



JASON P. DAVIS
COUNTY CHAIR

PAT PATTERSON
VICE-CHAIR
DISTRICT 1

JOYCE M. CUSACK
AT-LARGE

JOSHUA J. WAGNER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

DOUG DANIELS
DISTRICT 4

PATRICIA NORTHEY
DISTRICT 5

JAMES T. DINNEEN
COUNTY MANAGER

June 20, 2014

Mr. Tracey T. Barlow
City Manager
City of Edgewater
P.O. Box 100
Edgewater, FL 32132-0100

Re: Community Redevelopment Agency – Request for Additional Information

Dear Mr. Barlow:

On May 22, 2014, County Chair Jason Davis received Mayor Thomas's letter requesting consideration for delegation of authority to the City of Edgewater to establish a Community Redevelopment Agency (CRA) and the accompanying documents, including the draft Community Redevelopment Plan (CRP). Based on these submissions, the following represents the county's understanding of the city's request for delegation of CRA authority and the additional information needed:

1. The delegation will limit the contribution by the county to a millage rate that does not exceed the millage rate used by the city to calculate its tax increment contribution, regardless of the existing rate structure.
2. The only taxing authorities which shall contribute to the tax increment will be the city and the county's general fund.
3. The sunset date for the delegation will be in year 40. All projects will be completed and all bond financing will be repaid in full prior to the sunset date.
4. The county's tax increment will not be used for administrative costs, and the county's increment will be used only for capital projects contained in the CRA Plan. There is no limit on the use of the city's increment for administrative costs, and capital projects may be funded with 100% of the county tax increment with no matching contribution from the city.
5. There is no stated ceiling on county contributions or a defined scaled monetary threshold (e.g., 95% of the tax increment share up to \$1 million, 75% up to \$2 million, and 50% over \$2 million until the sunset date). See Section 2. paragraph 5 of Volusia County Resolution 2010-20 (the "Resolution"). Please clarify how the city will address this matter.

6. The submitted capital work plan within the CRP restricts use of the county's contribution to specific projects. However, page 90 of the CRP, states, "such capital projects may include, *but not limited to*, the following . . ." (emphasis supplied). Please clarify that no capital projects will be undertaken by the CRA unless and until they are included in the CRP.
7. The CRP will be reviewed annually and may be updated every five years contingent on county review and approval. CRP amendments must be approved by the county prior to adoption by the CRA.
8. The CRP lists a strategy for providing job support programs for job creation such as New Business Rent Assistance and Job creation Bonus Program. The plan provides for assistance to encourage development proposals that support the overall vision by supporting businesses with its own regulatory and approval environment. The plan also contemplates a Transfer of Development Rights (TDR) program.
9. Please provide a bona fide legal description of the CRA boundary, per FS 163.362.
10. Please provide amounts anticipated to be appropriated to the city for administrative expenses and overhead, per FS 163.356.
11. Please provide confirmation that each taxing authority has received a copy of the proposed community redevelopment plan or will receive a copy in advance of community redevelopment agency plan approval, per FS 163.360.

Please advise if any of the foregoing is incorrect or incomplete. Upon receipt of the complete information, we will place the matter on the county council agenda within 120 days as required by law.

Sincerely,



Mary Anne Connors
Deputy County Manager

c: Charlene Weaver, CFO, Deputy County Manager
Rick Karl, Aviation and Economic Resources Director



July 3, 2014

Mary Anne Connors
Deputy County Manager
Volusia County
123 West Indian Avenue
Deland, FL 32720

RE: Response to Volusia County – Edgewater Community Redevelopment Agency

Dear Ms. Connors:

On June 24, 2014, the City of Edgewater received a letter from you regarding Volusia County's understanding of the City's request for delegation of Community Redevelopment Agency (CRA) authority and your request for additional information. This is in response to that letter and to clarify the City's request for delegation of redevelopment authority. The following are your original 11 items followed by the City's response to each.

1. The delegation will limit the contribution by the county to a millage rate that does not exceed the millage rate used by the city to calculate its tax increment contribution, regardless of the existing rate.

City Response: Correct - Specified in Section 7.2, pg. 98 in the draft Community Redevelopment Plan (CRP).

2. The only taxing authorities which shall contribute to the tax increment will be the city and county's general fund.

City Response: Correct - Specified in Chapter 5 of the CRP.

3. The sunset date for the delegation will be in year 40. All projects will be completed and all bond financing will be repaid in full prior to the sunset date.

City Response: Clarification - Based on the County Council's direction with the Orange City delegation of authority resolution on June 19, 2014, the City agrees that all projects will be completed and all bond financing will be repaid in full prior to the sunset date in year 20.

4. The county's tax increment will not be used for administrative costs, and the county's increment will be used only for capital projects contained in the CRA Plan. There is no limit on the use of the city's increment for administrative costs, and capital projects may be funded with 100% of the county tax increment with no matching contribution from the city.

City Response: Clarification - County's tax increment will only be used for capital projects contained in the CRA Plan. The funding for the capital projects will be a matching venture between the city and county, with county contribution no greater than 50 percent. Capital project costs include land acquisition. Due to the low increment revenue forecast in the first five years, no administrative expenses will be charged to the redevelopment trust fund.

5. There is no stated ceiling on county contributions or a defined scaled monetary threshold (e.g. 95% of the tax increment share up to \$1 million, 75% up to \$2 million, and 50% over \$2 million until the sunset date). See Section 2, paragraph 5 of Volusia County Resolution 2010-20 (the "Resolution"). Please clarify how the city will address this matter.

City Response: Clarification - Based on the Orange City delegation of authority resolution approved by the County Council on June 19, 2014, the city will define the annual monetary threshold at 95% of the tax increment share up to \$1 million, 75% up to \$2 million, and 50% over \$2 million until the sunset date.

6. The submitted capital work plan within the CRP restricts use of the county's contribution to specific projects. However, page 90 of the CRP, states, "such capital projects may include, but not limited to, the following..." (emphasis supplied). Please clarify that no capital projects will be undertaken by the CRA unless and until they are included in the CRP.

City Response: Clarification - In accordance with F.S. 163.387(1)(a), no capital projects can be undertaken by the CRA unless and until they are included in the adopted or future amendments to the CRP.

7. The CRP will be reviewed annually and may be updated every five years contingent on county review and approval. CRP amendments must be approved by the county prior to adoption by the CRA.

City Response: Clarification - CRP amendments associated with capital projects that require any county contributions will be submitted to the county for review and approval prior to adoption by the CRA.

8. The CRP lists a strategy for providing job support programs for job creation such as New Business Rent Assistance and Job Creation Bonus Program. The plan provides for assistance to encourage development proposals that support the overall vision by supporting businesses with its own regulatory and approval environment. The plan also contemplates a Transfer of Development Rights (TDR) program.

City Response: Correct - These comply with Volusia County Resolution 2010-20(8).

9. Please provide a bona fide legal description of the CRA boundary, per F.S. 163.362.

City Response: Clarification - Will provide legal description prior to county council meeting.

10. Please provide amounts anticipated to be appropriated to the city for administrative expenses and overhead, per F.S. 163.356.

City Response: Clarification - No county tax increment will be used for administrative expenses and overhead. Due to the low increment revenue forecast in the first five years, no administrative expenses will be charged to the redevelopment trust fund. Administrative expenses, if any, will have to be considered and evaluated as part of the CRP update in five years.

11. Please provide confirmation that each taxing authority has received a copy of the proposed community redevelopment plan or will receive a copy in advance of community redevelopment agency plan approval, per F.S. 163.360.

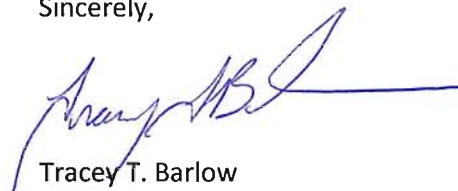
City Response: Clarification - The city and the county are the only taxing authorities contributing to the redevelopment trust fund. Even though the following taxing authorities will not be contributing to the redevelopment trust fund, the city sent out letters to all the taxing authorities on April 15, 2014 in accordance with F.S. 163.346 and 163.360 (5). Evidence of such has been provided in the supplied Finding of Necessity, Appendix A.

