

DEAN RIVER

**COMMUNITY DEVELOPMENT
DISTRICT**

July 14, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Dean River Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://deanrivercdd.net/>

July 7, 2026

Board of Supervisors
Dean River Community Development District

Dear Board Members:

The Board of Supervisors of the Dean River Community Development District will hold a Regular Meeting on July 14, 2026 at 2:00 p.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Field Operations Services Scope of Services
 - A. Consideration of Wrathell, Hunt and Associates, LLC First Amendment to Agreement for Management Services
4. Consideration of Juniper Landscaping of Florida, LLC Proposal No. 406688 [One-Time Lawn Maintenance]
5. Consideration of Resolution 2026-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
6. Ratification of Acquisition Package for Phase 1 & Offsite Improvements
7. Acceptance of Unaudited Financial Statements as of May 31, 2026
8. Approval of June 22, 2026 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Madden, Moorhead & Stokes, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- UPCOMING MEETINGS

- August 4, 2026 at 2:00 PM
- September 1, 2026 at 2:00 PM [Adoption of FY2027 Budget and Revised Rules of Procedure]

- QUORUM CHECK

SEAT 1	STEVE BOYETTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	KATIE PECK	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	CARMEN TARANTINO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	GARRET PARKINSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MILTON ANDRADE	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

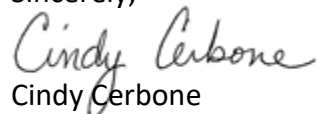
10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Otero at (561) 512-9027.

Sincerely,


Cindy Cerbone

District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

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FIELD OPERATIONS SERVICES SCOPE OF SERVICES

Infrastructure Management

Conduct monthly inspections of CDD assets, including, as applicable, entry monuments, roadways, sidewalks, landscaping, street lighting, and stormwater management ponds.

Vendor Management

Oversee and evaluate third-party service providers, including landscaping, pest control, security, and other contracted vendors, to ensure compliance with contractual obligations and performance standards.

Financial Administration

Review, approve, and code contractor invoices, as well as assist in the development and management of the District's annual operating budget.

Board and Community Relations

Prepare and present monthly operational reports, attend monthly meetings, and respond to resident inquiries/community concerns in a professional and timely manner.

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

3A



Wrathell, Hunt and Associates, LLC

**FIRST AMENDMENT TO AGREEMENT FOR MANAGEMENT SERVICES BETWEEN
DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT
AND
WRATHELL, HUNT & ASSOCIATES, LLC**

This document is in reference to a contract agreement dated September 22, 2025 between the following parties that are named below.

May it be known that the undersigned parties, for good consideration, do hereby agree to make the following changes and/or additions outlined below. These additions shall be made valid as if they are included in the original stated contract.

Field Operations Services \$2,500 Annually

No other terms or conditions of the above-mentioned contract shall be negated or changed as a result of this stated addendum.

Passed and adopted this 14th day of July, 2026.

ATTEST

**DEAN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____

By: _____
Print Name: _____
Chair/Vice Chair
Board of Supervisors

Print Name: _____

WRATHELL, HUNT & ASSOCIATES, LLC

Print Name: _____

By: _____
Craig A Wrathell
Managing Member

Print Name: _____

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

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Proposal

Proposal No.: 406688

Proposed Date: 06/30/26

PROPERTY:	FOR:
Hontoon Reserve Steve Boyette 1546 Juliana Way DeLand, FL 32720	One-Time Maintenance

One-time maintenance of easements outside the property along Old New York Ave & S Shell Rd and common areas within the property

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Easements & Common Areas					
Lawn Maintenance					\$1,350.00
Maintenance Division Labor	1.00	HR	\$1,350.00	\$1,350.00	
Fuel Surcharge 5.0%					\$67.50
Fuel Surcharge	1350.00	EA	\$0.05	\$67.50	
				Total:	\$1,417.50

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

6/30/2026

Signature - Representative

Date

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Dean River Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of July, 2026.

ATTEST:

**DEAN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT “A”

DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2026	Regular Meeting	__:__ AM/PM
November __, 2026	Regular Meeting	__:__ AM/PM
December __, 2026	Regular Meeting	__:__ AM/PM
January __, 2027	Regular Meeting	__:__ AM/PM
February __, 2027	Regular Meeting	__:__ AM/PM
March __, 2027	Regular Meeting	__:__ AM/PM
April __, 2027	Regular Meeting	__:__ AM/PM
May __, 2027	Regular Meeting	__:__ AM/PM
June __, 2027	Regular Meeting	__:__ AM/PM
July __, 2027	Regular Meeting	__:__ AM/PM
August __, 2027	Regular Meeting	__:__ AM/PM
September __, 2027	Regular Meeting	__:__ AM/PM

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

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June 23, 2026

Dean River Community Development District
c/o District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Phase 1 & Offsite Improvements

Dear District Manager,

Pursuant to that certain *Acquisition Agreement*, dated June 23, 2026 ("**Acquisition Agreement**"), by and between the Dean River Community Development District ("**District**") and Strada Development LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to the City of DeLand all of the District's rights, title and interest in the utilities improvements, including but not limited to completing any punch list items at the Developer's expense, warranting any such utilities improvements to the extent required by the City of DeLand, and posting and maintaining any required maintenance bonds.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Volusia County all of the District's rights, title and interest in the roadway improvements, including but not limited to completing any punch list items at the Developer's expense, warranting any such roadway improvements to the extent required by the Volusia County, and posting and maintaining any required maintenance bonds.

- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, and with respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

Sincerely,

**DEAN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

**STRADA DEVELOPMENT LLC, a Florida limited
liability company**

Name: Steven M Bayette
Title: Chairman

Name: Joe Strada
Title: Manager

EXHIBIT A
Description of Phase 1 & Offsite Improvements

Phase 1 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract LS (Lift Station), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Drainage & Surface Water Management — All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract C (Pond 3), Tract D (Pond 2), Tract F (Pond 1), Tract G (Pond 1A) Tracts J2, J3 and K (Wetland Conservation), Tracts N and Q (Wetland Conservation Area), any “Drainage Easements” and any other drainage easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – Tract RW (Right-of-Way Public) and Tract B (Right-of-Way Dedication), each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Offsite Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – located within or upon the areas identified in **Exhibit C** attached hereto.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

COST OF IMPROVEMENTS				
Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)	Balance Owed	Retainage
Phase 1 Wastewater Improvements	\$1,702,784.61	\$1,532,506.15	\$0.00	\$170,278.46
Phase 1 Potable Water Improvements	\$905,604.02	\$815,044.02	\$0.00	\$90,560.00
Phase 1 Reclaimed Water Improvements	NA		\$0.00	NA
Phase 1 Roadway Improvements	\$1,108,459.76	\$997,613.78	\$0.00	\$110,845.98
Phase 1 Drainage & Surface Water Management	\$1,937,765.29	\$0.00	\$0.00	\$1,937,765.29
Offsite Wastewater Improvements	\$345,559.02	\$311,003.12	\$0.00	\$34,555.90
Offsite Potable Water Improvements	\$965,137.47	\$868,623.72	\$0.00	\$96,513.75
Offsite Roadway Improvements	\$588,231.76	\$529,408.58	\$0.00	\$58,823.18
TOTALS:	\$7,553,541.93	\$5,054,199.37	\$0.00	\$2,499,342.56

*Based on the March 25, 2026 Pay Application No: 24021-15

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

INDEX SHEET

PLAT NOTES:

FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY AND/OR THEIR RESPECTIVE STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE OWNERS AND/OR THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").

EACH LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE LAWN, IRRIGATION AND DRAINAGE SYSTEMS WITHIN ALL DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS, LOCATED WITHIN THE LOT OWNERS LOT, AND ALL LAKE BANKS TO THE WATERS EDGE BEHIND THE LOT OWNERS LOT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ALL MASTER STORMWATER IMPROVEMENTS (E.G., MASTER STORMWATER PUMPS) WITHIN SUCH LANDSCAPE AREAS AND WITHIN THE LAKE BANK FOR DRAINAGE PURPOSES, INCLUDING BUT NOT LIMITED TO EROSION CONTROL, LAKE BANK RESTORATION. EACH LOT OWNER SHALL NOT MATERIALLY INTERFERE WITH THE EXERCISE OF ANY CDD, HOA OR OTHER EASEMENT RIGHTS, AND SHALL ENSURE THAT DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS ARE NOT OBSTRUCTED WITH BUILDINGS OR OTHER STRUCTURES.

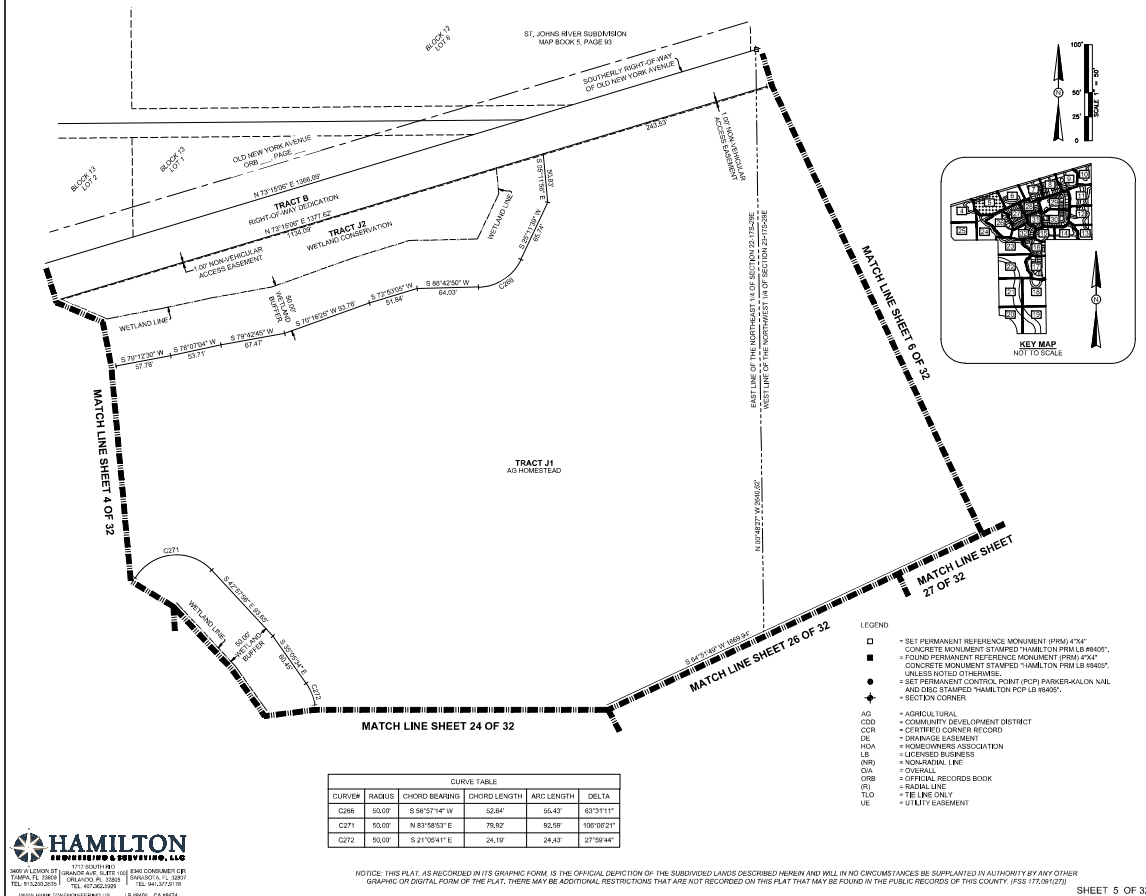
PURSUANT TO SECTION 193.0235, FLORIDA STATUTES, ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION OR EASEMENT ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

TRACT DEDICATION TABLE		
TRACT	USAGE	OWNERSHIP
PA	RIGHT-OF-WAY (PUBLIC)	VOLUSIA COUNTY
B	WETLAND CONSERVATION	HCA
C	POND 1	CDD
D	POND 2	CDD
F	POND 3	CDD
G	POND 4A	CDD
H	WETLAND	CDD
J1	AG HOMESTEAD	OWNER RETAINED
J2	WETLAND CONSERVATION	CDD
J3	WETLAND CONSERVATION	CDD
K	WETLAND CONSERVATION	CDD
L	OPEN SPACE	HCA
L1	OPEN SPACE	HCA
M	WETLAND CONSERVATION AND CONSERVATION	CDD
N	WETLAND CONSERVATION AREA	CDD
O	WETLAND CONSERVATION AND CONSERVATION	CDD
P	WETLAND CONSERVATION AND CONSERVATION	CDD
Q	WETLAND CONSERVATION	CDD
R	WETLAND CONSERVATION	CDD
S	WETLAND CONSERVATION AND CONSERVATION	CDD
T	WETLAND CONSERVATION	CDD
U	WETLAND CONSERVATION AND CONSERVATION	CDD
V	WETLAND CONSERVATION AND CONSERVATION	CDD
W	WETLAND CONSERVATION AND CONSERVATION	CDD
X	WETLAND CONSERVATION AND CONSERVATION	CDD
Y	WETLAND CONSERVATION AND CONSERVATION	CDD
Z	WETLAND CONSERVATION	CDD
AA	WETLAND CONSERVATION	CDD
BB	OPEN SPACE	HCA
CC	WETLAND CONSERVATION	CDD
DD	WETLAND CONSERVATION	CDD
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FF	WETLAND CONSERVATION	CDD
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DEAN RIVER

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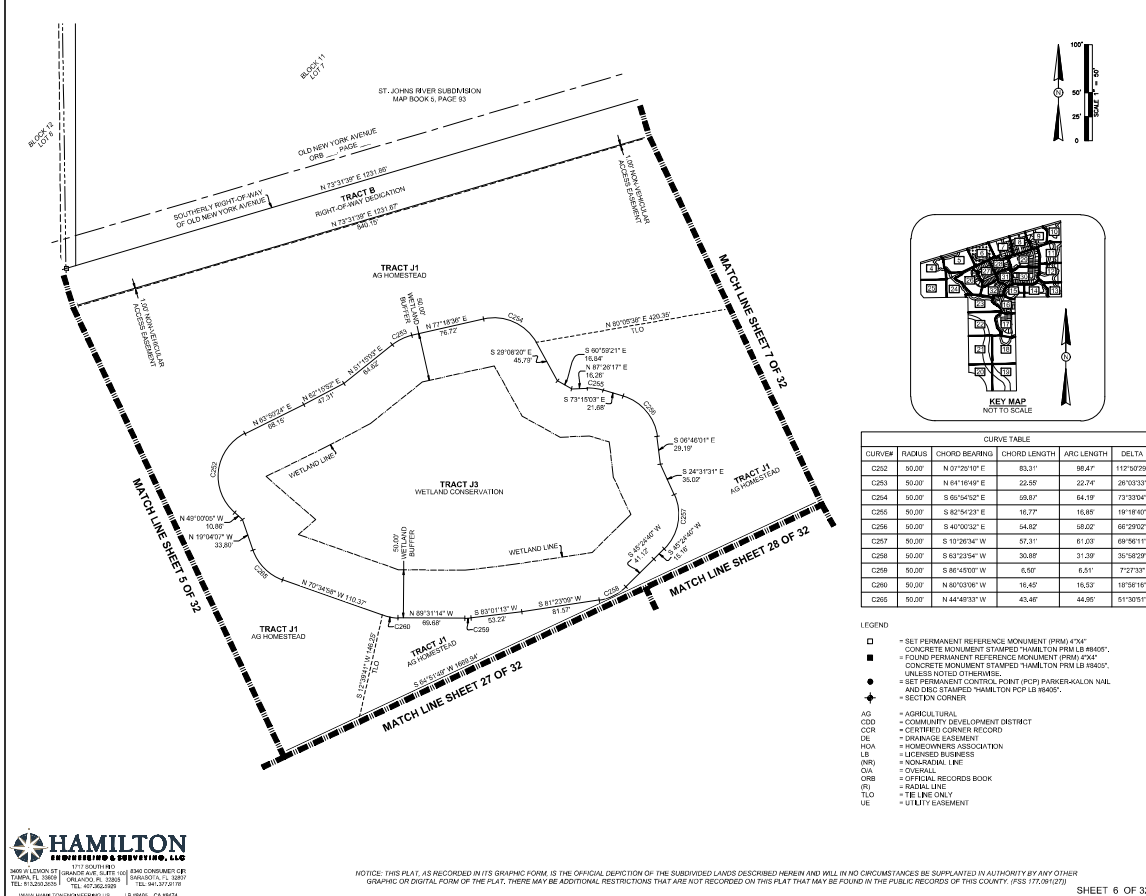
PLAT BOOK PAGE



DEAN RIVER

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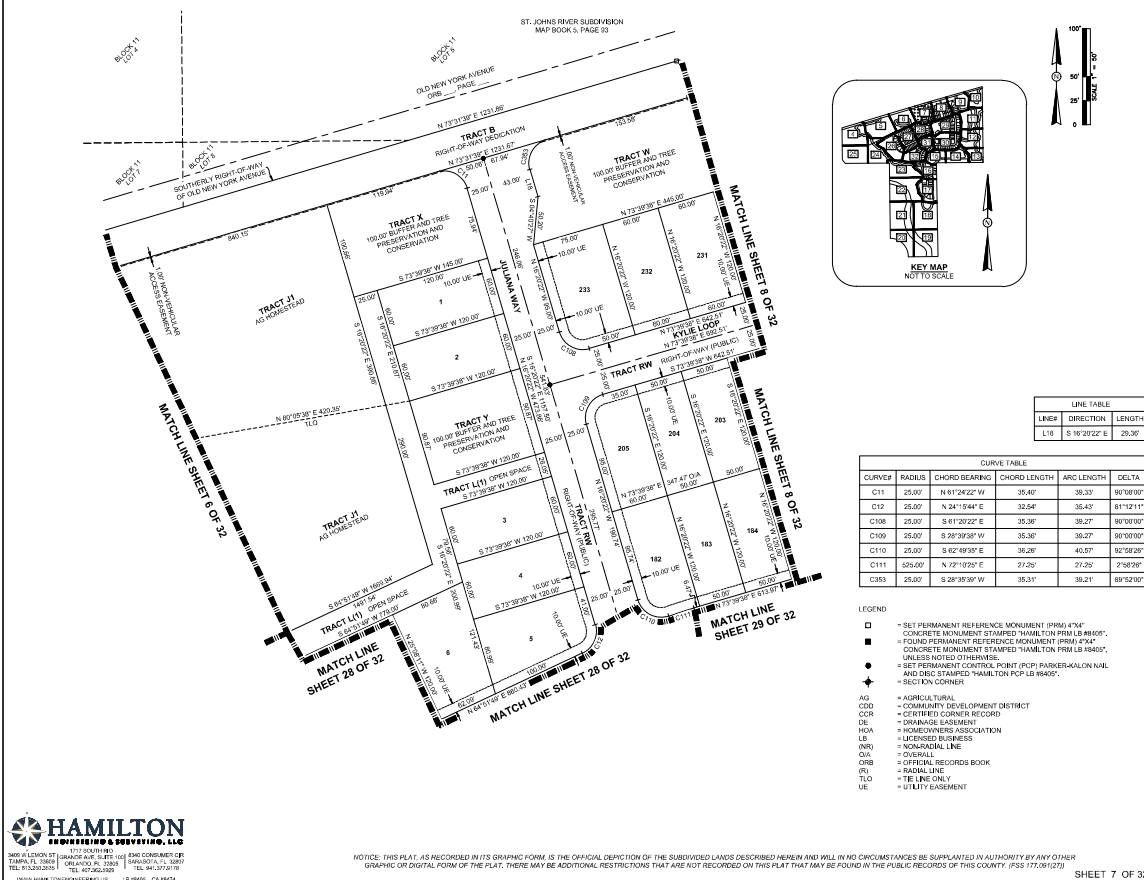
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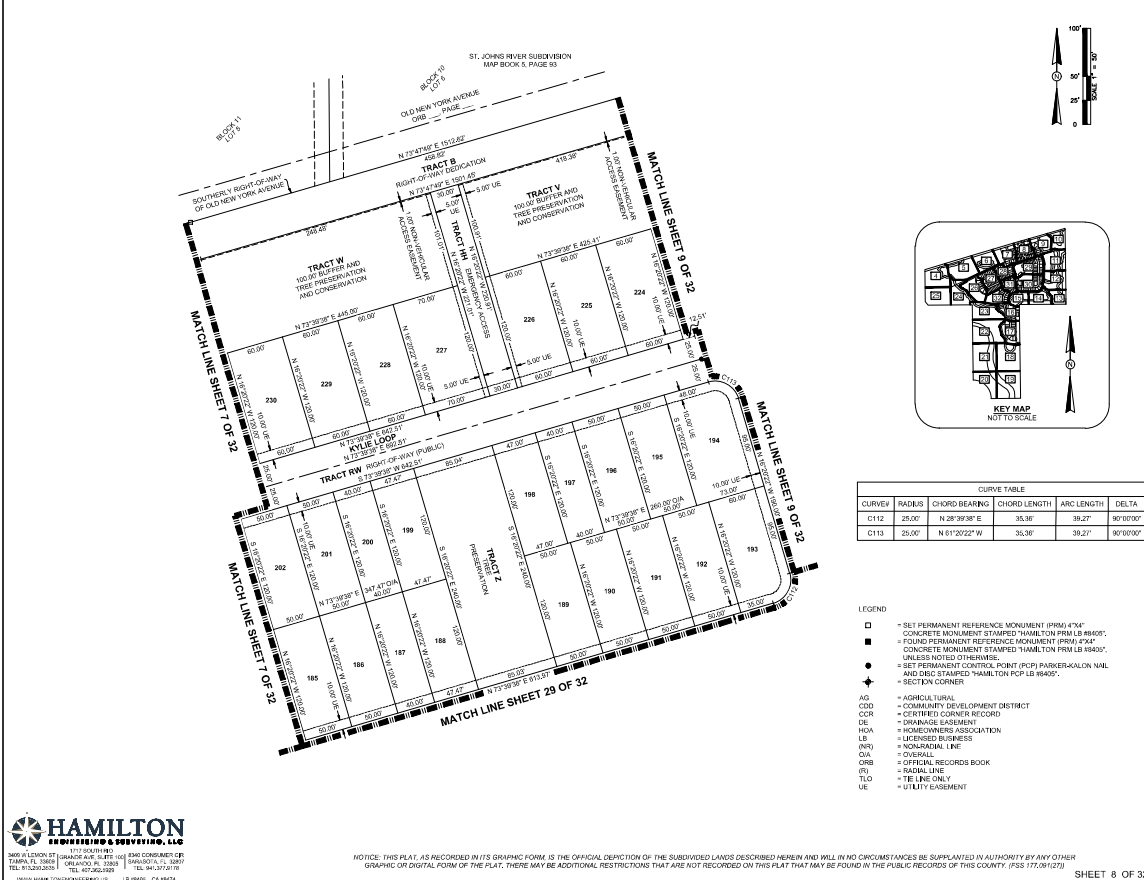
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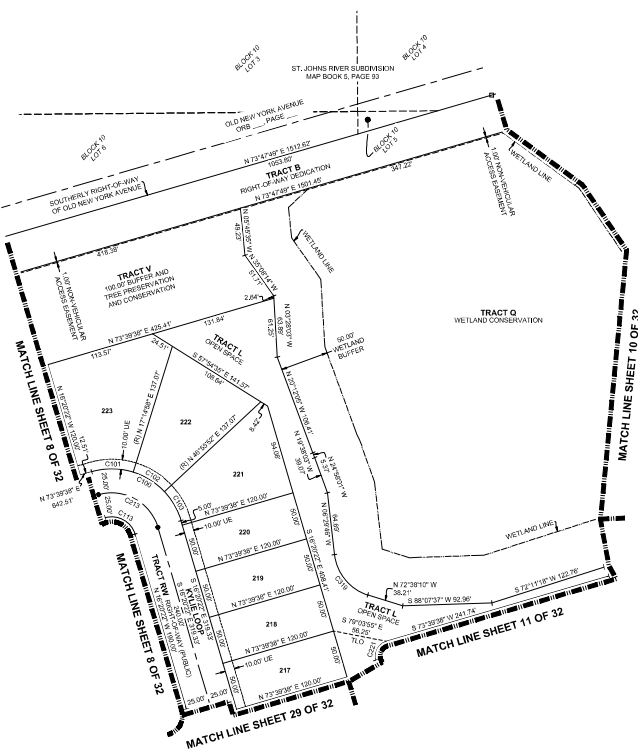
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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C100	75.00	S 41°20'22" E	136.67	117.81
C101	75.00	S 69°32'42" E	43.34	43.87
C102	75.00	S 97°54'30" E	38.42	38.89
C103	75.00	S 29°42'10" E	34.67	34.99
C115	25.00	N 61°20'22" W	35.39	39.27
C215	60.00	N 61°20'22" W	70.71	78.54
C220	15.00	S 28°36'38" W	22.63	25.13
C230	60.00	N 30°33'38" W	54.57	57.72

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
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 - DS = DRAINAGE ASSESSMENT
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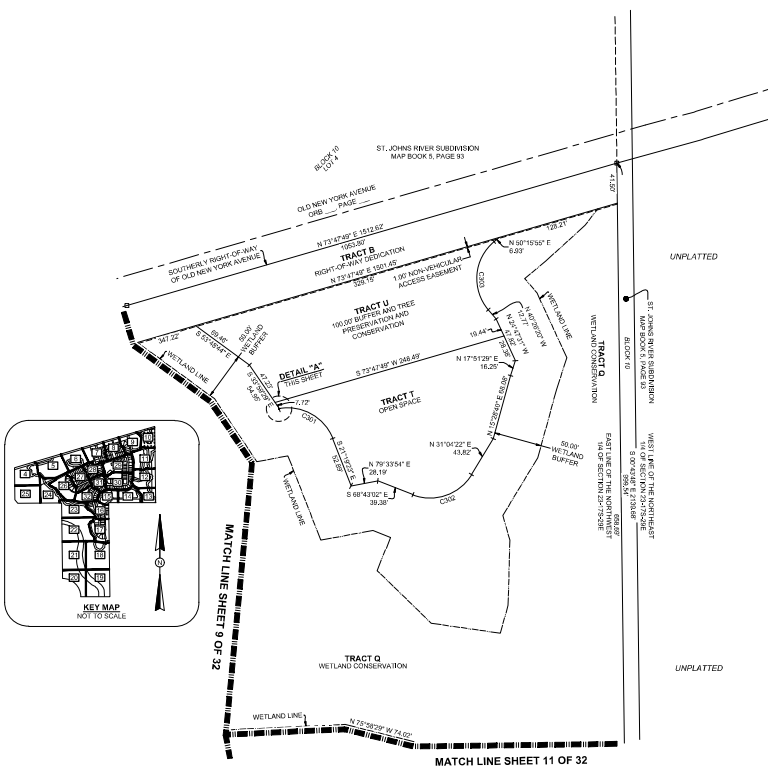
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SHEET 9 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C301	50.00	S 60°58'17" E	63.87	69.27
C302	50.00	N 71°10'48" E	64.47	70.00
C303	50.00	N 04°54'48" E	71.14	76.16

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
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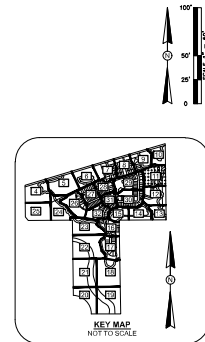
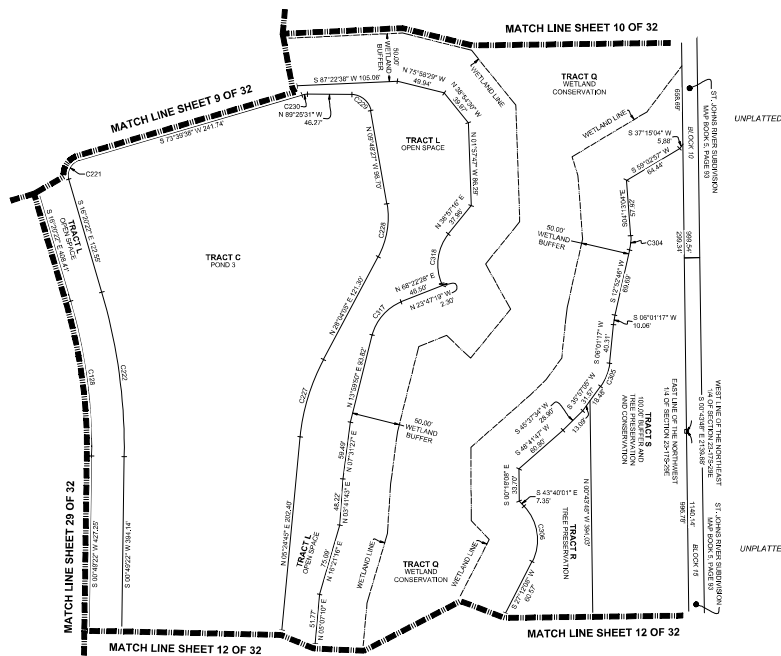
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SHEET 10 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C221	16.00	S 30°50'18" E	15.11	20.48
C222	16.00	S 30°50'18" E	15.11	20.48
C223	16.00	S 30°50'18" E	15.11	20.48
C224	16.00	S 30°50'18" E	15.11	20.48
C225	16.00	S 30°50'18" E	15.11	20.48
C226	16.00	S 30°50'18" E	15.11	20.48
C227	16.00	S 30°50'18" E	15.11	20.48
C228	16.00	S 30°50'18" E	15.11	20.48
C229	16.00	S 30°50'18" E	15.11	20.48
C230	16.00	S 30°50'18" E	15.11	20.48
C304	50.00	S 04°11'38" E	45.69	54.75
C305	50.00	S 04°11'38" E	45.69	54.75
C306	50.00	S 04°11'38" E	45.69	54.75
C307	50.00	S 04°11'38" E	45.69	54.75
C308	50.00	S 04°11'38" E	45.69	54.75
C309	50.00	S 04°11'38" E	45.69	54.75
C310	50.00	S 04°11'38" E	45.69	54.75
C311	50.00	S 04°11'38" E	45.69	54.75
C312	50.00	S 04°11'38" E	45.69	54.75
C313	50.00	S 04°11'38" E	45.69	54.75
C314	50.00	S 04°11'38" E	45.69	54.75
C315	50.00	S 04°11'38" E	45.69	54.75
C316	50.00	S 04°11'38" E	45.69	54.75
C317	50.00	S 04°11'38" E	45.69	54.75
C318	50.00	S 04°11'38" E	45.69	54.75
C319	50.00	S 04°11'38" E	45.69	54.75
C320	50.00	S 04°11'38" E	45.69	54.75

- LEGEND
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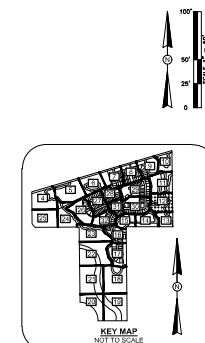
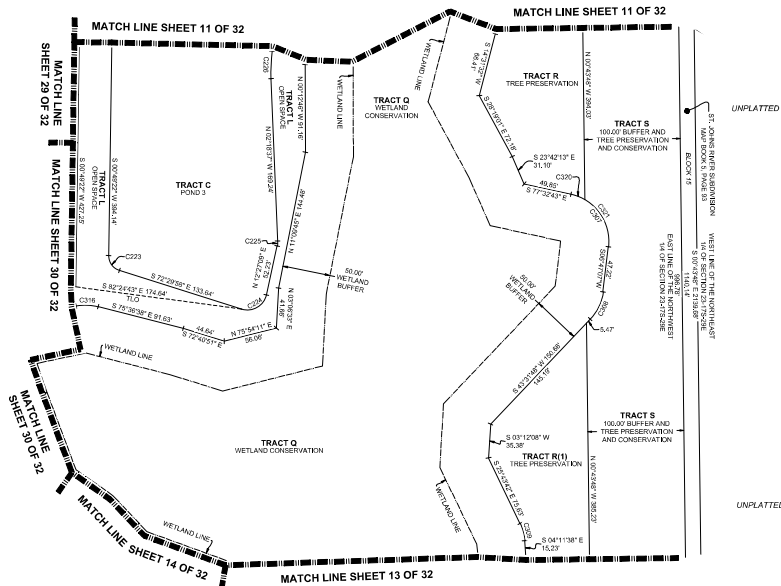
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SHEET 11 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C223	16.00	S 30°50'18" E	15.11	20.48
C224	16.00	S 30°50'18" E	15.11	20.48
C225	16.00	S 30°50'18" E	15.11	20.48
C226	16.00	S 30°50'18" E	15.11	20.48
C227	16.00	S 30°50'18" E	15.11	20.48
C228	16.00	S 30°50'18" E	15.11	20.48
C229	16.00	S 30°50'18" E	15.11	20.48
C230	16.00	S 30°50'18" E	15.11	20.48
C307	50.00	S 04°11'38" E	45.69	54.75
C308	50.00	S 04°11'38" E	45.69	54.75
C309	50.00	S 04°11'38" E	45.69	54.75
C310	50.00	S 04°11'38" E	45.69	54.75
C311	50.00	S 04°11'38" E	45.69	54.75
C312	50.00	S 04°11'38" E	45.69	54.75
C313	50.00	S 04°11'38" E	45.69	54.75
C314	50.00	S 04°11'38" E	45.69	54.75
C315	50.00	S 04°11'38" E	45.69	54.75
C316	50.00	S 04°11'38" E	45.69	54.75
C317	50.00	S 04°11'38" E	45.69	54.75
C318	50.00	S 04°11'38" E	45.69	54.75
C319	50.00	S 04°11'38" E	45.69	54.75
C320	50.00	S 04°11'38" E	45.69	54.75

- LEGEND
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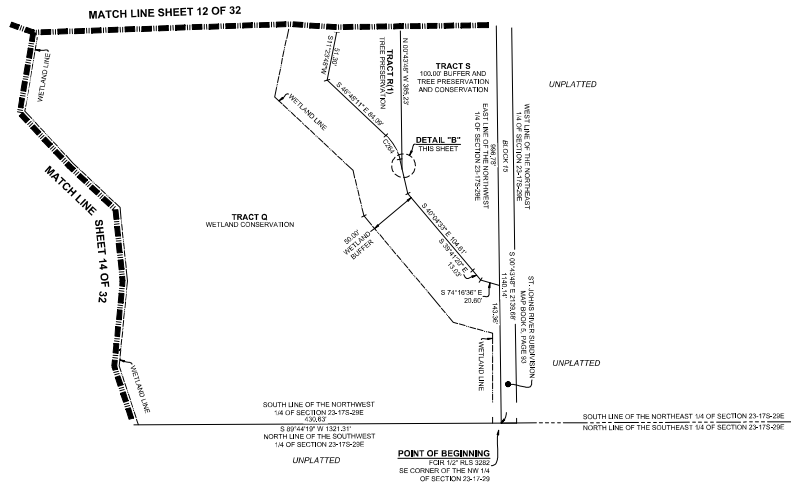
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SHEET 12 OF 32

DEAN RIVER

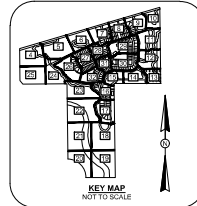
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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C204	90.00'	S 30°26'14" E	28.89'	28.89' 37°17'52"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8409"
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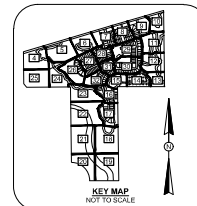
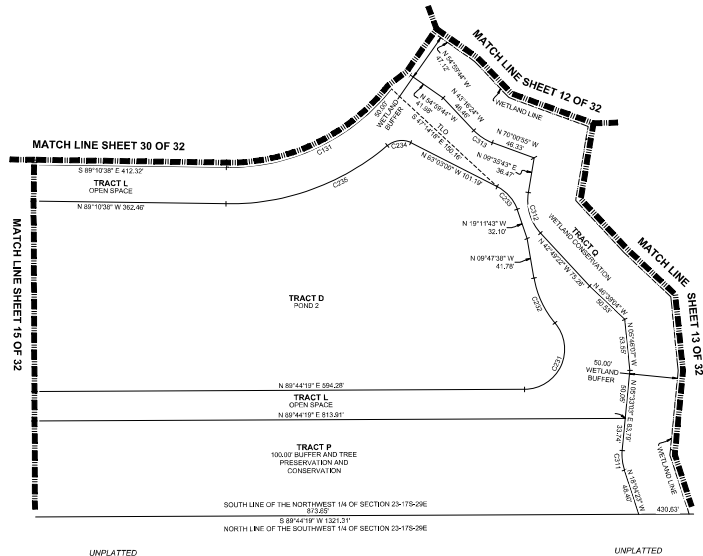
SHEET 13 OF 32



DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C131	215.00'	N 64°30'27" E	196.20'	197.12' 52°31'51"
C201	42.00'	N 24°14'48" E	75.19'	95.36' 130°00'00"
C202	88.00'	N 25°04'10" W	51.84'	52.28' 30°33'04"
C203	42.00'	N 41°07'22" W	31.37'	32.19' 43°51'10"
C204	22.00'	S 83°11'43" W	24.49'	25.60' 67°30'34"
C205	263.00'	S 70°07'54" W	178.79'	182.73' 41°22'59"
C211	90.00'	N 68°15'01" W	26.17'	26.82' 23°27'28"
C212	90.00'	N 16°38'48" W	44.75'	46.24' 52°25'50"
C213	90.00'	N 96°38'40" W	23.13'	23.34' 28°44'32"

- LEGEND
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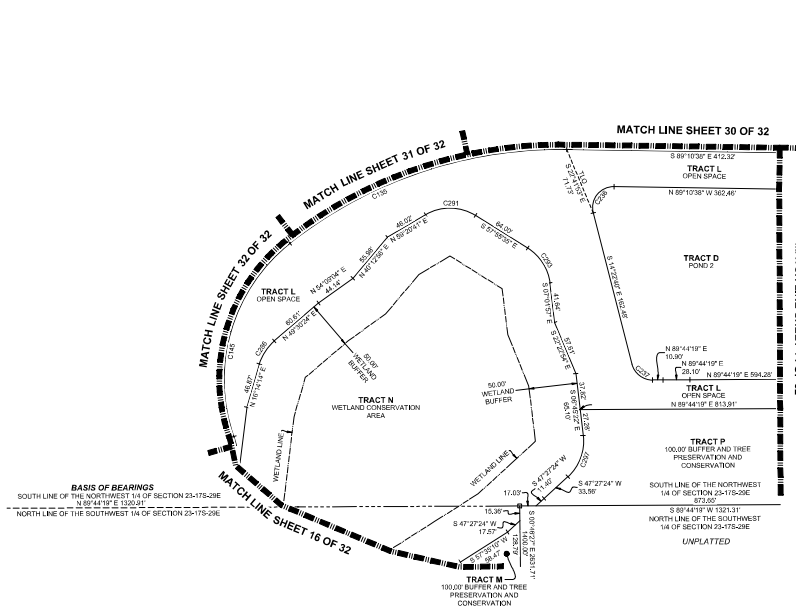
SHEET 14 OF 32



DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C135	455.00'	S 71°10'38" W	304.30'	315.34' 30°04'48"
C145	180.00'	S 18°09'38" W	205.48'	223.57' 71°09'57"
C236	22.00'	S 38°13'21" W	34.95'	43.98' 105°12'02"
C237	22.00'	S 52°10'11" E	27.25'	29.14' 79°53'51"
C238	50.00'	N 32°52'10" E	28.67'	29.02' 33°16'10"
C291	50.00'	S 89°17'27" E	52.25'	54.74' 62°03'41"
C293	50.00'	S 32°29'49" E	42.37'	44.41' 89°03'59"
C297	50.00'	S 20°21'01" W	45.56'	47.37' 54°12'46"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405" UNLESS NOTED OTHERWISE
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 - CCD = COMMUNITY DEVELOPMENT DISTRICT
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 - DR = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - (NR) = NON-RADIAL LINE
 - OR = OVERALL
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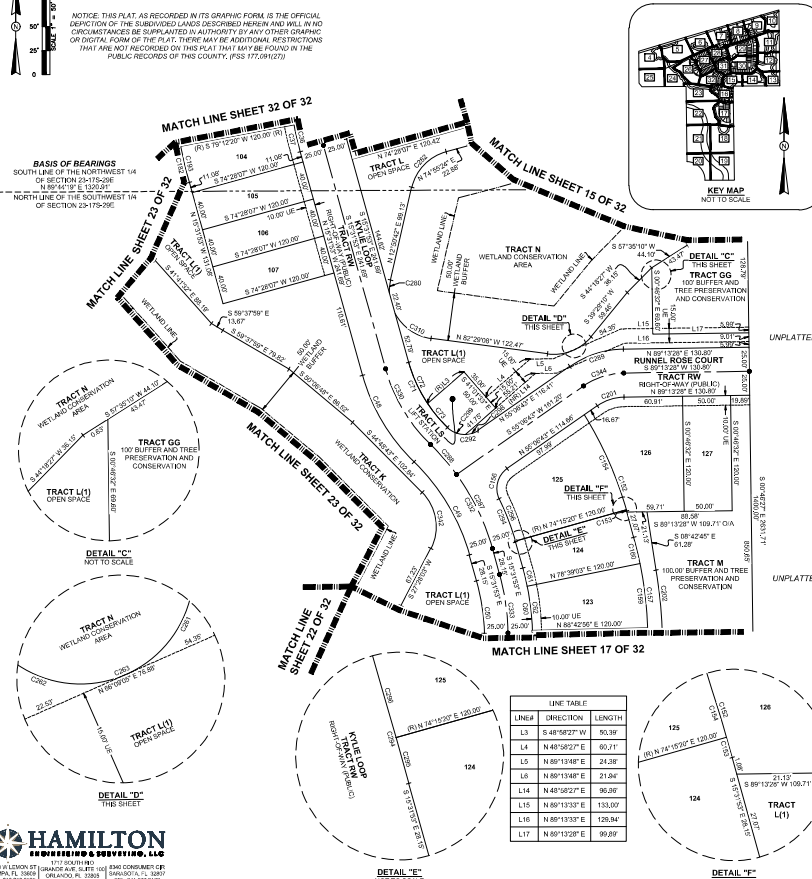
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SHEET 15 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C38	350.00'	N 18°06'21" E	367.79'	475.98' 67°16'27"
C37	262.00'	N 13°04'47" W	28.33'	28.56' 4°44'33"
C48	250.00'	S 30°44'06" E	105.96'	106.14' 30°24'27"
C49	215.00'	S 30°44'06" E	112.77'	114.10' 30°24'27"
C50	215.00'	S 08°08'10" E	55.22'	55.38' 14°45'28"
C60	265.00'	S 08°08'10" E	68.07'	68.25' 14°45'28"
C61	265.00'	S 13°28'25" E	19.34'	19.34' 4°10'56"
C62	265.00'	S 08°18'00" E	46.49'	46.50' 10°03'53"
C71	150.00'	S 30°44'06" E	78.68'	79.61' 30°24'27"
C72	150.00'	S 24°38'07" E	47.30'	47.49' 18°08'20"
C73	150.00'	S 30°48'21" E	32.05'	32.11' 12°15'58"
C152	385.00'	S 23°43'10" E	109.88'	110.08' 16°22'45"
C153	385.00'	N 15°05'01" W	5.40'	5.47' 0°12'47"
C154	385.00'	N 22°48'39" W	108.27'	108.82' 16°39'57"
C158	25.00'	N 14°30'31" E	32.01'	32.37' 81°04'24"
C157	385.00'	S 08°08'10" E	58.89'	59.16' 14°45'28"
C159	385.00'	N 06°18'00" W	67.54'	67.63' 10°03'53"
C160	385.00'	N 13°28'25" E	28.10'	28.10' 4°10'56"
C162	470.00'	S 18°08'31" W	520.70'	551.85' 67°16'27"
C163	470.00'	S 13°08'47" E	36.85'	36.88' 4°44'33"
C201	50.00'	N 72°10'08" E	29.33'	29.71' 34°06'40"
C202	400.00'	S 05°32'42" E	65.73'	65.76' 8°42'18"
C261	50.00'	S 62°49'07" W	73.00'	73.77' 26°39'54"
C262	50.00'	S 81°18'59" W	27.03'	27.37' 11°21'48"
C263	50.00'	S 68°37'01" W	42.30'	42.64' 58°11'42"
C269	50.00'	N 00°07'58" E	13.42'	13.57' 16°26'48"
C283	50.00'	N 43°53'03" E	51.58'	54.17' 62°04'43"
C287	240.00'	N 25°48'24" W	85.82'	86.06' 26°33'02"
C288	240.00'	N 41°00'37" W	41.24'	41.29' 9°15'21"
C289	100.00'	N 72°10'08" E	58.66'	59.54' 34°06'40"
C292	25.00'	S 65°32'02" E	31.69'	34.33' 78°40'32"
C294	265.00'	N 20°44'47" W	48.17'	48.24' 10°28'48"
C295	265.00'	N 10°38'10" W	0.99'	0.99' 0°12'47"
C296	265.00'	N 20°51'10" W	47.19'	47.28' 10°13'01"
C299	25.00'	N 17°54'47" E	14.20'	14.22' 32°56'11"
C298	25.00'	S 68°37'01" E	20.23'	20.62' 47°37'32"
C310	50.00'	N 52°29'54" W	45.41'	47.12' 54°09'28"
C320	175.00'	S 30°44'06" E	91.79'	92.87' 30°24'27"
C332	240.00'	N 30°44'06" W	125.86'	127.30' 30°24'27"
C333	240.00'	N 08°08'10" W	61.84'	61.82' 14°45'28"
C342	50.00'	S 08°44'20" E	58.89'	63.06' 72°16'40"
C344	75.00'	N 72°10'08" E	44.00'	44.60' 34°06'40"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8405"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - (NR) = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - (R) = RADIAL LINE
 - (TLO) = TIE LINE ONLY
 - UE = UTILITY EASEMENT



SHEET 16 OF 32

PLAT BOOK _____ PAGE _____



PLAT BOOK _____ PAGE _____



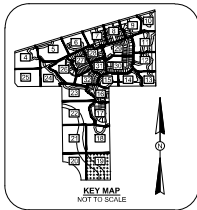
DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

MATCH LINE
SHEET 21 OF 32

MATCH LINE SHEET 18 OF 32



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C273	290.89'	N 29°52'39" W	173.12'	185.81'	38°54'42"
C274	1019.42'	N 24°24'38" W	612.87'	822.50'	34°59'14"
C275	292.39'	N 29°11'40" W	216.19'	225.87'	31°13'12"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #8405"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RESIDENTIAL
 - OR = OFFICIAL RECORDS BOOK
 - PL = PLAT LINE
 - TLO = TIE LINE ONLY
 - UE = UTILITY EASEMENT



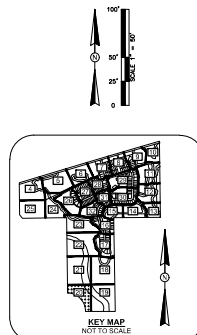
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SHEET 19 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	506.99'	N 44°02'07" W	715.58'	795.11'	89°08'28"
C276	795.69'	N 30°41'19" W	318.25'	325.41'	23°04'30"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #8405"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RESIDENTIAL
 - OR = OFFICIAL RECORDS BOOK
 - PL = PLAT LINE
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SHEET 20 OF 32

PLAT BOOK _____ PAGE _____



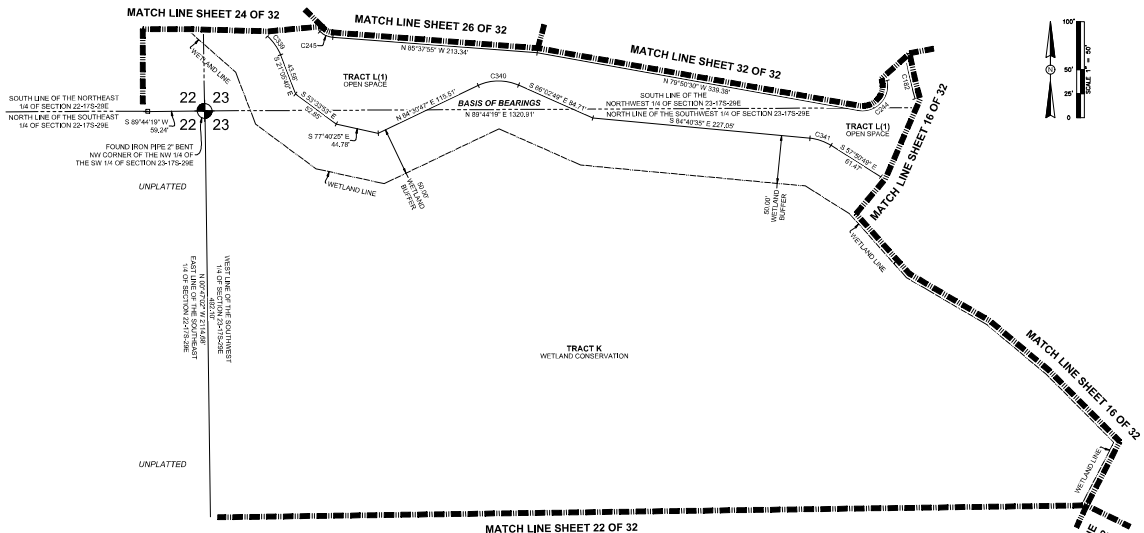
PLAT BOOK _____ PAGE _____



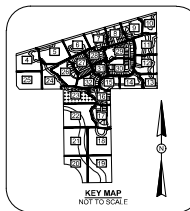
DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C182	475.00'	S 18°02'11" W	525.70'	551.85'	67°18'22"
C244	25.00'	S 44°04'58" W	43.38'	51.32'	113°05'49"
C245	21.00'	N 65°40'58" W	14.76'	15.68'	41°09'45"
C339	59.00'	S 34°47'34" E	23.68'	23.91'	27°23'47"
C340	59.00'	N 69°13'59" E	41.82'	43.14'	49°26'24"
C341	59.00'	S 71°19'42" E	23.20'	23.41'	29°49'49"



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DEC STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NRI = NONRADIAL LINE
 - OA = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RI = RADIAL LINE
 - TLO = TIE LINE ONLY
 - UE = UTILITY EASEMENT



