M.B. 10, PG. 43
BLOCK 20, LOT 12
N88°47'38"E 1367.30'

599.73' 35.79' 2.30'

L44 L45

20.00'
D.E. TRACT "A"
TREE
PRESERVATION
AREA

QUAL ST. 30.00' PLATTED
R/W UNIMPROVED

WISCONSIN AVE.
60.00' PLATTED R/W

S07°01'50"W 1318.45'

DETAIL "D"
NOT TO SCALE



SHEET INDEX:

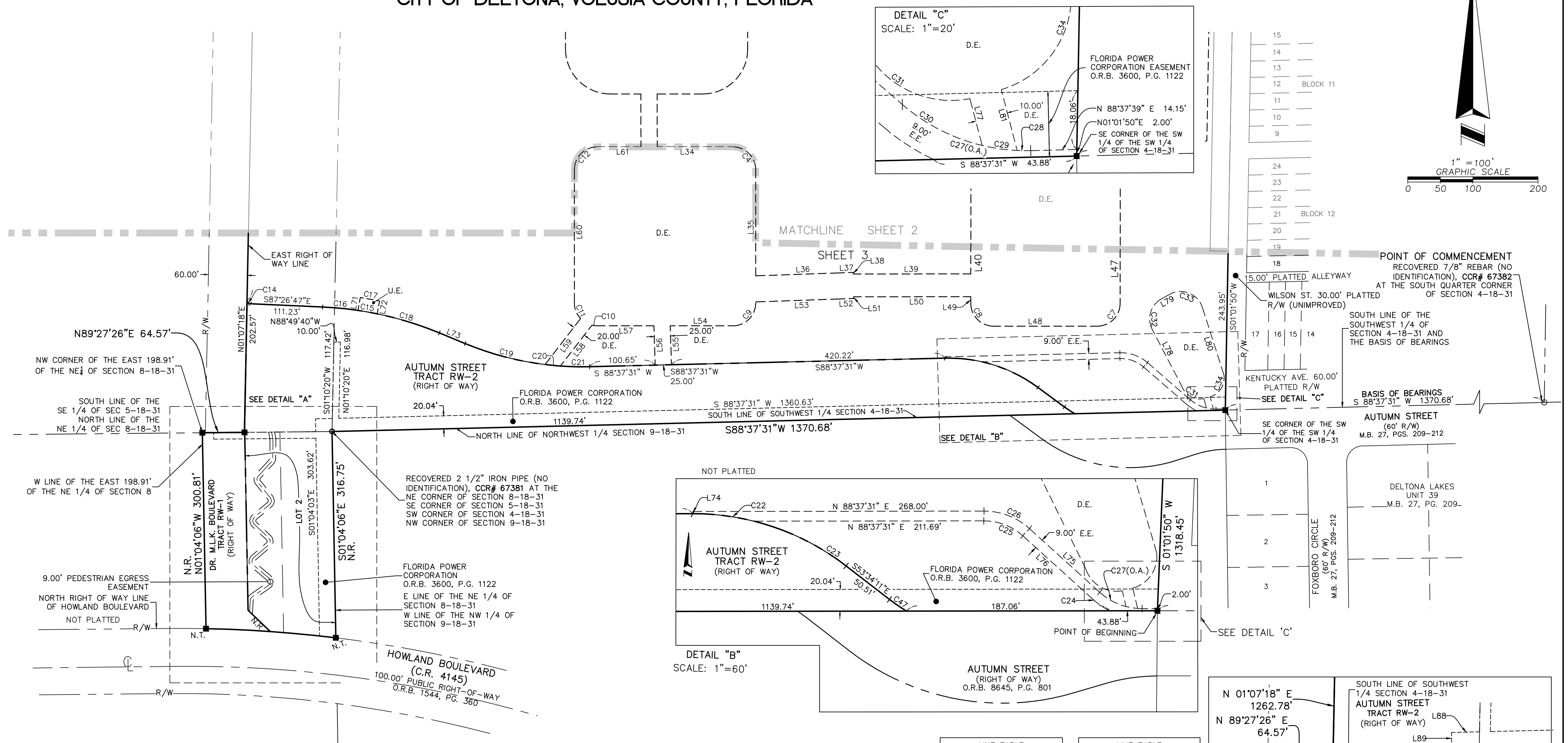
SHEET 1 OF 3: LEGAL DESCRIPTION, DEDICATIONS, LEGEND, SURVEYORS
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ELOAH ESTATES

A PORTION OF SECTIONS 4, 5 AND 8 TOWNSHIP 18 SOUTH, RANGE 31 EAST,
CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

