

COASTAL WOODS UNIT A1

LOCATED IN THE CITY OF NEW SMYRNA BEACH, SECTIONS 15 AND 22,
TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.

DESCRIPTION

A PORTION OF SECTIONS 15 & 22, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF GIBALTAR BOULEVARD PER PLAT OF ISLES OF SUGAR MILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 55 THROUGH 60, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; RUN THENCE N88°46'55"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GIBALTAR BOULEVARD, SAID LINE ALSO BEING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 597.59 FEET TO THE MONUMENTED WEST RIGHT-OF-WAY LINE OF SUGAR MILL DRIVE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE: (1) S01°43'50"E A DISTANCE OF 345.76 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET, A CHORD BEARING OF S19°03'29"E, A CHORD DISTANCE OF 416.97 FEET; (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°39'18", A DISTANCE OF 423.39 FEET TO A POINT OF TANGENCY; (3) S36°23'08"E A DISTANCE OF 169.88 FEET TO A POINT ON THE NORTHERLY LINE OF A 100.00 FOOT POWER TRANSMISSION RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1845, PAGE 101 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID NORTH RIGHT-OF-WAY LINE: (1) S88°45'49"W A DISTANCE OF 861.12 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1436.69 FEET, A CHORD BEARING OF S75°24'19"W, A CHORD DISTANCE OF 565.90 FEET; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°43'00", A DISTANCE OF 568.62 FEET TO THE POINT OF TANGENCY; (3) S54°02'49"W A DISTANCE OF 942.14 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 33 EAST, SAID LINE ALSO BEING THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6213, PAGE 2987, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°24'59"W ALONG SAID WEST LINE OF THE EAST 1/2 AND SAID EAST LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6213, PAGE 2987 A DISTANCE OF 69.30 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N23°59'46"W A DISTANCE OF 1,134.66 FEET; THENCE N08°25'41"E A DISTANCE OF 1,018.04 FEET; THENCE N24°12'10"E A DISTANCE OF 289.71 FEET; THENCE S84°59'55"E A DISTANCE OF 172.22 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING OF S05°40'33"W, A CHORD DISTANCE OF 59.87 FEET; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'24", A DISTANCE OF 59.69 FEET TO A NON-TANGENT POINT; THENCE S81°18'45"E A DISTANCE OF 125.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 975.00 FEET, A CHORD BEARING OF N07°34'37"E, A CHORD DISTANCE OF 37.80 FEET.

RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'16", A DISTANCE OF 37.80 FEET TO A NON-TANGENT POINT; THENCE S83°32'01"E A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S37°10'08"E, A CHORD DISTANCE OF 34.50 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°16'14", A DISTANCE OF 38.08 FEET TO THE POINT OF TANGENCY; THENCE S80°48'15"E A DISTANCE OF 100.92 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1150.00 FEET, A CHORD BEARING OF N04°49'32"E, A CHORD DISTANCE OF 125.38 FEET; RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'57", A DISTANCE OF 125.43 FEET TO A NON-TANGENT POINT; THENCE S80°48'15"E A DISTANCE OF 431.33 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CHORD BEARING OF S82°20'34"E, A CHORD DISTANCE OF 24.16 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'37", A DISTANCE OF 24.17 FEET TO A NON-TANGENT POINT; THENCE S10°33'08"W A DISTANCE OF 8.72 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 750.00 FEET, A CHORD BEARING OF S06°06'19"W, A CHORD DISTANCE OF 116.31 FEET; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'39", A DISTANCE OF 116.42 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 575.00 FEET, A CHORD BEARING OF N49°40'51"E, A CHORD DISTANCE OF 31.95 FEET; RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°25'37", A DISTANCE OF 34.66 FEET TO A NON-TANGENT POINT; THENCE S86°23'24"E A DISTANCE OF 50.15 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 575.00 FEET, A CHORD BEARING OF S02°31'34"W, A CHORD DISTANCE OF 21.75 FEET; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'04", A DISTANCE OF 21.75 FEET TO A NON-TANGENT POINT; THENCE S88°33'28"E A DISTANCE OF 415.88 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID ISLES OF SUGAR MILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 55 THROUGH 60, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; THENCE S01°06'27"E ALONG SAID WEST LINE A DISTANCE OF 759.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,879,269 SQUARE FEET OR 89,056 ACRES MORE OR LESS.

NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 33 EAST BEING S01°06'27"E.
- ALL LOT, TRACT AND RIGHT-OF-WAY CORNERS, OTHER THAN THOSE NOTED AS PERMANENT REFERENCE MONUMENTS OR PERMANENT CONTROL POINTS, ARE 1/2" IRON RODS MARKED "ACCURIGHT LB 4475" AND WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
- THE BOUNDARY, LOTS, TRACTS AND STREETS SHOWN ON THIS PLAT FORM MATHEMATICAL CLOSURE.
- ERROR OF CLOSURE DOES NOT EXCEED 1" IN 10,000'.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.
- ALL CURVILINEAR LOT LINES ARE "NR" (NON-RADIAL) UNLESS OTHERWISE NOTED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THIS PLAT CONTAINS 197 LOTS AND 17 TRACTS FOR A TOTAL OF 214.
- THE MINIMUM LOT SIZE IS 5,000 SQUARE FEET.
- THIS PLAT CONTAINS 5,510.54 LINEAL FEET OF ROADS.
- CONSERVATION TRACTS "W1" AND "W2" ARE TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS' ASSOCIATION, INC. THE WETLAND BUFFERS LYING WITHIN TRACTS "W1" AND "W2" ARE PRIVATE.
- COMMON AREA TRACTS "C1", "C2", "C3", "C4", "C5", "C6", "C7", "C8", AND "C9", ARE TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS' ASSOCIATION, INC.
- STORMWATER DRAINAGE TRACTS "S1", "S2", "S3" AND "S4" ARE TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS' ASSOCIATION, INC. WITH AN EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF NEW SMYRNA BEACH.
- THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COASTAL WOODS AT NEW SMYRNA BEACH, RECORDED IN OFFICIAL RECORDS BOOK 7409, PAGE 512, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THERE IS A 2.50 FOOT WIDE DRAINAGE EASEMENT ALONG THE SIDES OF ALL LOTS.
- PLAT IS SUBJECT TO ORDINANCE NO. 80-15, PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7207, PAGE 4743, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SHEET INDEX