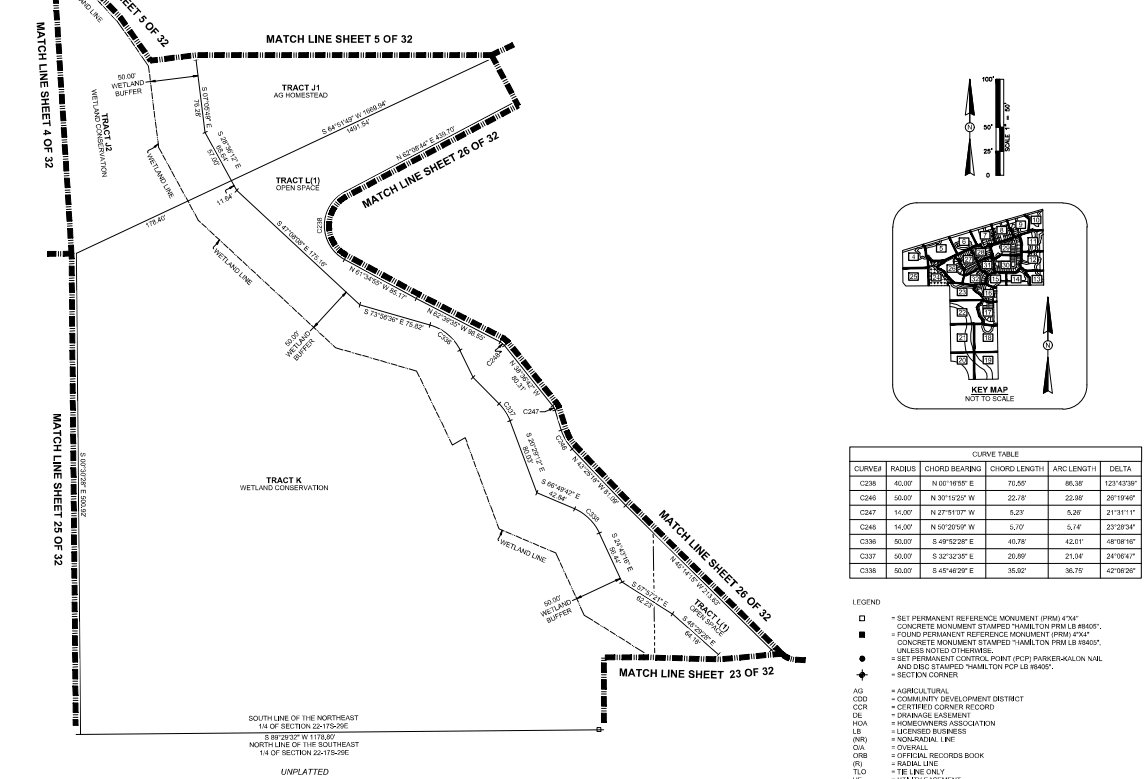
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SHEET 23 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C238	45.00'	N 00°19'59" E	75.50'	86.38'	123°43'36"
C246	50.00'	N 30°19'20" W	22.73'	23.39'	20°19'46"
C247	14.00'	N 27°18'09" W	5.23'	5.30'	21°31'11"
C248	14.00'	N 50°20'09" W	5.70'	5.74'	22°30'41"
C239	50.00'	S 49°52'38" E	40.75'	43.21'	49°18'16"
C237	50.00'	S 32°32'30" E	20.89'	21.91'	24°16'47"
C338	50.00'	S 45°48'29" E	35.50'	36.70'	42°06'26"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DEC STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
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 - DE = DRAINAGE EASEMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NRI = NONRADIAL LINE
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 - ORB = OFFICIAL RECORDS BOOK
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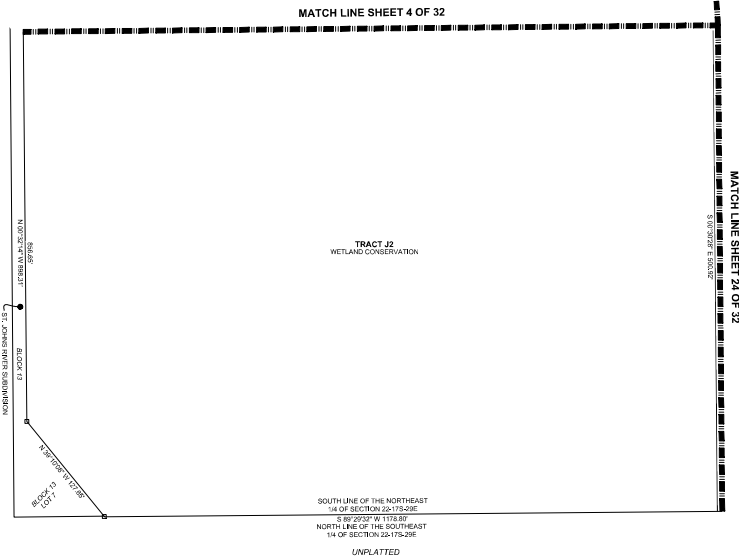
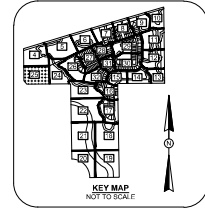
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SHEET 24 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE ASSESSMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RL = RADIAL LINE
 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



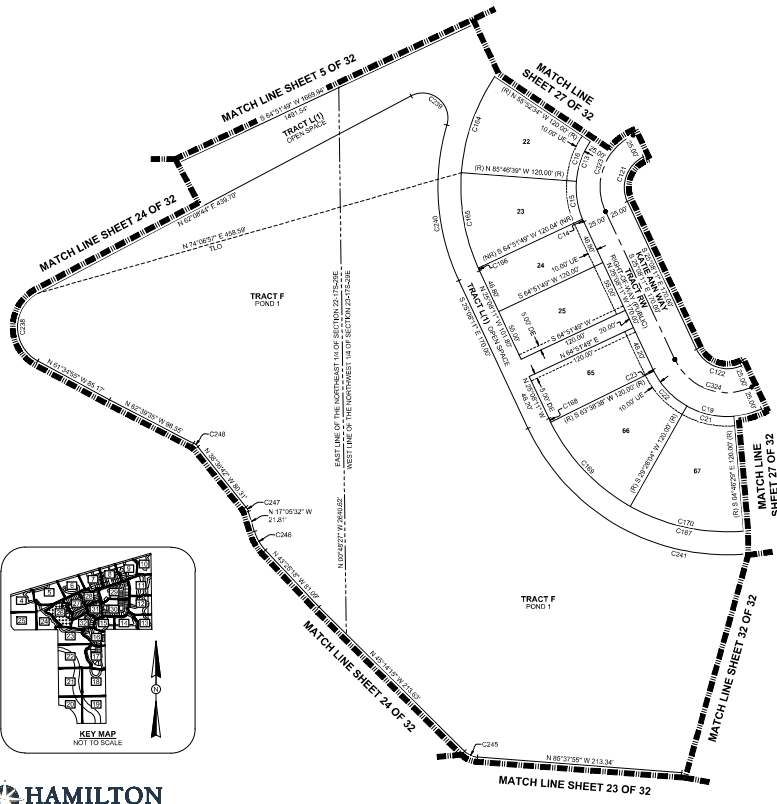
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SHEET 25 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C13	85.00'	N 19°15'49" E	120.21'	133.52'	90°00'00"
C14	85.00'	N 24°02'21" W	3.21'	3.21'	2°09'59"
C15	85.00'	N 09°22'38" W	39.87'	49.35'	27°11'53"
C16	85.00'	N 10°10'24" E	43.86'	44.36'	29°54'04"
C18	85.00'	N 70°08'11" W	120.21'	133.52'	90°00'00"
C21	85.00'	N 77°40'13" W	50.89'	59.79'	34°12'33"
C22	85.00'	N 43°27'39" W	50.89'	59.79'	34°12'33"
C23	85.00'	N 28°44'17" W	1.81'	1.81'	1°13'12"
C121	35.00'	S 19°51'49" W	49.59'	54.96'	90°00'00"
C122	35.00'	S 70°08'11" E	49.59'	54.96'	90°00'00"
C164	265.00'	S 19°10'24" W	100.77'	106.89'	29°54'04"
C168	265.00'	S 10°02'38" E	100.79'	104.84'	39°27'41"
C169	265.00'	S 24°41'18" E	3.21'	3.21'	9°53'46"
C167	265.00'	S 70°08'11" E	289.91'	322.01'	90°00'00"
C168	265.00'	S 24°44'47" E	4.36'	4.36'	1°13'12"
C169	265.00'	S 43°27'39" E	120.59'	122.49'	34°12'33"
C170	265.00'	S 77°40'13" E	120.59'	122.49'	34°12'33"
C238	46.00'	N 00°10'56" E	70.59'	86.58'	123°43'39"
C239	26.00'	S 9°43'22" E	47.01'	69.00'	134°10'49"
C240	229.00'	S 04°21'49" E	162.43'	186.60'	41°32'43"
C241	229.00'	S 70°08'11" E	323.89'	399.71'	90°00'00"
C242	212.00'	N 89°49'09" W	14.79'	15.08'	41°59'49"
C243	69.00'	N 30°19'29" W	22.78'	22.89'	39°19'49"
C247	14.00'	N 27°51'07" W	5.23'	5.26'	2°13'11"
C248	14.00'	N 50°20'59" W	5.79'	5.74'	23°28'34"
C323	69.00'	S 19°51'49" W	84.85'	94.25'	90°00'00"
C324	69.00'	S 70°08'11" E	84.85'	94.25'	90°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE ASSESSMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
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 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



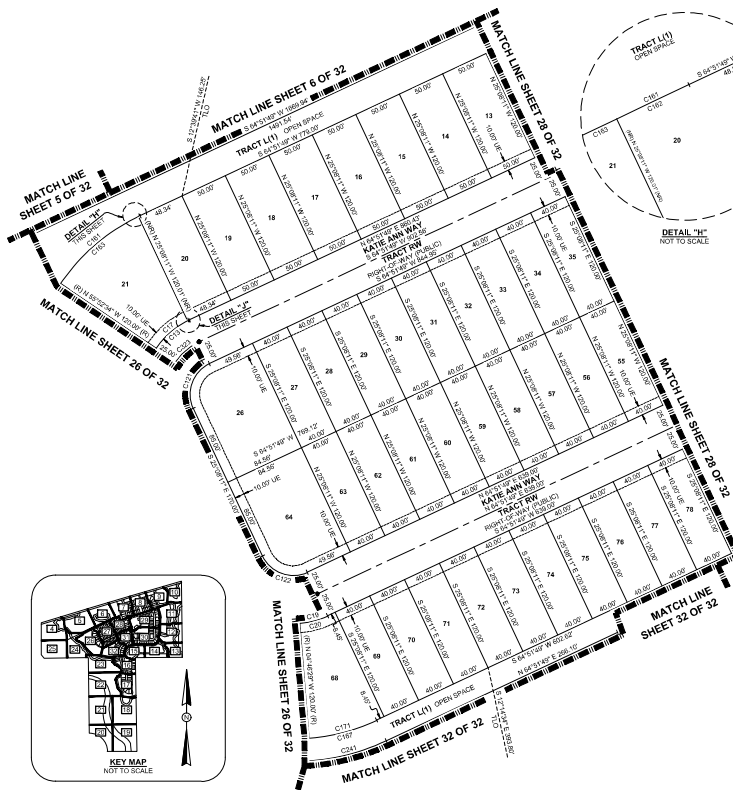
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SHEET 26 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C13	85.00	N 18°51'49" E	126.21	133.52 90°00'00"
C17	85.00	N 48°55'38" E	43.45	43.84 29°37'00"
C18	85.00	N 64°18'10" E	1.68	1.68 1°07'18"
C19	85.00	N 70°08'11" W	126.21	133.52 90°00'00"
C20	85.00	S 70°08'40" W	36.39	36.21 20°21'41"
C21	35.00	S 19°51'48" W	49.39	54.89 90°00'00"
C22	35.00	S 70°08'11" E	49.39	54.89 90°00'00"
C161	205.00	S 19°51'48" W	286.91	322.01 90°00'00"
C162	205.00	S 64°37'32" W	1.98	1.98 0°27'54"
C163	205.00	S 49°10'40" W	107.37	108.32 30°19'50"
C167	205.00	S 70°08'11" E	286.91	322.01 90°00'00"
C171	205.00	N 75°02'40" E	72.47	72.89 20°21'41"
C241	229.00	S 70°08'11" E	323.89	398.71 90°00'00"
C323	60.00	S 19°51'48" W	84.89	94.29 90°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - OR = OFFICIAL RECORDS BOOK
 - PR = RADIAL LINE
 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



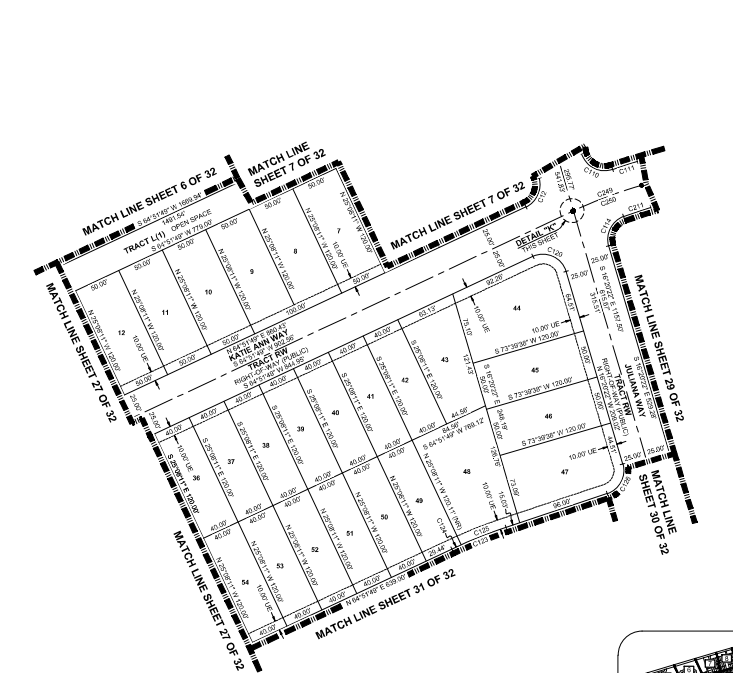
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SHEET 27 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C12	25.00	N 24°10'41" E	32.54	35.43 41°12'11"
C110	25.00	S 62°40'30" E	36.39	40.51 92°58'20"
C111	625.00	N 72°10'28" E	27.28	27.28 2°58'28"
C114	25.00	S 28°52'34" W	34.22	37.68 66°21'52"
C120	25.00	N 68°14'16" W	37.96	43.11 88°47'49"
C123	625.00	N 68°11'20" E	60.99	60.94 6°39'02"
C124	625.00	N 68°20'24" E	10.59	10.56 1°09'09"
C125	625.00	N 68°40'50" E	95.36	96.36 5°29'53"
C126	25.00	N 27°35'18" E	34.89	38.33 67°51'13"
C211	475.00	S 71°02'34" W	20.14	20.14 2°39'02"
C240	590.00	S 69°15'44" W	76.99	76.77 8°47'49"
C250	590.00	S 69°18'15" W	75.96	76.04 8°42'47"
C251	590.00	S 64°54'20" W	0.73	0.73 0°59'02"

- LEGEND
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SHEET 28 OF 32

DEAN RIVER

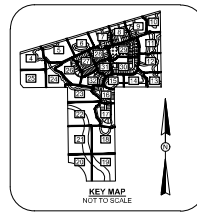
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PLAT BOOK PAGE

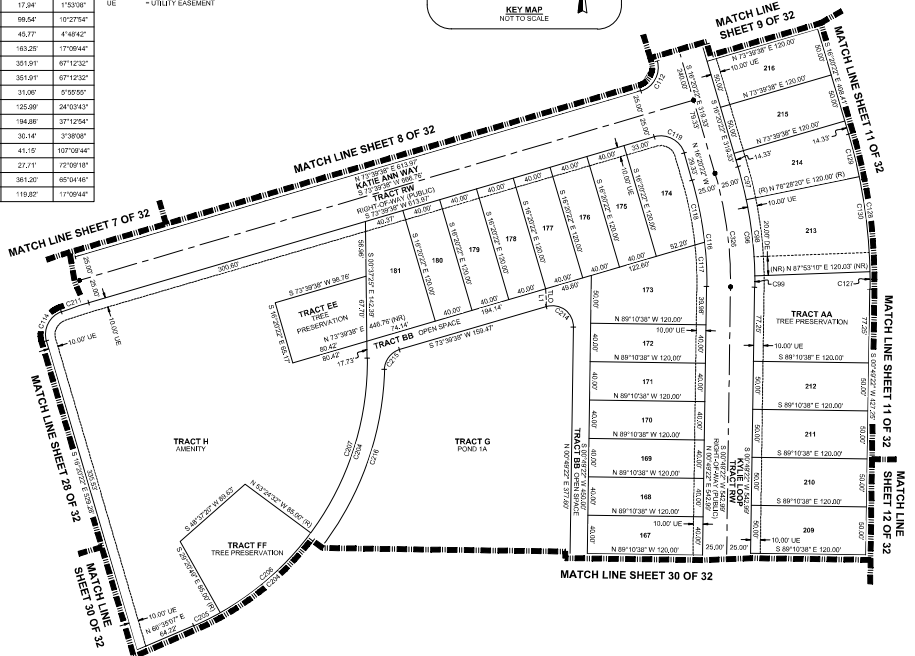
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	455.00	S 0°42'50" E	156.87	177.20
C07	455.00	S 1°56'01" E	35.89	41.42
C06	425.00	S 0°09'40" E	72.71	79.87
C05	425.00	S 0°01'43" W	11.79	11.76
C12	35.00	N 29°39'38" E	35.39	39.27
C14	35.00	S 20°57'34" W	34.32	37.68
C16	376.00	N 0°40'30" W	111.91	112.33
C17	376.00	N 0°42'55" W	48.29	46.31
C18	376.00	N 11°17'47" W	65.62	66.01
C19	25.00	N 61°20'22" W	25.36	28.27
C17	545.00	N 0°07'12" W	17.82	17.84
C18	545.00	N 0°17'43" W	89.47	89.54
C19	545.00	N 1°59'01" W	40.79	44.94
C20	545.00	N 0°49'30" W	162.84	163.25
C24	300.00	N 32°58'51" E	332.07	351.91
C24	300.00	N 32°58'51" E	332.07	351.91
C25	300.00	N 83°37'09" E	31.08	31.08
C26	300.00	N 48°37'00" E	125.89	125.89
C27	300.00	N 17°59'01" S	191.45	194.88
C31	475.00	S 71°10'34" W	35.14	36.14
C24	22.00	N 52°49'30" W	25.41	41.15
C19	77.00	S 3°34'59" W	76.91	27.71
C16	318.00	S 34°10'44" W	342.09	361.20
C28	400.00	S 0°42'50" E	116.37	116.87

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
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- DE DRAINAGE EASEMENT
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- LB LICENSED BUSINESS
- NR NON-RADIAL LINE
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LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N 01°57'35" W	18.58'



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SHEET 29 OF 32

DEAN RIVER

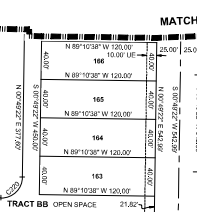
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PLAT BOOK PAGE

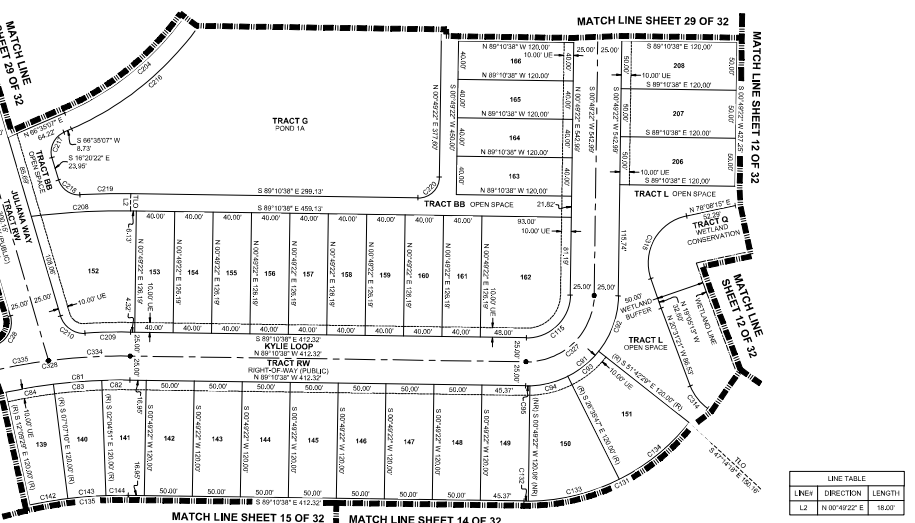
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	455.00	S 0°42'50" E	156.87	177.20
C07	455.00	S 1°56'01" E	35.89	41.42
C06	425.00	S 0°09'40" E	72.71	79.87
C05	425.00	S 0°01'43" W	11.79	11.76
C12	35.00	N 29°39'38" E	35.39	39.27
C14	35.00	S 20°57'34" W	34.32	37.68
C16	376.00	N 0°40'30" W	111.91	112.33
C17	376.00	N 0°42'55" W	48.29	46.31
C18	376.00	N 11°17'47" W	65.62	66.01
C19	25.00	N 61°20'22" W	25.36	28.27
C17	545.00	N 0°07'12" W	17.82	17.84
C18	545.00	N 0°17'43" W	89.47	89.54
C19	545.00	N 1°59'01" W	40.79	44.94
C20	545.00	N 0°49'30" W	162.84	163.25
C24	300.00	N 32°58'51" E	332.07	351.91
C24	300.00	N 32°58'51" E	332.07	351.91
C25	300.00	N 83°37'09" E	31.08	31.08
C26	300.00	N 48°37'00" E	125.89	125.89
C27	300.00	N 17°59'01" S	191.45	194.88
C31	475.00	S 71°10'34" W	35.14	36.14
C24	22.00	N 52°49'30" W	25.41	41.15
C19	77.00	S 3°34'59" W	76.91	27.71
C16	318.00	S 34°10'44" W	342.09	361.20
C28	400.00	S 0°42'50" E	116.37	116.87

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
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LINE TABLE		
LINE#	DIRECTION	LENGTH
L2	N 0°42'52" E	18.60'



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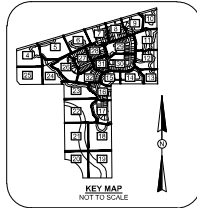
SHEET 30 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C24	475.00	S 88°10'00" W	55.00	55.00
C25	475.00	S 69°57'00" W	42.86	42.87
C26	475.00	S 69°37'30" W	12.96	12.96
C27	25.00	N 62°24'45" W	36.91	40.21
C28	25.00	N 30°38'16" E	36.53	40.97
C29	625.00	N 64°38'44" E	276.12	281.49
C30	625.00	N 53°00'00" E	26.97	28.29
C31	625.00	N 50°04'44" E	40.00	40.01
C32	625.00	N 58°48'48" E	40.00	40.01
C33	625.00	N 63°20'51" E	40.00	40.01
C34	625.00	N 67°09'32" E	39.87	39.88
C35	675.00	N 70°10'00" E	50.31	50.29
C36	350.00	N 18°50'21" E	387.79	410.89
C46	350.00	N 46°30'00" E	40.00	40.00
C47	350.00	N 50°46'38" E	11.80	11.82
C51	575.00	S 71°18'00" W	384.63	392.19
C55	575.00	S 75°18'21" W	50.59	50.57
C56	575.00	S 70°17'02" W	50.59	50.57
C57	575.00	S 65°14'43" W	50.59	50.57
C58	575.00	S 60°12'24" W	50.59	50.57
C59	575.00	S 55°10'03" W	50.59	50.57
C123	625.00	N 68°11'20" E	60.90	60.94
C125	455.00	S 71°18'00" W	394.36	310.38
C137	455.00	N 50°10'00" E	40.00	40.01
C138	455.00	N 60°12'24" E	40.00	40.01
C139	455.00	N 65°14'43" E	40.00	40.01
C140	455.00	N 70°17'02" E	40.00	40.01
C141	455.00	N 75°18'21" E	40.00	40.01
C172	745.00	S 60°44'31" W	233.88	234.32
C173	745.00	S 67°29'54" W	58.39	58.32
C174	745.00	S 63°27'33" W	46.70	46.71
C175	745.00	S 58°46'48" W	47.88	47.89
C176	745.00	S 56°09'44" W	47.88	47.89
C177	745.00	S 50°02'00" W	50.62	50.62
C178	745.00	S 47°28'18" E	147.43	147.88
C179	745.00	N 63°10'29" E	5.34	5.34
C180	745.00	N 62°00'18" E	40.01	40.02
C181	745.00	N 60°11'10" E	40.48	40.48
C182	470.00	S 18°00'21" W	520.70	551.85
C183	470.00	S 50°46'38" W	15.89	15.89
C184	470.00	S 46°30'00" W	53.71	53.74
C265	800.00	N 88°11'20" E	58.00	58.04
C268	800.00	S 71°16'58" W	401.36	403.34
C269	800.00	S 67°12'43" W	320.98	323.98



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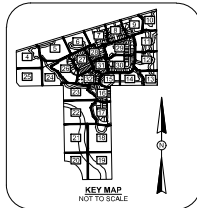
SHEET 31 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____

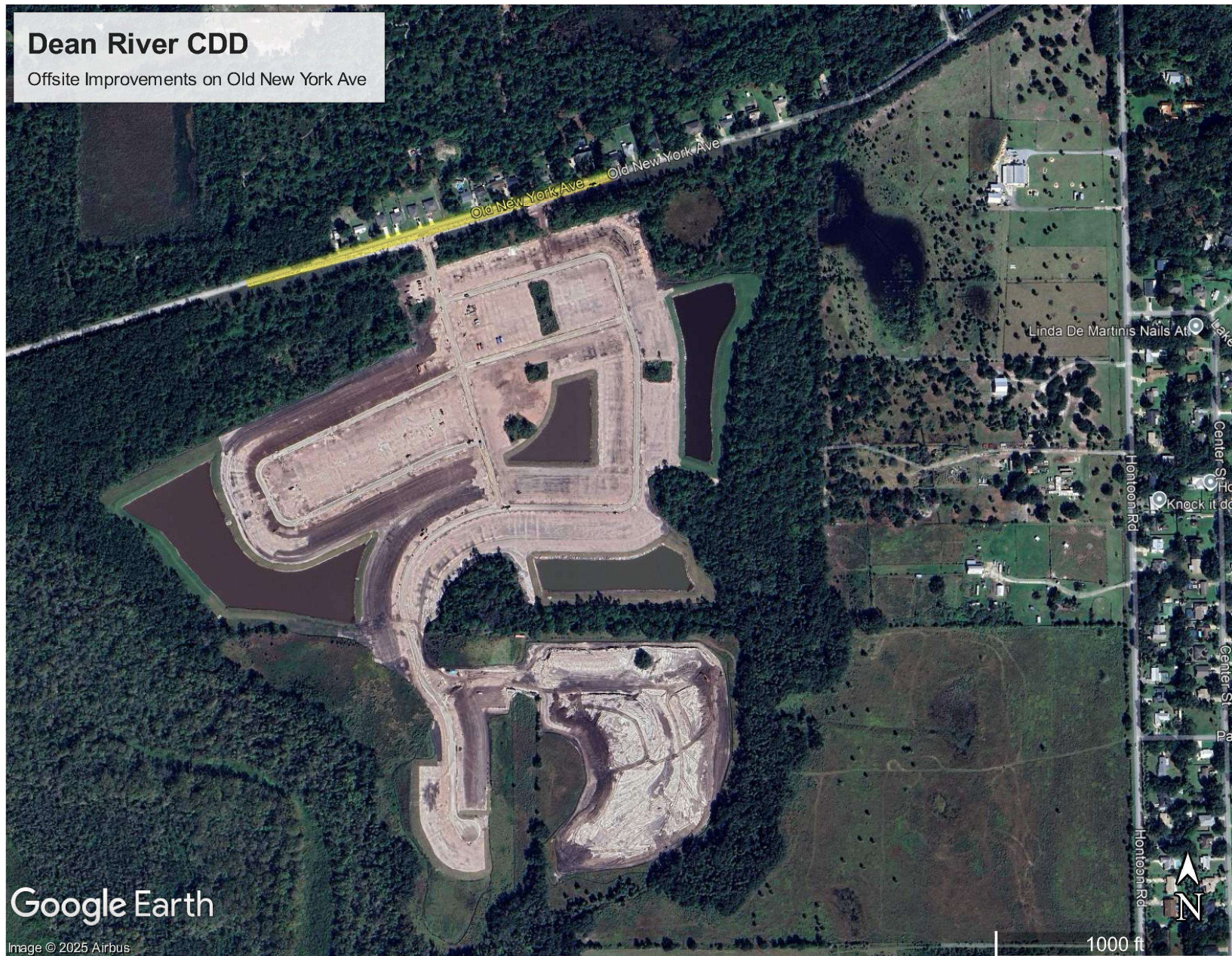
CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C36	350.00	N 18°50'21" E	387.79	410.89
C38	350.00	N 07°10'00" W	40.00	40.02
C39	350.00	N 02°09'00" W	40.00	40.02
C40	350.00	N 08°56'41" E	45.00	45.03
C41	350.00	N 13°21'59" E	45.00	45.03
C42	350.00	N 20°19'41" E	40.00	40.02
C43	350.00	N 26°52'41" E	40.00	40.02
C44	350.00	N 33°25'53" E	40.00	40.02
C45	350.00	N 39°58'59" E	40.00	40.02
C74	350.00	S 18°50'21" W	332.38	352.25
C75	350.00	S 46°30'00" W	54.72	54.80
C76	350.00	S 54°53'49" W	66.67	66.80
C77	350.00	S 22°38'18" W	66.67	66.80
C78	350.00	S 08°22'47" W	66.67	66.80
C79	350.00	S 03°22'48" E	66.67	66.80
D80	300.00	S 12°38'42" E	35.21	35.23
Q81	575.00	S 71°18'00" W	384.63	392.19
Q82	575.00	S 52°11'45" W	9.09	9.09
C135	455.00	S 71°18'00" W	394.36	310.38
C136	455.00	N 52°11'45" E	7.19	7.19
C145	190.00	S 18°59'38" W	208.48	223.57
C146	190.00	N 14°38'20" W	30.32	30.36
C147	190.00	N 03°22'49" W	40.00	40.00
C148	190.00	N 09°22'49" E	40.00	40.00
C149	190.00	N 23°08'18" E	40.00	40.00
C150	190.00	N 34°53'49" E	40.00	40.00
C151	190.00	N 46°39'39" E	32.84	32.88
C182	470.00	S 18°00'21" W	520.70	551.89
C185	470.00	S 39°58'59" W	53.71	53.74
C186	470.00	S 33°29'53" W	53.71	53.74
C187	470.00	S 26°52'47" W	53.71	53.74
C188	470.00	S 20°19'41" W	53.71	53.74
C189	470.00	S 13°21'59" W	60.42	60.47
C190	470.00	S 05°52'41" W	60.42	60.47
C191	470.00	S 00°59'00" E	53.71	53.74
C192	470.00	S 07°10'00" E	53.71	53.74
C241	230.00	S 70°08'11" E	323.85	339.71
C242	230.00	S 42°30'00" E	49.62	50.61
C243	494.00	S 08°46'58" W	368.08	368.41
C244	26.00	S 44°02'45" W	43.28	51.32
C329	325.00	S 18°00'21" W	360.08	381.60



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SHEET 32 OF 32

EXHIBIT C
LOCATION OF OFFSITE IMPROVEMENTS



CORPORATE DECLARATION AND AGREEMENT
[PHASE 1 & OFFSITE IMPROVEMENTS]

Strada Development LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Dean River Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Engineer's Report*, dated September 19, 2025, as supplemented from time to time ("**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

Executed this 17 day of June, 2026.

STRADA DEVELOPMENT LLC

Joe Strada
Name: Joe Strada
Title: Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on _____ day of _____, 2026, by _____ as _____ Strada Development LLC, a Florida limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Phase 1 & Offsite Improvements

EXHIBIT A
Description of Phase 1 & Offsite Improvements

Phase 1 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract LS (Lift Station), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Drainage & Surface Water Management — All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract C (Pond 3), Tract D (Pond 2), Tract F (Pond 1), Tract G (Pond 1A) Tracts J2, J3 and K (Wetland Conservation), Tracts N and Q (Wetland Conservation Area), any “Drainage Easements” and any other drainage easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – Tract RW (Right-of-Way Public) and Tract B (Right-of-Way Dedication), each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Offsite Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – located within or upon the areas identified in **Exhibit C** attached hereto.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

COST OF IMPROVEMENTS				
Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)	Balance Owed	Retainage
Phase 1 Wastewater Improvements	\$1,702,784.61	\$1,532,506.15	\$0.00	\$170,278.46
Phase 1 Potable Water Improvements	\$905,604.02	\$815,044.02	\$0.00	\$90,560.00
Phase 1 Reclaimed Water Improvements	NA		\$0.00	NA
Phase 1 Roadway Improvements	\$1,108,459.76	\$997,613.78	\$0.00	\$110,845.98
Phase 1 Drainage & Surface Water Management	\$1,937,765.29	\$0.00	\$0.00	\$1,937,765.29
Offsite Wastewater Improvements	\$345,559.02	\$311,003.12	\$0.00	\$34,555.90
Offsite Potable Water Improvements	\$965,137.47	\$868,623.72	\$0.00	\$96,513.75
Offsite Roadway Improvements	\$588,231.76	\$529,408.58	\$0.00	\$58,823.18
TOTALS:	\$7,553,541.93	\$5,054,199.37	\$0.00	\$2,499,342.56

*Based on the March 25, 2026 Pay Application No: 24021-15

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

INDEX SHEET

PLAT NOTES:

FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY AND/OR THEIR RESPECTIVE STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE OWNERS AND/OR THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").

EACH LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE LAWN, IRRIGATION AND DRAINAGE SYSTEMS WITHIN ALL DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS, LOCATED WITHIN THE LOT OWNERS LOT, AND ALL LAKE BANKS TO THE WATERS EDGE BEHIND THE LOT OWNERS LOT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ALL MASTER STORMWATER IMPROVEMENTS (E.G., MASTER STORMWATER PUMPS) WITHIN SUCH LANDSCAPE AREAS AND WITHIN THE LAKE BANK FOR DRAINAGE PURPOSES, INCLUDING BUT NOT LIMITED TO EROSION CONTROL, LAKE BANK RESTORATION. EACH LOT OWNER SHALL NOT MATERIALLY INTERFERE WITH THE EXERCISE OF ANY CDD, HOA OR OTHER EASEMENT RIGHTS, AND SHALL ENSURE THAT DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS ARE NOT OBSTRUCTED WITH BUILDINGS OR OTHER STRUCTURES.

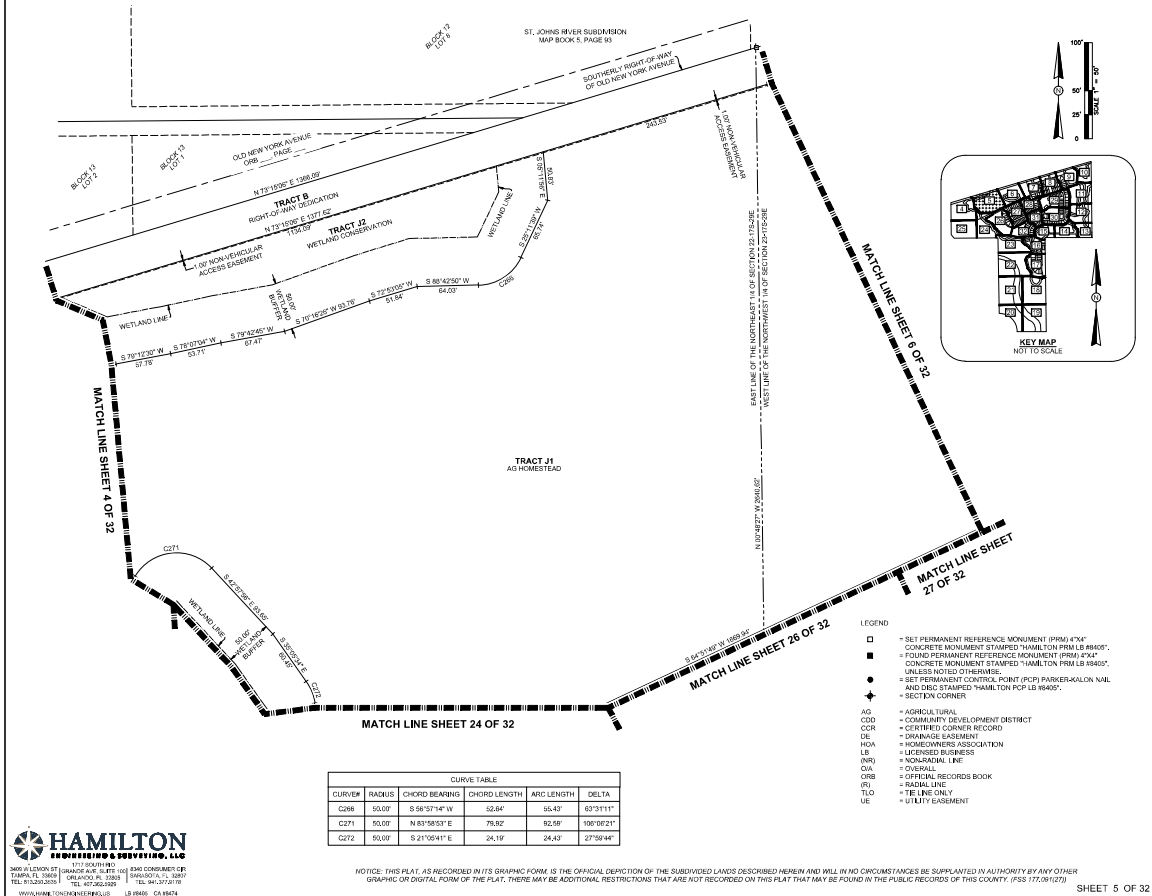
PURSUANT TO SECTION 193.0235, FLORIDA STATUTES, ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION OR EASEMENT ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

TRACT	USAGE	OWNERSHIP
PA	RIGHT-OF-WAY (PUBLIC)	VOLUSIA COUNTY
B	WETLAND CONSERVATION	HCA
C	POND 1	CDD
D	POND 2	CDD
F	POND 3	CDD
G	POND 4	CDD
H	WETLAND	CDD
I	WETLAND	CDD
J	WETLAND CONSERVATION	CDD
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DEAN RIVER

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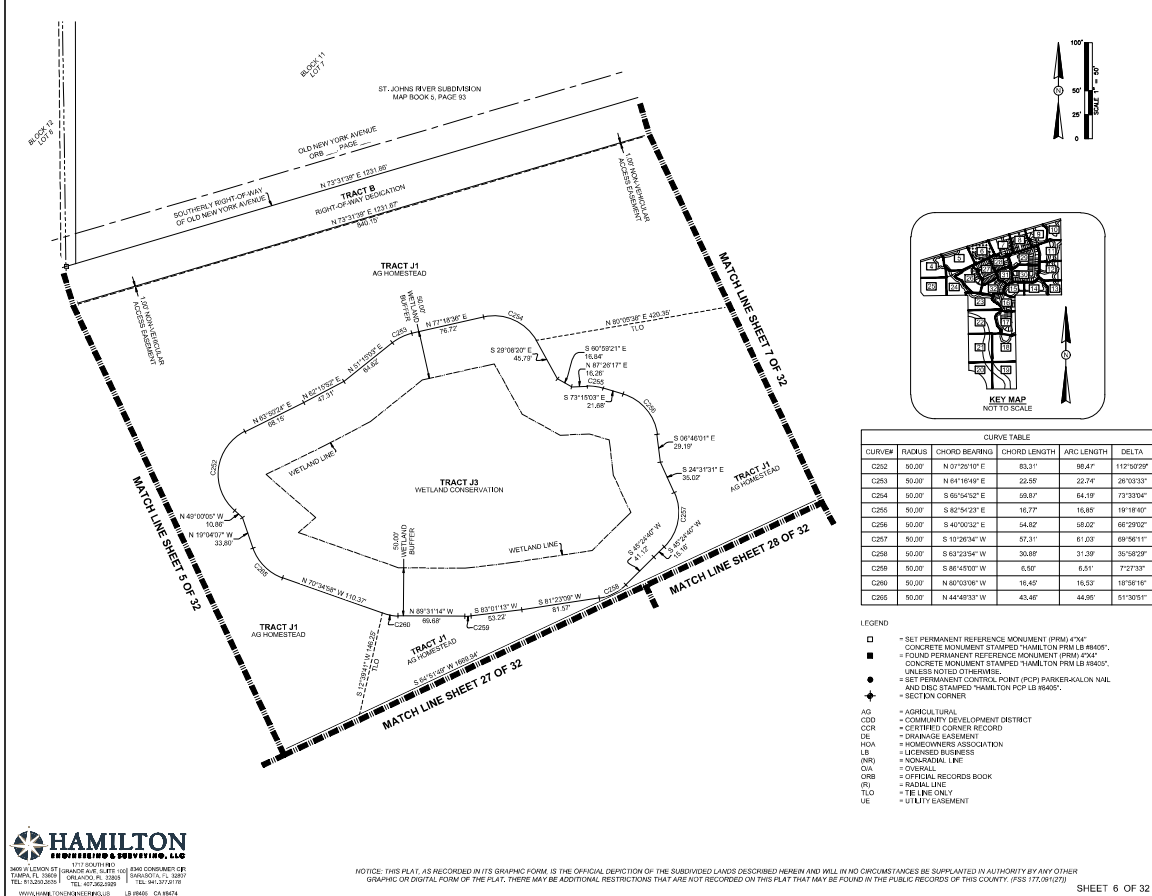
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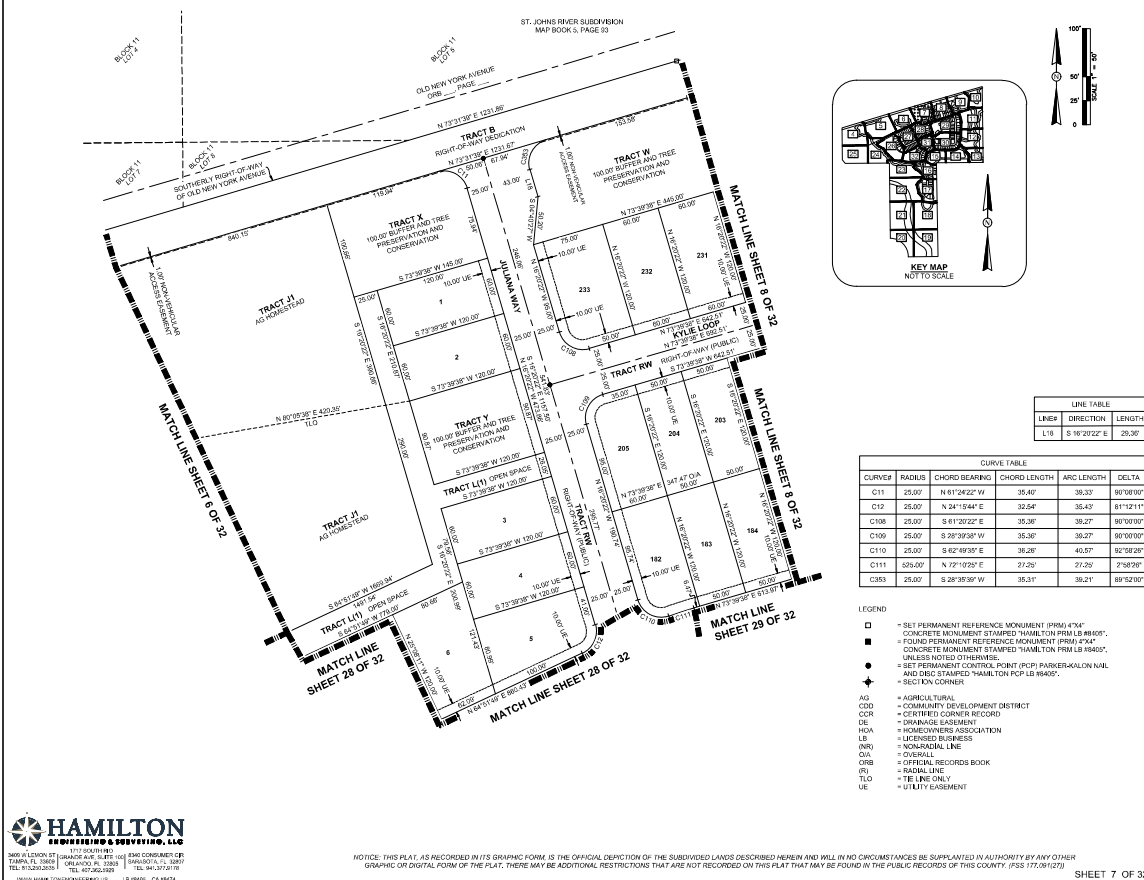
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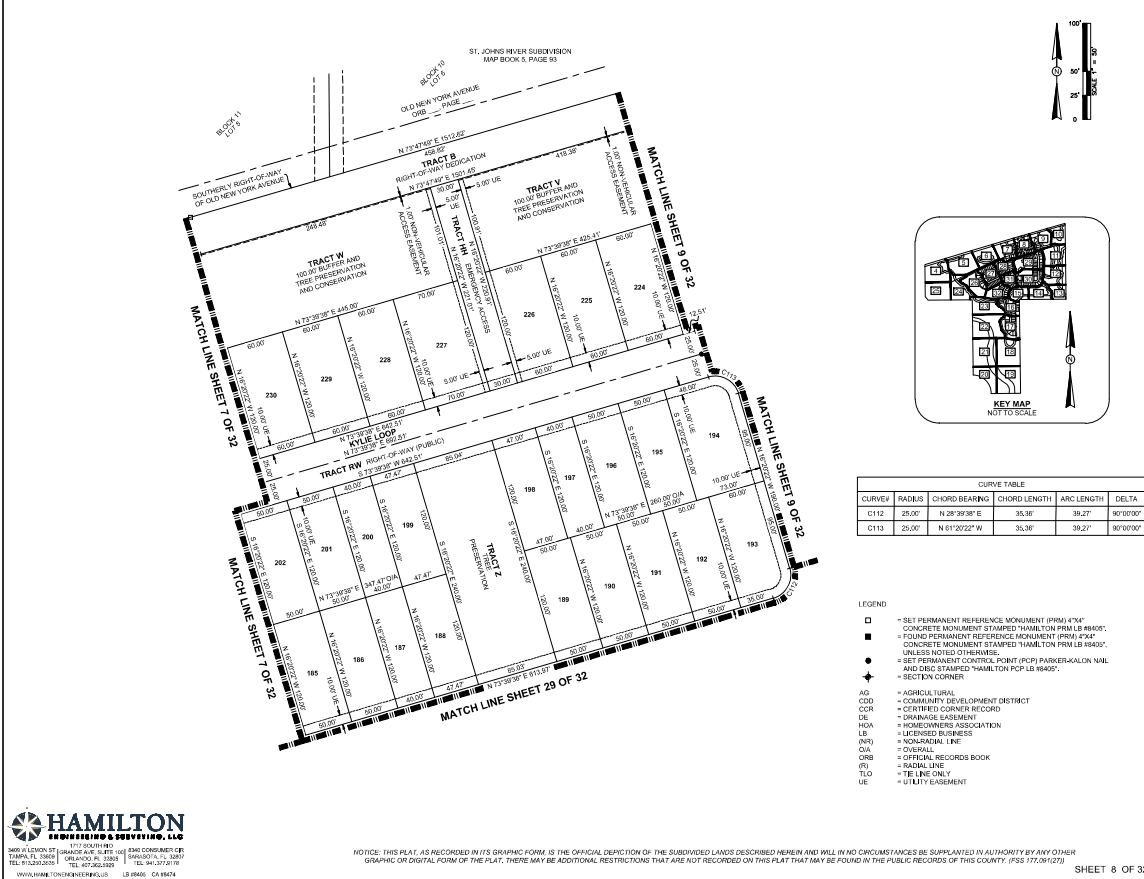
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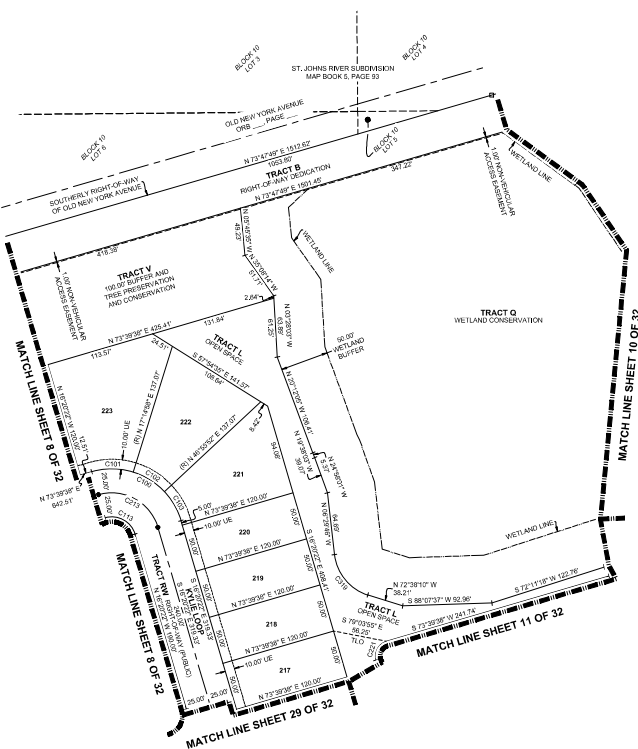
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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C100	75.00	S 41°20'22" E	136.67	117.81
C101	75.00	S 69°32'42" E	43.34	43.87
C102	75.00	S 97°54'30" E	38.42	38.89
C103	75.00	S 29°42'10" E	34.67	34.99
C115	25.00	N 61°20'22" W	35.39	39.27
C215	60.00	N 61°20'22" W	70.71	78.54
C220	15.00	S 28°36'38" W	22.63	25.13
C230	60.00	N 30°33'38" W	54.57	57.72

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NRL = NON-RADIAL LINE
 - OK = OVERALL
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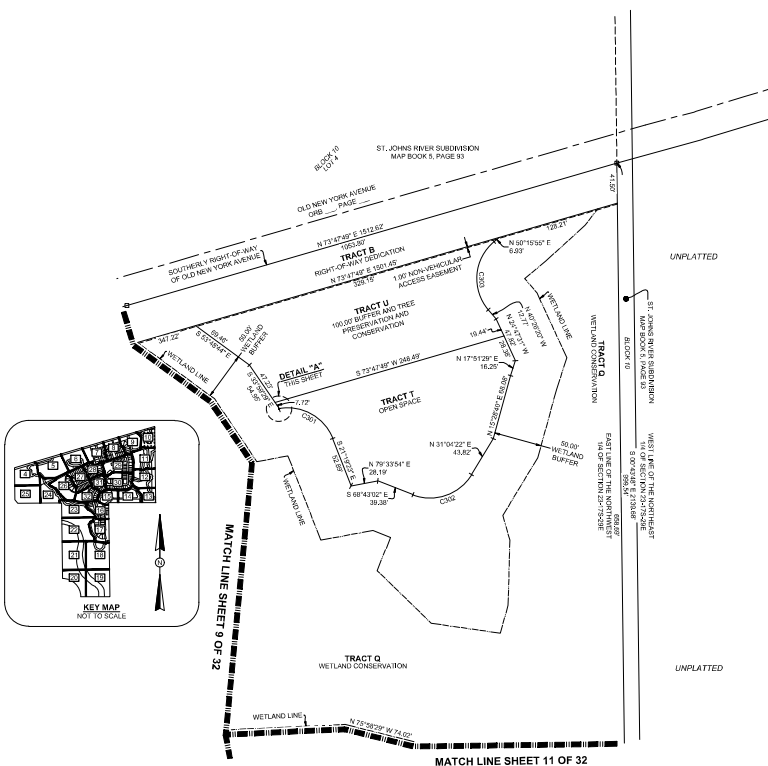
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SHEET 9 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C301	50.00	S 60°58'17" E	63.87	69.27
C302	50.00	N 71°10'40" E	64.47	70.00
C303	50.00	N 04°54'48" E	71.14	76.16