SHEET 3 OF 3

MAP BOOK _____ PAGE _____



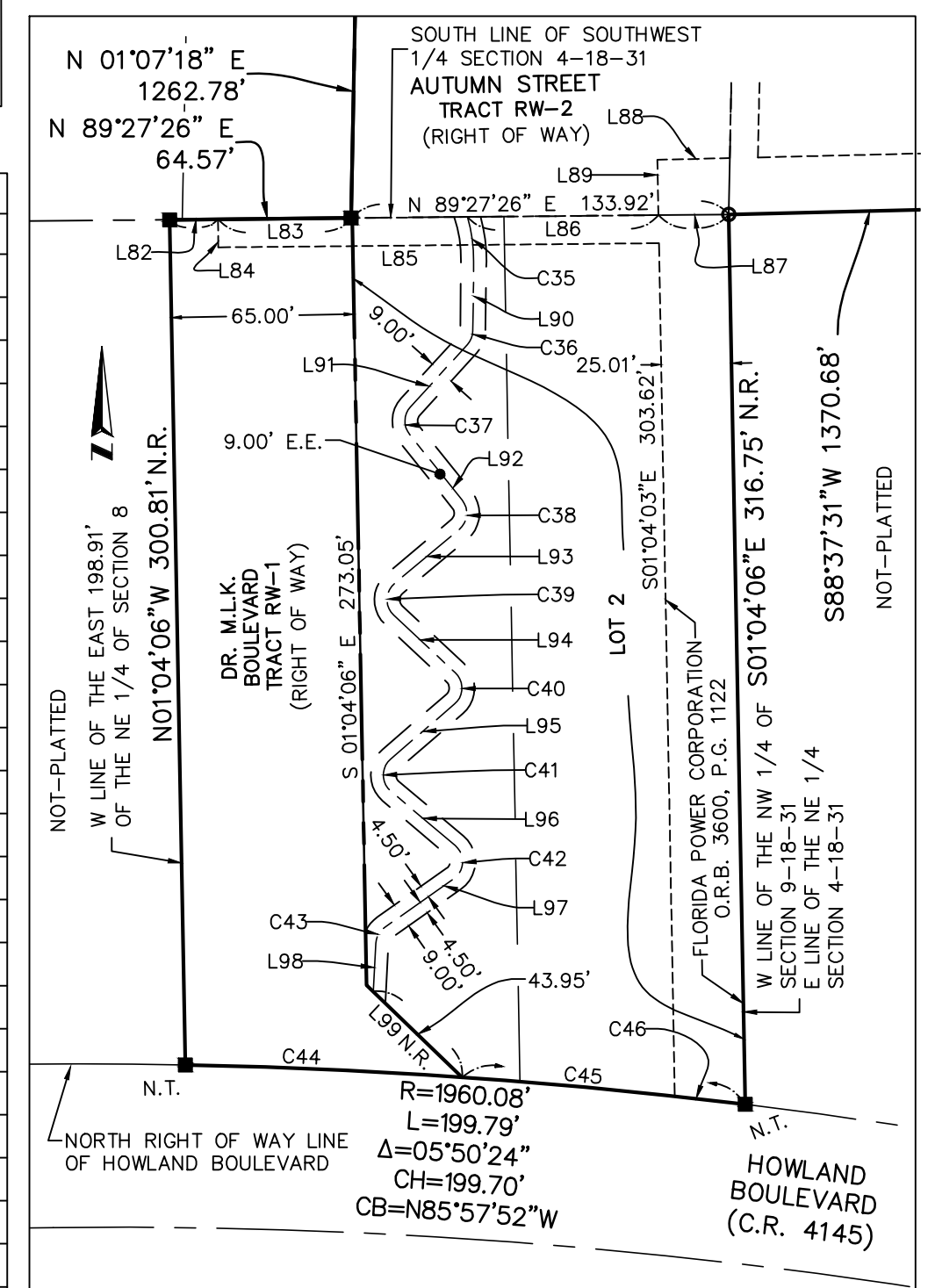
TRACT TABLE			
TRACT	USE	AREA (ACRES)	OWNED AND MAINTENANCE
RW-1	RIGHT OF WAY	0.46	CITY OF DELTONA
RW-2	RIGHT OF WAY	3.22	CITY OF DELTONA
TRACT 'A'	TREE PRESERVATION	5.52	LOT 1 PROPERTY OWNER
LOT 1	RESIDENTIAL	42.15	PROPERTY OWNER
LOT 2	RESIDENTIAL	0.94	PROPERTY OWNER

