

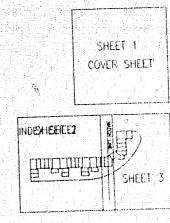
RIVIERA VILLAGE

A RESUBDIVISION OF A PORTION OF BLOCK 12, RIC 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 B, 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 ARRAGON STREET 99.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (CONCAVE SOUTHEAST), 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 RADIDS 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 349911 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.



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LEGEND AND ABBREVIATIONS:

6. ALL DIMENSIONS SHOWN ARE IN U.S. FOOT.

= FOUND CONCRETE MONUMENT

4. EASEMENTS FOR ENCROACHMENTS SHALL BE FOUND IN THE DECLARATION OF COVENANTS, CONDITIONS

5. THE DIMENSIONS IN PARENTHESES ARE EASEMENT DIMENSIONS IN AREAS WHERE THE EASEMENT ARE NOT

7. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITIAL 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."

- O = IRON ROD FOUND = SET CONCRETE MONUMENT #5072
- SET IRON ROD & CAP #5072 = SET PK NAIL & WASHER #5072
- ASPH = ASPHALT Δ = DELTA ANGLE

UNIFORM.

- CB = CHORD BEARING Ch = CHORD LENGTH CONC = CONCRETE
- R = RADIUS L = LENGTH
- LS = LICENSE SURVEYOR
 LB = LICENSE BUSINESS

PREPARED BY:

533 NORTH NOVA ROAD SUITE 113

ORMOND BEACH FL 32174. PHONE: 904-677-6523 LB # 6918

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