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
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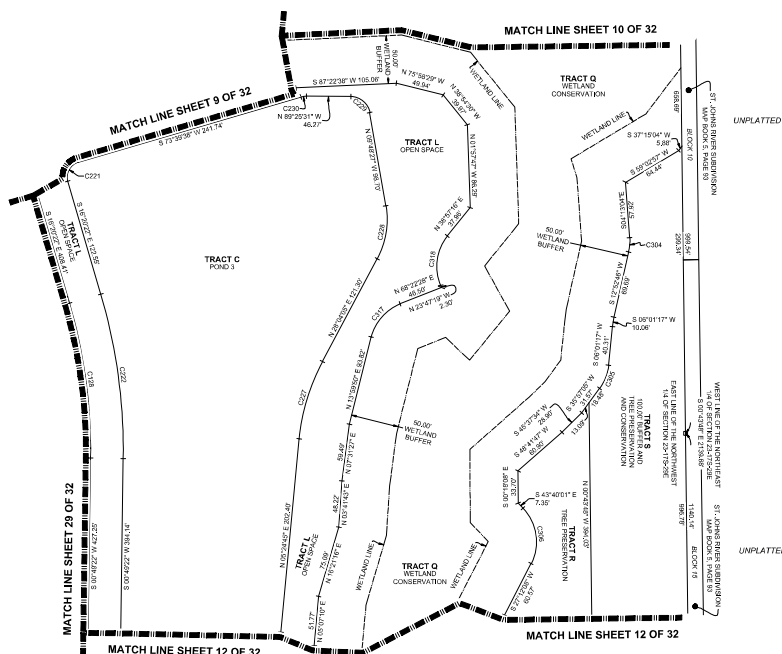
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SHEET 10 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C126	545.20'	N 0°17'43" W	99.41'	18.64'	10°27'50"
C221	16.00'	S 2°30'50" W	22.63'	25.13'	90°10'02"
C222	579.00'	S 0°45'30" E	172.79'	173.43'	17°09'44"
C227	214.00'	N 1°04'20" S	84.87'	84.82'	22°39'52"
C229	86.00'	N 0°07'49" E	55.82'	56.89'	37°52'24"
C229	26.00'	N 49°38'59" W	25.81'	27.78'	79°37'03"
C230	20.00'	S 82°04'04" W	5.88'	5.90'	16°54'51"
C304	50.00'	S 04°19'51" W	14.89'	14.92'	17°08'49"
C305	50.00'	S 70°59'11" W	29.82'	26.12'	29°16'49"
C306	50.00'	S 08°13'59" E	57.26'	61.84'	70°52'07"
C317	50.00'	N 41°11'09" E	45.69'	47.46'	64°22'28"
C318	50.00'	N 07°34'59" E	52.39'	54.75'	82°44'35"

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403", UNLESS NOTED OTHERWISE
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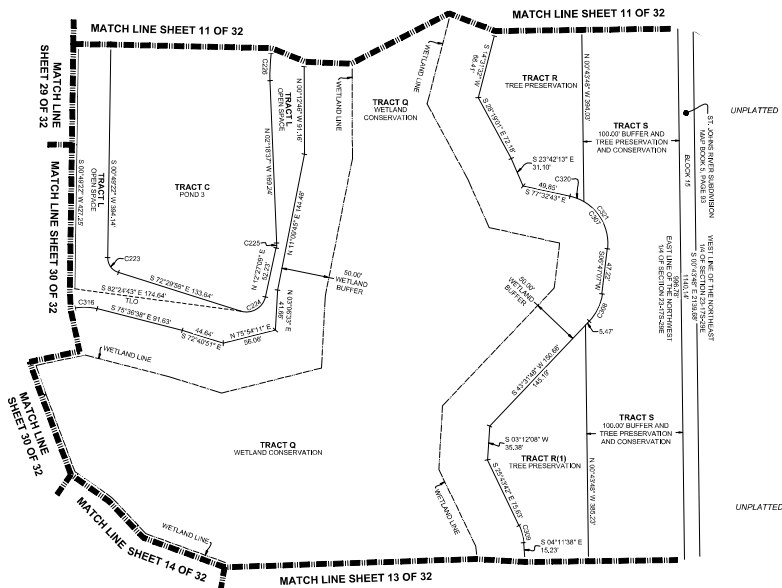
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SHEET 11 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C223	16.00'	S 3°50'18" E	15.11'	20.48'	73°19'21"
C224	20.00'	N 69°58'30" E	29.59'	33.18'	99°02'52"
C225	20.00'	N 0°04'16" E	5.14'	5.15'	14°48'49"
C226	214.00'	N 01°33'04" E	28.82'	28.89'	7°43'22"
C307	50.00'	S 3°52'24" E	67.13'	73.98'	84°19'57"
C308	50.00'	S 2°59'27" W	31.52'	32.07'	36°44'47"
C309	50.00'	S 14°19'40" E	18.88'	16.79'	21°32'04"
C316	50.00'	S 8°44'11" S	22.71'	22.97'	28°19'07"
C320	50.00'	S 68°38'59" E	15.53'	15.62'	17°53'46"
C321	50.00'	S 2°22'59" E	54.78'	57.37'	89°28'04"

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403", UNLESS NOTED OTHERWISE
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- LB = LICENSED BUSINESS
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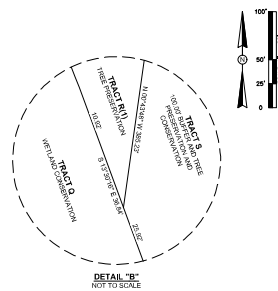
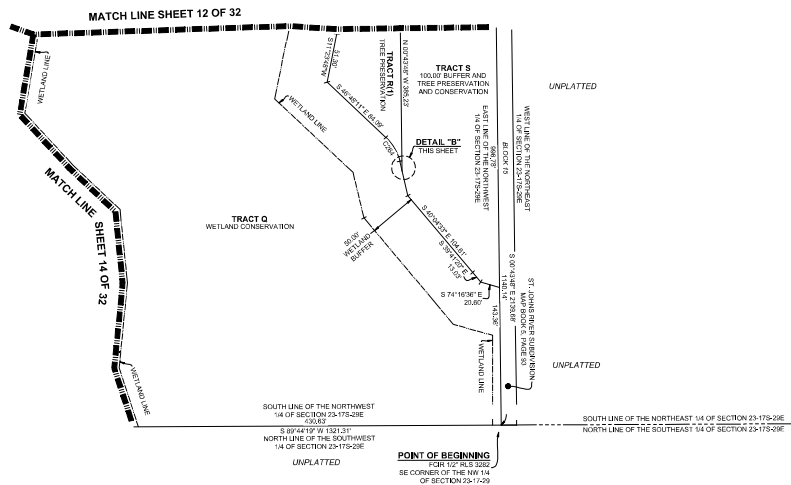
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SHEET 12 OF 32

DEAN RIVER

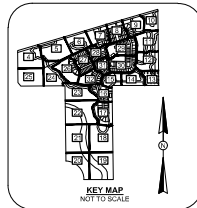
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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C204	90.00'	S 30°26'14" E	28.89'	28.89' 37°17'52"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8409"
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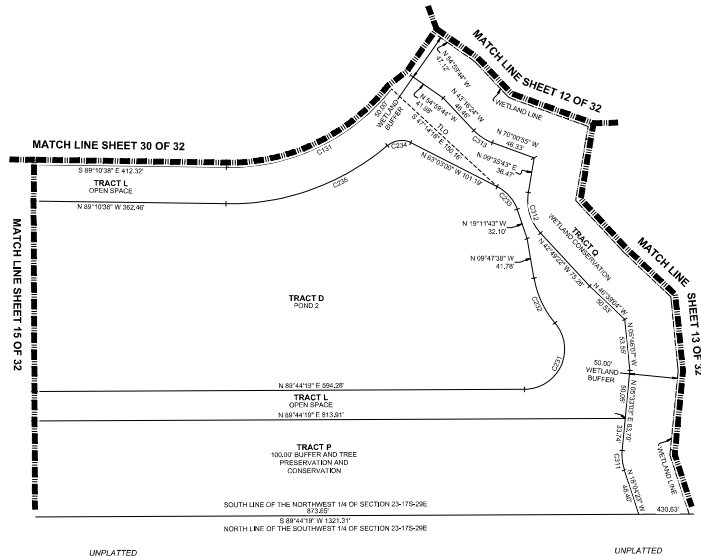
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SHEET 13 OF 32

DEAN RIVER

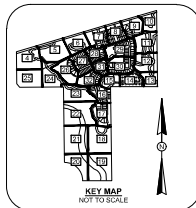
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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C131	215.00'	N 64°30'27" E	196.20'	197.12' 52°31'51"
C201	42.00'	N 24°14'48" E	75.19'	95.36' 130°00'00"
C202	88.00'	N 25°04'10" W	51.84'	52.28' 30°33'04"
C203	42.00'	N 41°07'22" W	31.37'	32.19' 43°51'10"
C204	22.00'	S 83°11'43" W	24.49'	25.60' 67°30'34"
C205	263.00'	S 70°07'54" W	178.79'	182.73' 41°22'59"
C211	90.00'	N 68°15'01" W	26.17'	26.62' 23°27'28"
C212	90.00'	N 16°38'48" W	44.75'	46.24' 52°25'50"
C213	90.00'	N 96°38'40" W	23.13'	23.34' 28°44'32"

- LEGEND
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 - CD = COMMUNITY DEVELOPMENT DISTRICT
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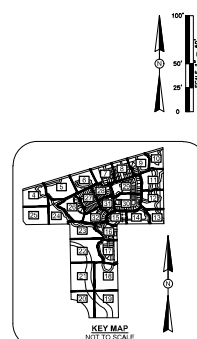
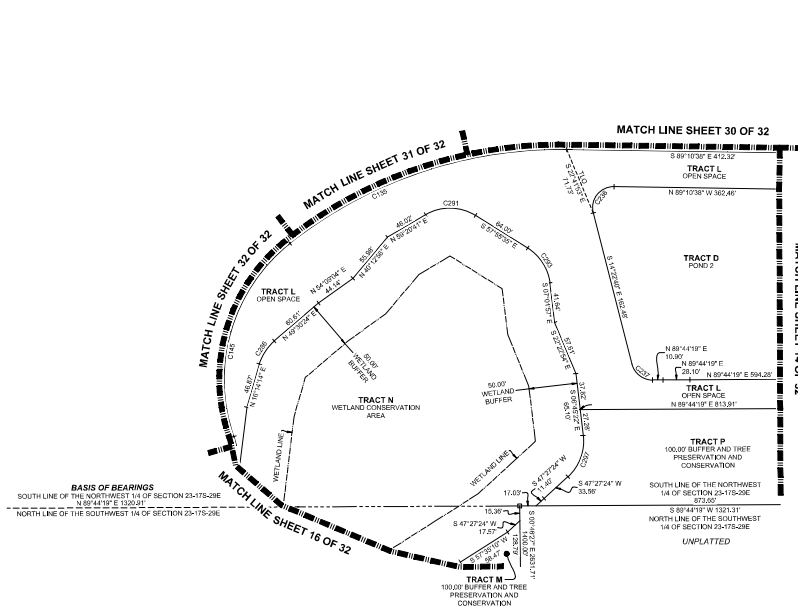
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SHEET 14 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C135	455.00'	S 71°10'38" W	304.30'	315.34' 30°04'48"
C145	180.00'	S 18°09'38" W	205.48'	223.57' 71°09'57"
C236	22.00'	S 38°13'21" W	34.95'	43.98' 100°12'02"
C237	22.00'	S 52°10'11" E	27.25'	29.14' 79°53'51"
C238	50.00'	N 32°52'10" E	28.67'	29.02' 33°16'10"
C291	50.00'	S 89°17'27" E	52.59'	54.74' 62°03'41"
C293	50.00'	S 32°29'49" E	42.37'	44.41' 89°03'59"
C297	50.00'	S 20°21'01" W	45.56'	47.37' 54°12'46"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8400"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8400" UNLESS NOTED OTHERWISE
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 - HOA = HOMEOWNERS ASSOCIATION
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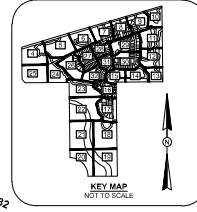
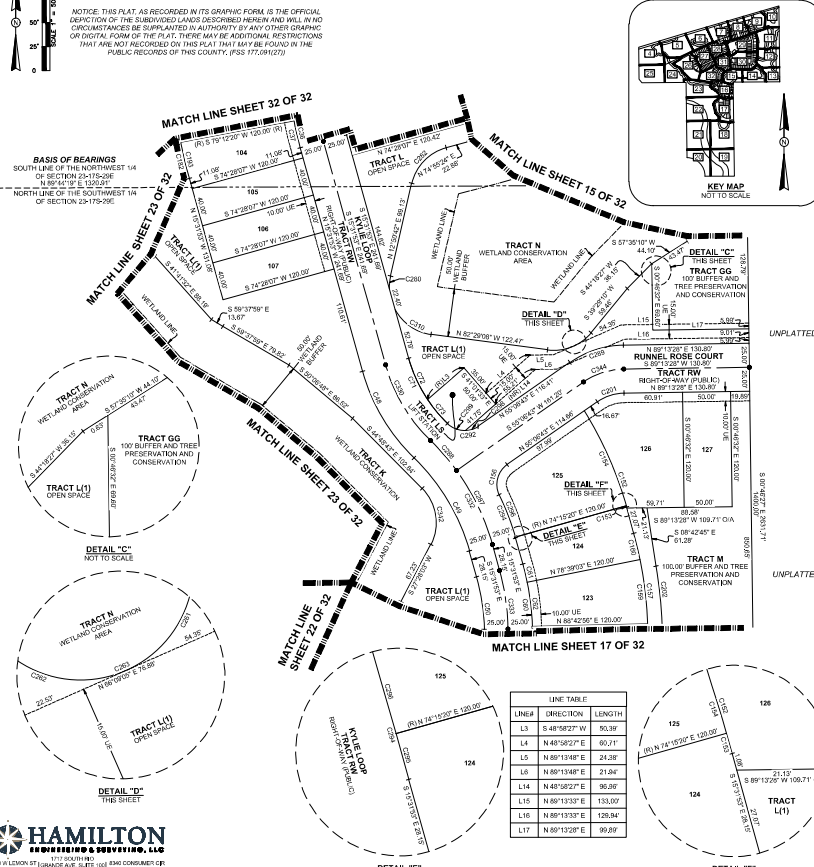
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SHEET 15 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C38	350.00'	N 18°06'21" E	387.79'	470.98' 67°16'27"
C37	262.00'	N 13°04'47" W	28.33'	28.96' 4°44'33"
C48	250.00'	S 30°44'06" E	105.96'	106.14' 30°24'27"
C49	215.00'	S 30°44'06" E	112.77'	114.10' 30°24'27"
C50	215.00'	S 08°08'10" E	55.22'	55.38' 14°45'28"
C60	265.00'	S 08°08'10" E	68.07'	68.25' 14°45'28"
C61	265.00'	S 13°28'25" E	19.34'	19.34' 4°10'56"
C62	265.00'	S 08°18'00" E	46.49'	46.50' 10°03'53"
C71	150.00'	S 30°44'06" E	78.68'	79.61' 30°24'27"
C72	150.00'	S 24°38'07" E	47.30'	47.49' 18°08'20"
C73	150.00'	S 30°48'21" E	32.65'	32.11' 12°15'58"
C152	385.00'	S 23°43'10" E	109.88'	115.08' 16°22'45"
C153	385.00'	N 15°05'01" W	1.40'	1.40' 0°12'47"
C154	385.00'	N 22°48'39" W	108.27'	108.82' 16°39'57"
C158	25.00'	N 14°30'31" E	32.50'	35.37' 81°04'24"
C157	385.00'	S 08°08'10" E	88.89'	89.16' 14°45'28"
C159	385.00'	N 06°18'00" W	67.54'	67.63' 10°03'53"
C160	385.00'	N 13°28'25" E	28.10'	28.10' 4°10'56"
C162	470.00'	S 18°08'31" W	520.70'	551.85' 67°16'27"
C163	470.00'	S 13°08'47" E	36.85'	36.88' 4°44'33"
C201	50.00'	N 72°10'08" E	29.33'	29.71' 34°08'40"
C202	400.00'	S 03°32'42" E	65.73'	65.76' 8°42'18"
C261	50.00'	S 62°49'07" W	73.00'	73.77' 26°39'54"
C262	50.00'	S 81°18'59" W	27.59'	27.37' 11°21'48"
C263	50.00'	S 68°37'01" W	42.30'	42.64' 58°11'42"
C269	50.00'	N 00°07'58" E	13.42'	13.57' 16°26'48"
C283	50.00'	N 43°53'03" E	51.58'	54.17' 62°04'43"
C287	240.00'	N 25°48'24" W	85.82'	86.06' 26°33'02"
C288	240.00'	N 41°00'37" W	41.24'	41.29' 9°15'21"
C289	100.00'	N 72°10'08" E	58.66'	59.54' 34°08'40"
C292	25.00'	S 65°32'02" E	31.69'	34.33' 78°40'32"
C294	265.00'	N 20°44'47" W	48.17'	48.24' 10°28'48"
C295	265.00'	N 10°38'10" W	0.99'	0.99' 0°12'47"
C296	265.00'	N 20°51'10" W	47.19'	47.28' 10°13'01"
C299	25.00'	N 17°54'47" E	14.20'	14.22' 32°56'11"
C298	25.00'	S 68°37'01" E	20.23'	20.62' 47°37'32"
C310	50.00'	N 62°29'54" W	45.41'	47.12' 54°09'28"
C320	175.00'	S 30°44'06" E	91.79'	92.87' 30°24'27"
C332	240.00'	N 30°44'06" W	125.86'	127.30' 30°24'27"
C333	240.00'	N 08°08'10" W	61.84'	61.82' 14°45'28"
C342	50.00'	S 08°44'20" E	58.89'	63.08' 72°16'40"
C344	75.00'	N 72°10'08" E	44.00'	44.60' 34°08'40"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8400"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8400" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8400"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - (NR) = NON-RADIAL LINE
 - ORR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - (R) = RADIAL LINE
 - (TLO) = TIE LINE ONLY
 - UE = UTILITY EASEMENT



LINE TABLE		
LINE#	DIRECTION	LENGTH
L3	S 48°58'27" W	50.39'
L4	N 48°58'27" E	60.71'
L5	N 86°15'48" E	24.38'
L6	N 86°13'48" E	21.24'
L14	N 48°58'27" E	96.29'
L15	N 86°15'33" E	133.00'
L16	N 86°13'33" E	128.94'
L17	N 86°13'28" E	99.39'

SHEET 16 OF 32

A REPLAT OF THAT CERTAIN PORION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

KEY MAP
NOT TO SCALE



LINE TABLE		
LINE#	DIRECTION	LENGTH
(R) L9	N 89°13'33" E	14.28'

CURVE TABLE					
CURVE	RADIUS	CORR BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C51	75.00	N 41°17'00"E	35.04	36.37	27°01'18"
C52	70.00	S 01°30'21"E	2.18	2.18	17°04'
C53	75.00	S 10°21'00"E	33.62	33.59	29°12'39"
C54	50.00	N 30°42'00"E	62.16	229.29	242°58'42"
C55	50.00	S 30°24'00"E	22.12	22.11	27°01'18"
C56	54.00	S 71°03'45"E	36.49	37.79	39°22'25"
C57	54.00	N 44°12'33"E	76.30	84.79	69°57'00"
C58	54.00	N 45°40'27"E	76.37	84.82	69°00'00"
C59	25.00	S 44°40'27"E	35.38	38.27	50°00'00"
C60	265.00	S 08°08'19"E	68.07	68.25	144°50'00"
C61	265.00	S 01°01'45"E	2.30	2.30	3°03'37"
C157	382.00	S 01°01'45"E	86.69	86.16	144°50'00"
C158	382.00	N 01°01'45"E	3.47	3.47	3°03'37"
C159	190.00	S 01°01'45"E	81.12	80.47	27°01'18"
C160	190.00	S 01°03'28"E	2.18	2.18	17°04'
C196	190.00	N 41°17'00"E	85.05	89.79	29°22'00"
C197	174.00	S 70°50'18"E	237.32	281.43	69°00'03"
C198	174.00	S 30°33'24"E	73.83	71.81	23°31'18"
C199	174.00	S 71°03'45"E	117.57	119.53	39°22'25"
C200	174.00	N 77°39'22"E	68.68	70.67	23°04'20"
C203	15.58	S 24°05'11"E	13.11	13.54	49°50'22"
C265	29.50	S 22°11'11"E	25.11	26.94	30°24'42"
C266	29.50	S 22°11'11"E	42.22	43.18	30°24'42"
C346	50.00	S 40°10'41"E	32.72	37.88	47°00'00"
C350	50.00	S 20°23'46"E	43.19	36.83	35°05'51"
C361	50.00	N 44°47'44"E	48.29	43.78	50°01'17"
C364	50.00	N 83°49'44"E	62.05	75.16	80°07'44"

- ☐ = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SETTING "HAMILTON PRI# L# 18405".
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SETTING "HAMILTON PRI# L# 18405". UNLESS NOTED OTHERWISE.
- = SET PERMANENT CONTROL POINT (PCP) PAPER/KALON NAIL AND DISC SETTING "HAMILTON PCP L# 18405".
- ✦ = SECTION CORNER
- AG = AGRICULTURAL
- CD = COMMUNITY DEVELOPMENT DISTRICT
- COR = CERTIFIED CORNER RECORD
- DE = DRAINAGE EASEMENT
- HC = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- (NR) = NON-RAILROAD LINE
- CHA = CHURCH
- ORB = OFFICIAL RECORDS BOOK
- R = RAILROAD LINE
- TLO = "TIE LINE ONLY"
- UE = UTILITY EASEMENT



HAMILTON
ENGINEERING & SURVEYING, LLC

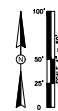
3605 W LEMON ST TAMPA, FL 33606 TEL: 813.292.3030	1717 SOUTH RD GRANDE AVE, SUITE 100 ORLANDO, FL 32805 TEL: 407.262.9329	8340 CONSUMER CTR SAFARISOTA, FL 32835 TEL: 941.277.0171
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SHEET 17 OF 32

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C274	1019.42'	N 24°24'28" W	612.87'	622.50'	34°59'14"

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. (FSS 177.09(27))

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x6"
- CONCRETE MONUMENT STAMPED "HAMILTON PLM LB #4545"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x6"
- CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #4605"
- UNLESS NOTED OTHERWISE,
- SET PERMANENT CONTROL POINT (PCP) (PAPER-SURVEY NAIL)
- DIMER-STAMPED "HAMILTON PCP LB #4655"
- = SECTION CORNER

- AG = AGRICULTURAL
- CD = COMMUNITY DEVELOPMENT DISTRICT
- CO = CERTIFIED CORNER RECORD
- DO = DRAINAGE ASSESSMENT
- HOA = HOMEOWNERS ASSOCIATION
- LI = LICENSED BUSINESS
- (NR) = NON-RACIAL LINE
- = OVERALL
- ORH = OFFICIAL RECORDS BOOK
- (R) = RACIAL LINE
- TL = TIE LINE ONLY
- UT = UTILITY EASEMENT



HAMILTON
ENGINEERING & SURVEYING, LLC

3400 W. LEMON ST. TAMPA, FL 33609 TEL: 813.293.2635	1717 SOUTH RD GRAND AVENUE, SUITE 100 ORLANDO, FL 32805 TEL: 407.362.9929	8340 CONSUMER CTR SARASOTA, FL 32805 TEL: 941.377.0171
---	--	--

UNION HAVEN, TONAWANDA & LUDLOW, NY
J.R. 954.65, CA 46474

MATCH LINE
SHEET 20 OF 32

MATCH LINE SHEET 19 OF 32

SHEET 18 OF 32

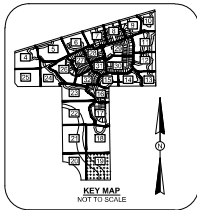
DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

MATCH LINE
SHEET 21 OF 32

MATCH LINE SHEET 18 OF 32



KEY MAP
NOT TO SCALE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C273	290.89'	N 29°52'39" W	173.12'	185.81'	30°54'42"
C274	1019.42'	N 24°24'38" W	612.87'	822.50'	34°59'14"
C275	292.39'	N 29°11'40" W	216.19'	225.87'	31°13'12"

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- = UNLESS NOTED OTHERWISE
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #8405"
- ✚ = SECTION CORNER
- AG = AGRICULTURAL
- CD = COMMUNITY DEVELOPMENT DISTRICT
- CCR = CERTIFIED CORNER RECORD
- DE = DRAINAGE EASEMENT
- HDA = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- NR = NON-RESIDENTIAL
- OR = OFFICIAL RECORDS BOOK
- PR = PUGAL LINE
- TLO = TIE LINE ONLY
- UE = UTILITY EASEMENT



HAMILTON
ENGINEERING & SURVEYING, LLC
1771 W. 11th St.
Tampa, FL 33607
TEL: 813.282.1000
FAX: 813.282.1001
WWW.HAMILTONENGINEERING.COM

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SHEET 19 OF 32

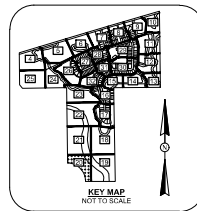
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PLAT BOOK _____ PAGE _____

MATCH LINE SHEET 21 OF 32

MATCH LINE
SHEET 18 OF 32



KEY MAP
NOT TO SCALE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	506.99'	N 44°02'07" W	715.58'	795.11'	89°08'28"
C276	795.69'	N 30°41'19" W	318.25'	325.41'	23°04'30"

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- = UNLESS NOTED OTHERWISE
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #8405"
- ✚ = SECTION CORNER
- AG = AGRICULTURAL
- CD = COMMUNITY DEVELOPMENT DISTRICT
- CCR = CERTIFIED CORNER RECORD
- DE = DRAINAGE EASEMENT
- HDA = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- NR = NON-RESIDENTIAL
- OR = OFFICIAL RECORDS BOOK
- PR = PUGAL LINE
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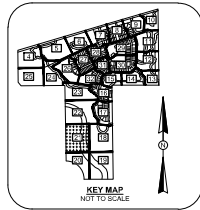
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SHEET 20 OF 32

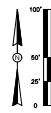
DEAN RIVER

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PLAT BOOK _____ PAGE _____



UNPLATTED



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C274	1018.42	N 24°24'28" W	612.87	822.59	34°59'14"
C275	956.07	N 03°21'35" E	287.30	288.39	17°18'58"
C276	755.61	N 10°04'58" W	483.97	482.69	37°23'11"
C279	795.89	N 35°41'13" W	318.25	320.11	23°04'30"
C281	1256.06	N 02°52'20" W	578.40	584.67	26°40'19"
C283	844.19	N 14°37'02" W	485.98	479.33	50°28'13"

LEGEND

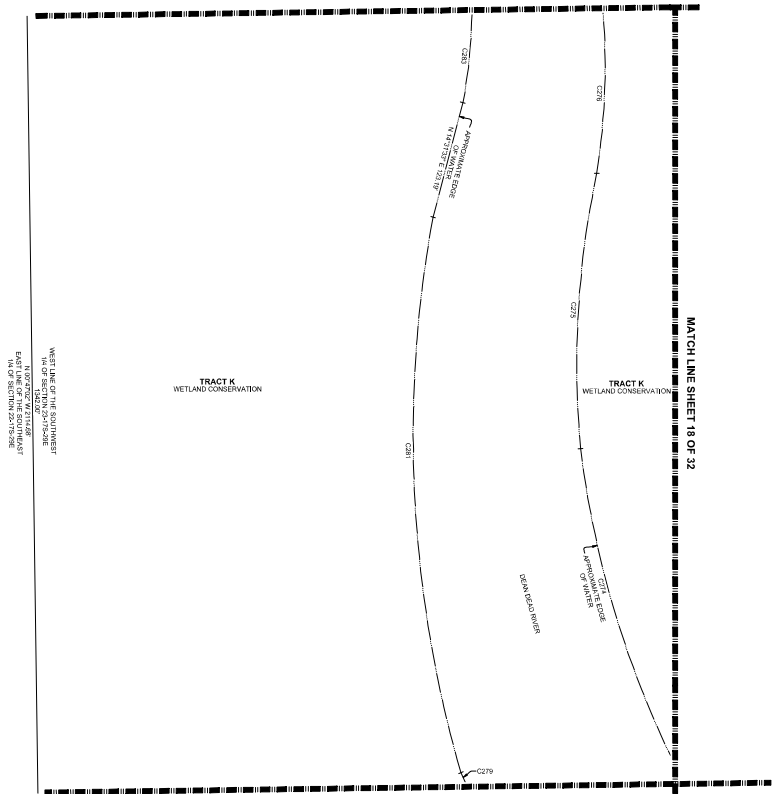
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PPM LB #8405"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PPM LB #8405"
- = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #8405"
- = SECTION CORNER
- AG = AGRICULTURAL
- CCD = COMMUNITY DEVELOPMENT DISTRICT
- CCR = CENTERED CORNER RECORD
- DE = DRAINAGE EASEMENT
- DL = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- NR = NON-RADIAL LINE
- OIA = OVERALL
- OR = OFFICIAL RECORDS BOOK
- RI = RADIAL LINE
- TLO = TIE LINE ONLY
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UNPLATTED

MATCH LINE SHEET 22 OF 32



MATCH LINE SHEET 20 OF 32

MATCH LINE SHEET 16 OF 32

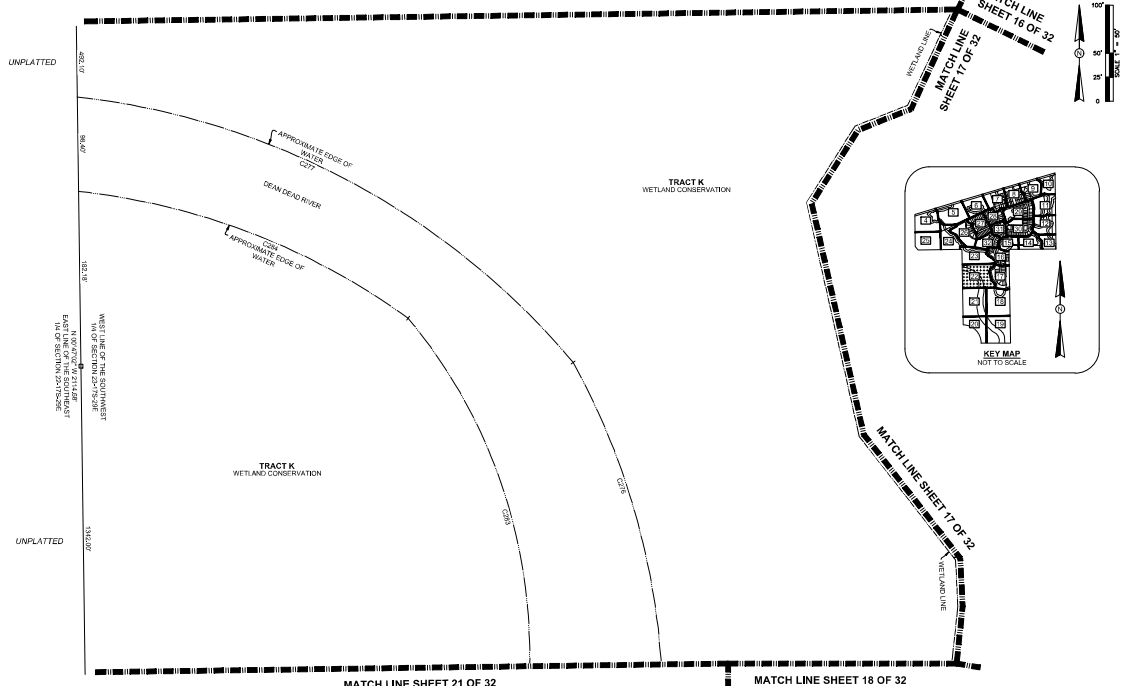
SHEET 21 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

MATCH LINE SHEET 23 OF 32



MATCH LINE SHEET 21 OF 32

MATCH LINE SHEET 18 OF 32

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PPM LB #8405"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PPM LB #8405"
- = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #8405"
- = SECTION CORNER
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LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PPM LB #8405"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PPM LB #8405"
- = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #8405"
- = SECTION CORNER
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- CCD = COMMUNITY DEVELOPMENT DISTRICT
- CCR = CENTERED CORNER RECORD
- DE = DRAINAGE EASEMENT
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- LB = LICENSED BUSINESS
- NR = NON-RADIAL LINE
- OIA = OVERALL
- OR = OFFICIAL RECORDS BOOK
- RI = RADIAL LINE
- TLO = TIE LINE ONLY
- UE = UTILITY EASEMENT

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C275	755.61	N 10°04'58" W	483.97	482.69	37°23'11"
C277	788.79	N 61°49'54" W	585.97	600.38	43°39'51"
C283	844.19	N 14°37'02" W	485.98	479.33	50°28'13"
C284	713.22	N 08°50'38" W	397.88	372.08	29°53'28"



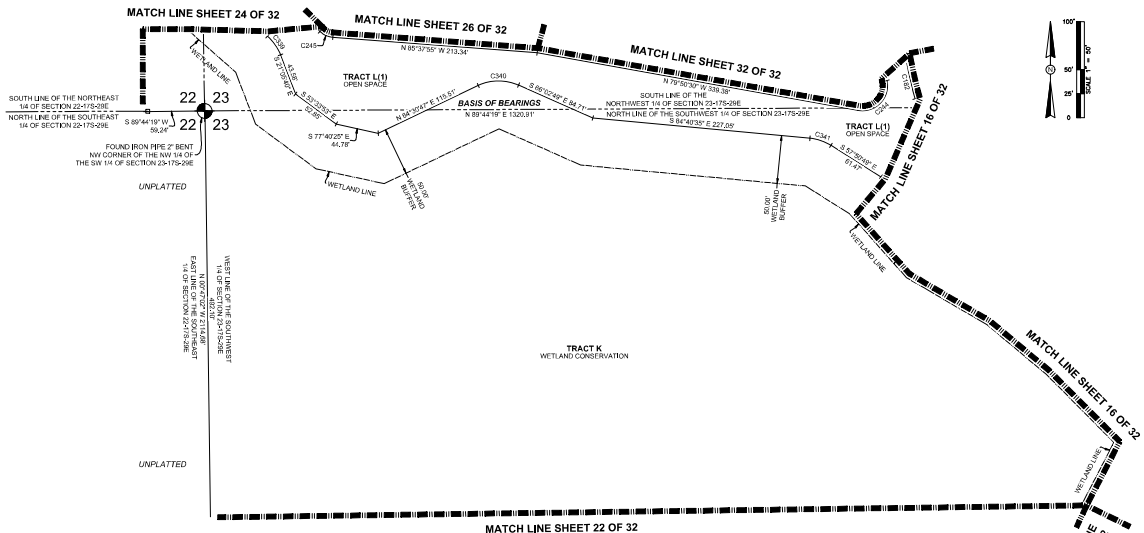
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SHEET 22 OF 32

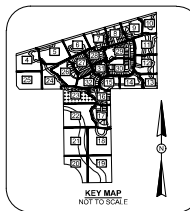
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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C182	475.00'	S 18°02'11" W	525.70'	551.85'	67°18'22"
C244	25.00'	S 44°04'58" W	43.38'	51.32'	113°05'49"
C245	21.00'	N 65°40'58" W	14.76'	15.68'	41°09'45"
C339	59.00'	S 34°47'34" E	23.68'	23.91'	27°22'47"
C340	59.00'	N 69°13'59" E	41.82'	43.14'	49°26'24"
C341	59.00'	S 71°19'42" E	23.20'	23.41'	29°49'49"



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DEC STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NRI = NONRADIAL LINE
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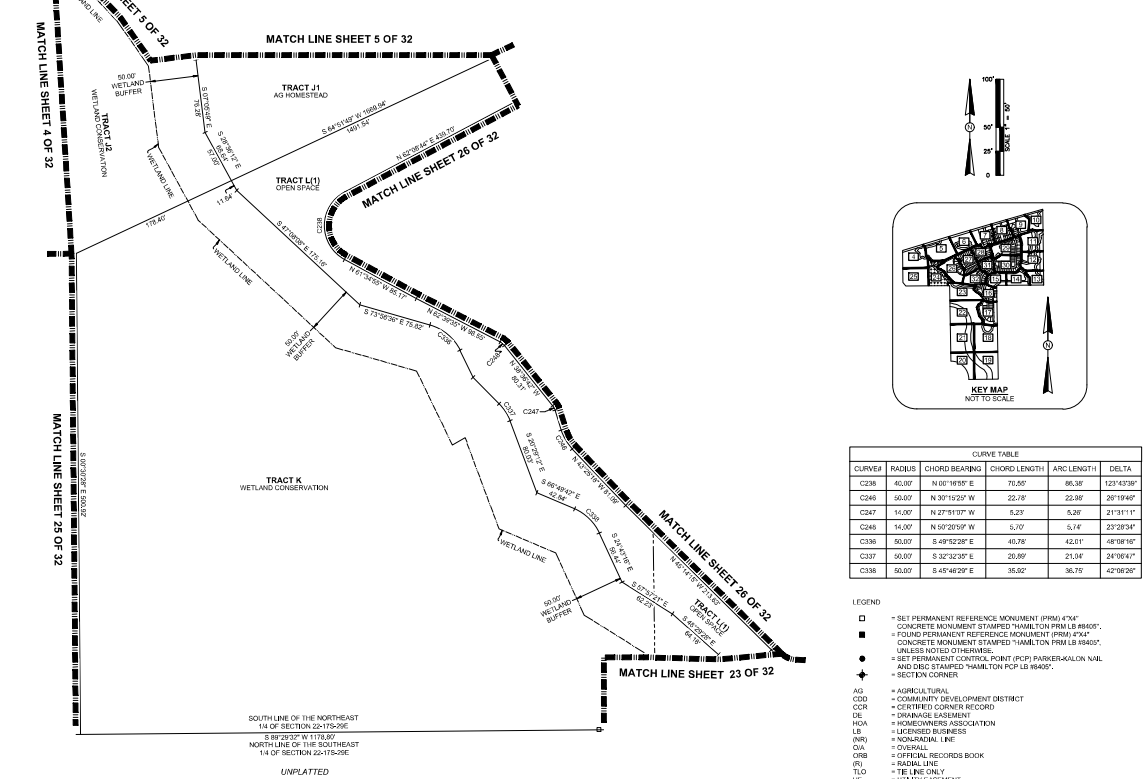
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SHEET 23 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C238	45.00'	N 00°19'59" E	75.50'	86.38'	123°43'36"
C246	50.00'	N 30°19'20" W	22.78'	23.39'	20°19'46"
C247	14.00'	N 27°18'09" W	5.23'	5.30'	21°31'11"
C248	14.00'	N 50°20'09" W	5.70'	5.74'	22°30'41"
C338	59.00'	S 49°52'38" E	40.75'	43.01'	49°18'16"
C337	59.00'	S 32°32'30" E	20.89'	21.96'	24°16'47"
C338	59.00'	S 45°48'29" E	35.59'	36.79'	42°16'26"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DEC STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NRI = NONRADIAL LINE
 - OA = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RI = RADIAL LINE
 - TLO = TIE LINE ONLY
 - UE = UTILITY EASEMENT



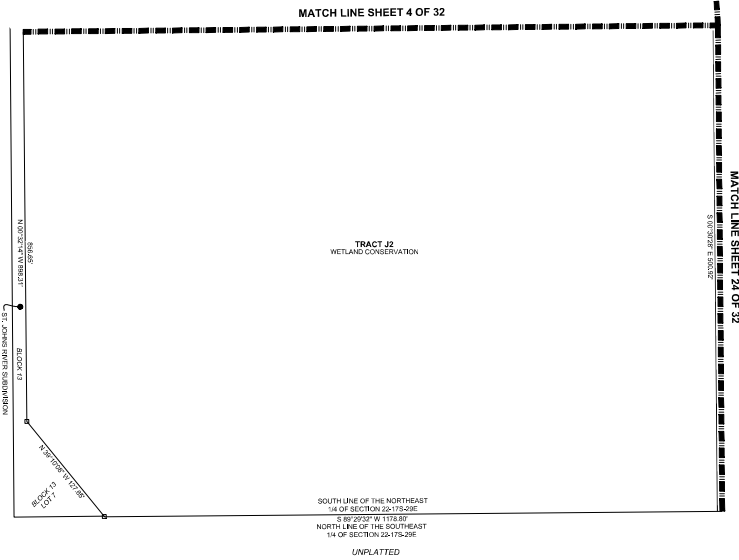
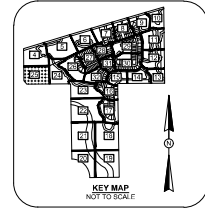
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SHEET 24 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE ASSESSMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RL = RADIAL LINE
 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



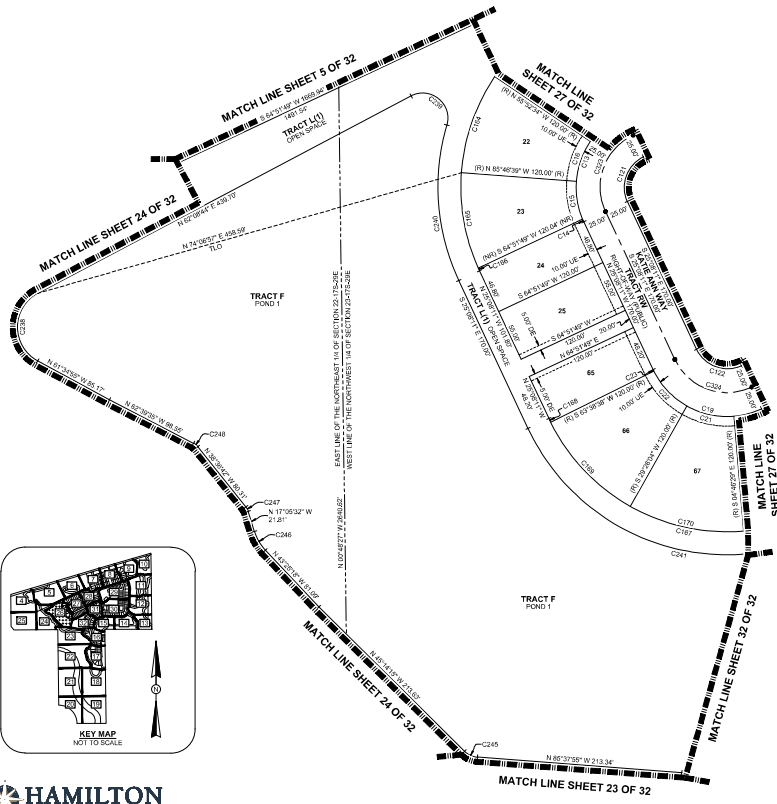
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SHEET 25 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C13	85.00'	N 19°15'49" E	120.21'	133.52'	90°00'00"
C14	85.00'	N 24°02'21" W	3.21'	3.21'	2°09'59"
C15	85.00'	N 09°22'38" W	39.87'	49.35'	27°11'53"
C16	85.00'	N 10°10'24" E	43.86'	44.36'	29°54'04"
C18	85.00'	N 70°08'11" W	120.21'	133.52'	90°00'00"
C21	85.00'	N 77°40'13" W	50.89'	59.79'	34°12'33"
C22	85.00'	N 43°27'39" W	50.89'	59.79'	34°12'33"
C23	85.00'	N 28°44'17" W	1.81'	1.81'	1°13'12"
C121	35.00'	S 19°51'49" W	49.59'	54.96'	90°00'00"
C122	35.00'	S 70°08'11" E	49.59'	54.96'	90°00'00"
C164	265.00'	S 19°10'24" W	100.77'	106.89'	29°54'04"
C168	265.00'	S 10°02'38" E	100.79'	104.84'	39°27'41"
C169	265.00'	S 24°41'18" E	3.21'	3.21'	9°53'46"
C167	265.00'	S 70°08'11" E	289.91'	322.01'	90°00'00"
C168	265.00'	S 24°44'47" E	4.36'	4.36'	1°13'12"
C169	265.00'	S 43°27'39" E	120.59'	122.49'	34°12'33"
C170	265.00'	S 77°40'13" E	120.59'	122.49'	34°12'33"
C238	46.00'	N 00°10'56" E	70.59'	86.58'	123°43'39"
C239	26.00'	S 9°43'22" E	47.01'	69.00'	134°10'49"
C240	229.00'	S 04°21'49" E	162.43'	186.00'	41°32'43"
C241	229.00'	S 70°08'11" E	323.89'	399.71'	90°00'00"
C242	212.00'	N 89°49'09" W	14.79'	15.08'	41°59'49"
C243	69.00'	N 30°19'29" W	22.78'	23.89'	39°19'49"
C247	14.00'	N 27°51'07" W	5.23'	5.26'	2°13'11"
C248	14.00'	N 50°20'59" W	5.79'	5.74'	23°28'34"
C323	69.00'	S 19°51'49" W	84.85'	94.25'	90°00'00"
C324	69.00'	S 70°08'11" E	84.85'	94.25'	90°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
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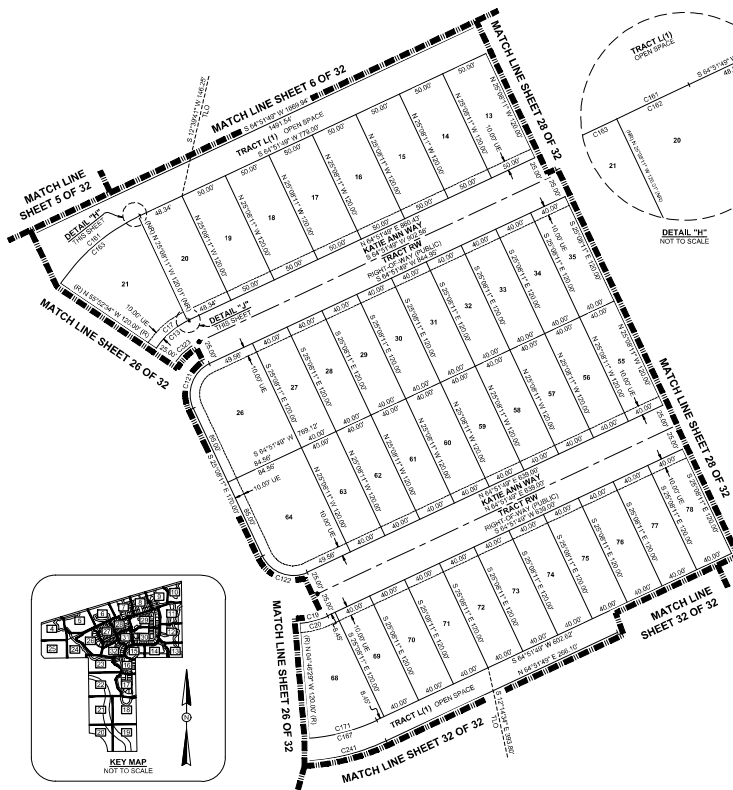
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SHEET 26 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C13	85.00	N 18°51'49" E	126.21	133.52	97°00'00"
C17	85.00	N 48°55'58" E	43.45	43.84	29°37'00"
C18	85.00	N 64°18'10" E	1.68	1.68	1°07'18"
C19	85.00	N 70°08'11" W	126.21	133.52	97°00'00"
C20	85.00	S 70°08'40" W	36.59	36.21	20°21'41"
C21	35.00	S 19°51'48" W	49.59	54.89	97°00'00"
C22	35.00	S 70°08'11" E	49.59	54.89	97°00'00"
C161	205.00	S 19°51'48" W	286.91	322.01	97°00'00"
C162	205.00	S 64°37'52" W	1.98	1.98	0°27'54"
C163	205.00	S 49°10'40" W	107.07	108.32	30°19'50"
C167	205.00	S 70°08'11" E	286.91	322.01	97°00'00"
C171	205.00	N 75°02'40" E	72.47	72.89	20°21'41"
C241	229.00	S 70°08'11" E	323.89	398.71	97°00'00"
C323	60.00	S 19°51'48" W	84.89	94.29	97°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB 18403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB 18403"
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB 18403"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - OR = OFFICIAL RECORDS BOOK
 - PR = RADIAL LINE
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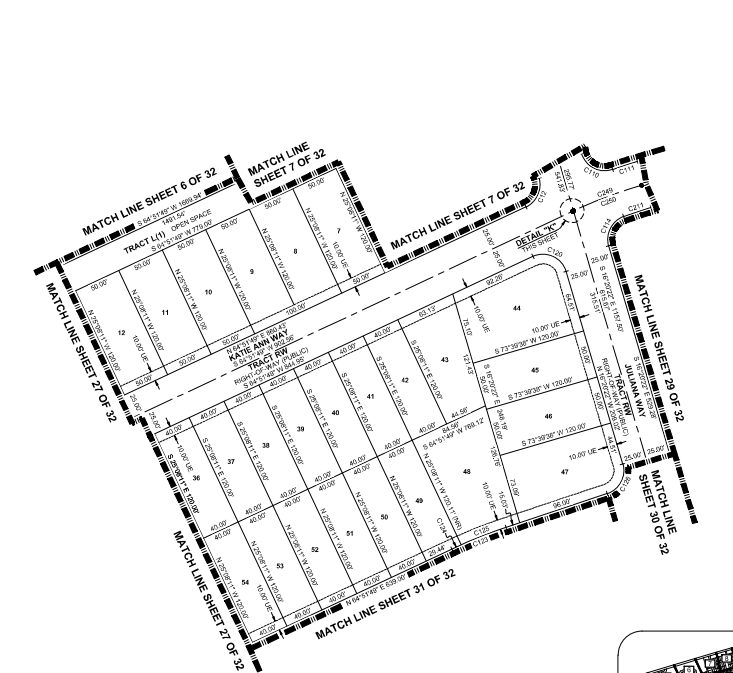
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SHEET 27 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C12	25.00	N 24°10'41" E	32.54	35.43	41°12'11"
C110	25.00	S 62°40'30" E	36.29	40.57	92°58'20"
C111	625.00	N 72°10'28" E	27.28	27.28	2°58'28"
C114	25.00	S 28°52'34" W	34.22	37.68	66°21'52"
C120	25.00	N 68°14'16" W	37.96	43.11	88°47'49"
C123	625.00	N 68°11'20" E	60.99	60.94	6°39'02"
C124	625.00	N 68°20'24" E	10.59	10.56	1°09'09"
C125	625.00	N 68°40'59" E	50.36	50.36	0°29'53"
C126	25.00	N 27°35'16" E	34.69	38.33	87°11'13"
C211	475.00	S 71°02'34" W	20.14	20.14	2°39'02"
C240	590.00	S 69°15'44" W	76.99	76.77	8°47'49"
C250	590.00	S 69°18'15" W	75.99	75.94	9°42'47"
C251	590.00	S 64°54'20" W	0.73	0.73	0°59'02"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB 18403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB 18403"
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB 18403"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - OR = OFFICIAL RECORDS BOOK
 - PR = RADIAL LINE
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SHEET 28 OF 32

DEAN RIVER

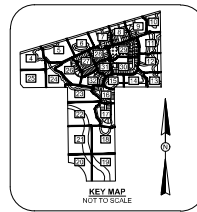
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PLAT BOOK PAGE