- Southeast Volusia Hospital District
- Florida Inland Navigation District
- Volusia County School Board
- Volusia County Financial & Administrative Services
- St. Johns River Water Management District

We hope that these clarifications address the County's concerns and we can move forward in this process. We would respectfully request that the delegation of redevelopment authority resolution be placed on County Council agenda at the earliest convenience, so that the City can establish its CRA, approve the CRP and create the Redevelopment Trust Fund. We have enclosed a draft resolution for your consideration delegating to the City of Edgewater, Florida, community redevelopment powers within a portion of the city.

Thank you in advance for your consideration, and please pass our thanks to your staff for their time and cooperation. We are appreciative of the County's support for the Edgewater's redevelopment efforts. We will all benefit in the end with an increased tax base and improved quality of life for our residents, business owners and property owners.

Sincerely,



Tracey T. Barlow
City Manager

Resolution Number _____

**A RESOLUTION OF THE COUNTY COUNCIL OF VOLUSIA COUNTY,
FLORIDA, DELEGATING TO THE CITY OF EDGEWATER, FLORIDA,
COMMUNITY REDEVELOPMENT POWERS WITHIN A PORTION OF
THE CITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Florida law empowers municipalities and counties to create a Community Redevelopment Agency (agency) to improve blighted and slum areas within the community and to alleviate the conditions created by said areas; and

WHEREAS, Part III, Chapter 163, Florida Statutes, sets forth a procedure for the creation and operation of an agency; and

WHEREAS, Section 163.410, Florida Statutes, which is part of Part III, Chapter 163, Florida Statutes, states in pertinent part that:

163.410 Exercise of power in counties with home rule charters – In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of any such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by the part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively by the governing body of the county...(emphasis supplied); and

WHEREAS, in 1971, Volusia County became a charter county of the State of Florida; and

WHEREAS, the Board of County Council (herein referred to as the "County Council") previously has authorized, and delegated the County's authority and duly supported the redevelopment efforts of redevelopment agencies located within its borders, and seeks to continue the ongoing redevelopment efforts and equitable support of redevelopment activities throughout Volusia County in order to create job opportunities for Volusia County residents, as outlined within the Volusia County Comprehensive Plan; and

WHEREAS, on February 18, 2010, the County Council adopted Resolution 2010-20 establishing policy for future delegation; and

WHEREAS, on April 18, 2011, the City of Edgewater City Council, based on the supporting data and analysis and resultant findings in the January 2011 Findings of Necessity Report, acknowledged the existence of one (1) or more conditions that meet the criteria described in section 163.340(7) or (8), Florida Statutes, within the boundary of the study area, and determined that the rehabilitation, conservation or redevelopment, or a combination thereof, of the study area by an agency is necessary in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Edgewater with the adoption of Resolution 2011-R-08; and

WHEREAS, following the adoption of the 2011 Finding of Necessity Report, the City of Edgewater initiated the Preliminary Community Redevelopment Plan, which was completed on July 2, 2012; and

WHEREAS, the City of Edgewater commissioned Tindal Oliver & Associates, Inc. (herein referred to as "Consultant") to update the 2011 Finding of Necessity Report and the 2012 Preliminary Community Redevelopment Plan for the proposed Edgewater Community Redevelopment Area to meet Chapter 163 Part III, Florida Statutes and comply with Volusia County Ordinance 2010-20; and

WHEREAS, based upon current evidence, data, analysis, and facts, the updated 2014 Finding Report confirmed that conditions in the Community Redevelopment Area meet the criteria described in section 163.340 (7) or (8), Florida Statutes, blighted areas still exist within the Community Redevelopment Area, and rehabilitation, conservation, or redevelopment of the Community Redevelopment Area is necessary in the interest of public health, safety, morals or welfare of the residents of Edgewater; and

WHEREAS, the City of Edgewater reviewed the updated 2014 Community Redevelopment Plan prepared by Consultant. Said Plan meets the Community Redevelopment Plan requirements of section 163.360 and 163.362, Florida Statutes; and

WHEREAS, on May 5, 2014, the City of Edgewater City Council adopted Resolution 2014-R-08 relating to the ratification of Resolution 2011-R-08 for the adoption of the Finding of Necessity; ratifying the creation of the Edgewater Community Redevelopment Area, pursuant to Chapter 163, Part III, Florida Statutes; providing for additional and supplemental Finding of Necessity; making a legislative finding that conditions in the Edgewater Community Redevelopment Area meet the criteria described in section 163.340 (7) or (8), Florida Statutes; seeking approval from Volusia County that blighted area meet the criteria described in the Community Redevelopment Act; requesting delegation of redevelopment authority from Volusia County; and seeking approval from Volusia County to move forward with the adoption of the Community Redevelopment Plan, pursuant to section 163.360 and 163.362, Florida Statutes; and

WHEREAS, the County Council has found that the City of Edgewater (herein referred to as the "City") and Volusia County have shared goals and objectives regarding the provision of infrastructure and services to the Edgewater Community Redevelopment Area in order to enable sustainable economic development within Volusia County and encourage the creation of job opportunities for Volusia County and Edgewater residents; and

WHEREAS, the County Council fully supports the ongoing redevelopment activities within the Edgewater Community Redevelopment Area in accordance with the implementation of the Goals, Objectives and Policies of the adopted Volusia County Comprehensive Plan; and

WHEREAS, the City Council of the City of Edgewater has requested that the County Council authorize redevelopment efforts in Edgewater and to delegate certain powers to the City of Edgewater City Council to create and operate a new agency as part of the municipal public body and taxing authority, together with necessary appurtenant responsibilities, rights and authorities as a governing body serving as an agency pursuant to Part III, Chapter 163, Florida Statutes; and

WHEREAS, said agency is to be known as the Edgewater Community Redevelopment Agency; and

WHEREAS, the boundaries of the aforesaid agency are described in exhibit A, attached hereto and made a part hereof; and

WHEREAS, the County Council has reviewed the request of the City to delegate certain powers provided for in Part III, Chapter 163, Florida Statutes, and to create the agency; and

WHEREAS, the Council finds and determines that the establishment of the agency would serve a public purpose, support the County's ongoing commitment to community redevelopment and commitment to encouraging the creation of job opportunities for Volusia County residents and is consistent with the goals, policies and objectives of the Volusia County Comprehensive Plan, is otherwise consistent with the controlling provisions of state law, and that the delegation of said powers set forth in Part III, Chapter 163, Florida Statutes, to create and operate the agency will promote the public health, safety, welfare, economic order and aesthetics of the community.

NOW, THEREFORE, BE IT RESOLVED THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA; THIS XX TH DAY OF XXXX, 2014, AS FOLLOWS:

SECTION 1. *Delegation of Authority.* The county council delegates the community redevelopment powers conferred upon it by chapter 163, part III, Florida Statutes, to the City of Edgewater for 20 years within that portion of the city legally described in exhibit A, subject to statutory requirements and the terms of this resolution. The city may not expand or modify the delegation. The county council reserves its right to revoke or amend the delegation. The city agrees to abide by Volusia County Resolution No. 2010-20.

SECTION 2. *Creation of Community Redevelopment Agency.*

- a. The city may create a community redevelopment agency, pursuant to section 163.356, Florida Statutes; provided that the members of the city council shall serve as five members of the agency body pursuant to section 163.357, Florida Statutes. Two additional persons will be appointed as members of the agency body who reside or are engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, and are otherwise eligible for such appointment under Florida Statutes. The city council as the governing body of the municipality shall adhere to the provisions of section 163.358, Florida Statutes.

SECTION 3. *Redevelopment Trust Fund.*

- a. The city council by ordinance shall establish a redevelopment trust fund pursuant to section 163.387, Florida Statutes, to which no other taxing district only the county general fund and the city will contribute. The county shall contribute to the trust fund only from its general fund, not from any other, at a millage rate which does not exceed that of the city millage rate used to compute its contribution.
- b. Although the City will contribute 95% of the incremental revenue computed annually pursuant to the statute, the county shall pay 95% up to \$1 million; 75% between \$1 million and \$2 million; and 50% above \$2 million. (For example, the county shall contribute \$950,000 of the first \$1 million increment). The county contribution will be used solely for capital projects identified in the redevelopment plan. The city contribution shall be used for capital items and non-capital programs as described in the redevelopment plan.
- c. The funding for the capital projects will be a matching venture between the city and county, with county contribution no greater than 50 percent.