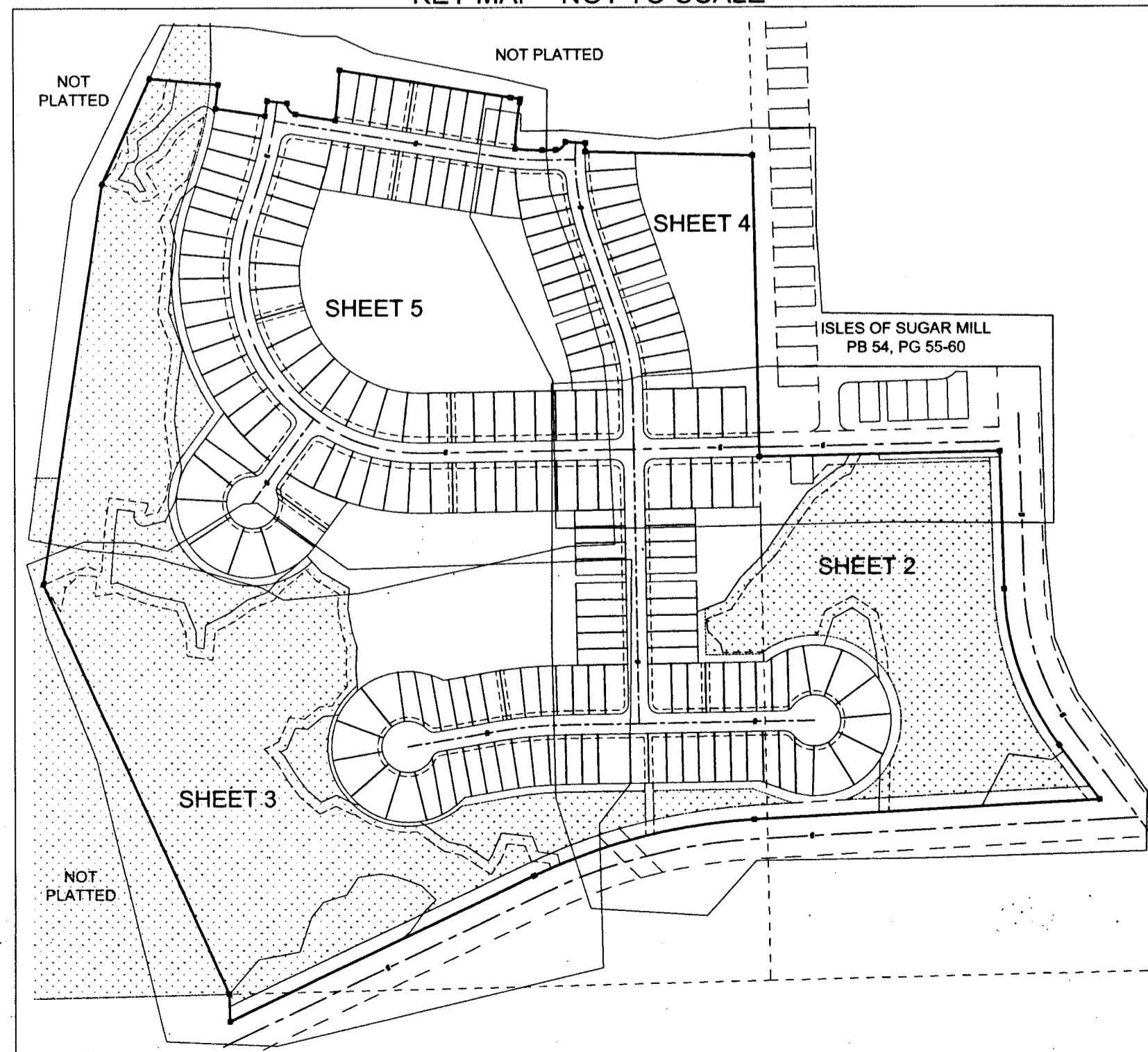
SHEET 1: COVER, DESCRIPTION, KEY MAP, NOTES AND LEGEND
SHEETS 2 THROUGH 5: PLAT DETAIL

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

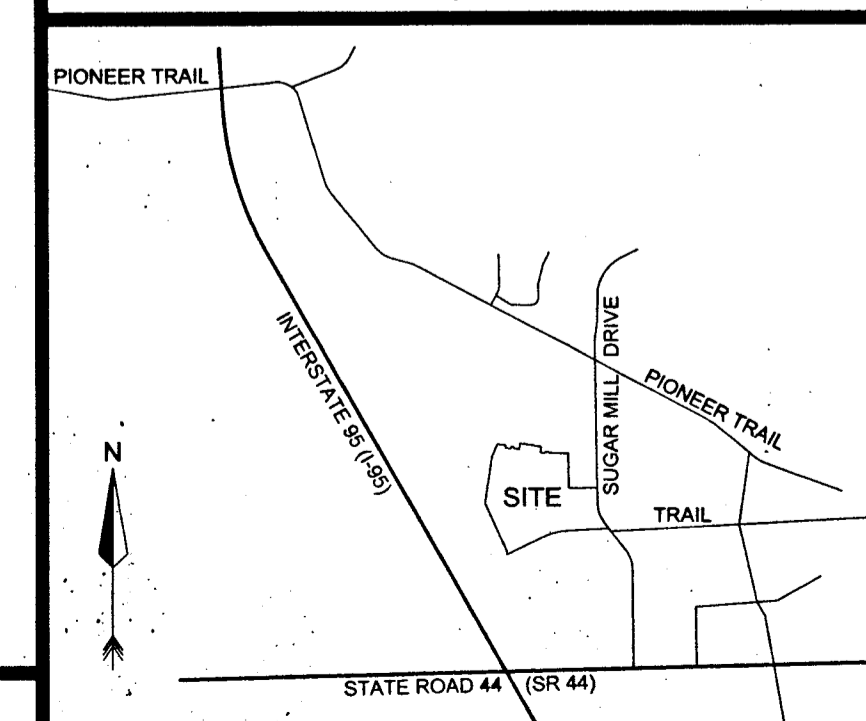
LEGEND

- CCR - CERTIFIED CORNER RECORD
- C - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- Δ - DELTA / CENTRAL ANGLE
- DE - DRAINAGE EASEMENT
- FND - FOUND
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- MEAS - MEASURED
- N&D - NAIL & DISK
- NR - NON-RADIAL
- NT - NON-TANGENT
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- (R) - RADIAL
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- TYP - TYPICAL
- (T) - TOTAL
- UE - UTILITY EASEMENT
- UAE - UTILITY / ACCESS EASEMENT
- WB - WETLAND BUFFER
- - A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL AND DISC MARKED "LB 4475 PCP", PERMANENT CONTROL POINT

