

# BELLEWOOD COMMONS

A REPLAT OF A PORTION OF LOT 9 BLOCK 22, WILDER'S SUBDIVISION OF BETHUNE GRANT  
IN SECTION 40, TOWNSHIP 15 SOUTH, RANGE 33 EAST, CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

Map Book \_\_\_\_\_, Page \_\_\_\_\_

Sheet One of Two

## DESCRIPTION:

The land referred to herein below is situated in the County of Volusia, State of Florida, and described as follows:

Being a portion of Lot 9, Block 22, Wilder's Subdivision of Bethune Grant in Section 40, Township 15 South, Range 33 east, as recorded in Map Book 1, Page 56 of the Public Records of Volusia County, Florida: being more particularly described as follows:

Commence at the Southwest corner of said Lot 9, Block 22, Wilder's Subdivision, said point being on the most Southerly right-of-way line of Beville Road (State Road 400); run thence North 25°17'19" West along the West line of said Lot 9, Block 22, a distance of 100.00 feet to the POINT OF BEGINNING: said point also being the Southeast corner of Ridgecrest Subdivision, Unit 2, as recorded in Map Book 27, Pages 214 and 215 of the Public Records of Volusia County, Florida, said point also lying on the most Northerly right-of-way line of said Beville Road; run thence North 64°13'21" East along said right-of-way line a distance of 433.03 feet; thence departing the Northerly right-of-way line of said Beville Road, run North 25°17'19" West, parallel to the Easterly line of said Ridgecrest Subdivision, Unit 2, a distance of 511.20 feet; thence South 64°13'21" West parallel, to the Northerly right-of-way line of said Beville Road a distance of 433.03 feet to a point on the Easterly line of said Ridgecrest Subdivision, Unit 2; run thence South 25°17'19" East along the Easterly line of said Ridgecrest Subdivision, Unit 2 a distance of 511.20 feet to the POINT OF BEGINNING.

## GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF BEVILLE ROAD, AS PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 7097, PAGE 4542, BEING N64°13'21" E
- THE LANDS DESCRIBED ON THIS PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS FOR BELLEWOOD COMMONS, AS RECORDED IN OFFICIAL RECORDS BOOK 7547, PAGE 4801, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA (THE "DECLARATION"). PURSUANT TO THE DECLARATION, CERTAIN EASEMENTS ARE CREATED AND RESERVED TO JB DAYTONA BEACH, LLC, AS THE DEVELOPER, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AND SHALL BE COVENANTS RUNNING WITH THE LANDS. SUCH EASEMENTS ARE FURTHER ADDRESSED IN THE DECLARATION. SUCH EASEMENTS INCLUDE THE FOLLOWING: (A) STORMWATER EASEMENT AS SHOWN ON THIS PLAT; (B) PRIVATE UTILITIES EASEMENT AS SHOWN ON THIS PLAT; (C) SIGNAGE EASEMENT AS SHOWN ON THIS PLAT; AND (D) ACCESS EASEMENTS AS SHOWN ON THIS PLAT. THE ACCESS EASEMENTS ARE FURTHER DETAILED AS FOLLOWS: A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF ENTRY TO AND EXIT FROM THE LOTS, TOGETHER WITH THE RIGHT TO TRAVEL UPON, OVER AND ACROSS ANY AND ALL DRIVEWAYS, DRIVE AISLES, LANES, ACCESS ROADS AND COMMON CURB CUTS CONSTRUCTED FROM TIME TO TIME ON THE RESPECTIVE LOTS FOR ACCESS TO AND FROM ALL ABUTTING STREETS OR PUBLIC RIGHTS-OF-WAY TO SUCH LOTS, AS THEY MAY EXIST FROM TIME TO TIME ON THE RESPECTIVE LOTS, FOR THE BENEFIT OF ALL LOTS IN THE LANDS DESCRIBED ON THIS PLAT (THE "INGRESS AND EGRESS EASEMENTS"). A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS, OVER, ACROSS AND THROUGH ANY AND ALL DRIVEWAYS, DRIVE AISLES, LANES, ACCESS ROADS, COMMON CURB CUTS, WALKWAYS AND SIDEWALKS LOCATED ON THE RESPECTIVE LOTS, AS THEY MAY EXIST FROM TIME TO TIME ON THE RESPECTIVE LOTS, FOR THE BENEFIT OF ALL LOTS IN THE LANDS DESCRIBED ON THIS PLAT (THE "CROSS ACCESS EASEMENTS") (THE INGRESS AND EGRESS EASEMENTS AND CROSS ACCESS EASEMENTS ARE COLLECTIVELY REFERRED TO HEREIN AS THE "ACCESS EASEMENTS").
- 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.
- THE CITY OF DAYTONA BEACH IS NOT RESPONSIBLE FOR MAINTENANCE OR CONSTRUCTION OF ANY STREET, ALLEY, EASEMENT, RIGHT-OF-WAY, AND/OR ANY OTHER PUBLIC AREA UNLESS EXPRESSLY AND UNEQUIVOCALLY ASSUMED BY THE CITY COMMISSION.
- BELLEWOOD COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGNAGE EASEMENT AS SHOWN ON THIS PLAT AND THE SURFACE WATER MANAGEMENT SYSTEM (AS DEFINED IN THE DECLARATION), INCLUDING, WITHOUT LIMITATION, THE DRAINAGE TRACT AS SHOWN ON THIS PLAT.