SECTION 4. *Reporting; budget.*

- a. The community redevelopment agency shall conform to a uniform system of reporting established by the county. The report(s) shall use standardized State of Florida approved definitions for each reporting category requested by the county. The agency may satisfy this reporting requirement by filing with the county the annual report and the annual audited financial report filed with the Department of Community Affairs. The agency reports annually shall be provided to the county electronically not less than 30 days after filing with the department. The agency shall make a presentation not less than annually to the county council which will include its annual report(s).
- b. The community redevelopment agency shall submit its proposed budget for the next fiscal year to the county for review and comment prior to agency adoption and no later than August 1 of each year. The county will respond with any questions or comments within 30 days of receipt of the proposed budget.

SECTION 5. *Agreements.* The community redevelopment agency may enter into agreements, including agreements with developers of real estate located within the boundaries of the redevelopment area, only as contemplated by and provided by the intent of the plan.

SECTION 6. *No county liability.* Nothing contained herein shall impose any liability upon the county for any acts of the city or the community redevelopment agency.

SECTION 7. *Non-severability.* The provisions of this resolution are not severable. If any part of this instrument is held invalid by a court of law or is superseded by statute, this resolution shall be deemed void and of no further effect.

SECTION 8. *Effective date.* This Resolution shall become effective immediately upon adoption.

DONE AND ORDERED IN OPEN MEETING.

COUNTY COUNCIL
VOLUSIA COUNTY, FLORIDA

By: _____
Jason P. Davis
County Chair

ATTEST:

James T. Dinneen
County Manager



JASON P. DAVIS
COUNTY CHAIR

PAT PATTERSON
VICE CHAIR
DISTRICT 1

JOYCE CUSACK
AT-LARGE

JOSHUA J. WAGNER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

DOUG DANIELS
DISTRICT 4

PATRICIA NORTHEY
DISTRICT 5

JAMES T. DINNEEN
COUNTY MANAGER

July 29, 2014

Mr. Tracey T. Barlow
City Manager
City of Edgewater
P.O. Box 100
Edgewater, FL 32132-0100

Re: Request for Delegation of Authority to Create a Community
Redevelopment Agency

Dear Mr. Barlow:

Your response to the county's request for additional information related to your proposed Community Redevelopment Agency (CRA) states that a bona fide legal description of the community redevelopment area boundary will be provided prior to the county council meeting. However, the request will not be considered complete until the county receives the legal description required by section 163.362(1), Florida Statutes.

The matter will be placed on the county council agenda within 120 days of receipt of the completed application.

Sincerely,

Mary Anne Connors
Deputy County Manager

C: Charlene Weaver, CFO, Deputy County Manager
Rick Karl, Aviation and Economic Resources Director



August 6, 2014

Mary Anne Connors
Deputy County Manager
County of Volusia
123 West Indiana Ave. Room 301
Deland, FL 32720-4612

Re: City of Edgewater Request for Delegation of Authority to Create a Community
Redevelopment Agency Legal Description

Dear Ms. Connors,

Please find enclosed an updated copy of our Request for Delegation for the establishment of our Community Redevelopment Area to include the insertion of the boundary legal description for such area. Although the Finding of Necessity (FON) and the Community Redevelopment Plan (CRP) with associated boundary maps was transmitted on July 3, 2014, the boundary legal description describing such maps had not been completed until recently.

While Florida Statutes may allow for the delegation public hearing to occur no greater than 120 days from receipt of a completed application, based on the time consuming and convoluted history regarding this redevelopment initiative it is our desire for such hearing to occur at the earliest opportunity.

Please do not hesitate in immediately contacting if I can be of any further assistance to you regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tracey T. Barlow", is written over the typed name and title.

Tracey T. Barlow
City Manager

C: Rick Karl, Aviation and Economic Resources Director
Rob Ehrhardt, Economic Development Manager
Arlene Smith, Business Specialist
John McKinney, Finance Director

Office of the City Manager
P.O. Box 100 • Edgewater, FL 32132-0100
(386) 424-2400 Ext. 1201 • Fax (386) 424-2421
www.cityofedgewater.org

DESCRIPTION OF
CITY OF EDGEWATER, FLORIDA
COMMUNITY REDEVELOPMENT AREA

(DESCRIPTION DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY)

A portion of lands lying within the corporate limits of the City of Edgewater, Florida, being described as follows: For a Point of Beginning, commence at the intersection of the easterly right of way of the Florida East Coast Railway and the south line of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 17 South, Range 34 East; thence northerly along the easterly right of way of the Florida East Coast Railway to the south line of the Northwest 1/4 of the Southwest 1/4 of said Section 33; thence east along said south line of the Northwest 1/4 of the Southwest 1/4 of Section 33 to the west line of MENDELL'S HOMESTEAD, according to the map or plat thereof, as recorded in Map Book 3, Page 73, of the Public Records of Volusia County, Florida; thence north along said west line of Mendell's Homestead to the southwesterly corner of Lot 35, said Mendell's Homestead; thence northeasterly along the southerly line of said Lot 35, Mendell's Homestead to the westerly right of way of U.S. Highway No. 1; thence northwesterly along the westerly right of way of U.S. Highway No. 1 to the southerly line of Lot 444, HAWKS PARK COMPANY SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 1, Page 156, of the Public Records of Volusia County, Florida; thence westerly along the southerly line of said Lot 444 and along southerly line of Lots 437 through 443, inclusive, said Hawks Parks Company Subdivision to the southwesterly corner of said Lot 437, said Hawks Parks Company Subdivision; thence northerly along the westerly line of said Lot 437 to the southerly line of Ocean Avenue, a 50-foot right as shown on said plat of Hawks Park Company Subdivision; thence easterly along said southerly line of Ocean Avenue to the intersection of the southerly prolongation of the westerly line of Lot 406, said Hawks Park Company Subdivision; thence northerly along said southerly prolongation of the westerly line of Lot 406 and along the westerly line of said Lot 406 to the southerly line of Block 1, M. A. SNIDER SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 26, of the Public Records of Volusia County, Florida; thence westerly along said southerly line of Block 1 to the southwesterly corner of said Block 1; thence northerly along the westerly line of said Block 1 and the northerly prolongation thereof to the northerly line of Snider Street, a 50-foot right of way as shown on said plat of M. A. Snider Subdivision; thence westerly along said northerly line of Snider Street to the southwesterly corner of Block 3, said M. A.

Snider Subdivision; thence northerly along the westerly line of said Block 3 to the northwesterly corner of said Block 3; thence northerly to a point on the southerly line of Lot 32A, ASSESSOR'S SUBDIVISION OF THE G. ALVAREZ GRANT, according to the map or plat thereof, as recorded in Map Book 3, Page 137, of the Public Records of Volusia County, Florida; said point being on the monumented and occupied easterly line of Hart Avenue, COLE'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 23, Page 63, of the Public Records of Volusia County, Florida; thence northerly along said monumented and occupied easterly line of Hart Avenue to a point on the northerly line of said Lot 32A, said point also being on the southerly line of Lot 31, said Assessor's Subdivision the G. Alvarez Grant; thence easterly along said southerly line of Lot 31, a distance of 115 feet; thence northerly and parallel with said easterly line of Hart Avenue, a distance of 70 feet; thence westerly and parallel with said southerly line of Lot 31, a distance of 115 feet to said easterly line of Hart Avenue; thence northerly along the said easterly line of Hart Avenue to a point that is 70.2 feet southerly of the northerly line of said Lot 31 as measured along the said easterly line of Hart Avenue; thence easterly and parallel with the said northerly line of Lot 31, a distance of 115 feet; thence northerly and parallel with the said easterly line of Hart Avenue, a distance of 70.2 feet to the northerly line of said Lot 31; thence easterly along the said northerly line of said Lot 31 to the southwest corner of Lot 8, Block 2, FULLER AND SETTLE SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 63, of the Public Records of Volusia County, Florida; thence northerly along the westerly line of said Lot 8, Block 2 and the northerly prolongation thereof to a point on the northerly line of Pine Bluff Street, a 40-foot right of way as shown on said plat of the Fuller and Settle Subdivision; thence westerly along said northerly line of Pine Bluff Street to the northerly prolongation of the easterly line of Lot 9, Block "A", said Coles Subdivision; thence southerly along said northerly prolongation of the easterly line of Lot 9, Block "A" and along said easterly line of Lot 9, Block "A" and along the easterly line of Lot 10, Block "A", said Coles Subdivision, to the southeasterly corner of said Lot 10, Block "A"; thence southerly to the northeasterly corner of Lot 5, Block "B", said Coles Subdivision; thence southerly along the easterly line of said Lot 5 to the southeasterly corner of said Lot 5; thence westerly along the southerly line of said Lot 5 to the northeasterly corner of Lot 12, said Block "B"; thence southerly along the easterly line of said Lot 12 and the southerly prolongation thereof to the northerly line of Block "C", said Coles Subdivision; thence easterly along said northerly line of Block "C" to the northeasterly corner of Lot 6, said Block "C"; thence southerly along the easterly line of said Lot 6 to the southeasterly corner of said Lot 6, said point also being on the northerly line of Lot 13,

