

RIVIERA VILLAGE

A RESUBDIVISION OF A PORTION OF BLOCK 12, RIO VISTA, SECTION 42,
TOWNSHIP 14 SOUTH, RANGE 32 EAST, HOLLY HILL, VOLUSIA COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOTS 4, 5, 6, 7, AND PART OF LOT 3, BLOCK 12 AND PART OF THE UNNUMBERED LOT LABELED AS PARK ADJACENT TO SAID BLOCK 12, ALL IN RIO VISTA, SECTION 42, PER MAP BOOK 6 PAGE 150 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID UNNUMBERED LOT LABELED AS "PARK", THENCE SOUTH 65°00'00" WEST ALONG THE SOUTH LINE OF SAID UNNUMBERED LOT FOR A DISTANCE OF 140.00 FEET; THENCE NORTH 25°00'00" WEST ALONG THE WEST LINE OF SAID LOTS 6 AND 7 (AS EXTENDED) FOR A DISTANCE OF 484.56 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 5, THENCE NORTH 55°41'29" WEST ALONG THE SOUTHWESTERLY LINE OF LOT 5 FOR A DISTANCE OF 81.40 FEET; THENCE SOUTH 65°00'00" WEST ALONG A LINE PARALLEL TO AND 20.00 FEET (AS MEASURED PERPENDICULAR) SOUTHERLY OF THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 118.45 FEET TO THE EAST RIGHT OF WAY LINE OF STATE STREET (FORMERLY PARQUE DRIVE); THENCE NORTH 25°00'00" WEST ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET FOR A DISTANCE OF 104.39 FEET TO A POINT OF CURVATURE; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF ARAGON STREET 99.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (CONCAVE Y-SOUTH), HAVING A CENTRAL ANGLE OF 114°18'57", A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 32°09'28" EAST AND A CHORD DISTANCE OF 84.02 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF ESPANOLA AVENUE, THENCE 447.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (CONCAVE SOUTHWEST), HAVING A CENTRAL ANGLE OF 065°41'03", A RADIUS OF 390.00 FEET, A CHORD BEARING OF SOUTH 57°50'32" EAST AND A CHORD DISTANCE OF 423.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°00'00" EAST ALONG THE WEST RIGHT OF WAY LINE OF ESPANOLA AVENUE FOR A DISTANCE OF 349.11 FEET TO THE POINT OF BEGINNING; CONTAINING 2.317 ACRES MORE OR LESS.

BEARING REFERENCE NORTH 25°00'00" WEST FOR WEST LINE OF BLOCK 12.

GENERAL NOTES:

1. THE USES AS STATED IN THE DEDICATION SHALL BE THAT OF THE DRIVEWAY AREA, THE LAUNDRY ROOMS SHOWN AS COMMON AREA, THE EASEMENTS FOR DRAINAGE AND THE UTILITIES NOW LOCATED IN THE AREA SHOWN AS UTILITY AND DRAINAGE EASEMENTS ALONG THE REAR AND SIDE LOT LINES OF THE OVERALL PARCEL. ADDITIONAL USES AND PURPOSES MAY ALSO BE FOUND IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, THAT ARE NOT KNOWN TO THE SURVEYOR.
2. VARIANCE TO ALLOW FOR THE SALE OF SINGLE UNITS AND THE VARIANCE OF THE BUILDING SET BACK LINES, WAS GRANTED APRIL 10, 2001 AS PER BOOK: 4692, PAGE 3611 AS FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
3. THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS THAT PERTAIN TO RIVIERA VILLAGE, ARE RECORDED IN BOOK 4760, PAGES 3450-3481 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
4. EASEMENTS FOR ENCROACHMENTS SHALL BE FOUND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
5. THE DIMENSIONS IN PARENTHESES ARE EASEMENT DIMENSIONS IN AREAS WHERE THE EASEMENT ARE NOT UNIFORM.
6. ALL DIMENSIONS SHOWN ARE IN U.S. FOOT.
7. "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 THIS COUNTY."

LEGEND AND ABBREVIATIONS:

<input type="checkbox"/>	FOUND CONCRETE MONUMENT
<input checked="" type="checkbox"/>	IRON ROD FOUND
<input type="checkbox"/>	SET CONCRETE MONUMENT LS#5072
<input type="checkbox"/>	SET IRON ROD & CAP LS#5072
<input type="checkbox"/>	SET PK NAIL & WASHER LS#5072
ASPH	ASPHALT
Δ	DELTA ANGLE
CB	CHORD BEARING
Ch	CHORD LENGTH
CONC	CONCRETE
R	RADIUS
L	LENGTH
LS	LICENSE SURVEYOR
LB	LICENSE BUSINESS

CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY THAT ON NOV. 9, 2001 THIS PLAT WAS APPROVED.

