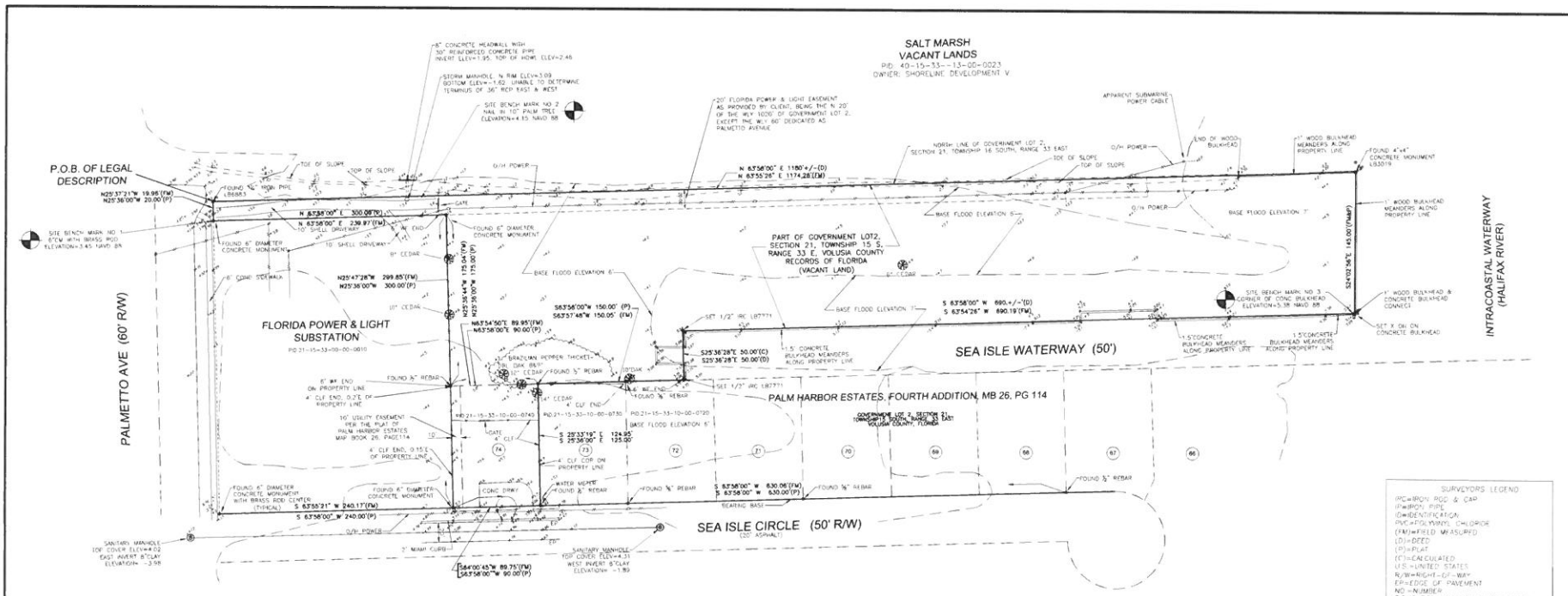

PLAT OF BOUNDARY SURVEY LEGAL DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA. ALONG WITH LOT 74, PALM HARBOR ESTATES, FOURTH ADDITION, MAP BOOK 26, PAGE 114, VOLUSIA COUNTY, FLORIDA RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLWS:

