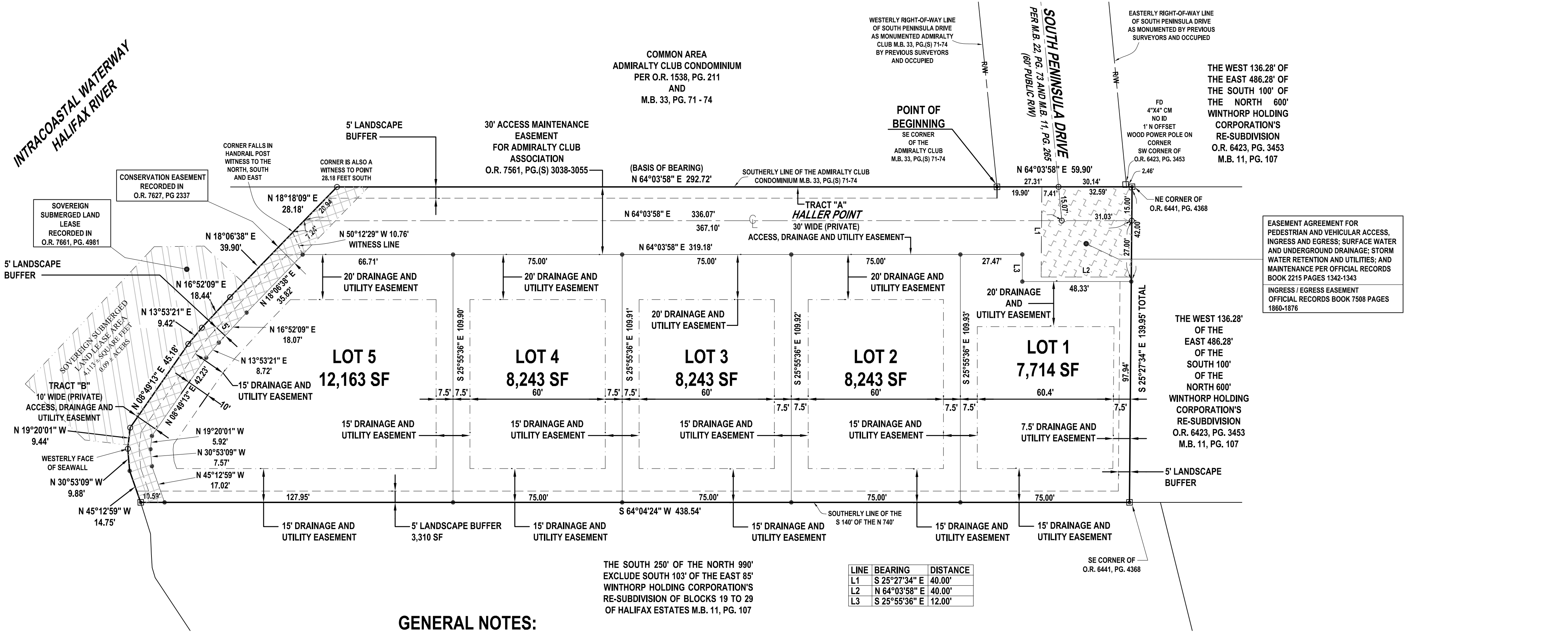


ANGLER'S COVE

A REPLAT OF A PORTION OF WINTHROP HOLDING CORPORATION'S RESUBDIVISION OF BLOCKS 19 TO 29 INCLUSIVE, OF HALIFAX ESTATES (M.B 11, PG. 107).

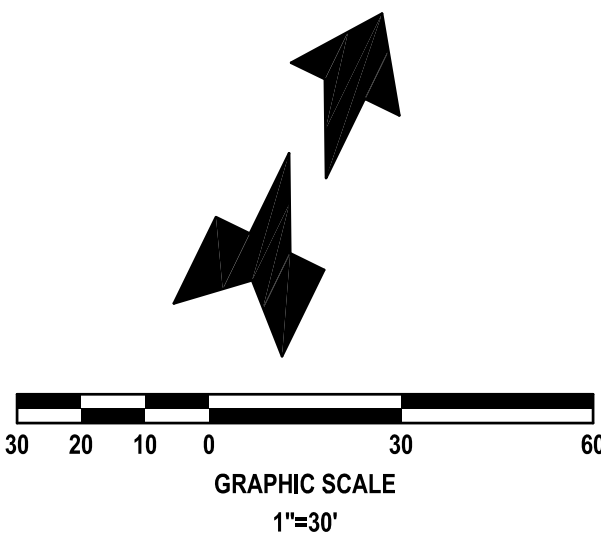
BEING A PORTION OF SECTION 02, TOWNSHIP 16 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA,

MAP BOOK PAGE



GENERAL NOTES:

- ☐ FD 4" X 4" CONCRETE MONUMENT (AS NOTED)
☒ SET 4" X 4" CONCRETE MONUMENT PRM LB 8205
- ☐ SET NAIL AND DISK PRM LB 8205
☒ SET IRON ROD & CAP LB 8205
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL MEASUREMENT DIMENSIONS ON THIS PLAT IS IN U.S. FOOT AND DECIMALS THEREOF.
- MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES 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.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) DENOTES NON-RADIAL LINES RELATIVE TO CURVES.
- BEARING STRUCTURE BASED ON THE SOUTH LINE OF ADMIRALTY CLUB CONDOMINIUM AS RECORDED IN PLAT BOOK 33, PAGES 71 - 74, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA, BEING N 64° 03'58" E.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, MAINTENANCE, UTILITY AND ACCESS EASEMENTS DEDICATED OR GRANTED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THIS PLAT: FRONT LOT LINES (STREET FRONTAGE) 12.00 FEET WIDE. COMMON AREAS (STREET FRONTAGE) 12.00 FEET WIDE.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, TELECOMMUNICATIONS, FIBER OPTIC AND NATURAL GAS.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 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 ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE CONSERVATION EASEMENT.
- THE COMMON AREAS GRANTED TO ANGLER'S COVE HOMEOWNERS' ASSOCIATION, INC. BY THIS PLAT AND VIA SEPARATE INSTRUMENT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH ANGLER'S COVE HOMEOWNERS' ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- ANGLER'S COVE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IN THE EVENT THE ASSOCIATION, ITS EMPLOYEES OR ASSIGNS FAILS TO PERFORM THE MAINTENANCE, REPAIR OR REPLACEMENT, AS NECESSARY, OF THE STORMWATER RETENTION AND DRAINAGE FACILITIES LOCATED WITHIN THE BOUNDARY OF THIS PLAT (PROPERTY), THE CITY OF PORT ORANGE SHALL HAVE THE RIGHT TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS OF THE PROPERTY AND PROVIDE MAINTENANCE, REPAIR, OR REPLACEMENT OF THE STORMWATER DRAINAGE FACILITY AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR, OR REPLACEMENT AS THE CITY MAY DEEM NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR 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 SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FT
REAR = 20 FT
SIDE = 7.5 FT
MAXIMUM BUILDING COVERAGE = 40%
MINIMUM COMMON OPEN SPACE = 20%
MAXIMUM BUILDING HEIGHT = 45 FT
MAXIMUM IMPERVIOUS AREA = 60%
MINIMUM OPEN SPACE PER LOT = 40%
- ALL PRIVATE UTILITY, ACCESS, DRAINAGE AND MAINTENANCE EASEMENTS OVER PRIVATE, SHARED DRIVEWAYS ARE INTENDED TO BE RECIPROCAL EASEMENTS TO AND AMONG THE AFFECTED LOT OWNERS FOR PRIVATE UTILITY SERVICE LATERALS, PRIVATE ACCESS, SHARED DRAINAGE AND MAINTENANCE PURPOSES.
- RETENTION AREAS / COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE ALONG WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO HARVEST EXCESS STORMWATER / GROUNDWATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- IN ADDITION TO THE USES AND PURPOSES OTHERWISE STATED ON THIS PLAT, ALL DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE FOR THE BENEFIT OF ACCOMMODATING ALL DRAINAGE AND STORMWATER FROM ADJOINING, OFF-SITE DEDICATED RIGHTS-OF-WAY.
- ANGLER'S COVE HOMEOWNERS' ASSOCIATION, INC. SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SIDEWALKS, BIKE PATHS, PEDESTRIAN WALKWAYS, ROADS, DRIVES AND IMPROVEMENTS CONSTRUCTED WITHIN ALL COMMON AREAS, INCLUDING THE GATE ENTRY IMPROVEMENTS.
- THE ADMIRALTY CLUB ASSOCIATION LOCATED AT 3606 S PENINSULA DRIVE SHALL BE PROVIDED ACCESS THROUGH THE 30-FOOT ACCESS EASEMENT TO MAINTAIN THEIR CONCRETE MASONRY WALL THAT EXTENDS ALONG THE NORTH PROPERTY LINE OF ANGLER'S COVE RECORDED IN OFFICIAL RECORDS BOOK 7561, PAGES 3038 THROUGH 3055, PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE INGRESS / EGRESS EASEMENT IN OFFICIAL RECORDS BOOK 2215, PAGE 1342, PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA.
- THIS PLAT SUBJECT TO AN EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 7508, PAGE 1860, PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE ANGLER'S COVE PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7561, PAGES 3038 THROUGH 3055 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE ARTICLES OF INCORPORATION FOR THE ANGLER'S COVE HOMEOWNERS' ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 7685, PAGES 1916 THROUGH 1931 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ANGLER'S COVE HOMEOWNERS' ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 7685, PAGES 1876 THROUGH 1954 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THE SOVEREIGNTY SUBMERGED LANDS LEASE RECORDED IN OFFICIAL RECORDS BOOK 7661, PAGE PAGE(S) 4981 THROUGH 4991 PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA, BENEFITS THIS PLAT AND THE LAND OWNERS THEREIN.
- THE JOINDER AND CONSENT OF MORTGAGEE TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF ANGLER'S COVE OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, INTRACOASTAL BANK, A FLORIDA BANKING CORPORATION ("MORTGAGEE"), THE HOLDER OF CERTAIN MORTGAGE AND RELATED MORTGAGE LOAN DOCUMENTS, MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 7611, PAGE 2022, VOLUSIA COUNTY, FLORIDA.



A1A SURVEYING

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