CURVE TABLE						
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH	
C4	35.00'	N45°00'00"W	49.50'	90°00'00"	54.98'	
C7	35.00'	N45°00'55"E	49.48'	89°58'10"	54.96'	
C8	35.00'	S44°59'05"E	49.51'	90°01'50"	55.00'	
C9	35.00'	N45°00'00"E	49.50'	90°00'00"	54.98'	
C10	35.00'	N83°23'13"W	8.06'	13°13'34"	8.08'	
C11	35.00'	S21°37'48"E	25.80'	43°15'36"	26.43'	
C12	35.00'	S45°00'00"W	49.50'	90°00'00"	54.98'	
C14	5.00'	S43°09'48"E	6.98'	88°33'57"	7.73'	
C15	530.00'	N79°55'38"W	30.00'	3°14'37"	30.00'	
C16	530.00'	N84°29'51"W	54.53'	5°53'51"	54.55'	
C17	550.00'	N79°55'38"W	30.00'	3°07'32"	30.00'	
C18	530.00'	N72°54'50"W	99.60'	10°46'58"	99.74'	
C19	470.00'	S75°16'46"E	126.87'	15°30'51"	127.26'	
C20	470.00'	S84°28'36"E	23.62'	2°52'49"	23.63'	
C21	470.00'	S88°38'45"E	44.76'	5°27'29"	44.77'	
C22	230.00'	N84°17'20"W	56.75'	14°10'19"	56.89'	
C23	230.00'	N65°23'11"W	94.20'	23°37'59"	94.87'	
C24	67.00'	S57°01'12"E	18.49'	15°51'47"	18.55'	
C25	53.00'	S70°13'54"E	38.23'	42°17'11"	39.12'	
C26	62.00'	S70°13'54"E	44.73'	42°17'11"	45.76'	
C27	58.00'	S70°13'50"E	41.84'	42°17'03"	42.80'	
C28	58.00'	S89°19'31"E	4.14'	4°05'40"	4.14'	
C29	58.00'	S81°54'49"E	10.84'	10°43'43"	10.86'	

CURVE TABLE						
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH	
C30	58.00'	S62°49'08"E	27.53'	27°27'39"	27.80'	
C31	30.00'	S60°09'36"E	39.30'	81°50'08"	42.85'	
C32	35.00'	S16°41'11"W	48.83'	88°28'08"	54.04'	
C33	35.00'	N68°21'37"W	54.18'	101°26'17"	61.97'	
C34	30.00'	N32°21'24"E	39.49'	82°19'39"	43.11'	
C35	52.47'	S08°01'20"E	15.97'	17°30'20"	16.03'	
C36	7.47'	S21°35'07"W	5.32'	41°42'34"	5.44'	
C37	7.53'	S01°53'00"W	9.79'	81°06'42"	10.66'	
C38	7.47'	S05°42'56"W	10.45'	88°46'34"	11.57'	
C39	7.53'	S01°36'36"W	11.28'	96°59'14"	12.75'	
C40	7.47'	S01°12'50"W	11.12'	96°11'44"	12.54'	
C41	7.53'	S00°14'46"E	11.46'	99°06'57"	13.03'	
C42	7.47'	S02°33'25"W	11.83'	104°43'19"	13.65'	
C43	7.53'	S28°57'59"W	6.59'	51°54'09"	6.82'	
C44	1960.08'	N87°26'36"W	98.59'	2°52'56"	98.60'	
C45	1960.08'	N84°31'24"W	101.18'	2°57'28"	101.19'	
C46	1960.08'	N83°24'48"W	25.23'	0°44'16"	25.23'	
C47	170.00'	S56°45'53"E	18.95'	6°23'23"	18.96'	

LINE TABLE		
LINE	BEARING	LENGTH
L34	N90°00'00"W	116.08'
L35	N00°00'00"E	162.96'
L36	N87°57'27"E	128.94'
L37	N87°57'27"E	20.78'
L38	S02°02'33"E	2.50'
L39	N89°55'51"E	180.26'
L40	S00°01'50"W	212.19'
L47	N00°01'50"E	209.40'
L48	N90°00'00"E	159.16'
L49	S00°01'50"W	10.27'
L50	S89°55'51"W	179.60'
L51	N02°02'33"W	2.50'
L52	S87°57'27"W	20.89'
L53	S87°57'27"W	129.65'
L54	N90°00'00"E	96.14'
L55	S01°49'38"E	59.78'
L56	S01°49'38"E	60.38'
L57	N90°00'00"W	87.06'
L58	S37°40'50"W	79.14'
L59	S37°40'50"W	89.01'
L60	S00°00'00"E	204.67'
L61	N90°00'00"W	67.13'
L71	S10°04'22"W	20.01'
L72	N10°04'22"E	20.01'
L73	S67°31'21"E	42.87'
L74	N01°22'29"W	2.00'

LINE TABLE		
LINE	BEARING	LENGTH
L75	S49°05'19"E	87.35'
L76	S49°05'19"E	87.35'
L77	S14°40'35"E	14.86'
L78	S27°32'54"E	97.84'
L79	S60°55'15"W	14.45'
L80	N17°38'28"W	109.13'
L81	N14°40'35"W	19.29'
L82	N89°27'26"E	17.21'
L83	N89°27'26"E	47.79'
L84	S00°32'26"E	9.99'
L85	N89°27'34"E	156.79'
L86	N89°27'26"E	67.93'
L87	N89°27'26"E	25.00'
L88	S88°37'31"W	25.78'
L89	S01°04'03"E	19.68'
L90	S00°43'50"W	24.70'
L91	S42°26'24"W	30.00'
L92	S38°40'21"E	30.00'
L93	S50°06'13"W	30.00'
L94	S46°53'02"E	30.00'
L95	S49°18'42"W	30.00'
L96	S49°48'15"E	30.00'
L97	S54°55'04"W	30.00'
L98	S03°00'55"W	17.14'
L99	S46°04'06"E	47.22'



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