said Block "C"; thence easterly along said northerly line of Lot 13 to the northeasterly corner of said Lot 13; thence southerly along the easterly line of said Lot 13 and the southerly prolongation thereof to the southerly line of Snider Street, a 40-foot right of way as shown on said plat of Cole's Subdivision; thence easterly along said southerly line of Snider Street to the northwesterly corner of Block "D", said Cole's Subdivision; thence south along the westerly line of said Block "D" and the southerly prolongation thereof to the northerly line of said Ocean Avenue; thence westerly along the westerly prolongation of said northerly line of said Ocean Avenue to the easterly right of way of the Florida East Coast Railway; thence northerly along the said easterly right of way of the Florida East Coast Railway to the northerly line of Park Avenue, shown as "Wharf Road", a 50-foot right of way on said plat of Assessor's Subdivision the G. Alvarez Grant; thence westerly along the northerly line of Park Avenue to the easterly line of Flagler Avenue, a 50-foot right of way shown on said plat of Assessor's Subdivision the G. Alvarez Grant; thence northerly along said easterly line of Flagler Avenue to the southerly line of the Florida East Coast Railway - Edgewater Cutoff, a 150-foot railroad right-of-way; thence northeasterly along the said southerly line of the Florida East Coast Railway - Edgewater Cutoff to the westerly right of way of the Florida East Coast Railway; thence easterly, and at a right angle to said westerly right of way of the Florida East Coast Railway, to the easterly right of way of the Florida East Coast Railway; thence northerly along said easterly right of way of the Florida East Coast Railway to the westerly line of Old County Road as now laid out; thence southeasterly to the northwesterly corner of the southerly 76.6 feet of the northerly 229.7 feet of Lot 19, said Assessor's Subdivision the G. Alvarez Grant; thence easterly along the northerly line of said southerly 76.6 feet of the northerly 229.7 feet of Lot 19 to the easterly line of said Lot 19; thence northerly along said easterly line of Lot 19 to a point on the northerly line of said Assessor's Subdivision the G. Alvarez Grant, said point also being on the southerly line of the ASSESSOR'S SUBDIVISION OF THE SANCHEZ AND SHEPARD GRANTS, according to the map or plat thereof, as recorded in Map Book 3, Page 49, of the Public Records of Volusia County, Florida; thence easterly along said southerly line of the Assessor's Subdivision of the Sanchez and Shepard Grant to the westerly line of the east 300 feet of Lot 23, said Assessor's Subdivision of the Sanchez and Shepard Grant; thence northerly along said westerly line of the east 300 feet of Lot 23 to the northerly line of said Lot 23; thence easterly along the said northerly line of Lot 23, 300 feet to the westerly right of way of U.S. Highway No. 1; thence northerly along said westerly right of way of U.S. Highway No. 1 to the southerly line of the south 145.22 feet of the north 154.99 feet of Lot 22, said Assessor's Subdivision of the Sanchez and Shepard Grant; thence westerly

along the said southerly line of the south 145.22 feet of the north 154.99 feet of Lot 22, to the westerly line of the east 200 feet of said Lot 22; thence northerly along the said westerly line of the east 200 feet of Lot 22 to the southerly line of the northerly 10 feet of said Lot 22; thence westerly along the said southerly line of the northerly 10 feet of Lot 22 to the westerly line of the east 230 feet of said Lot 22; thence northerly along the said westerly line of the east 230 feet of Lot 22 and along the westerly line of the east 230 feet of Lot 21, said Assessor's Subdivision of the Sanchez and Shepard Grant to a point on the northerly line of said Lot 21, said point also being on the southerly line of HIGHLAND SHORES, SECTION ONE, according to the map or plat thereof, as recorded in Map Book 9, Page 63, of the Public Records of Volusia County, Florida and being 123.19 feet westerly of the southeasterly corner of Lot 9, Block "E", said Highland Shores, Section One and being the southwest corner of lands described in Quit-Claim Deed recorded in Official Records Book 5778, Page 2983, of the Public Records of Volusia County, Florida; thence northwesterly along the westerly line of said lands described in Quit-Claim Deed recorded in Official Records Book 5778, Page 2983, to the southerly line of Oak Ridge Avenue, per said Highland Shores, Section One; thence easterly, northeasterly and northwesterly along the southerly and easterly line of Oak Ridge Avenue and along the northerly prolongation thereof to a point on the westerly line of Lot 7, Block "B", said Highland Shores, Section One, said point being 30 feet northerly of the southwest corner of said Lot 7; thence easterly to a point on the east line of said Lot 7, said point being 15 feet northerly of the southeasterly corner of said Lot 7; thence northerly along the easterly line of said Lot 7 and along the easterly line of Lot 8, said Block "B" to a point on the northerly line of said Highland Shores, Section One, said point also being on the southerly line of Lot 16, said Assessor's Subdivision of the Sanchez and Shepard Grant; thence westerly along the southerly line of said Lot 16 to a point, said point being 145 feet westerly of the westerly right of way of U.S. Highway No. 1 as measured along said southerly line of Lot 16; thence northerly along the westerly line of the easterly 145 feet of said Lot 16, a distance of 80 feet; thence easterly along the northerly line of the southerly 80 feet of said Lot 16, a distance of 145 feet to the westerly right of way of U.S. Highway No. 1; thence northerly along the westerly right of way of U.S. Highway No. 1 to the southerly line of the northerly 95 feet of said Lot 16; thence westerly along said southerly line of the northerly 95 feet of Lot 16 a distance of 163.56 feet; thence southerly along the easterly line of the westerly 100 feet of the easterly 263.56 feet of said Lot 16 to the southerly line of the northerly 100.53 feet of said Lot 16; thence westerly along the southerly line of the westerly 100 feet of the easterly 263.56 feet of the northerly 100.53 feet of said Lot 16, a distance of 100 feet;

thence northerly along the westerly line of the easterly 263.56 feet of said Lot 16 to a point on the northerly line of said Lot 16, said point also being on the southerly line of the W. S. HART'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 118, of the Public Records of Volusia County, Florida; thence westerly along said southerly line of W. S. Hart's Subdivision to the westerly line of Block 2, said W. S. Hart's Subdivision; thence northerly along said westerly line of Block 2 to the northwesterly corner of said Block 2, said W. S. Hart's Subdivision; thence northerly to the southwesterly corner of Block 1, said W. S. Hart's Subdivision; thence northerly along the westerly line of said Block 1 to a point on the northerly line of said W. S. Hart's Subdivision, said point also being the southwesterly corner of Block 1, PHILLIP'S 1ST SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 28, of the Public Records of Volusia County, Florida; thence northerly along the westerly line of said Block 1, Phillip's 1st Subdivision, and the northerly prolongation thereof to the northerly line of Knapp Avenue, as shown on plat of H. H. RAULERSON'S ADDITION, according to the map or plat thereof, as recorded in Map Book 6, Page 155, of the Public Records of Volusia County, Florida; thence westerly along said northerly line of Knapp Avenue to the southwesterly corner of Lot 5, said H.H. Raulerson's Addition; thence northerly along the westerly line of said Lot 5 to the southerly line of Block 1, MIDWAY PARK, according to the map or plat thereof, as recorded in Map Book 8, Page 65, of the Public Records of Volusia County, Florida; thence westerly along said southerly line of Block 1 to the southwesterly corner of said Block 1; thence northerly along the westerly line of Block 1 to the northerly line of said Midway Park; thence westerly along the said northerly line of Midway Park to the easterly line of Palmetto Street as shown on plat of POINTER-TALLEY, according to the map or plat thereof, as recorded in Map Book 23, Page 92, of the Public Records of Volusia County, Florida; thence northerly along said easterly line of Palmetto Street and the northerly prolongation thereof to the northerly corporation limits of the City of Edgewater, being the centerline of Gabardy or South Canal; thence easterly along said northerly corporation limits of the City of Edgewater, being the centerline of Gabardy or South Canal, to the northerly prolongation of the easterly line of Lot 4A, PALMETTO PARK, according to the map or plat thereof, as recorded in Map Book 5, Page 184, of the Public Records of Volusia County, Florida; thence southerly along said northerly prolongation of the easterly line of Lot 4A and along said easterly line of Lot 4A to the southeasterly corner of said Lot 4A; thence southerly to the northeasterly corner of Lot 4, said Palmetto Park; thence southerly along the easterly line of said Lot 4 to the southeasterly corner of said Lot 4, said point also being the northwesterly corner of Lot 27, said Palmetto Park;