KEY MAP - NOT TO SCALE



VICINITY MAP (NOT TO SCALE)



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

COASTAL WOODS UNIT A1 DEDICATION

KNOW ALL BY THESE PRESENTS, THAT GEOSAM CAPITAL US GP LLC, a Delaware limited liability company, AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP, a Delaware limited partnership, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT ENTITLED COASTAL WOODS UNIT A1 FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES TRACTS "W1", "W2", "C1", "C2", "C3", "C4", "C5", "C6", "C7", "C8", "C9", "S1", "S2", "S3" AND "S4", AND THE DRAINAGE EASEMENTS TO COASTAL WOODS HOMEOWNERS' ASSOCIATION, INC., DEDICATES TRACT "L" (LIFT STATION) TO THE UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH AND DEDICATES TRACT "A" (ADDITIONAL RIGHT-OF-WAY), THE STREETS AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET BY HAND ON THIS 9 DAY OF June, A.D., 2017.

OWNER: GEOSAM CAPITAL US GP LLC, a Delaware limited liability company, AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP, a Delaware limited partnership

By: Martin Pham
Martin Pham, Manager

SIGNED AND SEALED IN THE PRESENCE OF:

Halcy Kiornan Halcy Kiornan
(PRINT NAME) (SIGNATURE)

Robin Sibley Robin Sibley
(PRINT NAME) (SIGNATURE)

ACKNOWLEDGMENT
STATE OF FLORIDA COUNTY OF VOLUSIA

THIS IS TO CERTIFY THAT ON THIS 9 DAY OF June, A.D. 2017, BEFORE ME, PERSONALLY APPEARED MARTIN PHAM, MANAGER, ON BEHALF OF GEOSAM CAPITAL US GP LLC, a Delaware limited liability company, AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP, a Delaware limited partnership, AS THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGER THEREUNTO DULY AUTHORIZED; AND SAID DEDICATION IS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A _____ AS IDENTIFICATION AND WHO (DID/DID NOT) TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

Joseph A. Hardy
NOTARY PUBLIC
COMMISSION NO.: FF026583
EXPIRATION: _____

REVIEW OF SURVEYOR & MAPPER FOR THE CITY OF NEW SMYRNA BEACH

I HEREBY CERTIFY TO THE CITY THAT I HAVE REVIEWED THE FOREGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART 1, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

NAME: William N. Nonley DATE: June 12, 2017
P.S.M. NO. 5381

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT AND WAS MADE UNDER MY DIRECTION AND SUPERVISION AND DOES HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE CITY OF NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA.

Dated: 6/9/17 Signed: James D. Bray
James D. Bray, PSM #6507
Registration Number: LB #4475
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 6-14-17 AT Orlando, Fl.

FILE NO.: 2017116657

Rosa Mares Deputy Clerk
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

THIS IS TO CERTIFY THAT ON 11/29/16 THIS PLAT WAS APPROVED.

By: Frank P. Robinson
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY OF NEW SMYRNA BEACH

THIS IS TO CERTIFY THAT ON 11-29-2016 THE FOREGOING PLAT WAS APPROVED BY THE CITY OF NEW SMYRNA BEACH, FLORIDA.

MAYOR: _____
ATTEST: Shirley L. White
CITY CLERK

COASTAL WOODS UNIT B2

LOCATED IN THE CITY OF NEW SMYRNA BEACH, SECTIONS 15 AND 16, TOWNSHIP 17
SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK **59** PAGE **78**

COASTAL WOODS UNIT B2 DEDICATION

KNOW ALL BY THESE PRESENTS, THAT GEOSAM CAPITAL US GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT ENTITLED COASTAL WOODS UNIT B2 FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES TRACTS "C21", "C22", "C23", "C24", "C25", "W8", "W9", "W10" AND THE DRAINAGE EASEMENTS TO COASTAL WOODS HOMEOWNERS ASSOCIATION, INC., AND DEDICATES THE RIGHTS OF WAY AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