## EASEMENTS

**ESMT 1**  
10' SANITARY SEWER EASEMENT  
O.R.B. 1331 PG. 184  
**ESMT 2**  
UTILITY EASEMENT  
O.R.B. 7547, PG. 4801  
**ESMT 3**  
STORMWATER EASEMENT

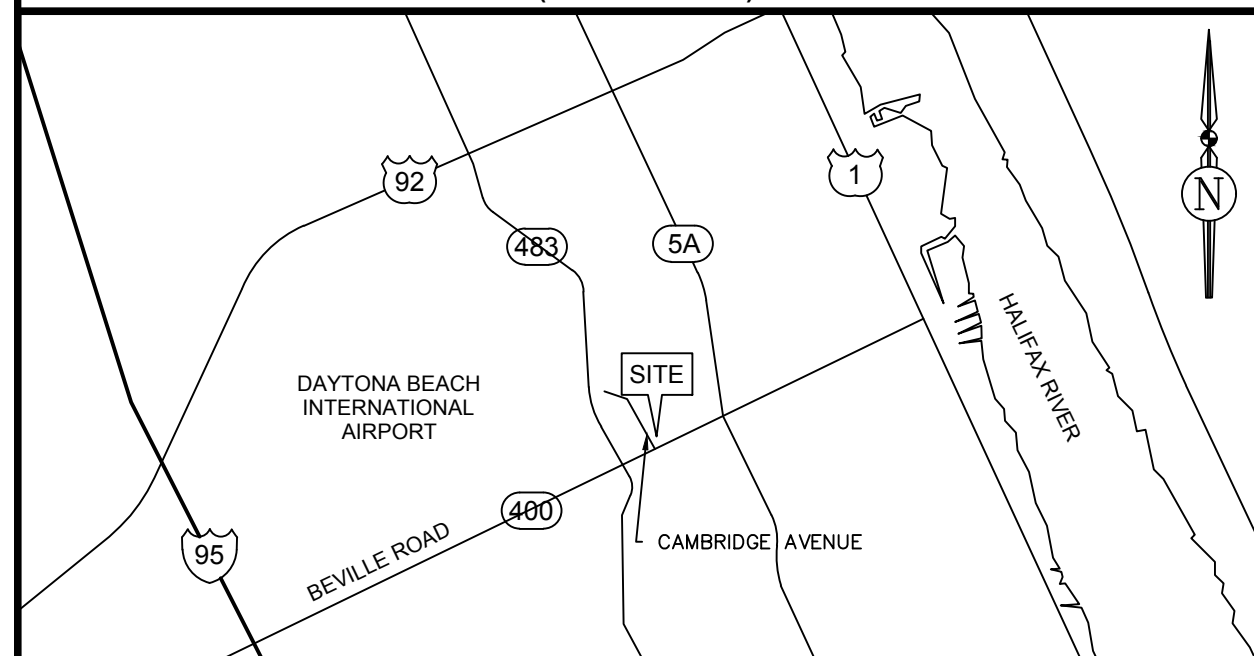
O.R.B. 7547, PG. 4801

**ESMT 4**  
50' PUBLIC UTILITIES EASEMENT  
O.R.B. 1913, PG. 506  
**ESMT 5**  
ELECTRIC EASEMENT  
O.R.B. 2927, PG. 763