thence easterly along the northerly line of said Lot 27 to the northeasterly corner of said Lot 27; thence southerly along the easterly line of said Lot 27 to the southeasterly corner of said Lot 27; thence southerly to the northeasterly corner of Lot 34, said Palmetto Park; thence southerly along the easterly line of said Lot 34 to a point on the southerly line of said Palmetto Park, said point also being on the northerly line of KNAPP SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 120, of the Public Records of Volusia County, Florida; thence westerly along said northerly line of Knapp Subdivision to the northeasterly corner of Lot 4, said Knapp Subdivision; thence southerly along the easterly line of said Lot 4 to the southeasterly corner of said Lot 4; thence southerly to the northeasterly corner of Lot 4, B. C. LEMMING SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 117, of the Public Records of Volusia County, Florida, thence southerly along the easterly line of said Lot 4, B.C. Lemming Subdivision to the northerly line of Lot 4, said Assessor's Subdivision of the Sanchez and Shepard Grant; thence easterly along the said northerly line of Lot 4, Assessor's Subdivision of the Sanchez and Shepard Grant to a point 231.82 feet from the easterly right of way of U.S. Highway No. 1 as measured along said northerly line of Lot 4, Assessor's Subdivision of the Sanchez and Shepard Grant; thence southerly to a point on the southerly line of said Lot 4, Assessor's Subdivision of the Sanchez and Shepard Grant, said point being 232.25 feet from the easterly right of way of U.S. Highway No. 1 as measured along said southerly line of Lot 4, Assessor's Subdivision of the Sanchez and Shepard Grant, said point also being the northeasterly corner of Lot 4, Block A, YELKCA TERRACE, according to the map or plat thereof, as recorded in Map Book 7, Page 36, of the Public Records of Volusia County, Florida; thence southerly along the easterly line of said Lot 4, Block A to the southeasterly corner of said Lot 4, Block A; thence southerly to the northwesterly corner of Lot 5, Block B, said Yelkca Terrace; thence easterly along the northerly line of said Lot 5, Block B to the northeasterly corner of said Lot 5, Block B; thence southerly along the easterly line of said Lot 5, Block B to a point on the southerly line of said Yelkca Terrace, said point also being on the northerly line of the DIXWOOD - P. B. DICK'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 73, of the Public Records of Volusia County, Florida; thence easterly along said northerly line of Dixwood – P.B. Dick's Subdivision to the northeasterly corner of Lot 5, Block "A", said Dixwood – P.B. Dick's Subdivision; thence southerly along the easterly line of said Lot 5, Block "A" and the southerly prolongation thereof to the northerly line of the southerly 10 feet of Dixwood Avenue, a 50-foot right of way as shown on said Dixwood - P.B. Dick's Subdivision; thence westerly along said northerly line of the southerly 10 feet of Dixwood Avenue to the northerly

prolongation of the westerly line of the easterly 25 feet of Lot 5, Block "B", said Dixwood - P.B. Dick's Subdivision, thence southerly along said northerly prolongation of the westerly line of the easterly 25 feet of Lot 5, Block "B" and along said westerly line of the easterly 25 feet of Lot 5, Block "B" to the a point on the southerly line of said Dixwood - P.B. Dick's Subdivision, said point also being on the northerly line of HIGHLAND SHORES, SECTION 2, according to the map or plat thereof, as recorded in Map Book 9, Page 64, of the Public Records of Volusia County, Florida; thence easterly along said northerly line of Highland Shores, Section 2 to the northeasterly corner of Lot 11, Block "B", said Highland Shores, Section 2; thence southerly along the easterly line of said Lot 11 to the southeasterly corner of said Lot 11 and to a point on the northerly line of Erskine Drive as shown on said Highland Shores, Section 2; thence westerly, southwesterly, southerly and southeasterly along the northerly, westerly and southerly line of said Erskine Drive to the southeasterly corner of Lot 10, Block "F", said Highland Shores, Section 2; thence southwesterly along the easterly line of said Lot 10, a distance of 39.83 feet; thence southerly to a point on the southerly line Lot 11, Block "F", said Highland Shores, Section 2, said point being 81.25 feet easterly from the southwesterly corner of said Lot 11, Block "F" as measured along said southerly line of Lot 11, Block "F"; thence westerly along said southerly line of Lot 11, Block "F", a distance of 81.25 feet to said southwesterly corner of Lot 11, Block "F", said point also being the northeasterly corner of Lot 1, Block "A", HIGHLAND SHORES, SECTION 3, according to the map or plat thereof, as recorded in Map Book 8, Page 62, of the Public Records of Volusia County, Florida; thence southerly along the easterly line of Lots 1, 2, 3 and 4, Block "A", said Highland Shores, Section 3 to the southeasterly corner of Lot 4, Block "A", said Highland Shores, Section 3; thence southerly to the northeasterly corner of Lot 4, Block "C", said Highland Shores, Section 3; thence southerly along the easterly line of Lots 1, 2, 3 and 4, Block "C", said Highland Shores, Section 3 to a point on the southerly line of said Highland Shores, Section 3, said point also being on the northerly line Lot 10, said Assessor's Subdivision the G. Alvarez Grant; thence easterly along said northerly line of Lot 10 and along the northerly line of Lot 1, said Assessor's Subdivision the G. Alvarez Grant to the northeasterly corner of the west 183 feet of said Lot 1; thence southerly along the easterly line of said west 183 feet of Lot 1 to the southerly line of said Lot 1; thence westerly along said southerly line of Lot 1 to the southwesterly corner of said Lot 1, said point also being the northeasterly corner of Lot 11, said Assessor's Subdivision the G. Alvarez Grant; thence southerly along the easterly line of said Lot 11 and along the easterly line of Lots 12, 13, 14 and 15, said Assessor's Subdivision the G. Alvarez Grant and the southerly prolongation thereof to the southerly line of Lamont Street, a 50