DESCRIPTION

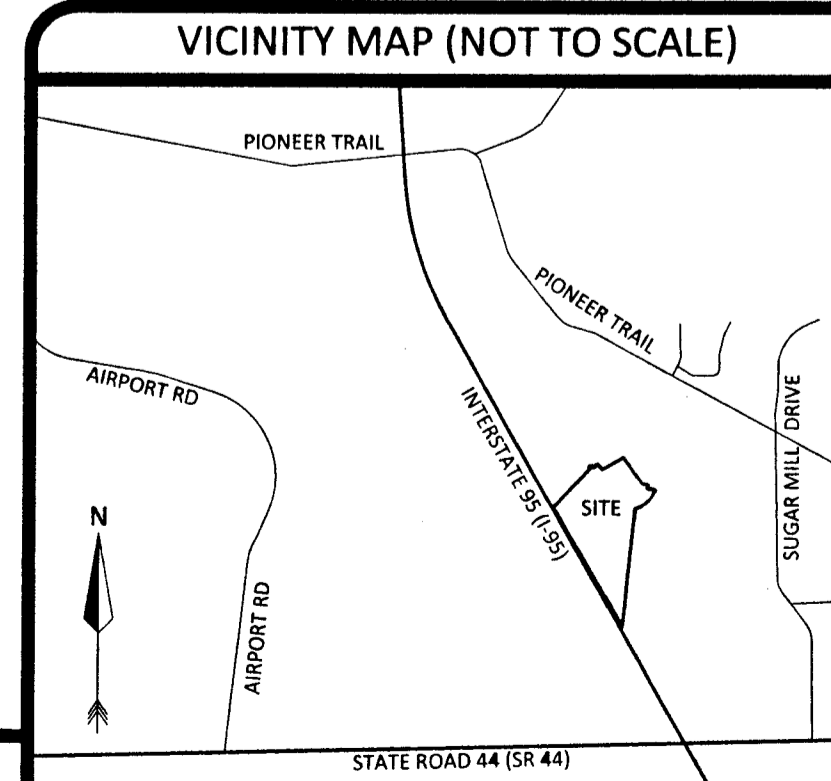
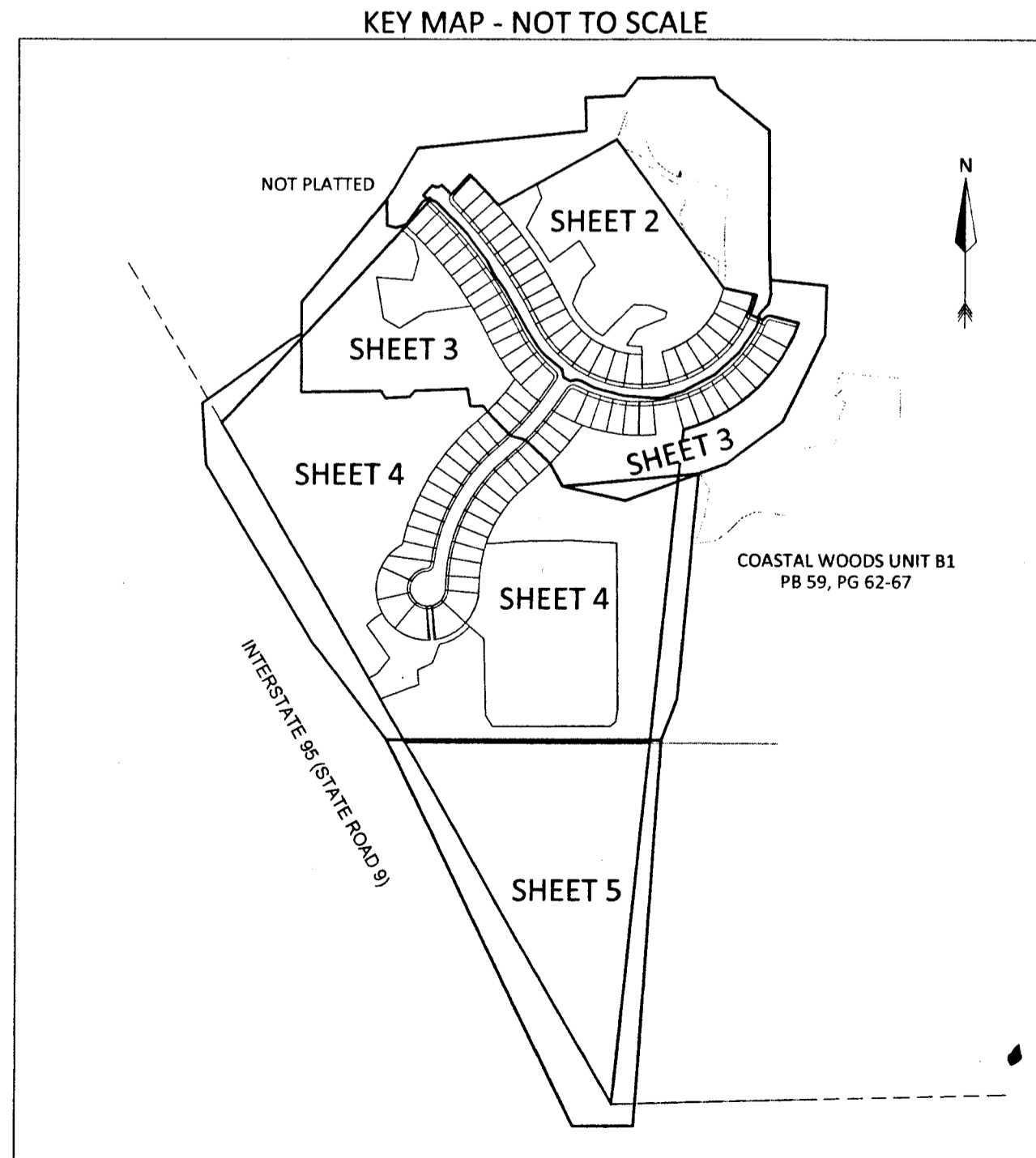
A PORTION OF SECTIONS 15 & 16, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF GIBRALTAR BOULEVARD PER PLAT OF ISLES OF SUGAR MILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 55 THROUGH 60, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; RUN THENCE N01°06'27"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 AND THE WEST LINE OF SAID PLAT A DISTANCE OF 1,320.91 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE N01°06'22"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND THE WEST LINE OF SAID PLAT A DISTANCE OF 1,809.11 FEET TO A POINT ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL (STATE ROAD 40A); THENCE N61°21'42"W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,914.09 FEET; THENCE S38°39'04"W A DISTANCE OF 438.70 FEET; THENCE S19°56'05"W A DISTANCE OF 1,574.00 FEET FOR A POINT OF BEGINNING; THENCE S35°48'06"E A DISTANCE OF 675.62 FEET; THENCE S78°03'12"E A DISTANCE OF 125.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 435.00 FEET, A CHORD BEARING OF S16°59'57"W, A CHORD DISTANCE OF 76.62 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'19", A DISTANCE OF 76.72 FEET TO A NON-TANGENT POINT; THENCE S67°56'54"E A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N63°49'16"E, A CHORD DISTANCE OF 33.31 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°32'20", A DISTANCE OF 36.45 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2125.00 FEET, A CHORD BEARING OF S75°57'31"E, A CHORD DISTANCE OF 102.54 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°45'54", A DISTANCE OF 102.55 FEET TO A NON-TANGENT POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 610.00 FEET, A CHORD BEARING OF S46°36'53"W, A CHORD DISTANCE OF 576.76 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°25'33", A DISTANCE OF 600.74 FEET TO A NON-TANGENT POINT; THENCE S05°48'23"W A DISTANCE OF 2,505.90 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15, AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 79002-406879-6; THENCE N29°52'41"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,904.63 FEET; THENCE N42°44'31"E A DISTANCE OF 1115.51 FEET TO A NON-TANGENT POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1575.00 FEET, A CHORD BEARING OF N47°48'28"W, A CHORD DISTANCE OF 30.22 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'39", A DISTANCE OF 30.22 FEET TO A NON-TANGENT POINT; THENCE N41°38'33"E A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N67°30'59"E, A CHORD DISTANCE OF 34.82 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", A DISTANCE OF 38.51 FEET TO A NON-TANGENT POINT; THENCE S46°37'15"E A DISTANCE OF 50.00 FEET; THENCE N43°22'45"E A DISTANCE OF 96.65 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING OF N43°00'51"E, A CHORD DISTANCE OF 3.93 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'49", A DISTANCE OF 3.93 FEET TO A NON-TANGENT POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1750.00 FEET, A CHORD BEARING OF S43°14'32"E, A CHORD DISTANCE OF 156.38 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°07'18", A DISTANCE OF 156.43 FEET TO A NON-TANGENT POINT; THENCE N60°39'42"E A DISTANCE OF 497.42 FEET TO THE POINT OF BEGINNING.
CONTAINS 3,459,724 SQUARE FEET OR 79.424 ACRES MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST LINE OF THE SOUTHWEST 1/4, SECTION 15-17-33 EAST BEING N00°49'52"W.
2. ALL LOT, TRACT AND RIGHT-OF-WAY CORNERS, OTHER THAN THOSE NOTED AS PERMANENT REFERENCE MONUMENTS OR PERMANENT CONTROL POINTS, ARE 1/2" IRON RODS MARKED "ACCURIGHT LB 4475" AND WILL BE SET IN ACCORDANCE WITH CHAPTER 177.09(19), FLORIDA STATUTES.
3. THE BOUNDARY, LOTS, TRACTS AND STREETS SHOWN ON THIS PLAT FORM MATHEMATICAL CLOSURE.
4. ERROR OF CLOSURE DOES NOT EXCEED 1" IN 10,000'.
5. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.