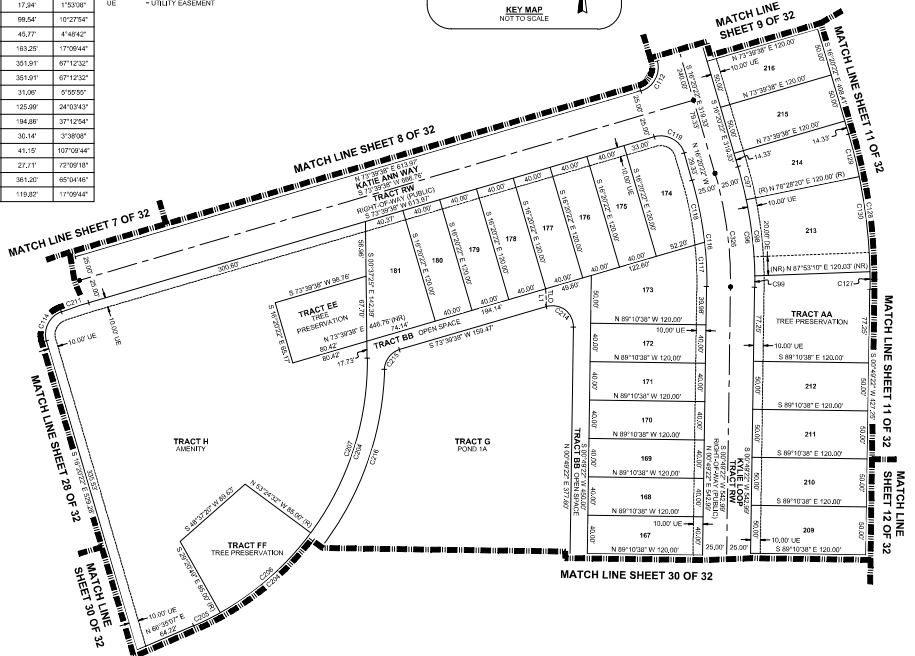
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	455.00	S 0°42'50" E	156.87	177.20
C07	455.00	S 1°56'01" E	35.89	41.42
C06	425.00	S 0°09'48" W	72.71	79.87
C05	425.00	S 0°01'43" W	11.79	11.76
C12	35.00	N 29°39'38" E	35.39	39.27
C14	35.00	S 20°57'34" W	34.32	37.88
C16	376.00	N 0°40'30" W	111.91	112.33
C17	376.00	N 0°42'55" W	48.29	46.31
C18	376.00	N 11°17'47" W	65.62	66.01
C19	25.00	N 61°20'22" W	25.36	28.27
C17	545.00	N 0°07'12" W	17.82	17.84
C18	545.00	N 0°17'43" W	89.47	89.54
C19	545.00	N 1°59'01" W	40.79	44.94
C20	545.00	N 0°49'30" W	162.84	163.25
C24	300.00	N 32°58'51" E	332.07	351.91
C24	300.00	N 32°58'51" E	332.07	351.91
C25	300.00	N 83°37'09" E	31.08	31.08
C26	300.00	N 48°37'00" E	125.89	125.89
C27	300.00	N 17°59'01" S	191.45	194.88
C31	475.00	S 71°10'34" W	35.14	36.14
C24	22.00	N 52°49'30" W	25.41	41.15
C19	77.00	S 3°34'59" W	76.91	27.71
C16	318.00	S 34°10'44" W	342.09	361.20
C28	400.00	S 0°42'50" E	116.37	116.87

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- UNLESS NOTED OTHERWISE,
- SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND ORC STAMPED "HAMILTON PCP LB #8405"
- SECTION CORNER
- AG AGRICULTURAL
- CD COMMUNITY DEVELOPMENT DISTRICT
- CCR CERTIFIED CORNER RECORD
- DE DRAINAGE EASEMENT
- HA HOMEOWNERS ASSOCIATION
- LB LICENSED BUSINESS
- NR NON-RADIAL LINE
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LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N 01°57'35" W	18.58'



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SHEET 29 OF 32

DEAN RIVER

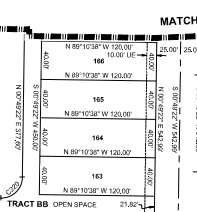
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PLAT BOOK PAGE

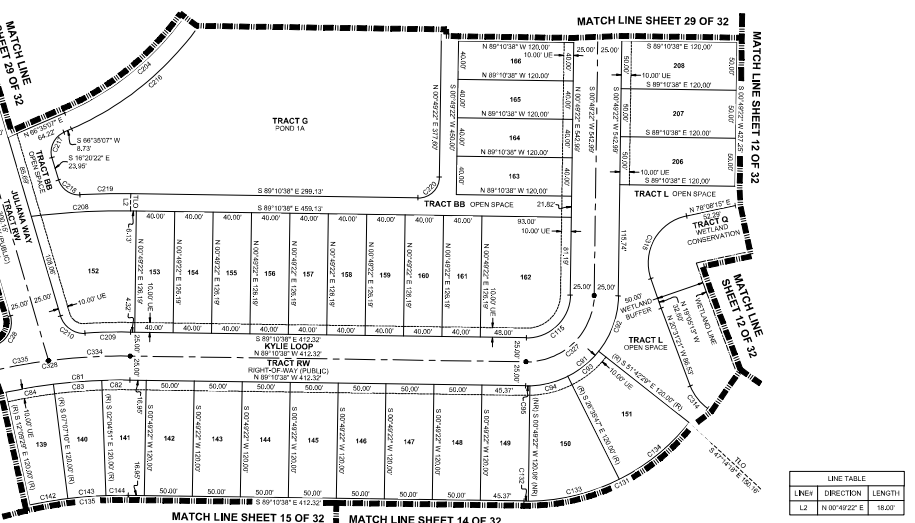
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	455.00	S 0°42'50" E	156.87	177.20
C07	455.00	S 1°56'01" E	35.89	41.42
C06	425.00	S 0°09'48" W	72.71	79.87
C05	425.00	S 0°01'43" W	11.79	11.76
C12	35.00	N 29°39'38" E	35.39	39.27
C14	35.00	S 20°57'34" W	34.32	37.88
C16	376.00	N 0°40'30" W	111.91	112.33
C17	376.00	N 0°42'55" W	48.29	46.31
C18	376.00	N 11°17'47" W	65.62	66.01
C19	25.00	N 61°20'22" W	25.36	28.27
C17	545.00	N 0°07'12" W	17.82	17.84
C18	545.00	N 0°17'43" W	89.47	89.54
C19	545.00	N 1°59'01" W	40.79	44.94
C20	545.00	N 0°49'30" W	162.84	163.25
C24	300.00	N 32°58'51" E	332.07	351.91
C24	300.00	N 32°58'51" E	332.07	351.91
C25	300.00	N 83°37'09" E	31.08	31.08
C26	300.00	N 48°37'00" E	125.89	125.89
C27	300.00	N 17°59'01" S	191.45	194.88
C31	475.00	S 71°10'34" W	35.14	36.14
C24	22.00	N 52°49'30" W	25.41	41.15
C19	77.00	S 3°34'59" W	76.91	27.71
C16	318.00	S 34°10'44" W	342.09	361.20
C28	400.00	S 0°42'50" E	116.37	116.87

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- UNLESS NOTED OTHERWISE,
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- HA HOMEOWNERS ASSOCIATION
- LB LICENSED BUSINESS
- NR NON-RADIAL LINE
- OR OVERALL
- ORB OFFICIAL RECORDS BOOK
- RI RADIAL LINE
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LINE TABLE		
LINE#	DIRECTION	LENGTH
L2	N 0°42'50" E	18.60'



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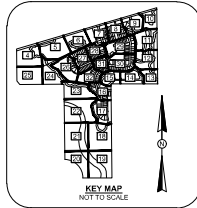
SHEET 30 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C24	475.00	S 88°13'00" W	55.00	55.00
C25	475.00	S 69°57'00" W	42.86	42.87
C26	475.00	S 69°37'30" W	12.96	12.96
C27	25.00	N 62°24'45" W	36.91	40.21
C28	25.00	N 30°38'16" E	36.53	40.97
C29	625.00	N 64°38'44" E	276.12	281.49
C30	625.00	N 53°00'38" E	26.97	28.29
C31	625.00	N 50°04'44" E	40.00	40.01
C32	625.00	N 58°48'48" E	40.00	40.01
C33	625.00	N 63°20'51" E	40.00	40.01
C34	625.00	N 67°09'32" E	39.87	39.88
C35	675.00	N 70°10'07" E	50.31	50.29
C36	350.00	N 18°50'21" E	387.79	410.86
C46	350.00	N 46°30'00" E	40.00	40.00
C47	350.00	N 50°46'38" E	11.80	11.82
C51	575.00	S 71°18'50" W	384.63	392.19
C55	575.00	S 75°19'21" W	50.59	50.57
C56	575.00	S 70°17'02" W	50.59	50.57
C57	575.00	S 65°14'43" W	50.59	50.57
C58	575.00	S 60°12'24" W	50.59	50.57
C59	575.00	S 55°10'05" W	50.59	50.57
C123	625.00	N 68°11'20" E	60.90	60.94
C125	455.00	S 71°18'50" W	394.36	310.36
C137	455.00	N 50°10'30" E	40.00	40.01
C138	455.00	N 60°12'24" E	40.00	40.01
C139	455.00	N 65°14'43" E	40.00	40.01
C140	455.00	N 70°17'02" E	40.00	40.01
C141	455.00	N 75°19'21" E	40.00	40.01
C172	745.00	S 60°44'31" W	233.86	234.32
C173	745.00	S 67°29'54" W	58.39	58.32
C174	745.00	S 63°27'33" W	46.70	46.71
C175	745.00	S 58°46'48" W	47.88	47.89
C176	745.00	S 56°09'44" W	47.88	47.89
C177	745.00	S 53°02'00" W	50.62	50.62
C178	745.00	S 57°28'18" E	147.43	147.88
C179	745.00	N 63°10'29" E	5.34	5.34
C180	745.00	N 62°00'18" E	40.01	40.02
C181	745.00	N 61°11'02" E	40.48	40.48
C182	470.00	S 18°00'21" W	520.70	551.85
C183	470.00	S 50°46'38" W	15.89	15.89
C184	470.00	S 46°30'00" W	53.71	53.74
C265	800.00	N 88°11'20" E	58.00	58.04
C268	800.00	S 71°16'58" W	401.36	403.34
C269	800.00	S 67°12'43" W	320.96	323.98



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. (FSS 17.00/027)

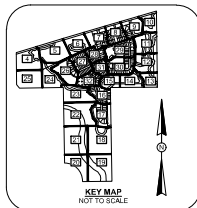
SHEET 31 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

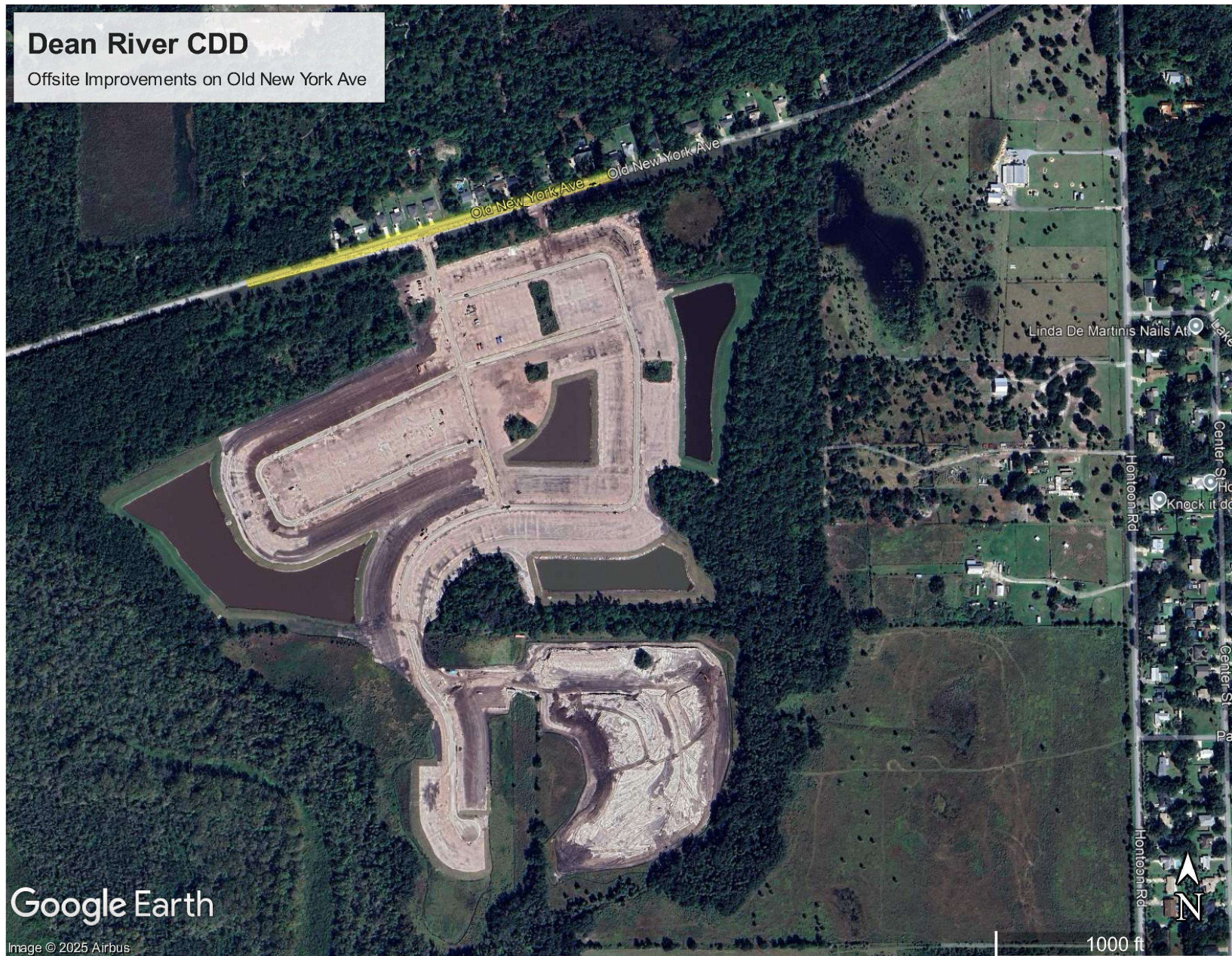
CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C36	350.00	N 18°50'21" E	387.79	410.86
C38	350.00	N 07°11'07" W	40.00	40.02
C39	350.00	N 02°09'01" W	40.00	40.02
C40	350.00	N 08°56'41" E	45.00	45.03
C41	350.00	N 13°21'59" E	45.00	45.03
C42	350.00	N 20°19'41" E	40.00	40.02
C43	350.00	N 26°52'41" E	40.00	40.02
C44	350.00	N 33°25'53" E	40.00	40.02
C45	350.00	N 39°58'59" E	40.00	40.02
C74	350.00	S 18°50'21" W	332.36	352.25
C75	350.00	S 46°30'38" W	54.72	54.80
C76	350.00	S 54°53'49" W	66.67	66.80
C77	350.00	S 22°38'18" W	66.67	66.80
C78	350.00	S 08°22'47" W	66.67	66.80
C79	350.00	S 03°22'48" E	66.67	66.80
D80	300.00	S 12°38'42" E	35.21	35.23
Q81	575.00	S 71°18'50" W	384.63	392.19
Q82	575.00	S 52°11'45" W	9.09	9.09
C135	455.00	S 71°18'50" W	394.36	310.36
C136	455.00	N 52°11'45" E	7.19	7.19
C145	190.00	S 18°59'38" W	208.48	223.57
C146	190.00	N 14°38'20" W	30.32	30.36
C147	190.00	N 03°22'49" W	40.00	40.00
C148	190.00	N 09°22'49" E	40.00	40.00
C149	190.00	N 23°08'18" E	40.00	40.00
C150	190.00	N 34°53'49" E	40.00	40.00
C151	190.00	N 46°39'38" E	32.84	32.88
C182	470.00	S 18°00'21" W	520.70	551.85
C185	470.00	S 39°58'59" W	53.71	53.74
C186	470.00	S 33°29'53" W	53.71	53.74
C187	470.00	S 26°52'47" W	53.71	53.74
C188	470.00	S 20°19'41" W	53.71	53.74
C189	470.00	S 13°21'59" W	60.42	60.47
C190	470.00	S 05°52'41" W	60.42	60.47
C191	470.00	S 00°58'01" E	53.71	53.74
C192	470.00	S 07°10'07" E	53.71	53.74
C241	230.00	S 70°08'17" E	323.85	339.71
C242	230.00	S 42°32'07" E	49.62	50.67
C243	494.00	S 08°46'58" W	368.08	368.41
C244	26.00	S 44°03'45" W	43.28	51.32
C309	325.00	S 18°00'21" W	360.08	381.60



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. (FSS 17.00/027)

SHEET 32 OF 32

EXHIBIT C
LOCATION OF OFFSITE IMPROVEMENTS



CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[PHASE 1 & OFFSITE IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 16th day of June, 2026, by **Jon M. Hall Company**, having a mailing address of 1400 Martin Luther King Jr. Boulevard, Sanford, Florida 32771 ("**Contractor**"), in favor of the **Dean River Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Volusia County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain construction contract, dated 12/11/2024, and between Contractor and Strada Development LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers

or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

JON M. HALL COMPANY

Jon M Hall Company
By: [Signature]
Its: Executive Vice President

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of June, 2026, by Joseph Webster as EXP of Jon M Hall Company, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Gaelle Philippe
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: Gaelle Philippe
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Phase 1 & Offsite Improvements

Phase 1 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract LS (Lift Station), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Drainage & Surface Water Management — All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract C (Pond 3), Tract D (Pond 2), Tract F (Pond 1), Tract G (Pond 1A) Tracts J2, J3 and K (Wetland Conservation), Tracts N and Q (Wetland Conservation Area), any “Drainage Easements” and any other drainage easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – Tract RW (Right-of-Way Public) and Tract B (Right-of-Way Dedication), each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Offsite Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – located within or upon the areas identified in **Exhibit C** attached hereto.

COST OF IMPROVEMENTS				
Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)	Balance Owed	Retainage
Phase 1 Wastewater Improvements	\$1,702,784.61	\$1,532,506.15	\$0.00	\$170,278.46
Phase 1 Potable Water Improvements	\$905,604.02	\$815,044.02	\$0.00	\$90,560.00
Phase 1 Reclaimed Water Improvements	NA		\$0.00	NA
Phase 1 Roadway Improvements	\$1,108,459.76	\$997,613.78	\$0.00	\$110,845.98
Phase 1 Drainage & Surface Water Management	\$1,937,765.29	\$0.00	\$0.00	\$1,937,765.29
Offsite Wastewater Improvements	\$345,559.02	\$311,003.12	\$0.00	\$34,555.90
Offsite Potable Water Improvements	\$965,137.47	\$868,623.72	\$0.00	\$96,513.75
Offsite Roadway Improvements	\$588,231.76	\$529,408.58	\$0.00	\$58,823.18
TOTALS:	\$7,553,541.93	\$5,054,199.37	\$0.00	\$2,499,342.56

*Based on the March 25, 2026 Pay Application No: 24021-15

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

INDEX SHEET

PLAT NOTES:

FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY AND/OR THEIR RESPECTIVE STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE OWNERS AND/OR THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").

EACH LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE LAWN, IRRIGATION AND DRAINAGE SYSTEMS WITHIN ALL DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS, LOCATED WITHIN THE LOT OWNERS LOT, AND ALL LAKE BANKS TO THE WATERS EDGE BEHIND THE LOT OWNERS LOT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ALL MASTER STORMWATER IMPROVEMENTS (E.G., MASTER STORMWATER PIPES) WITHIN SUCH LANDSCAPE AREAS AND WITHIN THE LAKE BANK FOR DRAINAGE PURPOSES, INCLUDING BUT NOT LIMITED TO EROSION CONTROL, LAKE BANK RESTORATION. EACH LOT OWNER SHALL NOT MATERIALLY INTERFERE WITH THE EXERCISE OF ANY CDD, HOA OR OTHER EASEMENT RIGHTS, AND SHALL ENSURE THAT DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS ARE NOT OBSTRUCTED WITH BUILDINGS OR OTHER STRUCTURES.

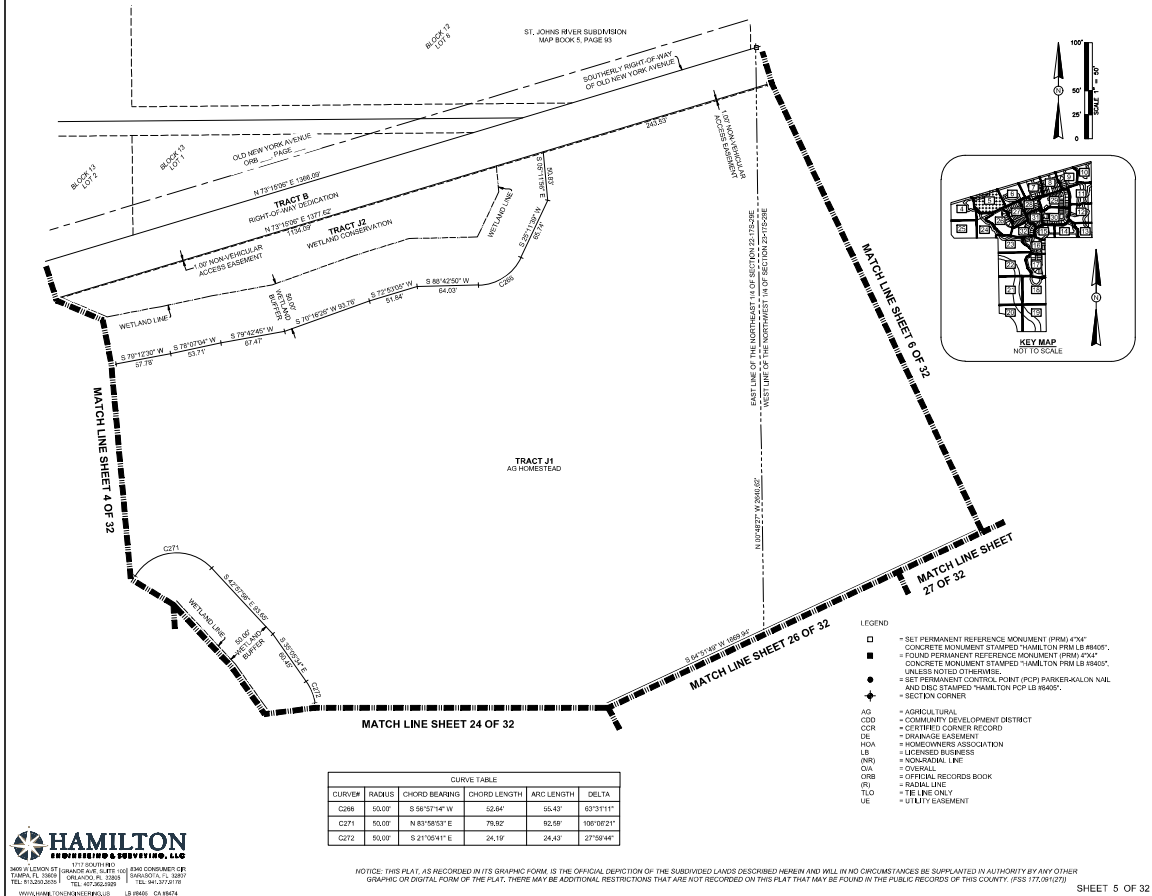
PURSUANT TO SECTION 193.0235, FLORIDA STATUTES, ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION OR EASEMENT ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

TRACT	USAGE	OWNERSHIP
PA	RIGHT-OF-WAY (PUBLIC)	VOLUSIA COUNTY
B	WETLAND CONSERVATION	HCA
C	POND 1	CDD
D	POND 2	CDD
F	POND 3	CDD
G	POND 4	CDD
H	WETLAND	CDD
I	WETLAND	CDD
J	WETLAND CONSERVATION	CDD
K	WETLAND CONSERVATION	CDD
L	WETLAND CONSERVATION	CDD
M	WETLAND CONSERVATION	CDD
N	WETLAND CONSERVATION	CDD
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MM	WETLAND CONSERVATION	CDD
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MT	WETLAND CONSERVATION	CDD
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NC	WETLAND CONSERVATION	CDD
ND	WETLAND CONSERVATION	CDD
NE	WETLAND CONSERVATION	CDD
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NJ	WETLAND CONSERVATION	CDD
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NL	WETLAND CONSERVATION	CDD
NM	WETLAND CONSERVATION	CDD
NN	WETLAND CONSERVATION	CDD
NO	WETLAND CONSERVATION	CDD
NP	WETLAND CONSERVATION	CDD
NQ	WETLAND CONSERVATION	CDD
NR	WETLAND CONSERVATION	CDD
NS	WETLAND CONSERVATION	CDD
NT	WETLAND CONSERVATION	CDD
NU	WETLAND CONSERVATION	CDD
NV	WETLAND CONSERVATION	CDD
NW	WETLAND CONSERVATION	CDD
NX	WETLAND CONSERVATION	CDD

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

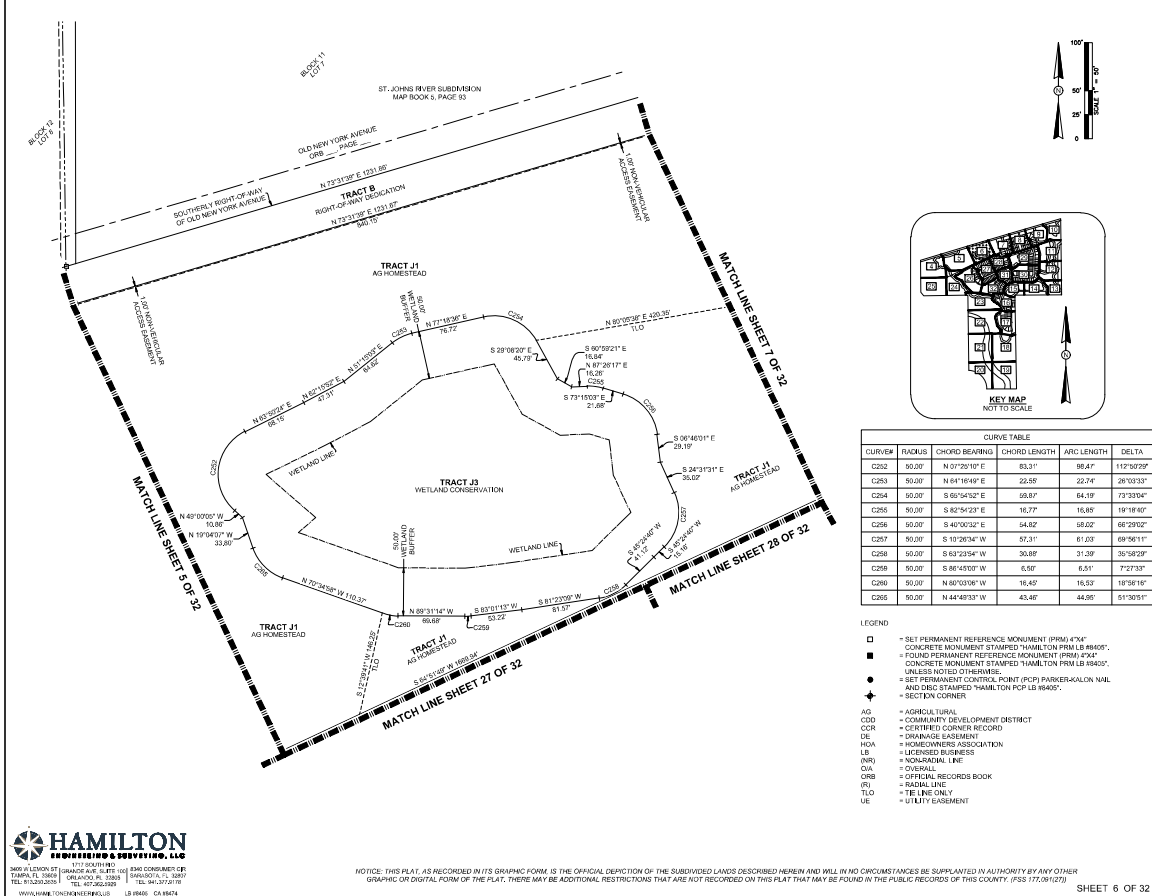
PLAT BOOK _____ PAGE _____



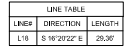
DEAN RIVER

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PLAT BOOK _____ PAGE _____



A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.



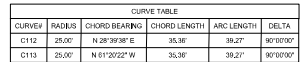
LEGEND

■	* SET PERMANENT REFERENCE MONUMENT (PRPM) 4"X4"
■	* CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8609"
■	* FOUND PERMANENT REFERENCE MONUMENT (PRPM) 4"X4"
■	* CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8609"
■	* UNLESS NOTED OTHERWISE
●	* SET PERMANENT CONTROL POINT (PCP) PARKER-KALON LB #8457
●	* CONCRETE STAMPED "HAMILTON PCP LB #8457"
+	* SECTION CORNER
▲	* AGRICULTURAL
CD	* COMMUNITY DEVELOPMENT DISTRICT
CCR	* CERTIFIED CORNER RECORD
DR	* DRAINAGE EASEMENT
HOA	* HOMEOWNERS ASSOCIATION
LB	* LICENSED BUSINESS
NRA	* NON-RADIAL LINE
QA	* OVERALL
ORB	* OFFICIAL RECORDS BOOK
RI	* RADIAL LINE
TLO	* TIE LINE ONLY
UE	* UTILITY EASEMENT

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. (FSS 177.091(27))

SHEET 7 OF 32

A REPLAT OF THAT CERTAIN PORION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C112	25.00'	N 28°39'38" E	35.36'	39.27'	90°00'00"
C113	25.00'	N 61°20'22" W	35.36'	39.27'	90°00'00"

LEGEND

- * SET PERMANENT REFERENCE MONUMENT (PRPM) 4"X4"
- CONCRETE MONUMENT STAMPED "HAMILTON PRPM LB #8409"
- FOUND PERMANENT REFERENCE MONUMENT (PRPM) 4"X4"
- CONCRETE MONUMENT STAMPED "HAMILTON PRPM LB #8409"
- SET HOT-SET DUMMIES
- SET PERMANENT CONTROL POINT (PCP) PARKER/KALAMAIL AND DEIG STAMPED "HAMILTON PCP LB #8409"
- SECTION CORNER
- ▲ * AGRICULTURAL
- CD * COMMUNITY DEVELOPMENT DISTRICT
- CC * CERTIFIED CORNER RECORD
- DE * DRAINAGE EASEMENT
- LB * HOMEOWNERS ASSOCIATION
- LE * LICENSED BUSINESS
- NR * NON-RAILROAD LINE
- OA * OVERALL
- OR * OFFICIAL RECORDS BOOK
- RF * RADIAL LINE
- TLO * "TIE" LINE ONLY
- UE * UTILITY EASEMENT

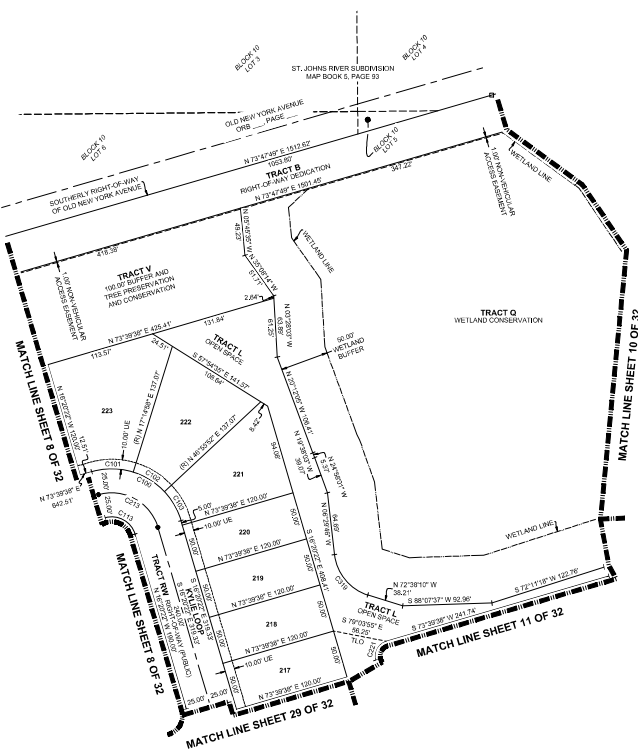
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SHEET 8 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C100	75.00	S 41°20'22" E	136.67	117.81° 90°00'00"
C101	75.00	S 69°32'42" E	43.34	43.87° 33°35'20"
C102	75.00	S 97°54'30" E	38.42	38.89° 29°40'54"
C103	75.00	S 29°42'10" E	34.67	34.89° 26°43'46"
C115	25.00	N 61°20'22" W	35.39	39.27° 90°00'00"
C215	60.00	N 61°20'22" W	70.71	78.54° 90°00'00"
C220	16.00	S 28°36'38" W	22.63	25.13° 90°00'00"
C230	60.00	N 30°33'38" W	54.57	57.72° 86°08'24"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OK = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RL = RADIAL LINE
 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



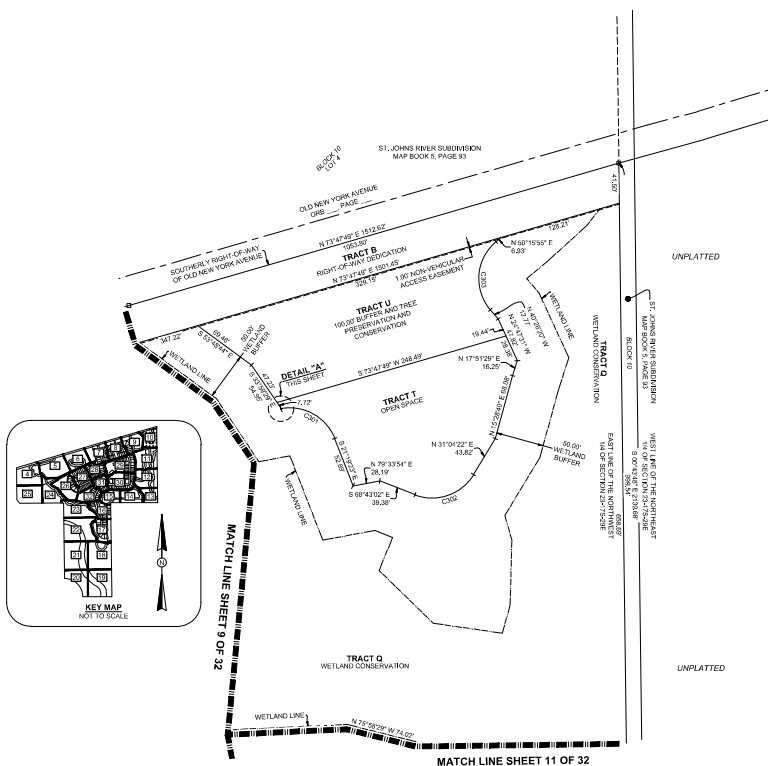
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SHEET 9 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C301	50.00	S 60°58'17" E	63.87	63.27° 79°17'48"
C302	50.00	N 71°10'48" E	64.47	15.00° 90°12'30"
C303	50.00	N 04°54'48" E	71.14	79.16° 90°42'40"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OK = OVERALL
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 - RL = RADIAL LINE
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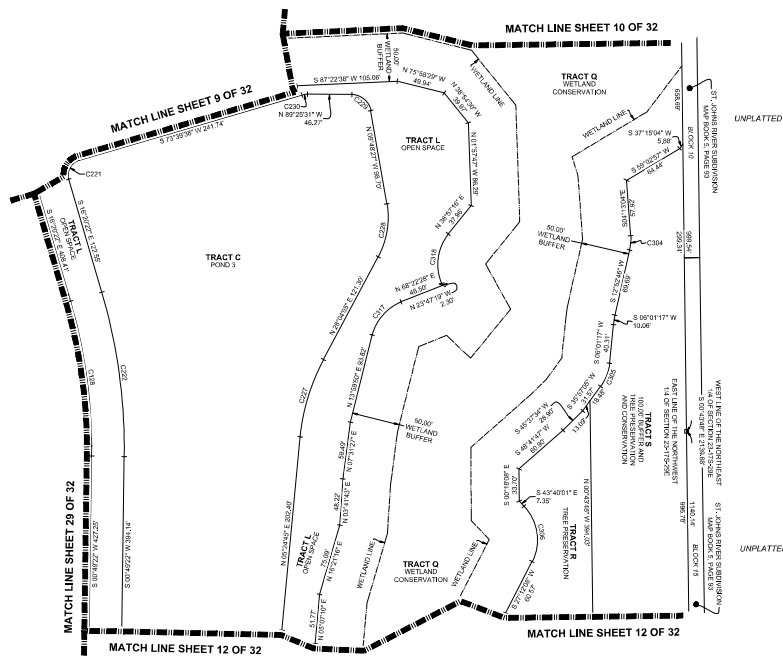
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SHEET 10 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C221	16.00	S 30°50'30\"	22.53	10.2750
C222	579.00	S 07°45'30\"	172.79	173.643
C223	274.00	N 10°44'20\"	84.87	84.82
C229	86.00	N 09°07'40\"	55.82	56.89
C229	26.00	N 49°30'50\"	25.81	27.78
C230	20.00	S 82°04'04\"	5.88	5.90
C304	50.00	S 04°19'51\"	14.89	14.92
C305	50.00	S 70°50'11\"	29.82	28.12
C306	50.00	S 08°13'50\"	57.26	61.84
C317	50.00	N 41°11'09\"	45.69	47.46
C318	50.00	N 07°34'59\"	52.39	54.75

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4\"
- = CONCRETE MONUMENT STAMPED \"HAMILTON PRM LB #8403\"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4\"
- = CONCRETE MONUMENT STAMPED \"HAMILTON PRM LB #8403\"
- = UNLESS NOTED OTHERWISE
- = SET PERMANENT CONTROL POINT (PCP) PARABOLICAL NAL AND DICE STAMPED \"HAMILTON PCP LB #8403\"
- ⊕ = SECTION CORNER
- AG = AGRICULTURAL
- CD = COMMUNITY DEVELOPMENT DISTRICT
- CCR = CERTIFIED CORNER RECORD
- DR = DRAINAGE
- HA = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- NR = NON-RADIAL LINE
- OR = OVERALL
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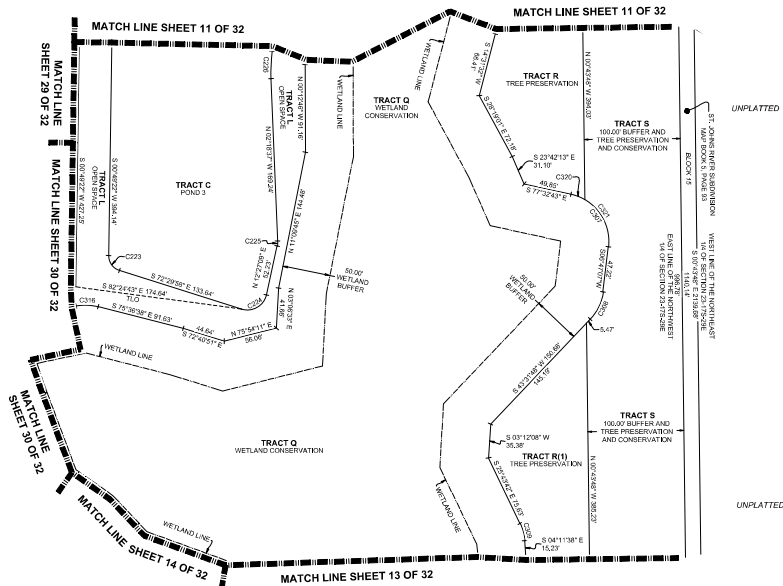
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SHEET 11 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C223	16.00	S 30°50'30\"	15.11	20.48
C224	20.00	N 69°50'30\"	29.59	33.18
C225	20.00	N 05°04'10\"	5.14	5.15
C226	214.00	N 01°33'04\"	28.82	28.89
C307	50.00	S 30°22'48\"	67.13	73.98
C308	50.00	S 29°50'27\"	31.52	32.07
C309	50.00	S 14°10'40\"	18.38	18.79
C316	50.00	S 89°44'11\"	22.71	22.97
C320	50.00	S 68°30'50\"	15.35	15.62
C321	50.00	S 28°20'50\"	54.78	57.37

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4\"
- = CONCRETE MONUMENT STAMPED \"HAMILTON PRM LB #8403\"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4\"
- = CONCRETE MONUMENT STAMPED \"HAMILTON PRM LB #8403\"
- = UNLESS NOTED OTHERWISE
- = SET PERMANENT CONTROL POINT (PCP) PARABOLICAL NAL AND DICE STAMPED \"HAMILTON PCP LB #8403\"
- ⊕ = SECTION CORNER
- AG = AGRICULTURAL
- CD = COMMUNITY DEVELOPMENT DISTRICT
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- DR = DRAINAGE
- HA = HOMEOWNERS ASSOCIATION
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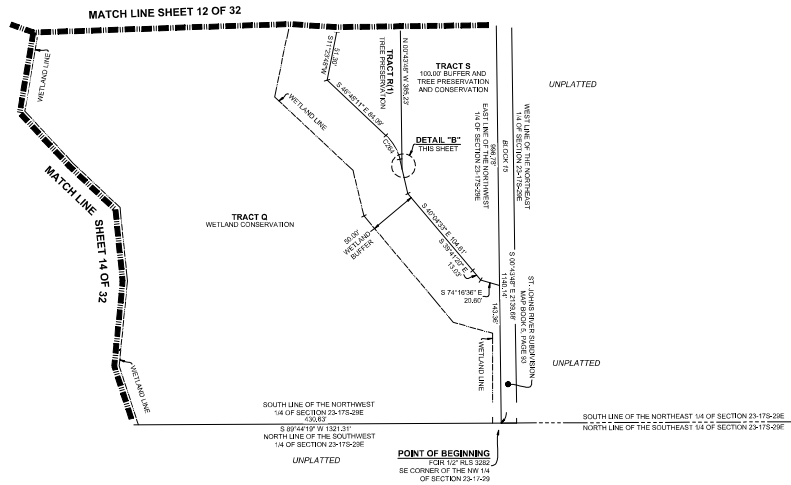
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SHEET 12 OF 32

DEAN RIVER

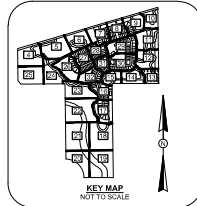
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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C204	90.00'	S 30°26'14" E	28.89'	28.89' 37°17'52"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
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 - TLO = TIE LINE ONLY
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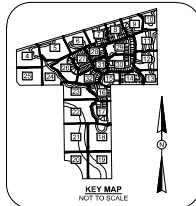
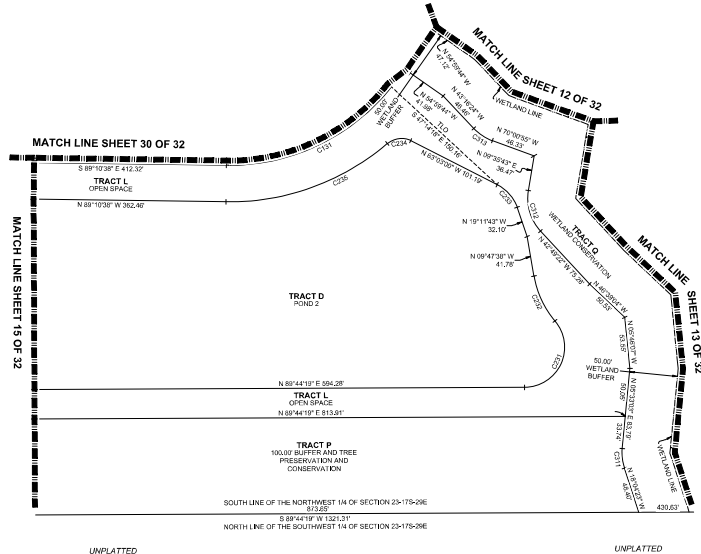
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SHEET 13 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C131	215.00'	N 64°30'27" E	196.20'	197.12' 52°31'51"
C201	42.00'	N 24°14'48" E	75.19'	95.36' 130°00'00"
C202	88.00'	N 25°04'10" W	51.84'	52.28' 30°33'04"
C203	42.00'	N 41°07'22" W	31.37'	32.19' 43°51'10"
C204	22.00'	S 83°11'43" W	24.49'	25.60' 67°30'34"
C205	263.00'	S 70°07'54" W	178.79'	182.73' 41°22'59"
C211	90.00'	N 68°15'01" W	26.17'	26.82' 23°32'28"
C212	90.00'	N 16°38'48" W	44.75'	46.24' 52°25'50"
C213	90.00'	N 96°38'40" W	23.13'	23.34' 28°44'32"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE ASSESSMENT
 - HA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PL = PLAT LINE
 - TLO = TIE LINE ONLY
 - UE = UTILITY EASEMENT

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SHEET 14 OF 32

PLAT BOOK _____ PAGE _____



PLAT BOOK _____ PAGE _____



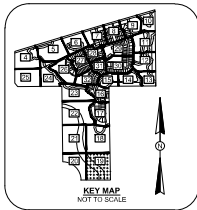
DEAN RIVER

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PLAT BOOK PAGE

MATCH LINE
SHEET 21 OF 32

MATCH LINE SHEET 18 OF 32



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C273	290.89'	N 29°52'39" W	173.12'	185.81'	30°54'42"
C274	1019.42'	N 24°24'38" W	612.87'	822.50'	34°59'14"
C275	292.39'	N 29°11'40" W	216.19'	225.87'	31°13'12"

- LEGEND
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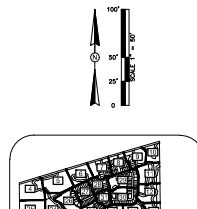
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SHEET 19 OF 32

DEAN RIVER

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PLAT BOOK PAGE



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	506.99'	N 44°02'07" W	715.58'	795.11'	89°08'28"
C276	795.69'	N 30°41'19" W	318.25'	325.41'	23°04'30"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
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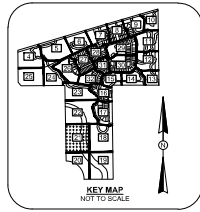
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SHEET 20 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



UNPLATTED



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C274	1018.42	N 24°24'28" W	612.57	622.59	34°59'14"
C275	956.07	N 03°21'35" E	287.30	288.39	17°18'58"
C276	755.61	N 10°04'58" W	483.37	482.68	37°23'11"
C279	795.89	N 35°41'13" W	318.25	320.11	23°04'30"
C281	1256.06	N 02°52'20" W	578.40	584.67	26°40'19"
C283	844.19	N 1°37'02" W	483.98	479.33	50°28'13"

LEGEND

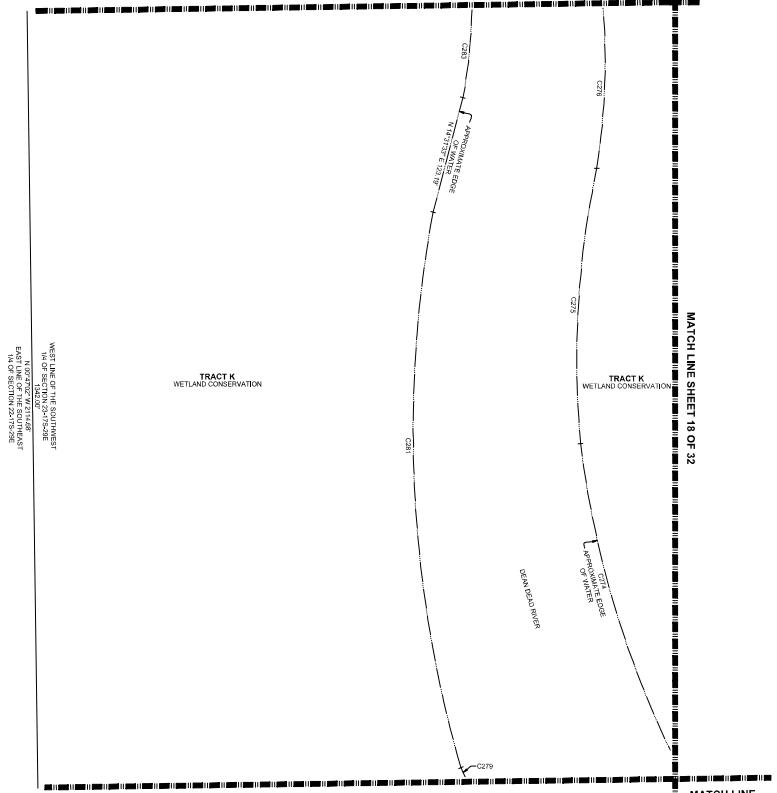
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- ◆ = SECTION CORNER
- AG = AGRICULTURAL
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- CCR = CENTERED CORNER RECORD
- DE = DRAINAGE EASEMENT
- DL = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
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UNPLATTED

MATCH LINE SHEET 22 OF 32



MATCH LINE SHEET 20 OF 32

MATCH LINE SHEET 16 OF 32

SHEET 21 OF 32

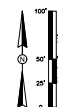
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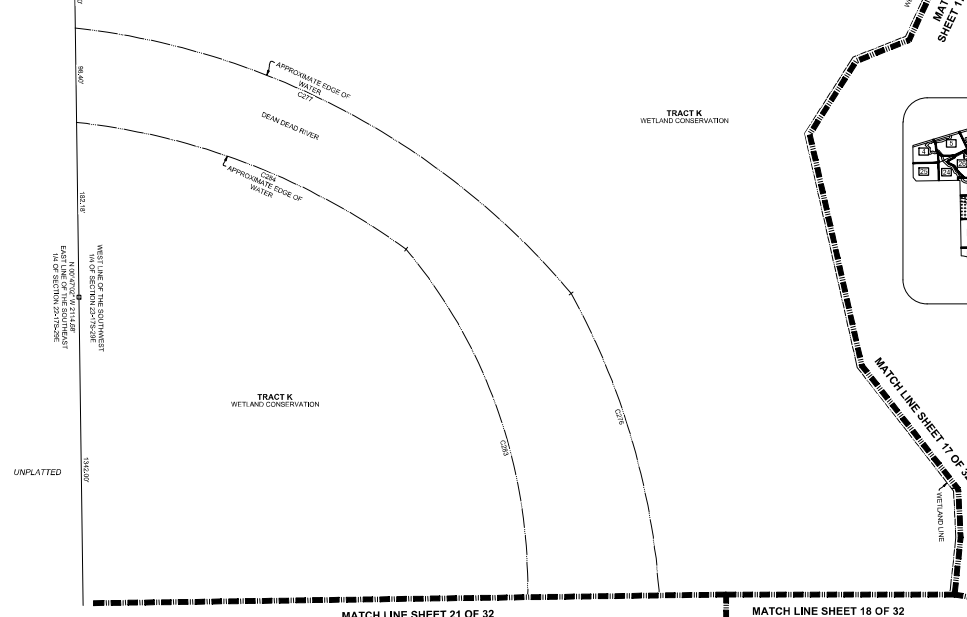
PLAT BOOK _____ PAGE _____

MATCH LINE SHEET 23 OF 32

MATCH LINE SHEET 16 OF 32
MATCH LINE SHEET 17 OF 32



UNPLATTED



MATCH LINE SHEET 21 OF 32

MATCH LINE SHEET 18 OF 32

LEGEND

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CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C275	755.61	N 10°04'58" W	483.37	482.68	37°23'11"
C277	788.79	N 61°49'54" W	585.97	600.38	43°39'51"
C283	844.19	N 1°37'02" W	483.98	479.33	50°28'13"
C284	713.22	N 88°50'38" W	397.88	372.08	29°53'28"



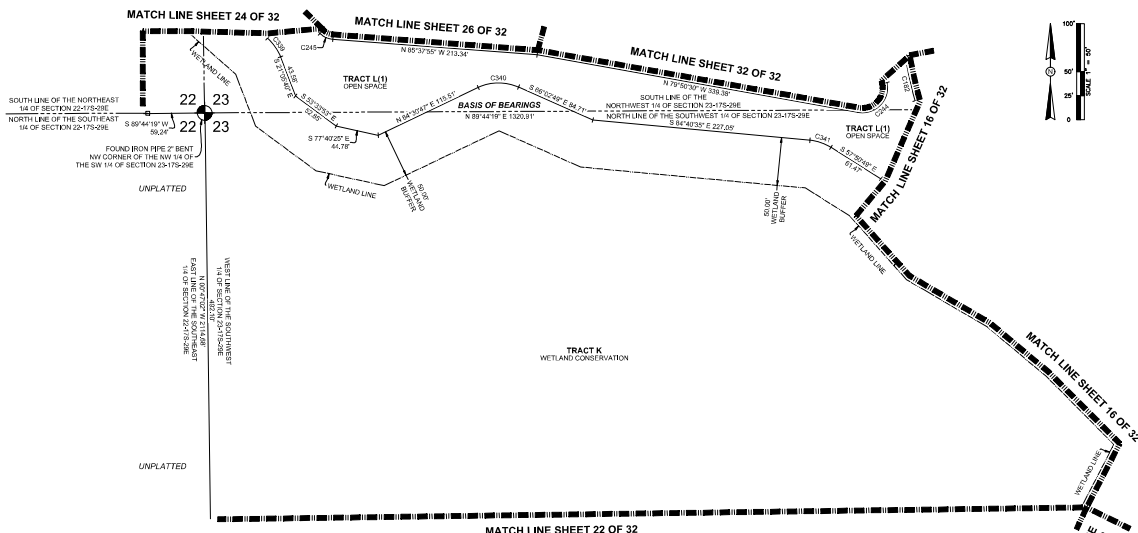
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SHEET 22 OF 32

