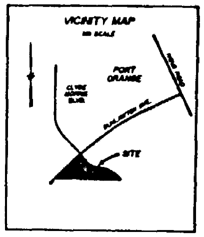
PLAT BOOK 42
PAGE 16

THE PINES

A PORTION OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 33 EAST, PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

SCALE: 1" = 100'



DESCRIPTION

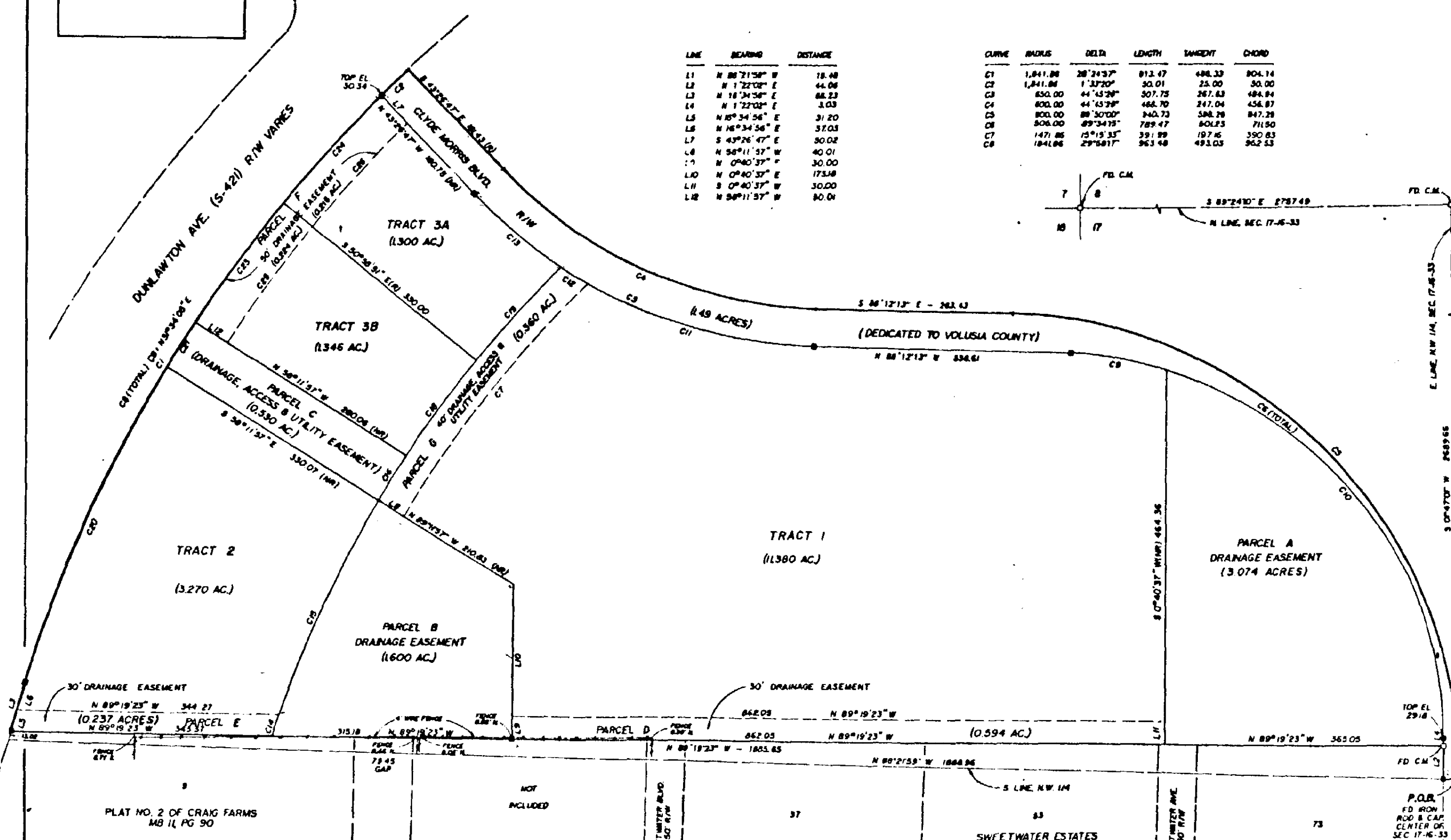
A PORTION OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