COMMENCING AT THE POINT OF BEGINNING, SAID POINT BEING A 1.25" IRON PIPE AND CAP LABELED LB 6883 LOCATED AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 2, WITH THE EASTERLY RIGHT OF WAY LINE OF PALMETTO AVENUE, A 60 FOOT STREET AS NOW LAID OUT; THENCE N63°58'00"E ALONG THE NORTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1174.26 FEET TO A POINT AT THE NORTHEAST CORNER OF SUBJECT PROPERTY, SAID POINT BEING A 4"X4" CONCRETE MONUMENT LABELED LB 3019; THENCE S24°02'56"E A DISTANCE OF 145.00 FEET TO A POINT; THENCE S63°58'00"W AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 690.19 FEET TO A POINT; THENCE S25°36'00"E A DISTANCE OF 50.00 FEET TO POINT INTERSECTING THE NORTH LINE OF THE AFOREMENTIONED PALM HARBOR ESTATES, FOURTH ADDITION; THENCE S63°58'00"W A DISTANCE OF 150.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 74, PALM HARBOR ESTATES, FOURTH ADDITION; THENCE S25°36'00"E ALONG THE EAST LINE OF LOT 74, PALM HARBOR ESTATES, FOURTH ADDITION, A DISTANCE OF 125.00 TO A POINT INTERSECTING THE NORTH RIGHT OF WAY LINE OF SEA ISLE CIRCLE, A 50 FOOT RIGHT OF WAY AS NOW LAID OUT; THENCE S63°58'00"W ALONG THE NORTH RIGHT OF WAY LINE OF SEA ISLE CIRCLE, A DISTANCE OF 90.00 FEET TO A POINT; THENCE N25°36'00"W DEPARTING SAID RIGHT OF WAY A DISTANCE OF 300.00 FEET TO A POINT; THENCE S63°58'00"W, AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 300.00 FEET TO A POINT INTERSECTING THE EAST RIGHT OF WAY LINE OF PALMETTO AVENUE; THENCE N25°36'00"W ALONG THE EAST RIGHT OF WAY OF THE AFOREMENTIONED PALMETTO AVENUE A DISTANCE OF 20.00 FEET AND BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING, 163,284.8 SQUARE FEET, 3.7 ACRE'S

AREA
163,284.8 SQ FT
3.7 ACRES

0 50 100 150

SURVEYORS LEGEND

PIC=IRON PIPE & CAP
PIP=IRON PIPE
ID=IDENTIFICATION
PVC=POLYVINYL CHLORIDE
(FM)=FIELD MEASURED
(D)=DEED
(P)=PLAT
(C)=CALCULATED
U.S.=UNITED STATES
R/W=RIGHT-OF-WAY
EP=EDGE OF PAVEMENT
NO.=NUMBER
PID=PARCEL IDENTIFICATION NUMBER
LB=LICENSED BUSINESS
LS=LICENSED SURVEYOR
RLS=REGISTERED LAND SURVEYOR
ELEV=ELEVATION
TBM=TEMPORARY BENCH MARK
P.O.B.=POINT OF BEGINNING
OHP=OVERHEAD POWER
PSM=PROFESSIONAL SURVEYOR & MAPPER
WM=WATER METER
=CONCRETE LIGHT POLE
=WOOD POWER POLE
(14) =PLAT LOT NUMBERS
=PROPERTY CORNER(SUBJECT TRACT)
=PROPERTY CORNER(OTHER TRACTS)
=WETLAND FLAG
WF=WOOD FENCE
CLF=CHAIN LINK FENCE
SQ. FT.=SQUARE FEET
WLY=WESTERLY
NLY=NORTHERLY
AC/AIR CONDITIONER
STR=STRUCTURE
COR=CORNER
RCP=REINFORCED CONCRETE PIPE
HDPE=HIGH DENSITY POLYETHYLENE
ACMP=ARCH CORRUGATED METAL PIPE
MES=MITERED END SECTION
SS=SANITARY SEWER
MH=MANHOLE
L.S.=LIFT STATION
CIP=CAST IRON PIPE
VCP=VITRIFIED CLAY PIPE
PID=PARCEL IDENTIFICATION
NAD88=NORTH AMERICAN VERTICAL DATUM 1988
NGVD29=NATIONAL GEODETIC VERTICAL DATUM 1929
DBL=DOUBLE
MB=MAP BOOK
PG=PAGE
=ELEVATION
TREE SYMBOL
TREE SIZE INCHES
TREE TYPE
4" OAK

