

# TOMOKA TOWN CENTER PARCEL B PARTIAL REPLAT

BEING A PORTION OF PARCEL B, TOMOKA TOWN CENTER, AS RECORDED IN PLAT BOOK 57, PAGES 127-135, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 32 EAST, CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

**DESCRIPTION**

A PORTION OF PARCEL B, TOMOKA TOWN CENTER, AS RECORDED IN PLAT BOOK 57, PAGES 127 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING THE PORTION OF PARCEL B DESCRIBED AS FOLLOWS:

BEGON AT THE SOUTHEAST CORNER OF SAID PARCEL B, THENCE RUN ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING (8) CORNER STAKE RUN, 1530.7 FEET TO THE BEGINNING OF SAID CORNER; THENCE WESTWESTLY ALONG SAID CORNER 2292.800' FEET TO A POINT OF BEGINNING OF A CURVE HAVING A RADIUS OF 888.00 FEET AND A CENTRAL ANGLE OF 282.8000°; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 399.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 2010.0 FEET AND A CENTRAL ANGLE OF 60.9315°; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 1439.8 FEET; THENCE S66°45'15" E 963.0 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 403.9000°; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 153.9 FEET; THENCE N25°29'17" E, 105.59 FEET; THENCE N02°21'14" W, 96.30 FEET TO THE BEGINNING OF SAID PARCEL B NORTHERLY ALONG THE ARC OF SAID CURVE, 86.85 FEET; THENCE S15°15'48" E, 20.56 FEET; THENCE S82°24'10" E, 52.51 FEET TO BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 252.00 FEET AND A CENTRAL ANGLE OF 53.2500°; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 117.29 FEET; THENCE S18°51'49" E, 80.93 FEET; THENCE N02°29'29" E, 64.93 FEET; THENCE N02°07'47" W, 8.00 FEET; THENCE N02°19'17" E, 21.49 FEET; THENCE N23°27'48" E, 3.14 FEET TO THE WESTERN RIGHT OF WAY LINE OF SAID WILLIAMSON BOULEVARD; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE S15°33'37" E, 74.83 FEET TO THE POINT OF BEGINNING.

#### GENERAL NOTES

- 1) "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 SUPERLAMED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2) DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 3) BEARING STRUCTURE BASED ON NAD 83 FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, WITH THE BEARING ON THE WESTERN RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD BEING S15°33'37" E 74.83 FEET.
- 4) █ DEOTES PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT STAMPED PM 19 3019.
- 5) DEOTES PERMANENT CONTROL POINT SET NAIL & CAP STAMPED POP 19 3019.
- 6) UTILITIES IN UTILITY EXAMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO, PUBLIC UTILITIES, NATURAL GAS, ELECTRIC (INCLUDING FLORIDA POWER & LIGHT CO.), TELEPHONE, CABLE TV, ALL RIGHTS, DUTIES AND OBLIGATIONS RELATED TO FINAL PERMITAL, NON-EXCLUSIVE EXAMENT RECORDED AT BK. 4236, PG. 4290 SHALL BE IN FORCE IN SAID EXAMENTS.
- 7) ALL PLATED EXAMENTS, EXCLUSIVE OF PRIVATE EXAMENTS GRANTED TO OR GRANTED BY A CONSTRUCTION INSTALLATION MAINTENANCE, AND OPERATION OF "CABLE TELEVISION SERVICES" HONORING NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, SHALL BE WITH THE PERMITS AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY COMPANY. THE PERSONS GRANTING SUCH EXAMENTS SHALL BE SOLELY RESPONSIBLE FOR THE DUTY OF THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EXAMENTS GRANTED TO OR GRANTED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY COMPANY. SUCH EXAMENTS SHALL BE SUBJECT TO THE REGULATIONS AND STANDARDS OF THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 8) THE UTILITY EXAMENTS REFERENCED ABOVE AND DERIVED AS SHOWN HEREIN ARE GRANTED AND ACCEPTED UNDER THE PROVISIONS OF THE FLORIDA STATUTES AND REGULATIONS GOVERNING SUCH EXAMENTS, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS INCLUDING WELLS, CHUTES, CONDUITS, AND ABOVE GROUND APPURTENANT EQUIPMENT UNLESS OTHERWISE INDICATED.
- 9) ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS SHOWN AS NON-RADIAL AND NOTED (NR).
- 10) CORPORATE VALUES SHOWN HEREON BASED UPON FLORIDA STATE PLANE COORDINATE SYSTEM (LAST DETERMINED) AND SHOWN IN BEACH CONTROL MONUMENTS MARK-58 AND MARK-57, USED TO DETERMINE STATE PLANE COORDINATES.
- 11) NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF TECHONOLOGY. ALL MEASUREMENTS SHALL USE THE 3937/7243, 2803333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- 12) THE PROPERTY DESCRIBED IN THIS PLAT IS SUBJECT TO THE REGULATION OF COVENANTS, RESTRICTIONS AND RECORDS OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS FURTHER RECORDED IN PLAT BOOK 57, PAGE 127 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- 13) THE PROPERTY IN THIS PLAT IS PART OF THE TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT CENTER COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 1724, PAGE 4412, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- 14) TOMOKA TOWN CENTER PLATE IS HEREBY DEDICATED TO THE TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC. OF VOLUSIA COUNTY, FLORIDA, AND SUBJECT TO THE JURISDICTION OF GOVERNORS, RESTRICTIONS AND RECORDS OF VOLUSIA COUNTY, FLORIDA, AS FURTHER RECORDED IN PLAT BOOK 57, PAGE 127 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS FURTHER RECORDED IN PLAT BOOK 57, PAGE 127 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- 15) TOMOKA TOWN CENTER PLATE IS HEREBY DEDICATED TO THE TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC. OF VOLUSIA COUNTY, FLORIDA, AND SUBJECT TO THE JURISDICTION OF GOVERNORS, RESTRICTIONS AND RECORDS OF VOLUSIA COUNTY, FLORIDA, AS FURTHER RECORDED IN PLAT BOOK 57, PAGE 127 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS FURTHER RECORDED IN PLAT BOOK 57, PAGE 127 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