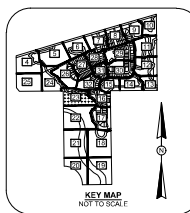
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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C182	475.00'	S 18°02'11" W	525.70'	551.85'	67°18'22"
C244	25.00'	S 44°04'58" W	43.38'	51.32'	113°05'49"
C245	21.00'	N 65°40'58" W	14.76'	15.68'	41°09'45"
C339	59.00'	S 34°47'34" E	23.68'	23.91'	27°23'41"
C340	59.00'	N 69°13'59" E	41.82'	43.14'	49°26'24"
C341	59.00'	S 71°19'42" E	23.20'	23.41'	29°49'49"



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
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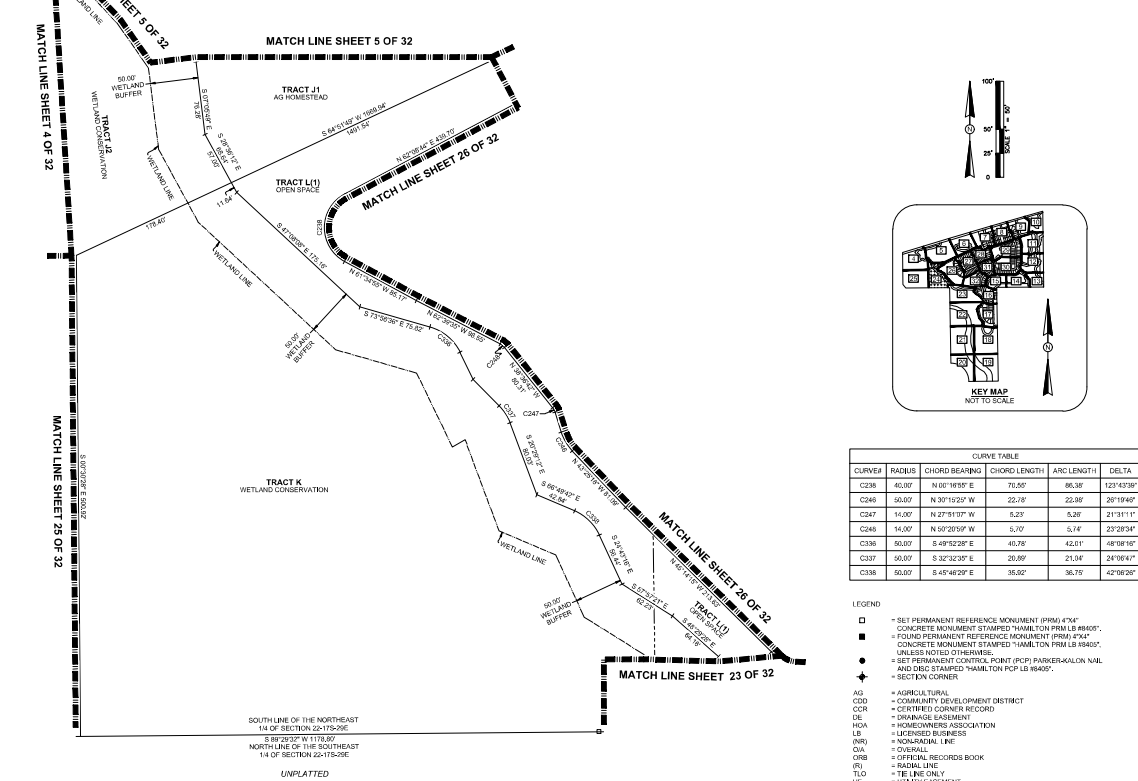
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SHEET 23 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C238	45.00'	N 00°19'59" E	75.50'	86.38'	123°43'38"
C246	50.00'	N 30°19'20" W	22.78'	23.38'	20°19'45"
C247	14.00'	N 27°18'09" W	5.23'	5.30'	21°31'11"
C248	14.00'	N 30°20'09" W	5.70'	5.74'	22°30'41"
C338	59.00'	S 49°52'38" E	40.75'	43.21'	49°18'16"
C337	59.00'	S 32°32'30" E	20.89'	21.91'	24°16'47"
C338	59.00'	S 45°48'29" E	35.52'	36.79'	42°06'26"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE.
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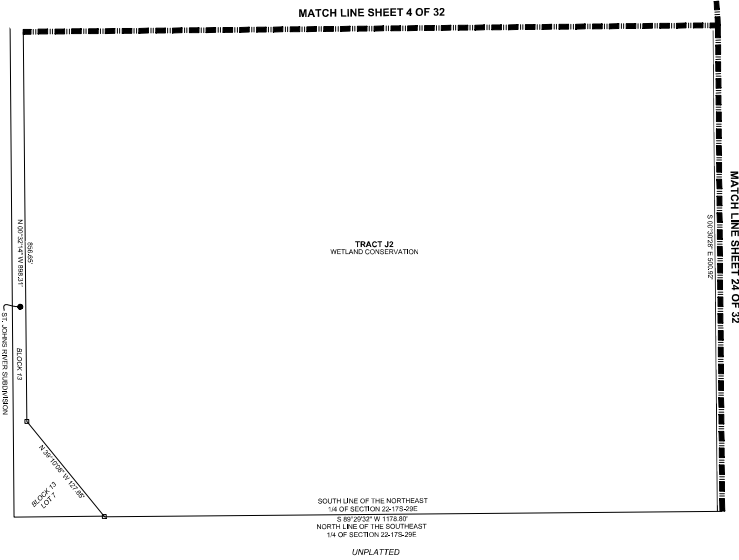
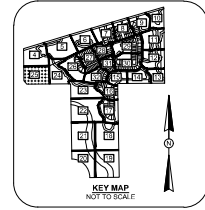
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SHEET 24 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



- LEGEND
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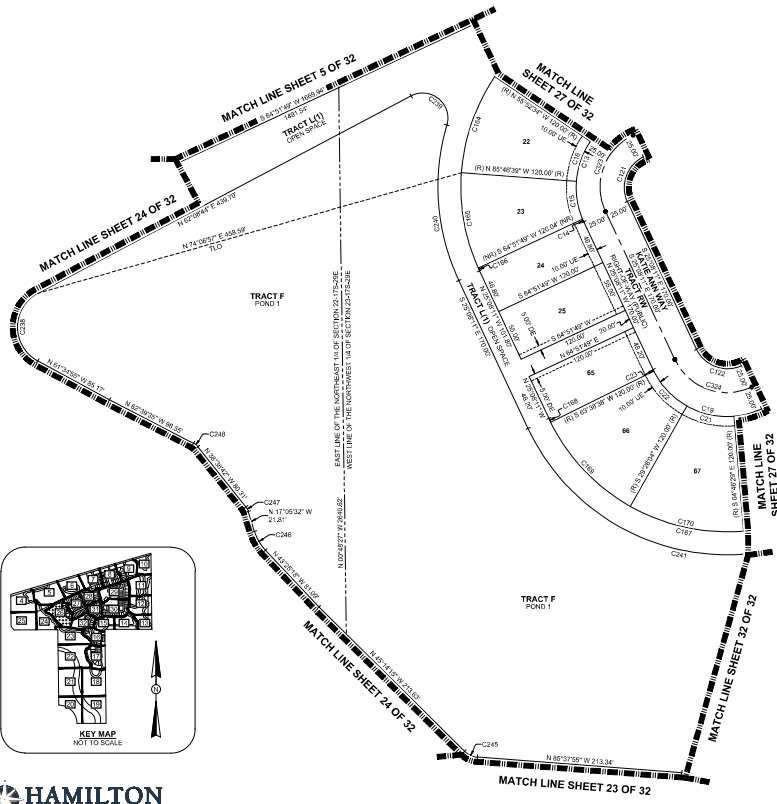
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SHEET 25 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C13	85.00'	N 19°15'49" E	120.21'	133.52'	90°00'00"
C14	85.00'	N 24°02'21" W	3.21'	3.21'	2°09'59"
C15	85.00'	N 09°22'38" W	39.87'	49.35'	27°11'53"
C16	85.00'	N 10°10'24" E	43.86'	44.36'	29°54'04"
C18	85.00'	N 70°08'11" W	120.21'	133.52'	90°00'00"
C21	85.00'	N 77°40'13" W	50.89'	59.79'	34°12'33"
C22	85.00'	N 43°27'39" W	50.89'	59.79'	34°12'33"
C23	85.00'	N 28°44'17" W	1.81'	1.81'	1°13'12"
C121	35.00'	S 19°51'49" W	49.59'	54.96'	90°00'00"
C122	35.00'	S 70°08'11" E	49.59'	54.96'	90°00'00"
C164	265.00'	S 19°10'24" W	100.77'	106.89'	29°54'04"
C168	265.00'	S 10°02'38" E	100.79'	104.84'	39°27'41"
C169	265.00'	S 24°41'18" E	3.21'	3.21'	9°53'46"
C167	265.00'	S 70°08'11" E	289.91'	322.01'	90°00'00"
C168	265.00'	S 24°44'47" E	4.36'	4.36'	1°13'12"
C169	265.00'	S 43°27'39" E	120.59'	122.49'	34°12'33"
C170	265.00'	S 77°40'13" E	120.59'	122.49'	34°12'33"
C238	46.00'	N 00°10'56" E	70.59'	86.58'	123°43'39"
C239	26.00'	S 9°43'22" E	47.01'	69.00'	134°10'49"
C240	229.00'	S 04°21'49" E	162.43'	186.00'	41°32'43"
C241	229.00'	S 70°08'11" E	323.89'	399.71'	90°00'00"
C242	212.00'	N 89°49'09" W	14.79'	15.08'	41°59'49"
C243	69.00'	N 30°19'29" W	22.78'	23.89'	39°19'49"
C247	14.00'	N 27°51'07" W	5.23'	5.26'	2°13'11"
C248	14.00'	N 50°20'59" W	5.79'	5.74'	23°28'34"
C323	69.00'	S 19°51'49" W	84.89'	94.29'	90°00'00"
C324	69.00'	S 70°08'11" E	84.89'	94.29'	90°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE ASSESSMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RL = RADIAL LINE
 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



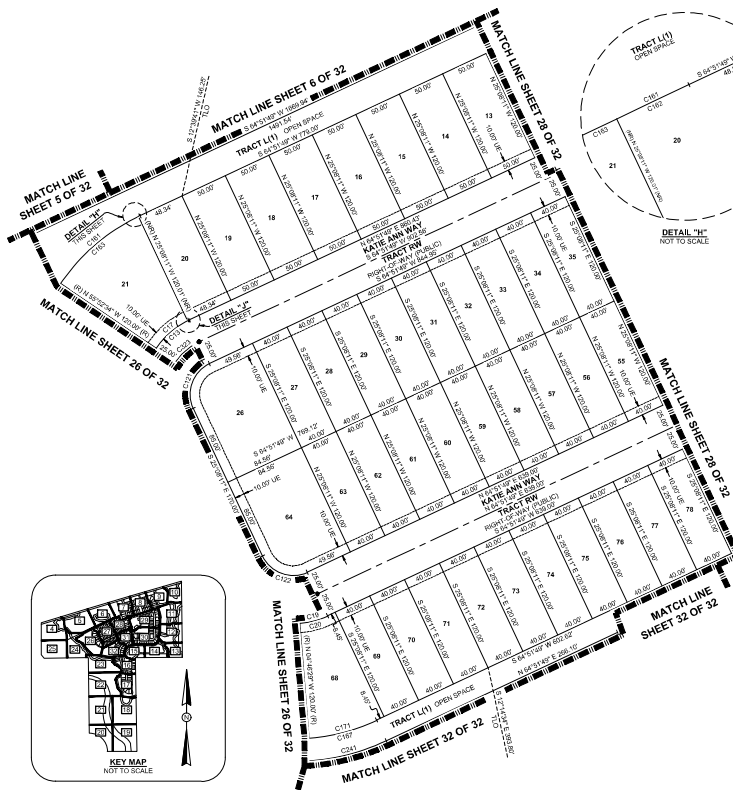
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FSS 177.06(2)(7))

SHEET 26 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C13	85.00'	N 18°51'49" E	126.21'	133.52'
C17	85.00'	N 48°55'38" E	43.45'	43.84'
C18	85.00'	N 64°18'10" E	1.68'	1.68'
C19	85.00'	N 70°08'11" W	126.21'	133.52'
C20	85.00'	S 70°08'40" W	36.39'	36.21'
C21	35.00'	S 19°51'48" W	49.39'	54.89'
C22	35.00'	S 70°08'11" E	49.39'	54.89'
C81	205.00'	S 19°51'48" W	286.91'	322.01'
C82	205.00'	S 64°37'32" W	1.98'	1.98'
C83	205.00'	S 49°10'40" W	107.37'	108.32'
C87	205.00'	S 70°08'11" E	286.91'	322.01'
C171	205.00'	N 75°02'40" E	72.47'	72.89'
C241	229.00'	S 70°08'11" E	323.89'	398.71'
C323	60.00'	S 19°51'48" W	84.89'	94.29'

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERSAIL
 - OR = OFFICIAL RECORDS BOOK
 - PR = RADIAL LINE
 - TE = TIE LINE ONLY
 - UE = UTILITY EASEMENT



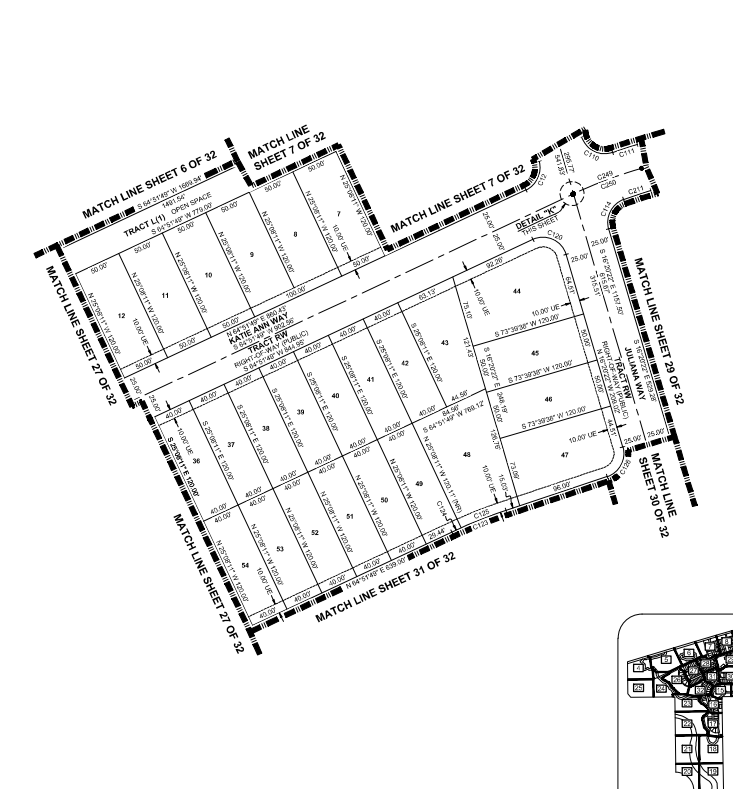
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SHEET 27 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C12	25.00'	N 24°10'41" E	32.54'	35.43'
C110	25.00'	S 62°40'35" E	36.39'	40.51'
C111	625.00'	N 72°10'28" E	27.28'	27.28'
C114	25.00'	S 28°52'34" W	34.22'	37.68'
C120	25.00'	N 68°14'16" W	37.96'	43.11'
C123	625.00'	N 68°11'20" E	60.99'	66.94'
C124	625.00'	N 68°20'24" E	10.59'	10.59'
C125	625.00'	N 68°40'59" E	95.36'	95.36'
C126	25.00'	N 27°35'18" E	34.89'	38.33'
C211	475.00'	S 71°02'34" W	20.14'	20.14'
C240	590.00'	S 69°15'44" W	76.99'	76.77'
C250	590.00'	S 69°18'15" W	75.99'	75.94'
C251	590.00'	S 64°54'20" W	0.73'	0.73'

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERSAIL
 - OR = OFFICIAL RECORDS BOOK
 - PR = RADIAL LINE
 - TE = TIE LINE ONLY
 - UE = UTILITY EASEMENT



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. (FSS 177.06(2)(7))

SHEET 28 OF 32

DEAN RIVER

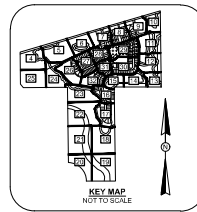
A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE

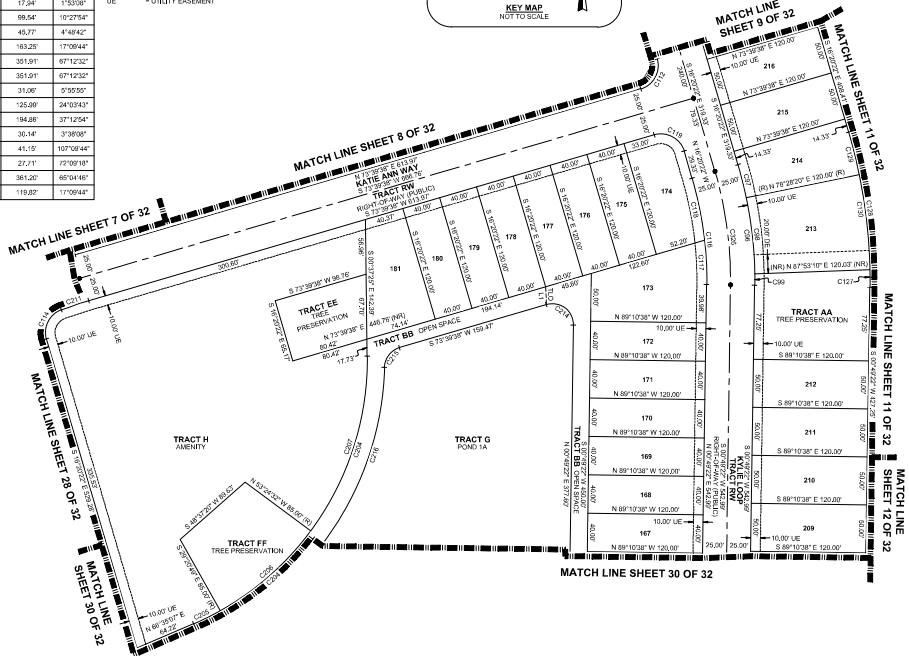
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	455.00	S 0°42'50" E	156.87	177.20
C07	455.00	S 1°56'01" E	35.89	41.42
C06	425.00	S 0°09'40" E	72.71	79.87
C05	425.00	S 0°01'43" W	11.79	11.76
C12	35.00	N 29°39'38" E	35.39	39.27
C14	35.00	S 20°57'34" W	34.32	37.88
C16	376.00	N 0°40'30" W	111.91	112.33
C17	376.00	N 0°42'55" W	48.29	46.31
C18	376.00	N 11°17'47" W	65.62	66.01
C19	25.00	N 61°20'22" W	25.36	38.27
C17	545.00	N 0°07'12" W	17.82	17.84
C18	545.00	N 0°17'43" W	89.47	89.54
C19	545.00	N 1°59'01" W	40.79	44.94
C20	545.00	N 0°49'30" W	162.84	163.25
C24	300.00	N 32°58'51" E	332.07	351.91
C24	300.00	N 32°58'51" E	332.07	351.91
C25	300.00	N 83°37'09" E	31.08	31.08
C26	300.00	N 48°37'00" E	125.89	125.89
C27	300.00	N 17°59'01" S	191.45	194.88
C31	475.00	S 71°10'34" W	35.14	36.14
C24	22.00	N 52°49'30" W	25.41	41.15
C19	77.00	S 3°34'59" W	76.91	27.71
C16	318.00	S 34°10'44" W	342.09	381.20
C28	400.00	S 0°42'50" E	116.37	116.82

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- UNLESS NOTED OTHERWISE,
- SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND ORC STAMPED "HAMILTON PCP LB #8405"
- SECTION CORNER
- AG AGRICULTURAL
- CD COMMUNITY DEVELOPMENT DISTRICT
- CCR CERTIFIED CORNER RECORD
- DE DRAINAGE EASEMENT
- HA HOMEOWNERS ASSOCIATION
- LB LICENSED BUSINESS
- NR NON-RADIAL LINE
- OR OVERALL
- ORB OFFICIAL RECORDS BOOK
- RI RADIAL LINE
- TLO TIE LINE ONLY
- UE UTILITY EASEMENT



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N 01°57'35" W	18.58'



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. (FSS 177.04(2)(7))

SHEET 29 OF 32

DEAN RIVER

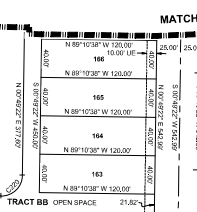
A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE

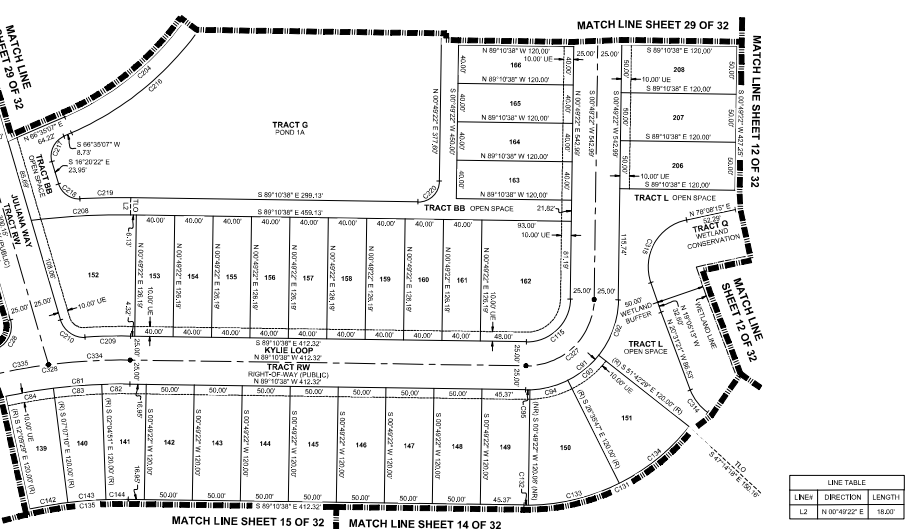
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	455.00	S 0°42'50" E	156.87	177.20
C07	455.00	S 1°56'01" E	35.89	41.42
C06	425.00	S 0°09'40" E	72.71	79.87
C05	425.00	S 0°01'43" W	11.79	11.76
C12	35.00	N 29°39'38" E	35.39	39.27
C14	35.00	S 20°57'34" W	34.32	37.88
C16	376.00	N 0°40'30" W	111.91	112.33
C17	376.00	N 0°42'55" W	48.29	46.31
C18	376.00	N 11°17'47" W	65.62	66.01
C19	25.00	N 61°20'22" W	25.36	38.27
C17	545.00	N 0°07'12" W	17.82	17.84
C18	545.00	N 0°17'43" W	89.47	89.54
C19	545.00	N 1°59'01" W	40.79	44.94
C20	545.00	N 0°49'30" W	162.84	163.25
C24	300.00	N 32°58'51" E	332.07	351.91
C24	300.00	N 32°58'51" E	332.07	351.91
C25	300.00	N 83°37'09" E	31.08	31.08
C26	300.00	N 48°37'00" E	125.89	125.89
C27	300.00	N 17°59'01" S	191.45	194.88
C31	475.00	S 71°10'34" W	35.14	36.14
C24	22.00	N 52°49'30" W	25.41	41.15
C19	77.00	S 3°34'59" W	76.91	27.71
C16	318.00	S 34°10'44" W	342.09	381.20
C28	400.00	S 0°42'50" E	116.37	116.82

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- UNLESS NOTED OTHERWISE,
- SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND ORC STAMPED "HAMILTON PCP LB #8405"
- SECTION CORNER
- AG AGRICULTURAL
- CD COMMUNITY DEVELOPMENT DISTRICT
- CCR CERTIFIED CORNER RECORD
- DE DRAINAGE EASEMENT
- HA HOMEOWNERS ASSOCIATION
- LB LICENSED BUSINESS
- NR NON-RADIAL LINE
- OR OVERALL
- ORB OFFICIAL RECORDS BOOK
- RI RADIAL LINE
- TLO TIE LINE ONLY
- UE UTILITY EASEMENT



LINE TABLE		
LINE#	DIRECTION	LENGTH
L2	N 0°42'50" E	18.60'



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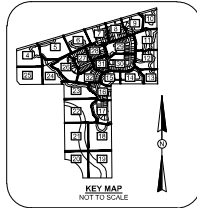
SHEET 30 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C24	475.00	S 88°10'00" W	55.00	55.00
C25	475.00	S 69°57'00" W	42.86	42.87
C26	475.00	S 69°37'30" W	12.96	12.96
C27	25.00	N 62°24'45" W	36.91	40.21
C28	25.00	N 30°38'16" E	36.53	40.97
C29	625.00	N 64°38'44" E	276.12	281.49
C30	625.00	N 53°00'38" E	26.97	28.29
C31	625.00	N 50°04'44" E	40.00	40.00
C32	625.00	N 58°48'48" E	40.00	40.01
C33	625.00	N 63°20'51" E	40.00	40.01
C34	625.00	N 67°09'32" E	39.87	39.88
C35	675.00	N 70°10'00" E	60.31	60.29
C36	350.00	N 18°50'21" E	387.79	410.89
C46	350.00	N 46°30'00" E	40.00	40.00
C47	350.00	N 50°46'38" E	11.80	11.82
C51	575.00	S 71°18'00" W	384.63	392.19
C55	575.00	S 75°18'21" W	50.59	50.57
C56	575.00	S 70°17'02" W	50.59	50.57
C57	575.00	S 65°14'43" W	50.59	50.57
C58	575.00	S 60°12'24" W	50.59	50.57
C59	575.00	S 55°10'03" W	50.59	50.57
C123	625.00	N 68°11'20" E	60.97	60.94
C125	455.00	S 71°18'00" W	394.36	310.38
C137	455.00	N 60°10'00" E	40.00	40.01
C138	455.00	N 60°12'24" E	40.00	40.01
C139	455.00	N 60°14'43" E	40.00	40.01
C140	455.00	N 70°17'02" E	40.00	40.01
C141	455.00	N 70°19'21" E	40.00	40.01
C172	745.00	S 60°44'31" W	233.88	234.32
C173	745.00	S 67°29'54" W	58.39	58.32
C174	745.00	S 63°27'33" W	46.70	46.71
C175	745.00	S 58°46'48" W	47.88	47.89
C176	745.00	S 56°09'44" W	47.88	47.89
C177	745.00	S 50°02'00" W	50.62	50.62
C178	745.00	S 47°28'18" E	147.43	147.88
C179	745.00	N 63°10'29" E	5.34	5.34
C180	745.00	N 62°00'18" E	40.01	40.02
C181	745.00	N 61°11'02" E	40.48	40.48
C182	470.00	S 18°00'21" W	520.70	551.85
C183	470.00	S 50°46'38" W	15.89	15.89
C184	470.00	S 46°30'00" W	53.71	53.74
C265	800.00	N 88°11'20" E	58.00	58.04
C268	800.00	S 71°16'58" W	401.36	403.34
C269	800.00	S 67°12'43" W	320.98	323.98



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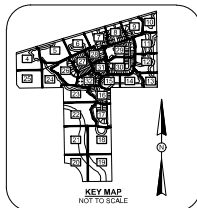
SHEET 31 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

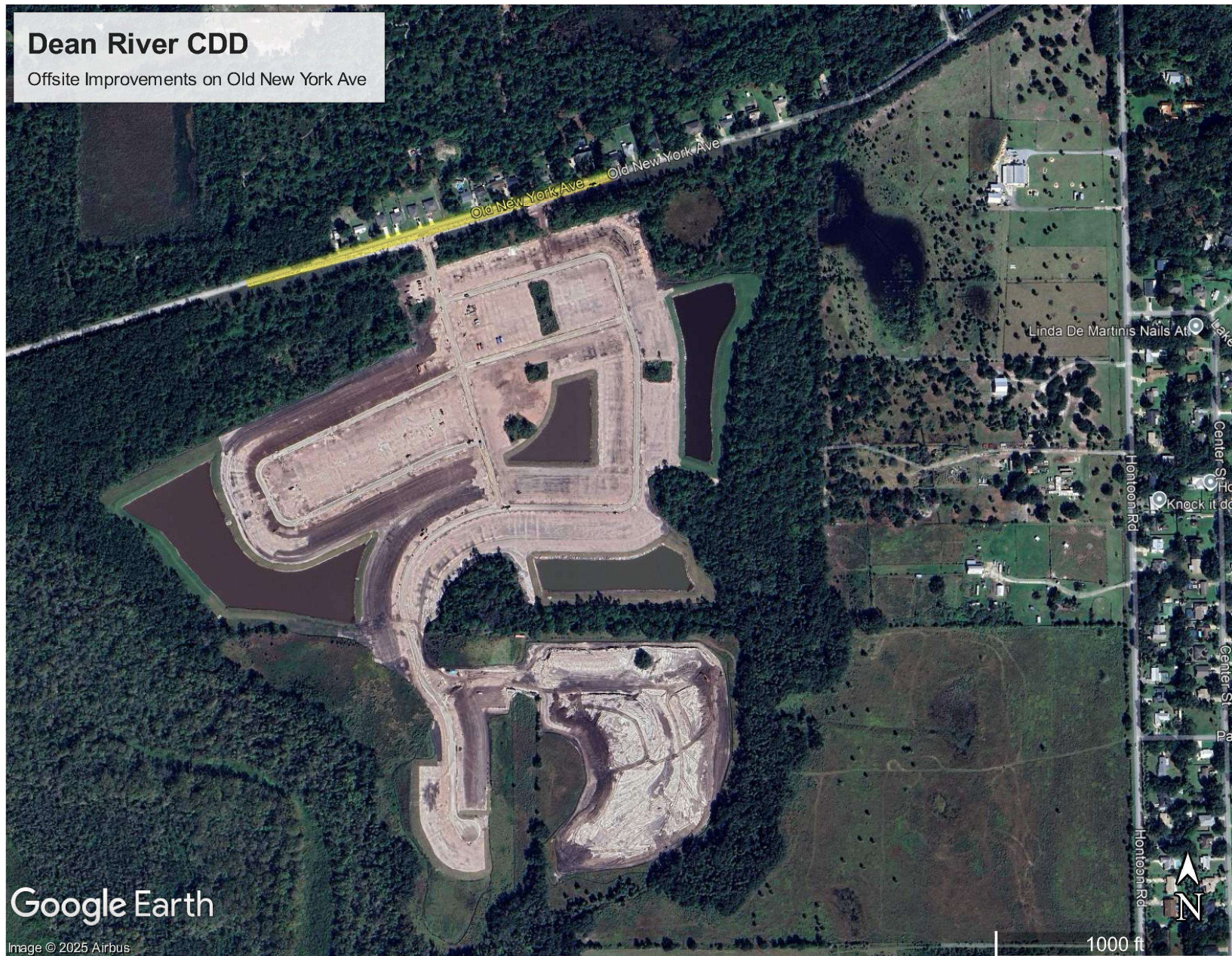
CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C36	350.00	N 18°50'21" E	387.79	410.89
C38	350.00	N 07°10'00" W	40.00	40.02
C39	350.00	N 00°50'00" W	40.00	40.00
C40	350.00	N 08°56'41" E	45.00	45.00
C41	350.00	N 13°21'59" E	45.00	45.00
C42	350.00	N 20°19'41" E	40.00	40.02
C43	350.00	N 26°52'41" E	40.00	40.00
C44	350.00	N 33°25'53" E	40.00	40.00
C45	350.00	N 39°58'59" E	40.00	40.00
C74	350.00	S 18°50'21" W	332.38	352.25
C75	350.00	S 46°30'00" W	54.72	54.80
C76	350.00	S 54°53'49" W	66.67	66.80
C77	350.00	S 22°38'18" W	66.67	66.80
C78	350.00	S 08°22'24" W	66.67	66.80
C79	350.00	S 03°22'40" E	66.67	66.80
C80	350.00	S 12°38'42" E	35.21	35.23
C81	575.00	S 71°18'00" W	384.63	392.19
C90	575.00	S 52°11'45" W	9.09	9.09
C135	455.00	S 71°18'00" W	394.36	310.38
C136	455.00	N 52°11'45" E	7.19	7.19
C145	190.00	S 18°59'38" W	208.48	223.57
C146	190.00	N 14°38'20" W	30.32	30.36
C147	190.00	N 03°22'45" W	40.00	40.00
C148	190.00	N 09°22'45" E	40.00	40.00
C149	190.00	N 23°08'18" E	40.00	40.00
C150	190.00	N 34°53'49" E	40.00	40.00
C151	190.00	N 46°30'39" E	32.84	32.88
C182	470.00	S 18°00'21" W	520.70	551.89
C185	470.00	S 39°58'59" W	53.71	53.74
C186	470.00	S 33°29'53" W	53.71	53.74
C187	470.00	S 26°52'41" W	53.71	53.74
C188	470.00	S 20°19'41" W	53.71	53.74
C189	470.00	S 13°21'59" W	60.42	60.47
C190	470.00	S 05°52'41" W	60.42	60.47
C191	470.00	S 00°50'00" E	53.71	53.74
C192	470.00	S 07°10'00" E	53.71	53.74
C241	230.00	S 70°08'11" E	323.85	339.71
C242	230.00	S 42°30'00" E	49.62	50.61
C243	494.00	S 08°46'58" W	368.08	368.41
C244	26.00	S 44°02'45" W	43.28	51.32
C309	325.00	S 18°00'21" W	360.08	381.60



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. (FSS 17.00(2)(7))

SHEET 32 OF 32

EXHIBIT C
LOCATION OF OFFSITE IMPROVEMENTS



**DISTRICT ENGINEER'S CERTIFICATE
[PHASE 1 & OFFSITE IMPROVEMENTS]**

June 6, 2026

Board of Supervisors
Dean River Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of Madden, Moorhead & Stokes, LLC ("**District Engineer**"), as District Engineer for the Dean River Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Strada Development LLC, ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated September 19, 2025, as supplemented from time to time (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

MADDEN, MOORHEAD & STOKES, LLC



William H. Zeh

 , P.E.

Florida Registration No. 81427

District Engineer

EXHIBIT A

Description of Phase 1 & Offsite Improvements

Phase 1 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract LS (Lift Station), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Drainage & Surface Water Management — All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract C (Pond 3), Tract D (Pond 2), Tract F (Pond 1), Tract G (Pond 1A) Tracts J2, J3 and K (Wetland Conservation), Tracts N and Q (Wetland Conservation Area), any “Drainage Easements” and any other drainage easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – Tract RW (Right-of-Way Public) and Tract B (Right-of-Way Dedication), each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Offsite Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – located within or upon the areas identified in **Exhibit C** attached hereto.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

COST OF IMPROVEMENTS				
Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)	Balance Owed	Retainage
Phase 1 Wastewater Improvements	\$1,702,784.61	\$1,532,506.15	\$0.00	\$170,278.46
Phase 1 Potable Water Improvements	\$905,604.02	\$815,044.02	\$0.00	\$90,560.00
Phase 1 Reclaimed Water Improvements	NA		\$0.00	NA
Phase 1 Roadway Improvements	\$1,108,459.76	\$997,613.78	\$0.00	\$110,845.98
Phase 1 Drainage & Surface Water Management	\$1,937,765.29	\$0.00	\$0.00	\$1,937,765.29
Offsite Wastewater Improvements	\$345,559.02	\$311,003.12	\$0.00	\$34,555.90
Offsite Potable Water Improvements	\$965,137.47	\$868,623.72	\$0.00	\$96,513.75
Offsite Roadway Improvements	\$588,231.76	\$529,408.58	\$0.00	\$58,823.18
TOTALS:	\$7,553,541.93	\$5,054,199.37	\$0.00	\$2,499,342.56

*Based on the March 25, 2026 Pay Application No: 24021-15

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

INDEX SHEET

PLAT NOTES:

FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY AND/OR THEIR RESPECTIVE STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE OWNERS AND/OR THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").

EACH LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE LAWN, IRRIGATION AND DRAINAGE SYSTEMS WITHIN ALL DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS, LOCATED WITHIN THE LOT OWNERS LOT, AND ALL LAKE BANKS TO THE WATERS EDGE BEHIND THE LOT OWNERS LOT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ALL MASTER STORMWATER IMPROVEMENTS (E.G., MASTER STORMWATER PUMPS) WITHIN SUCH LANDSCAPE AREAS AND WITHIN THE LAKE BANK FOR DRAINAGE PURPOSES, INCLUDING BUT NOT LIMITED TO EROSION CONTROL, LAKE BANK RESTORATION. EACH LOT OWNER SHALL NOT MATERIALLY INTERFERE WITH THE EXERCISE OF ANY CDD, HOA OR OTHER EASEMENT RIGHTS, AND SHALL ENSURE THAT DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS ARE NOT OBSTRUCTED WITH BUILDINGS OR OTHER STRUCTURES.

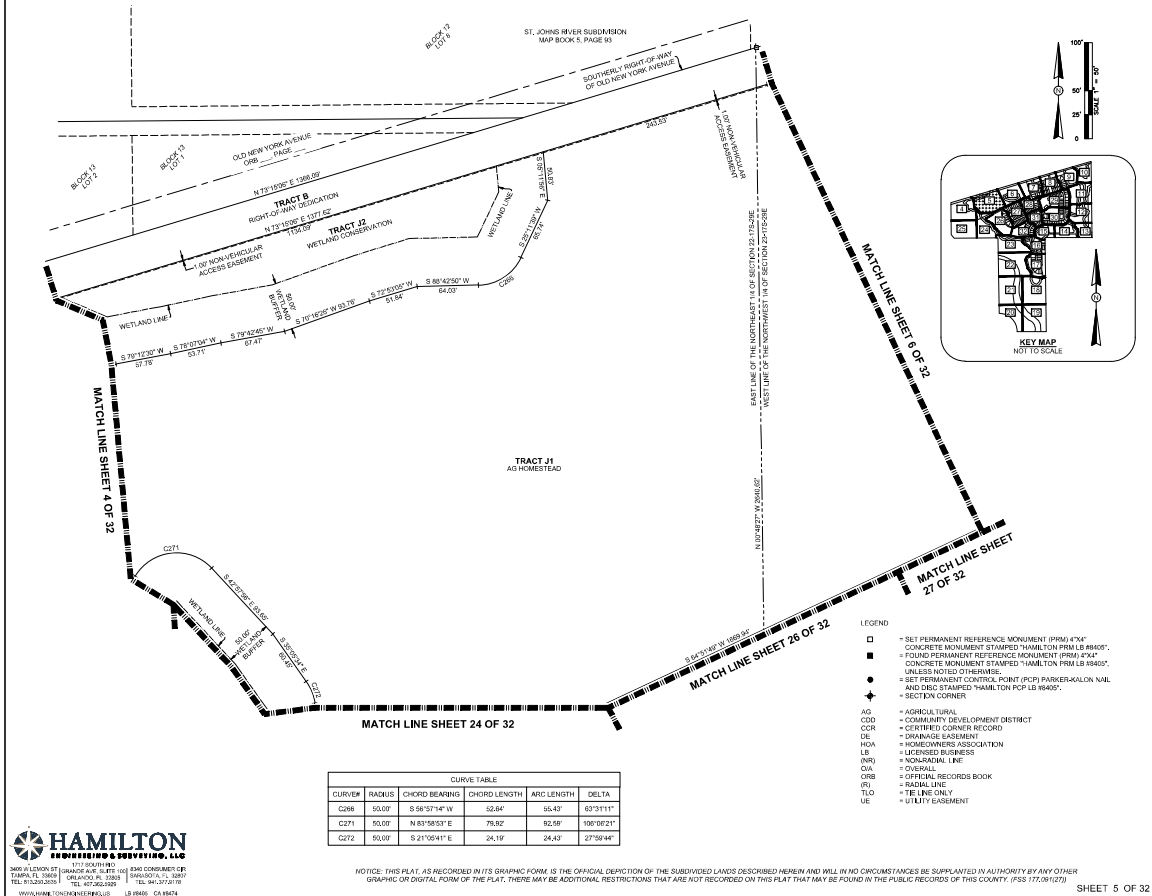
PURSUANT TO SECTION 193.0235, FLORIDA STATUTES, ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION OR EASEMENT ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

TRACT	USAGE	OWNERSHIP
PA	RIGHT-OF-WAY (PUBLIC)	VOLUSIA COUNTY
B	WETLAND CONSERVATION	HCA
C	POND 1	CDD
D	POND 2	CDD
F	POND 3	CDD
G	POND 4	CDD
H	WETLAND	CDD
I	WETLAND	CDD
J	WETLAND CONSERVATION	CDD
K	WETLAND CONSERVATION	CDD
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NX	WETLAND CONSERVATION	CDD

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

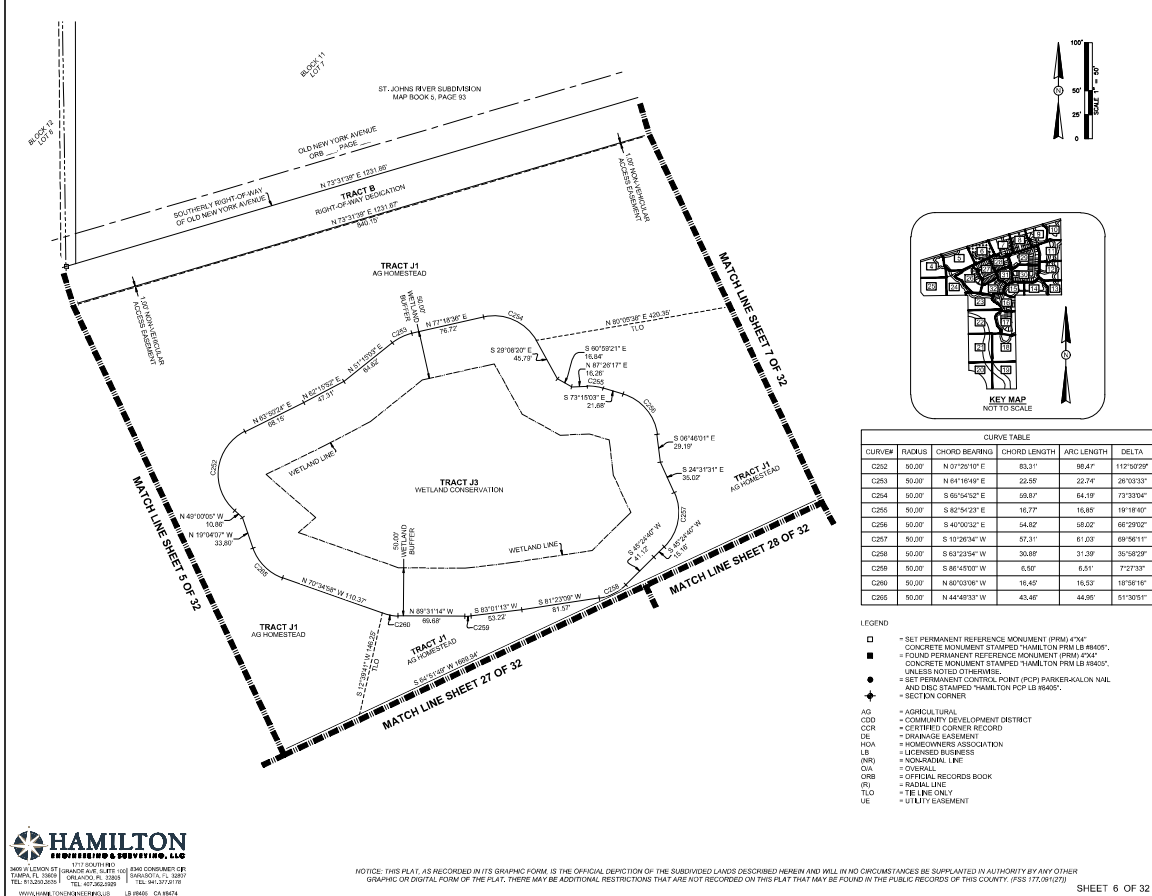
PLAT BOOK _____ PAGE _____



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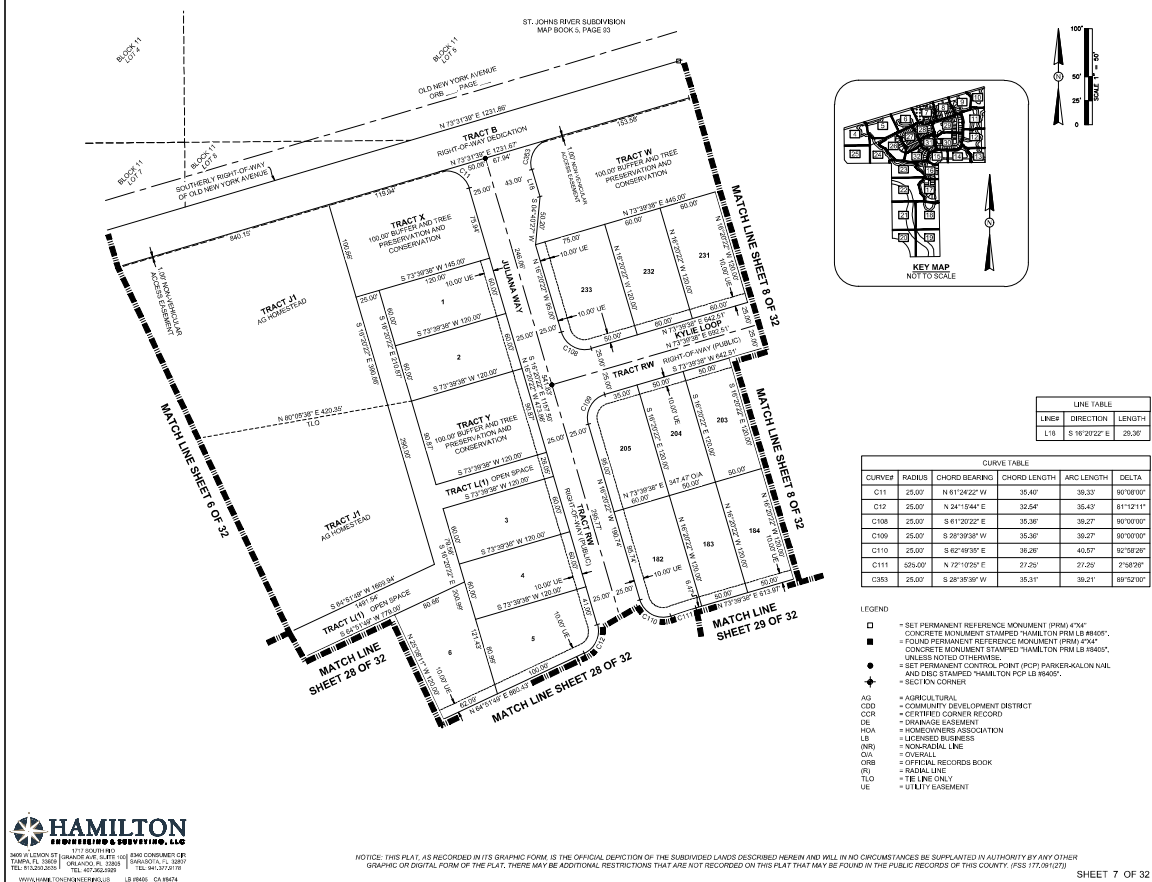
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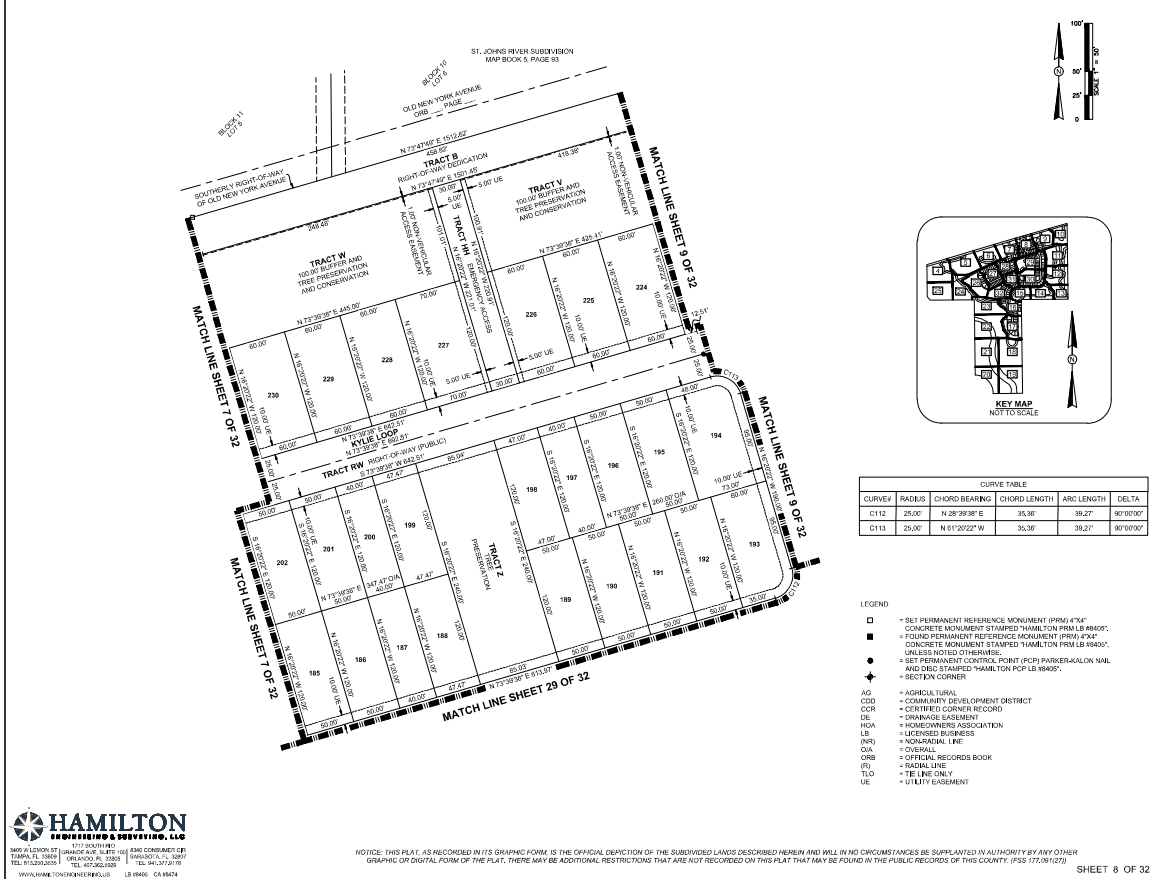
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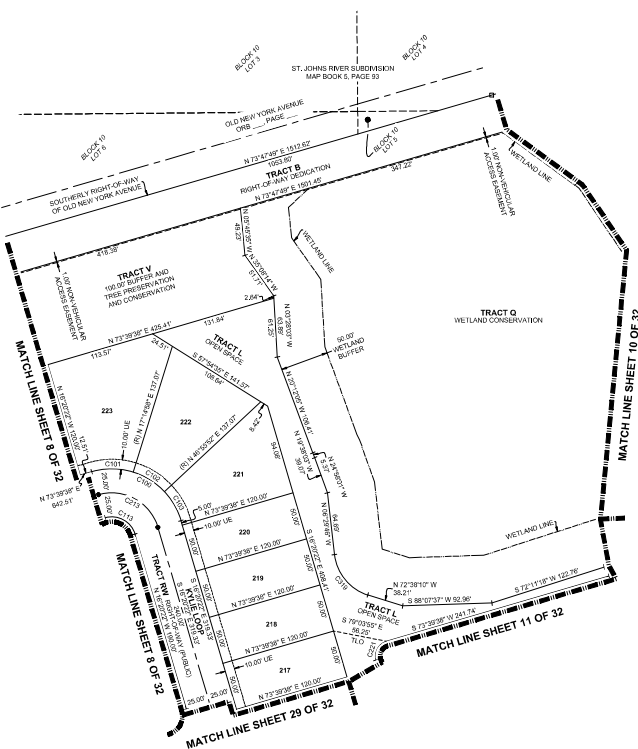
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DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C100	75.00	S 41°20'22" E	136.67	117.81° 90°00'00"
C101	75.00	S 69°32'42" E	43.34	43.87° 33°35'20"
C102	75.00	S 97°54'30" E	38.42	38.89° 29°40'54"
C103	75.00	S 29°42'10" E	34.67	34.89° 26°43'46"
C115	25.00	N 61°20'22" W	35.39	39.27° 90°00'00"
C215	60.00	N 61°20'22" W	70.71	78.54° 90°00'00"
C220	16.00	S 28°36'38" W	22.63	25.13° 90°00'00"
C230	60.00	N 30°33'38" W	54.57	57.72° 86°08'24"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
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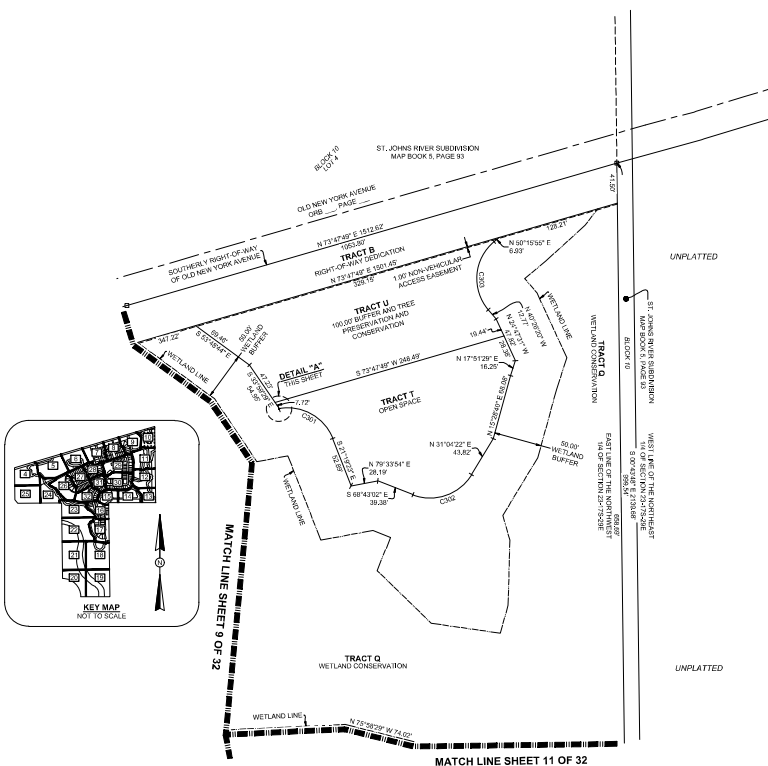
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SHEET 9 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C301	50.00	S 60°58'07" E	63.87	63.27° 79°17'48"
C302	50.00	N 71°04'08" E	64.47	15.00° 96°12'30"
C303	50.00	N 04°54'08" E	71.14	79.16° 90°42'40"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
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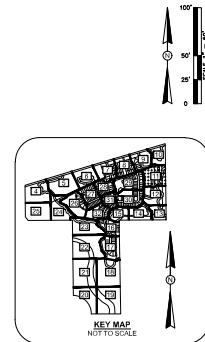
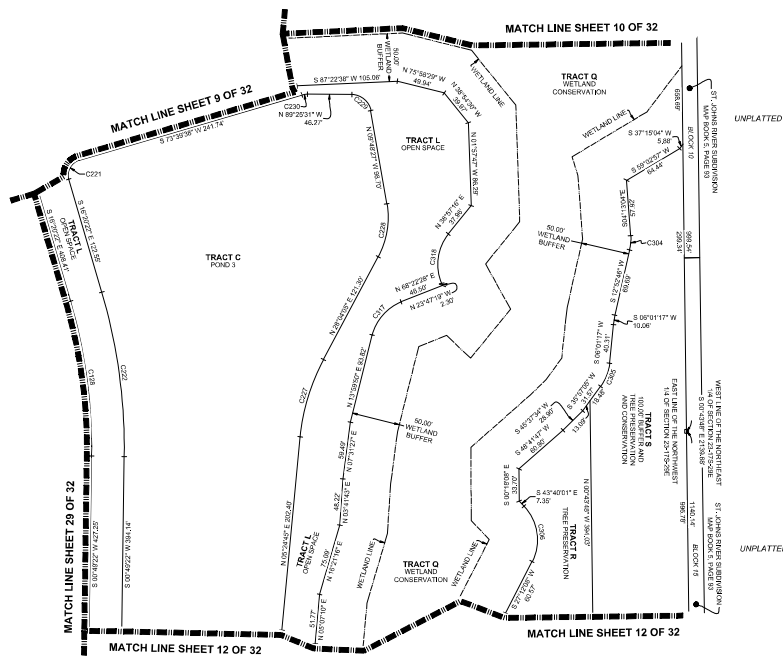
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SHEET 10 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C221	16.00	S 30°50'30" W	22.63	18.64	10°27'50"
C222	579.00	S 07°45'30" E	172.79	173.43	17°09'44"
C223	214.00	N 10°44'20" S	84.87	84.82	22°39'52"
C229	86.00	N 09°07'40" E	55.82	56.89	37°52'24"
C229	20.00	N 49°30'50" W	25.81	27.78	79°37'03"
C230	20.00	S 82°04'04" W	5.88	5.90	16°54'51"
C304	50.00	S 04°19'51" W	14.89	14.92	17°08'49"
C305	50.00	S 70°50'11" W	29.82	28.12	29°58'49"
C306	50.00	S 08°13'50" E	57.26	61.84	70°52'07"
C317	50.00	N 41°11'09" E	45.69	47.46	64°22'28"
C318	50.00	N 07°34'59" E	52.39	54.75	82°44'35"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
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WWW.HAMILTONSURVEYING.COM

