



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, May 25, 2023

Time: 5:30 PM

Location: Council Chambers, City Hall
1000 City Center Circle
Port Orange

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

B. DISCUSSION/ACTION

3. Consideration of Minutes - April 27, 2023
4. APPLICATION: MDA Amendment/Second Amendment to the Master Development Agreement for the Southwinds Center Planned Commercial Development
CASE NO.: PRZA-23-0002
APPLICANT: Shoppes at Southwinds II, LLC
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

A request by the applicant to amend the Master Development Agreement for the Southwinds Center Planned Commercial Development to add the allowed uses in the Community Commercial Zoning District as allowed uses on Lot 2 of the PCD, except for the convenience store with or without fuel operation, fleet-based service, and motor vehicle service station uses, and no more than one (1) restaurant with a drive-thru

5. APPLICATION: MDA Amendment/Fourth Amendment to the Master Development Agreement for the Woodhaven Planned Unit Development
CASE NO.: PRZA-23-0003
APPLICANT: CC Woodhaven, LLC
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 5056-5671

A request by the applicant to amend the Master Development Agreement for the Woodhaven Planned Unit Development to establish a 15-foot front setback for uninhabitable improvements on a single-family home and clarify requirements on the type and height of fencing allowed on an individual residential lot. .

6. APPLICATION: Development Order Modification/Final Plat for Phase II of the Woodhaven Subdivision
CASE NO.: SUBD-23-0003
APPLICANT: CC Woodhaven, LLC

STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

A request by the applicant to modify the Final Plat for Phase 2 of the Woodhaven Subdivision to revise notes on the Final Plat regarding rear yard setbacks.

C. OTHER BUSINESS

7. Commissioner Comments
8. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
APRIL 27, 2023

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman Lance Green at 5:30 p.m.

Pledge of Allegiance

Roll Call

Present:

Stan Schmidt
Newton White
John Junco
Maria Mills-Benat
Darrel “Bo” Bofamy
Lance Green

Absent:

Thomas Jordan

Also Present:

Shannon Balmer, Assistant City Attorney
Tracee Cody, Assistant City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes - March 23, 2023

Motion to approve the meeting minutes as presented from March 23, 2023 was made by Commissioner Bo Bofamy and seconded by Commissioner Maria Mills-Benat. Motion carried unanimously by roll call vote.

4. APPLICATION: Special Exception for an Off-Site Parking Lot
CASE NO.: CUSE-23-0001
APPLICANT: Pete Zahn, P.E., Zahn Engineering, Inc.
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

A request by the applicant to allow for off-site parking at 3640 Nova Road.

Motion to approve Case No. CUSE-23-0001 was made by Commissioner Maria Mills-Benat and seconded by Commissioner Stan Schmidt.

Regular Planning Commission Meeting

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Penelope Cruz, Planning Manager, provided details of the request for a special exception for an off-site parking lot and answered questions from the Commissioners.

Pete Zahn of Zahn Engineering, applicant, provided further reasoning for the request and noted the site plan was already reviewed.

Tina Scholty, resident, questioned why there isn't a retention pond being put in and is concerned about potential flooding for nearby houses.

Chairman Lance Green also has concerns about potential flooding and asked the applicant if there are any other designs to pick up additional water. According to the applicant, the design has met all the required criteria and has been fully reviewed.

Motion carried unanimously by roll call vote.

5. APPLICATION: Land Development Code (LDC) Text Amendment
CASE NO.: DCAM-23-0001
APPLICANT: City of Port Orange
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675

An administrative request to amend Chapter 21 of the Land Development Code (LDC) to update the fee schedules for all existing City impact fees and to add a Police Impact Fee.

Motion to approve Case No. DCAM-23-0001 was made by Commissioner Stan Schmidt and seconded by Commissioner Maria Mills-Benat.

Tim Burman, Community Development Director, provided details of the request to amend Chapter 21 of the Land Development Code to update the fee schedules for all existing City impact fees and to add a Police impact fee and answered questions from the Commissioners. Some of the Commissioners had concerns about the study presented by Raftelis, including calculations and not being compared to similar cities. All Commissioners agreed that the increase in fees and new police impact fees are needed due to the amount of time they have not been reviewed and increased.

Robert Reinhegan, resident, inquired about the difference between DOT and FDOT. Mr. Burman clarified that DOT would include state roads like Dunlawton, Nova and Ridgewood and FDOT includes Interstate 95.

Motion carried unanimously by roll call vote.

6. Commissioner Comments

Chairman Green commented on a new neighborhood being built on Pioneer Trail in New Smyrna where they don't seem to be taking a buffer into consideration.

7. Staff Comments

Mr. Burman informed the Commissioners about the Bristol Group possibly attending a Planning Commission meeting in May or June to provide updates on the Riverwalk project.

PUBLIC COMMENTS

There were none.

ADJOURNMENT – 6:36 p.m.

Chairman Lance Green



STAFF REPORT

Second Amendment to the Master Development Agreement for the Southwinds Center Planned Commercial Development

CASE NO. PRZA-23-0002

REQUEST:	To amend the Master Development Agreement for the Southwinds Center Planned Commercial Development to add the allowed uses in the Community Commercial Zoning District as allowed uses on Lot 2 of the PCD, except the convenience store with or without fuel operation, fleet-based service, and motor vehicle service station uses, and no more than one restaurant with a drive-thru.
LOCATION:	3751 S. Clyde Morris Boulevard (Figure 1)
OWNER/APPLICANT:	Shoppes at Southwinds II, LLC
STAFF CONTACT:	Penelope Cruz, Planning Manager (386)506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	May 25, 2023

INTRODUCTION

The subject property is zoned Planned Commercial Development (PCD) and is Lot #2 of the Southwinds Center PCD (Figure 1). In 2008, Lot 2 was developed with a commercial multi-tenant building (Figure 1) with seven (7) tenant spaces in accordance with all site development requirements in the Land Development Code (LDC) and the Southwinds Center Master Development Agreement (MDA). The applicant, Shoppes at Southwinds, LLC, is requesting an amendment to the Southwinds Center MDA to add uses allowed in the Community Commercial (CC) zoning district, as allowed uses on Lot 2 of the PCD, except the convenience store with or without fuel operation, fleet-based service, and motor vehicle service station uses, and no more than one (1) restaurant with a drive-thru.

Figure 1. Location Map of Lot #2 and Picture of Multi-Tenant Building on Lot #2



DISCUSSION

The applicant recently spoke to staff about a beauty salon as a potential tenant in the multi-tenant building on Lot 2. According to the LDC, a beauty salon is a “personal service” use and is not listed as an allowed use in the Southwinds Center MDA, although other community-scale commercial uses commonly found in a commercial multi-tenant building are listed. Therefore, the applicant is proposing to amend the MDA to expand the uses allowed on Lot 2 to include “personal service” along with other uses typically found in a commercial multi-tenant building in Port Orange. A few examples of other multi-tenant buildings developed under the Community Commercial (CC) zoning include Gulfstream Village (4637 Clyde Morris Blvd.), Ravenwood Square (4606 Clyde Morris Blvd.), Tuscan Village Shoppes (3510 Nova Rd.), and the Regal Center (3780 Nova Rd.).

During the 1980s and 1990s, several commercial properties were zoned PCD, and the allowed uses listed in the MDAs were based on specific development proposed at that time. When older MDAs list a limited number of uses or specific uses, some of the uses can become outdated (e.g. video rental store), and the list of allowed uses is not able to adapt to changes in the economy, technology, and trends. Therefore, referencing the uses in an existing city conventional zoning category as the allowed uses for a PCD provides flexibility in the mixture of uses that can be established and for the list of allowed uses to adapt to changes in the economy and technology through periodic updates to the LDC. Below is the current list of allowed uses in the Southwinds Center MDA for Lot 2 and Exhibit 1 provides the list of uses that would be allowed on Lot 2 if the Second Amendment is approved.

Uses Currently Allowed on Lot 2 of the Southwinds Center PCD

- Drug store/pharmacy with drive-thru lanes,
- General retail sales and services,
- Grocery stores,
- Video rental stores,
- Restaurants (without drive-thru lanes),
- Shopping center,
- Childcare facility,
- Financial facility (bank, savings and loan, credit union, etc.) with drive-thru lanes,
- Furniture or appliance store,
- Offices (medical or professional), or
- Laundry/dry cleaning (pick-up station only).

The subject property has a *Commercial* Future Land Use (FLU) designation, and if developed under conventional zoning, the Community Commercial (CC) zoning would be applied. The CC zoning district permits typical community-scale commercial uses commonly found at commercial multi-tenant buildings and outparcels of this type, such as retail stores, restaurants with or without a drive-thru, personal services (hair salons, barber shops, nail salons, retail dry cleaning, etc.), offices, breweries, health/exercise clubs, childcare centers, banks, and similar uses. The proposed amendment would add most of the uses allowed in the CC zoning district, except for convenience store with or without fuel operation, fleet-based service, and motor vehicle service station uses, and

limit only one restaurant with a drive-thru, to the list of allowed uses for Lot 2. This amendment to update the list of allowed uses on Lot 2 is an effort to encourage the ongoing viability of this existing commercial property and provide a community-scale commercial development with a mixture of tenants to serve the surrounding area.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property is designated *Commercial* on the City's Future Land Use Map. The proposed Community Commercial (CC) zoning designation is consistent with the *Commercial* FLU designation. The original MDA was found to be consistent with the City's Comprehensive Plan and City's Future Land Use (FLU) Map when it was originally approved in 1998 and when it was Restated in 2003. The proposed Second Amendment does not change the FLU designation for the property, and the proposed uses being added to the list of permitted uses on Lot 2 of the PCD are consistent with the existing FLU designation of the property.

PUBLIC NOTICE

A Public Notice sign was posted on the site on May 10, 2023. As of the time this agenda item was prepared, staff has received one email and one call requesting general information regarding the proposed amendment Southwinds Center MDA.

RECOMMENDATION

Staff recommends approval of the Second Amendment to the Master Development Agreement for the Southwinds Center Planned Commercial Development, subject to the City Attorney's review of legal form and content.

ATTACHMENTS

- Exhibit 1 - Allowed uses in the Community Commercial (CC) Zoning District
- Exhibit 2 - The Second Amendment to the to the Master Development Agreement for the Southwinds Center Planned Commercial Development

Exhibit 1

Highlights identify uses currently allowed in MDA.

Land Development Code, Chapter 17, Section 21: - Community Commercial (CC) District.

Permitted uses.

- (1) Adult/vocational education.
- (2) Appliance/electronic repair shops.
- (3) Banks.
- (4) Business services.
- (5) Clubs, lodges, and fraternal organizations.
- (6) Convenience stores with or without fuel operations. [*Not permitted in proposed MDA Amendment.*]
- (7) Financial services.
- (8) Fleet-based services. [*Not permitted in proposed MDA Amendment.*]
- (9) Funeral homes.
- (10) Furniture and appliance stores.
- (11) Health/exercise clubs.
- (12) Medical offices/clinics.
- (13) Motor vehicle service stations. [*Not permitted in proposed MDA Amendment.*]
- (14) Offices.
- (15) Office supplies.
- (16) Personal services.
- (17) Restaurants. [*Limited to only one with a drive-thru in proposed MDA*]
- (18) Retail home building materials.
- (19) Retail nurseries and garden supplies.
- (20) Retail sales and services.
- (21) Veterinary clinics.

Permitted uses with special development requirements.

- (1) Athletic/sports facilities (subsection 2).
- (2) Brewery (subsection 3.7).
- (3) Child care centers (subsection 4).
- (4) Craft food and beverage producer (subsection 5.15).
- (5) Community gardens (subsection 5.1).
- (6) Microbrewery (subsection 9.57).
- (7) Theaters (subsection 17).

EXHIBIT 2

Document Prepared By:
Lloyd G. Barnard, JR.
Shoppes at Southwinds II LLC
809 Highpoint Drive
Port Orange, FL 32127

SECOND AMENDMENT TO THE AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR SOUTHWINDS CENTER PLANNED COMMERCIAL DEVELOPMENT

This Second Amendment to the Amended and Restated Master Development Agreement for Southwinds Center Planned Commercial Development ("Agreement") is made and entered into by and between the City of Port Orange, a chartered municipal corporation located in Volusia County, Florida ("City"), whose address is 1000 City Center Circle, Port Orange, Florida 32129, and Shoppes at Southwinds II LLC ("Owner"), whose address is 809 Highpoint Drive, Port Orange, FL 32127.

WHEREAS, the City, and Samuel Oroshnik, David J. Oroshnik and Judith E. Oroshnik, as Trustees of the Port Orange Venture Trust ("Prior Owners"), under Agreement dated September 28, 2000, previously entered into the Amended and Restated Master Development Agreement for Southwinds Center Planned Commercial Development recorded at Official Record Book 5135, page 4535, Public Records of Volusia County, Florida ("MDA") which agreement is a covenant that binds all persons, firms or corporations that may become a subsequent owner or successor in interest, directly or indirectly of any portion of the property subject thereto; and

WHEREAS, the City and Owner entered into the First Amendment to the Amended and Restated Master Development Agreement for Southwinds Center Planned Commercial Development recorded at Official Record Book 6142, page 3617, Public Records of Volusia County, Florida ("First Amendment"); and

WHEREAS, the Owner is the record title owner of Lot 2 as depicted on the First Amendment and more particularly described in Exhibit "A" ("Lot 2"), which is the only property impacted by this Agreement; and

WHEREAS, the Owner consents to this Agreement whereby Lot 2 will be bound by all terms and conditions of this Agreement henceforth; and

WHEREAS, the City and Owner wish to further amend the MDA as it applies to Lot 2 for the purposes as set forth hereinbelow.

NOW, THEREFORE, for good and valuable consideration of the mutual covenants contained herein and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree to and with the intent to be legally bound and to bind their successors and assigns do hereby as follows:

1. The recitals and premises set forth above are true and correct, form a material part of this Agreement and are incorporated herein by reference.

2. Section 5 of the MDA, **Permitted Use.**, is hereby amended as follows [additions shown in UNDERLINE, deletions shown in ~~STRIKETHROUGH~~]:

Section 5. Permitted Use:

~~The two lots~~ Lot 1 may be used for a drug store/pharmacy with drive-thru lanes, general retail sales and services, grocery stores, video rental stores, restaurants (without drive-thru lanes), shopping center, child care facility, financial facility (bank, savings and loan, credit union, etc.) with drive-thru lanes, furniture or appliance store, offices (medical or professional), or a laundry/dry cleaning (pick-up station only).

Lot 2 may be used for all permitted uses and permitted uses with special development requirements in the Community Commercial (CC) zoning district, except for convenience stores with or without fuel operations, fleet-based services, and motor vehicle service stations, and except that only one restaurant with a drive-thru shall be permitted.

3. This Agreement shall be effective as of the date it is executed by all parties.

4. This Agreement shall be recorded in the public records of Volusia County, Florida, at the Owner's expense.

5. The MDA, as previously enacted and amended by the First Amendment thereto, shall remain in full force and effect except with respect to those matters specifically amended by this Agreement.

[THE BALANCE OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below:

Signed, sealed and delivered
In the presence of:

CITY OF PORT ORANGE, FLORIDA
a Florida municipal corporation

Witness 1:

By: _____
Donald O. Burnette, Mayor

Print Name of Witness 1

Witness 2:

Attest:
By: _____
Robin L. Fenwick, MMC, City Clerk

Print Name of Witness 2

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of **[XX]** physical presence or **[]** online notarization this ____ day of _____, 2023 by Donald O. Burnette, Mayor, and Robin L. Fenwick, City Clerk, both of the City of Port Orange, Florida, a chartered municipal corporation, on behalf of the City. They are personally known to me and did not take an oath.

Notary Public
Commission No: _____

**Signed, sealed and delivered
In the presence of:**

PROPERTY OWNER:
Shoppes at Southwinds II LLC,
a Florida limited liability company

Witness 1:

By: _____
Lloyd G. Barnard, JR, Manager

Print Name of Witness 1

Witness 2:

Print Name of Witness 2

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this ____ day of _____, 2023 by Lloyd G. Barnard, JR, Manager of Shoppes at Southwinds II LLC, a Florida Limited Liability Company. He is ____ personally known to me or ____ produced _____ as identification and did not take an oath.

Notary Public
Commission No: _____

EXHIBIT "A"

A portion of Lots 9 and 10, Bennetts South Daytona Subdivision, Map Book 6, page 11, Public Records of Volusia County, Florida, described as follows: Begin at the intersection of the Easterly right-of-way line of Clyde Morris Boulevard, a 100 foot right-of-way, with the South right-of-way line of Southwinds Drive, an 80 foot right-of-way, as shown on the plat of Southwinds P.U.D., Phase II, recorded in Map Book 39, pages 67 and 68, Public Records of Volusia County, Florida; from the Point of Beginning, run along the boundary of said Southwinds P.U.D. the following courses and distances: From the P.C. of a curve, concave Southeasterly, having a radius of 25.00 feet and a central angle of 90° 00' 00"; thence run Easterly along the arc of said curve a distance of 39.27 feet; thence South 88° 54' 57" East, a distance of 266.50 feet to the P.C. of a curve, concave Southwesterly, having a radius of 25.00 feet and a central angle of 83° 28' 49"; thence run Southerly along the arc of said curve, a distance of 36.43 feet to the P.R.C. of a curve, concave Westerly, having a radius of 350.00 feet and a central angle of 43° 21' 47"; thence run Southerly along the arc of said curve, a distance of 264.89 feet to P.R.C. of a curve, concave Westerly having a radius of 25.00 feet and a central angle of 48° 37' 53"; thence run Southerly along the arc of said curve 21.22 feet; thence South 00° 10' 02" East, a distance of 251.06 feet along the Westerly right-of-way line of Tradewinds Lane as shown on the plat of said Southwinds P.U.D.; thence departing the boundary of said Southwinds P.U.D., Phase II, run South 89° 49' 58" West, a distance of 453.03 feet to the Easterly right-of-way line of Clyde Morris Boulevard, a 100 foot right-of-way, thence North 01° 05' 03" East along said right-of-way, a distance of 504.54 feet to the Point of Beginning.

LESS AND EXCEPT:

A portion of Lots 9 and 10, Bennetts South Daytona Subdivision, Map Book 6, Page 11, Public Records of Volusia County, Florida, described as follows:

Commence at the intersection of the Easterly right of way line of Clyde Morris Boulevard, a 100 foot right of way with the South right of way line of Southwinds P.U.D., Phase II, recorded in Map Book 39, Pages 67 and 68, Public Records of Volusia County, Florida; from the point of commencement, run along the boundary of said Southwinds P.U.D. the following courses and distances: From the P.C. of a curve, concave Southeasterly, having a radius of 25.00 feet and a central angle of 90° 00'00"; thence run Easterly along the arc of said curve, a distance of 39.27 feet; thence South 88° 54'57" East, a distance of 266.50 feet to the P.C. of a curve, concave Southwesterly, having a radius of 25.00 feet and a central angle of 83° 28'49"; thence run Southerly along the arc of said curve, a distance of 36.43 feet to the P.R.C. of a curve, concave Westerly, having a radius of 350.00 feet and a central angle of 37° 55'44"; thence run Southerly along the arc of said curve, a distance of 231.69 feet for the Point of Beginning; thence continue along the arc of said curve with a radius of 350.00 feet, through a central angle of 05° 26'03", a distance of 33.19 feet to the P.R.C. of a curve concave Westerly having a radius of 25.00 feet and a central angle of 48° 37'53"; thence run Southerly along the arc of said curve, 21.22 feet; thence South 00° 10'02" East, a distance of 251.06 feet along the Westerly right of way line of Tradewinds Lane as shown on the plat of said Southwinds P.U.D.; thence departing the boundary of said Southwinds P.U.D., Phase II, run South 89° 49'58" West, a distance of 453.03 feet to the Easterly right of way line of Clyde Morris Boulevard, a 100 foot right of way; thence North 01° 05'03" East along said right of way, a distance of 292.97 feet; thence North 89° 49'54" East departing said East right of way line, 414.32 feet to the Point of Beginning.



STAFF REPORT

Fourth Amendment to the Master Development Agreement for the Woodhaven Planned Unit Development

CASE NO. PRZA-23-0003

REQUEST:	To amend the Master Development Agreement for the Woodhaven Planned Unit Development to establish a front setback for an uninhabitable improvement on a single-family home and clarify an existing requirement about the type and height of fencing allowed on an individual residential lot.
LOCATION:	North of Pioneer Trail, between I-95 and the Cypress Head Subdivision
OWNERS:	CC Woodhaven, LLC; Pioneer Investments of Port Orange, Inc.; and Pioneer Community Development District
APPLICANT:	CC Woodhaven, LLC
STAFF CONTACT:	Penelope Cruz, Planning Manager (386)506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	May 25, 2023

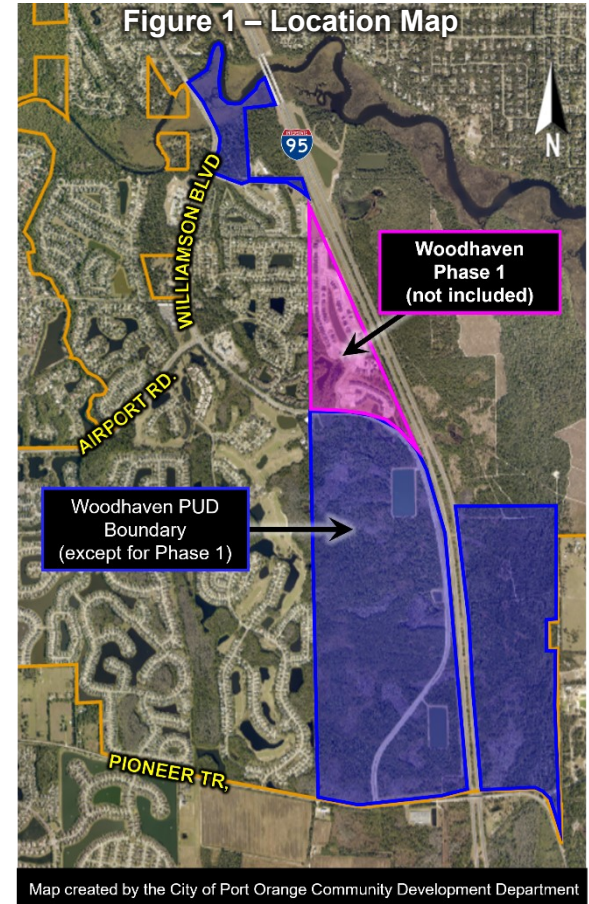
INTRODUCTION

The applicant, CC Woodhaven, LLC, is requesting an amendment to the Master Development Agreement (MDA) for the Woodhaven Planned Unit Development (PUD) to establish a front setback for an uninhabitable improvement (e.g., porches) on a single-family home and clarify an existing requirement in the MDA about the type and height of fencing allowed on an individual residential lot. The proposed amendment does **not include** Phase 1 of the PUD and does **not increase** the number of allowed residential units or commercial square footage in the PUD.

DISCUSSION

The following is an analysis of the applicant's requested changes to the Woodhaven MDA in the proposed amendment.

- 1) Establish a front setback for an uninhabitable improvement (e.g., porches) on a single-family home; and
- 2) Clarify an existing requirement in the MDA about the type and height of fencing allowed on an individual residential lot.



Front Setback for Uninhabitable Improvements

The applicant is requesting to establish a 15-foot front yard setback for uninhabitable improvements/architectural enhancements (e.g., porches) for a single-family home within the PUD, except for the houses constructed in Phase 1. Currently, the original MDA states that a single-family home (uninhabitable and habitable space) is to be set back a minimum of 20 feet from the right-of-way line, including improvements such as a front porch. The Land Development Code (LDC) does allow for a small front entry porch of less than 12 square feet to encroach 3 feet into the front yard; however, the applicant would like to offer a more prominent front porch, greater than a 12 square-foot entry porch, as an option to homebuyers.