BY: Mark J. Hallinan
CITY ENGINEER

THIS IS TO CERTIFY THAT ON Nov. 9, 2001 THIS PLAT WAS APPROVED.

BY: Scott G. Snyder
CITY ATTORNEY

THIS IS TO CERTIFY THAT ON Nov. 9, 2001 THIS PLAT WAS APPROVED.

BY: Joseph Ford
CITY MANAGER

THIS IS TO CERTIFY THAT ON Nov. 9, 2001 THIS PLAT WAS APPROVED.

BY: Wm. D. Arthur
MAYOR

CERTIFICATE OF APPROVAL BY THE HOLLY HILL DEVELOPMENT CODE ADMINISTRATOR

THIS IS TO CERTIFY, THAT ON Nov. 9, 2001, THE FORGOING PLAT WAS APPROVED BY THE DEVELOPMENT CODE ADMINISTRATOR OF HOLLY HILL.

Tim Harbuck
TIM HARBUCK, DEVELOPMENT CODE ADMINISTRATOR

ATTEST

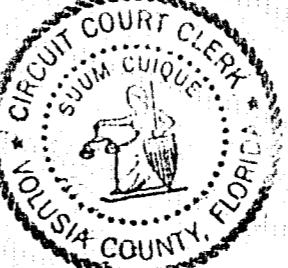
CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD

ON 11/14/01 AT Deland

FILE NO. 2001-243577

Mary L. Paul Deputy Clerk
CLERK OF CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THE FORGOING PLAT WAS REFORMED UNDER MY SUPERVISION AND COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Daniel E. Stevens
DANIEL E. STEVENS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5072
CONSOLIDATED SURVEY INC., LICENSE BUSINESS NO. 6918

DATE: 11/8/01

PREPARED BY:
CONSOLIDATED SURVEY, INC.
533 NORTH NOVA ROAD SUITE 113
ORMOND BEACH, FL 32174
PHONE: 904-677-6523
LB # 6918

MAP BOOK **48**

PAGE **151**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RONALD GEEDA DEDICATES THE LAND DESCRIBED IN THE FOREGOING PLAT, IN THIS PLAT ENTITLED "RIVIERA VILLAGE", LEDES HEREBY DEDICATE SAID LAND, THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, THE AFORESAID HAS EXECUTED THESE PRESENTS

ON THIS 9th DAY OF November 2001

Ronald Gedda
RONALD GEEDA

SIGNED AND SEALED IN THE PRESENCE OF WITNESSES

Patricia Cartary
SIGN PRINT NAME
Patricia Cartary

SIGN PRINT NAME
CATHLINE R. STORCH

STATE OF FLORIDA
COUNTY OF VOLUSIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th

DAY OF November, 2001 BY RONALD GEEDA WHO

PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION AND HAVE

TAKEN AN OATH.

Mary J. Hansen
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: June 26, 2002

COMMISSION NUMBER: CC751945

JOINDER AND CONSENT TO DEDICATION

SURETY BANK HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE UPON THE PROPERTY SHOWN AND DESCRIBED ON THE WITHIN PLAT ENTITLED "RIVIERA VILLAGE", LOCATED IN HOLLY HILL, VOLUSIA COUNTY, FLORIDA, AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION SHOWN ON THE PLAT OF LANDS DESCRIBED HERIN AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4576, PAGE 179-180, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SURETY BANK HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY AUTHORIZED OFFICERS THIS 9 DAY OF NOVEMBER, 2001.

BY: Karen J. Justin
TITLE: PRESIDENT/CEO

Nora Green Wilson
TITLE: VP OF FINANCIAL SERVICES

STATE OF FLORIDA
COUNTY OF VOLUSIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th

DAY OF November, 2001, BY KAREN J. JUSTIN, AS PRESIDENT/CEO AND

Surety Bank, FL CORPORATION, ON BEHALF OF THE CORPORATION, THEY ARE PERMANENTLY KNOWN TO ME AS HAVE PROPOSED

FLORIDA DRIVERS LICENSE AS IDENTIFICATION AND
(HAVE NOT) TAKEN AN OATH
Nora Green Wilson
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: June 28, 2003

COMMISSION NUMBER: CC 850261

CERTIFICATE OF REVIEW BY SURVEYOR

HEREBY CERTIFY TO THE CITY OF HOLLY HILL THAT I HAVE REVIEWED THE FOREGOING PLAT, REFORMED AND APPROVED THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT I HAVE AGREED WITH THE SURVEYOR AND MAPPER OF RECORD A LIST OF EASEMENTS, IF ANY, FROM THE FOREGOING PLAT.

Michael M. Myer PSM#LS4006
Myer Land Surveying, Inc. LOC877

SHEET 1 OF 3