6. ALL CURVILINEAR LOT LINES ARE "(R)" (RADIAL) UNLESS OTHERWISE NOTED.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THIS PLAT CONTAINS 89 LOTS AND 9 TRACTS FOR A TOTAL OF 98.
9. THE MINIMUM LOT SIZE IS 6,294 SQUARE FEET.
10. THIS PLAT CONTAINS 2,735.57 LINEAL FEET OF ROADS.
11. STORMWATER DRAINAGE TRACT "S14", IS TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS ASSOCIATION, INC. WITH AN EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF NEW SMYRNA BEACH OVER THE ENTIRE TRACT.
12. CONSERVATION TRACTS "W8", "W9" AND "W10", ARE TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS ASSOCIATION, INC. THE WETLAND BUFFERS LYING WITHIN TRACTS "W8" AND "W9" ARE PRIVATE.
13. COMMON AREA TRACTS "C21", "C22", "C23", "C24" AND "C25", ARE TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS ASSOCIATION, INC.
14. A PORTION OF TRACT "W10" (CONSERVATION TRACT) IS SUBJECT TO THAT CERTAIN CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 7343, PAGE 4623, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
15. A PORTION OF TRACTS "W8", "W9", AND "W10" (CONSERVATION TRACTS) ARE SUBJECT TO THAT CERTAIN CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 7536, PAGE 4197, RE-RECORDED IN OFFICIAL RECORDS BOOK 7531, PAGE 3979, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
16. THERE IS A 2.50 FOOT WIDE DRAINAGE EASEMENT ALONG THE SIDES OF ALL LOTS, UNLESS OTHERWISE NOTED.
17. FOR LOTS WITH A 15.00 FOOT WIDE UTILITY EASEMENT ALONG THE FRONT OF THE LOT, THE MINIMUM BUILDING SETBACK FROM THE FRONT BOUNDARY LINE WILL BE 15.00 FEET.
18. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COASTAL WOODS AT NEW SMYRNA BEACH, RECORDED JUNE 12, 2017 IN OFFICIAL RECORDS BOOK 7409, PAGE 512, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
19. THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES LISTED IN CHICAGO TITLE INSURANCE COMPANY'S PLAT PROPERTY INFORMATION REPORT, ORDER NO. 7041892, DATED JUNE 8, 2018:
 - a. RESOLUTION NO. 2010-226 OF THE COUNTY COUNCIL OF THE COUNTY OF VOLUSIA, FLORIDA RECORDED FEBRUARY 11, 2011 IN OFFICIAL RECORDS BOOK 6563, PAGE 4245, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - b. ORDINANCE NO. 74-15 BY THE NEW SMYRNA BEACH CITY COMMISSION RECORDED DECEMBER 18, 2015 IN OFFICIAL RECORDS BOOK 7197, PAGE 3946, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - c. ORDINANCE NO. 80-15 PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN THE CITY COMMISSION OF THE CITY OF NEW SMYRNA BEACH, FLORIDA AND GEOSAM CAPITAL US (VENETIAN BAY) LP RECORDED JANUARY 19, 2016 IN OFFICIAL RECORDS BOOK 7207, PAGE 4743, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - d. DEED OF CONSERVATION EASEMENT STANDARD IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED DECEMBER 30, 2016 IN OFFICIAL RECORDS BOOK 7343, PAGE 4623, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - e. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT NO. 109884-6 RECORDED MAY 1, 2017 IN OFFICIAL RECORDS BOOK 7391, PAGE 4537, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - f. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT NO. 109884-7 RECORDED MAY 1, 2017 IN OFFICIAL RECORDS BOOK 7391, PAGE 4540, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - g. DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COASTAL WOODS RECORDED JUNE 12, 2017 IN OFFICIAL RECORDS BOOK 7409, PAGE 512, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - h. TERMS, CONDITIONS, AND PROVISIONS OF RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT NO. 109884-8, RECORDED IN OFFICIAL RECORDS BOOK 7523, PAGE 2966.
 - i. DEED OF CONSERVATION EASEMENT TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO ENVIRONMENTAL RESOURCE PERMIT NO.: 109884-8 RECORDED IN OFFICIAL RECORDS BOOK 7526, PAGE 4197, RE-RECORDED IN OFFICIAL RECORDS BOOK 7531, PAGE 3979.
 - j. NOTICE OF COMMENCEMENT FOR SITE DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 7495, PAGE 389.