Figure 2. Example of front porch on a ICI home set back 15-foot setback from the right-of-way (sidewalk)



According to the applicant, the 15-foot setback for uninhabitable space (e.g., porch) allows more flexibility in the design of their single-family homes to include architectural elements to improve the overall appearance of the home from the right-of-way and neighborhood. The main house and garage would still need to be set back 20 feet from

the right-of-way and ensure the required area for parking vehicles in the driveway in front of the garage is provided.

The applicant also states that when homes with uninhabitable/architectural features are laid out on lots in Phase 2 and set back 20 feet from the right-of-way, it reduces the usable rear yard and limits the area that a homeowner has to build outdoor living spaces, such as patios, decks, screen rooms, pools, etc. In addition, based on the grading along the rear of a majority of the lots in Phase 2, allowing for uninhabitable improvements to be set back 15 feet from the right-of-way will provide sufficient room in the rear yard for homeowners to build patios, decks, screen rooms, a pool, etc. and not need to request variances in the future for these features.

The applicant states that the single-family homes that will be built in Phase 2 will range in size from 1,650 square feet to 3,000+ square feet, and the price range will be between \$459,000 to \$700,000+. According to the applicant, homebuyers in this price range are looking for a home with architectural appeal and a rear yard large enough to support outdoor living space, such as patios, decks, screen rooms, pool, etc. The applicant believes that requiring uninhabitable/ architectural features to extend into the front yard will ensure there is sufficient room in the rear yard to build patios, decks, screen rooms, a pool, etc., and allow homes to be built with architectural enhancements on the front elevation which will improve the aesthetics of the neighborhood.

Figure 3. Examples of front porch designs offered on a ICI home set back 15-foot setback from the right-of-way (sidewalk)

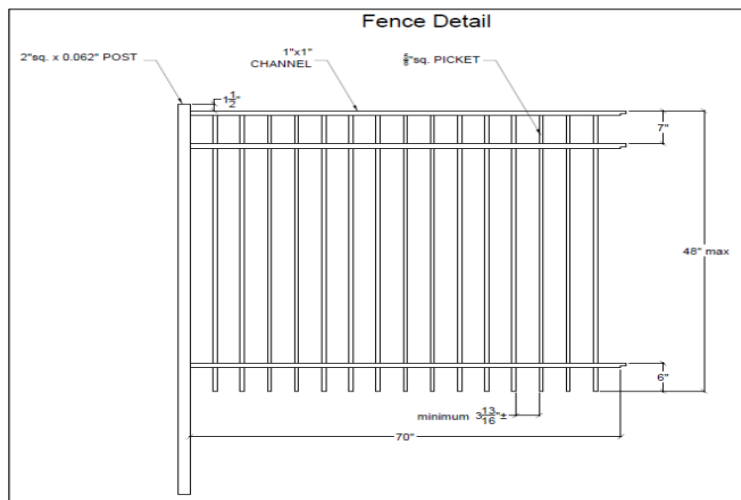


Fences

The proposed amendment further clarifies an existing requirement in the MDA about the type of fence that can be installed on any lot within the PUD except Phase 1. The current MDA states that only a picket-style fence is allowed within a rear yard. The applicant is requesting to modify their fence requirement in the MDA to say that it cannot exceed 4 feet in height, cannot be placed in the 5-foot irrigation easement located along the rear lot line, and the design of the fence is to be consistent with the design determined by ICI.

According to the applicant, the additional requirements are to ensure fences are installed in the rear yard, do not interrupt drainage, maintain aesthetics, and provide consistency with what is required by Homeowner's Association (HOA) regulations for more efficient permitting. The request by the applicant is for the fence requirements in this PUD, except Phase 1, to be more restrictive than the LDC.

Figure 4. Detail of the 4-foot, black, picket-style fence



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The original MDA was found to be consistent with the City's Comprehensive Plan and City's Future Land Use (FLU) Map when it was approved in 2013. The proposed Fourth Amendment does not change the FLU designation for the property, does not increase the number of allowed residential units or commercial square footage in the PUD, and is consistent with the general intent of the Comprehensive Plan.

PUBLIC NOTICE

A Public Notice sign was posted on the site on May 9, 2023. As of the time this agenda item was prepared, staff has not received any phone calls regarding the proposed PUD amendment.

RECOMMENDATION

Staff recommends approval of the Fourth Amendment to the Woodhaven Master Development Agreement, subject to the City Attorney's review of legal form and content.

ATTACHMENT

Exhibit 1 – Fourth Amendment to the Woodhaven Master Development Agreement

EXHIBIT 1

FOURTH AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT

This Agreement, is entered into by and between the CITY OF PORT ORANGE, a Florida municipal corporation whose address is 1000 City Center Circle, Port Orange, FL 32129 (hereinafter the “City”) and CC WOODHAVEN, LLC, and PIONEER INVESTMENTS OF PORT ORANGE, INC, (the “Owner/Developer”) and PIONEER COMMUNITY DEVELOPMENT DISTRICT (the “Owners”) whose address is 2379 Beville Road, Daytona Beach, FL 32119, shall constitute the fourth amendment to the Woodhaven Planned Unit Development (PUD) Master Development Agreement (MDA) hereinafter referred to as the Third Amendment.

WHEREAS, the City and Stanaki Partnership, a Florida general partnership (the “Prior Owner”) entered into an agreement and covenant to bind their successors and assigns to the terms and provisions of a development agreement entitled “Stanaki Planned Unit Development Master Development Agreement”, recorded in Official Records Book 4213, Page 1610, Public Records of Volusia County, Florida (the “Original MDA”); and

WHEREAS, the City and Prior Owner entered into the “First Amendment to the Stanaki Planned Unit Development Master Development Agreement” (the “Amended MDA”), recorded in Official Records Books 4794, Page 4301, Public Records of Volusia County, Florida; and

WHEREAS, the City, the Owners and Intervest Construction, Inc., entered into the “Second Amendment and Restatement to the Stanaki Planned Unit Development Master Development Agreement and Conceptual Plan” (the “Woodhaven MDA”), recorded in Official Records Books 6939, Page 1453, Public Records of Volusia County, Florida; and

WHEREAS, the City, the Owners and Intervest Construction, Inc., entered into the “First Amendment to the Woodhaven Planned Unit Development Master Development Agreement” (the “First Amended Woodhaven MDA”), recorded in Official Records Books 7280, Page 1824, Public Records of Volusia County, Florida; and

WHEREAS, the City, Owners and Owner/Developer entered into the “Second Amendment to the Woodhaven Planned Unit Development Master Development Agreement” (the “Second Amended Woodhaven MDA”), recorded in Official Records Books 7692, Page 4295, Public Records of Volusia County, Florida; and

WHEREAS, the City, Owners and Owner/Developer entered into the “Third Amendment to the Woodhaven Planned Unit Development Master Development Agreement” (the “Second Amended Woodhaven MDA”), recorded in Official Records Book 7891, Page 1571, Public Records of Volusia County, Florida; and

WHEREAS, Owner/Developer is the Property Owner of the subject property consisting of 866 +/- acres of real property located within the municipal limits of the City of Port Orange, Florida, a description of which is attached hereto and incorporated herein as Exhibit “A” (“Property”); and

WHEREAS, the City, Owners, and Owner/Developer agree to amend the Woodhaven MDA Agreement by this Fourth Amendment to address and otherwise clarify those items set forth below; and

WHEREAS, the Property Owner is the owner of the property which is the only property impacted by this Fourth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the City, Owners and Owner/Developer hereby covenant and bind themselves as follows:

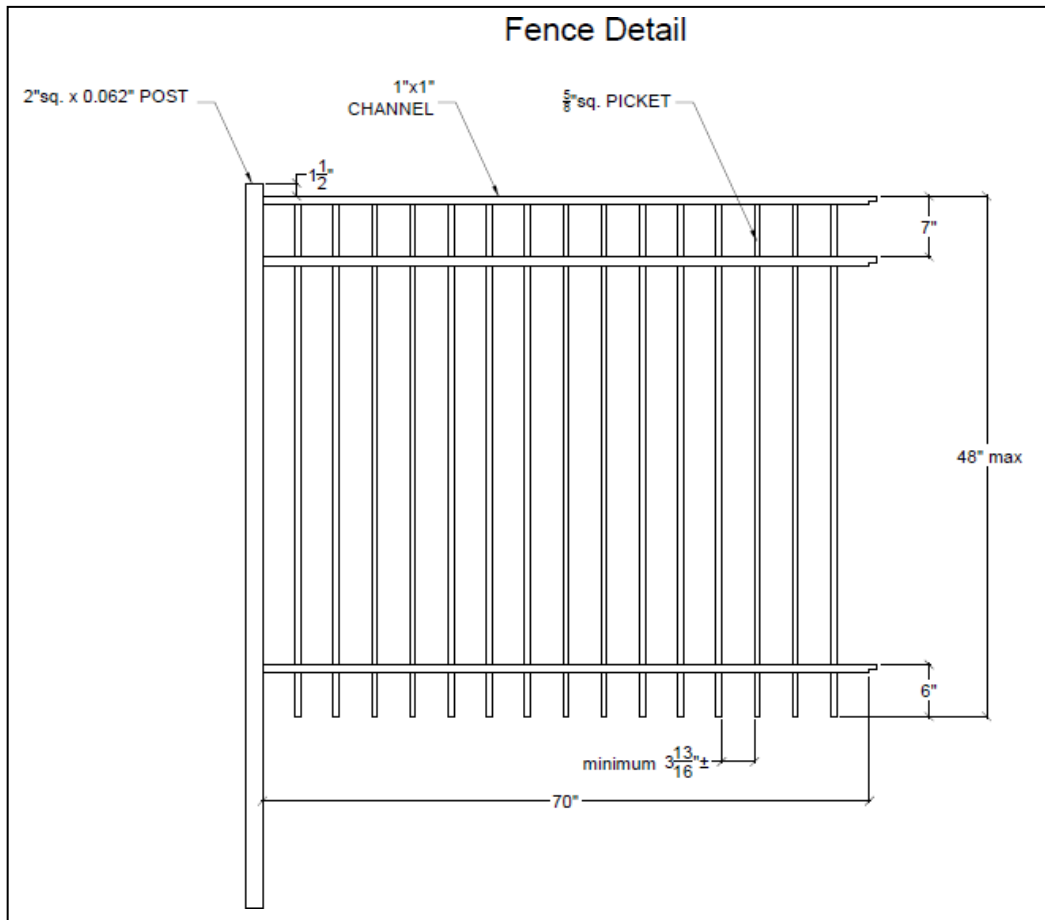
1. The recitals provided above are recognized as true and correct representations and are incorporated herein and form a material part of this Fourth Amendment.
2. This Fourth Amendment complies with the City’s Comprehensive Plan.
3. For purposes of this Fourth Amendment, the words with underlined (underlined) type shall constitute additions to the original text and words with strikethrough (~~strikethrough~~) type shall constitute deletions from the original text.
4. Table 2, Residential Site Development Criteria of Paragraph B of Exhibit B to the Woodhaven MDA shall be amended as follows:

Table 2 Residential Site Development Criteria									
Dwelling Type	Minimum Lot Area (sq. feet)	Minimum Lot Width (feet)	Maximum Lot Coverage	Minimum Open Space	Minimum Building Setback (feet)				Maximum Height (feet)
					<u>Front - Uninhabitable space (i.e. porches including roof overhang)</u>	<u>Front-Habitable spaces (i. e. garages)</u>	Side	Rear	
Single-Family detached	5,000	50	60%	40%	<u>15</u>	20	5	20	35
Two-family	2,900	32	65%	35%	<u>NA</u>	20	5	10	35
Multi-family	1,200 ⁽¹⁾	18 ⁽¹⁾	70%	30%	<u>NA</u>	20	10	10	35

(1) Applies to units with individual lots under fee simple ownership

5. Woodhaven MDA, Exhibit B, Section N, third (3rd) bullet point shall be amended as follows:
 - Only 3-rail picket style fencing with a maximum height of 4 feet above grade

shall be acceptable (see Fence Detail below) in the rear yard outside the extended plane of the side walls of the home, and in no event shall fencing extend into a 5-foot, rear yard irrigation easement;



6. Conformance With Laws: Owners agree that in developing the Woodhaven PUD Property the Owners or the Owners' successors in interest shall be required:
 - a. To develop the Woodhaven PUD Property according to all regulations of the City to the extent those regulations are not inconsistent with this Agreement.
 - b. To be bound by all City codes and ordinances that are not in conflict with the provision of this Agreement.
7. Enforceability: If any provision of this Fourth Amendment is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Third Amendment unless the holding so states.
8. Prior Agreements: The provisions of the Third Amendment Woodhaven MDA recorded in Official Records Book 7891, Page 1571, Public Records, Volusia County, Florida; the Second Amended Woodhaven MDA recorded in Official Records Book 7692, Page 4295, Public Records, Volusia County, Florida; the First Amended Woodhaven MDA, recorded

in Official Records Books 7280, Page 1824, Public Records, Volusia County, Florida; and the Woodhaven MDA, recorded in Official Records Books 6939, Page 1453 Public Records, Volusia County, Florida, shall continue in full force and effect. With respect to those matters specifically amended herein, this Fourth Amendment shall govern.

9. Police Power: Nothing contained in this Fourth Amendment shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules and regulations. Further, nothing contained in this Third Amendment shall be construed as a waiver of the attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.
10. Effective Date: This Fourth Amendment shall be effective upon recording by the City at the Owners' expense in the public records of Volusia County, Florida. The Second Reading of the Ordinance for this Fourth Amendment shall not take place until Owners have provided an executed copy of this Fourth Amendment to the City Clerk addressing all issues discussed prior to the scheduled Second Recording. If there are no additional requirements, corrections or conditions attached by the City Council at the Second Reading, this Fourth Amendment shall be signed by the Mayor and City Clerk and recorded.

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IN WITNESS WHEREOF, the parties have executed this Amendment to the MDA Agreement by and through their duly authorized representatives, on the respective dates below.

WITNESSES:

**CITY OF PORT ORANGE, a Florida
Municipal Corporation**

Printed Name

By: _____
Donald O Burnette, Mayor

Printed Name

Printed Name

Attest _____
Robin L. Fenwick, CMC, City Clerk

Printed Name

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by [XX] physical presence or [] online notarization this __ day of _____, 2023, by Donald O. Burnette, Mayor and Robin L. Fenwick, MMC, City Clerk, both of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. He is personally known to me and did not take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

Signed, sealed and delivered
in the presence of:

OWNER:
CC WOODHAVEN, LLC, a Florida
limited liability company
By: CC North Central, LLC, a Florida
limited liability company, its sole member

Witness 1

Print Name of Witness 1

By: _____
Morteza Hosseini-Kargar, President

Date: _____

Witness 2

Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by [] physical presence or []
online notarization the ____ day of _____, 2023, by Morteza Hosseini-Kargar, as
President, of CC North Central, LLC, a Florida limited liability company, sole member of CC
Woodhaven, LLC, a Florida limited liability company. He is personally known to me and did not
take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

Signed, sealed and delivered
in the presence of:

OWNER:
**PIONEER INVESTMENTS OF PORT
ORANGE, INC,** a Florida Corporation

Witness 1

Print Name of Witness 1

Witness 2

Print Name of Witness 2

By: _____
Morteza Hosseini-Kargar, President

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by [] physical presence or []
online notarization the ____ day of _____, 2023, by Morteza Hosseini-Kargar, as
President, of Pioneer Investments of Port Orange, Inc., a Florida Corporation. He is personally
known to me and did not take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

Signed, sealed and delivered
in the presence of:

OWNER:
PIONEER COMMUNITY
DEVELOPMENT DISTRICT

Witness 1

Print Name of Witness 1

Witness 2

Print Name of Witness 2

By: _____

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by [] physical presence or []
online notarization the ____ day of _____, 2023, by _____,
as _____, of Pioneer Community Development District. He/She is personally
known to me and did not take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

EXHIBIT "A"

LEGAL DESCRIPTION WOODHAVEN PLANNED UNIT DEVELOPMENT (Page 1 of 5)

A PART OF SECTIONS 29, 32 AND 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST, AND A PART OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL AND THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE N 01°21'03" W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 8, 384.80 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE N 00°38'02" W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 5, A DISTANCE OF 5316.53 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE N 00°43'04" W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 32, A DISTANCE OF 5281.63 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE N 00°25'15" W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 29, A DISTANCE OF 1322.31 FEET TO THE NORTH-EAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29; THENCE N 01°24'22"E, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER, A DISTANCE OF 579.693 FEET TO A POINT LYING 100 WESTERLY OF, WHEN MEASURED PERPENDICULAR TO, A FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 2880, PAGE 0441, THENCE N 23°21'45" W AND PARALLEL TO SAID EASEMENT A DISTANCE OF 32.01 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 950.00 FEET, A CHORD BEARING OF N 56°41'11" W AND A CHORD LENGTH OF 1043.81 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 86°38'52", AN ARC DISTANCE OF 1105.06 FEET TO A POINT THAT IS 100 FEET SOUTHERLY OF, AS MEASURED PERPENDICULAR TO, ABOVE DESCRIBED FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 89°59'23" W, PARALLEL TO SAID EASEMENT A DISTANCE OF 249.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 15°14'06", AN ARC DISTANCE OF 159.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 700.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 36°19'20", AN ARC DISTANCE OF 443.76 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N 68°55'23" W A DISTANCE OF 488.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 800.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 05°58'50", AN ARC DISTANCE OF 82.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE N 15°17'59" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD A DISTANCE OF 436.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1100.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 42°32'50", AN ARC DISTANCE OF 816.85 FEET; THENCE N 27°14'51" W A DISTANCE OF 364.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 31,438.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 01°05'48", AN ARC DISTANCE OF 601.69 FEET, MORE OR LESS, TO THE SOUTH LINE OF SPRUCE CREEK; THENCE ALONG THE SOUTH LINE OF SPRUCE CREEK, IN A GENERALLY NORTHERLY DIRECTION, TO INTERSECT WITH THE NORTH LINE OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE S 89°59'01" E ALONG THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 226.11 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SPRUCE CREEK; THENCE ALONG SPRUCE CREEK, SOUTHERLY AND NORTHERLY, TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95 (S.R. 9), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 79002-2407; THENCE S 23°21'45" E, ALONG SAID RIGHT-OF-WAY LINE, 870 FEET; MORE OR LESS, TO THE NORTH LINE OF THE SOUTH-EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE S 80°

EXHIBIT "A"

LEGAL DESCRIPTION WOODHAVEN PLANNED UNIT DEVELOPMENT (Page 2 of 4)

56°07' W, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, 828.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE S 00°24' 16" E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, 1320.13 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE N 89°59' 23" E, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, A DISTANCE OF 1187.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE S 23°21'45" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5925.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 11,359.30 FEET; THENCE, ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 04°21'58", AN ARC DISTANCE OF 865.83 FEET TO THE NORTHERLY LINE OF A 50.00 FOOT F.D.O.T HAUL ROAD ACCESSING BORROW PIT NO. 6, AS DESCRIBED IN OFFICIAL RECORD BOOK 1897, PAGES 97 THROUGH 99; THENCE S 66°38'15" W, ALONG SAID HAUL ROAD 301.47 FEET TO THE NORTH LINE OF BORROW PIT NO. 6; THENCE S 89°28'15" W, ALONG THE NORTH LINE OF BORROW PIT NO. 6, 435.33 FEET TO THE WEST LINE OF BORROW PIT NO. 6; THENCE S 00°31'45" E, ALONG THE WEST LINE OF BORROW PIT NO. 6, 500.00 FEET TO THE SOUTH LINE OF BORROW PIT NO. 6; THENCE N 89°28'15" E, ALONG THE SOUTH LINE OF BORROW PIT NO. 6, 500.00 FEET TO THE EAST LINE OF BORROW PIT NO. 6; THENCE N 00°31'45" W, ALONG THE EAST LINE OF BORROW PIT NO. 6, 348.41 FEET; THENCE N 23°21'45" W, 118.55 FEET TO THE SOUTHERLY LINE OF AFORESAID 50.00 FOOT HAUL ROAD; THENCE N 66°38'15" E, ALONG SAID HAUL ROAD, A DISTANCE OF 297.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, SAID POINT LYING IN A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 11,359.30 FEET; A CHORD BEARING OF S 11°37'02" E, AN A CHORD LENGTH OF 2817.95 FEET; THENCE, ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 14°15'01", AN ARC DISTANCE OF 2825.23 FEET; THENCE S 04°29'32" E, 2954.25 FEET TO THE NORTHERLY LINE OF AN F.D.O.T HAUL ROAD ACCESSING BORROW PIT NO. 5, AS DESCRIBED IN OFFICIAL RECORD BOOK 1897, PAGES 97-99; THENCE S 85°30'28" W, ALONG SAID HAUL ROAD, 322.12 FEET TO THE EAST LINE OF BORROW PIT NO. 5; THENCE N 01°11'32" W, ALONG THE EAST LINE OF BORROW PIT NO. 5, 449.92 FEET TO THE NORTH LINE OF SAID BORROW PIT; THENCE S 88°48'28" W, ALONG THE NORTH LINE OF SAID BORROW PIT, 400.00 FEET TO THE WEST LINE OF SAID BORROW PIT; THENCE S 01°11'32" E, ALONG THE NORTH LINE OF SAID BORROW PIT, 900.00 FEET TO THE SOUTH LINE OF SAID BORROW PIT; THENCE N 88°48'28" E, ALONG THE SOUTH LINE OF SAID BORROW PIT, 400.00 FEET TO THE EAST LINE OF SAID BORROW PIT; THENCE N 01°11'32" W, ALONG THE EAST LINE OF SAID BORROW PIT, 400.00 FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED 50.00 FOOT HAUL ROAD; THENCE N 85°30'28" E, ALONG THE SOUTHERLY LINE OF SAID HAUL ROAD, 325.00 FEET TO THE WESTERLY LINE OF INTERSTATE 95; THENCE S 04°29'32" E, ALONG SAID RIGHT-OF-WAY LINE, 1455.88 FEET TO THE NORTHERLY LINE OF THE I-95 LIMITED ACCESS RIGHT-OF-WAY; THENCE, ALONG SAID RIGHT-OF-WAY, S 84°44'18" W, A DISTANCE OF 125.61 FEET; THENCE S 79°01'40" W, A DISTANCE OF 502.49 FEET; THENCE S 84°44'18" W, A DISTANCE OF 210.19 FEET; THENCE S 06°04'28" E, A DISTANCE OF 20.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PIONEER TRAIL; THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY OF PIONEER TRAIL, S 83°53'59" W, A DISTANCE OF 1170.06 FEET; THENCE S 84°37'22" W, A DISTANCE OF 174.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 795.59 FEET; THENCE, ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 13°34'54", AN ARC DISTANCE OF 188.59 FEET; THENCE N 81°47'44" W, A DISTANCE OF 119.32 FEET; THENCE N 80°38'20" W, A DISTANCE OF 696.51 FEET; THENCE N 79°05'49" W, A DISTANCE OF 696.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH:

EXHIBIT "A"

LEGAL DESCRIPTION WOODHAVEN PLANNED UNIT DEVELOPMENT (Page 3 of 4)

OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Book: 4
Page: 4

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST AND THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL; THENCE N 17°11' 56" W ALONG THE NORTHERLY LINE OF PIONEER TRAIL A DISTANCE OF 572.58 FEET; THENCE N 17°22'20" W A DISTANCE OF 435.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 363.92 FEET, A CHORD BEARING OF N 44°32'43" W AND A CHORD LENGTH OF 332.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 54°20'47", AN ARC DISTANCE OF 345.19 FEET TO INTERSECT WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE I-95 LIMITED ACCESS RIGHT-OF-WAY; THENCE N 19°03'29" W, A LONG SAID RIGHT-OF-WAY LINE, 24.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LIMITED ACCESS RIGHT-OF-WAY, SAID POINT LYING ON A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 431.97 FEET, A CHORD BEARING OF N 82°28'32" W AND A CHORD LENGTH OF 172.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 23°01'57", AN ARC DISTANCE OF 173.65 FEET; THENCE N 03°58'28" W, A DISTANCE OF 10.00 FEET; THENCE S 85°04'48" W, A DISTANCE OF 296.84 FEET; THENCE S 88°53'39" W, A DISTANCE OF 601.33 FEET; THENCE S 85°04'48" W, 124.35 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9); THENCE N 04°08'45" W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 5070.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 5904.85 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 18°52'13", AN ARC DISTANCE OF 1944.69 FEET; THENCE N 23°00' 58" W A DISTANCE OF 5325.67 FEET; THENCE N 17°58'25" W, A DISTANCE OF 853.30 FEET; THENCE N 13°59'11" E A DISTANCE OF 502.04 FEET TO THE NORTH LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 33 EAST; THENCE S 89°39'50" E, ALONG THE NORTH LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER, 684.29 FEET TO THE NORTHEAST CORNER OF THE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE S 00°04'58" E, ALONG THE EAST LINE OF THE WEST ONE HALF THE THE SOUTHEAST ONE-QUARTER, 1834.12 FEET; THENCE S 89°37'45" E A DISTANCE OF 1332.18 FEET TO THE EAST LINE OF SAID SECTION 29; THENCE S 00°05' 29" E ALONG THE EAST LINE OF SECTION 29 A DISTANCE OF 812.94 FEET TO THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 33 EAST; THENCE S 00° 14'52" E ALONG THE EAST LINE OF SECTION 32 A DISTANCE OF 1304.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE S 89°57'51" E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33 A DISTANCE OF 1324.08 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33; THENCE S 00°09'18" E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, A DISTANCE OF 1298.76 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 33; THENCE S 00°16'26" E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 33 A DISTANCE OF 1306.92 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 33; THENCE N 89°47'25" E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 1320.92 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 33; THENCE S 00° 03'41" E ALONG THE EAST LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 33 A DISTANCE OF 1307.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE S 00°58'55" E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 4 A DISTANCE OF 2039.28 FEET; THENCE S 89°23'12" W A DISTANCE OF 176.00 FEET; THENCE S 00°58'55" E A DISTANCE OF 578.00 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 4; THENCE S 89° 23'12" W ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 4 A DISTANCE OF 176.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 4; THENCE S 00°58'55" E ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 4 A DISTANCE OF 2624.38 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE S 00°42'24" E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9 A DISTANCE OF 1582.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

ABOVE DESCRIBED LANDS CONTAINING 1208 ACRES, MORE OR LESS

EXHIBIT "A"
LEGAL DESCRIPTION
WOODHAVEN PLANNED UNIT DEVELOPMENT
(Page 4 of 4)

Less and except the following property now part of the Doris Leeper Spruce Creek Preserve:

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF INTERSTATE HIGHWAY 95:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST, TOGETHER WITH THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 511 FEET THEREOF, OF SAID SECTION 29, TOGETHER WITH THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, TOGETHER WITH THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE, ALONG THE EAST LINE OF SAID SECTION 32, S00°34'53"E, 1,304.47 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, N89°40'17"E, 1,324.49 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, S00°30'04"E, 1,298.69 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, S00°28'23"E, 1,306.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, N89°25'46"E, 1,321.44 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, S00°25'12"E, 979.77 FEET; THENCE S89°26'15"W, 2,062.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95 (STATE ROAD 9), SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 5,904.65 FEET, A CENTRAL ANGLE OF 13°41'21" AND A CHORD BEARING OF N16°32'46"W; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, 1,410.74 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N23°23'27"W, 5,326.34 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N18°20'54"W, 853.30 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N13°32'28"E, 501.56 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE, ALONG SAID NORTH LINE, N89°57'32"E, 687.27 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE, ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, S00°26'01"E, 1,833.77 FEET TO THE SOUTH LINE OF THE NORTH 511 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG SAID SOUTH LINE, S89°59'41"E, 1,332.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 29; THENCE, ALONG SAID EAST LINE, S00°26'50"E, 810.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 225.000 ACRES, MORE OR LESS.