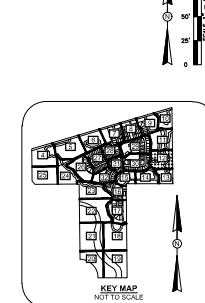
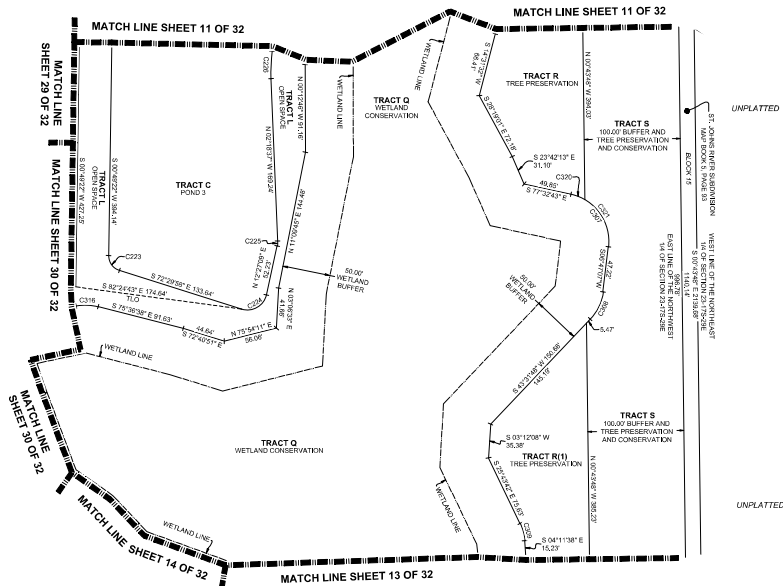
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SHEET 11 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C223	16.00	S 30°50'18" E	15.11	20.48	73°19'21"
C224	20.00	N 69°58'30" E	29.59	33.18	99°02'52"
C225	20.00	N 05°04'16" E	5.14	5.15	14°48'40"
C226	214.00	N 01°33'04" E	28.82	28.80	7°43'22"
C307	50.00	S 30°22'48" E	67.13	73.98	84°19'57"
C308	50.00	S 29°59'27" W	31.52	32.07	36°44'47"
C309	50.00	S 14°19'40" E	18.38	18.79	21°32'54"
C316	50.00	S 89°44'11" S	22.71	22.97	28°19'07"
C320	50.00	S 68°38'50" E	15.53	15.62	17°53'46"
C321	50.00	S 28°22'55" E	54.78	57.37	69°28'41"

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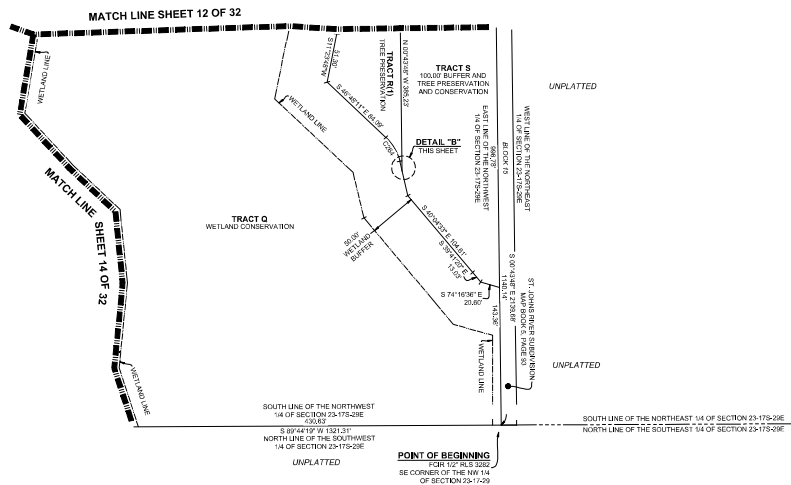
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SHEET 12 OF 32

DEAN RIVER

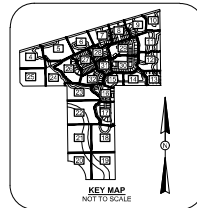
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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C204	99.00'	S 30°26'14" E	28.89'	28.96'
				37°17'52"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8409"
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 - PL = PLAT LINE
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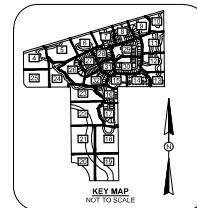
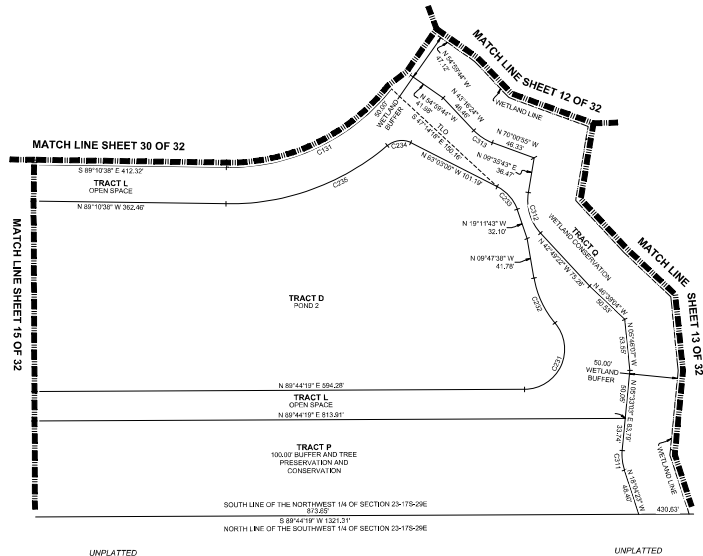
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SHEET 13 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C131	215.00'	N 64°30'27" E	196.20'	197.12'
				52°31'51"
C201	42.00'	N 24°14'48" E	75.19'	95.36'
				130°00'00"
C202	88.00'	N 25°04'10" W	51.84'	52.28'
				30°33'04"
C203	42.00'	N 41°07'22" W	31.37'	32.19'
				43°51'10"
C204	22.00'	S 83°11'43" W	24.49'	25.60'
				67°30'34"
C205	263.00'	S 70°07'54" W	178.79'	182.73'
				41°22'59"
C211	99.00'	N 68°15'01" W	26.17'	26.62'
				23°32'28"
C212	99.00'	N 16°38'48" W	44.75'	46.24'
				52°25'50"
C213	99.00'	N 96°38'40" W	23.13'	23.34'
				28°44'32"

- LEGEND
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 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
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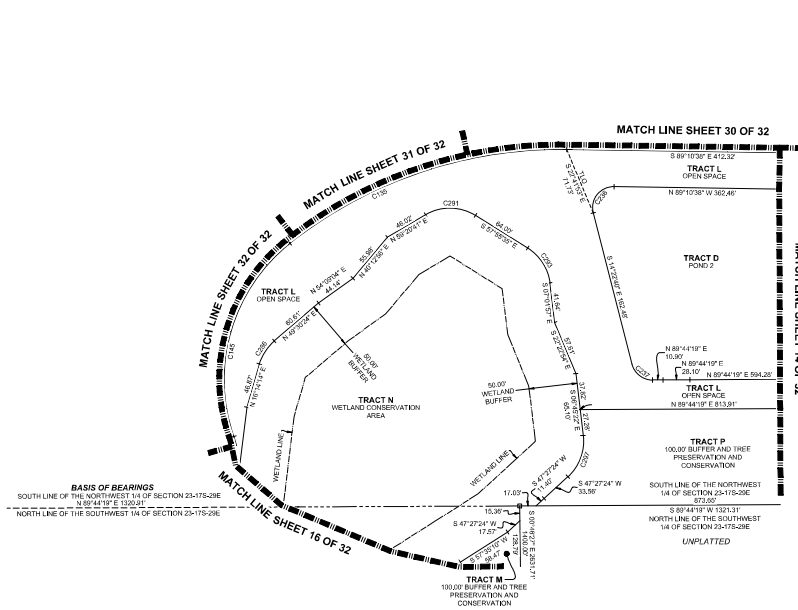
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SHEET 14 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C135	455.00'	S 71°10'38" W	304.30'	315.34' 30°04'48"
C145	180.00'	S 18°09'38" W	205.48'	223.57' 71°09'57"
C236	22.00'	S 38°13'21" W	34.95'	43.98' 100°12'02"
C237	22.00'	S 52°10'11" E	27.25'	29.14' 79°53'51"
C238	50.00'	N 32°52'10" E	28.67'	29.02' 33°16'10"
C291	50.00'	S 89°17'27" E	52.25'	54.74' 62°03'41"
C293	50.00'	S 32°29'49" E	42.37'	44.41' 89°03'59"
C297	50.00'	S 20°21'01" W	45.26'	47.37' 54°12'46"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405" UNLESS NOTED OTHERWISE
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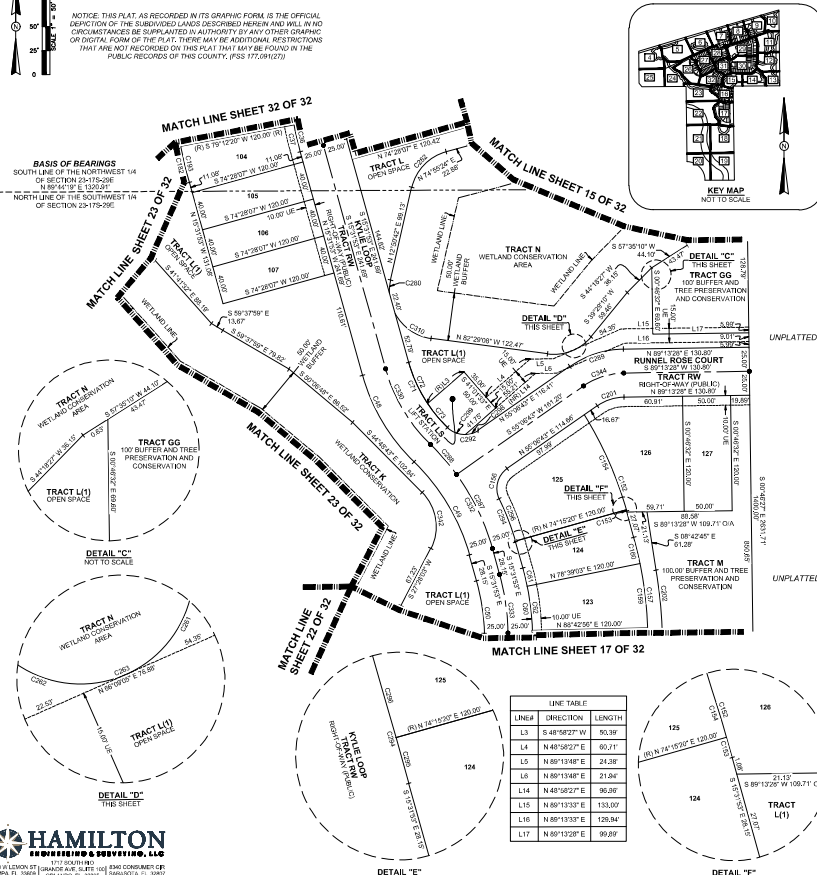
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SHEET 15 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C38	350.00'	N 18°06'21" E	367.79'	470.98' 67°16'27"
C37	262.00'	N 13°04'47" W	28.33'	28.56' 4°44'33"
C48	250.00'	S 30°44'06" E	105.96'	106.14' 30°24'27"
C49	215.00'	S 30°44'06" E	112.77'	114.10' 30°24'27"
C50	215.00'	S 08°08'10" E	55.22'	55.38' 14°45'28"
C60	265.00'	S 08°08'10" E	68.07'	68.25' 14°45'28"
C61	265.00'	S 13°28'25" E	19.34'	19.34' 4°10'56"
C62	265.00'	S 08°18'00" E	46.49'	46.50' 10°03'53"
C71	150.00'	S 30°44'06" E	78.68'	79.61' 30°24'27"
C72	150.00'	S 24°38'07" E	47.30'	47.49' 18°08'20"
C73	150.00'	S 30°48'21" E	32.05'	32.11' 12°15'58"
C152	385.00'	S 23°43'10" E	109.88'	110.08' 16°22'45"
C153	385.00'	N 15°05'01" W	5.40'	5.47' 0°12'47"
C154	385.00'	N 22°48'39" W	108.27'	108.82' 16°39'57"
C158	25.00'	N 14°30'31" E	32.50'	32.57' 81°04'24"
C157	385.00'	S 08°08'10" E	58.89'	59.16' 14°45'28"
C159	385.00'	N 06°18'00" W	67.54'	67.63' 10°03'53"
C160	385.00'	N 13°28'25" E	28.10'	28.10' 4°10'56"
C162	470.00'	S 18°08'11" W	520.70'	551.85' 67°16'27"
C163	470.00'	S 13°08'47" E	36.85'	36.88' 4°44'33"
C201	50.00'	N 72°10'08" E	29.33'	29.71' 34°06'40"
C202	400.00'	S 03°32'42" E	65.73'	65.76' 8°42'18"
C261	50.00'	S 62°49'07" W	73.00'	73.77' 26°39'54"
C262	50.00'	S 81°18'59" W	27.03'	27.37' 11°21'48"
C263	50.00'	S 68°37'01" W	42.30'	42.64' 58°11'42"
C269	50.00'	N 00°07'58" E	13.42'	13.47' 16°26'48"
C265	50.00'	N 43°53'03" E	51.58'	54.17' 62°04'43"
C267	240.00'	N 25°48'24" W	85.82'	86.06' 26°33'02"
C268	240.00'	N 41°00'37.7" W	41.24'	41.29' 9°15'21"
C269	100.00'	N 72°10'08" E	58.66'	59.54' 34°06'40"
C262	25.00'	S 65°32'02" E	31.69'	34.33' 78°40'32"
C264	265.00'	N 20°44'47" W	48.17'	48.24' 10°28'48"
C265	265.00'	N 10°38'10" W	0.99'	0.99' 0°12'47"
C266	265.00'	N 20°51'10" W	47.19'	47.28' 10°13'01"
C267	26.00'	N 17°54'47" E	14.20'	14.22' 32°56'11"
C268	26.00'	S 68°37'01" E	20.23'	20.62' 47°37'32"
C210	50.00'	N 52°29'54" W	45.41'	47.12' 54°09'28"
C209	175.00'	S 30°44'06" E	91.79'	92.87' 30°24'27"
C332	240.00'	N 30°44'06" W	125.86'	127.30' 30°24'27"
C333	240.00'	N 08°08'10" W	61.84'	61.82' 14°45'28"
C342	50.00'	S 08°44'20" E	58.66'	63.06' 72°16'40"
C344	75.00'	N 72°10'08" E	44.00'	44.60' 34°06'40"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
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 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8405"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - (NR) = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - (R) = RADIAL LINE
 - (TLO) = TIE LINE ONLY
 - UE = UTILITY EASEMENT



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SHEET 16 OF 32

PLAT BOOK _____ PAGE _____



PLAT BOOK _____ PAGE _____



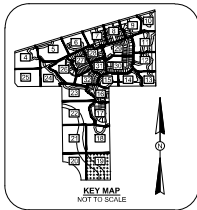
DEAN RIVER

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PLAT BOOK _____ PAGE _____

MATCH LINE
SHEET 21 OF 32

MATCH LINE SHEET 18 OF 32



KEY MAP
NOT TO SCALE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C273	290.89'	N 29°52'39" W	173.12'	185.81'	30°54'42"
C274	1019.42'	N 24°24'38" W	612.87'	822.50'	34°59'14"
C275	292.39'	N 29°11'40" W	216.19'	225.87'	31°13'12"

LEGEND

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HAMILTON ENGINEERING & SURVEYING, LLC
1771 W. 11th St.
Tampa, FL 33607
TEL: 813.282.1000
FAX: 813.282.1001
WWW.HAMILTONENGINEERING.COM

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SHEET 19 OF 32

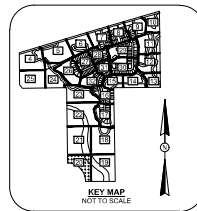
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PLAT BOOK _____ PAGE _____

MATCH LINE SHEET 21 OF 32

MATCH LINE
SHEET 18 OF 32



KEY MAP
NOT TO SCALE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	506.99'	N 44°02'07" W	715.58'	795.11'	89°08'28"
C278	795.69'	N 30°41'19" W	318.25'	325.41'	23°04'30"

LEGEND

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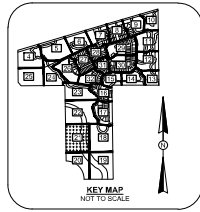
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SHEET 20 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



UNPLATTED



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C274	1018.42	N 24°24'28" W	612.57	622.59	34°59'14"
C275	956.07	N 03°21'35" E	287.30	288.39	17°18'58"
C276	755.61	N 10°04'58" W	483.37	492.69	37°23'11"
C279	795.89	N 35°41'13" W	318.25	320.11	23°04'30"
C281	1256.06	N 02°52'20" W	578.40	584.67	26°40'19"
C283	844.19	N 14°37'02" W	465.98	479.33	50°28'13"

LEGEND

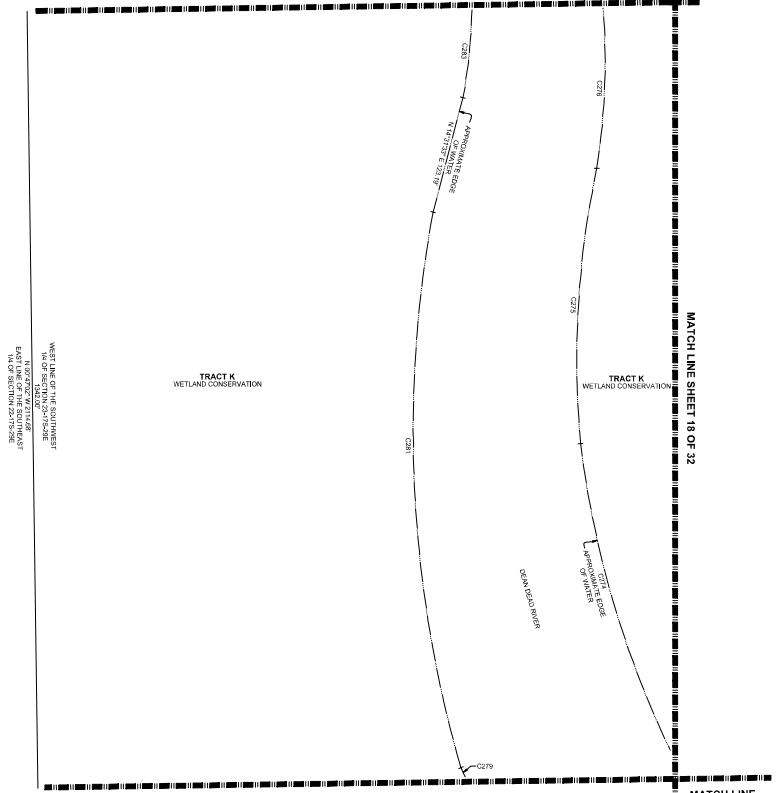
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- ◆ = SECTION CORNER
- AG = AGRICULTURAL
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- CCR = CENTERED CORNER RECORD
- DE = DRAINAGE EASEMENT
- DL = DRAINAGE EASEMENT
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UNPLATTED

MATCH LINE SHEET 22 OF 32



MATCH LINE SHEET 20 OF 32

MATCH LINE SHEET 19 OF 32

SHEET 21 OF 32

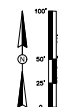
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PLAT BOOK _____ PAGE _____

MATCH LINE SHEET 23 OF 32

MATCH LINE SHEET 16 OF 32
MATCH LINE SHEET 17 OF 32
MATCH LINE SHEET 18 OF 32



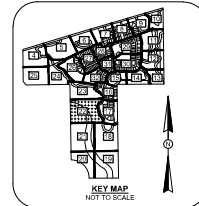
UNPLATTED

UNPLATTED

WETLAND LINE OF THE SUBDIVISION
N 10°04'58" W 483.37'
EAST LINE OF THE SUBDIVISION
N 10°04'58" W 483.37'

TRACT K
WETLAND CONSERVATION

TRACT K
WETLAND CONSERVATION



LEGEND

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CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C275	755.61	N 10°04'58" W	483.37	492.69	37°23'11"
C277	788.79	N 61°49'54" W	585.97	600.38	43°39'51"
C283	844.19	N 14°37'02" W	465.98	479.33	50°28'13"
C284	713.22	N 08°50'38" W	397.88	372.08	29°53'28"



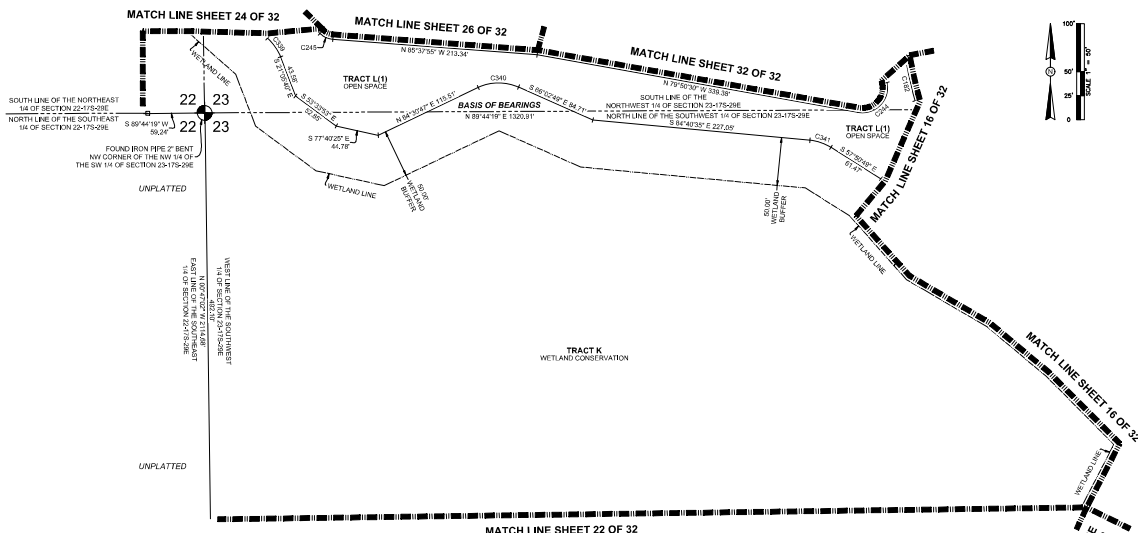
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SHEET 22 OF 32

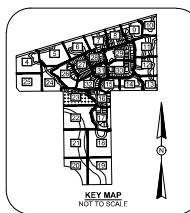
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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C182	475.00'	S 18°02'11" W	525.70'	551.85'	67°18'22"
C244	25.00'	S 44°04'58" W	43.38'	51.32'	113°05'49"
C245	21.00'	N 65°40'58" W	14.76'	15.68'	41°09'45"
C339	59.00'	S 34°47'34" E	23.68'	23.91'	27°22'47"
C340	59.00'	N 65°13'59" E	41.82'	43.14'	49°26'24"
C341	59.00'	S 71°19'42" E	23.20'	23.41'	29°49'49"



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
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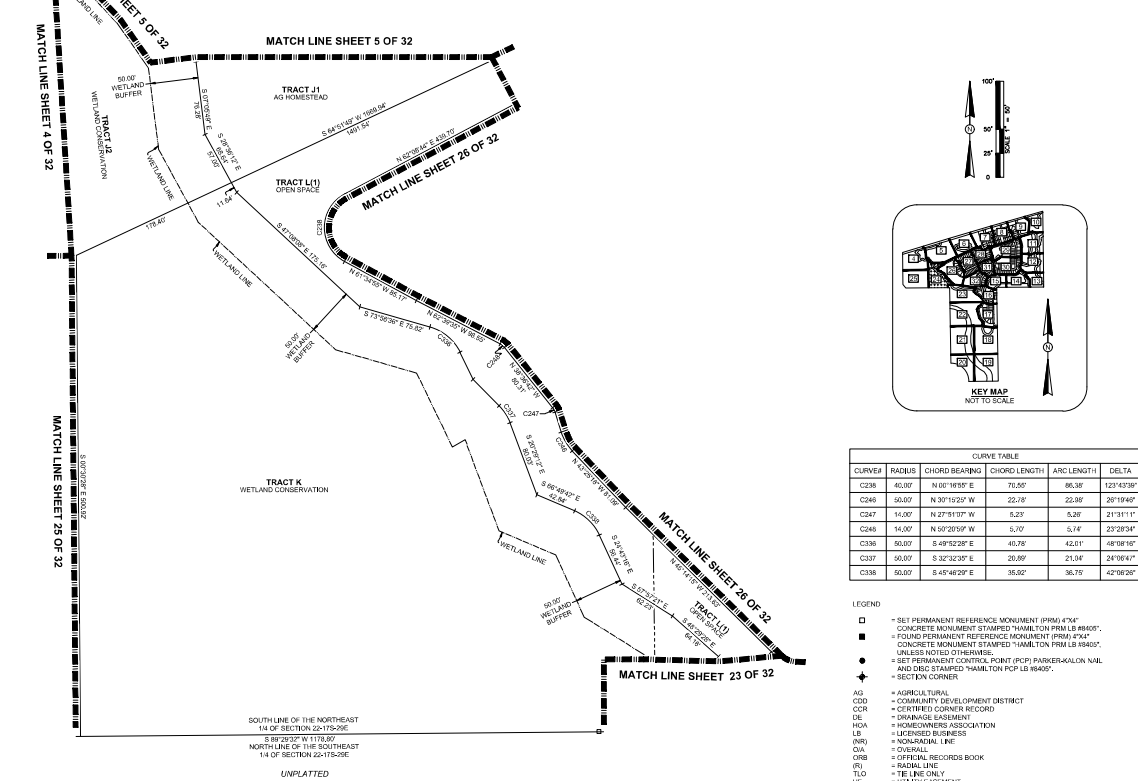
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SHEET 23 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C238	45.00'	N 00°19'59" E	75.50'	86.38'	123°43'38"
C246	50.00'	N 30°19'20" W	22.78'	23.39'	20°19'45"
C247	14.00'	N 27°18'09" W	5.23'	5.39'	21°31'11"
C248	14.00'	N 50°20'09" W	5.70'	5.74'	22°30'41"
C338	59.00'	S 45°12'38" E	40.75'	43.21'	48°18'16"
C337	59.00'	S 32°32'30" E	20.89'	21.91'	24°16'47"
C338	59.00'	S 45°48'29" E	35.52'	36.79'	42°16'26"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE.
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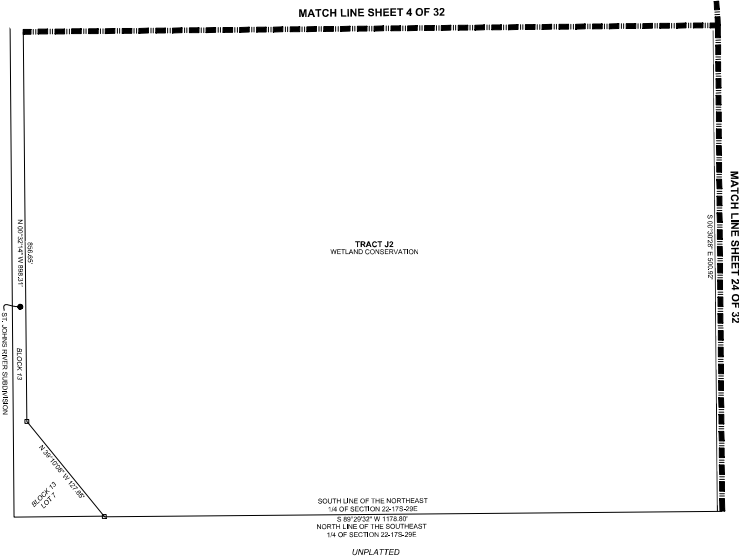
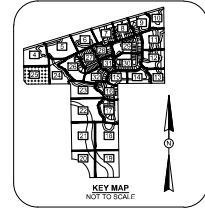
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SHEET 24 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
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 - UE = UTILITY EASEMENT



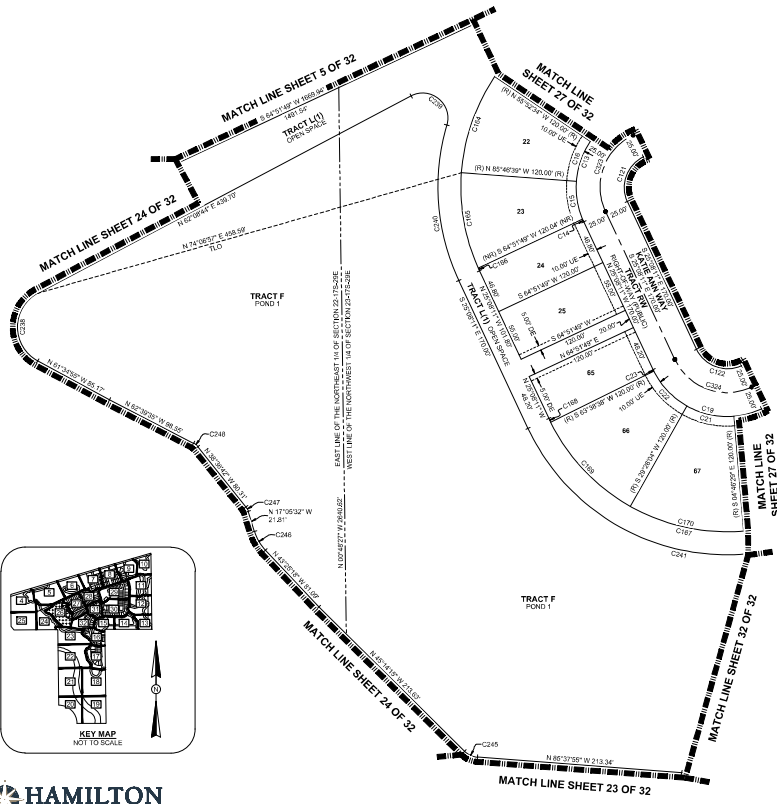
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SHEET 25 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C13	85.00'	N 19°15'49" E	120.21'	133.52'	90°00'00"
C14	85.00'	N 24°02'21" W	3.21'	3.21'	2°09'59"
C15	85.00'	N 09°22'35" W	39.87'	49.35'	27°11'53"
C16	85.00'	N 10°10'24" E	43.86'	44.36'	29°54'04"
C18	85.00'	N 70°08'11" W	120.21'	133.52'	90°00'00"
C21	85.00'	N 77°40'13" W	50.69'	50.79'	3°41'23"
C22	85.00'	N 43°27'39" W	50.69'	50.79'	3°41'23"
C23	85.00'	N 28°44'17" W	1.81'	1.81'	1°13'12"
C121	35.00'	S 19°51'49" W	49.59'	54.96'	90°00'00"
C122	35.00'	S 70°08'11" E	49.59'	54.96'	90°00'00"
C164	265.00'	S 19°10'24" W	100.77'	106.89'	29°54'04"
C168	265.00'	S 10°02'35" E	100.79'	104.84'	39°27'41"
C169	265.00'	S 24°41'18" E	3.21'	3.21'	9°53'46"
C167	265.00'	S 70°08'11" E	286.91'	322.01'	90°00'00"
C168	265.00'	S 25°44'47" E	4.36'	4.36'	1°13'12"
C169	265.00'	S 43°27'39" E	120.59'	122.49'	3°41'23"
C170	265.00'	S 77°40'13" E	120.59'	122.49'	3°41'23"
C238	46.00'	N 00°10'56" E	70.59'	86.58'	123°43'39"
C239	26.00'	S 9°43'22" E	47.01'	60.90'	134°10'49"
C240	229.00'	S 04°21'49" E	162.43'	186.60'	41°32'43"
C241	229.00'	S 70°08'11" E	323.89'	399.71'	90°00'00"
C242	212.00'	N 89°49'09" W	14.79'	15.08'	41°59'40"
C243	69.00'	N 30°19'29" W	22.78'	22.89'	39°19'49"
C247	14.00'	N 27°51'07" W	5.23'	5.26'	2°13'11"
C248	14.00'	N 50°20'59" W	5.79'	5.74'	23°28'34"
C323	69.00'	S 19°51'49" W	84.85'	94.25'	90°00'00"
C324	69.00'	S 70°08'11" E	84.85'	94.25'	90°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE ASSESSMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
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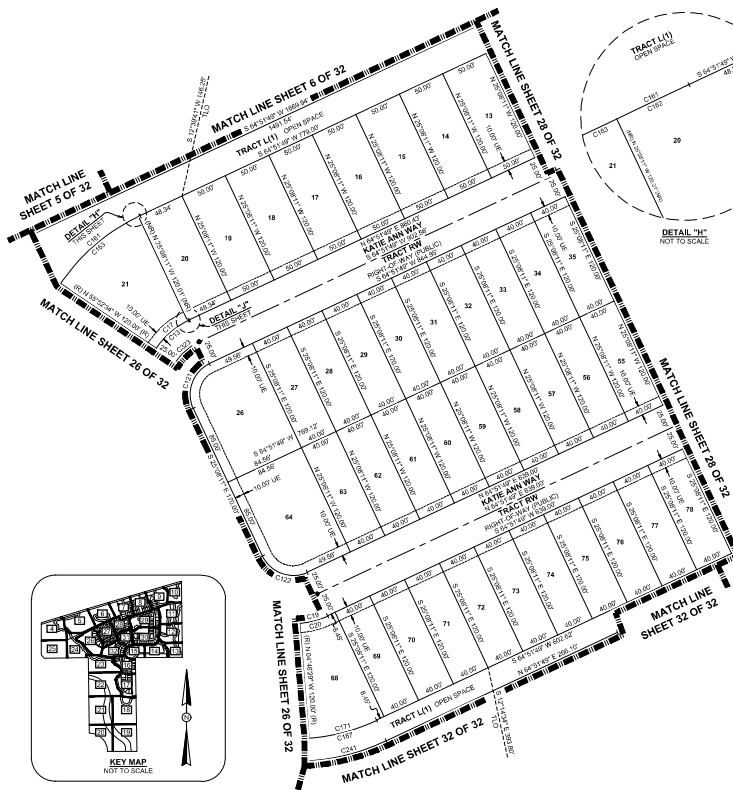
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SHEET 26 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C13	85.00	N 18°51'49" E	126.21	133.52	97°00'00"
C17	85.00	N 48°55'38" E	43.45	43.84	29°37'00"
C18	85.00	N 64°18'10" E	1.69	1.68	1°07'18"
C19	85.00	N 70°08'11" W	126.21	133.52	97°00'00"
C20	85.00	S 70°08'40" W	36.39	36.21	20°21'41"
C21	35.00	S 19°51'48" W	49.39	54.89	97°00'00"
C22	35.00	S 70°08'11" E	49.39	54.89	97°00'00"
C161	205.00	S 19°51'48" W	286.91	322.01	97°00'00"
C162	205.00	S 64°37'32" W	1.99	1.98	0°27'54"
C163	205.00	S 49°10'40" W	107.37	108.32	30°19'50"
C167	205.00	S 70°08'11" E	286.91	322.01	97°00'00"
C171	205.00	N 75°02'40" E	72.47	73.89	20°21'41"
C241	229.00	S 70°08'11" E	323.89	398.71	97°00'00"
C323	60.00	S 19°51'48" W	84.89	94.29	97°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
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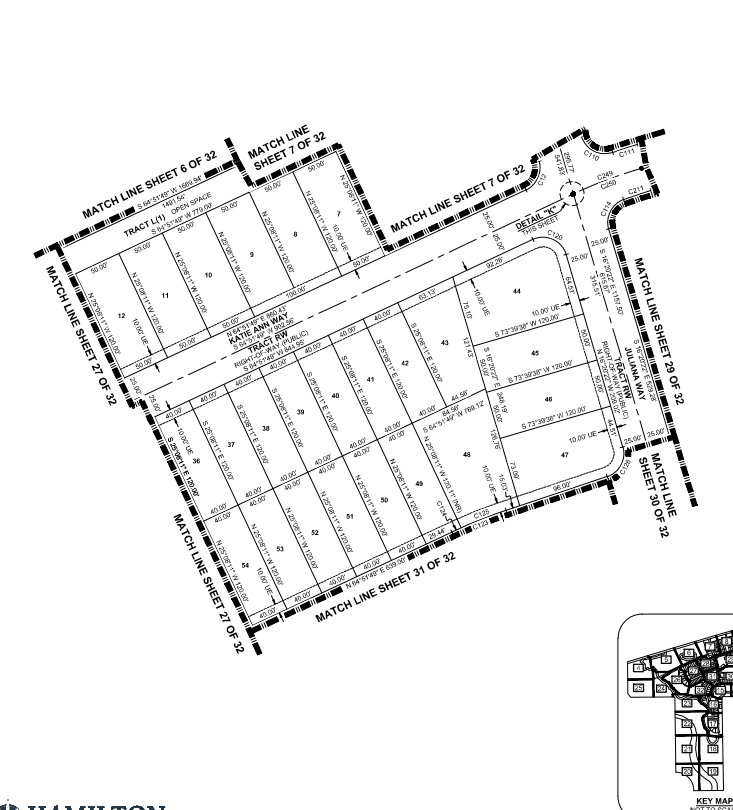
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SHEET 27 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C12	25.00	N 24°10'41" E	32.54	35.43	41°12'11"
C110	25.00	S 62°40'30" E	36.39	40.51	92°58'20"
C111	625.00	N 72°10'28" E	27.28	27.28	2°58'28"
C114	25.00	S 28°52'34" W	34.22	37.68	66°21'52"
C120	25.00	N 68°14'16" W	37.96	43.11	88°47'49"
C123	625.00	N 68°11'20" E	60.99	60.94	6°39'02"
C124	625.00	N 68°20'24" E	10.59	10.56	1°09'09"
C125	625.00	N 68°40'59" E	50.36	50.36	0°29'53"
C126	25.00	N 27°35'16" E	34.69	38.33	87°11'13"
C211	475.00	S 71°02'34" W	20.14	20.14	2°39'02"
C240	590.00	S 69°15'44" W	76.99	76.77	8°47'49"
C250	590.00	S 69°18'15" W	75.99	75.94	9°42'47"
C251	590.00	S 64°54'20" W	0.73	0.73	0°59'02"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
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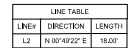
SHEET 28 OF 32

PLAT BOOK _____ PAGE _____

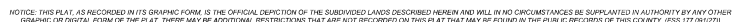
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PLAT BOOK _____ PAGE _____



CURVE TABLE					
NO.	RAIUS, IN	CHORD BEARING	CHORD LENGTH	ARC LENGTH, IN	DELTA
105.00	N 80°21'56"	65.00	49.01	5'02"19"	
106.00	N 80°23'59"	64.00	49.01	5'02"19"	
106.00	N 89°22'16"	23.00	23.00	2'54"12"	
300.00	S 2°38'51"	352.07	361.91	6'12"14"	
301.00	S 2°38'51"	352.07	361.91	6'12"14"	
302.00	N 89°38'47"	41.21	41.21	4'21"22"	
26.00	S 54°56'11"	31.19	33.88	77°11'38"	
318.00	S 34°02'44"W	342.89	359.10	6'00"46"	
22.00	S 28°10'27"W	26.11	31.84	81°28'59"	
22.00	S 54°44'58"E	27.34	29.00	76°40'14"	
783.00	N 48°49'53"E	33.00	50.00	1'58"58"	
22.00	N 46°49'22"E	21.11	34.56	80'00"00"	
50.00	N 37°45'29"E	35.63	56.00	144°29'23"	
70.00	S 44°49'22"E	76.67	94.26	124°46'17"	
70.00	S 44°49'22"E	96.89	106.30	120°00'00"	
600.00	S 71°18'28"W	401.38	424.24	30°48'48"	
600.00	S 80°40'57"W	85.19	85.26	8°08'31"	
600.00	S 87°12'43"W	320.98	322.98	90°00'00"	

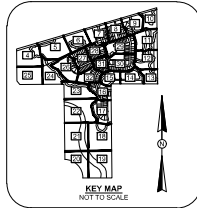


DEAN RIVER

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PLAT BOOK _____ PAGE _____

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C24	475.00	S 88°10'00" W	55.00	55.00
C25	475.00	S 69°57'00" W	42.86	42.87
C26	475.00	S 69°37'30" W	12.96	12.96
C27	25.00	N 62°24'45" W	36.91	40.21
C28	25.00	N 30°38'16" E	36.53	40.97
C29	625.00	N 64°38'44" E	276.12	281.49
C30	625.00	N 53°00'00" E	26.97	26.97
C31	625.00	N 50°04'44" E	40.00	40.01
C32	625.00	N 58°48'48" E	40.00	40.01
C33	625.00	N 63°20'51" E	40.00	40.01
C34	625.00	N 67°09'32" E	39.87	39.88
C35	675.00	N 70°10'00" E	50.31	50.29
C36	350.00	N 18°50'21" E	387.79	410.86
C46	350.00	N 46°30'00" E	40.00	40.00
C47	350.00	N 50°46'38" E	11.80	11.82
C51	575.00	S 71°18'00" W	384.63	392.19
C55	575.00	S 75°19'21" W	50.59	50.57
C56	575.00	S 70°17'02" W	50.59	50.57
C57	575.00	S 65°14'43" W	50.59	50.57
C58	575.00	S 60°12'24" W	50.59	50.57
C59	575.00	S 55°10'03" W	50.59	50.57
C123	625.00	N 68°11'20" E	60.90	60.94
C125	455.00	S 71°18'00" W	394.36	310.36
C137	455.00	N 60°10'00" E	40.00	40.01
C138	455.00	N 60°12'24" E	40.00	40.01
C139	455.00	N 60°14'43" E	40.00	40.01
C140	455.00	N 70°17'02" E	40.00	40.01
C141	455.00	N 70°19'21" E	40.00	40.01
C172	745.00	S 60°44'31" W	233.86	234.32
C173	745.00	S 67°29'54" W	58.39	58.32
C174	745.00	S 63°27'33" W	46.70	46.71
C175	745.00	S 58°46'48" W	47.88	47.89
C176	745.00	S 56°09'44" W	47.88	47.89
C177	745.00	S 50°02'00" W	50.62	50.62
C178	745.00	N 67°26'18" E	147.43	147.88
C179	745.00	N 63°10'29" E	5.34	5.34
C180	745.00	N 62°00'18" E	40.01	40.02
C181	745.00	N 61°11'02" E	40.48	40.48
C182	470.00	S 18°00'21" W	520.70	551.85
C183	470.00	S 50°46'38" W	15.89	15.89
C184	470.00	S 46°30'00" W	53.71	53.74
C265	800.00	N 88°11'20" E	58.00	58.04
C268	800.00	S 71°16'58" W	401.36	403.34
C269	800.00	S 67°12'43" W	320.96	323.98



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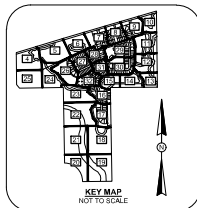
SHEET 31 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____

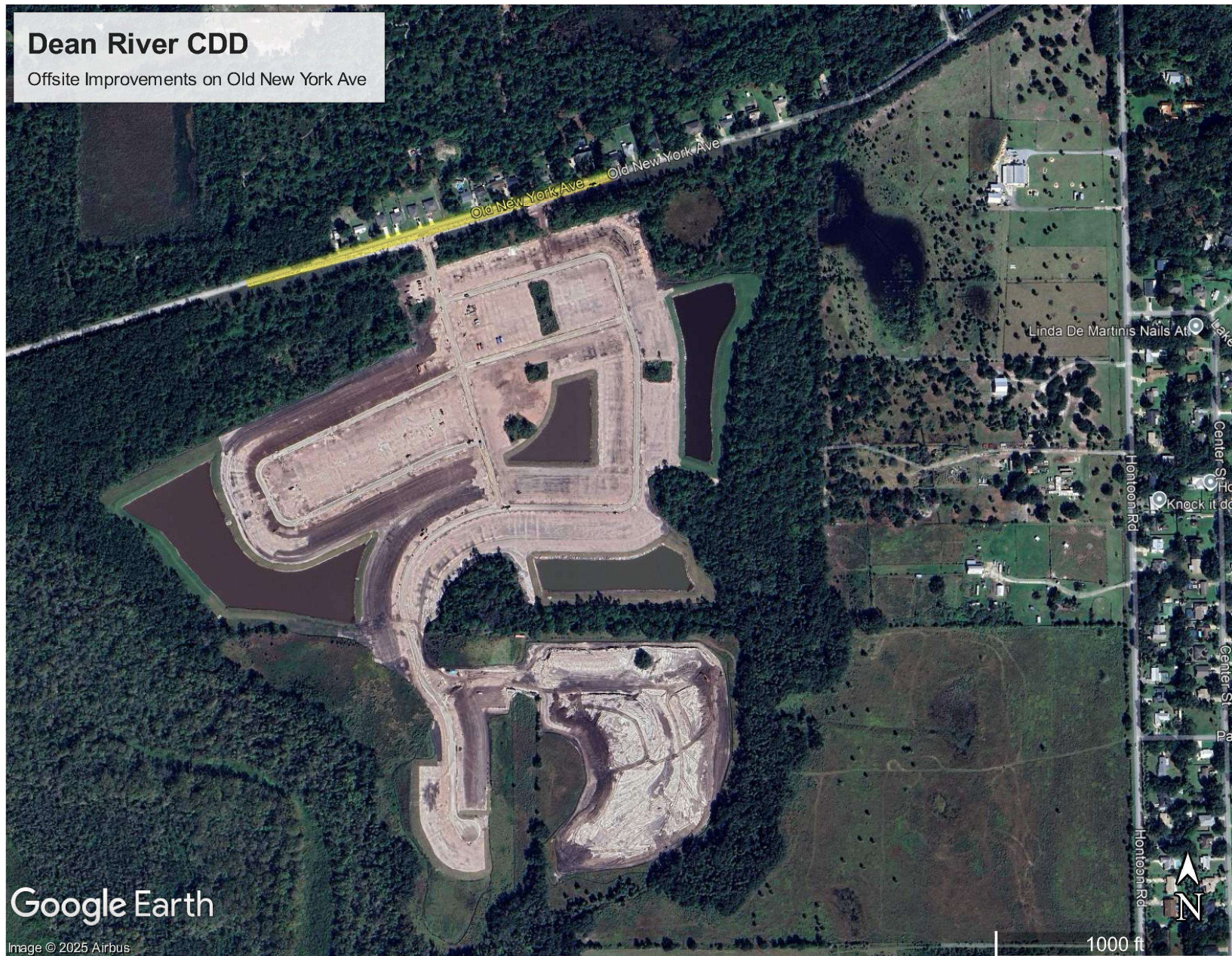
CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C36	350.00	N 18°50'21" E	387.79	410.86
C38	350.00	N 07°10'00" W	40.00	40.02
C39	350.00	N 02°09'00" W	40.00	40.02
C40	350.00	N 08°56'41" E	45.00	45.03
C41	350.00	N 13°21'59" E	45.00	45.03
C42	350.00	N 20°19'41" E	40.00	40.02
C43	350.00	N 26°52'41" E	40.00	40.02
C44	350.00	N 33°25'53" E	40.00	40.02
C45	350.00	N 39°58'59" E	40.00	40.02
C74	350.00	S 18°50'21" W	332.36	352.25
C75	350.00	S 46°30'00" W	54.72	54.80
C76	350.00	S 54°53'49" W	66.67	66.80
C77	350.00	S 22°36'18" W	66.67	66.80
C78	350.00	S 08°22'47" W	66.67	66.80
C79	350.00	S 03°22'40" E	66.67	66.80
D80	300.00	S 12°38'42" E	35.21	35.23
Q81	575.00	S 71°18'00" W	384.63	392.19
Q82	575.00	S 52°11'45" W	9.09	9.09
C135	455.00	S 71°18'00" W	394.36	310.36
C136	455.00	N 52°11'45" E	7.19	7.19
C145	190.00	S 18°59'38" W	208.48	223.57
C146	190.00	N 14°38'20" W	30.32	30.36
C147	190.00	N 03°22'45" W	40.00	40.00
C148	190.00	N 09°22'45" E	40.00	40.00
C149	190.00	N 23°08'18" E	40.00	40.00
C150	190.00	N 34°53'49" E	40.00	40.00
C151	190.00	N 46°39'39" E	32.84	32.88
C182	470.00	S 18°00'21" W	520.70	551.85
C185	470.00	S 39°58'59" W	53.71	53.74
C186	470.00	S 33°29'53" W	53.71	53.74
C187	470.00	S 26°52'47" W	53.71	53.74
C188	470.00	S 20°19'41" W	53.71	53.74
C189	470.00	S 13°21'59" W	60.42	60.47
C190	470.00	S 05°52'41" W	60.42	60.47
C191	470.00	S 00°59'00" E	53.71	53.74
C192	470.00	S 07°10'00" E	53.71	53.74
C241	230.00	S 70°08'11" E	323.85	339.71
C242	230.00	S 42°30'00" E	49.62	50.61
C243	494.00	S 08°46'56" W	368.68	368.41
C244	26.00	S 44°03'05" W	43.28	51.32
C329	325.00	S 18°00'21" W	360.08	381.60



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SHEET 32 OF 32

EXHIBIT C
LOCATION OF OFFSITE IMPROVEMENTS



BILL OF SALE AND LIMITED ASSIGNMENT
[PHASE 1 & OFFSITE IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 23 day of June, 2026, by and between **STRADA DEVELOPMENT LLC**, a Florida limited liability company, with an address of 2300 St. Johns Parkway, Sanford, Florida 32771 ("**Grantor**"), and for good and valuable consideration, to it paid by the **DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

STRADA DEVELOPMENT LLC

By: [Signature]
Name: Eric Thompson

[Signature]
Name: Joe Strada
Title: Manager

By: [Signature]
Name: Marc Halseth

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of June, 2026, by Joe Strada as Manager of Strada Development LLC, a Florida limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF Florida



Name: Marcia Wood
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A
Description of Phase 1 & Offsite Improvements

Phase 1 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract LS (Lift Station), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), and any “Utility Easements” and any other utility easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Drainage & Surface Water Management — All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract C (Pond 3), Tract D (Pond 2), Tract F (Pond 1), Tract G (Pond 1A) Tracts J2, J3 and K (Wetland Conservation), Tracts N and Q (Wetland Conservation Area), any “Drainage Easements” and any other drainage easements, each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Phase 1 Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – Tract RW (Right-of-Way Public) and Tract B (Right-of-Way Dedication), each as identified in the proposed plat known as *Dean River*, attached hereto as **Exhibit B**.

