



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 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 118.45 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 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:

- = FOUND CONCRETE MONUMENT
- = IRON ROD FOUND
- = SET CONCRETE MONUMENT #5072
- = SET IRON ROD & CAP #5072
- = SET PK NAIL & WASHER #5072
- ASPH = ASPHALT
- Δ = DELTA ANGLE
- CB = CHORD BEARING
- Ch = CHORD LENGTH
- CONC = CONCRETE
- R = RADIUS
- L = LENGTH
- LS = LICENSE SURVEYOR
- LB = LICENSE BUSINESS

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