Less and except Woodhaven - Phase 1 plat recorded March 11, 2019, in Plat Book 60 at Page 49-57, inclusive, of the Public Records of Volusia County.



STAFF REPORT

DEVELOPMENT ORDER MODIFICATION FOR THE FINAL PLAT FOR PHASE 2 OF THE WOODHAVEN SUBDIVISION

CASE NO. SUBD-23-0003

REQUEST:	To modify the plat notes for rear setbacks on the approved Final Plat for Phase 2 of the Woodhaven Subdivision
LOCATION:	South and west of Williamson Boulevard, west of I-95 (see Figure 1)
OWNER/APPLICANT:	CC Woodhaven, LLC
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	May 25, 2023

DISCUSSION

The subject property is located south and west of Williamson Boulevard, between I-95 and the Cypress Head subdivision. In March 2022, the City Council approved the Final Plat and Plans for Phase 2 of the Woodhaven Subdivision. Phase 2 consists of 175 single-family lots and 100 townhome lots, along with associated subdivision infrastructure improvements (streets, sidewalks, utilities, stormwater, and landscaping). To date, all roadways and utilities have been constructed and grading of the lots and drainage ponds has been completed. The developer is currently working on the installation of traffic and street signs, sidewalks in common areas, sewer lift stations, and irrigation systems, and the installation of landscaping and sod in common areas and anticipates completing the subdivision improvements this summer.

Figure 1. Location Map of Phase 2 of the Woodhaven Subdivision



According to the Land Development Code, minor changes to a plat that has not been recorded must be reviewed through the same process as the original review of the plat. Therefore, the proposed minor changes to the plat notes will need to be reviewed by the Planning Commission and reviewed and approved by City Council before the Plat can be recorded. The revised notes on the Final Plat are consistent with the requirements in the Land Development Code (LDC) and the Master Development Agreement (MDA) for the Woodhaven Planned Unit Development.

As the applicant began to prepare building permits for homes in Phase 2, a discrepancy in Plat Notes 30.1, 30.2, and 30.3 and the Woodhaven Master Development Agreement was identified. The structure setbacks listed in the approved plat were to ensure structures were not built within an easement area or adjacent to a common area with an easement. Specifically, the 25-foot structure setback in Note 30.2 is not consistent with any requirement in the MDA, LDC, or width of required rear yard easements, and the lots currently with the 25-foot structure setback should have originally been required to have a 20-foot structure setback. The proposed modification to the approved Final Plat notes will make the rear-yard restrictions on some single-family lots consistent with the approved Woodhaven MDA and LDC, and rear-yard easements on the approved plat.

- 1) Plat Note 30.2 on the approved plat has been removed and the lot numbers listed in the former Plat Note 30.2 have been added to the Plat Note 30.1 to be consistent with the 20-foot rear building setback in the MDA.
- 2) Plat Note 30.3 was renumbered as Plat Note 30.2.
- 3) On Plat Notes 30.1 and 30.2 the word “fence” was removed from the list of structures that could not be built in either a 20-foot or 30-foot setback.

Staff has reviewed the proposed modifications for compliance with the LDC and the Woodhaven MDA and verified that no additional lots are being created or previously approved lots being modified, and public facilities and services, are currently available to serve the proposed residential lots.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property is primarily designated *Rural Transition* (0-2 units/acre), with some areas being designated *Conservation* and *Suburban Residential* (2-4 units/acre) on the City’s Future Land Use (FLU) Map. The previously approved Subdivision Final Plat and Plans for Phase 2 of Woodhaven Subdivision were found to be consistent with the City’s Comprehensive Plan when it was approved. The proposed Development Order Modification to the Phase 2 Plat Note does not change the FLU designation for the property and is consistent with the general intent of the Comprehensive Plan.

RECOMMENDATION

Approval of the proposed modification to Plat Notes 30.1, 30.2, and 30.3 on the Final Plat for Phase 2 of the Woodhaven Subdivision approved by City Council in 2022.

ATTACHMENTS

- Exhibit 1 – Original and Proposed Plat Note 30.1, 30.2, and 30.3
- Exhibit 2 - Plat for Woodhaven Phase 2

EXHIBIT 1

Original Plat Note 30:

30. REAR SETBACKS:

- 30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
- 30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
- 30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

Revised Plat Note 30:

30. REAR SETBACKS:

- 30.1 THERE SHALL BE A MINIMUM REAR SETBACK OF EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENTS OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR **20 FEET**, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOTS 57 THROUGH 60, LOTS 68 THROUGH 80, LOTS 181 THROUGH 201, LOT 237, LOT 238, LOT 254, LOT 258 AND LOTS 260 THOUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES AND PATIOS.
- 30.2 THERE SHALL BE A MINIMUM REAR SETBACK OF EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENTS OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR **30 FEET**, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, LOT 255, LOT 256 AND LOT 259 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES AND PATIOS.

WOODHAVEN - PHASE 2

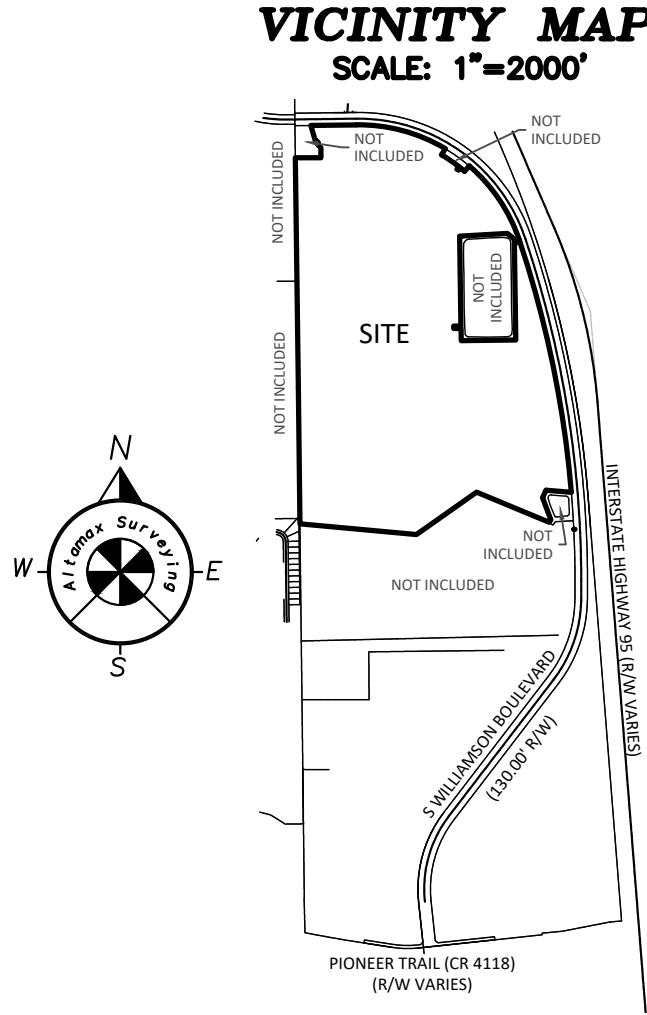
LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, AND THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST IN VOLUSIA COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA; RUN THENCE S00°44'12"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2552.80 FEET TO THE NORTHWEST CORNER OF PARCEL 701 OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD PER OFFICIAL RECORDS BOOK, 7186, PAGE 4520, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°15'48"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 166.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 701 FOR A POINT OF BEGINNING; THENCE CONTINUE N89°15'48"E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.70 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1767.00 FEET, A CHORD BEARING S75°01'07"E AND CHORD DISTANCE OF 957.39 FEET; RUN THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH CENTRAL ANGLE OF 31°26'12", A DISTANCE 969.51 FEET TO THE NORTHERLY MOST CORNER OF PARCEL 702 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARIES OF SAID PARCEL 702: 1) S30°42'00"W, A DISTANCE OF 75.00 FEET TO A CURVE, NON-TANGENT TO THE PRECEDING LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1692.00 FEET, A CHORD BEARING OF S55°35'13"E AND CHORD DISTANCE OF 219.15 FEET; 2) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°25'34", A DISTANCE OF 219.30 FEET; 3) S38°33'48"W, A DISTANCE OF 32.58 FEET; 4) S64°39'24"E, A DISTANCE OF 20.54 FEET; 5) N38°33'48"E, A DISTANCE OF 27.92 FEET TO A CURVE, NON-TANGENT TO THE PRECEDING LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1692.00 FEET, A CHORD BEARING OF S50°14'39"E AND A CHORD DISTANCE OF 56.25 FEET; 6) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'17", A DISTANCE OF 56.25 FEET; 7) N40°42'29"E, A DISTANCE OF 75.00 FEET TO A POINT ON A CURVE, NON-TANGENT TO THE PRECEDING LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1767.00 FEET, A CHORD BEARING OF S33°59'24"E AND CHORD DISTANCE OF 932.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30°36'16", A DISTANCE OF 943.84 FEET TO A NORTHEASTERLY CORNER OF PARCEL 703 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARIES OF SAID PARCEL 703: 1) S80°29'08"W, A DISTANCE OF 52.40 FEET; 2) N00°49'59"W, A DISTANCE OF 19.01 FEET; 3) N49°21'54"W, A DISTANCE OF 93.01 FEET; 4) S86°46'41"W, A DISTANCE OF 499.22 FEET; 5) S00°49'59"E, A DISTANCE OF 936.93 FEET; 6) S89°10'01"W, A DISTANCE OF 75.76 FEET; 7) S00°49'59"E, A DISTANCE OF 75.76 FEET; 8) N89°10'01"E, A DISTANCE OF 75.76 FEET; 9) S00°49'59"E, A DISTANCE OF 127.99 FEET; 10) N89°10'01"E, A DISTANCE OF 568.49 FEET; 11) N00°49'59"W, A DISTANCE OF 1009.90 FEET; 12) N80°29'08"E, A DISTANCE OF 58.61 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD, BEING A POINT ON A CURVE NON-TANGENT TO THE PRECEDING LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11189.30 FEET, A CHORD BEARING OF 11°36'42"E AND CHORD DISTANCE OF 2660.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 13°39'17", A DISTANCE OF 2666.64 FEET, TO THE NORTHEAST CORNER OF PARCEL 704 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7186, PAGE 4507, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARIES OF SAID PARCEL 704: 1) N85°25'24"W, A DISTANCE OF 264.98 FEET; 2) S24°41'51"W, A DISTANCE OF 84.70 FEET; 3) S20°31'54"E, A DISTANCE OF 247.12 FEET; 4) S38°15'40"W, A DISTANCE OF 31.68 FEET; THENCE N67°28'04"W, A DISTANCE OF 816.76 FEET; THENCE S54°49'56"W, A DISTANCE OF 765.62 FEET; THENCE RUN N84°46'12"W, A DISTANCE OF 1218.78 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA; THENCE N00°40'21"W, ALONG SAID WEST LINE OF THE NE 1/4 OF SECTION 5, A DISTANCE OF 1418.50 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE RUN N00°44'12"W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2394.69 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 701 OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 7186, PAGE 4507, PUBLIC RECORD OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARIES OF SAID LANDS: 1) S90°00'00"E, A DISTANCE OF 265.64 FEET; 2) N00°00'00"W, A DISTANCE OF 103.06 FEET; 3) N43°27'21"W, A DISTANCE OF 56.36 FEET; 4) N45°45'04"E, A DISTANCE OF 18.70 FEET; 5) N44°14'56"W, A DISTANCE OF 25.19 FEET; 6) S47°44'44"W, A DISTANCE OF 14.52 FEET; 7) N16°23'53"W, A DISTANCE OF 177.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,142,965 SQUARE FEET OR 209.8936 ACRES, MORE OR LESS



GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
 DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
2. 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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.280833333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, (EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LEASE ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DESIRED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
23. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
30. REAR SETBACKS:
 - 30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "WOODHAVEN - PHASE 2" WAS APPROVED BY THE PORT ORANGE PLANNING COMMISSION ON _____.

BY: _____,
CHAIRMAN OF THE PORT ORANGE PLANNING COMMISSION

CITY COUNCIL CERTIFICATE OF APPROVAL

THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "WOODHAVEN - PHASE 2" WAS APPROVED BY THE PORT ORANGE CITY COUNCIL ON _____.

BY: _____, ATTEST:
MAYOR OF THE CITY OF PORT ORANGE CITY CLERK OF THE CITY OF PORT ORANGE

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 I FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON _____ AT _____ A.M./P.M.
_____, FILE NO. _____
CLERK OF CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS, THAT CC WOODHAVEN LLC, A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED AS THE PLAT ENTITLED "WOODHAVEN -- PHASE 2", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED. THE ROADS/STREET RIGHTS OF WAY ARE SHOWN AS FOLLOWS: HIGHFIELD VILLAGE DRIVE, SAGUARO COURT, LIMMERICK LANE, ROSEBERRY COURT AND ARBOR STATION LANE. ALL ROAD/STREET RIGHTS OF WAY SHALL BE PRIVATE AND SHALL BE CONVEYED TO THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., BY SEPARATE INSTRUMENT TO BE RECORDED COINCIDENT WITH THIS PLAT, FOR PURPOSES DESCRIBED IN THE GENERAL NOTES. COMMON AREA PARCELS, TRACTS "A", "B", "C", "D", "E", "F", "H", "I" AND "J", SHOWN HEREON, SHALL BE CONVEYED TO THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., BY SEPARATE INSTRUMENT TO BE RECORDED COINCIDENT WITH THIS PLAT FOR PURPOSES DESCRIBED IN THE GENERAL NOTES. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER. ACCESS EASEMENTS OVER AND ACROSS ALL ROADS/STREET RIGHTS OF WAY ARE HEREBY GRANTED TO EACH LOT OWNER FOR INGRESS AND EGRESS. ACCESS EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS ALL ROADS/STREET RIGHTS OF WAY, ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE FOR EMERGENCY VEHICLES AND GOVERNMENT SERVICES PURPOSES. ALL DRAINAGE EASEMENTS, UTILITY EASEMENTS, NON-VEHICULAR ACCESS EASEMENTS, COMPENSATING STORAGE EASEMENTS AND TREE PRESERVATION EASEMENTS WITHIN THE AREA ENCOMPASSED BY THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE, FLORIDA. ALL POTABLE WATER MAINS, SANITARY SEWER MAINS AND MANHOLES, SANITARY SEWER FORCE MAINS, AND SANITARY SEWER LIFT STATIONS CONSTRUCTED WITHIN THE AREA ENCOMPASSED BY THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE, FLORIDA. EASEMENT RIGHTS OVER ALL DRAINAGE AND ACCESS EASEMENTS SHOWN OR DESCRIBED ON THE PLAT, UNLESS OTHERWISE INDICATED, ARE GRANTED TO THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA ARE DEDICATED TO THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT AND TO THE CITY OF PORT ORANGE. LIFT STATION EASEMENTS ARE DEDICATED TO THE CITY OF PORT ORANGE, FLORIDA OVER TRACTS "A" AND "B".

IN WITNESS WHERE OF, CC WOODHAVEN LLC, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED, SEALED AND ATTESTED TO, BY THE PERSONS NAMED BELOW ON THIS _____ DAY OF _____, 2021.

WITNESSES: _____
CC WOODHAVEN LLC, a Florida corporation

PRINTED NAME: _____
BY: _____

PRINTED NAME: _____ PRESIDENT
ATTEST: _____

PRINTED NAME: _____ VICE PRESIDENT

PRINTED NAME: _____
STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____, AS _____ FOR _____, WHO IS ☐ PERSONALLY KNOWN TO ME OR ☐ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

PRINT NAME

Commission Number: _____

Commission Expires: _____

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY

I HEREBY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FOREGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

(SIGNATURE) _____ DATE: _____

PRINT NAME/REGISTRATION NUMBER _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED "WOODHAVEN - PHASE 2" WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, THAT ALL MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED AND THAT SAID LAND IS IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

DATE _____ JAMES D. BRAY, PSM 6507
910 BELLE AVE., SUITE 1100
CASSELBERRY, FL 32708
(407) 677-0200

AE	- ACCESS EASEMENT	LEGEND	POB	- POINT OF BEGINNING
⊗	- CENTERLINE SYMBOL		POC	- POINT OF COMMENCEMENT
Δ	- CENTRAL ANGLE		PRM	- PERMANENT REFERENCE MONUMENT
CSE	- COMPENSATING STORAGE EASEMENT		PSM	- PROFESSIONAL SURVEYOR AND MAPPER
DE	- DRAINAGE EASEMENT		PT	- POINT OF TANGENCY
L	- LENGTH		R	- RADIUS
LB	- LICENSED BUSINESS		TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK		R/W	- RIGHT-OF-WAY
NE	- NON-VEHICULAR ACCESS EASEMENT		UE	- UTILITY EASEMENT
NR	- NON RADIAL		IE	- IRRIGATION EASEMENT
ORB	- OFFICIAL RECORDS BOOK			
PC	- POINT OF CURVATURE			
PG	- PAGE			

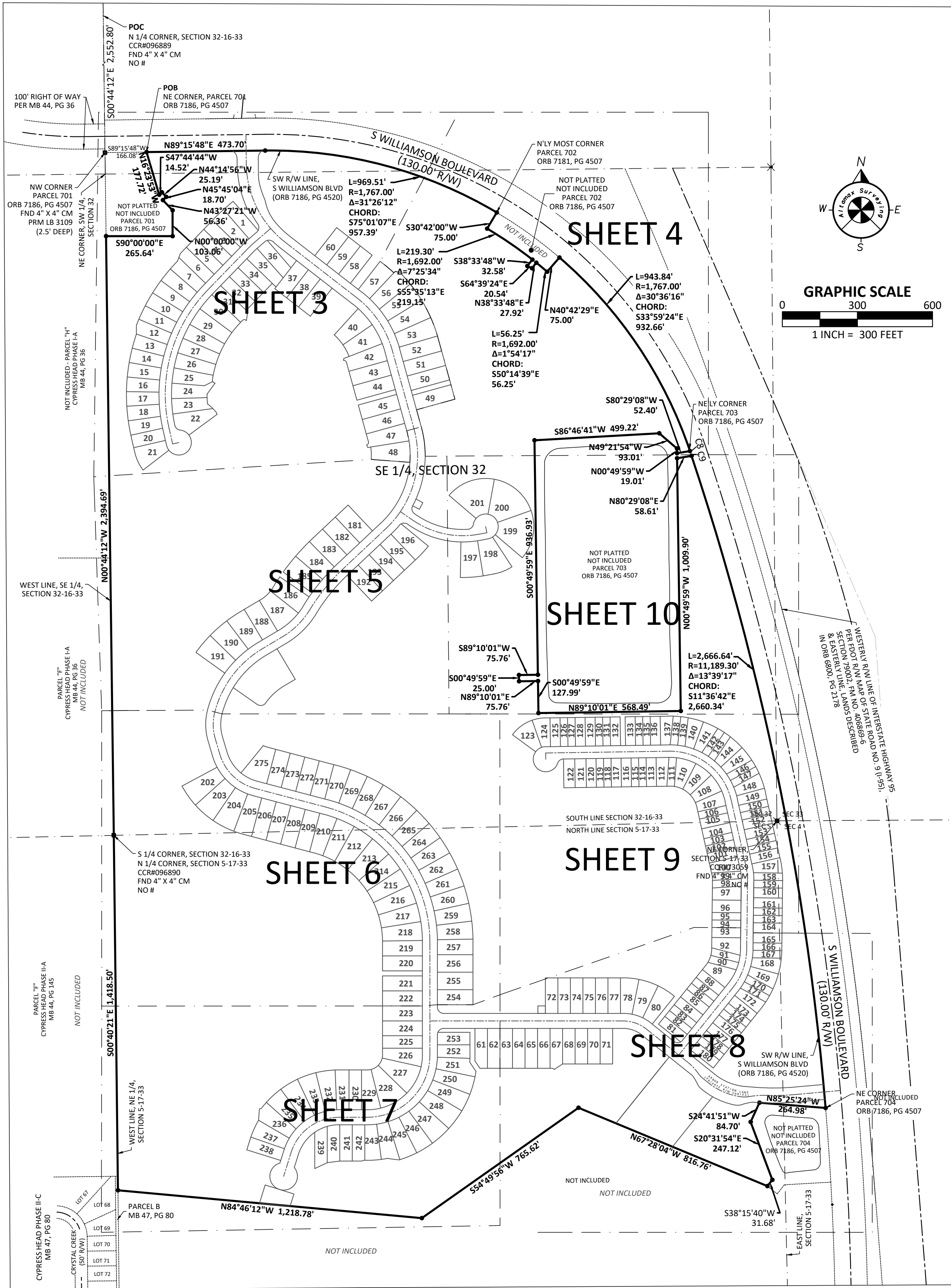
PREPARED BY:

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

OVERALL BOUNDARY & KEY MAP



GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
2. 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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE $39.37/12 = 3.280833333333$ EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING $S00^{\circ}44'12''E$.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE); 12.00 FEET WIDE.
9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
23. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 95-158).
27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
30. REAR SETBACKS:
 - 30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 33, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
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Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

LEGEND			
AE	- ACCESS EASEMENT	POB	- POINT OF BEGINNING
$\overline{C}$	- CENTERLINE SYMBOL	POC	- POINT OF COMMENCEMENT
Δ	- CENTRAL ANGLE	PRM	- PERMANENT REFERENCE MONUMENT
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NR	- NON RADIAL	IE	- IRRIGATION EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PG	- PAGE		

PAGE

(NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

2. 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 VOLUSIA COUNTY, FLORIDA.