SHEET INDEX

SHEET 1: COVER, DESCRIPTION, KEY MAP, NOTES AND LEGEND
SHEETS 2 THROUGH 5: PLAT DETAIL



LEGEND

- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- Δ - DELTA / CENTRAL ANGLE
- DAE - DRAINAGE AND ACCESS EASEMENT
- DE - DRAINAGE EASEMENT
- FND - FOUND
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- N&D - NAIL & DISK
- (NR) - NON-RADIAL
- NT - NON-TANGENT
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- (R) - RADIAL
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- TYP - TYPICAL
- (T) - TOTAL
- UE - UTILITY EASEMENT
- UAE - UTILITY / ACCESS EASEMENT
- WB - WETLAND BUFFER
- WB □ - A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- ⊙ - A NAIL AND DISC MARKED "LB 4475 PCP", PERMANENT CONTROL POINT



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET BY HAND ON THIS 24th DAY OF July A.D., 2018.

OWNER: GEOSAM CAPITAL US GP LLC, a Delaware limited liability company, AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP, a Delaware limited partnership
BY: *Martin Pham*
Martin Pham, Manager
SIGNED and SEALED IN THE PRESENCE OF:
Christopher Roy (PRINT NAME) (SIGNATURE)
Carole Thomas (PRINT NAME) (SIGNATURE)

ACKNOWLEDGMENT
STATE OF FLORIDA COUNTY OF VOLUSIA
THIS IS TO CERTIFY, THAT ON THIS 24th DAY OF July A.D. 2018, BEFORE ME, PERSONALLY APPEARED Martin Pham, Manager, ON BEHALF OF GEOSAM CAPITAL US GP LLC, a Delaware limited liability company, AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP, a Delaware limited partnership, AS THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGER THEREUNTO DULY AUTHORIZED; AND SAID DEDICATION IS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A D.O.A.H.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.
James D. Bray
NOTARY PUBLIC
COMMISSION NO.: C6608972
EXPIRATION: 7-16-2021

REVIEW OF SURVEYOR & MAPPER FOR THE CITY OF NEW SMYRNA BEACH

I HEREBY CERTIFY TO THE CITY THAT I HAVE REVIEWED THE FOREGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART 1, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.
NAME: *William N. Naylor* DATE: 7/26/2018
P.S.M. NO. 5381

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT AND WAS MADE UNDER MY DIRECTION AND SUPERVISION AND DOES HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA.
Dated: 7/16/18 Signed: *James D. Bray*
Registration Number: JAMES D. BRAY, PSM #6507
LB #4475 Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 8-7-18 AT 9:36 AM Deland FL
FILE NO.: #2018158597
Melina Seary - Deputy Clerk
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

THIS IS TO CERTIFY THAT ON August 1, 2018 THIS PLAT WAS APPROVED.
By: *Cami Avallone*
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY OF NEW SMYRNA BEACH

THIS IS TO CERTIFY THAT ON 8-19-17 THE FOREGOING PLAT WAS APPROVED BY THE CITY OF NEW SMYRNA BEACH, FLORIDA.
MAYOR: *John R. Blanton*
ATTEST: *John R. Blanton*
CITY CLERK

COASTAL WOODS UNIT C

10/2/2018 11:50:48 AM
Instrument # 2018198946 #1
BOOK: 59 PAGE: 117

PLAT BOOK **59** PAGE **117**
COASTAL WOODS UNIT C
DEDICATION

LOCATED IN THE CITY OF NEW SMYRNA BEACH, SECTIONS 9, 15 AND 16, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.

DESCRIPTION

A PORTION OF SECTIONS 9, 15 & 16, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA; SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF GIBLARTAR BOULEVARD PER PLAT OF ISLES OF SUGAR MILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 55 THROUGH 60, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; RUN THENCE N01°06'27"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 AND THE WEST LINE OF SAID PLAT A DISTANCE OF 1,320.91 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, THENCE N01°06'27"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 AND THE WEST LINE OF SAID PLAT A DISTANCE OF 1,809.11 FEET TO A POINT ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL (STATE ROAD 40A); THENCE N61°21'42"W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,914.09 FEET TO THE NORTHERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5726, PAGE 3357, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; THENCE S28°39'04"W ALONG THE NORTHWEST LINE OF SAID LANDS AND THE SOUTHEAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6092, PAGE 3690, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 436.70 FEET TO THE SOUTHERNMOST CORNER OF SAID OFFICIAL RECORDS BOOK 6092, PAGE 3690 FOR A POINT OF BEGINNING; THENCE S19°56'05"W A DISTANCE OF 1,574.00 FEET; THENCE S60°39'42"W A DISTANCE OF 497.42 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1750.00 FEET, A CHORD BEARING OF N43°14'32"W, A CHORD DISTANCE OF 156.38 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°07'18", A DISTANCE OF 156.43 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING OF S43°06'50"W, A CHORD DISTANCE OF 3.93 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°31'49", A DISTANCE OF 3.93 FEET TO THE POINT OF TANGENCY; THENCE S43°22'45"W A DISTANCE OF 96.65 FEET; THENCE N46°37'15"W A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S87°30'39"W, A CHORD DISTANCE OF 34.82 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", A DISTANCE OF 38.51 FEET TO A NON-TANGENT POINT; THENCE S41°38'33"W A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1575.00 FEET, A CHORD BEARING OF S47°48'28"E, A CHORD DISTANCE OF 30.22 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", A DISTANCE OF 38.51 FEET TO A NON-TANGENT POINT; THENCE S41°38'33"W A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT; THENCE S42°44'31"W A DISTANCE OF 1,115.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 79002-408879-6; THENCE S29°52'41"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,400.00 FEET; THENCE N43°22'39"E A DISTANCE OF 1,167.39 FEET; THENCE S86°17'03"E A DISTANCE OF 442.79 FEET; THENCE S58°59'40"E A DISTANCE OF 400.00 FEET; THENCE N81°22'19"E A DISTANCE OF 125.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING OF N10°50'51"W, A CHORD DISTANCE OF 40.66 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'20", A DISTANCE OF 40.67 FEET TO A NON-TANGENT POINT; THENCE N76°55'59"E A DISTANCE OF 175.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 700.00 FEET, A CHORD BEARING OF N2°11'45"W, A CHORD DISTANCE OF 199.17 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°21'28", A DISTANCE OF 199.85 FEET TO A NON-TANGENT POINT; THENCE N24°18'51"E A DISTANCE OF 35.24 FEET; THENCE N25°04'50"E A DISTANCE OF 669.77 FEET TO A POINT ON SAID MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL (STATE ROAD 40A); THENCE S61°21'42"E A DISTANCE OF 305.55 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5292, PAGE 4218, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA; THENCE S01°37'14"E ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9 A DISTANCE OF 666.81 FEET TO THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE N89°00'44"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 275.00 FEET TO THE WESTERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6092, PAGE 3690, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; THENCE S61°29'23"E ALONG THE SOUTHWEST LINE OF SAID LANDS A DISTANCE OF 591.78 FEET TO THE SOUTHERNMOST CORNER OF SAID LANDS AND THE POINT OF BEGINNING.