foot right of way as shown on plat of EDGEWATER HIGHLANDS, according to the map or plat thereof, as recorded in Map Book 7, Page 107, of the Public Records of Volusia County, Florida; thence easterly along said southerly line of Lamont Street to the westerly line of North Riverside Drive as now monumented and occupied; thence southerly along the said westerly line of said North Riverside Drive to the south line of the north 134 feet of the south 269 feet of Lot 4L, said Assessor's Subdivision the G. Alvarez Grant; thence easterly along the easterly prolongation of said south line of the north 134 feet of the south 269 feet of Lot 4L to the approximate mean high water line of the westerly bank of the Indian River North; thence southerly along the said approximate mean high water line to the easterly prolongation of the northerly line of Pine Bluff, a 41.5 foot right of way as shown on plat of FERNALD AND CHADWICK'S, according to the map or plat thereof, as recorded in Map Book 4, Page 192, of the Public Records of Volusia County, Florida; thence westerly along said easterly prolongation of the northerly line of Pine Bluff and along said northerly line of Pine Bluff to the northerly prolongation of the easterly line of Lot 37, said Fernald and Chadwick's Subdivision; thence southerly along said northerly prolongation of the easterly line of Lot 37 and along said easterly line of Lot 37, to the southeasterly corner of said Lot 37, said point also being the northwesterly corner of Lot 61, said Fernald and Chadwick's Subdivision; thence easterly along the northerly line of said Lot 61 and along the northerly line of Lot 60, said Fernald and Chadwick's Subdivision, to the northeasterly corner of said Lot 60; thence southerly along the easterly line of said Lot 60 to the southeasterly corner of said Lot 60; thence westerly along the southerly line of said Lots 60 and 61 to the intersection of the northerly prolongation of the easterly line of Lot 4, INDIAN RIVER ESTATES RE-PLAT, according to the map or plat thereof, as recorded in Map Book 8, Page 289, of the Public Records of Volusia County, Florida; thence southerly along said northerly prolongation of the easterly line of Lot 4 and along said easterly line of Lot 4 to the northerly line of lands described in Official Records Book 5827, Page 0222 of the Public Records of Volusia County, Florida; thence easterly along said northerly line of lands described in Official Records Book 5827, Page 0222 to the northeasterly corner of said lands described in Official Records Book 5827, Page 0222; thence southerly along the easterly line of said lands described in Official Records Book 5827, Page 0222 to the southeasterly corner of said lands described in Official Records Book 5827, Page 0222; thence westerly along the southerly line of said lands described in Official Records Book 5827, Page 0222 to the northerly prolongation of the easterly line of Lot 5, COLBY AND JEPSON SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 215, of the Public Records of Volusia County, Florida; thence southerly along said northerly

prolongation of the easterly line of Lot 5 and along said easterly line of Lot 5 to the southeasterly corner of said Lot 5; thence southerly to the northeasterly corner of Lot 16, said Colby and Jenson Subdivision; thence southerly along the easterly line of said Lot 16 to a point on the southerly line of said Colby and Jenson Subdivision, said point also being on the northerly line of said Hawks Park Company Subdivision; thence easterly along said northerly line of Hawks Park Company Subdivision to the northeasterly corner of the west 1/2 of Lot 215, said Hawks Park Company Subdivision; thence southerly along the easterly line of said west 1/2 of Lot 215 to the northerly line of said Ocean Avenue; thence westerly along said northerly line of Ocean Avenue to the northerly prolongation of the easterly line of Lot 223, said Hawks Park Company Subdivision; thence southerly along said northerly prolongation of the easterly line of Lot 223 and along said easterly line of Lot 223 and along the easterly line of Lot 254, said Hawks Park Company Subdivision, and the southerly prolongation thereof to the southerly line of said Connecticut Avenue; thence easterly along said southerly line of Connecticut Avenue to the northeasterly corner of Lot 262, said Hawks Park Company Subdivision; thence southerly along the easterly line of said Lot 262 to the southeasterly corner of said Lot 262, said point being on the northerly line of Lot 5, MENDELL'S HAWKS PARK, according to the map or plat thereof, as recorded in Map Book 3, Page 73; thence westerly along said northerly line of Lot 5 to the easterly line of the west 200 feet of said Lot 5; thence southerly along said easterly line of the west 200 feet of Lot 5 and the southerly prolongation thereof to the southerly line of Hotel Avenue, a 30-foot right of way as shown on plat of DR. DAVIS FORSTER, TRUSTEE'S RESUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 56, of the Public Records of Volusia County, Florida; thence easterly along said southerly line of Hotel Avenue to the northeasterly corner of Lot 30, said Dr. Davis Forster, Trustee's Resubdivision; thence southerly along the easterly line of said Lot 30 to the southeasterly corner of said Lot 30; thence southerly to the northeasterly corner of Lot 29, said Dr. Davis Forster, Trustee's Resubdivision; thence easterly along the easterly line of said Lot 29 to the southeasterly corner of said Lot 29, said point being on the northerly line of New Hampshire Avenue; thence easterly along northerly line of New Hampshire Avenue to the intersection with the northerly prolongation of the westerly line of Block "B", MENDELL'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 4, Page 122, of the Public Records of Volusia County, Florida; thence southerly along said northerly prolongation of the westerly line of Block "B" to the northwesterly corner of said Block "B"; thence southerly along said westerly line of Block "B", being the easterly line of New York Street, to the southwest corner of said Block "B", said point also being on the northerly

line of MASON'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 188, of the Public Records of Volusia County, Florida; thence along the northerly line of said Mason's Subdivision, to the northwesterly corner of Lot 3, said Mason's Subdivision; thence southerly along the westerly line of said Lot 3 and along the westerly line of Lot 4, said Mason's Subdivision, being the easterly line of New York Street, to the southwesterly corner of said Lot 4, said point being on the northerly line of Lot 9, said Mendell's Hawk Park; thence along said northerly line of Lot 9, Mendell's Hawks Park to a point being 280 feet easterly of the westerly line of said Lot 9, Mendell's Hawks Park; thence southerly along the easterly line of the westerly 280 feet of said Lot 9, Mendell's Hawks Park, along the easterly line of New York Street, to a point on the southerly line of said Lot 9, said point also being on the northerly line of Lot 10, said Mendell's Hawk Park, and being 246.2 feet from the easterly right of way of U.S. Highway No. 1 as measured along said northerly line of Lot 10; thence southerly along the easterly line of the westerly 246.2 feet of said Lot 10 and along the easterly line of the westerly 246.2 feet of Lot 11, said Mendell's Hawk Park, along the easterly line of New York Street, to a point on the northerly line of the southerly half of said Lot 11; thence easterly along said northerly line of the southerly 1/2 of Lot 11 to the westerly line of the easterly 234.8 feet of said Lot 11 lying west of Fernald Street; thence southerly along the said westerly line of the easterly 234.8 feet of Lot 11 lying west of Fernald Street to the northerly line of Lot 12, said Mendell's Hawk Park; thence easterly along said northerly line of Lot 12 to the easterly line of the westerly 325 feet of said Lot 12; thence southerly along said easterly line of the westerly 325 feet of Lot 12 to the northerly line of TURGOT TERRACE, according to the map or plat thereof, as recorded in Map Book 9, Page 103, of the Public Records of Volusia County, Florida; thence westerly along said northerly line of said Turgot Terrace to the northeasterly corner of Lot 7, Block "A", said Turgot Terrace; thence southerly along the easterly line of said Lot 7, Block "A" to the southeasterly corner of said Lot 7, Block "A"; thence southerly to the northeasterly corner of Lot 6, Block "C", said Turgot Terrace; thence southerly along the easterly line of said Lot 6, Block "C", to the southerly line of said Turgot Terrace Subdivision, said point also being on the northerly line of TOTEM PARK, according to the map or plat thereof, as recorded in Map Book 4, Page 46, of the Public Records of Volusia County, Florida; thence westerly along said northerly line of Totem Park to the northeasterly corner of the west 1/2 of Lot 16, Block "15", said Totem Park; thence southerly along the easterly line of said west 1/2 of Lot 16, Block "15" and the southerly prolongation thereof to the northerly line of Block "14", said Totem Park; thence westerly along said northerly line of Block "14" to the easterly line of the west 20 feet of Lot 16, said Block "14";