3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE $39.37/12=3.28083333333$ EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.

5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED THE SUM OF THE LINEAR ERRORS OF THE INDIVIDUAL MEASUREMENTS.

6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.

7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE

8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.

9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDE 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.

10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

11. THE TERM "UTILITIES" AS USED ON THIS PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.

12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT OF SPAIN PROPERTY OWNERS ASSOCIATION, INC.

13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.

14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.

16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.

17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.

18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS , PAGE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS , PAGE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITY WITHIN THE BOUNDARIES OF THIS PLAT.

21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE.

THE CITY OF ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, HAVE THE RIGHT TO LIEU ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS

23. THIS PLAN IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AMENDMENT TO THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4747, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4235; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORD VOLUSIA COUNTY, FLORIDA.

25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER

26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).

27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.

28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.

30. REAR SETBACKS:

30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS

ENCLOSURES, PATIOS, AND FENCES.

30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 46 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

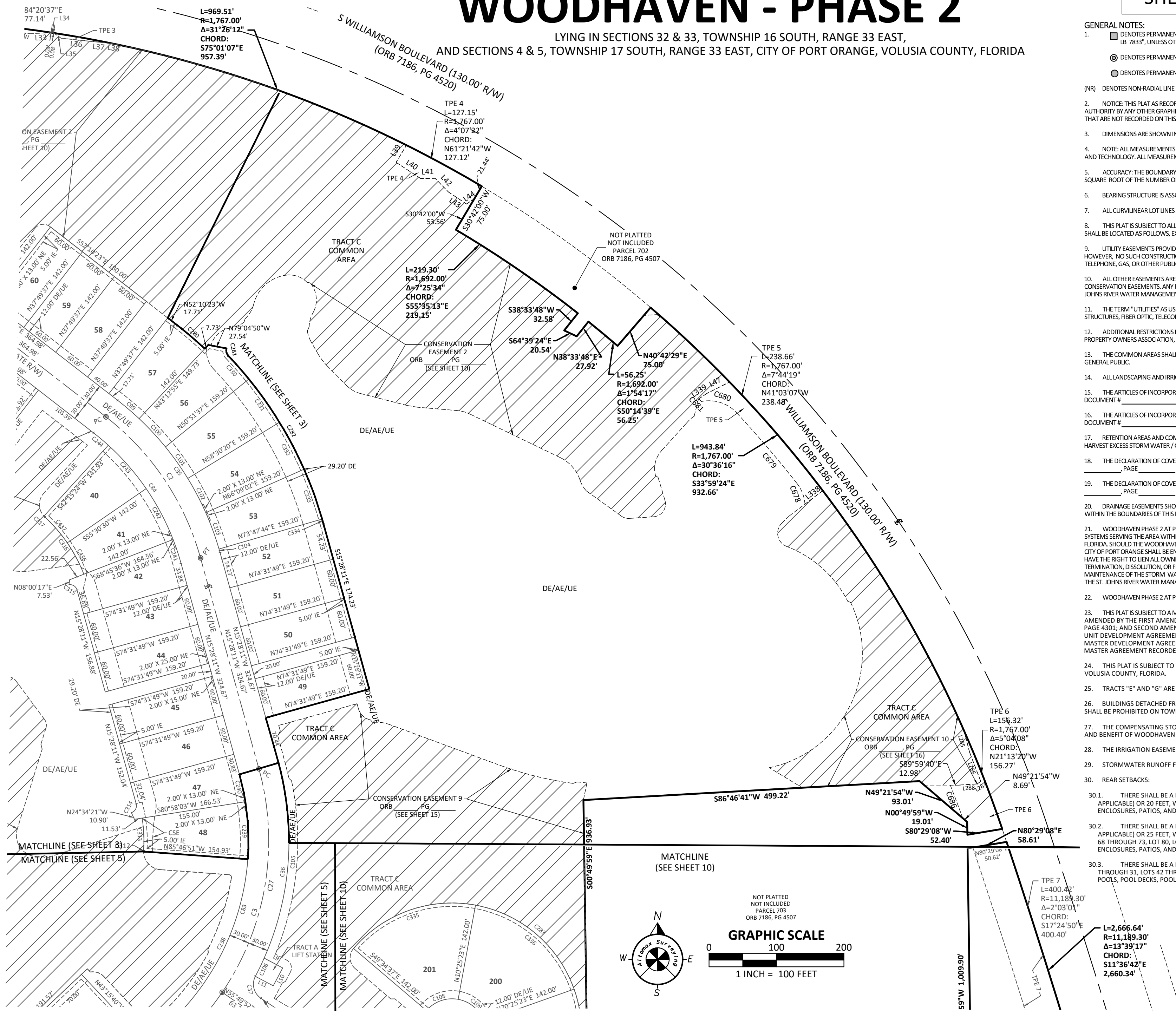
30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDING POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

LINE	BEARING	DISTANCE
L22	S57°01'58"E	34.90'
L23	N21°31'50"W	7.77'
L24	S36°46'05"E	30.41'
L25	N36°37'00"W	23.56'
L30	S14°42'31"E	36.47'
L31	N80°35'29"W	17.81'
L32	S75°52'08"E	31.29'
L33	S87°30'02"W	30.53'
L34	S81°35'04"E	3.73'
L35	S55°25'39"E	13.57'
L36	S83°56'54"E	41.44'
L37	N84°12'03"W	32.43'
L38	N80°35'30"W	9.05'

LEGEND	
AE	- ACCESS EASEMENT
CS	- CENTERLINE SYMBOL
DE	- DRAINAGE EASEMENT
DE	- DRAINAGE EASEMENT
DE	- COMPENSATING STORAGE EASEMENT
DE	- LENGTH
LB	- LICENSED BUSINESS
MR	- MAP BOOK
NE	- NON-VEHICULAR ACCESS EASEMENT
NR	- NON-RADIAL
ORB	- OFFICIAL RECORDS BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRM	- PERMANENT REFERENCE MONUMENT
PT	- POINT OF TANGENCY
PT	- RADIUS
TRE	- TREE PRESERVATION EASEMENT
R/W	- RIGHT-OF-WAY
UE	- UTILITY EASEMENT
IE	- IRRIGATION EASEMENT

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C285	517.00'	11°28'07"	103.49'	S85°19'18"W	103.31'
C286	572.00'	7°26'52"	74.35'	N43°00'54"E	74.30'
C287	24.40'	7°26'35"	3.17'	S43°39'42"W	3.17'
C288	28.00'	24°29'30"	11.97'	N62°58'52"W	11.88'
C300	439.20'	64°27'26"	494.10'	N40°58'50"E	468.45'
C301	422.00'	10°51'02"	79.92'	N84°34'29"E	79.80'
C338	517.00'	1°18'06"	11.75'	S80°14'18"W	11.74'
C339	517.00'	10°10'01"	91.74'	S85°58'21"W	91.62'
C678	56.00'	34°22'24"	33.60'	S21°02'34"E	33.09'
C679	1,743.00'	4°31'18"	137.55'	S40°29'25"E	137.51'
C680	56.00'	58°45'45"	57.43'	S72°07'56"E	54.95'
C681	1,717.00'	0°11'04"	5.53'	S44°26'18"E	5.53'
C686	1,717.00'	1°44'52"	52.38'	N20°41'37"W	52.38'

LINE	BEARING	DISTANCE
L39	N31°12'01"E	29.75'
L40	N56°36'31"W	43.61'
L41	N89°02'00"E	21.41'
L42	N44°11'57"W	28.41'
L43	N56°24'35"W	32.21'
L44	S55°40'30"W	13.54'
L47	N63°18'21"E	37.69'

SHEET 4 OF 18

MAP BOOK

PAGE

GENERAL NOTES:

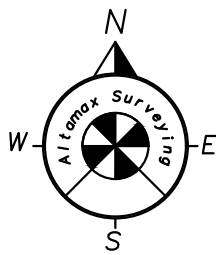
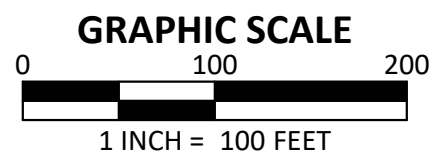
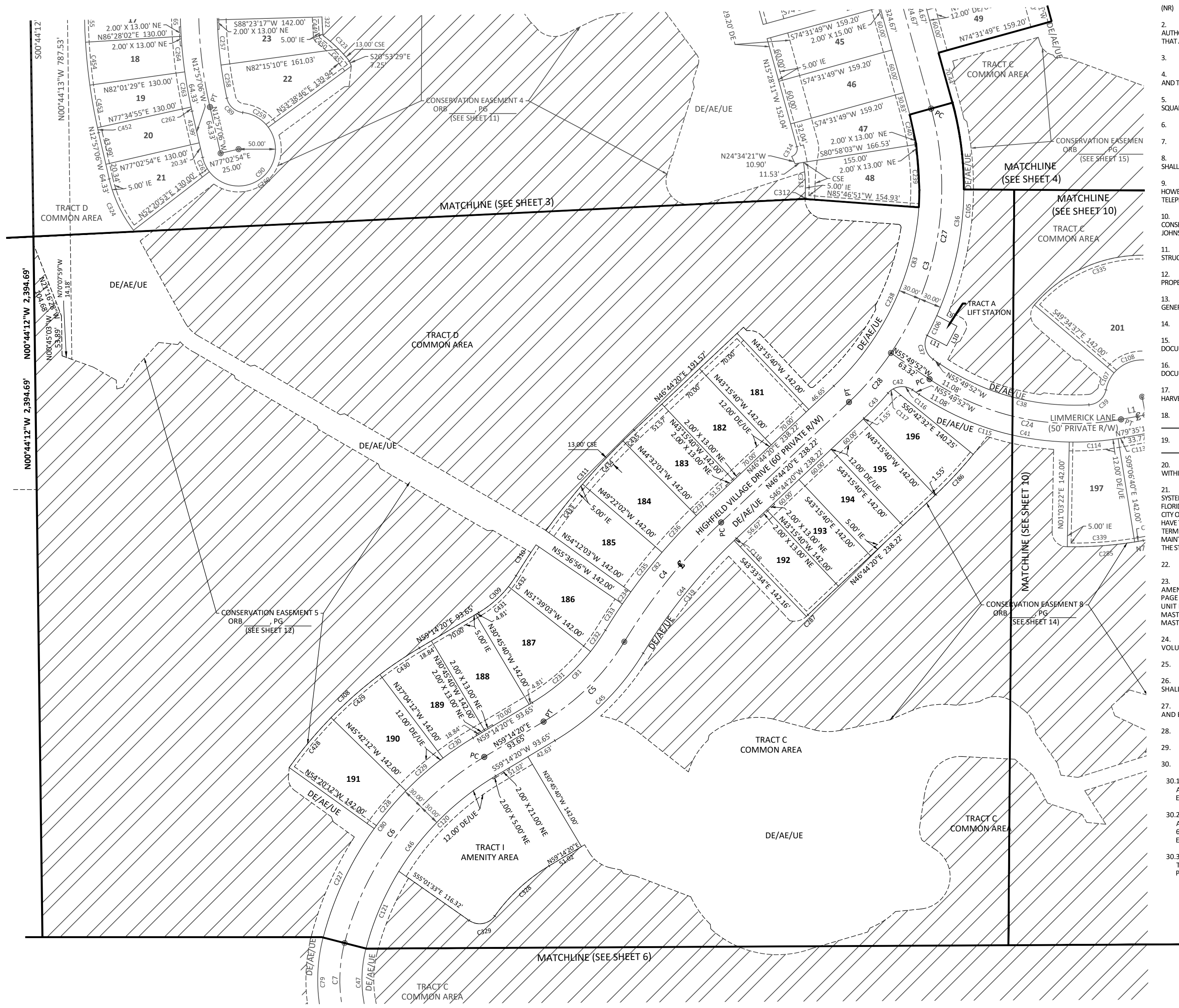
1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
(NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
2. 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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.280833333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT.
11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.022, F.A.C. AND BE APPROVED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
23. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6393, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1593, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
30. REAR SETBACKS:
30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

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LEGEND			
AE	- ACCESS EASEMENT	POB	- POINT OF BEGINNING
C	- CENTERLINE SYMBOL	POC	- POINT OF COMMENCEMENT
Δ	- CENTRAL ANGLE	PRM	- PERMANENT REFERENCE MONUMENT
CSE	- COMPENSATING STORAGE EASEMENT	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
DE	- DRAINAGE EASEMENT	PT	- POINT OF TANGENCY
L	- LENGTH	R	- RADIUS
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	R/W	- RIGHT-OF-WAY
NE	- NON-VEHICULAR ACCESS EASEMENT	UE	- UTILITY EASEMENT
NR	- NON RADIAL	IE	- IRRIGATION EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PG	- PAGE		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	400.00	62°12'31"	434.30	N15°38'04"E	413.28	C286	5272.00	7°36'54"	74.35	N43°00'54"E	74.30
C5	280.00	15°21'11"	155.01	N15°38'04"E	208.39	C287	74.40	17°36'55"	51.17	S43°29'47"W	31.17
C6	415.00	44°42'43"	323.85	N36°52'59"E	315.70	C308	587.00	23°34'33"	241.54	S47°29'04"W	330.83
C7	400.00	42°38'19"	346.54	N36°52'59"E	335.81	C309	148.00	27°51'12"	71.95	S45°18'44"W	73.24
C8	400.00	12°34'12"	87.76	S40°27'14"W	87.58	C310	952.00	17°29'56"	49.83	N25°51'06"E	49.84
C9	430.00	42°19'46"	324.18	N36°52'59"E	317.49	C311	952.00	10°56'23"	181.77	S47°16'08"W	181.49
C10	430.00	42°19'46"	324.18	N36°52'59"E	317.49	C312	148.00	12°50'44"	101.10	N47°29'13"E	100.37
C11	25.00	88°41'28"	36.52	N82°19'24"E	33.36	C313	25.00	89°34'21"	33.08	N80°11'16"E	35.27
C12	430.00	15°21'11"	155.01	S43°35'30"W	46.57	C428	587.00	18°30'00"	88.45	N39°58'48"E	88.37
C13	430.00	15°21'11"	155.01	S43°35'30"W	46.57	C429	587.00	18°30'00"	88.45	N39°58'48"E	88.37
C14	750.00	15°21'11"	200.97	N39°09'44"E	200.37	C430	587.00	18°30'00"	88.45	N39°58'48"E	88.37
C15	430.00	15°21'11"	155.01	N45°18'44"E	168.48	C431	148.00	10°53'24"	71.95	S45°29'20"W	73.66
C16	385.00	44°42'43"	300.44	N36°52'59"E	292.88	C432	148.00	6°57'48"	17.99	S34°52'02"W	17.98
C17	445.00	44°42'43"	344.25	S45°18'44"E	338.52	C433	252.00	15°50'01"	80.31	S38°12'57"W	80.29
C18	290.00	27°51'12"	140.98	S45°18'44"E	139.59	C434	952.00	4°50'01"	80.31	S43°02'58"W	80.29
C19	810.00	15°21'11"	217.05	N39°09'44"E	216.40	C435	952.00	1°16'21"	21.14	N46°06'09"E	21.14
C20	430.00	42°19'46"	324.18	S45°18'44"E	317.49						
C21	430.00	42°19'46"	324.18	S45°18'44"E	317.49						
C22	430.00	42°19'46"	324.18	S45°18'44"E	317.49						
C23	430.00	42°19'46"	324.18	S45°18'44"E	317.49						
C24	430.00	42°19'46"	324.18	S45°18'44"E	317.49						
C25	430.00	42°19'46"	324.18	S45°18'44"E	317.49						
C26	430.00	42°19'46"	324.18	S45°18'44"E	317.49						
C27	430.00	42°19'46"	324.18	S45°18'44"E	317.49						
C28	445.00	8°38'00"	67.05	N39°58'48"E	66.99						
C29	445.00	8°38'00"	67.05	N39°58'48"E	66.99						
C30	445.00	8°38'00"	67.05	N39°58'48"E	66.99						
C31	290.00	20°53'24"	105.73	S48°27'39"W	105.15						
C32	290.00	20°53'24"	105.73	S48°27'39"W	105.15						
C33	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C34	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C35	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C36	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C37	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C38	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C39	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C40	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C41	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C42	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C43	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C44	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C45	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C46	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C47	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C48	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C49	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C50	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C51	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C52	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C53	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C54	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C55	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C56	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C57	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C58	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C59	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C60	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C61	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C62	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C63	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C64	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C65	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C66	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C67	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C68	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C69	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C70	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C71	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C72	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C73	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C74	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C75	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C76	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C77	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C78	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C79	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C80	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C81	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C82	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C83	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C84	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C85	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C86	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C87	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C88	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C89	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C90	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C91	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C92	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C93	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C94	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C95	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C96	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C97	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C98	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C99	810.00	2°59'56"	42.39	S27°03'06"W	42.39						
C100	810.00	2°59'56"	42.39	S27°03'06"W	42.39						

LINE	BEARING	DISTANCE
L1	S62°08'29"E	11.00
L10	S27°51'35"W	30.00
L11	N62°08'25"W	30.00

- GENERAL NOTES:
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
 - DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
 - DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
 - DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
 - NOTICE: THIS PLAN 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 PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
 - ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 - BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
 - ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
 - THIS PLAN IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAN: FRONT LOT AND PARCEL LINES (STREET FRONTAGE); 12.00 FEET WIDE.
 - UTILITY EASEMENTS PROVIDED ON THIS PLAN INCLUDE 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.
 - ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT.
 - THE TERM "UTILITIES" AS USED ON THIS PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
 - ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 - THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 - ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 - THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
 - THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
 - RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
 - THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
 - THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
 - DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAN SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAN.
 - WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAN, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 - WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAN.
 - THIS PLAN IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4801, AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6959, PAGE 1453, AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RE

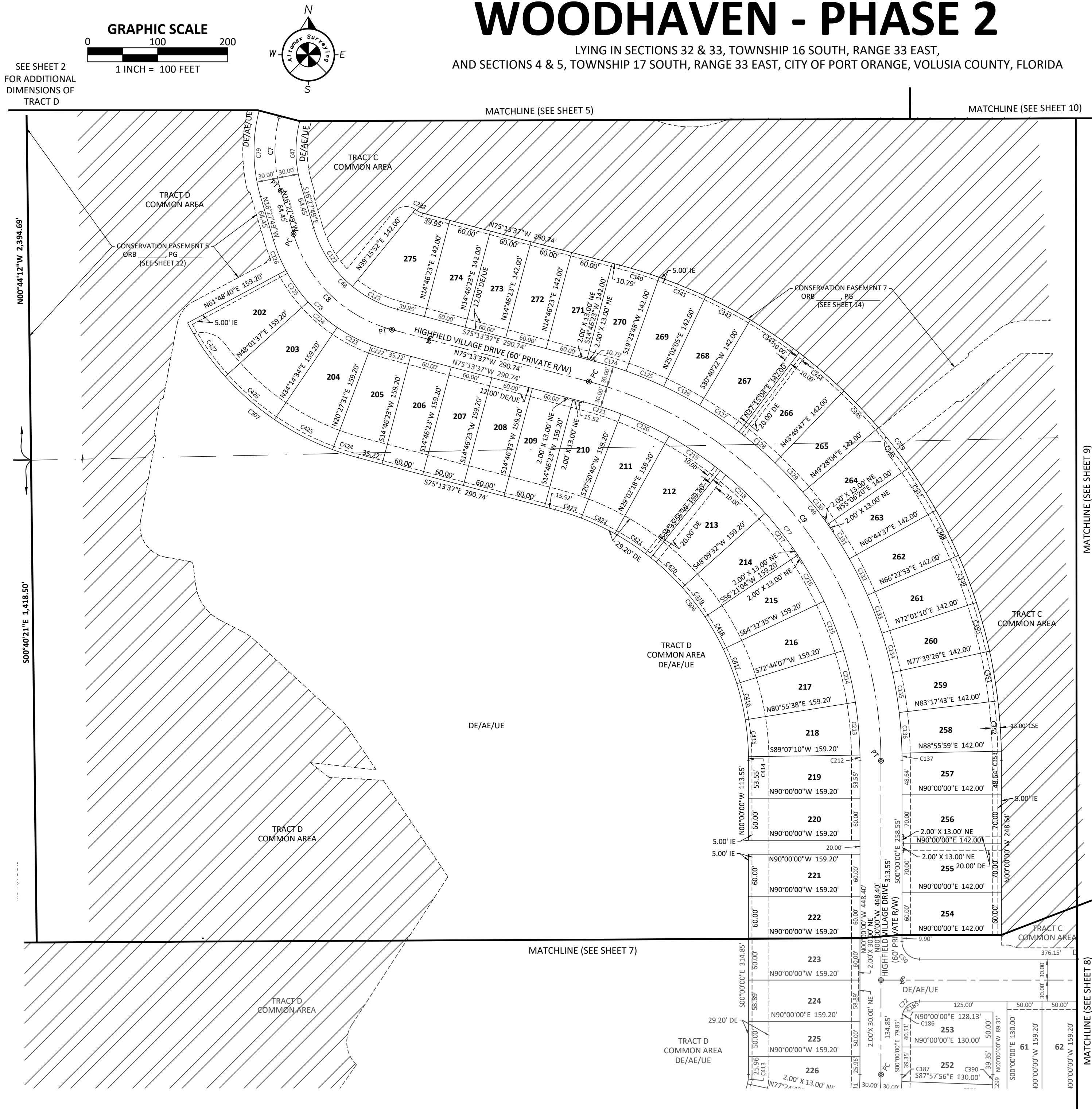
WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 6 OF 18

MAP BOOK

PAGE



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	200.00'	180°59'27"	108.18'	N00°58'06"W	106.86'	C288	128.00'	124°50'30"	111.97'	N69°58'52"W	111.88'
C8	200.00'	58°45'48"	205.12'	N45°50'43"W	196.25'	C289	132.00'	75°13'37"	96.109'	N37°36'49"W	89.533'
C9	160.00'	75°13'37"	175.76'	N37°36'49"W	163.57'	C290	130.00'	75°13'37"	98.855'	N37°36'49"W	91.881'
C40	170.00'	30°59'37"	91.985'	N00°58'06"W	90.83'	C307	389.20'	47°02'11"	333.59'	S51°42'28"E	310.624'
C41	160.00'	58°45'48"	174.35'	N45°50'43"W	166.81'	C310	132.00'	47°02'11"	99.077'	S72°58'42"E	89.066'
C42	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C341	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C43	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C342	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C44	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C343	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C45	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C344	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C46	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C345	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C47	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C346	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C48	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C347	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C49	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C348	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C50	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C349	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C51	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C350	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C52	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C351	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C53	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C352	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C54	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C353	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C55	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C354	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C56	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C355	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C57	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C356	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C58	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C357	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C59	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C358	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C60	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C359	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C61	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C360	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C62	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C361	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C63	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C362	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C64	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C363	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C65	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C364	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C66	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C365	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C67	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C366	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C68	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C367	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C69	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C368	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C70	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C369	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C71	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C370	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C72	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C371	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C73	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C372	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C74	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C373	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C75	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C374	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C76	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C375	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C77	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C376	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C78	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C377	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C79	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C378	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C80	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C379	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C81	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C380	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C82	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C381	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C83	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C382	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C84	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C383	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C85	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C384	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C86	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C385	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C87	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C386	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C88	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C387	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C89	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C388	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C90	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C389	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C91	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C390	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C92	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C391	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C93	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C392	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C94	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C393	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C95	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C394	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C96	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C395	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C97	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C396	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C98	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C397	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C99	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C398	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C100	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C399	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C101	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C400	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C102	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C401	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C103	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C402	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C104	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C403	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C105	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C404	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C106	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C405	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C107	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C406	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C108	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C407	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C109	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C408	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C110	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C409	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C111	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C410	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C112	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C411	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C113	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C412	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C114	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C413	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C115	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C414	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C116	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C415	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C117	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C416	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C118	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C417	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C119	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C418	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C120	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C419	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C121	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C420	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C122	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C421	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C123	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C422	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C124	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C423	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C125	160.00'	75°13'37"	174.65'	N37°36'49"W	170.19'	C424	132.00'	5°38'17"	72.03'	S67°47'03"E	72.000'
C126	160.00'	75°13'37"	174.65'	N37°36'49"W							