FROM THE NORTHWEST CORNER OF SAID SECTION 17, RUN SOUTH 89 DEGREES 24 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 2757.49 FEET; THENCE DEPARTING SAID LINE, RUN SOUTH 01 DEGREES 47 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 A DISTANCE OF 2689.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 21 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 A DISTANCE OF 19.48 FEET TO THE BOUNDARY OF SWEETWATER ESTATES, AS RECORDED IN MAP BOOK 27, PAGE 213, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID BOUNDARY, NORTH 01 DEGREES 22 MINUTES 02 SECONDS EAST A DISTANCE OF 44.06 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID BOUNDARY, A WESTERLY PROJECTION THEREOF, AND THE BOUNDARY OF PLAT NO. 2 OF CRAIG FARMS AS RECORDED IN MAP BOOK 11, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1885.65 FEET TO THE RIGHT-OF-WAY LINE OF DUNLAWTON AVENUE (S-421); THENCE RUN ALONG SAID RIGHT-OF-WAY LINE NORTH 16 DEGREES 34 MINUTES 56 SECONDS EAST A DISTANCE OF 68.23 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1841.86 FEET, A CENTRAL ANGLE OF 29 DEGREES 58 MINUTES 17 SECONDS, AND A CHORD BEARING OF NORTH 31 DEGREES 34 MINUTES 05 SECONDS EAST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE A DISTANCE OF 963.48 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 43 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 181.43 FEET TO THE P.C. OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 44 DEGREES 45 MINUTES 26 SECONDS; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 468.70 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 13 SECONDS EAST A DISTANCE OF 263.43 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 50 MINUTES 00 SECONDS; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 940.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.99 ACRES

LINE	BEARING	DISTANCE
L1	N 88°21'58" W	18.48
L2	N 1°22'02" E	44.06
L3	N 18°34'56" E	68.23
L4	N 1°22'02" E	3.03
L5	N 18°34'56" E	31.20
L6	N 16°34'56" E	37.03
L7	S 43°26'47" E	50.02
L8	N 58°11'37" W	40.01
L9	N 0°40'37" E	30.00
L10	N 0°40'37" E	17.38
L11	S 0°40'37" W	30.00
L12	N 58°11'37" W	30.01

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	1,841.86	28°24'37"	913.47	466.33	904.14
C2	1,841.86	1°33'20"	50.01	25.00	50.00
C3	650.00	44°45'26"	507.75	267.43	484.94
C4	600.00	44°45'26"	468.70	247.04	456.87
C5	600.00	89°50'00"	940.73	598.78	847.28
C6	506.00	89°34'15"	789.47	501.25	711.50
C7	1471.86	15°15'35"	391.99	197.16	390.83
C8	1841.86	29°58'17"	963.48	493.03	952.53



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C9	505.00	14°57'38"	131.86	66.31	131.48
C10	505.00	74°36'37"	657.61	384.78	612.12
C11	650.00	27°52'38"	316.26	161.33	313.15
C12	650.00	3°38'05"	41.23	20.62	41.23
C13	650.00	13°14'42"	150.26	75.47	149.93
C14	1,511.86	1°11'31"	31.45	15.73	31.45
C15	1,511.86	11°43'10"	309.24	155.16	308.70
C16	1,511.86	2°39'12"	70.01	35.01	70.00
C17	DELETED				
C18	1,511.86	5°56'30"	156.78	78.46	156.71
C19	1,511.86	6°14'11"	164.78	82.47	164.70
C20	1,841.86	14°07'17"	454.22	228.27	453.07
C21	1,841.86	2°10'40"	70.01	35.01	70.00
C22	DELETED				
C23	1,841.86	6°10'48"	198.65	99.42	198.55
C24	1,841.86	5°53'44"	190.60	95.38	190.51

