PLAT BOOK 46 HALIFAX PLANTATION VILLAGE A PORTION OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, AND A REPLAT OF LOT "A", HALIFAX PLANTATION, UNIT II, SECTION "A", AS RECORDED IN MAP BOOK 45, PAGES 63-68, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. GRAPHIC SCALE 10' SOUTHERN BELL EASEMENT SCALE: 1" = 50'100' FLORIDA POWER & LIGHT CO. EASEMENT (O.R. BK. 446, PG. 13) (P.B. 45, PGS. 63-69) 272.36 Fairchild Oaks **DENTAL CARE** HALIFAX HEALTH **ELEVEN** 10' DRAINAGE & MAINTENANCE EASEMENT (DEDICATED TO THE PUBLIC BY P.B. 45, PGS. 63-69) 1' NON-VEHICULAR ACCESS EASEMENT(NTS) (P.B. 45, PGS. 63-69) UNIT II, SECTION A LOT 5 LOT 6 EASEMENT (DEDICATED TO THE LOT 3 1.46 ACRES 1.11 ACRES PUBLIC BY P.B. 45, PGS. 63-69) **1.79 ACRES** LOT 4 **1.55 ACRES** COMMON AREA (P.B. 45, PGS. 63-39) (NOT A PART OF 60' UTILITY EASEMENT (DEDICATED TO THE 60' DRAINAGE AND ACCESS EASEMENT -(DEDICATED TO THE JOINT USE OF THE COUNTY OF VOLUSIA OWNERS OF LOTS 3, 4, 5, AND 6) $\triangle = 05'03'26''$ R = 1360.00' $\Delta = 18'49'54"$ R = 1180.00' L = 387.84' CB=S19'09'33"EL = 120.04' CB=S22'02'30"E $\Delta = 11^{\circ}22'11''$ R = 240.00'CB=S26'34'21"E COMMON AREA (P.B. 45, PGS, 63-69) 10' DRAINAGE & MAINTENANCE (NOT A PART OF L = 225.32'-EASEMENT (DEDICATED TO THE R = 1360.00'PUBLIC BY P.B. 45, PGS. 63-69) $\Delta = 10^{\circ}42'00''$ _FD. PRM LS#4142 L = 215.12' CB=N24'02'38"W R = 1300.00L = 242.78' $\Delta = 27.55'51''$ R = 1240.00' CB=N2313'30"W N17'52'30"W N17°52'30"W L = 604.48' CB=S14'36'34"E ROSCOMMON DRIVE 70.00' POINT OF 120' R/W N72°07'30"E **BEGINNING** 85.00' S17*52'30"E (NOT A PART OF THIS PLAT) $\Delta = 10^{\circ}42'00''$ R = 1240.00' Δ = 90°00'00" R = 25.00" 6.44' $\Delta = 27^{\circ}55'51''$ R = 1300.00'_ _FD. PRM LS#4142 TOTAL CURVE DRAINAGE EASEMENT -L = 231.57' $\Delta = 27^{\circ}55^{\circ}51^{\circ}$ L = 633.73'R = 1360.00' L = 662.9β' C = 656.43' CB=S14'3\$ 34"E CB=S2313'30"E CB=\$27°07'30"W CB=N14'36'34"W 254.65 15.00' S27'11'50"W 23.72' S21'06'09"E H N70'40'02"E 0°04'13" 360.00' _ 39.03' 12.65 ___ <u>S17'52'30"E</u> 126.43 S17'52'30"E 101.15' LIFT STATION TRACT "A"_ =212.16 N17.52'30"W 9.15' N27"11'50"E 40.06' N62°52'30"W 15.00 S14'02'42"E **TRUIST** S70'40'02"W 5'40'46"E UTILITY EASEMENT 222.20' 45, PGS. 63-69) N72*07'30"E S17'52'30"F 06 14' 28.65 (NOT A PART N75'57'18"E L=15.00'-UTILITY EASEMENT 9.15' OF THIS PLAT) S17*52'30"E N14'02'42"W 230.78 LOT OFFSITE DRAINAGE N17*52'30"W EASEMENT $\Delta = 17.51'38''$ O.R. BK. 4242 PG. 1313 1.56 ACRES 15' UTILITY ___

SEE SHEET 2 OF 3

LOT

7.46 ACRES

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R = 1360.00' L = 423.95'

CB=S19°38'41"E

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SHEET 3 OF 3