Offsite Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the areas identified in **Exhibit C** attached hereto.

Offsite Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – located within or upon the areas identified in **Exhibit C** attached hereto.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

COST OF IMPROVEMENTS				
Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)	Balance Owed	Retainage
Phase 1 Wastewater Improvements	\$1,702,784.61	\$1,532,506.15	\$0.00	\$170,278.46
Phase 1 Potable Water Improvements	\$905,604.02	\$815,044.02	\$0.00	\$90,560.00
Phase 1 Reclaimed Water Improvements	NA		\$0.00	NA
Phase 1 Roadway Improvements	\$1,108,459.76	\$997,613.78	\$0.00	\$110,845.98
Phase 1 Drainage & Surface Water Management	\$1,937,765.29	\$0.00	\$0.00	\$1,937,765.29
Offsite Wastewater Improvements	\$345,559.02	\$311,003.12	\$0.00	\$34,555.90
Offsite Potable Water Improvements	\$965,137.47	\$868,623.72	\$0.00	\$96,513.75
Offsite Roadway Improvements	\$588,231.76	\$529,408.58	\$0.00	\$58,823.18
TOTALS:	\$7,553,541.93	\$5,054,199.37	\$0.00	\$2,499,342.56

*Based on the March 25, 2026 Pay Application No: 24021-15

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

INDEX SHEET

PLAT NOTES:

FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY AND/OR THEIR RESPECTIVE STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE OWNERS AND/OR THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").

EACH LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE LAWN, IRRIGATION AND DRAINAGE SYSTEMS WITHIN ALL DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS, LOCATED WITHIN THE LOT OWNERS LOT, AND ALL LAKE BANKS TO THE WATERS EDGE BEHIND THE LOT OWNERS LOT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ALL MASTER STORMWATER IMPROVEMENTS (E.G., MASTER STORMWATER PUMPS) WITHIN SUCH LANDSCAPE AREAS AND WITHIN THE LAKE BANK FOR DRAINAGE PURPOSES, INCLUDING BUT NOT LIMITED TO EROSION CONTROL, LAKE BANK RESTORATION. EACH LOT OWNER SHALL NOT MATERIALLY INTERFERE WITH THE EXERCISE OF ANY CDD, HOA OR OTHER EASEMENT RIGHTS, AND SHALL ENSURE THAT DRAINAGE, UTILITIES, ACCESS AND/OR OTHER EASEMENTS ARE NOT OBSTRUCTED WITH BUILDINGS OR OTHER STRUCTURES.

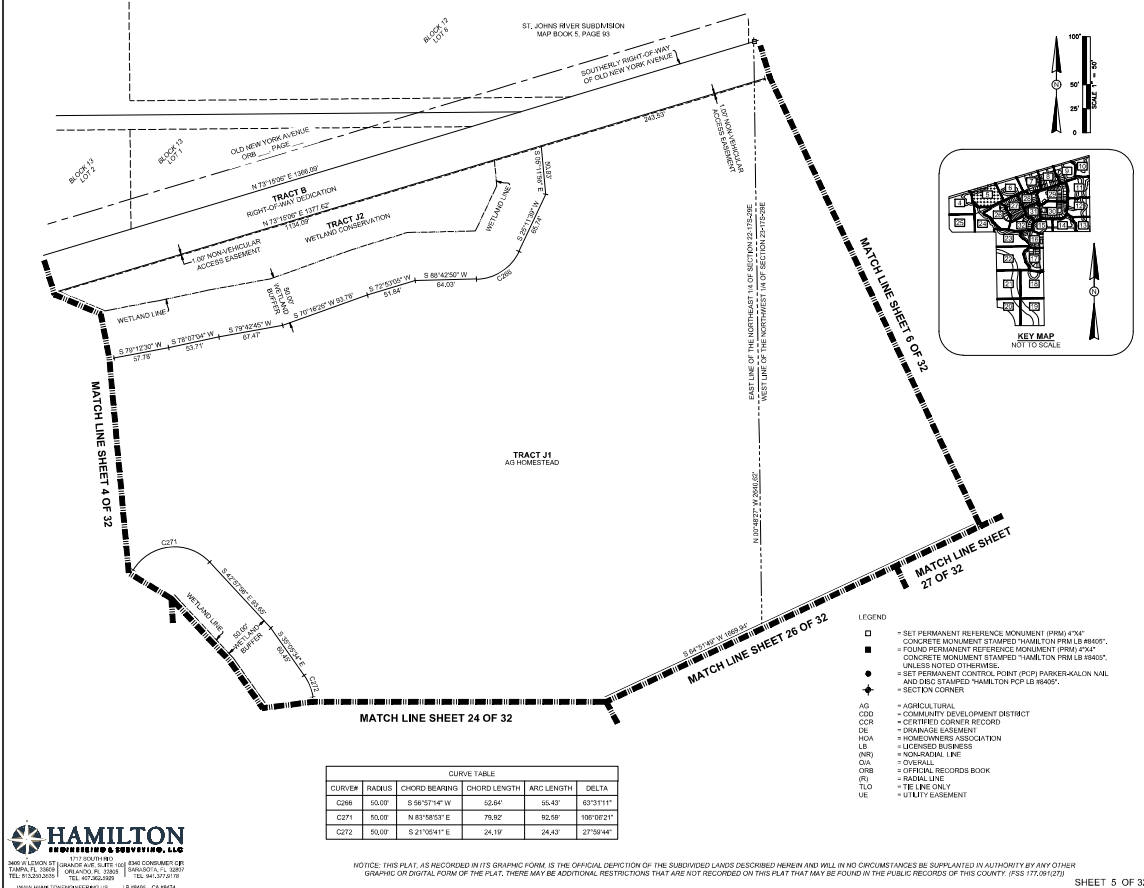
PURSUANT TO SECTION 193.0235, FLORIDA STATUTES, ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION OR EASEMENT ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

TRACT	USAGE	OWNERSHIP
PA	RIGHT-OF-WAY (PUBLIC)	VOLUSIA COUNTY
B	WETLAND CONSERVATION	HCA
C	POND 1	CDD
D	POND 2	CDD
F	POND 3	CDD
G	POND 4	CDD
H	WETLAND	CDD
I	WETLAND	CDD
J	WETLAND CONSERVATION	CDD
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DEAN RIVER

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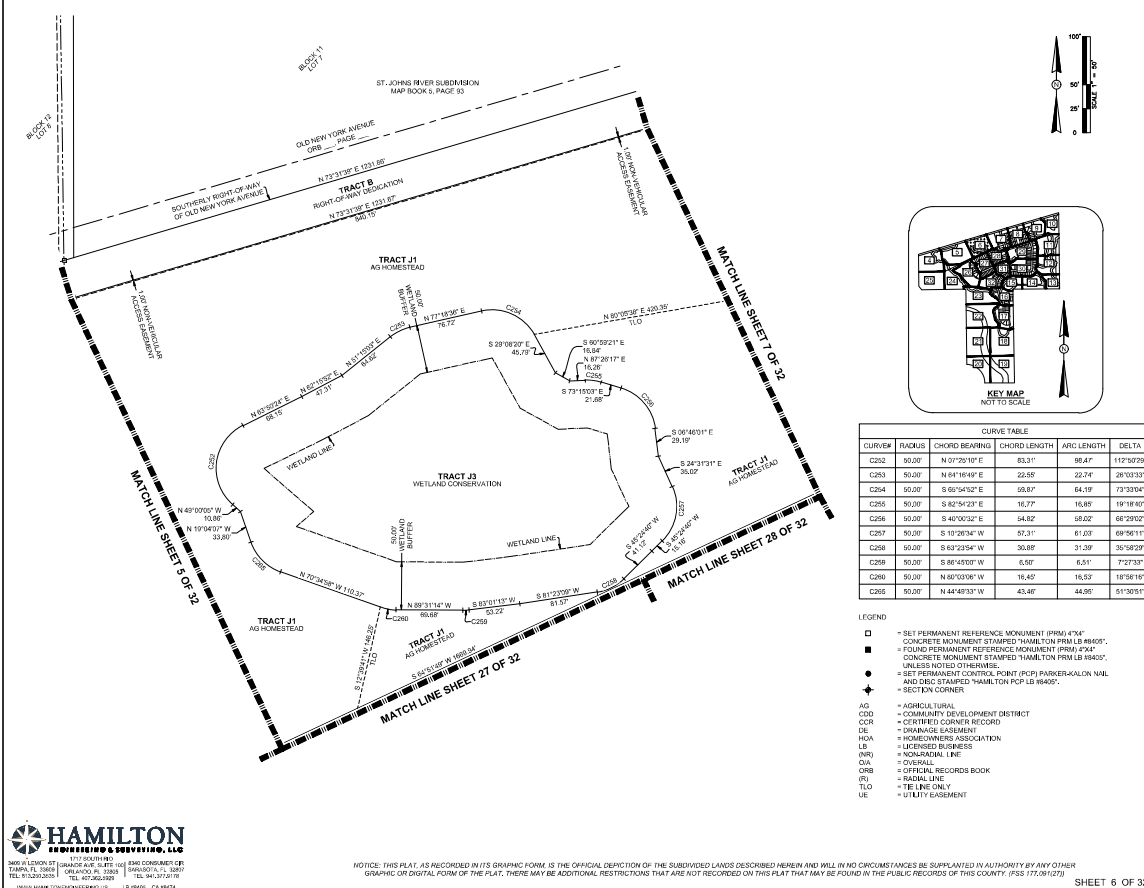
PLAT BOOK _____ PAGE _____



DEAN RIVER

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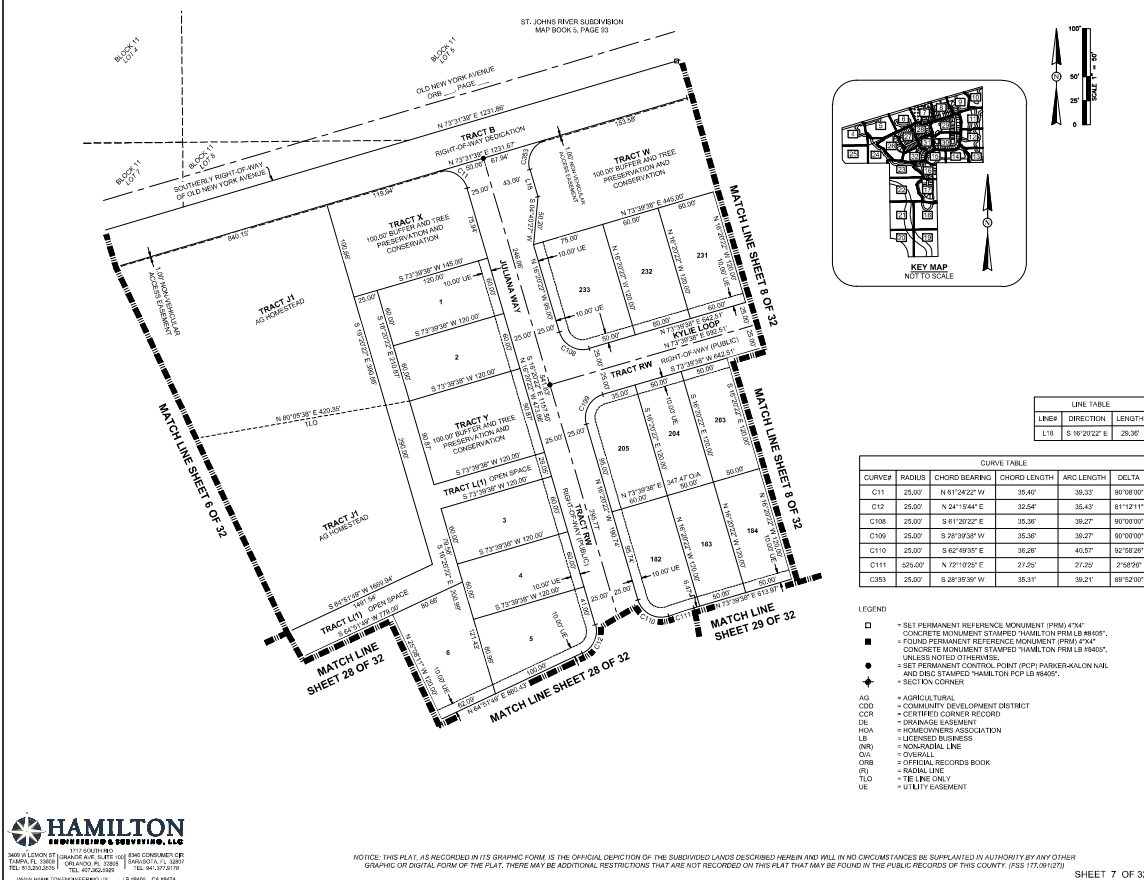
PLAT BOOK _____ PAGE _____



DEAN RIVER

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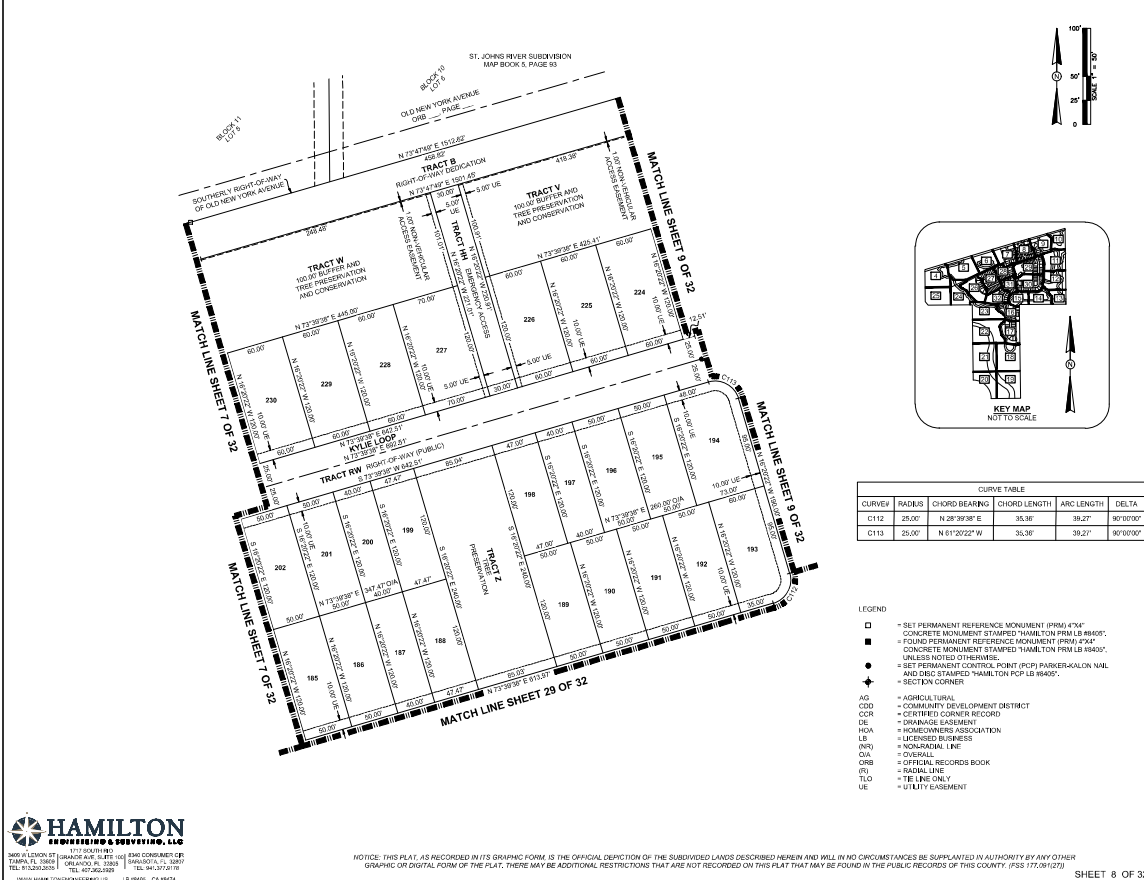
PLAT BOOK PAGE



DEAN RIVER

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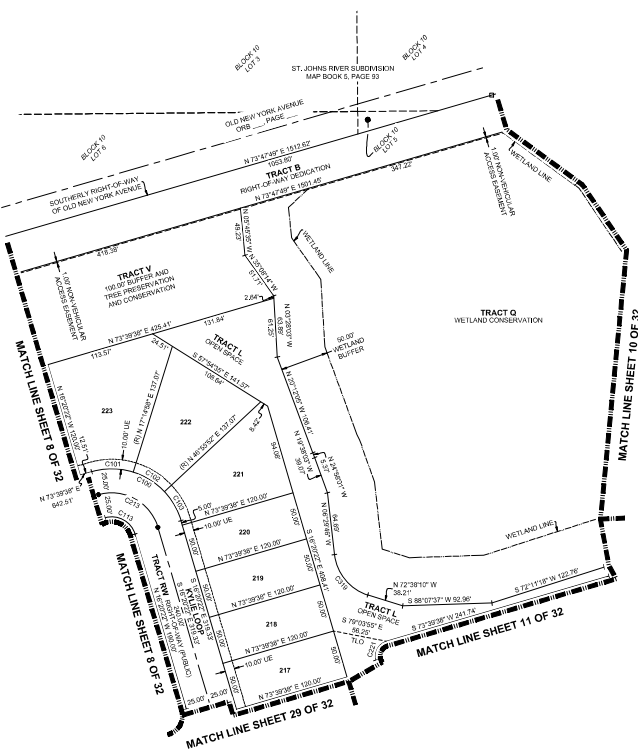
PLAT BOOK PAGE



DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C100	75.00	S 41°20'22" E	136.67	117.81° 90°00'00"
C101	75.00	S 69°32'42" E	43.34	43.87° 33°35'20"
C102	75.00	S 97°54'30" E	38.42	38.89° 29°40'54"
C103	75.00	S 29°42'10" E	34.67	34.89° 26°43'46"
C115	25.00	N 61°20'22" W	35.39	39.27° 90°00'00"
C215	60.00	N 61°20'22" W	70.71	78.54° 90°00'00"
C220	16.00	S 28°36'38" W	22.63	25.13° 90°00'00"
C230	60.00	N 30°33'58" W	54.57	57.72° 86°08'24"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8400"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8400" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8400"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OK = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RL = RADIAL LINE
 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



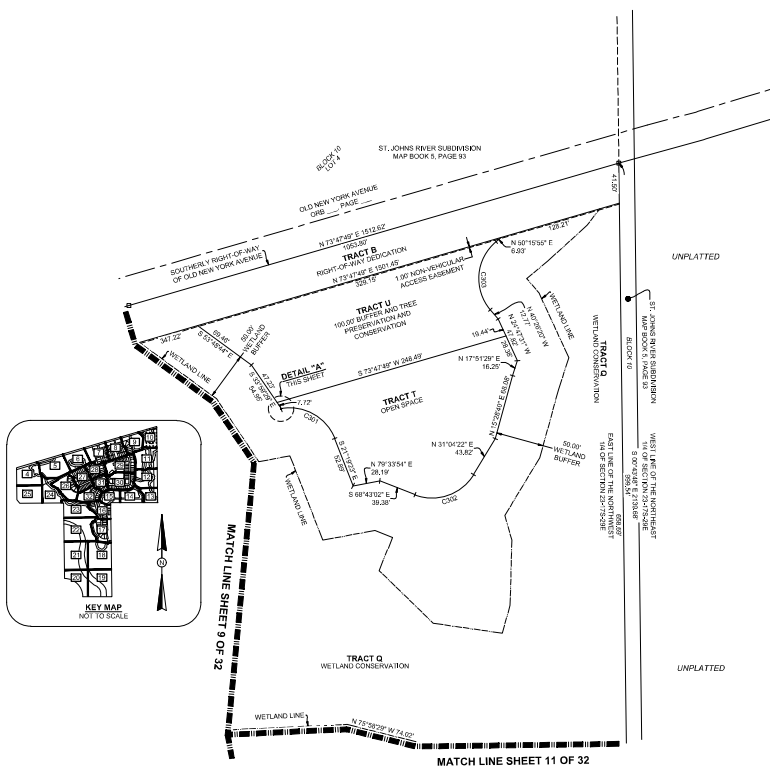
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SHEET 9 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C301	50.00	S 60°58'17" E	63.87	63.27° 79°17'48"
C302	50.00	N 71°10'48" E	64.47	15.00° 90°12'30"
C303	50.00	N 04°54'48" E	71.14	79.16° 90°42'40"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8400"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8400" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8400"
 - ✦ = SECTION CORNER
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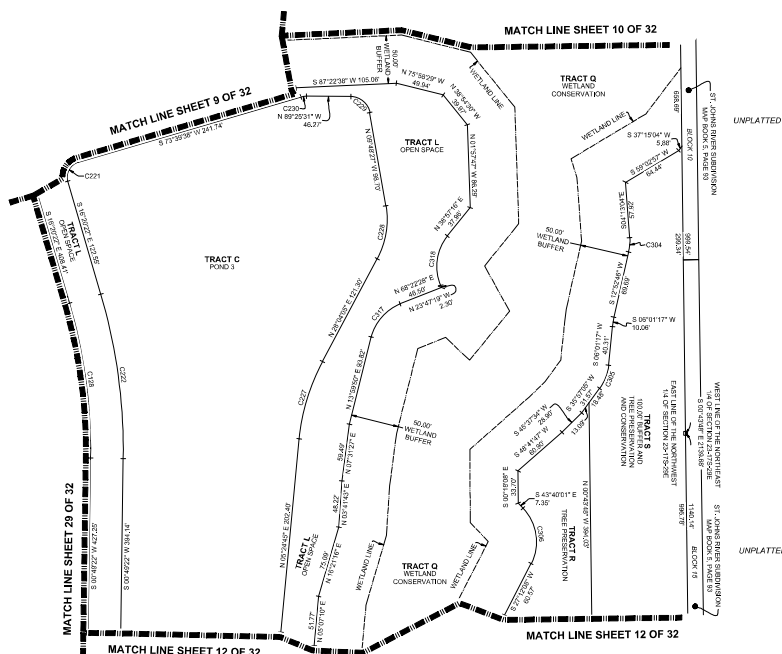
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SHEET 10 OF 32

DEAN RIVER

A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C126	545.20'	N 0°17'43" W	99.41'	16.24'	10°27'50"
C221	16.00'	S 2°30'50" W	22.63'	25.13'	90°10'02"
C222	579.00'	S 0°45'30" E	172.79'	173.43'	17°09'44"
C227	214.00'	N 1°54'20" S	84.87'	84.82'	22°39'52"
C229	86.00'	N 0°07'49" E	55.82'	56.89'	37°52'24"
C229	26.00'	N 49°38'59" W	25.81'	27.78'	79°37'03"
C230	20.00'	S 82°04'04" W	5.88'	5.90'	16°54'51"
C304	50.00'	S 04°19'51" W	14.89'	14.92'	17°08'49"
C305	50.00'	S 70°59'11" W	29.82'	26.12'	29°16'49"
C306	50.00'	S 08°13'59" E	57.26'	61.84'	70°52'07"
C317	50.00'	N 41°11'09" E	45.69'	47.46'	64°22'28"
C318	50.00'	N 07°34'59" E	52.39'	54.75'	82°44'35"

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403", UNLESS NOTED OTHERWISE
- = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8403"
- ✚ = SECTION CORNER
- AG = AGRICULTURAL
- CD = COMMUNITY DEVELOPMENT DISTRICT
- CCR = CERTIFIED CORNER RECORD
- DR = DRAINAGE ASSESSMENT
- HDA = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- NR = NON-RADIAL LINE
- OR = OVERALL
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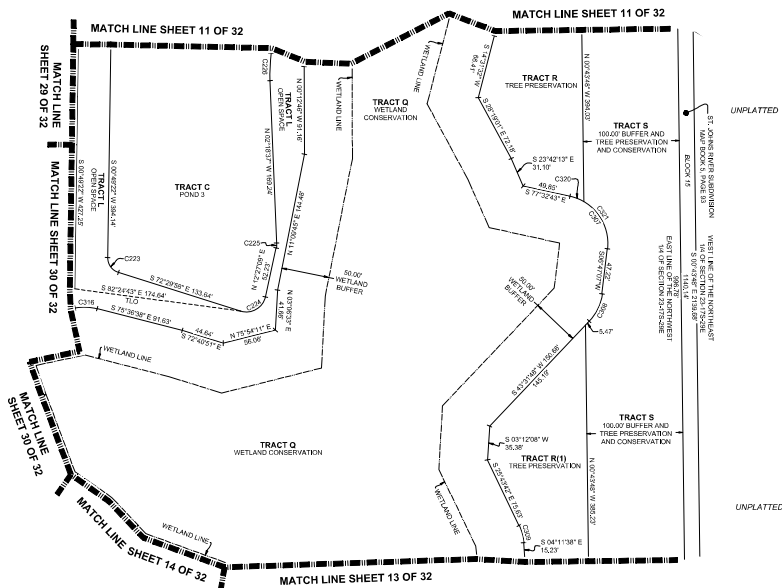
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SHEET 11 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C223	16.00'	S 3°50'18" E	15.11'	20.48'	73°19'21"
C224	20.00'	N 69°58'30" E	29.59'	33.18'	90°02'52"
C225	20.00'	N 0°04'16" E	5.14'	5.15'	14°48'40"
C226	214.00'	N 01°33'04" E	28.82'	28.80'	7°43'22"
C307	50.00'	S 3°52'24" E	67.13'	73.98'	84°19'57"
C308	50.00'	S 2°59'27" W	31.52'	32.07'	36°44'47"
C309	50.00'	S 14°19'40" E	18.88'	16.79'	21°32'54"
C316	50.00'	S 8°44'11" S	22.71'	22.97'	28°19'07"
C320	50.00'	S 68°38'59" E	15.53'	15.62'	17°53'46"
C321	50.00'	S 2°22'59" E	54.78'	57.97'	89°28'41"

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403", UNLESS NOTED OTHERWISE
- = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8403"
- ✚ = SECTION CORNER
- AG = AGRICULTURAL
- CD = COMMUNITY DEVELOPMENT DISTRICT
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- LB = LICENSED BUSINESS
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- OR = OVERALL
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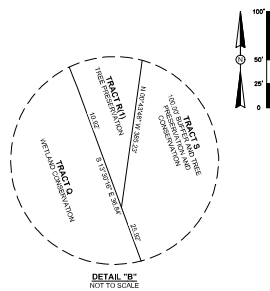
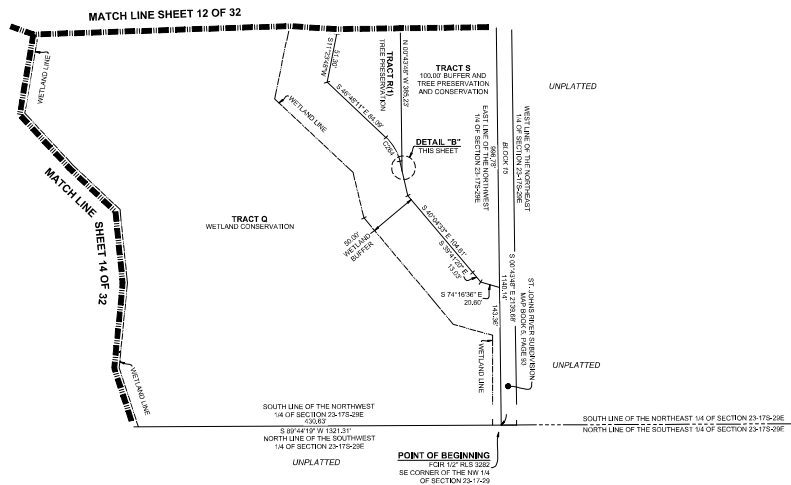
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SHEET 12 OF 32

DEAN RIVER

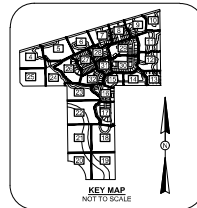
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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C204	90.00'	S 30°26'14" E	28.89'	28.89'
				37°17'52"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
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 - DR = DRAINAGE ASSESSMENT
 - HA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PL = PLAT LINE
 - TE = TIE LINE ONLY
 - UE = UTILITY EASEMENT



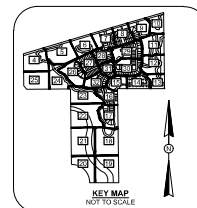
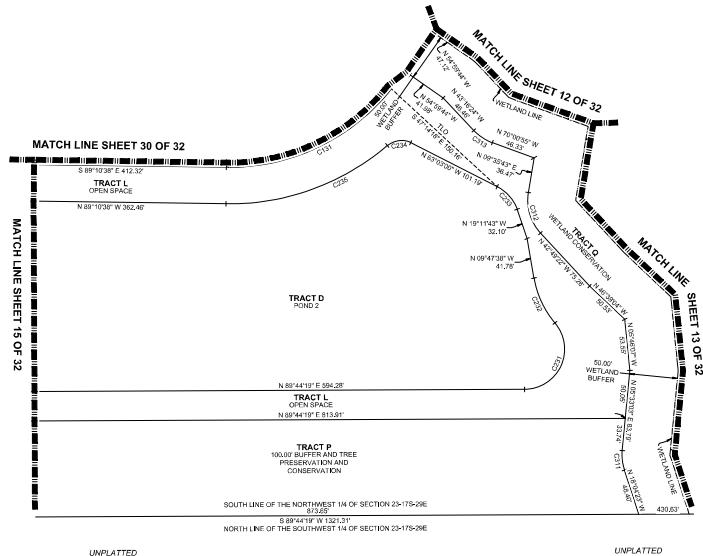
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SHEET 13 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C131	215.00'	N 64°30'27" E	196.20'	197.12'
				52°31'51"
C201	42.00'	N 24°14'48" E	75.19'	95.36'
				130°00'00"
C202	88.00'	N 25°04'10" W	51.84'	52.28'
				30°33'04"
C203	42.00'	N 41°07'22" W	31.37'	32.15'
				43°51'10"
C204	22.00'	S 83°11'43" W	24.45'	25.60'
				67°30'34"
C205	263.00'	S 70°07'54" W	178.79'	182.73'
				41°22'58"
C211	90.00'	N 68°15'01" W	26.17'	26.62'
				23°32'28"
C212	90.00'	N 16°38'48" W	44.75'	46.24'
				52°25'50"
C213	90.00'	N 96°38'40" W	23.13'	23.34'
				28°44'32"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
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 - LB = LICENSED BUSINESS
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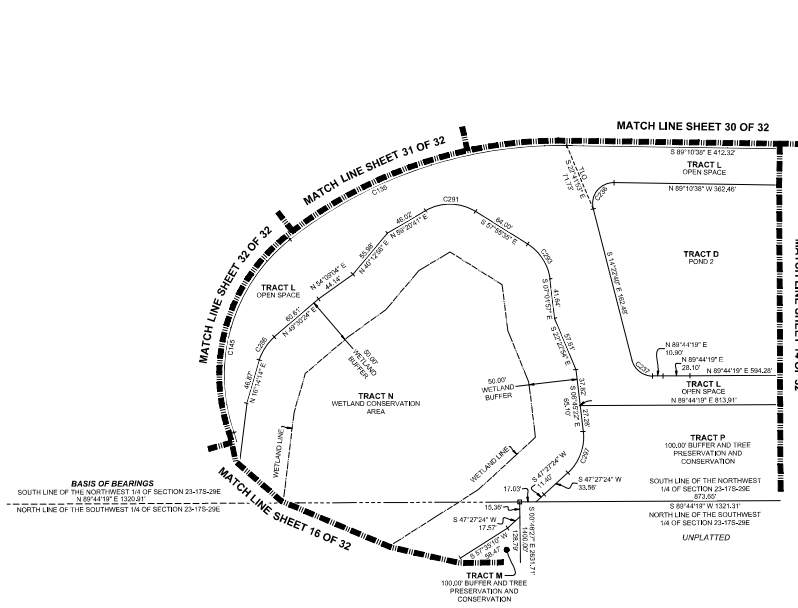
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SHEET 14 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C135	455.00'	S 71°10'38" W	304.30'	315.34' 30°04'48"
C145	180.00'	S 18°09'38" W	205.48'	223.57' 71°09'57"
C236	22.00'	S 38°13'21" W	34.95'	43.98' 105°12'02"
C237	22.00'	S 52°10'11" E	27.25'	29.14' 79°53'51"
C238	50.00'	N 32°52'10" E	28.67'	29.02' 33°16'10"
C291	50.00'	S 89°17'27" E	52.25'	54.74' 62°03'41"
C293	50.00'	S 32°29'49" E	42.37'	44.41' 89°03'59"
C297	50.00'	S 20°21'01" W	45.26'	47.37' 54°12'46"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8405"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - (NR) = NON-RADIAL LINE
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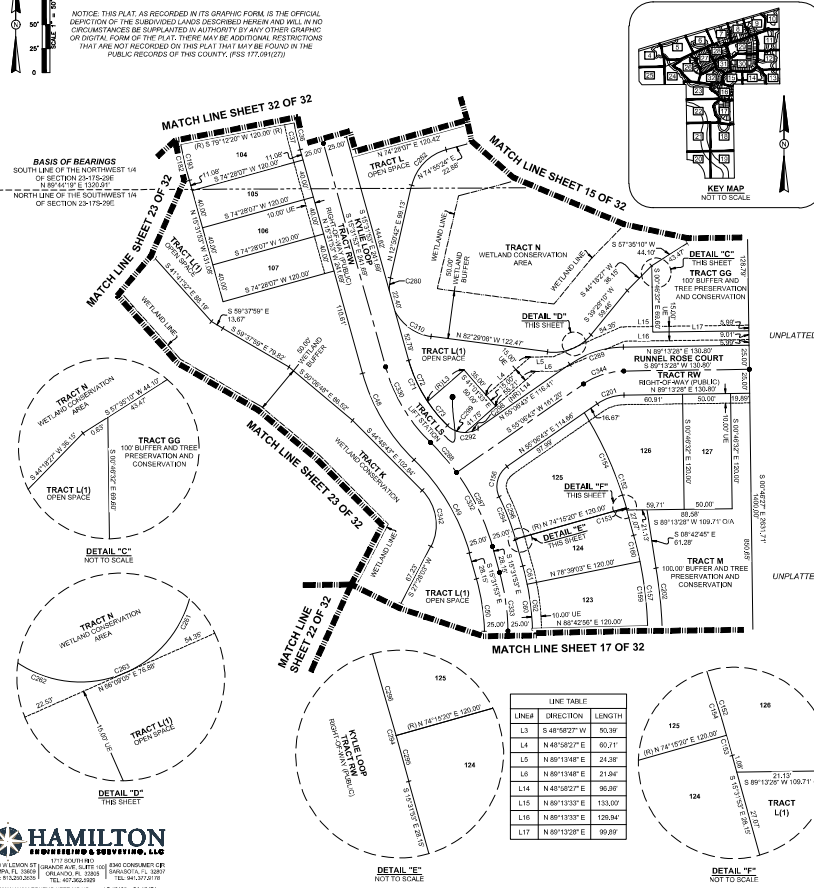
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SHEET 15 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C38	350.00'	N 18°06'21" E	387.79'	475.98' 67°16'27"
C37	262.00'	N 13°04'47" W	28.33'	28.56' 4°44'33"
C48	250.00'	S 30°44'06" E	105.56'	105.14' 30°24'27"
C49	215.00'	S 30°44'06" E	112.77'	114.10' 30°24'27"
C50	215.00'	S 08°08'10" E	55.22'	55.38' 14°45'28"
C60	265.00'	S 08°08'10" E	68.07'	68.25' 14°45'28"
C61	265.00'	S 13°28'25" E	19.34'	19.34' 4°10'56"
C62	265.00'	S 08°18'00" E	46.49'	46.50' 10°03'53"
C71	150.00'	S 30°44'06" E	78.68'	79.61' 30°24'27"
C72	150.00'	S 24°38'07" E	47.30'	47.49' 18°08'20"
C73	150.00'	S 30°48'21" E	32.05'	32.11' 12°15'58"
C152	385.00'	S 23°43'10" E	109.58'	110.08' 16°22'45"
C153	385.00'	N 15°05'01" W	5.40'	5.47' 0°12'47"
C154	385.00'	N 22°48'39" W	108.27'	108.82' 16°39'57"
C158	25.00'	N 14°30'31" E	32.50'	35.37' 81°04'24"
C157	385.00'	S 08°08'10" E	58.89'	59.16' 14°45'28"
C159	385.00'	N 06°18'00" W	67.54'	67.63' 10°03'53"
C160	385.00'	N 13°28'25" E	28.10'	28.10' 4°10'56"
C162	470.00'	S 18°08'31" W	520.70'	551.85' 67°16'27"
C163	470.00'	S 13°08'47" E	36.85'	36.88' 4°44'33"
C201	50.00'	N 72°10'08" E	29.33'	29.71' 34°08'40"
C202	400.00'	S 03°32'42" E	65.73'	65.76' 8°42'18"
C261	50.00'	S 62°49'07" W	73.00'	73.77' 26°39'54"
C262	50.00'	S 81°18'59" W	27.25'	27.37' 11°21'48"
C263	50.00'	S 68°37'01" W	42.37'	42.54' 58°11'42"
C269	50.00'	N 00°07'58" E	13.42'	13.57' 16°25'48"
C283	50.00'	N 43°53'03" E	51.58'	54.17' 62°04'43"
C287	240.00'	N 25°48'24" W	85.82'	86.06' 26°33'02"
C288	240.00'	N 41°00'37" W	41.24'	41.29' 9°15'21"
C289	100.00'	N 72°10'08" E	58.66'	59.54' 34°08'40"
C292	25.00'	S 65°32'02" E	31.69'	34.33' 78°40'32"
C294	265.00'	N 20°44'47" W	48.17'	48.24' 10°28'48"
C295	265.00'	N 10°38'10" W	0.99'	0.99' 0°12'47"
C296	265.00'	N 20°51'10" W	47.19'	47.28' 10°13'01"
C299	25.00'	N 17°54'47" E	14.20'	14.22' 32°56'11"
C298	25.00'	S 68°37'01" E	20.23'	20.62' 47°37'32"
C310	50.00'	N 52°29'54" W	45.41'	47.12' 54°09'28"
C320	175.00'	S 30°44'06" E	91.79'	92.87' 30°24'27"
C332	240.00'	N 30°44'06" W	125.86'	127.30' 30°24'27"
C333	240.00'	N 08°08'10" W	61.84'	61.82' 14°45'28"
C342	50.00'	S 08°44'20" E	58.66'	63.08' 72°16'40"
C344	75.00'	N 72°10'08" E	44.00'	44.60' 34°08'40"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
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 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAL AND DEC STAMPED "HAMILTON PCP LB #8405"
 - ✚ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
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 - DR = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - (NR) = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - (R) = RADIAL LINE
 - (TLO) = TIE LINE ONLY
 - UE = UTILITY EASEMENT



SHEET 16 OF 32

PLAT BOOK _____ PAGE _____



PLAT BOOK _____ PAGE _____



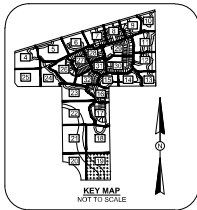
DEAN RIVER

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PLAT BOOK _____ PAGE _____

MATCH LINE
SHEET 21 OF 32

MATCH LINE SHEET 18 OF 32



KEY MAP
NOT TO SCALE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C273	290.89'	N 29°52'39" W	173.12'	185.81'	38°54'42"
C274	1019.42'	N 24°24'38" W	612.87'	822.50'	34°59'14"
C275	292.39'	N 29°11'40" W	216.19'	225.87'	31°13'12"

LEGEND

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- CD = COMMUNITY DEVELOPMENT DISTRICT
- CCR = CERTIFIED CORNER RECORD
- DE = DRAINAGE EASEMENT
- HDA = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
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HAMILTON ENGINEERING & SURVEYING, LLC
1771 W. 11th St.
Tampa, FL 33607
TEL: 813.281.1111
FAX: 813.281.1112
WWW.HAMILTONENGINEERING.COM

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SHEET 19 OF 32

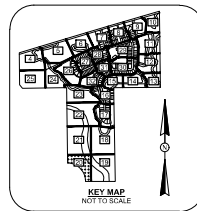
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PLAT BOOK _____ PAGE _____

MATCH LINE SHEET 21 OF 32

MATCH LINE
SHEET 18 OF 32



KEY MAP
NOT TO SCALE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	506.99'	N 44°02'07" W	715.58'	795.11'	89°08'28"
C276	795.69'	N 30°41'19" W	318.25'	325.41'	23°04'30"

LEGEND

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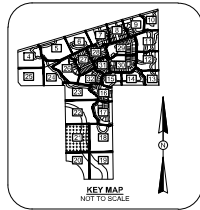
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SHEET 20 OF 32

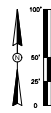
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PLAT BOOK _____ PAGE _____



UNPLATTED



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C274	1018.42	N 24°24'28" W	612.87	822.59	34°59'14"
C275	956.07	N 03°21'35" E	287.30	288.39	17°18'58"
C276	755.61	N 10°04'58" W	483.97	482.68	37°23'11"
C279	795.89	N 35°41'13" W	318.25	320.11	23°04'30"
C281	1256.06	N 02°52'20" W	578.40	584.67	26°40'19"
C283	844.19	N 14°37'02" W	485.98	479.33	50°28'13"

LEGEND

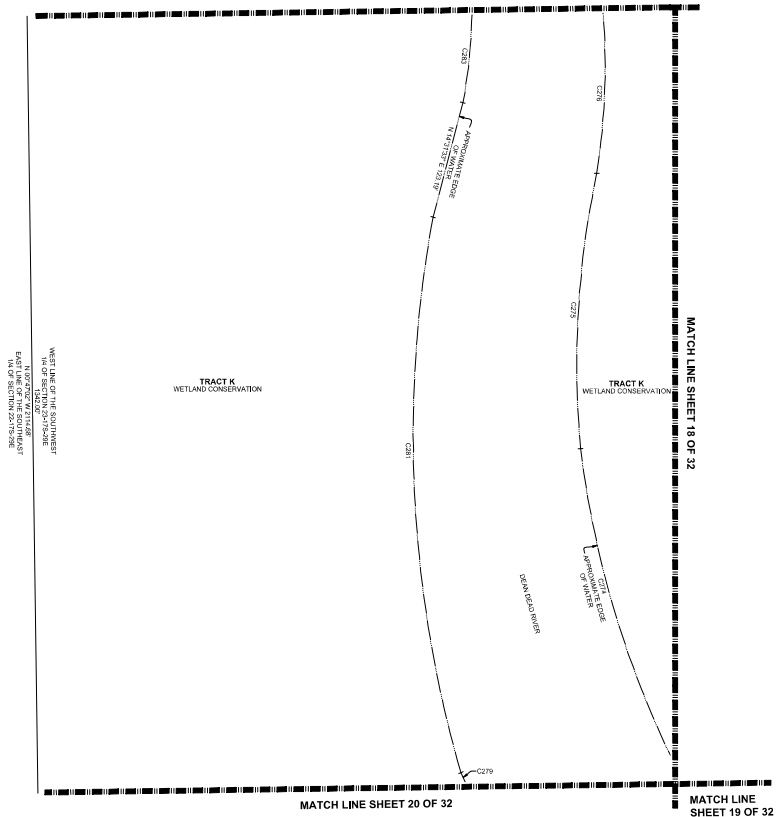
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UNPLATTED

MATCH LINE SHEET 22 OF 32



MATCH LINE SHEET 20 OF 32

MATCH LINE SHEET 16 OF 32

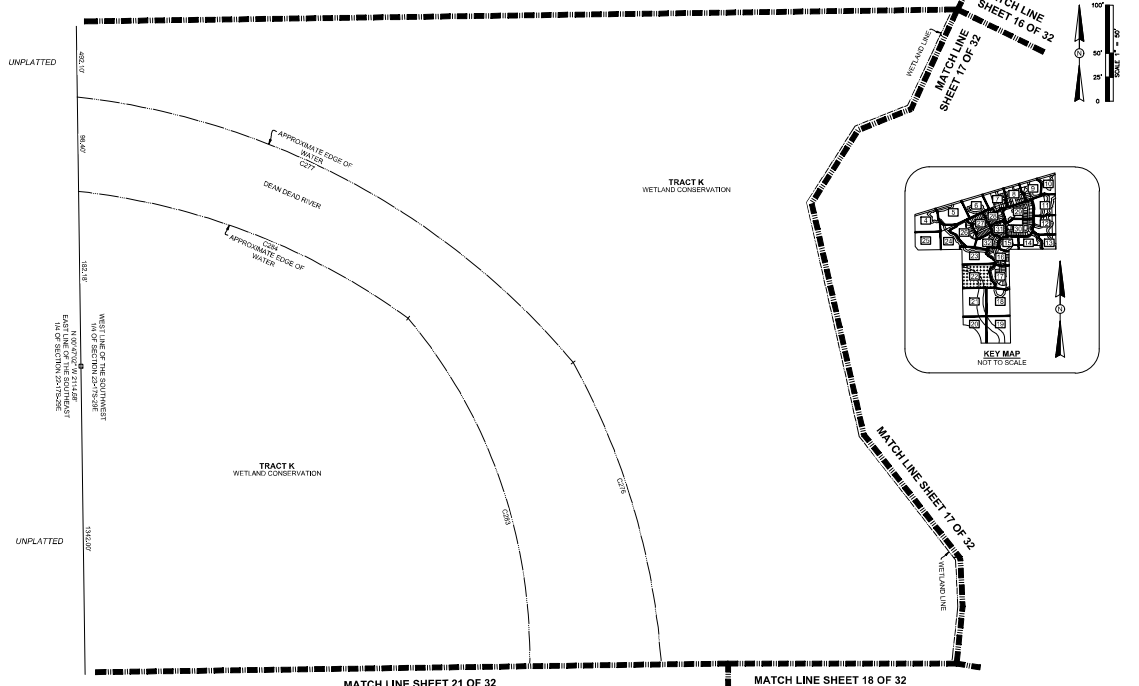
SHEET 21 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____

MATCH LINE SHEET 23 OF 32



MATCH LINE SHEET 21 OF 32

MATCH LINE SHEET 18 OF 32

LEGEND

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CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C275	755.61	N 10°04'58" W	483.97	482.68	37°23'11"
C277	788.79	N 61°49'54" W	585.97	600.38	43°39'51"
C283	844.19	N 14°37'02" W	485.98	479.33	50°28'13"
C284	713.22	N 08°50'38" W	397.88	372.08	29°53'28"