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 7 OF 18

MAP BOOK

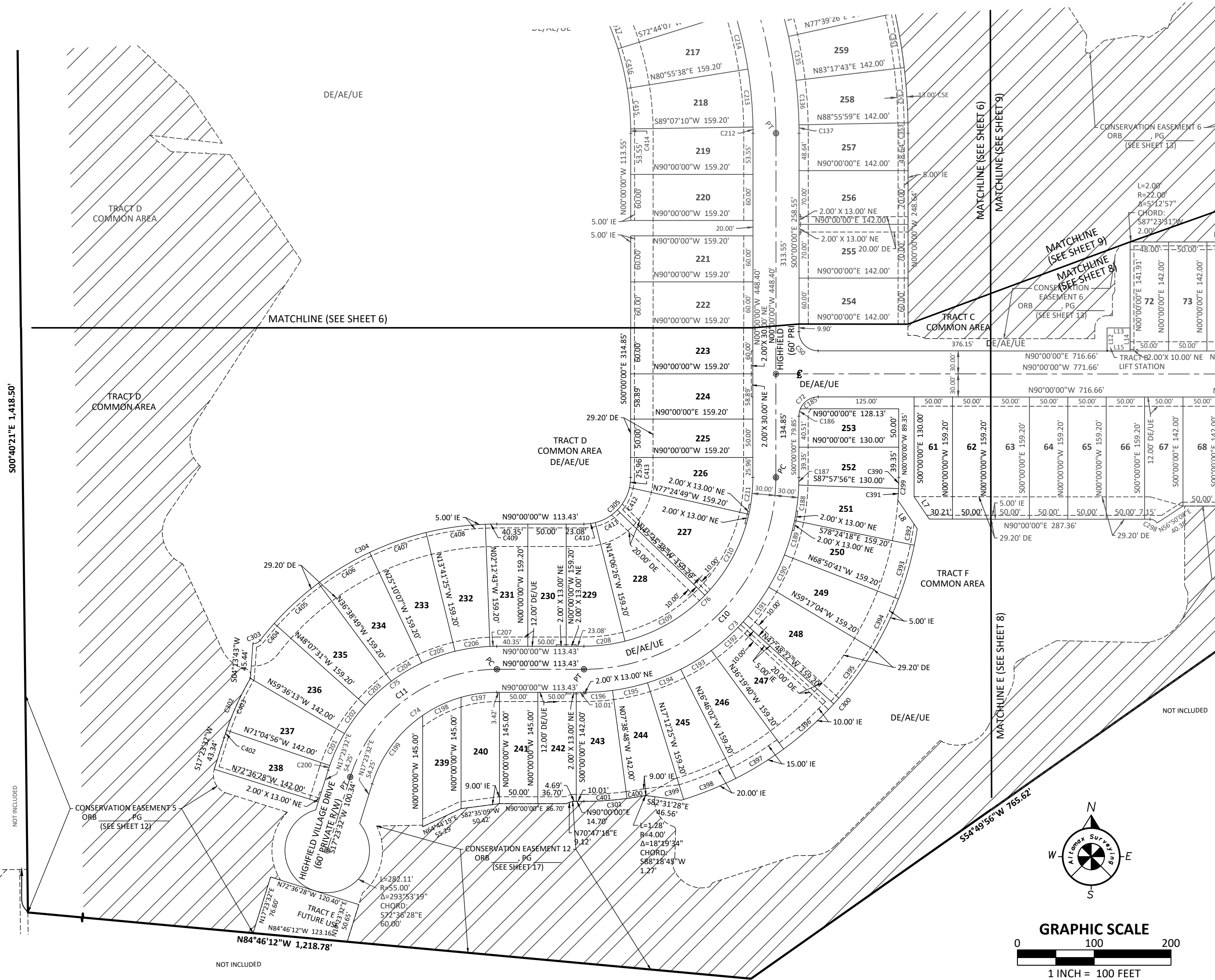
PAGE

GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
2. DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
3. DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"

(NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

2. 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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.280833333333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LEND ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
23. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 59-158).
27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
30. REAR SETBACKS:
 - 30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	150.00'	90.000°	39.27'	N45°00'00"	55.55'	C29	410.00'	120°04'04"	14.56'	N03°01'02"	14.56'
C11	250.00'	72°36'28"	253.45'	S53°41'46"	236.83'	C30	430.20'	64°7'26"	494.10'	N40°58'50"	468.45'
C12	150.00'	90.000°	39.27'	N45°00'00"	55.55'	C31	422.00'	105°51'00"	75.92'	N69°54'29"	39.80'
C13	250.00'	90.000°	39.27'	N45°00'00"	55.55'	C32	372.00'	113°00'14"	84.43'	S23°53'39"	84.25'
C14	170.00'	72°36'28"	215.43'	N53°41'46"	201.30'	C33	10.80'	95°34'58"	0.62'	S23°54'14"	13.24'
C15	230.00'	72°36'28"	291.47'	S53°41'46"	272.35'	C34	389.20'	52°21'15"	355.63'	N63°49'23"	343.39'
C16	220.00'	90.000°	145.38'	S45°00'00"	111.13'	C35	60.80'	90°00'00"	35.50'	N45°00'00"	85.98'
C17	250.00'	90.000°	145.38'	S45°00'00"	111.13'	C36	410.00'	120°04'04"	14.56'	N03°01'02"	14.56'
C18	250.00'	90.000°	145.38'	S45°00'00"	111.13'	C37	410.00'	120°04'04"	14.56'	N03°01'02"	14.56'
C19	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C38	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C20	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C39	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C21	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C40	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C22	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C41	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C23	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C42	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C24	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C43	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C25	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C44	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C26	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C45	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C27	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C46	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C28	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C47	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C29	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C48	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C30	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C49	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C31	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C50	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C32	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C51	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C33	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C52	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C34	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C53	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C35	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C54	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C36	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C55	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C37	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C56	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C38	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C57	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C39	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C58	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C40	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C59	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C41	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C60	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C42	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C61	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C43	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C62	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C44	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C63	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C45	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C64	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C46	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C65	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C47	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C66	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C48	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C67	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C49	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C68	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C50	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C69	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C51	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C70	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C52	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C71	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C53	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C72	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C54	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C73	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C55	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C74	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C56	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C75	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C57	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C76	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C58	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C77	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C59	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C78	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C60	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C79	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C61	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C80	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C62	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C81	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C63	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C82	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C64	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C83	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C65	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C84	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C66	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C85	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C67	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C86	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C68	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C87	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C69	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C88	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C70	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C89	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C71	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C90	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C72	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C91	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C73	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C92	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C74	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C93	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C75	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C94	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C76	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C95	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C77	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C96	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C78	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C97	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C79	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C98	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C80	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C99	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'
C81	280.00'	90.000°	145.38'	S45°00'00"	111.13'	C100	430.20'	93°33'37"	73.28'	N16°22'30"	73.20'

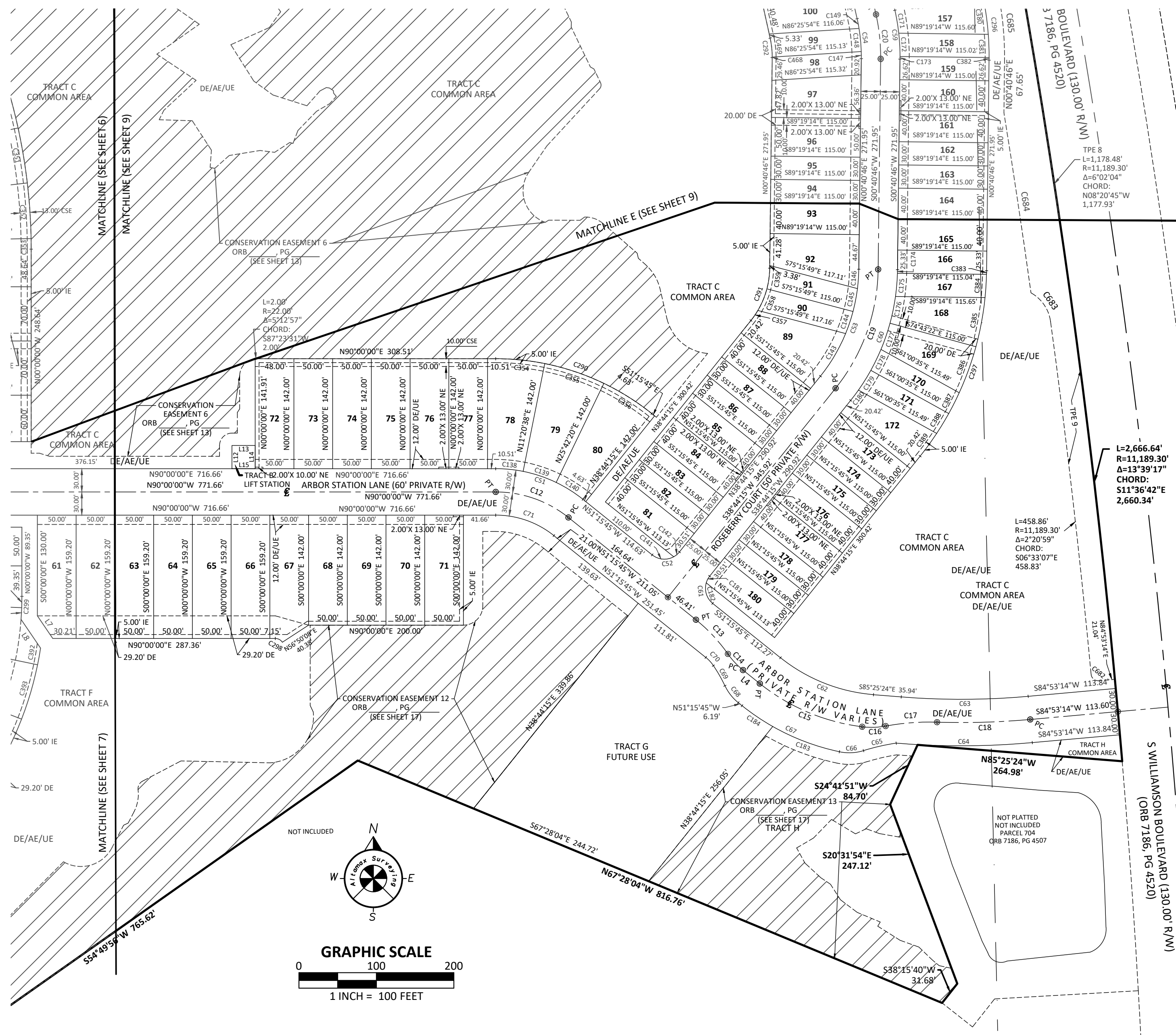
WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

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GENERAL NOTES

- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.

7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.

9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.

10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.

11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.

12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.

14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.

16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.

17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.

18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK PAGE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.

21. WOODHAVEN WATER ZAT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE WATER WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. THE CITY OF PORT ORANGE, FLORIDA, SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE WATER WITHIN THE BOUNDARIES OF THE CITY OF PORT ORANGE, FLORIDA. THE CITY OF PORT ORANGE, FLORIDA, SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO USE ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN WATER ZAT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE, FLORIDA, SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE WATER WITHIN THE BOUNDARIES OF THIS PLAT, WHICH COMPLIES WITH SECTION 46C-42.02(7), F.A.C., AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.

23. THIS PLAN IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA.

24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER

26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).

27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.

28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

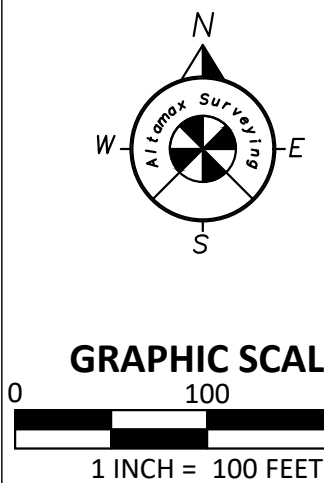
29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS

30. REAR SETBACKS:

- 30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

- 30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

- 30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

[illegible]

LINE	BEARING	DISTANCE
L3	S00°49'59"E	25.00'
L292	N42°47'37"E	22.92'
L293	N62°16'53"W	27.40'

LEGEND

MENT	POB	- POINT OF BEGINNING
	POC	- POINT OF COMMENCEMENT
	PRM	- PERMANENT REFERENCE MONUMENT
	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
	PT	- POINT OF TANGENCY
MENT	R	- RADIUS
	RPE	- TREE PRESERVATION EASEMENT
	R/W	- RIGHT-OF-WAY
	UE	- UTILITY EASEMENT
	IE	- IRRIGATION EASEMENT

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

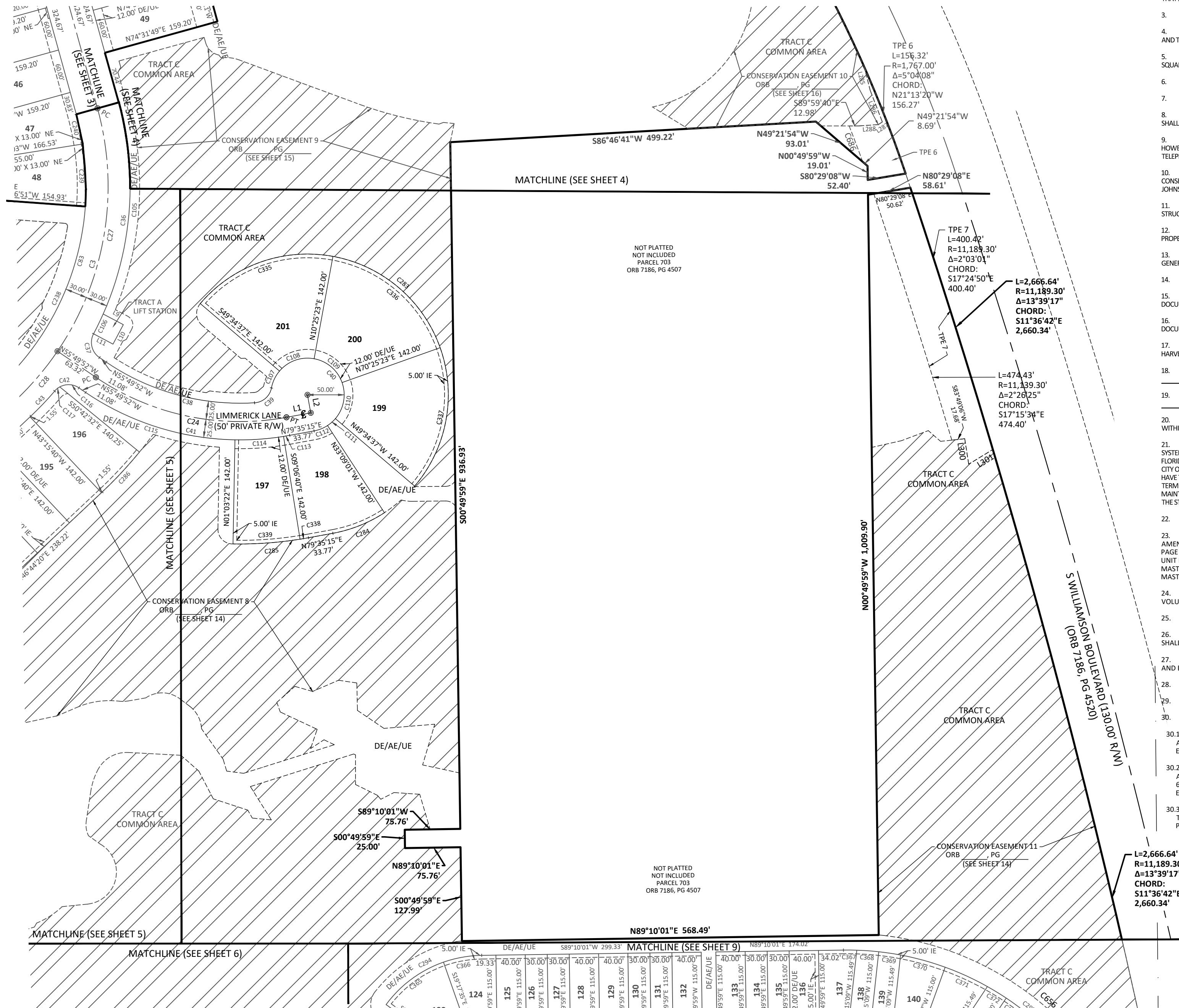
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MAP BOOK

PAGE

GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
2. 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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE); 12.00 FEET WIDE.
9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.02(7), F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
23. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301, AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453, AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
30. REAR SETBACKS:
 - 30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

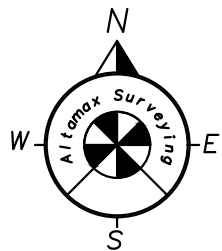


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	350.00'	44°44'53"	122.33'	N78°07'19"W	386.51'
C38	325.00'	37°39'50"	213.64'	S74°39'47"E	209.82'
C39	25.00'	75°40'00"	33.02'	N48°40'18"E	30.61'
C40	50.00'	248°44'54"	237.07'	N48°47'14"W	24.54'
C41	375.00'	44°34'53"	291.78'	S78°07'49"E	284.48'
C100	50.00'	25°35'00"	25.82'	N25°37'51"E	25.53'
C108	50.00'	60°00'00"	52.36'	N70°25'23"E	50.00'
C109	50.00'	60°00'00"	52.36'	N69°34'37"W	50.00'
C110	50.00'	60°00'00"	52.36'	S10°25'23"W	50.00'
C111	50.00'	18°25'35"	14.34'	S48°38'11"W	14.27'
C114	50.00'	25°44'10"	18.84'	S48°13'07"W	18.71'
C113	375.00'	1°38'06"	8.52'	S80°14'18"W	8.52'
C112	125.00'	10°10'01"	66.84'	N85°32'41"E	66.46'
C283	192.00'	180°00'00"	603.13'	N49°34'37"W	384.00'
C284	192.00'	174°44'16"	76.40'	N48°13'07"E	75.70'
C285	517.00'	11°28'07"	103.49'	S85°19'18"W	103.31'
C335	192.00'	60°00'00"	201.06'	S70°25'23"W	192.00'
C336	192.00'	60°00'00"	201.06'	S49°34'37"E	192.00'
C337	192.00'	60°00'00"	201.06'	S10°25'23"W	192.00'
C338	517.00'	11°28'07"	103.49'	S80°14'18"W	103.31'
C339	517.00'	10°10'01"	91.74'	S85°32'41"W	91.62'

LINE	BEARING	DISTANCE
L1	S79°35'15"W	33.77'
L2	S10°24'45"E	125.00'

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

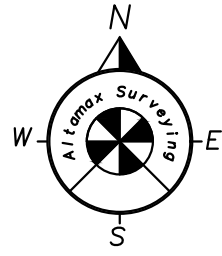
GRAPHIC SCALE
0 100 200
1 INCH = 100 FEET



AE	- ACCESS EASEMENT	POB	- POINT OF BEGINNING
C	- CENTERLINE SYMBOL	POC	- POINT OF COMMENCEMENT
Δ	- CENTRAL ANGLE	PRM	- PERMANENT REFERENCE MONUMENT
CSE	- COMPENSATING STORAGE EASEMENT	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
DE	- DRAINAGE EASEMENT	PT	- POINT OF TANGENCY
L	- LENGTH	R	- RADIUS
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	R/W	- RIGHT-OF-WAY
NE	- NON-VEHICULAR ACCESS EASEMENT	UE	- UTILITY EASEMENT
NR	- NON RADIAL	IE	- IRRIGATION EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PG	- PAGE		

WOODHAVEN - PHASE 2

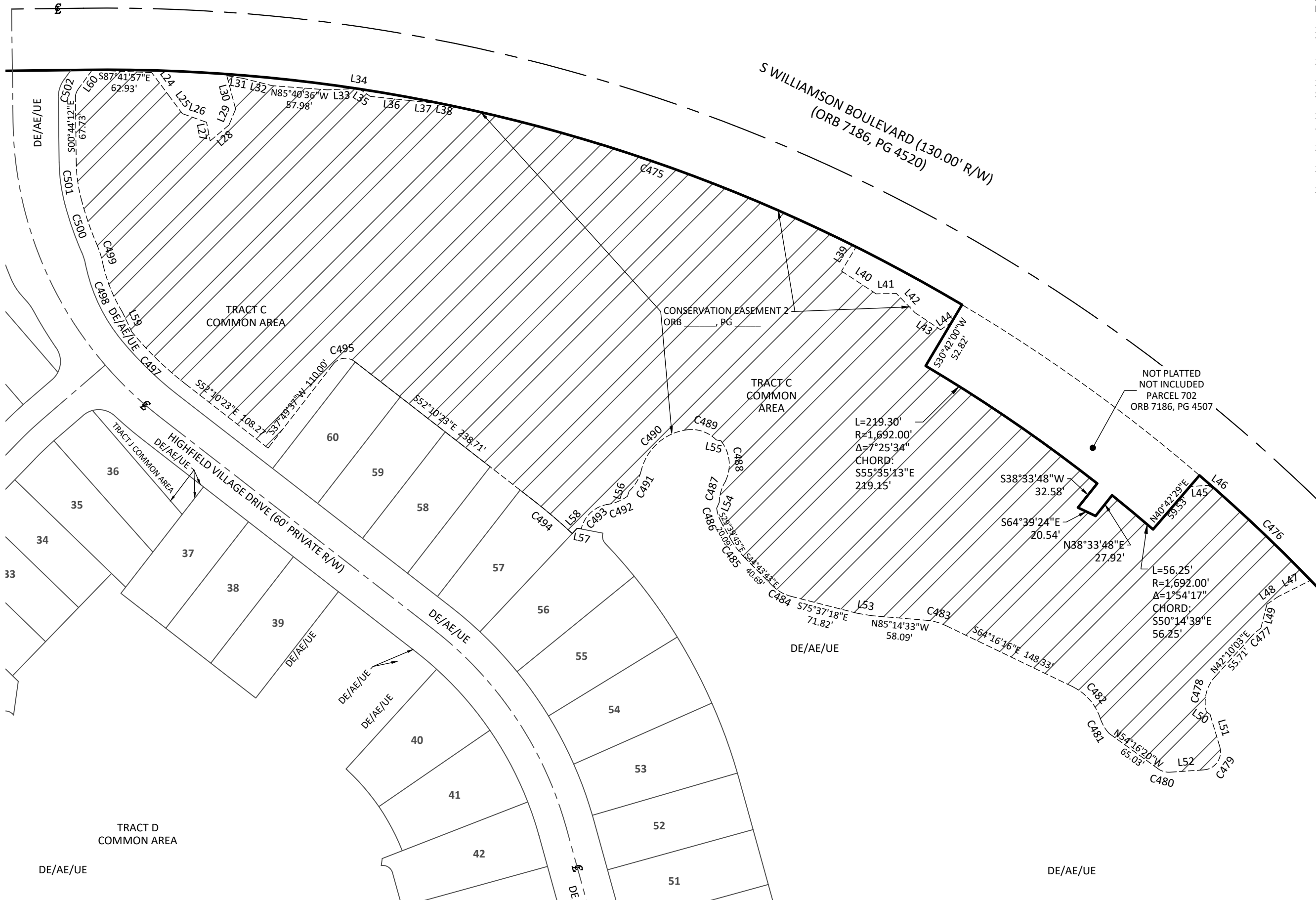
LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