thence southerly along said easterly line of the west 20 feet of Lot 16, Block "14" to the southerly line of said Totem Park, said point also being on the northerly line of UNSER SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 19, Page 295, of the Public Records of Volusia County, Florida; thence easterly along the northerly line of said Unser Subdivision to the northeasterly corner of said Unser Subdivision; thence southerly along the easterly line of said Unser Subdivision and the southerly prolongation thereof to the northerly line of Magnolia Avenue, a 30-foot right of way as shown on said plat of Totem Park; thence westerly along said northerly line of Magnolia Avenue to the northerly prolongation of the easterly line of Lot 15, Block "11", said Totem Park; thence southerly along said northerly prolongation of the easterly line of Lot 15, Block "11" and along said easterly line of Lot 15, Block "11" to the southerly line of said Block "11", Totem Park, also being the northerly line of Lot 18, said Mendell's Homestead; thence easterly along said southerly line of Block "11" and the northerly line of Lot 18, Mendell's Homestead to the southeasterly corner of Lot 6, Block "11", said Totem Park; thence southerly along the southerly prolongation of said Lot 6, Block "11" to the southerly line of the northerly 50 feet of said Lot 18, Mendell's Homestead; thence westerly along said southerly line of the northerly 50 feet of Lot 18, Mendell's Homestead to a point being 250 feet from the easterly right of way of U.S. Highway No. 1; thence southerly, parallel with and 250 feet from the easterly right of way of U.S. Highway No. 1 to the southerly line of said Lot 18, Mendell's Homestead, also being a point on the northerly line of Block "7", said Totem Park, thence westerly along said northerly line of Block "7", Totem Park to the northwesterly corner of said Block "7", Totem Park; thence southerly along the westerly line of said Block "7", Totem Park to the southwesterly corner of said Block "7", Totem Park; thence southeasterly to the northwesterly corner of Block "4", said Totem Park; thence southerly along the westerly line of said Block "4", Totem Park, to the southwesterly corner of said Block "4", Totem Park, said point being on the northerly line of Lot 11, RIVER HEIGHTS, according to the map or plat thereof, as recorded in Map Book 19, Page 139, of the Public Records of Volusia County, Florida; thence easterly along the northerly line of said Lot 11, River Heights to the northeasterly corner of said Lot 11, River Heights; thence southerly along the easterly line of said Lot 11, River Heights to the southeasterly corner of said Lot 11, River Heights; thence southeasterly to the northeasterly corner of Lot 10, said River Heights; thence southerly along the easterly line of said Lot 10, River Heights to a point on the northerly line of lands described in Warranty Deed, recorded in Official Records Book 6214, Page 2774 of the Public Records of Volusia County, Florida; thence easterly and southeasterly along the northerly and easterly lines of said lands described in Warranty Deed, recorded in Official

Records Book 6214, Page 2774 and southeasterly and south along the easterly lines of lands described in Warranty Deed, recorded in Official Records Book 6465, Page 694 of the Public Records of Volusia County, Florida to a point on the north line of "Parcel 25" as shown on Un-recorded Plat #149 of Lots 1 and 2, LOWDS SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 3, Page 81, of the Public Records of Volusia County, Florida; thence east along the north line of said "Parcel 25" a distance of 50 feet more or less, to the west line of Monroe Drive, a 40-foot right of way as now laid out; thence south along said west line of Monroe Drive and the southerly prolongation thereof to the north line of Lot 1, EDGEWATER SHORES, according to the map or plat thereof, as recorded in Map Book 8, Page 271, of the Public Records of Volusia County, Florida; thence east along the north line of said Lot 1 and along the north line of Lot 18 and Lot 17, said Edgewater Shores to the northeast corner of said Lot 17; thence south along the east line of said Lot 17, Edgewater Shores to the southeast corner of said Lot 17, Edgewater Shores; thence west along the south line of said Lot 17, Edgewater Shores to the northeast corner of the west 30 feet of Lot 3, said Edgewater Shores; thence south along the east line of said west 30 feet of Lot 3 to the south line of said Lot 3, Edgewater Shores; thence west along said south line of Lot 3, Edgewater Shores and along the south line of Lot 2, said Edgewater Shores to the northerly prolongation of the west line of the east 20 feet of Lot 2, HARDIN SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 257, of the Public Records of Volusia County, Florida; thence south along said northerly prolongation of the west line of the east 20 feet of Lot 2 and along said west line of the east 20 feet of Lot 2 to the north line of Lot 1, said Hardin Subdivision; thence east along said north line of Lot 1, Hardin Subdivision to the northeast corner of said Lot 1, Hardin Subdivision; thence south along the east line of said Lot 1, Hardin Subdivision to the southeast corner of said Lot 1, Hardin Subdivision, said point being on the southerly line of said Hardin Subdivision; thence easterly along said southerly line of Hardin Subdivision to the northeast corner of lands described in Warranty Deed, recorded in Official Records Book 5972, Page 2725 of the Public Records of Volusia County, Florida; thence south along the east line of said lands described in Warranty Deed, recorded in Official Records Book 5972, Page 2725 and the southerly prolongation thereof to the north line of lands described in Warranty Deed, recorded in Official Records Book 5339, Page 1467 of the Public Records of Volusia County, Florida; thence east along said north line of lands described in Warranty Deed recorded in Official Records Book 5339, Page 1467, northwesterly along the westerly line of said lands described in Warranty Deed, recorded in Official Records Book 5339, Page 1467, east along said north line of lands

described in Warranty Deed recorded in Official Records Book 5339, Page 1467, south along the east line of said lands described in Warranty Deed, recorded in Official Records Book 5339, Page 1467 and west along the south line of said lands described in Warranty Deed recorded in Official Records Book 5339, Page 1467 to the northeast corner of the westerly 350 feet of the northerly 100 feet of the southerly 200 feet, as measured along the easterly right of way of U.S. Highway No. 1, of Lot 3, LOWD'S SUBDIVISION of U.S. Lot 2, Section 2, Township 18 South, Range 34 East, according to the map or plat thereof, as recorded in Map Book 3, Page 81, of the Public Records of Volusia County, Florida; thence southerly along the easterly line of said westerly 350 feet of the northerly 100 feet of the southerly 200 feet, as measured along the east right of way of U.S. Highway No. 1, of Lot 3, to the north line of the south 100 feet, as measured along the east right of way of U.S. Highway No. 1, of said Lot 3, Lowd's Subdivision; thence east along said north line of the south 100 feet, as measured along the east right of way of U.S. Highway No. 1, of Lot 3, Lowd's Subdivision to the northerly prolongation of the east line of Lot 4, VIRGINIA HEIGHTS, according to the map or plat thereof, as recorded in Map Book 8, Page 300, of the Public Records of Volusia County, Florida; thence south along said northerly prolongation of the east line of Lot 4 to the northeast corner of said Lot 4, Virginia Heights; thence west along the north line of Lots 4, 5 and 6, said Virginia Heights, to the northwest corner of Lot 6, said Virginia Heights; thence south along the west line of said Lot 6, Virginia Heights and the southerly prolongation thereof to the south line of "Virginia Street", as dedicated per the map or plat thereof, as recorded in Map Book 8, Page 283, of the Public Records of Volusia County, Florida; thence east along said south line of "Virginia Street" to the northwest corner of Lot 8, said Virginia Heights; thence south along the east line of said Lot 8, Virginia Heights to the southwest corner of said Lot 8, Virginia Heights; thence east along the south line of said Lot 8, Virginia Heights and the easterly prolongation thereof to the northerly prolongation of the east line of U.S. Lot 3, Section 2, Township 18 South, Range 34 East; thence south along said northerly prolongation of the east line of U.S. Lot 3, Section 2, Township 18 South, Range 34 East and along said east line of U.S. Lot 3, Section 2, Township 18 South, Range 34 East to the northwest corner of Lot 6, Block 2, RIVEREDGE ACRES, according to the map or plat thereof, as recorded in Map Book 9, Page 260, of the Public Records of Volusia County, Florida; thence southeasterly, a distance of 97.79 feet to a point on the southerly line of said Lot 6, Block 2, said point being 51.71 feet from the northeasterly corner of said Lot 6, Block 2; thence northeasterly along the southerly line of said Lot 6, Block 2 to the northeasterly corner of Lot 10, Block 2, said Riveredge Acres; thence southeasterly along the easterly line of said Lot 10, Block 2 to the