CONTAINS 5,846,799 SQUARE FEET OR 134.224 ACRES MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST LINE, SOUTHEAST 1/4, SECTION 15-17-33 EAST BEING N01°06'27"W.
2. ALL LOT, TRACT AND RIGHT-OF-WAY CORNERS, OTHER THAN THOSE NOTED AS PERMANENT REFERENCE MONUMENTS OR PERMANENT CONTROL POINTS, ARE 1/2" IRON RODS MARKED "ACCURIGHT LB 4475" AND WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
3. THE BOUNDARY, LOTS, TRACTS AND STREETS SHOWN ON THIS PLAT FORM MATHEMATICAL CLOSURE.
4. ERROR OF CLOSURE DOES NOT EXCEED 1" IN 10,000'.
5. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.
6. ALL CURVILINEAR LOT LINES ARE "R" (RADIAL) UNLESS OTHERWISE NOTED.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THIS PLAT CONTAINS 174 LOTS AND 14 TRACTS FOR A TOTAL OF 188.
9. THE MINIMUM LOT SIZE IS 5,625 SQUARE FEET.
10. THIS PLAT CONTAINS 5,444.76 LINEAL FEET OF ROADS.
11. STORMWATER DRAINAGE TRACTS "S15", "S16", "S17" AND "S18", ARE TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS' ASSOCIATION, INC. WITH AN EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF NEW SMYRNA BEACH OVER THE ENTIRE TRACT.
12. CONSERVATION TRACTS "W11", "W12" AND "W13", ARE TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS' ASSOCIATION, INC. THE WETLAND BUFFERS LYING WITHIN TRACTS "W11", "W12" AND "W13" ARE PRIVATE.
13. COMMON AREA TRACTS "C26", "C27", "C28", "C29" AND "C30", AREA TO BE OWNED AND MAINTAINED BY COASTAL WOODS HOMEOWNERS' ASSOCIATION, INC.
14. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COASTAL WOODS AT NEW SMYRNA BEACH, RECORDED IN OFFICIAL RECORDS BOOK 7409, PAGE 512, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
15. A PORTION OF TRACT "W11" AND A PORTION OF "W12". (CONSERVATION TRACTS) ARE SUBJECT TO THAT CERTAIN CONSERVATION EASEMENT, PURSUANT TO CHAPTER 704.06, FLORIDA STATUTES, IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 7343, PAGE 4623, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
16. A PORTION OF TRACT "W11", PORTION OF "W12" AND A PORTION OF "W13" (CONSERVATION TRACTS) ARE SUBJECT TO THAT CERTAIN CONSERVATION EASEMENT, PURSUANT TO CHAPTER 704.06, FLORIDA STATUTES, IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 7526, PAGE 4157, RECORDED IN OFFICIAL RECORDS BOOK 7531, PAGE 3979, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
17. FOR LOTS W1 A 15.00 FOOT WIDE UTILITY EASEMENT ALONG THE FRONT OF THE LOT, THE MINIMUM BUILDING SETBACK FROM THE FRONT BOUNDARY LINE WILL BE 15.00 FEET.
18. PLAT IS SUBJECT TO ORDINANCE NO. 80-15, PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7207, PAGE 4743, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

KNOW ALL BY THESE PRESENTS, THAT GEOSAM CAPITAL US GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT ENTITLED COASTAL WOODS UNIT C FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES TRACTS "C26", "C27", "C28", "C29", "C30", "S15", "S16", "S17", "S18", "W11", "W12", "W13" AND THE DRAINAGE EASEMENTS TO COASTAL WOODS HOMEOWNERS' ASSOCIATION, INC., DEDICATES TRACT "L2" (LIFT STATION) TO THE UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, DEDICATES THE RIGHTS-OF-WAY AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC AND DEDICATES TRACT "A" (17.50 FOOT ADDITIONAL RIGHT-OF-WAY FOR PIONEER TRAIL) TO VOLUSIA COUNTY AND THE PERPETUAL USE OF THE PUBLIC, SUBJECT TO EASEMENTS OF RECORD.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET BY HAND ON THIS 13th DAY OF September, A.D., 2018.

OWNER: GEOSAM CAPITAL US GP LLC, a Delaware limited liability company,
AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP,
a Delaware limited partnership

BY: [Signature]
Martin Pham, Manager
SIGNED AND SEALED IN THE PRESENCE OF:
Amber Coleman [Signature] [Signature]
Christopher Ray [Signature] [Signature]
(PRINT NAME) (SIGNATURE) (PRINT NAME) (SIGNATURE)

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF VOLUSIA
THIS IS TO CERTIFY, THAT ON THIS 13th DAY OF September, A.D. 2018, BEFORE ME, PERSONALLY APPEARED Martin Pham, MANAGER, ON BEHALF OF GEOSAM CAPITAL US GP LLC, a Delaware limited liability company, AS GENERAL PARTNER OF GEOSAM CAPITAL US (VENETIAN BAY) LP, a Delaware limited partnership, AS THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH MANAGER THEREUNTO DULY AUTHORIZED; AND SAID DEDICATION IS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A TRUE AND CORRECT COPY AS IDENTIFICATION AND WHO (DID) (DID NOT) TAKE AN OATH.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.
[Signature] TONYA GARDY
NOTARY PUBLIC MY COMMISSION # CG 080972
COMMISSION NO.: 038972 EXPIRES: July 18, 2021
EXPIRATION: 7-18-2021 Bonded This Notary Public, Notary Members

REVIEW OF SURVEYOR & MAPPER FOR THE CITY OF NEW SMYRNA BEACH
I HEREBY CERTIFY TO THE CITY THAT I HAVE REVIEWED THE FOREGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART 1, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.
NAME: William J. Hensley DATE: 09.13.2018
P.S.M. NO. 5381

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER
KNOW ALL BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT AND WAS MADE UNDER MY DIRECTION AND SUPERVISION AND DOES HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART I, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA.
Dated: 09/13/18 Signed: [Signature]
Registration Number: LB #4475
Ronald K. Smith, PSM #5797
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF CLERK
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON October 2nd 2018 at 11:50am Deland
FILE NO.: #2018-198946
Melisa Seary - Deputy Clerk
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY CITY ATTORNEY
THIS IS TO CERTIFY THAT ON October 2, 2018 THIS PLAT WAS APPROVED.
By: [Signature]
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY OF NEW SMYRNA BEACH
THIS IS TO CERTIFY THAT ON 3-13-18, THE FOREGOING PLAT WAS APPROVED BY THE CITY OF NEW SMYRNA BEACH, FLORIDA.
MAYOR: [Signature]
ATTEST: [Signature] Assistant City Clerk
CITY CLERK