GRAPHIC SCALE
0 100 200
1 INCH = 100 FEET

LINE	BEARING	DISTANCE
L16	N01°48'01"W	17.49'
L17	N43°01'14"W	41.49'
L18	N64°20'10"W	29.50'
L19	S42°43'01"E	17.49'
L20	S12°53'44"E	1.79'
L21	S42°31'17"E	43.61'
L22	S57°03'08"E	34.90'
L23	N21°31'50"W	7.77'
L24	S36°46'01"E	30.41'
L25	N36°37'05"W	23.50'
L26	N70°24'41"W	22.12'
L27	N11°02'21"W	20.01'
L28	N49°49'33"E	25.92'
L29	S24°47'55"W	18.14'
L30	S14°42'31"E	36.47'
L31	N80°25'20"W	17.81'
L32	S75°52'08"E	31.29'
L33	S87°30'02"W	30.53'
L34	S81°35'04"E	37.73'
L35	S35°25'30"E	13.57'
L36	S83°46'24"E	41.44'
L37	N84°19'03"W	32.43'
L38	N80°35'00"W	19.05'
L39	N31°12'01"E	29.75'
L40	N56°36'11"W	41.61'
L41	N89°02'00"E	21.41'
L42	N44°11'57"W	28.41'
L43	N89°24'52"W	19.21'
L44	S55°40'30"W	14.03'
L45	S86°17'19"W	19.33'
L46	N55°17'11"W	16.37'
L47	N63°18'11"E	17.69'
L48	N56°19'04"E	14.97'
L49	N14°05'48"E	26.23'
L50	N51°40'07"W	47.73'
L51	N16°40'01"W	35.59'
L52	N86°08'50"E	18.57'
L53	S85°25'56"E	15.60'
L54	N24°55'09"E	16.01'
L55	N78°16'00"W	5.04'
L56	N17°29'11"E	15.50'
L57	N29°04'00"W	47.29'
L58	N43°12'55"E	77.73'
L59	S25°36'14"E	12.09'
L60	S35°58'00"W	75.34'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C470	452.29'	16°50'04"	132.89'	N08°43'23"W	132.41'
C471	2.00'	66°20'55"	16.24'	S16°01'42"W	2.19'
C472	580.00'	5°06'19"	51.68'	S46°39'00"W	51.66'
C473	767.00'	12°53'57"	806.24'	N33°38'36"E	304.23'
C474	43.00'	32°30'10"	24.39'	S86°38'39"E	24.07'
C475	1,767.00'	14°47'39"	456.25'	N70°49'13"W	454.99'
C476	1,767.00'	4°14'53"	131.01'	N46°11'38"W	130.98'
C477	45.35'	18°37'38"	14.74'	N48°13'18"E	14.68'
C478	40.00'	56°46'38"	39.64'	N13°46'44"E	38.04'
C479	19.00'	102°48'51"	34.09'	N34°44'25"E	29.70'
C480	19.00'	35°44'46"	11.80'	N75°03'47"W	11.61'
C481	43.00'	24°37'45"	18.49'	S50°25'19"E	18.34'
C482	57.00'	46°09'54"	45.93'	S41°11'19"E	44.69'
C483	57.00'	20°58'17"	20.86'	N46°42'25"E	20.75'
C484	43.00'	30°53'35"	23.18'	S60°10'31"E	22.91'
C485	43.00'	12°03'58"	14.45'	S77°11'44"E	14.30'
C486	43.00'	22°18'30"	16.74'	S18°30'30"E	16.64'
C487	45.76'	29°26'18"	23.51'	S16°29'51"W	23.25'
C488	40.00'	64°52'00"	45.39'	S66°15'47"E	42.91'
C489	37.00'	52°33'48"	33.84'	N71°07'14"W	32.67'
C490	37.00'	69°08'71"	68.78'	N48°11'39"E	64.60'
C491	43.00'	33°54'38"	25.45'	S50°34'44"W	25.08'
C492	46.01'	28°42'16"	24.95'	N68°00'24"E	23.80'
C493	34.00'	66°01'24"	39.18'	N46°05'32"E	37.05'
C494	572.00'	5°23'18"	52.39'	N49°18'44"W	52.77'
C495	16.00'	30°00'00"	16.13'	S87°49'37"W	16.03'
C496	2.17'	81°20'13"	3.08'	N82°49'37"E	2.83'
C497	336.00'	14°40'58"	178.80'	S45°40'54"E	178.64'
C498	164.00'	18°44'36"	153.05'	S27°15'48"E	153.41'
C499	101.21'	12°22'54"	11.98'	N13°42'41"W	11.90'
C500	339.33'	8°34'07"	50.75'	S19°11'05"E	50.70'
C501	164.00'	14°09'50"	40.54'	S07°49'07"E	40.44'
C502	14.00'	36°42'14"	18.57'	N17°16'24"E	18.24'



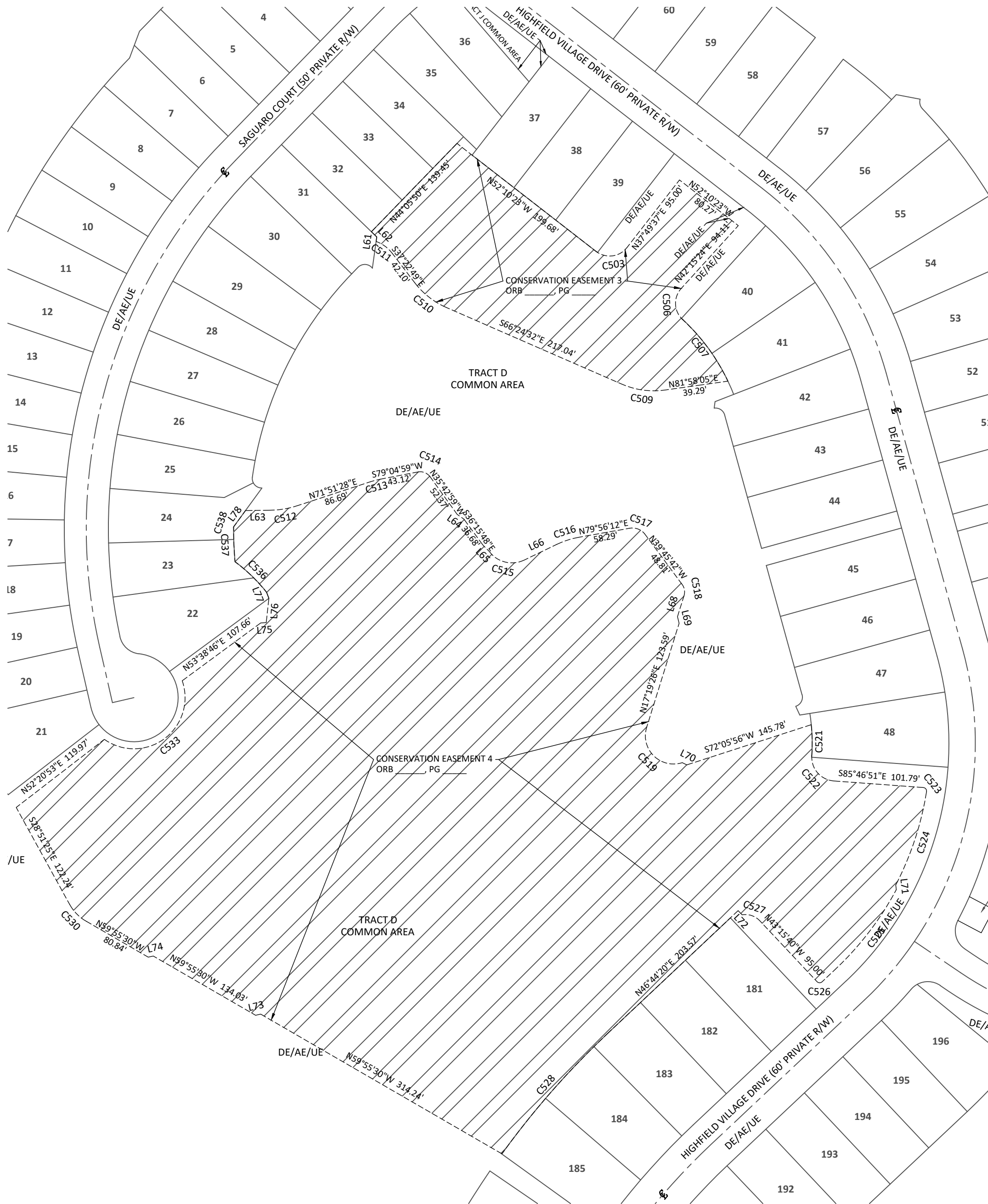
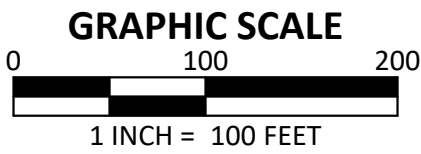
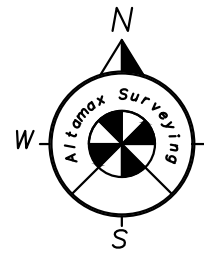
- GENERAL NOTES:
1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
 2. DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
 3. DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
2. 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 VOLUSIA COUNTY, FLORIDA.
 3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
 5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
 7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
 8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE); 12.00 FEET WIDE.
 9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
 10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT.
 11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
 12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
 16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
 17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
 18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
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 24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
 26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
 27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
 28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
 30. REAR SETBACKS:
 - 30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 51 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

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AE	- ACCESS EASEMENT	POB	- POINT OF BEGINNING
C	- CENTERLINE SYMBOL	POC	- POINT OF COMMENCEMENT
Δ	- CENTRAL ANGLE	PRM	- PERMANENT REFERENCE MONUMENT
CSE	- COMPENSATING STORAGE EASEMENT	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
DE	- DRAINAGE EASEMENT	PT	- POINT OF TANGENCY
L	- LENGTH	R	- RADIUS
LB	- LICENSED BUSINESS	R/P	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	R/W	- RIGHT-OF-WAY
NE	- NON-VEHICULAR ACCESS EASEMENT	UE	- UTILITY EASEMENT
NR	- NON RADIAL	IE	- IRRIGATION EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PG	- PAGE		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



LINE BEARING	DISTANCE
L61 N07°57'41"E	5.20'
L62 S45°54'10"E	8.47'
L63 N08°11'10"E	12.71'
L64 N54°42'08"W	9.48'
L65 S45°00'54"E	19.88'
L66 N64°16'45"E	40.81'
L67 N29°24'45"W	12.27'
L68 N17°19'20"E	15.17'
L69 S13°46'01"E	17.75'
L70 N05°12'03"W	5.19'
L71 S08°13'41"E	5.36'
L72 S49°15'40"E	6.59'
L73 N77°41'35"E	5.93'
L74 S77°08'19"W	5.87'
L75 S08°04'13"W	6.46'
L76 S10°03'32"E	7.69'
L77 S09°53'20"E	17.25'
L78 S36°08'18"W	12.27'

CURVE [RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C503 25.00'	89°59'59"	39.27'	N82°49'36"E	35.36'
C504 2.00'	90°00'00"	13.14'	N82°49'37"E	12.83'
C505 2.00'	94°25'47"	13.30'	S04°57'30"E	2.94'
C506 15.00'	86°52'42"	19.09'	N03°30'55"W	35.21'
C507 228.00'	71°15'05"	84.57'	N36°39'54"W	84.08'
C508 2.00'	108°00'22"	3.77'	S27°57'52"W	3.28'
C509 15.00'	31°37'24"	10.23'	N84°13'13"W	49.59'
C510 91.00'	29°01'43"	46.10'	N51°53'41"W	45.61'
C511 60.30'	82°17'06"	122.81'	S53°05'11"E	125.51'
C512 101.48'	18°08'42"	32.08'	S80°31'28"W	31.95'
C513 164.80'	71°13'11"	111.85'	S75°28'13"W	111.85'
C514 14.00'	64°39'13"	15.80'	S68°55'15"E	14.97'
C515 32.00'	78°27'26"	44.38'	N75°59'32"W	40.91'
C516 18.00'	15°39'27"	26.78'	S72°06'28"W	26.70'
C517 18.00'	60°18'06"	18.94'	S69°54'45"E	18.08'
C518 14.00'	97°05'08"	13.95'	N111°13'08"E	13.88'
C519 32.00'	125°13'30"	69.94'	N45°17'19"W	56.83'
C520 2.00'	102°12'06"	13.69'	S00°05'01"W	3.13'
C521 215.00'	8°41'18"	32.63'	S00°05'01"E	32.60'
C522 27.00'	88°31'34"	42.19'	N41°01'03"W	38.03'
C523 4.00'	94°40'19"	6.62'	N38°22'11"E	5.89'
C524 349.00'	18°22'32"	111.93'	N18°19'43"E	111.45'
C525 181.00'	18°35'44"	114.24'	S77°32'38"W	113.74'
C526 4.00'	90°00'00"	6.28'	S88°15'40"E	5.66'
C527 27.00'	36°36'39"	41.89'	S71°46'00"E	39.38'
C528 652.00'	36°39'01"	129.73'	N41°18'49"E	129.46'
C529 2.00'	84°09'00"	2.94'	S77°58'32"W	2.68'
C530 49.10'	37°01'27"	27.44'	N44°53'08"E	27.09'
C531 4.00'	81°12'18"	5.67'	N11°44'44"E	5.21'
C532 6.00'	70°12'06"	8.90'	N87°26'54"E	6.60'
C533 58.00'	139°06'19"	140.82'	S52°59'50"W	108.69'
C534 4.00'	70°17'06"	4.90'	N18°32'43"E	4.60'
C535 12.00'	55°03'48"	12.14'	S12°13'08"W	20.34'
C536 192.00'	14°55'13"	50.00'	S45°44'03"E	49.86'
C537 433.00'	6°09'00"	18.92'	S00°13'38"E	38.91'
C538 2.00'	35°57'25"	1.26'	S18°09'35"W	1.23'

SHEET 12 OF 18

MAP BOOK

PAGE

GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
(NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
2. 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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE); 12.00 FEET WIDE.
9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
23. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
30. REAR SETBACKS:
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30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

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LEGEND

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C	- CENTERLINE SYMBOL	POC	- POINT OF COMMENCEMENT
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PC	- POINT OF CURVATURE		
PG	- PAGE		

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

SHEET 13 OF 18

MAP BOOK

PAGE

GENERAL NOTES:

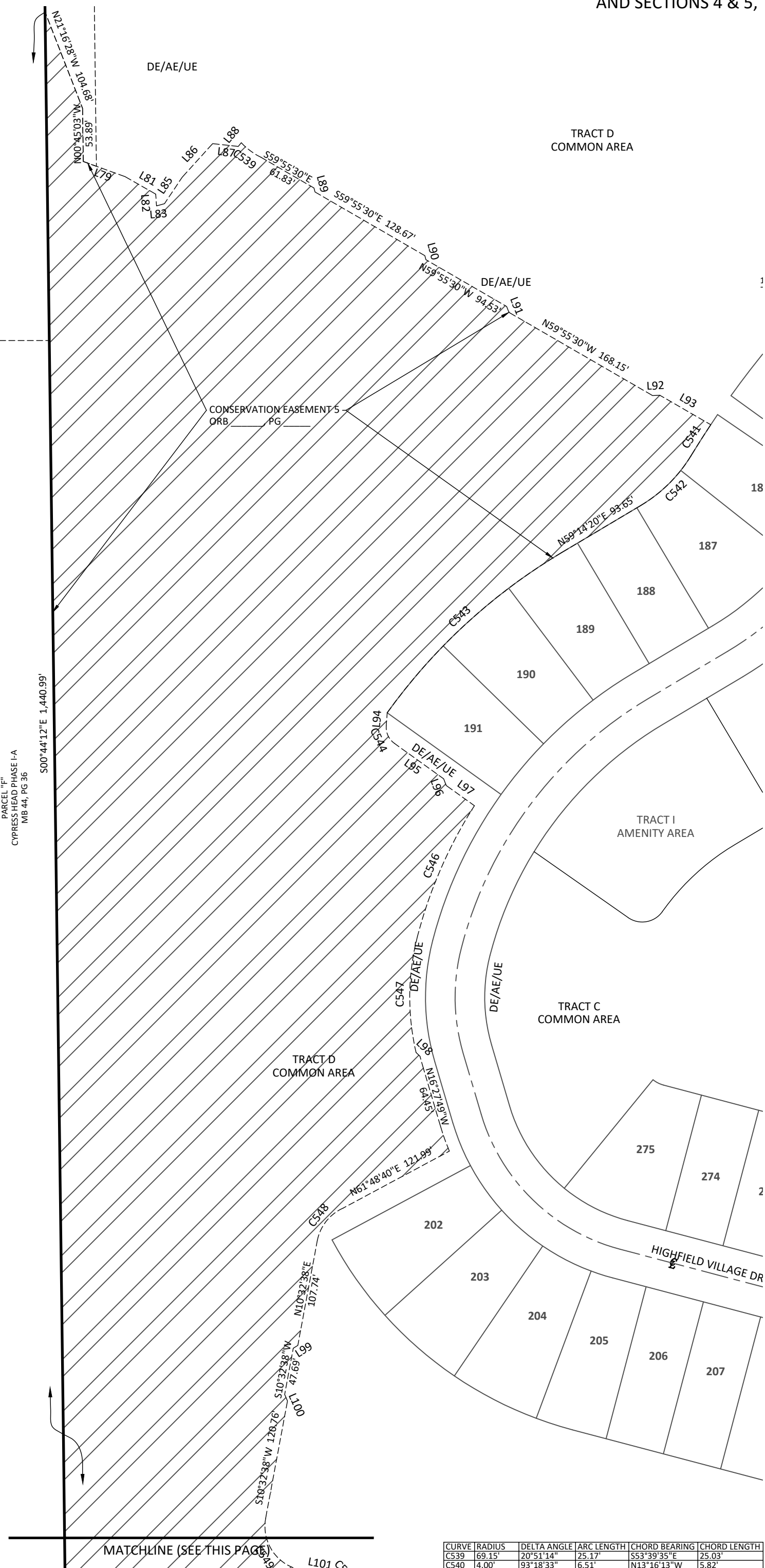
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- BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE); 12.00 FEET WIDE.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
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- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
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- TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
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- THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
- THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
- REAR SETBACKS:
 - THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

DE/AE

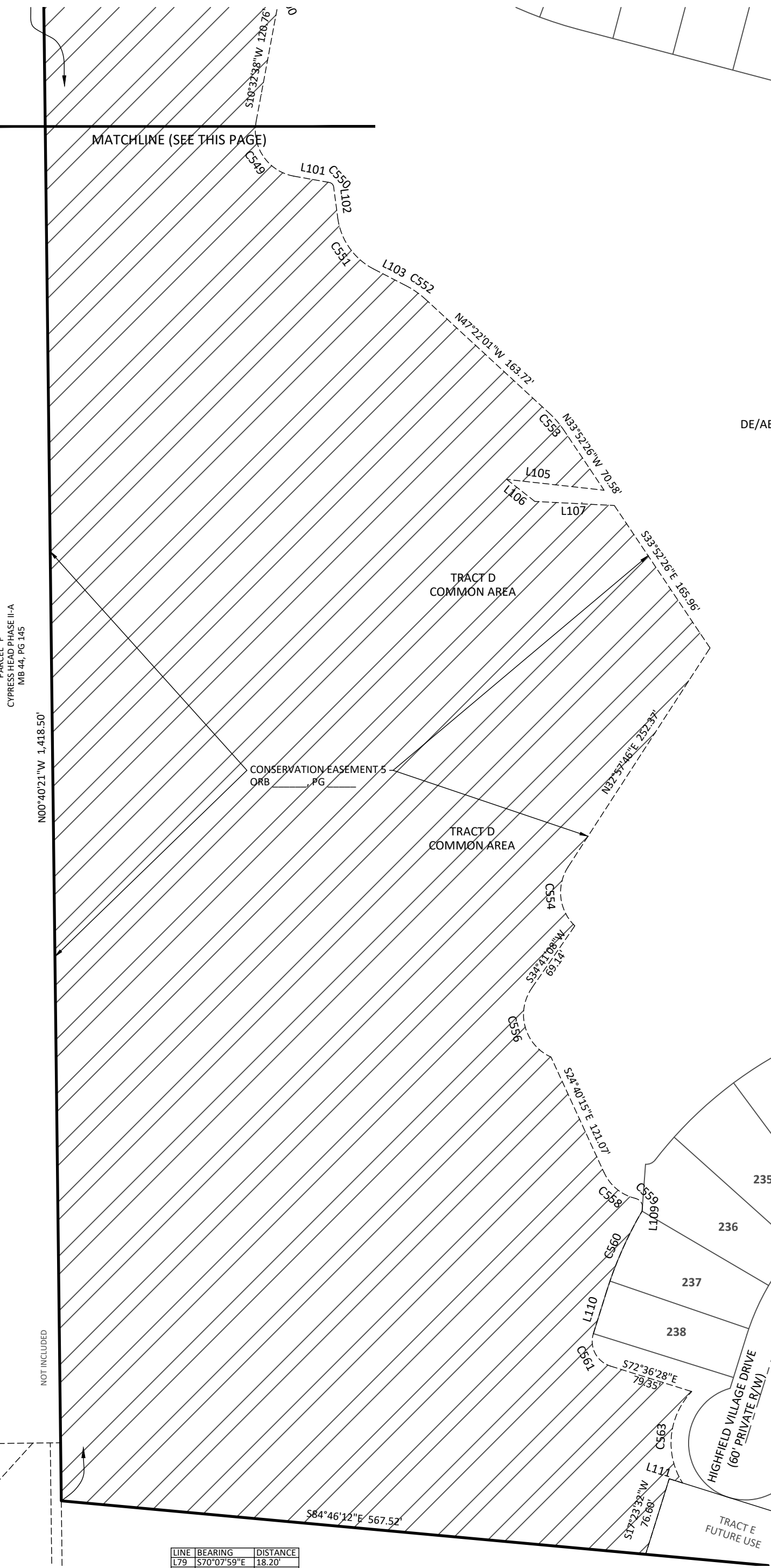
- THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
- THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.
- RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
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PREPARED BY:
Altamax Surveying
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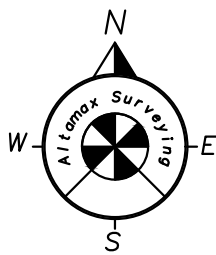
- | | | | |
|-----|------------------------------------|--------|---------------------------------|
| AE | - ACCESS EASEMENT | LEGEND | |
| PT | - CENTERLINE SYMBOL | PT | - POINT OF TANGENCY |
| A | - CENTRAL ANGLE | NE | - NON-VEHICULAR ACCESS EASEMENT |
| CSE | - COMPENSATING STORAGE EASEMENT | | |
| DE | - DRAINAGE EASEMENT | R | - RADIUS |
| L | - LENGTH | R/W | - RIGHT-OF-WAY |
| LB | - LICENSED BUSINESS | TPE | - TREE PRESERVATION EASEMENT |
| MB | - MAP BOOK | UE | - UTILITY EASEMENT |
| NR | - NON RADIAL | IE | - IRRIGATION EASEMENT |
| ORB | - OFFICIAL RECORDS BOOK | | |
| PC | - POINT OF CURVATURE | | |
| PCC | - POINT OF COMPOUND CURVATURE | | |
| PG | - PAGE | | |
| POB | - POINT OF BEGINNING | | |
| PRM | - PERMANENT REFERENCE MONUMENT | | |
| PSM | - PROFESSIONAL SURVEYOR AND MAPPER | | |