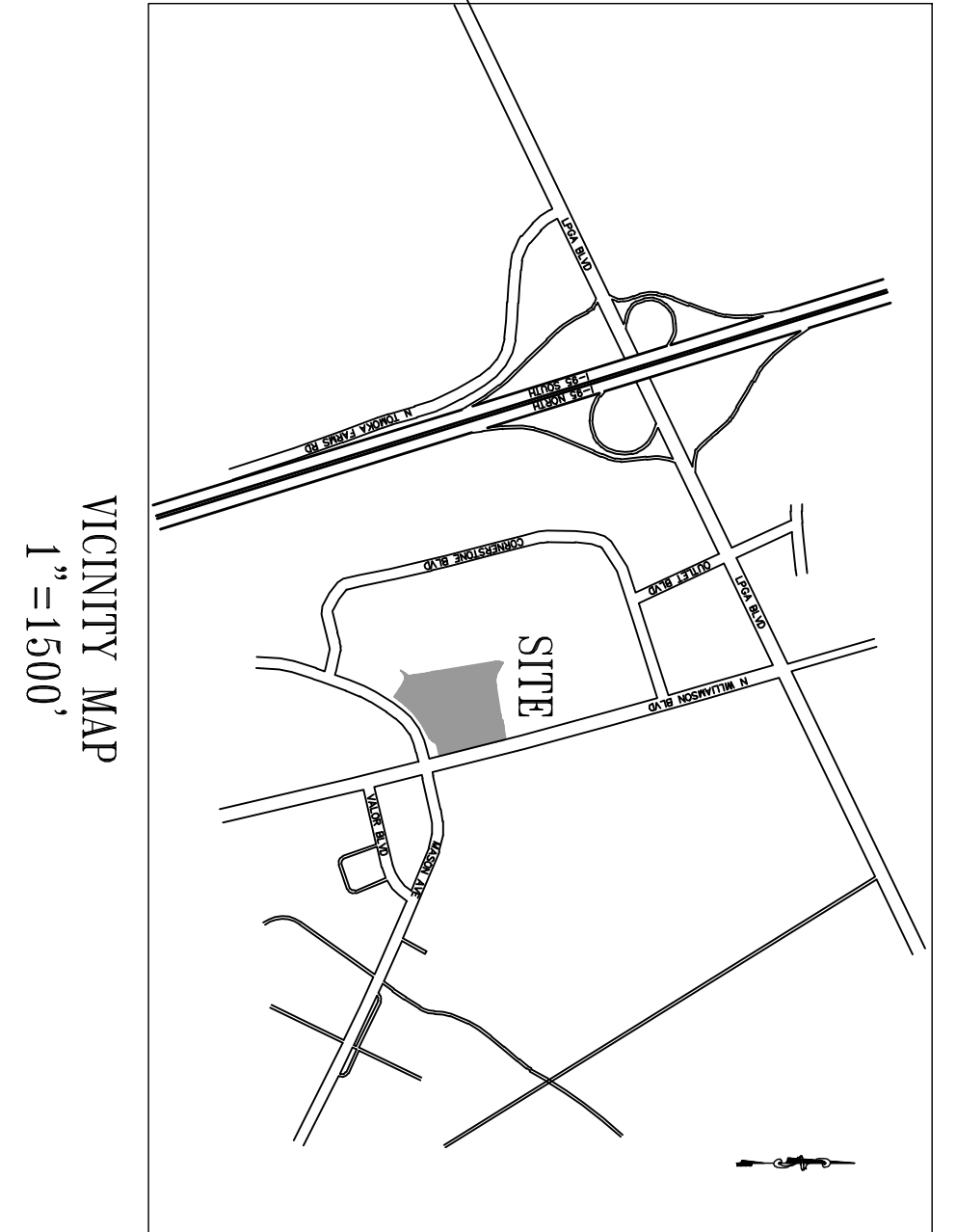
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PREPARED BY:

### SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

3921 NOVA ROAD  
DAYTONA BEACH, FLORIDA 32117  
PHONE (386) 761-5385  
LICENSED BUSINESS CERTIFICATION NO. 3019



#### JOINER AND CONSENT TO DEDICATION:

TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC. HEREBY JOINS IN DEDICATION TO THIS PLAT ENTITLED TOMOKA TOWN CENTER PARCEL B PARTIAL REPLAT, LOCATED IN THE CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA AND HEREBY ACCEPTS THE DEDICATION OF TOMOKA TOWN CENTER DRIVE WITH ALL DUTIES AND OBLIGATIONS PROVIDED FOR HEREIN.

IN WITNESS WHEREOF, TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DUTY AUTHORIZED OFFICERS THIS \_\_\_\_ DAY \_\_\_\_\_ OF 20\_\_\_\_.

SIGNED AND SEALED IN THE PRESENCE OF:

TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC.

NOTARY PUBLIC:

STATE OF FLORIDA  
COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ OF TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC., ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NOTARIAL IDENTIFICATION AND HAS \_\_\_\_\_ TAKEN AN OATH.

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
TITLE \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

CITY MANAGER:

CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH ENGINEER  
THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THIS PLAT WAS APPROVED.

CITY ENGINEER \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH JUDICIAL CLERK  
THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THIS PLAT WAS APPROVED BY THE CITY OF DAYTONA BEACH, FLORIDA

CITY MANAGER \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH SURVEYOR  
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT CONFORMS TO CHAPTER 177, FLORIDA STATUTES

NAME: \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL SURVEYOR & MAPPER # \_\_\_\_\_

#### DEDICATION

I, HEREBY CERTIFY THAT TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018.

IN WITNESS WHEREOF, TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018.

SIGNED AND SEALED IN THE PRESENCE OF:

NOTARY PUBLIC:

STATE OF FLORIDA, COUNTY OF VOLUSIA

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY PRESENTED JOHN F. WEAVER, MANAGER OF ESTIMOTE MENTIONS, LLC, MANAGER OF TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC., GENERAL PARTNER OF TOMOKA TOWN CENTER HOUSING, LP, AND \_\_\_\_\_ AS \_\_\_\_\_ ON BEHALF OF THE TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC., AND \_\_\_\_\_ AS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

PRINTED NAME \_\_\_\_\_ SEAL

BY: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF VOLUSIA

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY PRESENTED JOHN F. WEAVER, MANAGER OF ESTIMOTE MENTIONS, LLC, MANAGER OF TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC., GENERAL PARTNER OF TOMOKA TOWN CENTER HOUSING, LP, AND \_\_\_\_\_ AS \_\_\_\_\_ ON BEHALF OF THE TOMOKA TOWN CENTER OWNERS' ASSOCIATION, INC., AND \_\_\_\_\_ AS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

#### JOINER AND CONSENT TO DEDICATION:

BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA FOR PROFIT CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY SHOWN AND DESCRIBED ON THE ATTACHED PLAT ENTITLED TOMOKA TOWN CENTER PARCEL B PARTIAL REPLAT, LOCATED IN THE CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA, AS FURTHER RECORDED IN PLAT BOOK 57, PAGE 127 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND HEREBY ACCEPTS THE DEDICATION OF TOMOKA TOWN CENTER DRIVE WITH ALL DUTIES AND OBLIGATIONS PROVIDED FOR HEREIN.

IN WITNESS WHEREOF, BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DUTY AUTHORIZED OFFICERS THIS \_\_\_\_ DAY \_\_\_\_\_ OF 20\_\_\_\_.

SIGNED AND SEALED IN THE PRESENCE OF:

BRANCH BANKING AND TRUST COMPANY  
A NORTH CAROLINA FOR PROFIT CORPORATION

NOTARY PUBLIC:

STATE OF FLORIDA  
COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ OF BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NOTARIAL IDENTIFICATION AND HAS \_\_\_\_\_ TAKEN AN OATH.

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
TITLE \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON FEBRUARY \_\_\_\_ 20\_\_\_\_ THE SURVEY WAS COMPLETED OF THE LANDS SHOWN ON THE FOREGOING PLAT THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY DESCRIBED AND PLATTED, THAT SAID PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA WERE OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, THAT THE RECORDS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA.

J.E. ZAVERT P.L.S.N., 4046 STATE OF FLORIDA \_\_\_\_\_ DATE \_\_\_\_\_  
SLIGER & ASSOCIATES, INC. L.B.N.O. 3019  
PROFESSIONAL SURVEYOR & MAPPER # 3019

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLES 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