## ABBREVIATIONS

B.S. = BUILDING SETBACK  
CM = CONCRETE MONUMENT  
N&D = NAIL AND DISK  
O.R.B. = OFFICIAL RECORDS BOOK  
M.B. = MAP BOOK  
PG. = PAGE  
P.U.E. = PUBLIC UTILITIES EASEMENT  
R/W = RIGHT-OF-WAY

## LOCATION MAP (NOT TO SCALE)



## 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

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JB DAYTONA BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED ON THIS PLAT, ENTITLED "BELLEWOOD COMMONS", LOCATED IN THE CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA, DOES HEREBY CAUSE THIS PLAT TO BE MADE AND DEDICATED AS SET FORTH IN THIS PLAT. THE DRAINAGE TRACT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO BELLEWOOD COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE-OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS. PERPETUAL NON-EXCLUSIVE ACCESS EASEMENTS FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE OWNERS OF THE LOTS (AND THE PERMITTEES OF THE OWNERS) OVER, ACROSS, THROUGH AND UPON THE DRIVEWAYS, DRIVE AISLES, LANES, ACCESS ROADS, COMMON CURB CUTS, WALKWAYS AND SIDEWALKS LOCATED ON THE LOTS, AS THEY MAY EXIST FROM TIME TO TIME ON THE LOTS, FOR THE BENEFIT OF ALL LOTS SHOWN ON THIS PLAT. THE CITY OF DAYTONA BEACH SHALL HAVE NO LIABILITY OR RESPONSIBILITY WHATSOEVER WITH RESPECT TO SUCH ACCESS EASEMENTS.

JB DAYTONA BEACH, LLC BY: \_\_\_\_\_  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: JB REALTY PARTNERS, LLC PRINT NAME: \_\_\_\_\_  
A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER TITLE: \_\_\_\_\_

WITNESS SIGN \_\_\_\_\_ WITNESS SIGN \_\_\_\_\_  
WITNESS PRINT \_\_\_\_\_ WITNESS PRINT \_\_\_\_\_

## Acknowledgment:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED, \_\_\_\_\_, AS \_\_\_\_\_ OF JB REALTY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF JB DAYTONA BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

[ ] PERSONALLY KNOWN OR [ ] PRODUCED IDENTIFICATION: TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
SEAL

## CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH MANAGER

THIS IS TO CERTIFY, That on \_\_\_\_\_, 2018, this plat was approved by the City of Daytona Beach, Florida.

City Manager \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH ENGINEER

THIS IS TO CERTIFY, That on \_\_\_\_\_, 2018, this plat was approved.

City Engineer \_\_\_\_\_

## REVIEW OF SURVEYOR & MAPPER FOR THE CITY OF DAYTONA BEACH

This is to certify that this plat has been reviewed and found to comply with the requirements of Chapter 177, Part of the Florida Statutes.

Certify This \_\_\_ Day of \_\_\_\_\_, 2018

Jeff W. Barnes

Professional Surveyor and Mapper  
State of Florida License Number LS5576

## FOUND IN THE PUBLIC RECORDS OF THE CITY OF DAYTONA BEACH

I HEREBY CERTIFY, That I have examined the foregoing plat and find it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_, at \_\_\_\_\_

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

## CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF BELLEWOOD COMMONS AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON 24 OCTOBER 2016 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

CHARLES D. SAPP, P.L.S. DATE: \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR 3530 N.W. 43rd STREET  
FLORIDA CERTIFICATE NO. LS4948 GAINESVILLE, FLORIDA 32606  
JBROWN PROFESSIONAL GROUP, INC.  
CERTIFICATE OF AUTHORIZATION NO. 8031

## JOINDER OF ASSOCIATION

WITNESS SIGN \_\_\_\_\_ BELLEWOOD COMMONS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION  
WITNESS PRINT \_\_\_\_\_ BY: \_\_\_\_\_  
WITNESS SIGN \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
WITNESS PRINT \_\_\_\_\_ TITLE: \_\_\_\_\_

## Acknowledgment:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED, \_\_\_\_\_, AS \_\_\_\_\_ OF BELLEWOOD COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