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C339	169.15	20°51'12"	65.17	S53°39'53"E	25.03
C340	4.00	93°18'33"	6.51	N13°10'33"W	5.82
C341	193.00	15°52'55"	33.21	S53°23'06"W	33.21
C342	148.00	27°51'13"	71.96	N45°18'44"E	71.24
C343	182.00	25°58'59"	74.53	N42°17'04"E	72.82
C344	20.00	58°45'02"	20.51	N24°57'41"W	19.62
C345	2.00	86°39'25"	3.07	N11°00'30"W	2.74
C346	1461.00	17°47'38"	143.18	S42°25'20"W	143.59
C347	246.00	27°39'12"	118.73	N00°42'03"E	117.58
C348	45.71	55°32'28"	44.14	N38°25'46"E	44.44
C349	45.00	30°12'41"	20.92	N34°39'00"W	19.86
C350	5.00	77°10'42"	6.31	N43°40'49"W	5.90
C351	165.00	35°16'49"	62.71	N35°09'20"W	60.31
C352	185.00	15°24'44"	72.89	S55°04'53"E	72.82
C353	165.00	15°29'16"	70.00	N40°17'11"E	68.31
C354	45.00	74°08'12"	58.23	N06°06'20"W	54.25
C355	5.00	75°51'28"	6.62	S03°14'30"E	6.12
C356	45.00	108°24'07"	77.28	N14°30'50"W	68.13
C357	5.00	39°02'44"	3.41	N44°11'37"W	3.34
C358	45.00	151°27'02"	40.80	N50°38'46"W	38.42
C359	9.00	63°25'26"	9.96	N44°54'34"W	9.46
C360	172.00	15°00'14"	64.43	N22°53'38"E	64.25
C361	25.00	30°00'00"	35.77	N27°36'28"W	35.36
C362	2.00	113°53'00"	3.98	S15°38'58"E	3.93
C363	172.00	17°47'49"	92.25	N08°26'47"E	86.38



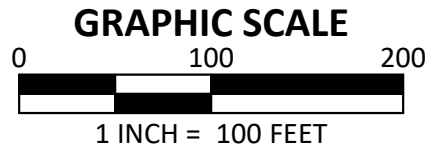
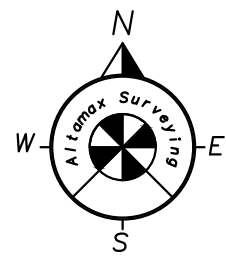
LINE	BEARING	DISTANCE
L179	S70°07'59"E	18.20
L180	N08°10'38"W	13.45
L181	N60°20'47"W	29.12
L182	N07°47'57"W	11.99
L183	S85°02'49"W	5.56
L184	S44°43'39"W	3.09
L185	S33°49'36"W	26.14
L186	S42°11'08"W	45.97
L187	N83°48'18"W	26.14
L188	N39°08'10"E	4.80
L189	N14°55'00"W	4.24
L190	N14°55'00"W	4.24
L191	N41°14'15"W	16.41
L192	N69°45'14"E	7.41
L193	N50°45'30"W	55.43
L194	N04°45'50"E	13.31
L195	N54°20'17"W	161.52
L196	N07°48'01"W	17.42
L197	N54°20'17"W	161.52
L198	N04°10'38"E	15.56
L199	N07°47'11"E	6.41
L100	S33°25'53"E	7.15
L101	S49°04'03"E	35.00
L102	S07°30'50"E	30.34
L103	N09°47'49"W	15.32
L104	N84°55'15"W	35.63
L105	S82°52'22"E	39.15
L106	S51°52'31"E	14.54
L107	N89°10'13"E	26.85
L108	N83°15'46"W	16.25
L109	N04°13'43"E	5.62
L110	S17°32'27"W	14.24
L111	N72°36'28"W	13.53



GRAPHIC SCALE
0 100 200
1 INCH = 100 FEET

WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L112	N83°40'15"W	5.66
L113	S89°23'00"W	12.84
L114	N77°58'26"W	3.91
L115	S67°23'31"W	5.66
L116	S84°02'29"E	11.39
L117	N02°35'42"E	15.82
L118	S74°44'00"W	18.80
L119	S37°36'06"E	43.53
L120	S08°08'41"W	12.80
L121	N60°01'00"E	27.60
L122	N13°16'11"E	51.62
L123	N63°14'43"E	22.13
L124	N63°33'48"W	35.37
L125	S50°07'38"E	15.52
L126	S79°23'32"W	23.78
L127	S43°32'56"W	14.27
L128	N19°37'45"E	5.88
L129	N55°02'14"W	10.76
L130	N65°40'16"W	14.52
L131	N65°31'40"E	17.87
L132	N64°37'16"W	13.60
L133	N55°01'33"W	45.07
L134	S40°45'19"E	17.15
L135	N56°22'45"W	54.37
L136	N47°08'57"E	57.03
L137	N25°50'04"E	14.42
L138	N79°13'01"W	2.46
L139	S50°30'24"W	67.12
L140	N33°08'19"W	45.33
L141	N44°14'39"E	23.39
L142	S77°28'21"E	2.35
L143	N48°07'20"E	25.00
L144	N80°46'15"E	40.45
L145	N89°45'48"W	18.85
L146	N57°04'06"E	13.35
L147	S73°13'38"E	0.31
L148	N20°48'24"E	17.40
L149	N44°07'06"E	34.55
L150	S55°33'59"W	19.39
L151	N45°46'11"E	15.51
L152	N39°20'47"W	5.50
L153	S05°15'41"E	3.20
L154	S55°30'00"E	6.42
L155	N81°28'36"W	0.00
L156	S61°47'32"W	12.32
L157	N41°18'30"E	25.44
L158	N72°28'45"W	46.07
L159	N53°53'46"W	30.62
L160	S34°47'30"E	15.48
L161	N30°21'53"E	11.64
L162	N40°09'07"E	14.48
L163	N35°44'23"W	15.51
L164	N20°38'22"E	33.34
L165	N71°14'37"W	16.28
L166	N44°15'14"E	30.90
L167	N01°31'08"W	11.68
L168	N45°06'40"W	40.00
L169	N65°19'23"E	48.58
L170	N45°35'59"E	18.88
L171	N63°59'28"W	7.40
L172	N75°46'43"E	15.86
L173	S71°11'23"W	25.06
L174	N25°40'33"W	33.08
L175	N18°47'19"E	7.82
L176	N33°47'34"W	18.38
L177	N86°20'42"W	11.13
L178	N25°40'33"W	33.08
L179	S02°00'23"W	16.45
L180	N60°30'11"W	16.25
L181	N25°40'33"W	33.08
L182	N34°30'10"E	61.12
L183	S57°30'41"W	15.25
L184	N87°25'10"E	14.45
L185	N52°49'04"E	0.95
L186	N48°36'09"W	18.80
L187	S17°43'59"E	6.77
L188	N45°36'09"W	11.60
L189	N17°59'55"W	38.38
L190	N51°15'45"W	16.07
L191	N00°01'00"W	14.25
L192	S32°56'02"W	15.52
L193	N00°01'00"W	14.62
L194	N00°01'00"W	15.00
L195	S00°00'00"E	12.00
L196	N64°44'00"W	14.89
L197	N90°00'00"E	18.75

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C564	4.00	88°11'54"	6.17	N07°08'09"E	5.58
C565	9.00	38°08'14"	5.99	N70°23'53"E	5.88
C566	103.00	82°50'27"	148.92	N62°50'53"W	136.20
C567	7.00	54°54'50"	6.73	S88°04'12"E	6.46
C568	7.00	68°44'13"	8.40	N08°41'34"E	7.90
C569	43.00	105°05'10"	78.87	N18°02'22"W	66.27
C570	39.00	16°40'46"	11.35	N83°41'27"W	11.31
C571	35.00	43°05'41"	26.33	N70°29'00"W	26.71
C572	61.00	35°58'15"	38.26	N30°58'02"W	37.64
C573	59.00	68°48'28"	70.85	N47°14'08"W	66.67
C574	2.00	120°32'38"	4.23	N21°32'04"W	3.47
C575	2.00	77°17'25"	2.70	N77°23'00"E	2.50
C576	324.00	38°44'16"	217.70	S70°37'24"E	243.58
C577	22.00	90°00'00"	34.56	N45°00'00"E	31.11
C578	2.00	90°00'00"	3.14	S45°00'00"W	2.83
C579	16.00	90°00'00"	25.13	S45°00'00"W	22.63
C580	2.00	89°45'37"	3.14	S45°00'00"W	2.83
C581	9.00	25°16'00"	3.97	S77°22'00"E	5.94
C582	11.00	25°16'00"	4.85	S77°22'00"E	4.81
C583	2.00	89°00'00"	3.14	S45°00'00"E	2.83
C584	732.00	37°02'08"	473.16	S18°31'04"E	464.97

GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
 2. DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
 3. DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
2. 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 VOLUSIA COUNTY, FLORIDA.
 3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.2808333333 EQLATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
 5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
 7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
 8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
 9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
 10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS, ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
 11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
 12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
 16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
 17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
 18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
 19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
 20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
 21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 22. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
 23. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
 26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
 27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
 28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
 29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
 30. REAR SETBACKS:
 - 30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - 30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

PREPARED BY:
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

LEGEND		LEGEND	
AE	- ACCESS EASEMENT	POB	- POINT OF BEGINNING
CL	- CENTERLINE SYMBOL	POC	- POINT OF COMMENCEMENT
A	- CENTRAL ANGLE	PRM	- PERMANENT REFERENCE MONUMENT
CSE	- COMPENSATING STORAGE EASEMENT	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
DE	- DRAINAGE EASEMENT	PT	- POINT OF TANGENCY
L	- LENGTH	R	- RADIUS
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	R/W	- RIGHT-OF-WAY
NE	- NON-VEHICULAR ACCESS EASEMENT	UE	- UTILITY EASEMENT
NR	- NON RADIAL	IE	- IRRIGATION EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PG	- PAGE		

SHEET 15 OF 18 | MAP BOOK PAGE

GENERAL NOTES:

1. ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.

☒ DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"

☐ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"

(N/R) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

2. 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 VOLUSIA COUNTY, FLORIDA.

3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12 = 3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.

5. ACCURACY: THE NUMERICAL ANGLE ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTH-EAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING 5007'44.12"E.

7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.

8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.

9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUGGESTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.

11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.

12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.

14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.

16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____ AS AMENDED.

17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.

18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

21. WOODHAVEN PHASE 2A PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. THE CITY OF PORT ORANGE SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THE CITY OF PORT ORANGE. THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, HAVE THE RIGHT TO UEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, THE CITY OF PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 400.20(2), F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

22. WOODHAVEN PHASE 2A PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.

23. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PHASE 2A PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PHASE 2A PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA.

24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.

26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).

27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.

28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.

30. REAR SETBACKS:

30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS

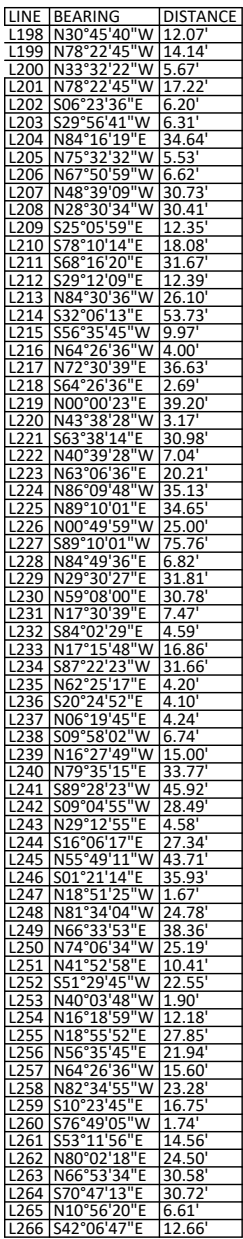
APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

30.2 THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS

APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 227, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN

ENCLOSURES, PATIOS, AND FENCES.

30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES

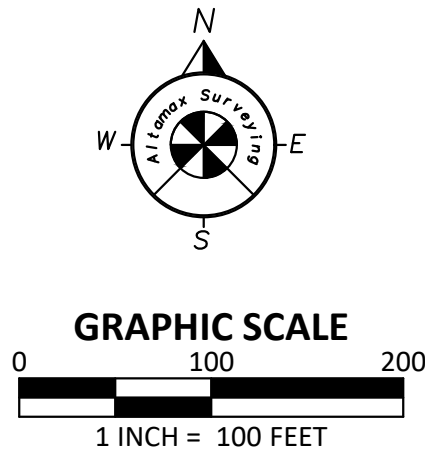


CURVE	RAJID	DETA	ANGLE	ARC LENGTH	CORING BEARING	CORING LENGTH
C576	25.00	89.2341	39.08	N88°116'W	35.72	2.42
C577	25.00	89.2341	39.08	N88°116'W	35.72	2.42
C578	45.00	87.7705	37.40	N64°74'W	36.33	2.42
C579	45.00	87.7705	37.40	N64°74'W	36.33	2.42
C580	134.06	63.7155	158.27	N79°55'W	140.87	3.82
C581	134.06	63.7155	158.27	N79°55'W	140.87	3.82
C582	44.00	144.4538	18.11	N11°53'D E	83.37	2.42
C583	44.00	144.4538	18.11	N11°53'D E	83.37	2.42
C584	30.00	274.115	14.50	S46°38'E	13.66	2.42
C585	30.00	274.115	14.50	S46°38'E	13.66	2.42
C586	49.07	191.5458	31.63	S18°13'W	31.48	2.42
C587	49.07	191.5458	31.63	S18°13'W	31.48	2.42
C588	35.00	134.7373	8.34	N68°062'E	8.40	2.42
C589	35.00	134.7373	8.34	N68°062'E	8.40	2.42
C590	27.00	84.2450	44.43	N60°145'W	33.58	2.42
C591	27.00	84.2450	44.43	N60°145'W	33.58	2.42
C592	73.00	142.4457	181.88	N7°37'W	135.35	3.82
C593	73.00	142.4457	181.88	N7°37'W	135.35	3.82
C600	2.00	127.8732	8.25	N64°33'E	2.55	2.42
C601	2.00	127.8732	8.25	N64°33'E	2.55	2.42
C602	56.00	259.0798	24.55	S77°08'E	24.55	2.42
C603	56.00	259.0798	24.55	S77°08'E	24.55	2.42
C604	73.00	34.2433	44.57	S27°30'W	43.91	2.42
C605	73.00	34.2433	44.57	S27°30'W	43.91	2.42
C606	24.00	85.5747	35.67	N81°47'E	32.55	2.42
C607	24.00	85.5747	35.67	N81°47'E	32.55	2.42
C608	2.00	88.2472	8.45	N88°30'E	8.04	2.42
C609	2.00	88.2472	8.45	N88°30'E	8.04	2.42
C610	154.00	30.5927	33.80	S00°50'E	32.49	2.42
C611	154.00	30.5927	33.80	S00°50'E	32.49	2.42
C612	50.00	101.1011	32.40	N41°28'E	30.85	2.42
C613	50.00	101.1011	32.40	N41°28'E	30.85	2.42
C614	20.04	92.4159	40.49	G45°203'E	19.85	2.42
C615	20.04	92.4159	40.49	G45°203'E	19.85	2.42
C616	50.00	117.2801	40.49	S85°19'W	10.37	2.42
C617	50.00	117.2801	40.49	S85°19'W	10.37	2.42
C618	67.00	147.7736	15.31	S81°12'W	15.21	2.42
C619	67.00	147.7736	15.31	S81°12'W	15.21	2.42
C620	41.51	49.7546	35.81	N88°274'E	34.71	2.42
C621	41.51	49.7546	35.81	N88°274'E	34.71	2.42
C622	40.00	170.6311	11.91	N88°333'E	11.81	2.42
C623	40.00	170.6311	11.91	N88°333'E	11.81	2.42
C624	110.00	80.1155	37.48	N81°51'W	37.33	2.42
C625	110.00	80.1155	37.48	N81°51'W	37.33	2.42
C626	110.00	167.2299	51.44	S79°39'E	51.31	2.42
C627	110.00	167.2299	51.44	S79°39'E	51.31	2.42
C628	93.01	314.2122	51.44	N11°42'D E	50.79	2.42
C629	93.01	314.2122	51.44	N11°42'D E	50.79	2.42
C630	2.00	126.9049	8.02	S15°25'E	8.02	2.42
C631	2.00	126.9049	8.02	S15°25'E	8.02	2.42
C632	74.00	13.7045	30.60	N67°42'E	31.99	2.42
C633	74.00	13.7045	30.60	N67°42'E	31.99	2.42
C634	2.00	91.9430	8.02	N89°249'E	8.02	2.42</

LEGEND			
AE	- ACCESS EASEMENT	POB	- POINT OF BEGINNING
$\odot$	- CENTERLINE SYMBOL	POC	- POINT OF COMMENCEMENT
$\angle$	- CENTRAL ANGLE	PRM	- PERMANENT REFERENCE MONUMENT
CS	- COMPENSATING STORAGE EASEMENT	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
DE	- DRAINAGE EASEMENT	PT	- POINT OF TANGENCY
L	- LENGTH	R	- RADIUS
LB	- LICENSED BUSINESS	TPE	- TREE PRESERVATION EASEMENT
MB	- MAP BOOK	R/W	- RIGHT-OF-WAY
NE	- NON-VEHICULAR ACCESS EASEMENT	UE	- UTILITY EASEMENT
NR	- NON-RADIAL	IE	- IRRIGATION EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PG	- PAGE		

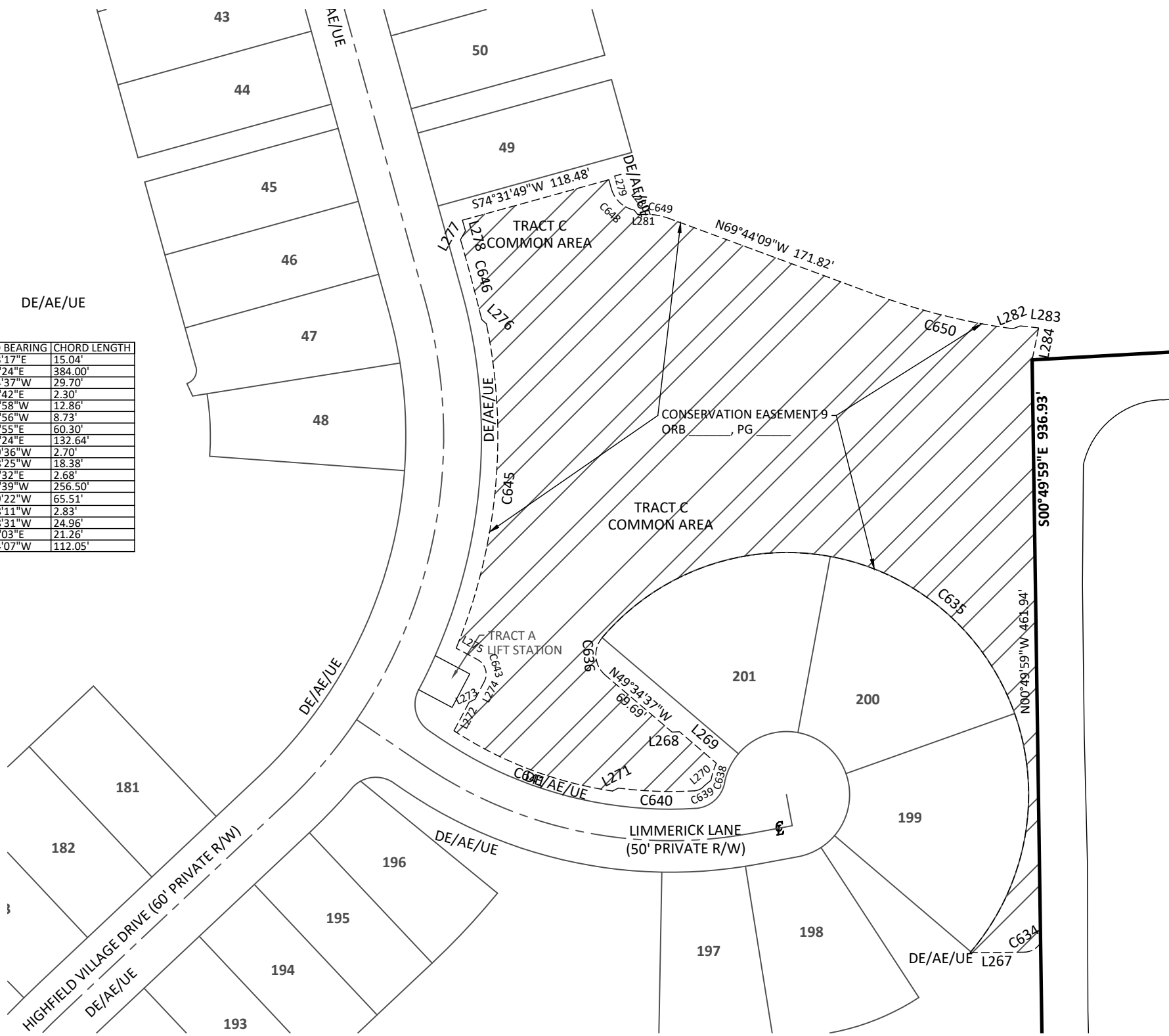
WOODHAVEN - PHASE 2

LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L267	N89°28'23"E	42.38'
L268	N87°55'43"E	5.93'
L269	S49°34'37"E	36.87'
L270	N50°13'10"E	6.89'
L271	S63°36'06"W	6.31'
L272	N27°51'35"E	23.89'
L273	N63°13'09"E	6.99'
L274	S27°51'35"W	15.78'
L275	S61°08'45"E	17.28'
L276	N47°22'16"W	5.17'
L277	N29°10'44"E	2.92'
L278	S15°52'23"E	8.82'
L279	N15°28'11"W	5.27'
L280	S17°36'24"E	6.31'
L281	S89°13'25"E	3.87'
L282	S67°13'38"W	6.34'
L283	S83°51'06"E	14.69'
L284	S11°34'39"W	15.89'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C634	15.00'	60°10'13"	15.75'	N59°23'17"E	15.04'
C635	192.20'	180°18'25"	104.10'	S49°28'23"E	984.00'
C636	21.00'	90°00'00"	37.99'	N00°34'57"W	29.70'
C637	2.00'	70°19'48"	2.45'	S14°24'42"E	1.79'
C638	64.13'	12°04'35"	12.88'	S18°52'26"W	12.86'
C639	11.00'	46°44'45"	8.97'	S63°07'56"W	8.73'
C640	311.00'	11°07'34"	60.39'	S87°55'57"E	60.90'
C641	314.00'	24°23'13"	133.65'	S69°22'24"E	132.64'
C642	2.00'	85°02'23"	2.97'	N14°38'36"W	2.70'
C643	13.00'	90°00'00"	20.42'	N17°08'25"W	18.38'
C644	2.00'	84°11'46"	2.94'	S20°07'53"E	2.68'
C645	443.00'	33°32'25"	260.23'	S05°13'35"W	256.50'
C646	1,450.52'	2°35'16"	65.51'	N14°49'22"W	65.51'
C647	2.00'	90°00'00"	3.14'	N60°28'11"W	2.82'
C648	24.00'	62°40'39"	26.25'	N46°48'31"W	24.96'
C649	24.00'	22°26'48"	21.42'	S81°52'03"E	21.36'
C650	320.96'	22°26'51"	112.22'	N76°04'07"W	112.05'