UTILITY NOTE:
UNDERGROUND UTILITIES, WHEN INDICATED ON THIS SURVEY, HAVE BEEN LOCATED FROM VISIBLE EVIDENCE FOUND IN THE FIELD AND/OR EXISTING AS-BUILT DRAWINGS PROVIDED BY OTHERS. THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY TO THE DEPTH OF THE UNDERGROUND UTILITIES SHOWN, WHEN, IN THE EXACT LOCATION IS SHOWN, ONLY AT THE PLANE OF THE GROUND. UNDERGROUND UTILITIES MAY ALSO BE PRESENT BUT NOT SHOWN HEREON. THE SURVEYOR MAKES NO REPRESENTATION THAT THE PLAT ACCURATELY REPORTS FROM SUCH VISIBLE EVIDENCE. IT IS RECOMMENDED THAT THE PLAT ACCURATELY REPORTS FROM SUCH VISIBLE EVIDENCE. IT IS BELIEVED BY THE OWNER OR DEVELOPER AND IT SHALL BE HIGH DUTY TO ASCERTAIN IF ANY UTILITIES ARE PRESENT AND TO LOCATE THE UTILITIES PRIOR TO ANY EXCAVATION.

THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "AE", WITH A BASE FLOOD ELEVATION OF 6' PER THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 125264, PANEL 367 OF 950, SUFFIX H, MAP NUMBER 12127C0367H, EFFECTIVE DATE OF 09/29/2017.

SOUTH DAYTONA FLORIDA - VOLUSIA COUNTY
PART OF GOVERNMENT LOT 2, SECTION 21, & LOT 74, PALM HARBOR ESTATES 4th ADDITION
TOWNSHIP 15 RANGE 33
TOPCONSURVEYING LLC PROJECT 15-204
VERTICAL DATUM REFERED TO THE NAVD 88
NATIONAL GEODETIC SURVEY MARK H-722, ELEV=3.35 NAVD 88

LAST DATE OF FIELD SURVEY 3/30/2015
DWG. DATE: 5/18/2015
DRAWN BY: CH CHECKED BY: CH
SCALE: 1"=50' FIELD BOOK: OHP-PG 39-40

SHEET NUMBER
1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATE SHOWN HEREON. I FURTHER CERTIFY THAT THIS DRAWING MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE(F.A.C.) CHAPTER 5J-17.050 THROUGH 5J-17.053 F.A.C. ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTIONS 472.027, AND THAT THE HORIZONTAL ERROR MEETS OR EXCEEDS THE REQUIRED 1 FOOT IN 7,500 FEET CLOSURE SUBJECT TO THE QUALIFICATIONS NOTED HEREON. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.

Chris Hanson, PSM# LS6506/CERTIFICATE OF AUTHORIZATION# LB7771 DATE:

SURVEYORS NOTES:
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
2. FIELD MEASURED BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY OF SEA ISLE CIRCLE, AS SHOWN ON THE PLAT FOR PALM HARBOR ESTATES FOURTH ADDITION AS RECORDED IN MAP BOOK 26, PAGE 114, RECORDS OF VOLUSIA COUNTY, FLORIDA.
3. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS, THAT MAY EXIST, HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
4. RE-USE OF THIS DRAWING FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.
5. THIS MAP CONSISTS OF 1 SHEET. WHEN MULTIPLE SHEETS ARE INCLUDED FOR THE MAP, NO SINGLE SHEET SHALL BE CONSIDERED AS A FULL AND COMPLETE SURVEY WITHOUT THE OTHERS.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (SECTION 5J-17.050 THROUGH 5J-17.053, F.A.C.)
7. THE COORDINATES USED ARE ASSUMED AND DO NOT REFER TO FLORIDA STATE PLANE COORDINATE SYSTEM.

BOUNDARY TOPOGRAPHIC AND TREE SURVEY

PREPARED FOR & CERTIFIED TO : ALBERT & DEBRAH J REPASKY
714 MARINA POINT DRIVE
DAYTONA BEACH, FL
32114

SURVEY PREPARED BY
Oceanside LAND SURVEYING, LLC
2090 South Nova Road, Unit A-107
South Daytona, Florida 32119
Phone: (386)763-4130, Fax: (386)763-4129
CERTIFICATE OF AUTHORIZATION No. LB 7771