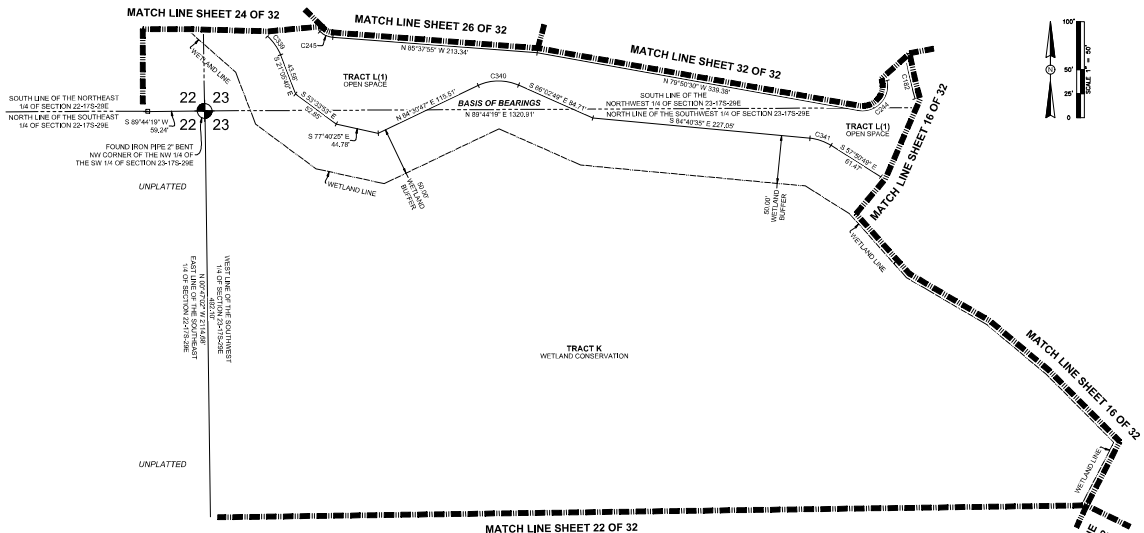
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SHEET 22 OF 32

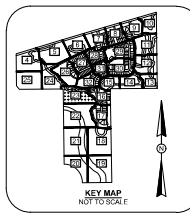
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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C182	475.00'	S 18°02'11" W	525.70'	551.85'	67°18'22"
C244	25.00'	S 44°04'58" W	43.38'	51.32'	113°05'49"
C245	21.00'	N 65°40'58" W	14.76'	15.68'	41°09'45"
C339	59.00'	S 34°47'34" E	23.68'	23.91'	27°22'47"
C340	59.00'	N 69°13'59" E	41.82'	43.14'	49°26'24"
C341	59.00'	S 71°19'42" E	23.20'	23.41'	29°49'49"



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DEC STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
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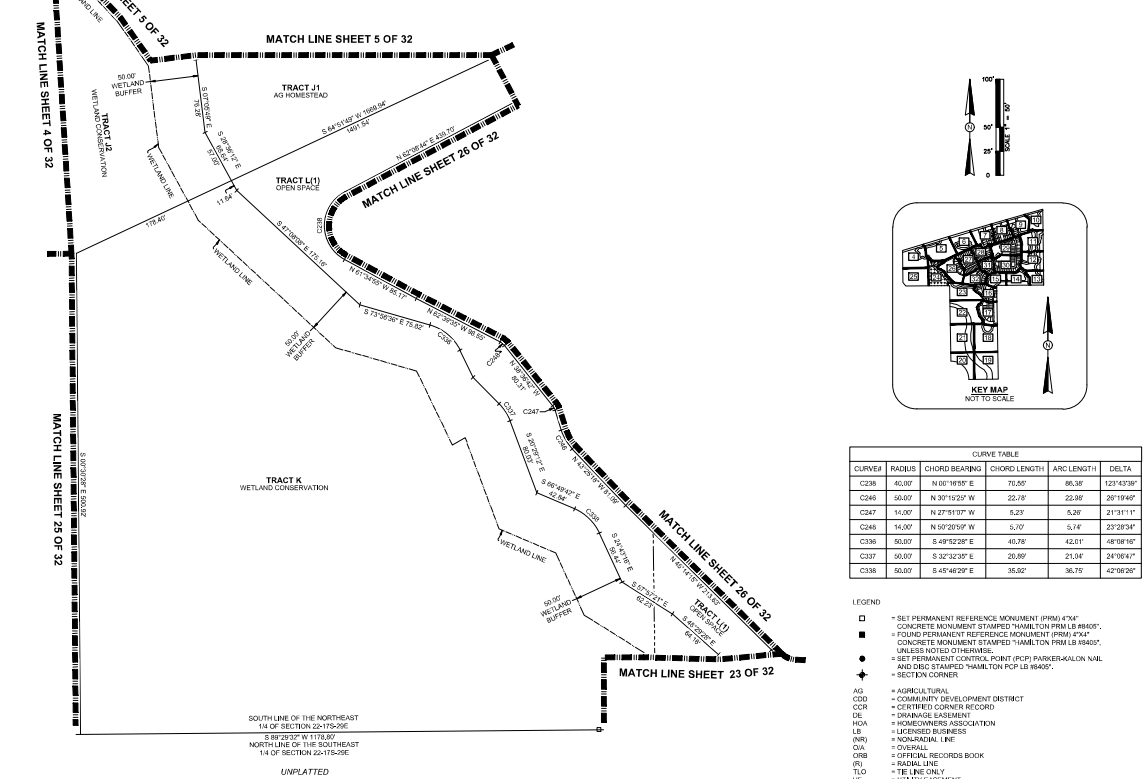
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SHEET 23 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C238	45.00'	N 00°19'59" E	75.50'	86.38'	123°43'36"
C246	50.00'	N 30°19'20" W	22.78'	23.39'	20°19'46"
C247	14.00'	N 27°18'09" W	5.23'	5.30'	21°31'11"
C248	14.00'	N 50°20'09" W	5.70'	5.74'	22°30'41"
C239	50.00'	S 49°52'38" E	40.75'	43.21'	49°18'16"
C237	50.00'	S 32°32'30" E	20.89'	21.91'	24°16'47"
C338	50.00'	S 45°48'29" E	35.50'	36.70'	42°06'26"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE.
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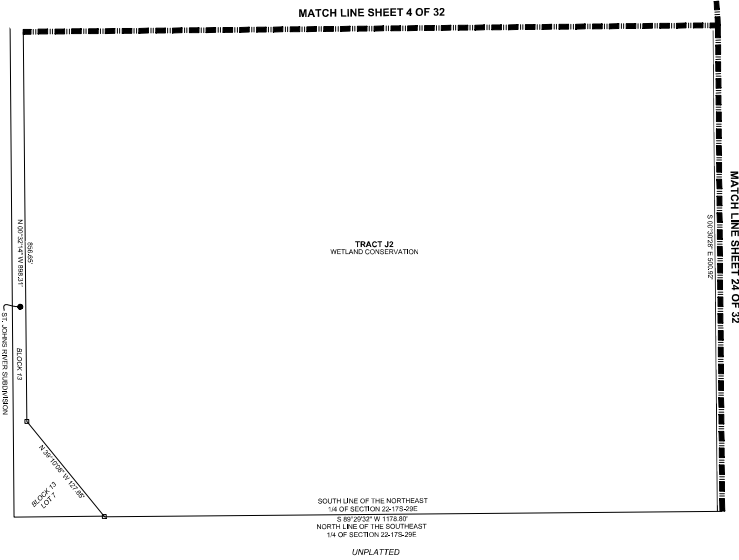
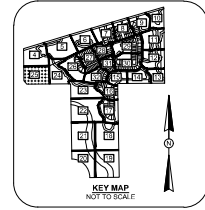
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SHEET 24 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
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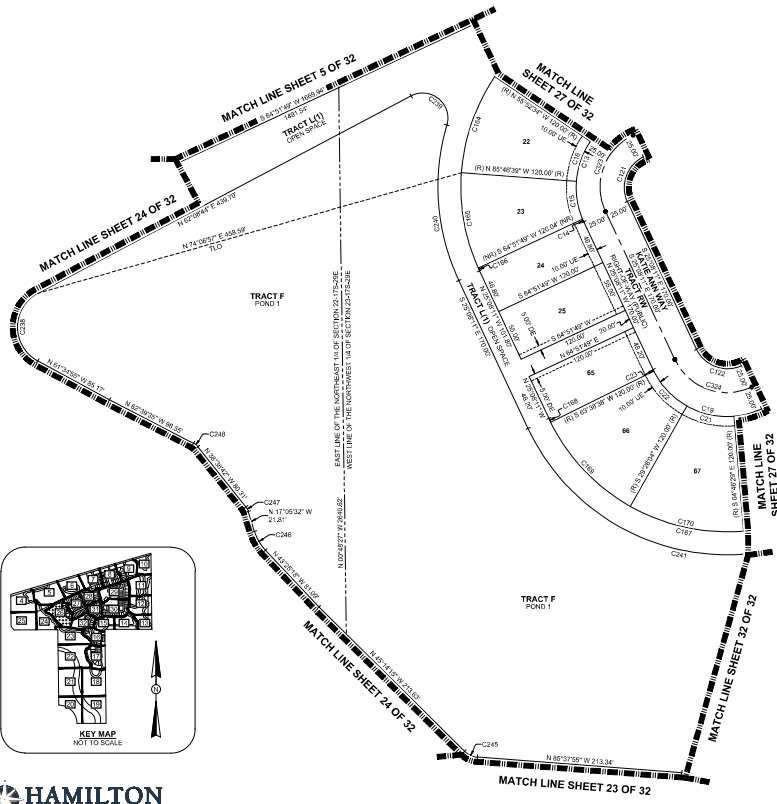
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SHEET 25 OF 32

DEAN RIVER

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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C13	85.00'	N 19°15'49" E	120.21'	133.52'	90°00'00"
C14	85.00'	N 24°02'21" W	3.21'	3.21'	2°09'59"
C15	85.00'	N 09°22'35" W	39.87'	49.35'	27°11'53"
C16	85.00'	N 10°10'24" E	43.86'	44.36'	29°54'04"
C18	85.00'	N 70°08'11" W	120.21'	133.52'	90°00'00"
C21	85.00'	N 77°40'13" W	50.89'	59.79'	34°12'33"
C22	85.00'	N 43°27'39" W	50.89'	59.79'	34°12'33"
C23	85.00'	N 28°44'17" W	1.81'	1.81'	1°13'12"
C121	35.00'	S 19°51'49" W	49.59'	54.96'	90°00'00"
C122	35.00'	S 70°08'11" E	49.59'	54.96'	90°00'00"
C164	265.00'	S 19°10'24" W	100.77'	106.89'	29°54'04"
C168	265.00'	S 10°02'35" E	100.79'	104.84'	39°27'41"
C169	265.00'	S 24°41'18" E	3.21'	3.21'	9°53'46"
C167	265.00'	S 70°08'11" E	289.91'	322.01'	90°00'00"
C168	265.00'	S 25°44'47" E	4.36'	4.36'	1°13'12"
C169	265.00'	S 43°27'39" E	120.59'	122.49'	34°12'33"
C170	265.00'	S 77°40'13" E	120.59'	122.49'	34°12'33"
C238	46.00'	N 00°10'56" E	70.59'	86.58'	123°43'39"
C239	26.00'	S 9°43'22" E	47.01'	69.00'	134°10'49"
C240	229.00'	S 04°21'49" E	162.43'	186.60'	41°32'43"
C241	229.00'	S 70°08'11" E	323.89'	399.71'	90°00'00"
C242	212.00'	N 89°49'09" W	14.79'	15.08'	41°59'49"
C243	69.00'	N 30°19'29" W	22.78'	23.89'	39°19'49"
C247	14.00'	N 27°51'07" W	5.23'	5.26'	2°13'11"
C248	14.00'	N 50°20'59" W	5.79'	5.74'	23°28'34"
C323	69.00'	S 19°51'49" W	84.85'	94.25'	90°00'00"
C324	69.00'	S 70°08'11" E	84.85'	94.25'	90°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8409" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8409"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DR = DRAINAGE ASSESSMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RL = RADIAL LINE
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 - UE = UTILITY EASEMENT



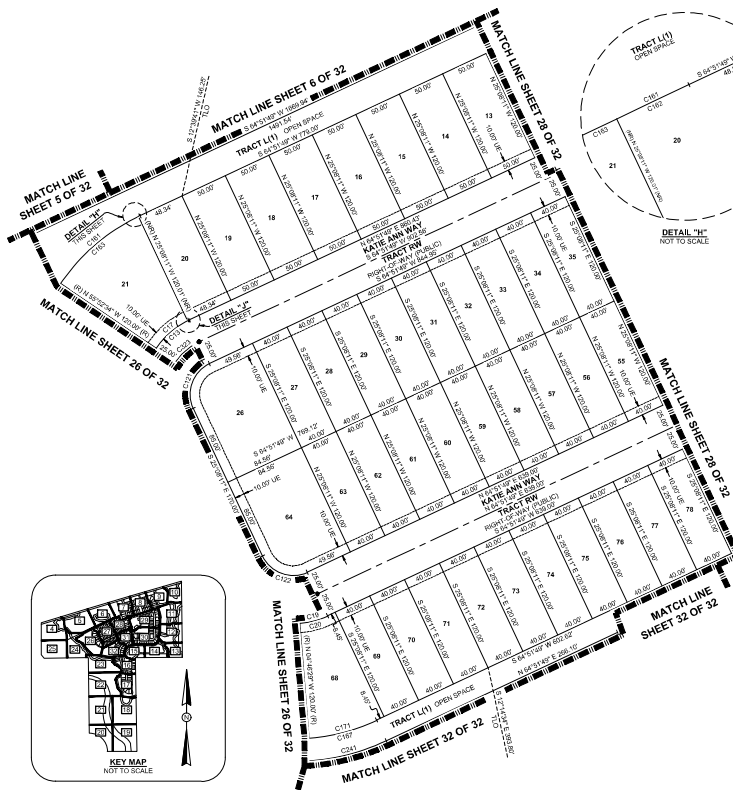
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SHEET 26 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C13	85.00	N 18°51'49" E	126.21	133.52	97°00'00"
C17	85.00	N 48°55'38" E	43.45	43.84	29°37'00"
C18	85.00	N 64°18'10" E	1.68	1.68	1°07'18"
C19	85.00	N 70°08'11" W	126.21	133.52	97°00'00"
C20	85.00	S 70°08'40" W	36.39	36.21	20°21'41"
C21	35.00	S 19°51'48" W	49.39	54.89	97°00'00"
C22	35.00	S 70°08'11" E	49.39	54.89	97°00'00"
C81	205.00	S 19°51'48" W	286.91	322.01	97°00'00"
C162	205.00	S 64°37'32" W	1.98	1.98	0°27'54"
C163	205.00	S 49°10'40" W	107.37	108.32	30°19'50"
C167	205.00	S 70°08'11" E	286.91	322.01	97°00'00"
C171	205.00	N 75°02'40" E	72.47	72.89	20°21'41"
C241	229.00	S 70°08'11" E	323.89	398.71	97°00'00"
C323	60.00	S 19°51'48" W	84.89	94.29	97°00'00"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RL = RADIAL LINE
 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



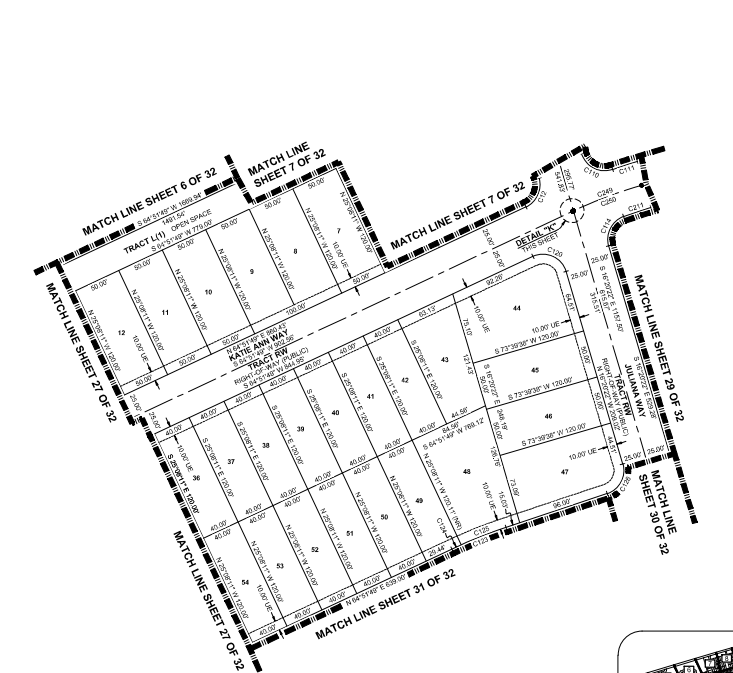
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FSS 177.06(2))

SHEET 27 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C12	25.00	N 24°10'41" E	32.54	35.43	81°12'11"
C119	25.00	S 62°40'30" E	36.39	40.57	92°58'20"
C111	625.00	N 72°10'28" E	27.28	27.28	2°58'28"
C114	25.00	S 28°52'34" W	34.22	37.68	66°21'52"
C120	25.00	N 68°14'16" W	37.96	43.11	88°47'49"
C123	625.00	N 68°11'20" E	60.99	60.94	6°39'02"
C124	625.00	N 68°20'24" E	10.59	10.56	1°09'09"
C125	625.00	N 68°40'59" E	50.36	50.36	0°29'53"
C126	25.00	N 27°35'16" E	34.89	38.33	87°51'13"
C211	475.00	S 71°02'34" W	20.14	20.14	2°39'02"
C240	590.00	S 69°15'44" W	76.99	76.77	8°47'49"
C250	590.00	S 69°18'15" W	75.99	75.94	9°42'47"
C251	590.00	S 64°54'20" W	0.73	0.73	0°59'02"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8403" UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAL AND DICE STAMPED "HAMILTON PCP LB #8403"
 - ✦ = SECTION CORNER
 - AG = AGRICULTURAL
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DS = DRAINAGE ASSESSMENT
 - HDA = HOMEOWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - NR = NON-RADIAL LINE
 - OR = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - RL = RADIAL LINE
 - TL = TIE LINE ONLY
 - UE = UTILITY EASEMENT



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SHEET 28 OF 32

DEAN RIVER

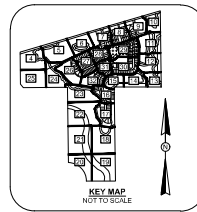
A REPLAY OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK PAGE

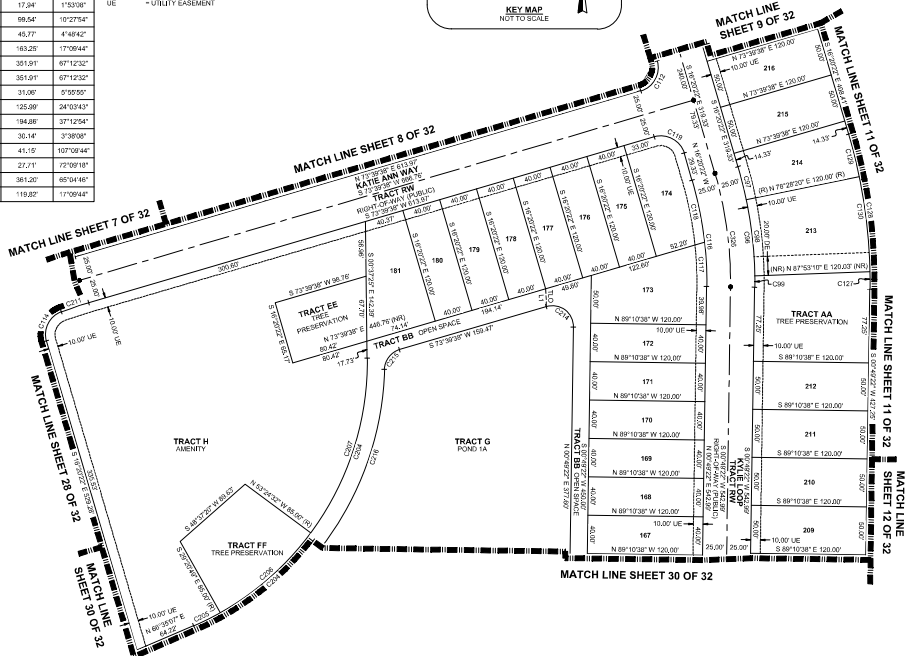
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	455.00	S 0°42'50" E	156.87	177.20
C07	455.00	S 1°56'01" E	35.89	41.42
C06	425.00	S 0°09'40" E	72.71	79.87
C05	425.00	S 0°01'43" W	11.79	11.76
C12	35.00	N 29°39'38" E	35.39	39.27
C14	35.00	S 20°57'34" W	34.32	37.88
C16	376.00	N 0°40'30" W	111.91	112.33
C17	376.00	N 0°42'55" W	48.29	46.31
C18	376.00	N 11°17'47" W	65.62	66.01
C19	25.00	N 61°20'22" W	25.36	38.27
C17	545.00	N 0°07'12" E	17.82	17.84
C18	545.00	N 0°17'43" W	89.47	89.54
C19	545.00	N 1°59'01" W	40.71	44.94
C20	545.00	N 0°49'30" W	162.84	163.25
C24	300.00	N 32°58'51" E	332.07	351.91
C24	300.00	N 32°58'51" E	332.07	351.91
C25	300.00	N 83°37'09" E	31.08	31.08
C26	300.00	N 48°37'00" E	125.89	125.89
C27	300.00	N 17°59'01" S	191.45	194.88
C31	475.00	S 71°10'34" W	35.14	36.14
C24	22.00	N 52°49'30" W	25.41	41.15
C19	77.00	S 3°34'59" W	76.91	27.71
C16	318.00	S 34°10'44" W	342.09	361.20
C28	400.00	S 0°42'50" E	116.37	116.87

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- UNLESS NOTED OTHERWISE,
- SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND ORC STAMPED "HAMILTON PCP LB #8405"
- SECTION CORNER
- AG AGRICULTURAL
- CD COMMUNITY DEVELOPMENT DISTRICT
- CCR CERTIFIED CORNER RECORD
- DE DRAINAGE EASEMENT
- HA HOMEOWNERS ASSOCIATION
- LB LICENSED BUSINESS
- NR NON-RADIAL LINE
- OR OVERALL
- ORB OFFICIAL RECORDS BOOK
- RI RADIAL LINE
- TLO TIE LINE ONLY
- UE UTILITY EASEMENT



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N 01°57'35" W	18.58'



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SHEET 29 OF 32

DEAN RIVER

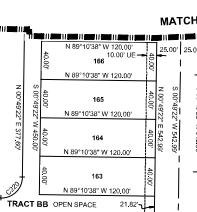
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PLAT BOOK PAGE

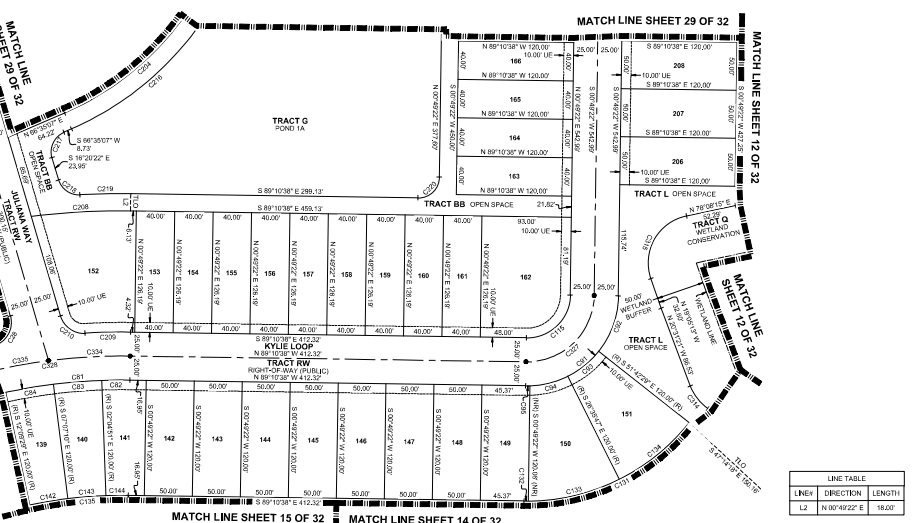
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	455.00	S 0°42'50" E	156.87	177.20
C07	455.00	S 1°56'01" E	35.89	41.42
C06	425.00	S 0°09'40" E	72.71	79.87
C05	425.00	S 0°01'43" W	11.79	11.76
C12	35.00	N 29°39'38" E	35.39	39.27
C14	35.00	S 20°57'34" W	34.32	37.88
C16	376.00	N 0°40'30" W	111.91	112.33
C17	376.00	N 0°42'55" W	48.29	46.31
C18	376.00	N 11°17'47" W	65.62	66.01
C19	25.00	N 61°20'22" W	25.36	38.27
C17	545.00	N 0°07'12" E	17.82	17.84
C18	545.00	N 0°17'43" W	89.47	89.54
C19	545.00	N 1°59'01" W	40.71	44.94
C20	545.00	N 0°49'30" W	162.84	163.25
C24	300.00	N 32°58'51" E	332.07	351.91
C24	300.00	N 32°58'51" E	332.07	351.91
C25	300.00	N 83°37'09" E	31.08	31.08
C26	300.00	N 48°37'00" E	125.89	125.89
C27	300.00	N 17°59'01" S	191.45	194.88
C31	475.00	S 71°10'34" W	35.14	36.14
C24	22.00	N 52°49'30" W	25.41	41.15
C19	77.00	S 3°34'59" W	76.91	27.71
C16	318.00	S 34°10'44" W	342.09	361.20
C28	400.00	S 0°42'50" E	116.37	116.87

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #8405"
- UNLESS NOTED OTHERWISE,
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- SECTION CORNER
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LINE TABLE		
LINE#	DIRECTION	LENGTH
L2	N 0°42'50" E	18.60'



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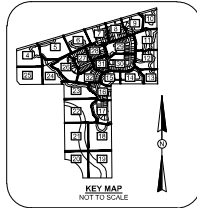
SHEET 30 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C24	475.00	S 88°10'00" W	55.00	55.00
C25	475.00	S 69°57'00" W	42.86	42.87
C26	475.00	S 69°37'30" W	12.96	12.96
C27	25.00	N 62°24'45" W	36.91	40.21
C28	25.00	N 30°38'16" E	36.53	40.97
C29	625.00	N 64°38'44" E	276.12	281.49
C30	625.00	N 53°00'38" E	26.97	28.29
C31	625.00	S 6°00'44" E	40.00	40.01
C32	625.00	N 59°48'48" E	40.00	40.01
C33	625.00	N 63°20'51" E	40.00	40.01
C34	625.00	N 67°09'32" E	39.87	39.88
C35	675.00	N 70°10'00" E	50.31	50.29
C36	350.00	N 18°50'21" E	387.79	410.86
C46	350.00	N 46°30'00" E	40.00	40.00
C47	350.00	N 60°46'38" E	11.80	11.82
C51	575.00	S 71°18'00" W	384.63	392.19
C55	575.00	S 75°18'21" W	50.59	50.57
C56	575.00	S 70°17'02" W	50.59	50.57
C57	575.00	S 65°14'43" W	50.59	50.57
C58	575.00	S 60°12'24" W	50.59	50.57
C59	575.00	S 55°10'03" W	50.59	50.57
C123	625.00	N 68°11'20" E	60.97	60.94
C125	455.00	S 71°18'00" W	394.36	310.36
C137	455.00	N 60°10'00" E	40.00	40.01
C138	455.00	N 60°12'24" E	40.00	40.01
C139	455.00	N 60°14'43" E	40.00	40.01
C140	455.00	N 70°17'02" E	40.00	40.01
C141	455.00	N 70°19'21" E	40.00	40.01
C172	745.00	S 60°44'31" W	233.86	234.32
C173	745.00	S 67°29'54" W	58.39	58.32
C174	745.00	S 63°27'33" W	46.70	46.71
C175	745.00	S 58°46'48" W	47.88	47.89
C176	745.00	S 56°09'44" W	47.88	47.89
C177	745.00	S 53°02'00" W	50.62	50.62
C178	745.00	S 57°28'18" E	147.43	147.88
C179	745.00	N 63°10'29" E	5.34	5.34
C180	745.00	N 62°00'18" E	40.01	40.02
C181	745.00	N 61°11'02" E	40.48	40.48
C182	470.00	S 18°00'21" W	520.70	551.85
C183	470.00	S 60°46'38" W	15.89	15.89
C184	470.00	S 46°30'00" W	53.71	53.74
C265	800.00	N 68°11'20" E	58.00	58.04
C268	800.00	S 71°16'58" W	401.36	403.34
C269	800.00	S 67°12'43" W	320.96	323.98



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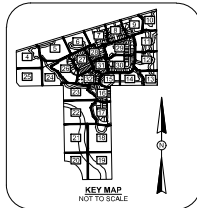
SHEET 31 OF 32

DEAN RIVER

A REPLAT OF THAT CERTAIN PORTION OF BLOCKS 10, 11, 12, 13, 14 AND 15 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH GOVERNMENT LOT 5, ALL TOGETHER LYING IN SECTIONS 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

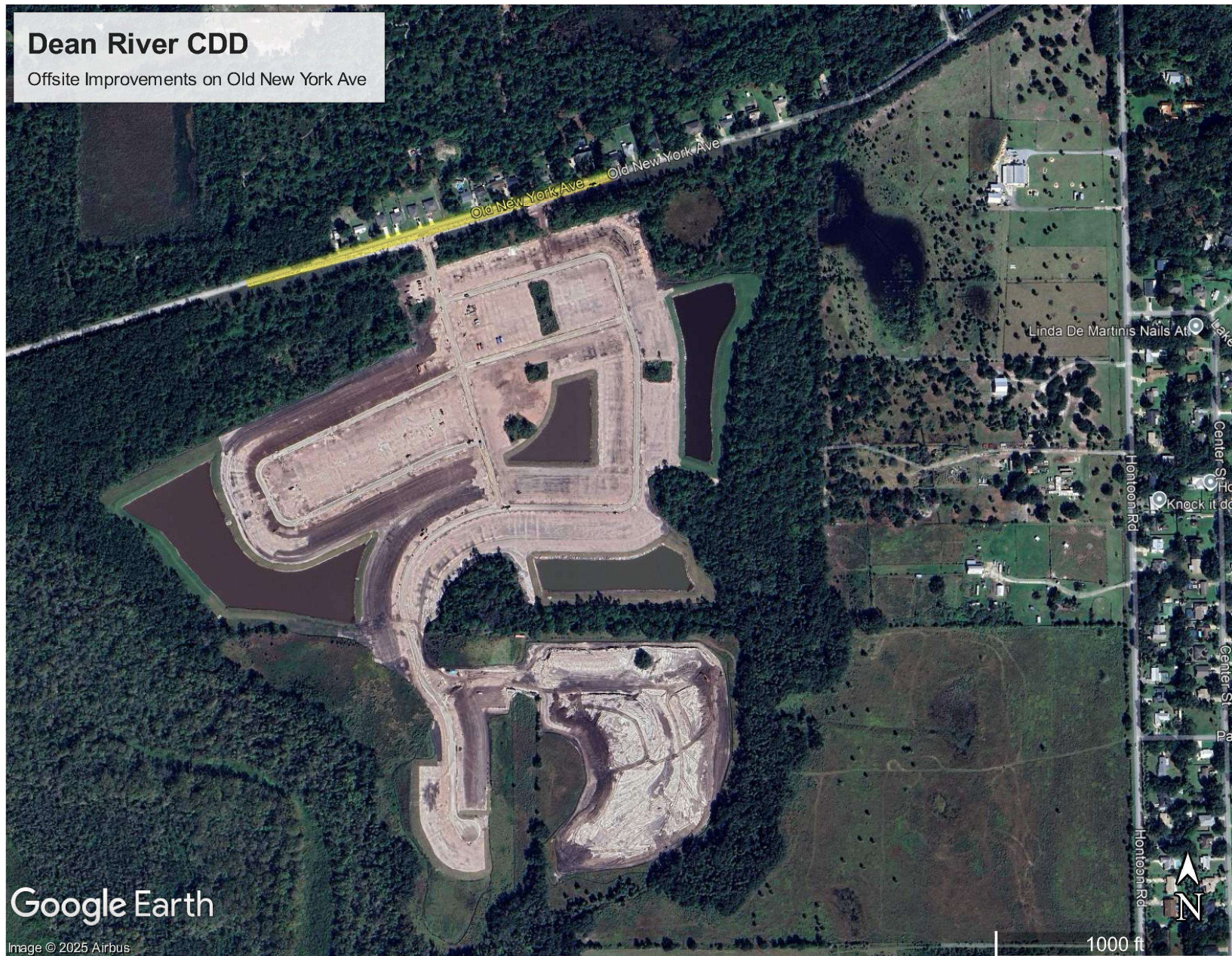
CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C36	350.00	N 18°50'21" E	387.79	410.86
C38	350.00	N 07°10'00" W	40.00	40.02
C39	350.00	N 02°09'00" W	40.00	40.02
C40	350.00	N 08°56'41" E	45.00	45.03
C41	350.00	N 13°21'59" E	45.00	45.03
C42	350.00	N 20°19'41" E	40.00	40.02
C43	350.00	N 26°52'41" E	40.00	40.02
C44	350.00	N 33°25'53" E	40.00	40.02
C45	350.00	N 39°58'59" E	40.00	40.02
C74	350.00	S 18°50'21" W	332.36	352.25
C75	350.00	S 46°30'38" W	54.72	54.80
C76	350.00	S 54°53'49" W	66.67	66.80
C77	350.00	S 52°28'18" W	66.67	66.80
C78	350.00	S 08°22'24" E	66.67	66.80
C79	350.00	S 03°22'40" E	66.67	66.80
D80	300.00	S 12°38'42" E	35.21	35.23
Q81	575.00	S 71°18'00" W	384.63	392.19
Q82	575.00	S 52°11'45" W	9.09	9.09
C135	455.00	S 71°18'00" W	394.36	310.36
C136	455.00	N 52°11'45" E	7.19	7.19
C145	190.00	S 18°59'38" W	208.48	223.57
C146	190.00	N 14°38'20" W	30.32	30.36
C147	190.00	N 03°22'45" W	40.00	40.00
C148	190.00	N 09°22'45" E	40.00	40.00
C149	190.00	N 23°08'18" E	40.00	40.00
C150	190.00	N 34°53'49" E	40.00	40.00
C151	190.00	N 46°30'38" E	32.84	32.88
C182	470.00	S 18°00'21" W	520.70	551.85
C185	470.00	S 39°58'59" W	53.71	53.74
C186	470.00	S 33°29'53" W	53.71	53.74
C187	470.00	S 26°52'41" W	53.71	53.74
C188	470.00	S 20°19'41" W	53.71	53.74
C189	470.00	S 13°21'59" W	60.42	60.47
C190	470.00	S 05°52'41" W	60.42	60.47
C191	470.00	S 00°59'00" E	53.71	53.74
C192	470.00	S 07°10'00" E	53.71	53.74
C241	230.00	S 70°08'11" E	323.85	339.71
C242	230.00	S 42°30'00" E	49.62	50.61
C243	494.00	S 08°46'58" W	368.08	368.41
C244	26.00	S 44°02'45" W	43.28	51.32
C329	325.00	S 18°50'21" W	360.08	381.60



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. (FSS 17.00(2)(7))

SHEET 32 OF 32

EXHIBIT C
LOCATION OF OFFSITE IMPROVEMENTS



BILL OF SALE
[DEAN RIVER PHASE 1 UTILITIES]

DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (Grantor), in the County of Volusia, State of Florida, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto **THE CITY OF DELAND, FLORIDA** (Grantee) the following:

Phase 1 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), Tract LS (Lift Station), and any “Utility Easements” and any other utility easements, each as identified in *Dean River, as recorded in Plat Book __, Pages __ - __, of the Official Records of Volusia County, Florida.*

Phase 1 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), and any “Utility Easements” and any other utility easements, each as identified in *Dean River, as recorded in Plat Book __, Pages __ - __, of the Official Records of Volusia County, Florida.*

Phase 1 Reclaimed Water Improvements — All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, reclaimed water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon Tract RW (Right-of-Way Public), Tract B (Right-of-Way Dedication), and any “Utility Easements” and any other utility easements, each as identified in *Dean River, as recorded in Plat Book __, Pages __ - __, of the Official Records of Volusia County, Florida.*

To have and to hold the same to the City of Deland, Florida, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

**SIGNATURE PAGE TO BILL OF SALE
[DEAN RIVER PHASE 1]**

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this _____ day of _____, 2026.

WITNESSES

**DEAN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

BILL OF SALE
[DEAN RIVER PHASE 1]

DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (Grantor), in the County of Volusia, State of Florida, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto **VOLUSIA COUNTY, FLORIDA** (Grantee) the following:

Phase 1 Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – Tract RW (Right-of-Way Public) and Tract B (Right-of-Way Dedication), each as identified in *Dean River*, as recorded in Plat Book __, Pages __ - __, of the Official Records of Volusia County, Florida.

To have and to hold the same to the Volusia County, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

**SIGNATURE PAGE TO BILL OF SALE
[DEAN RIVER PHASE 1]**

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this _____ day of _____, 2026.

WITNESSES

**DEAN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

BILL OF SALE
[DEAN RIVER OFFSITE UTILITIES]

DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (Grantor), in the County of Volusia, State of Florida, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto **THE CITY OF DELAND, FLORIDA** (Grantee) the following:

Offsite Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within or upon the areas identified in **Exhibit A** attached hereto.

Offsite Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the areas identified in **Exhibit A** attached hereto.

To have and to hold the same to the City of Deland, Florida, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

**SIGNATURE PAGE TO BILL OF SALE
[DEAN RIVER OFFSITE UTILITIES]**

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this _____ day of _____, 2026.

WITNESSES

**DEAN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

BILL OF SALE
[DEAN RIVER OFFSITE ROADWAYS]

DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT (Grantor), in the County of Volusia, State of Florida, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto **VOLUSIA COUNTY, FLORIDA** (Grantee) the following:

Offsite Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – located within or upon the areas identified in **Exhibit A** attached hereto.

To have and to hold the same to the Volusia County, Florida, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

**SIGNATURE PAGE TO BILL OF SALE
[DEAN RIVER OFFSITE ROADWAYS]**

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this _____ day of _____, 2026.

WITNESSES

**DEAN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made to be effective as of the ____ day of _____ 2026,
by and between:

Strada Development LLC, a Florida limited liability company, the owner and
developer of lands within the boundary of the District, and whose mailing address
is 2300 St. Johns Parkway, Sanford, Florida 32771 ("**Grantor**"); and

Dean River Community Development District, a local unit of special-purpose
government established pursuant to Chapter 190, *Florida Statutes*, and whose
mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite
410W, Boca Raton, Florida 33431 ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this
instrument, the heirs, legal representatives and assigns of individuals, and the successors and
assigns of trustees, partnerships, limited liability companies, governmental entities, and
corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of
which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee
forever, all the right, title, interest, claim and demand which the Grantor has in and to the
following described lot, piece or parcel of land, and more particularly below ("**Property**"):

**Tract C (Pond 3), Tract D (Pond 2), Tract F (Pond 1), Tract G (Pond 1A), Tract H
(Amenity), Tracts J2, J3 and K (Wetland Conservation), Tracts M, P, S, U, V, W, X,
Y and GG (100' Buffer and Tree Preservation and Conservation), Tracts N and Q
(Wetland Conservation Area), Tracts R, R(1), Z, AA, EE, and FF (Tree Preservation),
Dean River, as recorded in Plat Book __, Pages __ - __, of the Official Records of
Volusia County, Florida.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging
or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year
hereof and subsequent years, as applicable, and all easements, restrictions, reservations,

conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

STRADA DEVELOPMENT LLC

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of Strada Development LLC, a Florida limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made to be effective as of the ____ day of _____ 2026,
by and between:

River Resource Group LLC, a Florida limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address is 200 South Orange Avenue, Suite 1600 (J2S), Orlando, Florida 32801 ("**Grantor**"); and

Dean River Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

Tract C (Pond 3), Tract D (Pond 2), Tract F (Pond 1), Tract G (Pond 1A), Tract H (Amenity), Tracts J2, J3 and K (Wetland Conservation), Tracts M, P, S, U, V, W, X, Y and GG (100' Buffer and Tree Preservation and Conservation), Tracts N and Q (Wetland Conservation Area), Tracts R, R(1), Z, AA, EE, and FF (Tree Preservation), Dean River, as recorded in Plat Book __, Pages __ - __, of the Official Records of Volusia County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

RIVER RESOURCE GROUP LLC

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of River Resource Group LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

**EASEMENT AGREEMENT
[PHASE 1]**

THIS EASEMENT AGREEMENT is made and entered into this ____ day of _____, 2026, by and among:

Strada Development LLC, a Florida limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address is 2300 St. Johns Parkway, Sanford, Florida 32771; and

River Resource Group LLC, a Florida limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address is 200 South Orange Avenue, Suite 1600 (J2S), Orlando, Florida 32801 (together with Strada Development LLC, "**Landowner**"); and

Dean River Homeowners Association, Inc., a Florida not-for-profit corporation, and whose mailing address is _____ ("**Association**"); and

Dean River Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Volusia County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**District**" or "**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of those certain plats identified as **Dean River , as recorded at Plat Book __, Pages __ - __, of the Official Records of Volusia County, Florida,** among other documents, Landowner has dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plat; and

WHEREAS, Landowner desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, **"Easement Areas"**) for the purposes more particularly described here; and

WHEREAS, Landowner and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Landowner and Association each grant to the District a perpetual easement over the Easement Areas and Landowner and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. Grant of Non-Exclusive Easement. Landowner and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of Strada Development LLC, River Resource Group LLC, and Association's respective interests, if any - (**"Easement Areas"**) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, **"Easement"**):

A) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and other District facilities located within the **"Utility Easements," and "Drainage Easements," each as identified in the plat known as Dean River , as recorded at Plat Book __, Pages __ - __, of the Official Records of Volusia County, Florida.** As a point of clarification, the parties agree that the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system within the District, as well as any other improvements financed and/or installed by the District.

3. Inconsistent Use. Landowner and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably

interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Landowner or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Landowner and Association and counsel(s) for Grantee may deliver Notice on behalf of the Landowner and Association and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent

Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Landowner and Association.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. Public Records. Landowner and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. Severability. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Landowner, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESS

STRADA DEVELOPMENT LLC

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of Strada Development LLC, a Florida limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[Signatures continue on following page]

WITNESS

RIVER RESOURCE GROUP LLC

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of River Resource Group LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

**DEAN RIVER HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2026, by
_____ as _____ of Dean River, who appeared before me
this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

WITNESSES

**DEAN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of the Dean River Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

CITY OF DELAND
DELAND, FLORIDA 32724



Utilities Department
1102 S. AMELIA AVE.
TELEPHONE (386)626-7252
FAX (386)740-6851

May 12, 2026

Nicole Martin, Permitting Manager
Madden, Moorhead & Stokes, LLC
431 E. Horatio Ave., Ste. 260
Maitland, FL 32751
407-629-8330, Ext. 129
nicole@madden-eng.com

Re: Dean River Utilities

Dear Ms. Martin,

This letter is to advise you that the City of DeLand has reviewed the final completion packet for the Dean River subdivision and finds that everything is sufficient. All the utility line valves have been opened for use and lift station and generator are operational at this time. The water and electrical meter accounts are in the City of DeLand's name for payment. I believe everything is ready to go on this project, pending final approval by Volusia County.

If you should need anything additional, please feel free to contact me if you have any questions.

Sincerely

James Ailes
Utilities Director

Cc: Scott Zender, Deputy Utilities Director
Doug Larkins, Deputy Utilities Director
Whitney Zittle, Utilities Capital Improvement Manager
William Zeh P.E., Madden, Moorhead & Stokes Engineering

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**DEAN RIVER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2026**

**DEAN RIVER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2026**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 4,644	\$ -	\$ 4,644
Due from Landowner	-	6,043	6,043
Due from Highland Homes	2,365	-	2,365
Due from Maronda Inc	26,854	-	26,854
Total assets	<u>\$ 33,863</u>	<u>\$ 6,043</u>	<u>\$ 39,906</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 22,521	\$ 6,043	\$ 28,564
Due to Landowner	-	6,043	6,043
Landowner advance	2,905	-	2,905
Total liabilities	<u>25,426</u>	<u>12,086</u>	<u>37,512</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	29,219	-	29,219
Total deferred inflows of resources	<u>29,219</u>	<u>-</u>	<u>29,219</u>
Fund balances:			
Unassigned	(20,782)	-	(20,782)
Total fund balances	<u>(20,782)</u>	<u>(6,043)</u>	<u>(26,825)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 33,863</u>	<u>\$ 6,043</u>	<u>\$ 39,906</u>

**DEAN RIVER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution- Maronda	\$ -	\$ 2,545	\$ 52,736	5%
Landowner contribution- Highland	1,518	9,742	32,322	30%
Total revenues	<u>1,518</u>	<u>12,287</u>	<u>85,058</u>	14%
EXPENDITURES				
Professional & administrative				
Supervisor	-	215	-	N/A
Management/accounting/recording**	2,000	16,000	40,000	40%
Legal	2,467	5,742	25,000	23%
Engineering	1,587	1,587	2,000	79%
Dissemination agent*	-	-	1,333	0%
Telephone	17	134	200	67%
Postage	-	-	500	0%
Printing & binding	42	333	500	67%
Legal advertising	-	1,921	7,500	26%
Annual special district fee	-	175	175	100%
Insurance	-	-	5,500	0%
Contingencies/bank charges	111	1,015	1,500	68%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	145	145	100%
Total expenditures	<u>6,224</u>	<u>28,947</u>	<u>85,058</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(4,706)	(16,660)	-	
Fund balances - beginning	(16,076)	(4,122)	-	
Fund balances - ending	<u>\$ (20,782)</u>	<u>\$ (20,782)</u>	<u>\$ -</u>	

*These items will be realized once bonds are issued.

**DEAN RIVER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MAY 31, 2026**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Cost of issuance	<u>-</u>	<u>6,043</u>
Total expenditures	<u>-</u>	<u>6,043</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,043)
Fund balances - beginning	<u>(6,043)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (6,043)</u></u>	<u><u>\$ (6,043)</u></u>

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
DEAN RIVER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Dean River Community Development District held a Regular Meeting on June 22, 2026 at 2:00 p.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174.

Present:

Steven Boyette	Chair
Milton Andrade	Vice Chair
Carmen Tarantino	Assistant Secretary
Garrett Parkinson	Assistant Secretary

Also present:

Cindy Cerbone (via telephone)	District Manager
Jamie Otero	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Katie Peck	Maronda

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Otero called the meeting to order at 2:03 p.m.

Supervisors, Parkinson, Tarantino and Boyette and Supervisor-Appointee Andrade were present. Supervisor Lindsay was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor Milton Andrade (the following will be provided in a separate package)

Ms. Otero, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Milton Andrade. Mr. Andrade is familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Christina Lindsay [Seat 2]

On MOTION by Mr. Tarantino and seconded by Mr. Boyette, with all in favor, the resignation of Christina Lindsay from Seat 2, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Katie Peck to Fill Unexpired Term of Seat 2; Term Expires November 2028

Mr. Tarantino nominated Katie Peck to fill Seat 2. No other nominations were made.

On MOTION by Mr. Tarantino and seconded by Mr. Boyette, with all in favor, the appointment of Katie Peck to Seat 2, was approved.

- Administration of Oath of Office**

Ms. Otero, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Katie Peck. Ms. Peck is familiar with the items listed in the Third Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-10, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Otero presented Resolution 2026-10.

Mr. Andrade nominated the following:

Steven Boyette	Chair
Milton Andrade	Vice Chair

73 Carmen Tarantino Assistant Secretary
74 Garret Parkinson Assistant Secretary
75 Katie Peck Assistant Secretary

76 This Resolution removes the following from the Board:

77 Christina Lindsay Assistant Secretary

78 The following prior appointments by the Board remain unchanged by this Resolution:

79 Craig Wrathell Secretary
80 Jamie Otero (formerly Sanchez) Assistant Secretary
81 Cindy Cerbone Assistant Secretary
82 Craig Wrathell Treasurer
83 Jeffrey Pinder Assistant Treasurer

84 **On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor,**
85 **Resolution 2026-10, Electing, as nominated, and Removing Officers of the**
86 **District and Providing for an Effective Date, was adopted.**

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88
89 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2026-11,
Approving a Proposed Budget for Fiscal
Year 2026/2027 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing for an Effective
Date

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98 Ms. Otero presented Resolution 2026-11. She reviewed the proposed Fiscal Year 2027
99 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026
100 budget, and explained the reasons for any changes.

101 Discussion ensued regarding potential Field Operations expenses and whether the
102 Developer will engage a property/field operations manager.

103 **On MOTION by Mr. Boyette and seconded by Mr. Andrade, with all in favor,**
104 **Resolution 2026-11, Approving a Proposed Budget for Fiscal Year 2026/2027**
105 **and Setting a Public Hearing Thereon Pursuant to Florida Law for September 1,**
106 **2026 at 2:00 p.m., at the Hampton Inn Daytona/Ormond Beach, 155**
107 **Interchange Boulevard, Ormond Beach, FL 32174; Addressing Transmittal,**

Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-12, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing for an Effective Date

A. Amended Rules of Procedure

Ms. Otero presented Resolution 2026-12 and the Amended Rules of Procedure.

On MOTION by Mr. Andrade and seconded by Mr. Parkinson, with all in favor, Resolution 2026-12, to Designate September 1, 2026 at 2:00 p.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, FL 32174, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing for an Effective, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-13, Directing District Staff to File a Request with the County Council of Volusia County, Florida, to Change the Name of the District, And Authorizing Such Other Actions as Are Necessary in Furtherance Thereof; and Providing an Effective Date

Ms. Otero presented Resolution 2026-13.

On MOTION by Mr. Boyette and seconded by Mr. Andrade, with all in favor, Resolution 2026-13, Directing District Staff to File a Request with the County Council of Volusia County, Florida, to Change the Name of the District, And Authorizing Such Other Actions as Are Necessary in Furtherance Thereof; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year

2026/2027 and Providing for an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Otero presented Resolution 2026-06. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: July 14, 2026; August 4, 2026; and September 1, 2026

TIME: 2:00 PM

LOCATION: Hampton Inn Daytona/Ormond Beach, 155 Interchange Blvd, Ormond Beach, FL 32174

On MOTION by Mr. Tarantino and seconded by Mr. Boyette, with all in favor, Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2026

On MOTION by Mr. Andrade and seconded by Mr. Boyette, with all in favor, the Unaudited Financial Statements as of April 30, 2026, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of March 24, 2026 Regular Meeting Minutes

On MOTION by Mr. Andrade and seconded by Mr. Boyette, with all in favor, the March 24, 2026 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine discussed petitions, the legal description, and bond progress.

B. District Engineer: Madden, Moorhead & Stokes, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be held on July 14, 2026 at 2:00 p.m.

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

FIFTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Andrade and seconded by Mr. Boyette, with all in favor, the meeting adjourned at 2:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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221 _____
Secretary/Assistant Secretary

Chair/Vice Chair

DEAN RIVER

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn Daytona/Ormond Beach, 155 Interchange Blvd, Ormond Beach, Florida 32174</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July 14, 2026	Regular Meeting	2:00 PM
August 4, 2026	Regular Meeting	2:00 PM
September 1, 2026	Public Hearings and Regular Meeting <i>Adoption of FY2027 Budget and Revised Rules of Procedure</i>	2:00 PM

DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2

Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3

Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