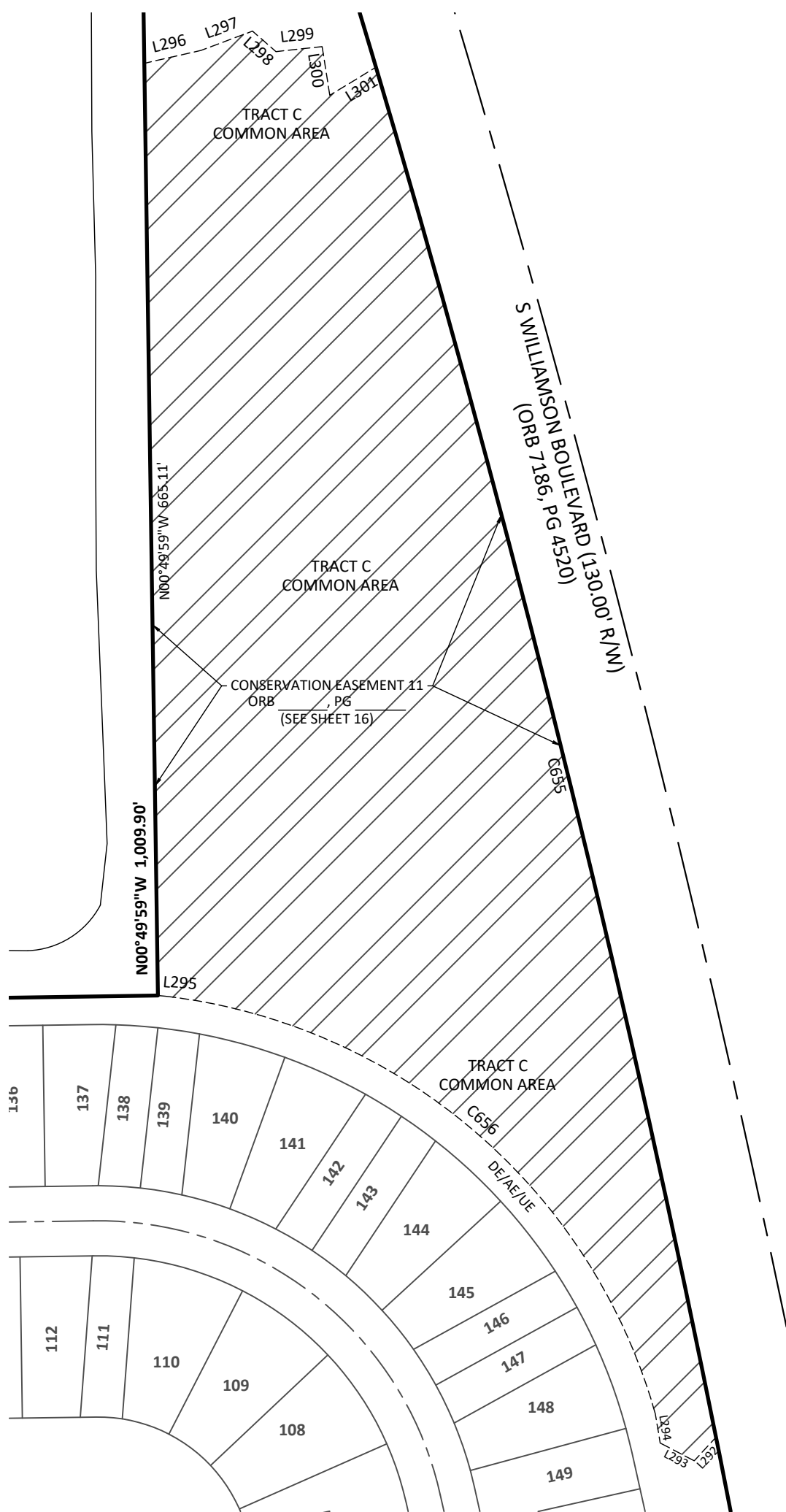
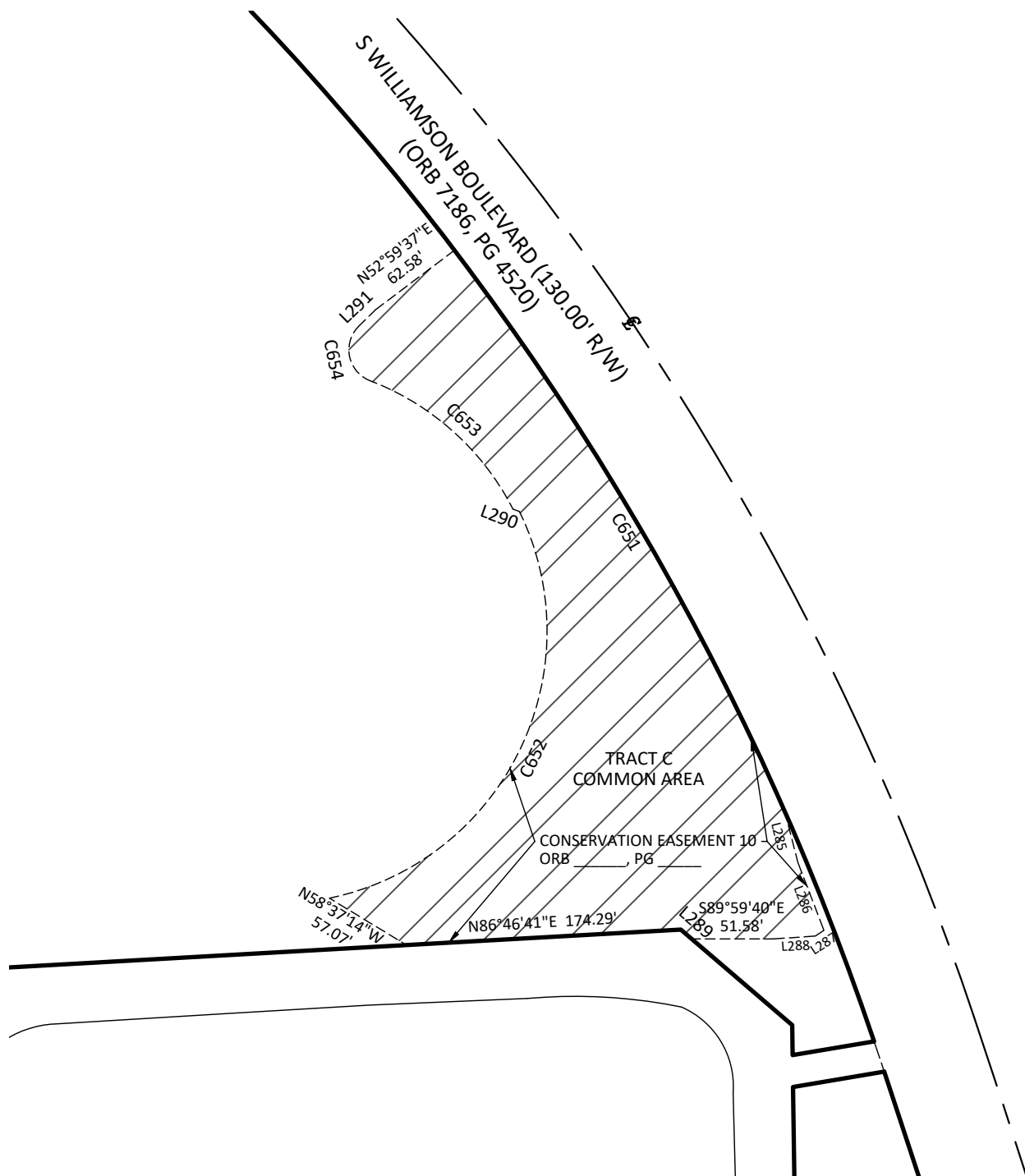
GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
- DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
- 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 VOLUSIA COUNTY, FLORIDA.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.28083333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE); 12.00 FEET WIDE.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
- ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
- THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
- ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
- THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
- RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
- DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
- THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS AMENDED BY THE FIRST AMENDMENT TO THE STARK PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1824; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7692, PAGE 4295; AND THIRD AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
- BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
- THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
- THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
- STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.
- REAR SETBACKS:
 - THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 12 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.
 - THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

PREPARED BY:
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910 Belle Avenue, Suite 1100
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Licensed Business No. 7833
www.altamaxsurveying.com

LEGEND	
AE	- ACCESS EASEMENT
CS	- CENTERLINE SYMBOL
Δ	- CENTRAL ANGLE
CSE	- COMPENSATING STORAGE EASEMENT
DE	- DRAINAGE EASEMENT
L	- LENGTH
LB	- LICENSED BUSINESS
MB	- MAP BOOK
NE	- NON-VEHICULAR ACCESS EASEMENT
NR	- NON RADIAL
ORB	- OFFICIAL RECORDS BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRM	- PERMANENT REFERENCE MONUMENT
PSM	- PROFESSIONAL SURVEYOR AND MAPPER
PT	- POINT OF TANGENCY
R	- RADIUS
TPE	- TREE PRESERVATION EASEMENT
R/W	- RIGHT-OF-WAY
UE	- UTILITY EASEMENT
IE	- IRRIGATION EASEMENT

PAGE



LINE	BEARING	DISTANCE
L285	N14°18'39" W	32.96'
L286	S20°59'48" E	46.35'
L287	S56°12'03" W	6.54'
L288	S86°07'46" W	26.90'
L289	S49°21'54" E	9.07'
L290	N70°23'22" W	4.33'
L291	S45°38'59" W	15.07'
L292	N42°47'37" E	22.92'
L293	N62°16'53" W	27.40'
L294	S09°29'04" E	21.26'
L295	S85°19'50" E	5.30'
L296	S77°11'59" W	41.57'
L297	S69°28'43" W	39.18'
L298	N48°51'24" W	22.21'
L299	N83°49'06" E	33.13'
L300	N08°54'40" W	35.18'
L301	N58°40'23" E	38.59'

CURVE	RADIUS	CHORD ALTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C651	1,767.00'	13°25'34"	414.06'	N30°28'11"W	413.11'
C652	173.00'	104°17'53"	314.92'	S26°09'19"W	273.20'
C653	170.00'	42°00'13"	124.63'	S48°02'17"E	121.86'
C654	21.00'	114°20'04"	41.91'	S11°52'22"E	35.29'
C655	11,189.30'	5°09'29"	1,007.34'	N13°56'31"W	1,007.00'
C656	413.00'	67°33'26"	486.97'	S49°34'51"E	459.24'

GENERAL NOTES:

1.  DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
-  DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"

(NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.

2. 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 VOLUSIA COUNTY, FLORIDA.

3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE $39.37/12=3.28083333333$ EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.

5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.

7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.

8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.

9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.

10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.

11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.

12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.

14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.

16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.

17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.

18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.

20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.

21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA.

CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO USE ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.

23. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS/STREETS WITHIN THE BOUNDARIES OF THIS PLAT.

24. THIS PLAT IS SUBJECT TO A MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4213, PAGE 1610 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AMENDED BY THE FIRST AMENDMENT TO THE STANAKI PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4794, PAGE 4301; AND SECOND AMENDMENT AND RESTATEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6939, PAGE 1453; AND FIRST AMENDMENT TO WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 1524; SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7591, PAGE 1501; AND THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7891, PAGE 1591, ALL IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER

26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCE SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).

27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.

28. THE IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.

29. STORMWATER RUNOFF FROM ROOF ALL ROOF DRAINS SHALL BE RESTRICTED FROM FLOWING INDIRECTLY INTO CONSERVATION EASEMENTS.

30. REAR SETBACKS:

30.1. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 20 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 57 THROUGH 60, AND LOTS 74 THROUGH 79 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

30.2. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR COMPENSATING STORAGE EASEMENT (WHICHEVER IS APPLICABLE) OR 25 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 1 THROUGH 12, LOTS 22 THROUGH 24, LOTS 32 THROUGH 34, LOTS 37 THROUGH 41, LOT 48, LOT 68 THROUGH 73, LOT 80, LOTS 18 THROUGH 201, 237, 238, 254, 257, 258, AND LOTS 260 THROUGH 275 FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

30.3. THERE SHALL BE A MINIMUM REAR SETBACK EQUAL TO THE LIMITS OF THE DRAINAGE EASEMENT OR 30 FEET, WHICHEVER IS GREATER ON SINGLE FAMILY LOTS 25 THROUGH 31, LOTS 42 THROUGH 47, LOTS 49 THROUGH 56, LOTS 61 THROUGH 67, LOTS 202 THROUGH 236, LOTS 245 THROUGH 251, 255, 256, AND 259, FOR BUILDINGS, POOLS, POOL DECKS, POOL SCREEN ENCLOSURES, PATIOS, AND FENCES.

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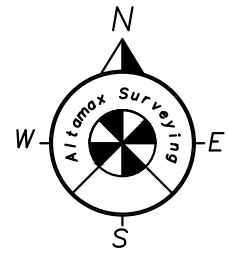
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NE	- NON-VEHICULAR ACCESS EASEMENT	UE	- UTILITY EASEMENT
NR	- NON RADIAL	IE	- IRRIGATION EASEMENT
ORB	- OFFICIAL RECORDS BOOK		
PC	- POINT OF CURVATURE		
PG	- PAGE		

WOODHAVEN - PHASE 2

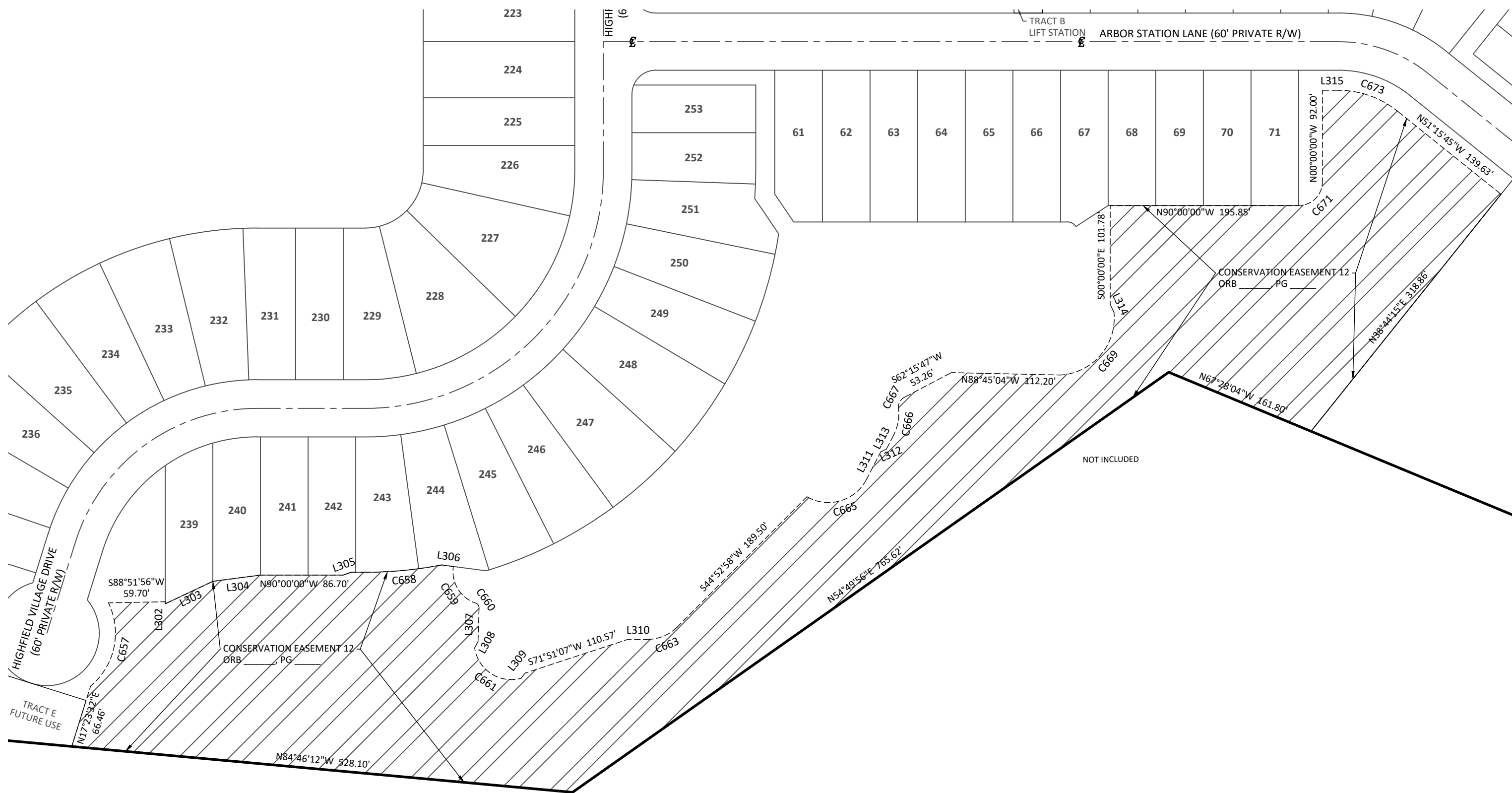
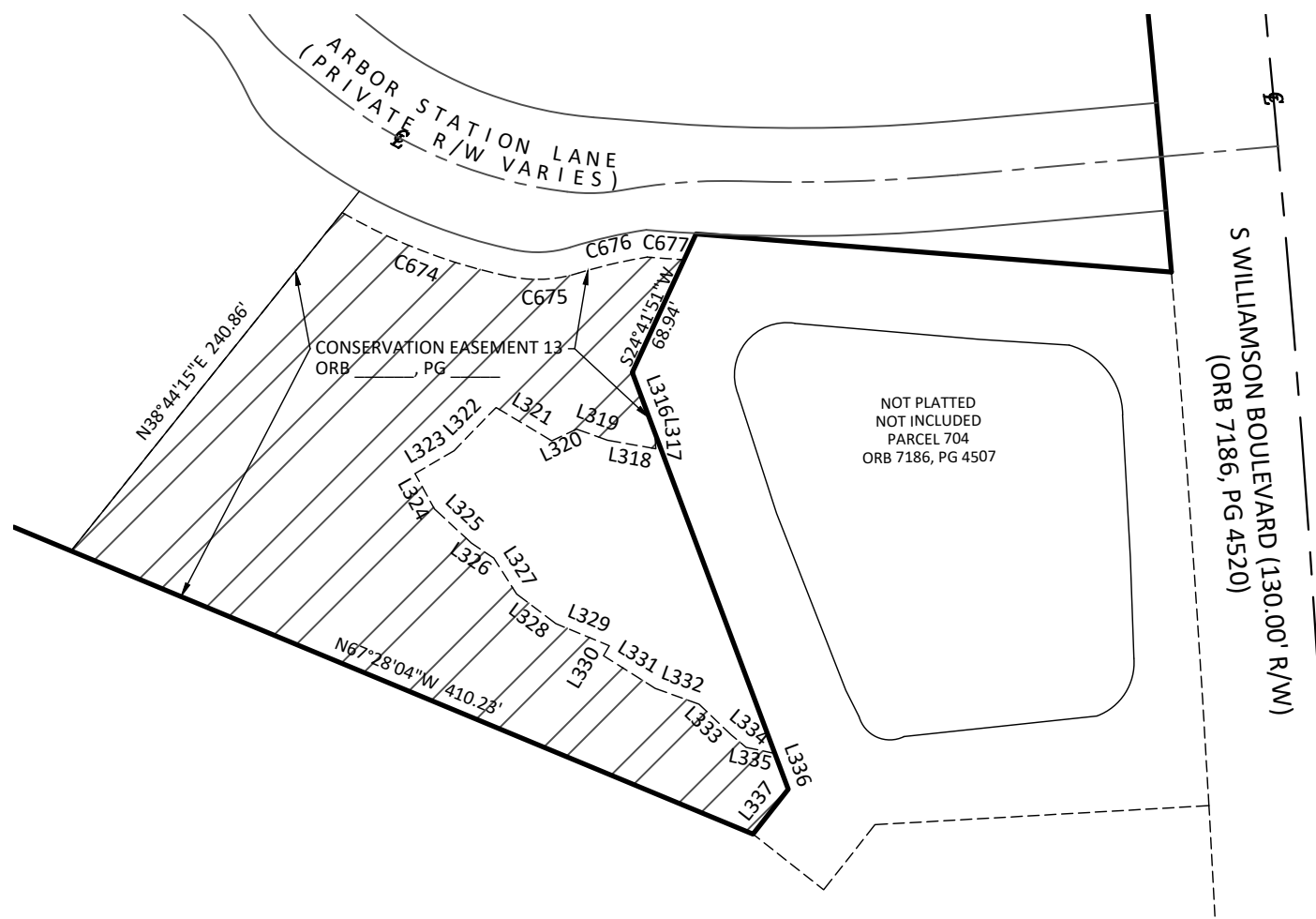
LYING IN SECTIONS 32 & 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
AND SECTIONS 4 & 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA



GRAPHIC SCALE
0 100 200
1 INCH = 100 FEET

LINE	BEARING	DISTANCE
1281	N14°15'33"W	52.86
1286	S20°59'48"E	46.35
1287	S59°12'03"W	16.54
1288	S89°07'46"W	26.50
1289	S49°21'54"E	9.07
1290	N10°23'22"W	16.35
1291	S45°38'55"W	15.07
1292	N42°43'51"E	22.52
1293	N63°16'53"W	22.40
1294	S09°50'04"E	21.28
1295	S55°10'50"E	5.30
1296	S77°11'59"W	41.57
1297	S69°28'43"W	38.18
1298	N48°51'24"W	22.21
1299	N69°40'05"E	13.13
1300	N08°44'40"W	35.18
1301	N58°40'23"E	38.59

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C651	1,767.00'	13°25'34"	414.06	N30°28'13"W	413.11'
C652	173.00'	104°11'53"	312.92	S46°09'19"W	273.20'
C653	170.00'	42°00'13"	124.63	S48°02'17"E	121.89'
C654	21.00'	144°20'04"	41.81	S11°52'22"E	35.28'
C655	11,189.30'	5°09'20"	1,007.34'	N13°36'31"W	1,007.00'
C656	413.00'	67°33'26"	1486.97'	S49°34'51"E	459.24'



GENERAL NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7833", UNLESS OTHERWISE NOTED.
 DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "PCP LB 7833"
 DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IR STAMPED "PRM LB 7833"
- (NR) DENOTES NON-RADIAL LINE RELATIVE TO CURVES.
2. 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 VOLUSIA COUNTY, FLORIDA.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
6. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE WEST LINE OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S00°44'12"E.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE.
8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY WHICH SHALL BE LOCATED AS FOLLOWS, EXCEPT AS OTHERWISE NOTED ON THE PLAT: FRONT LOT AND PARCEL LINES (STREET FRONTAGE): 12.00 FEET WIDE.
9. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE 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.
10. ALL OTHER EASEMENTS ARE SUBORDINATE TO ANY CONSERVATION EASEMENTS DEDICATED HEREON. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.
11. THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, ELECTRIC, CABLE TELEVISION SYSTEMS, POTABLE WATER, DRAINAGE STRUCTURES, FIBER OPTIC, TELECOMMUNICATIONS AND NATURAL GAS.
12. ADDITIONAL RESTRICTIONS REGARDING FENCING OF INDIVIDUAL LOTS MAY BE FOUND IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
13. THE COMMON AREAS SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
14. ALL LANDSCAPING AND IRRIGATION IN THE COMMON AREAS IS TO BE MAINTAINED BY THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC.
15. THE ARTICLES OF INCORPORATION FOR WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
16. THE ARTICLES OF INCORPORATION FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE FILED WITH THE FLORIDA DEPARTMENT OF STATE UNDER DOCUMENT # _____, AS AMENDED.
17. RETENTION AREAS AND COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER / GROUND WATER AS DEEMED APPROPRIATE AT THE DISCRETION OF THE CITY.
18. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
19. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROSEBERRY TOWNHOMES AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED.
20. DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT SHALL BE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF AND ACCESS TO THE STORMWATER DRAINAGE FACILITIES WITHIN THE BOUNDARIES OF THIS PLAT.
21. WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC. FAIL TO PERFORM THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
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24. THIS PLAT IS SUBJECT TO THE PIONEER COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN OFFICIAL RECORDS BOOK 5889, PAGE 4447, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
25. TRACTS "E" AND "G" ARE FOR FUTURE USE AND ARE RESERVED BY THE DEVELOPER.
26. BUILDINGS DETACHED FROM THE MAIN STRUCTURE, PERMANENT OR TEMPORARY, SHALL BE PROHIBITED ON ALL LOTS. POOLS, SPAS, PATIO EXTENSIONS AND FENCES SHALL BE PROHIBITED ON TOWNHOME LOTS (LOTS 99-198).
27. THE COMPENSATING STORAGE EASEMENTS ("CSE") SHOWN HEREON ARE FOR STORMWATER RUNOFF STORAGE WITHIN THE 100 YEAR FLOOD ZONE AND ARE FOR THE USE AND BENEFIT OF WOODHAVEN PHASE 2 AT PORT ORANGE PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF PORT ORANGE AND THE PUBLIC.
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