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C25	1,791.86	6°08'57"	192.31	96.25	192.21
C26	1,791.86	5°53'08"	184.08	92.11	183.98

NOTES

1. BEARING STRUCTURE IS ASSUMED.
2. ■ DENOTES PERMANENT REFERENCE MONUMENT.
3. (R) DENOTES RADIAL LINE.
4. (NR) DENOTES NON - RADIAL LINE.
5. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. ELEVATIONS REFER TO N.G.V.D. PER USC & GS B.M. NO. V-228 PUBLISHED ELEVATION 32.21 FEET.
8. THE DRAINAGE EASEMENT ON PARCELS A, B, C, D, E, F & G ARE DEDICATED TO THE CITY OF PORT ORANGE, FLORIDA AND THE PINES PROPERTY OWNERS ASSOCIATION AND THEIR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PINES PROPERTY OWNERS ASSOCIATION.
9. THE UTILITY EASEMENTS ON PARCELS C & G ARE DEDICATED TO THE CITY OF PORT ORANGE, FLORIDA.
10. THE ACCESS EASEMENTS ON PARCEL C & G ARE DEDICATED TO THE PINES PROPERTY OWNERS ASSOCIATION.

DEDICATION (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, THAT Barsada Development Corporation..... BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, ENTITLED ....THE PINES........ ....HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND HEREBY DEDICATES THE EASEMENTS AS STATED IN NOTE 8, 9 & 10 AND CLYDE MORRIS BOULEVARD RIGHT OF WAY TO THE COUNTY OF VOLUSIA, FLORIDA, AND IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON .....OCTOBER 26, 1987.........

Barsada Development....
Corporation..............

BY: ....[signature]..........
PRESIDENT

ATTEST: Reginald A. Shuffield

SIGNED AND SEALED IN THE PRESENCE OF:

[signature]
[signature]

STATE OF FLORIDA, COUNTY OF VOLUSIA
THIS IS TO CERTIFY, THAT ON October 26, 1987.. BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED James H. Badger, Jr. AND Reginald A. Shuffield.. RESPECTIVELY.............. PRESIDENT AND Secretary...OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO; AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

Diana Allen..........
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-22-90........

JOINDER AND CONSENT TO DEDICATION

WE, JOSEPH D. KROL AND TEDDY KROL............
HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE ON THE PROPERTY SHOWN AND DESCRIBED IN THE ATTACHED PLAT ENTITLED ....THE PINES.............. LOCATED IN VOLUSIA COUNTY, FLORIDA, AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION SHOWN ON THAT PLAT, OF THE LANDS THEREIN AND DESCRIBED , AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK.....2784......PAGE.....591.......OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE SAID DEDICATION.

SIGNED AND SEALED ON THIS 30th DAY OF October A.D. 1987

BY [signature] (SEAL)

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Dorlica Pogany
[signature]

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 9/30/87 BY
NOTARY PUBLIC Dorlica A. Pogany
MY COMMISSION EXPIRES 12/12/89

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR DOES HEREBY CERTIFY THAT ON ..OCT. 27, 1987....... HE COMPLETED THE SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON, AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN VOLUSIA COUNTY, FLORIDA.
DATED OCT. 27, 1987...

Stephen B. Sliger
STEPHEN B. SLIGER P.L.S. NO. 3794

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON Dec. 23, 1987. THIS PLAT WAS APPROVED.

[signature]....
CITY ENGINEER

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THE PORT ORANGE PLANNING COMMISSION HEREBY APPROVES THE FINAL PLAT OF........................
DATE...NOV. 24, 1987.....
George McMasters
CHAIRMAN OF THE PORT ORANGE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

THIS IS TO CERTIFY THAT ON Dec. 26, 1987....THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF PORT ORANGE, FLORIDA.

[signature]
MAYOR, CITY OF PORT ORANGE, FLORIDA
Marion J. Solana
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, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON...............AT......................FILE NO...............

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