[ ] PERSONALLY KNOWN OR [ ] PRODUCED IDENTIFICATION: TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
SEAL

## MORTGAGEE'S APPROVAL

BANK OF CENTRAL FLORIDA, A FLORIDA BANKING CORPORATION, AS THE LENDER UNDER AND HOLDER OF THAT CERTAIN COMMERCIAL MORTGAGE AND SECURITY AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7480, PAGE 3407, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

WITNESS SIGN \_\_\_\_\_ BANK OF CENTRAL FLORIDA, A FLORIDA BANKING CORPORATION  
WITNESS PRINT \_\_\_\_\_ BY: \_\_\_\_\_  
WITNESS SIGN \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
WITNESS PRINT \_\_\_\_\_ TITLE: \_\_\_\_\_

## Acknowledgment:

STATE OF FLORIDA  
COUNTY OF POLK

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED, \_\_\_\_\_, AS \_\_\_\_\_ OF BANK OF CENTRAL FLORIDA, A FLORIDA BANKING CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

[ ] PERSONALLY KNOWN OR [ ] PRODUCED IDENTIFICATION: TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
SEAL

Prepared By:



CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
3530 NW 43rd Street • Gainesville, Florida 32606  
PHONE: (352) 375-8999 • FAX: (352) 375-0833  
E-MAIL: contact@jbrpgroup.com

# BELLEWOOD COMMONS

A REPLAT OF A PORTION OF LOT 9 BLOCK 22, WILDER'S SUBDIVISION OF BETHUNE GRANT  
IN SECTION 40, TOWNSHIP 15 SOUTH, RANGE 33 EAST, CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

Map Book \_\_\_\_\_, Page \_\_\_\_\_

Sheet Two of Two

## DESCRIPTION:

The land referred to herein below is situated in the County of Volusia, State of Florida, and described as follows:

Being a portion of Lot 9, Block 22, Wilder's Subdivision of Bethune Grant in Section 40, Township 15 South, Range 33 east, as recorded in Map Book 1, Page 56 of the Public Records of Volusia County, Florida; being more particularly described as follows:

Commence at the Southwest corner of said Lot 9, Block 22, Wilder's Subdivision, said point being on the most Southerly right-of-way line of Beville Road (State Road 400); run thence North 25°17'19" West along the West line of said Lot 9, Block 22, a distance of 100.00 feet to the POINT OF BEGINNING; said point also being the Southeast corner of Ridgecrest Subdivision, Unit 2, as recorded in Map Book 27, Pages 214 and 215 of the Public Records of Volusia County, Florida, said point also lying on the most Northerly right-of-way line of said Beville Road; run thence North 64°13'21" East along said right-of-way line a distance of 433.03 feet; thence departing the Northerly right-of-way line of said Beville Road, run North 25°17'19" West, parallel to the Easterly line of said Ridgecrest Subdivision, Unit 2, a distance of 511.20 feet; thence South 64°13'21" West parallel, to the Northerly right-of-way line of said Beville Road a distance of 433.03 feet to a point on the Easterly line of said Ridgecrest Subdivision, Unit 2; run thence South 25°17'19" East along the Easterly line of said Ridgecrest Subdivision, Unit 2 a distance of 511.20 feet to the POINT OF BEGINNING.

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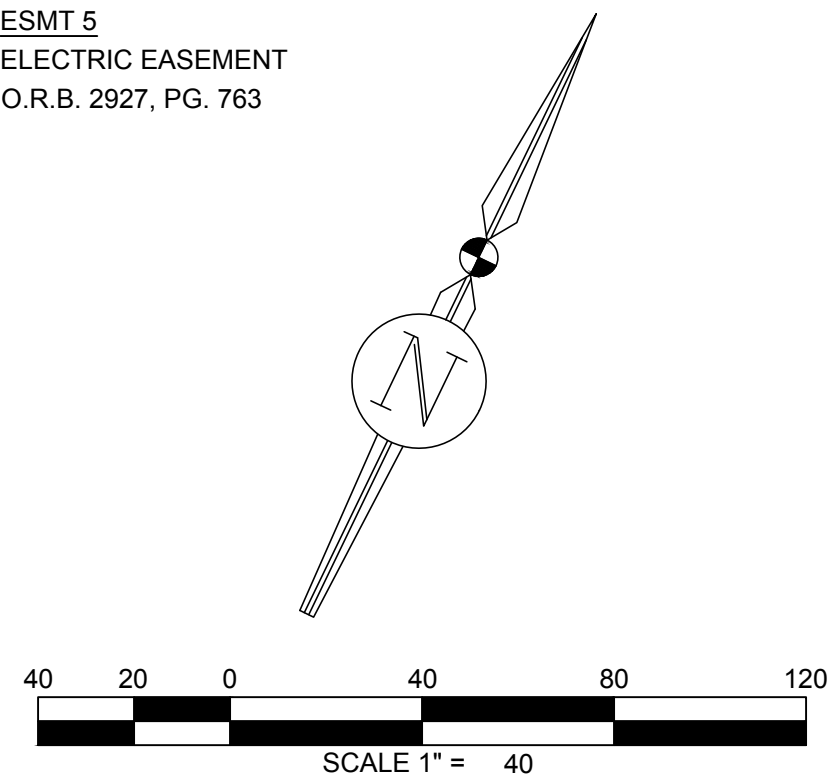
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## SYMBOL LEGEND