LEGEND

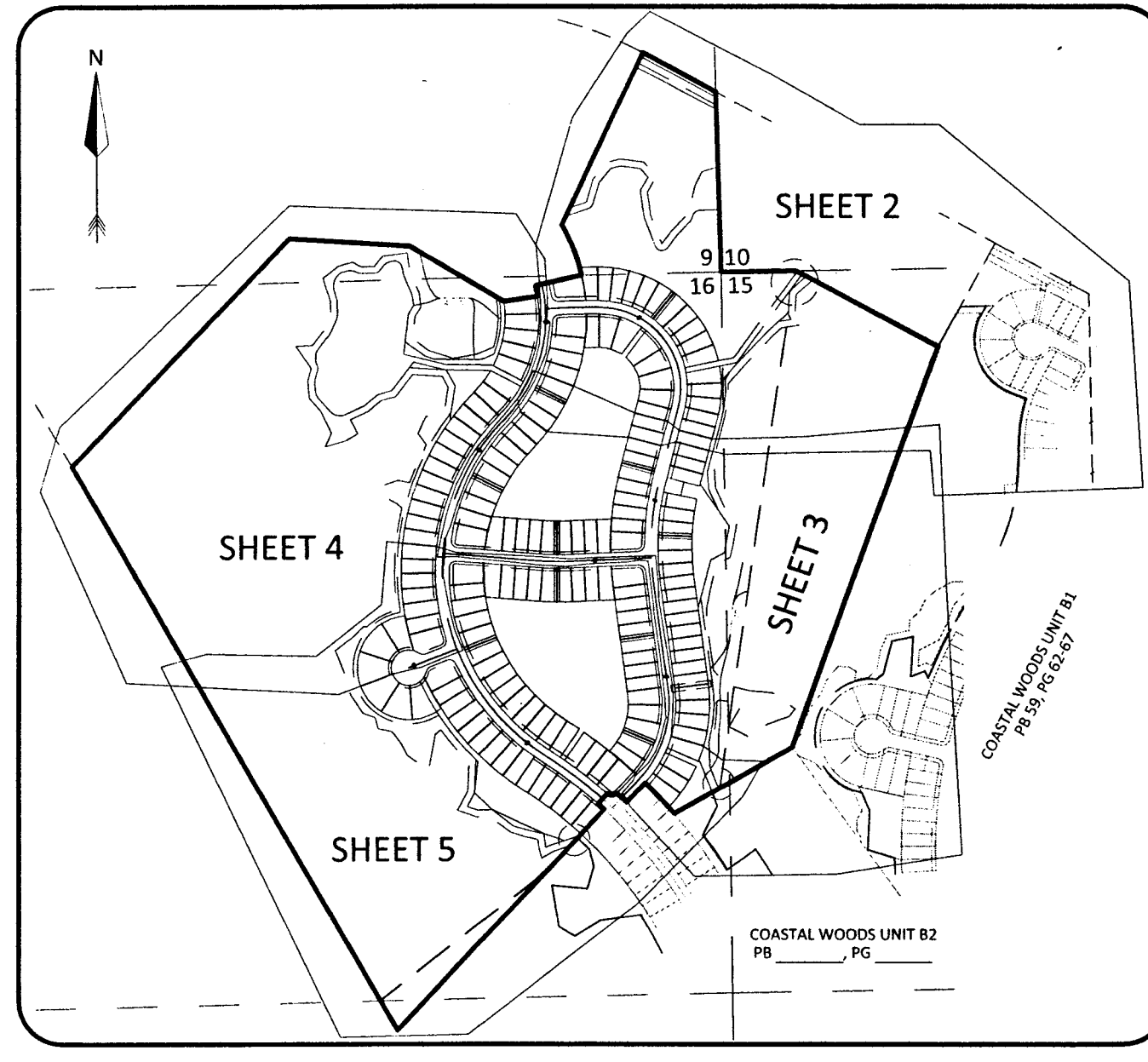
- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- C - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- Δ - DELTA / CENTRAL ANGLE
- DE - DRAINAGE EASEMENT
- FND - FOUND
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- N&D - NAIL & DISK
- (NR) - NON-RADIAL
- NT - NON-TANGENT
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- (R) - RADIAL
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- TYP - TYPICAL
- (T) - TOTAL
- UCNSB - UTILITIES COMMISSION NEW SMYRNA BEACH
- UE - UTILITY EASEMENT
- WB - WETLAND BUFFER
- ☐ - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- ⊙ - A NAIL AND DISC MARKED "LB 4475 PCP", PERMANENT CONTROL POINT

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.

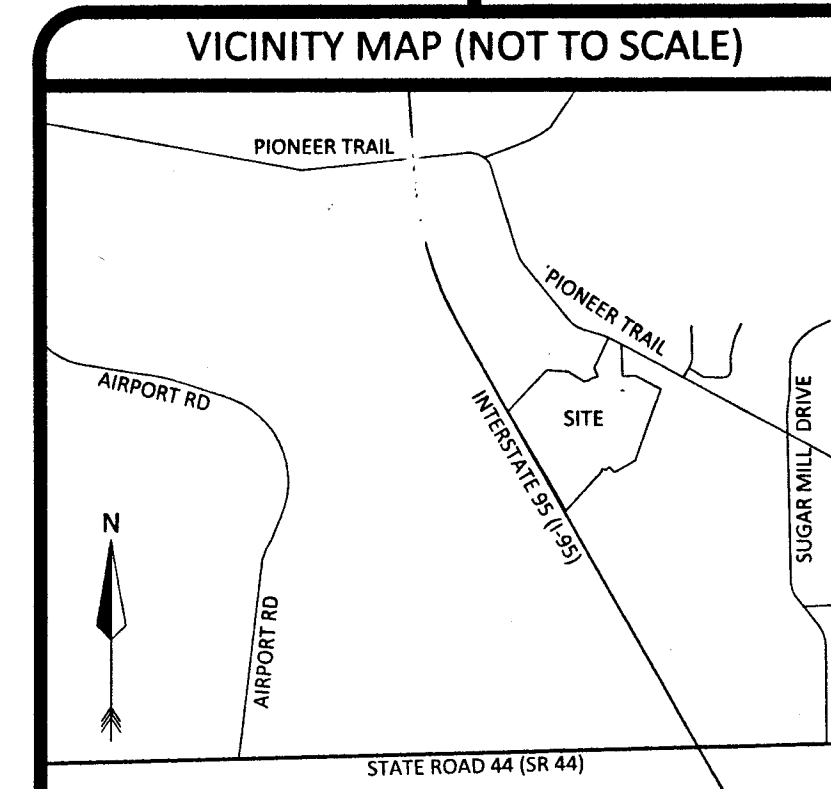
SHEET INDEX

SHEET 1: COVER, DESCRIPTION, KEY MAP, NOTES AND LEGEND
SHEETS 2 THROUGH 5: PLAT DETAIL

KEY MAP - 1" = 600'



SHEET 1 OF 5



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