southeasterly corner of said Lot 10, Block 2; thence southeasterly to the northeasterly corner of Lot 22, Block 3, said Riveredge Acres; thence southeasterly along the easterly line of Lots 13 through 22, inclusive, Block 3, said Riveredge Acres, to the south line of said Block 3, said Riveredge Acres; thence east along the south line of said Block 3, Riveredge Acres to the northwest corner of BELMONT'S RIVERVIEW SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 42, Page 75, of the Public Records of Volusia County, Florida; thence south along the west line of said Belmont's Riverview Subdivision to the southwesterly corner of said Belmont's Riverview Subdivision, said point being on the north line of South Riverside Drive as monumented; thence west along said north line of South Riverside Drive to the easterly right of way of U.S. Highway No. 1; thence southeasterly along the easterly right of way of U.S. Highway No. 1 to the easterly prolongation of the southerly line of "Parcel #1" of Exhibit A-3 as described in Quit-Claim Deed, recorded in Official Records Book 6537, Page 2301 of the Public Records of Volusia County, Florida; thence southwesterly along said easterly prolongation of the southerly line of "Parcel #1" to the southeasterly corner of said "Parcel #1"; thence southwesterly, northwesterly, northerly, westerly, northerly and northeasterly along the southerly and westerly lines of said "Parcel #1" and "Parcel #2" of said Exhibit A-3 to the south line of Falcon Avenue as shown on PELICAN COVE WEST SUBDIVISION PHASE I, according to the map or plat thereof, as recorded in Map Book 38, Pages 172-173, of the Public Records of Volusia County, Florida; thence west along said south line of Falcon Avenue, a distance of 155.00 feet to a point of curvature; thence west along the westerly prolongation of said south line of Falcon Avenue to the west line of the HIGHWAY SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 222, of the Public Records of Volusia County, Florida; thence north along said west line of the Highway Subdivision to the southeast corner of Lot 42, MARINER'S GATE PHASE II, according to the map or plat thereof, as recorded in Map Book 50, Pages 198 and 199, of the Public Records of Volusia County, Florida; thence continue north along said west line of the Highway Subdivision and along the east line of said Lot 42, Mariner's Gate Phase II, a distance of 36.06 feet to a corner of said Lot 42, Mariner's Gate Phase II; thence northwesterly, westerly, northerly, westerly and northerly along the easterly line of said Mariner's Gate Phase II subdivision to the northeast corner of Lot 75, said Mariner's Gate Phase II; thence west along the north line of said Lot 75, Mariner's Gate Phase II to the east line of PINE SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 19, Page 229 of the Public Records of Volusia County, Florida; thence north along the east line of said Pine Subdivision and the northerly prolongation thereof to the

southeast corner of Lot 9, READ SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 19, Page 298, of the Public Records of Volusia County, Florida; thence north along the east line of said Lot 9, Read Subdivision and along the east line of Lot 8, said Read Subdivision to the northeast corner of said Lot 8, Read Subdivision; thence west along the north line of said Lot 8, Read Subdivision to the easterly line of Alamanda Drive, FLORIDA SHORES NO. 1, according to the map or plat thereof, as recorded in Map Book 23, Page 57, of the Public Records of Volusia County, Florida; thence northwesterly along said easterly line of Alamanda Drive to the easterly prolongation of the north line of 19th Street, said Florida Shores No. 1; thence west along said easterly prolongation of the north line of 19th Street and along the north line of said 19th Street to the westerly line of Banyan Drive, said Florida Shores No. 1; thence northwesterly along said westerly line of Banyan Drive to the north line of U.S. Lot 3, Section 2, Township 18 South, Range 34 East; thence east along said north line of U.S. Lot 3, Section 2 to the west line of LOWD'S SUBDIVISION of U.S. Lot 2, Section 2, Township 18 South, Range 34 East, according to the map or plat thereof, as recorded in Map Book 3, Page 81, of the Public Records of Volusia County, Florida; thence north along said west line of Lowd's Subdivision to the easterly prolongation of the south line of the north 150 feet of Lot 7, HATCH'S HOMESTEAD of U.S. Lot 1, Section 2, Township 18 South, Range 34 East, according to the map or plat thereof, as recorded in Map Book 3, Page 81, of the Public Records of Volusia County, Florida; thence west along said easterly prolongation of the south line of the north 150 feet of Lot 7, Hatch's Homestead and along said south line of the north 150 feet of Lot 7, Hatch's Homestead to the east line of the west 325 feet of the north 150 feet of said Lot 7, Hatch's Homestead; thence north along said east line of the west 325 feet of the north 150 feet of Lot 7, Hatch's Homestead a distance of 150 feet to the north line of said Lot 7, Hatch's Homestead; thence east along said north line of Lot 7, Hatch's Homestead to a line 250 feet westerly of and parallel with the westerly right of way of U.S. Highway No. 1; thence northwesterly along said line 250 feet westerly of and parallel with the westerly right of way of U.S. Highway No. 1 to the southerly line of West Marion Avenue, as now laid out; thence southwesterly along said southerly line of West Marion Avenue to the southerly prolongation of the westerly line of the HALIFAX COURT CONDOMINIUM PHASE 1 parcel, according to the map or plat thereof, as recorded in Map Book 40, Page 82, of the Public Records of Volusia County, Florida; thence northwesterly along said southerly prolongation of the westerly line of the Halifax Court Condominium Phase 1 parcel and along said westerly line of the Halifax Court Condominium Phase 1 parcel to the northwest corner of said Halifax Court Condominium Phase 1 parcel; thence northeasterly

along the northerly line of said Halifax Court Condominium Phase 1 parcel to the northeast corner of said Halifax Court Condominium Phase 1 parcel, said point being on a line 250 feet westerly of and parallel with the westerly right of way of U.S. Highway No. 1; thence northwesterly along said line 250 feet westerly of and parallel with the westerly right of way of U.S. Highway No. 1 to the northerly line of Lot 28, MENDELL'S HOMESTEAD, according to the map or plat thereof, as recorded in Map Book 3, Page 73, of the Public Records of Volusia County, Florida, said point also being on the southerly line of Lot 29, said Mendell's Homestead; thence westerly along said southerly line of Lot 29 to the southwesterly corner of said Lot 29, said point also being the northwesterly corner of SHANGRI-LA VILLAGE, according to the map or plat thereof, as recorded in Map Book 38, Page 104, of the Public Records of Volusia County, Florida; thence south along the west line of said Shangri-La Village Subdivision to the southwesterly corner of Lot 43, said Shangri-La Village Subdivision, said point also being the northwesterly corner of the Recreation and Drainage Retention Area as shown on said Shangri-La Village Subdivision; thence easterly, southeasterly and southwesterly along the northerly, easterly and southerly line of said Recreation and Drainage Retention Area, returning to a point on the west line of said Shangri-La Village Subdivision, said point being the northwesterly corner of Lot 34, said Shangri-La Village Subdivision; thence south along said west line of the Shangri-La Village Subdivision to the southwesterly corner of said Shangri-La Village Subdivision, said point being on the south line of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 17 South, Range 34 East; thence west along said south line of the Southwest 1/4 of the Southwest 1/4 of Section 33, to the easterly right of way of the Florida East Coast Railway and to the Point of Beginning.

REPORT:

DATE PREPARED: 07/28/2014

1. Description prepared by the undersigned at the request of the client.
2. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
3. This description and report prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
4. This description and report is subject to any facts that may be disclosed by a full and accurate title search.
5. The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
6. Dimensions are in U. S. standard feet and decimals thereof, unless otherwise noted.

I hereby certify that this description of the subject property is true and correct to the best of my knowledge, information and belief as prepared under my supervision on the date(s) shown thereon. I further certify that this description meets the minimum technical standards set forth in F.A.C. Rule 5J-17, adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes Ch. 472.027, subject to the qualifications noted hereon.

Signed: 

Jeffrey W. Cory
Professional Surveyor and Mapper License Number 4139

Daniel W. Cory Surveyor, LLC
Certificate of Authorization Number LB 7883
300 Canal Street
New Smyrna Beach, Florida 32168
(386) 427-9575

Seal:



FILE # 3000
City of Edgewater
COMMUNITY
REDEVELOPMENT AREA
Page 16 of 16



JASON P. DAVIS
COUNTY CHAIR

PAT PATTERSON
VICE CHAIR
DISTRICT 1

JOYCE CUSACK
AT-LARGE

JOSHUA J. WAGNER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

DOUG DANIELS
DISTRICT 4

PATRICIA NORTHEY
DISTRICT 5

JAMES T. DINNEEN
COUNTY MANAGER

September 5, 2014

Mr. Tracey T. Barlow
City Manager
City of Edgewater
P.O. Box 100
Edgewater, FL 32132-0100

Re: Request for Delegation of Authority to Create a Community
Redevelopment Agency

Dear Mr. Barlow:

Your submission of the legal description of the proposed Edgewater community redevelopment area completes your request for delegation of CRA powers.

You will be notified in advance of the request being placed on the council agenda, for a meeting date no later than December 4, 2014.

Sincerely,

Mary Anne Connors
Deputy County Manager

c: Charlene Weaver, CFO, Deputy County Manager
Rick Karl, Aviation and Economic Resources Director