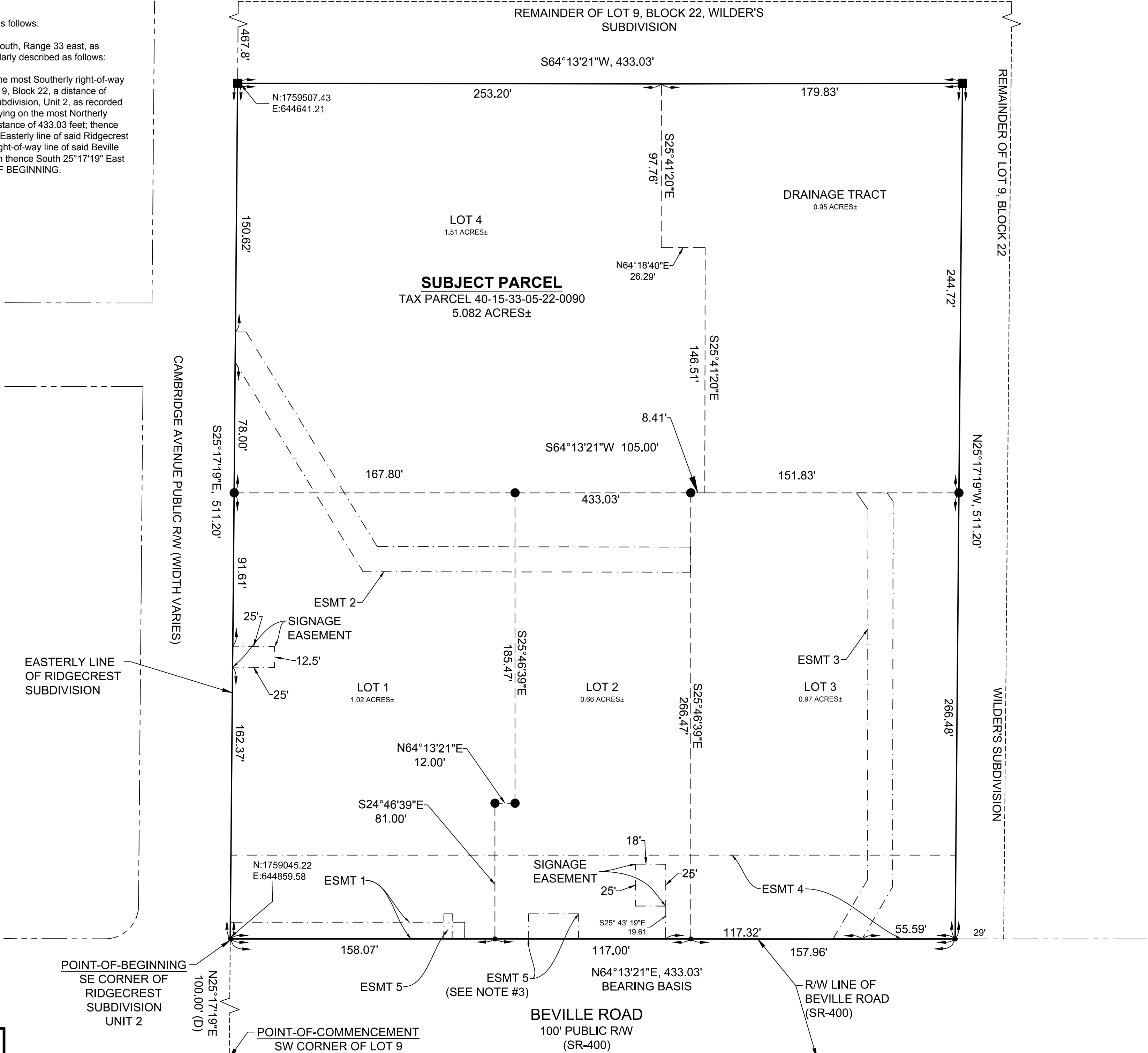
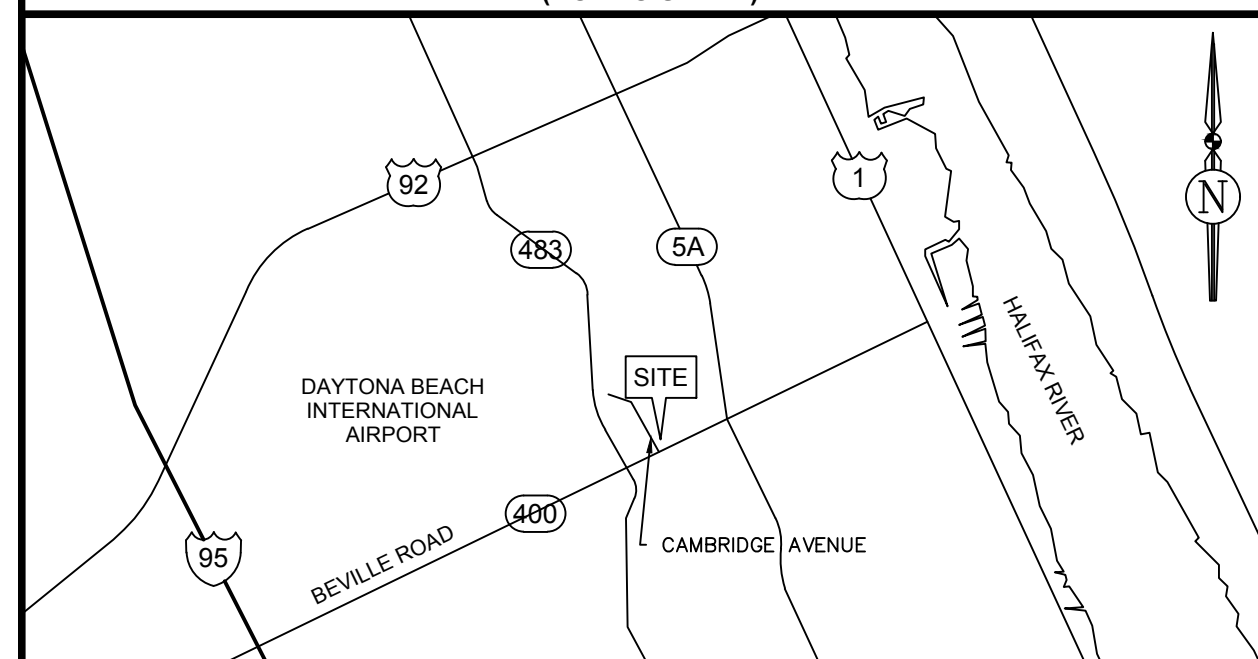
BOUNDARY LINE  
BUILDING SETBACK LINE  
EASEMENT LINE  
LOT LINE  
RIGHT-OF-WAY LINE  
5/8" CAPPED IRON ROD SET "LB 8031"  
NAIL & DISK SET "PRM LB 8031"  
4"x4" PERMANENT REFERENCE MONUMENT FOUND NO ID

## EASEMENTS

ESMT 1  
10' SANITARY SEWER EASEMENT  
O.R.B. 1331 PG. 184  
ESMT 2  
PRIVATE UTILITY EASEMENT  
O.R.B. 7547, PG. 4801  
ESMT 3  
STORMWATER EASEMENT  
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ESMT 4  
50' PUBLIC UTILITIES EASEMENT  
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## LOCATION MAP (NOT TO SCALE)



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Prepared By:

**JBrown**  
Professional Group Inc  
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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