

LEGAL DESCRIPTION – PER OFFICIAL RECORDS BOOK 7195, PAGE 3642, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LOT 15, BLOCK 1, E. A. MARSH SUBDIVISION, EXCEPT THE SOUTH 220.00 FEET, AS MEASURED ON THE WESTERLY LINE THEREOF AND EXCEPT ANY PORTION LYING WITHIN OR EASTERLY OF U.S. HIGHWAY NO. 1, AND LESS AND EXCEPT ANY PORTION LYING NORTHERLY OF THE EASTERLY PROLONGATION OF A LINE, SAID LINE BEING 50 FEET SOUTH AND PARALLEL TO THE NORTHERLY LINE OF LOT 3, BLOCK 4, SAID E. A. MARSH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

AND

ALL OF LOT 4 AND PART OF LOT 3, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 4, E.A. MARSH SUBDIVISION, AS A POINT OF BEGINNING; THENCE PROCEEDING NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 TO A POINT 50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 3 TO THE WEST LINE OF SAID LOT 3; THENCE SOUTHERLY ON SAID WEST LINE OF LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG SAID SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING; ALL IN BLOCK 4, OF E.A. MARSH SUBDIVISION, AS PER MAP IN MAP BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

TOGETHER WITH

A PORTION OF AN UNIDENTIFIED 50-FOOT WIDE RIGHT OF WAY ADJACENT TO A PORTION OF LOT 3, BLOCK 4, AND ALL OF LOT 4, BLOCK 4 AS A WESTERLY BOUNDARY, AND ADJACENT TO A PORTION OF LOT 15, BLOCK 1 AS AN EASTERLY BOUNDARY, ALL PER THE PLAT OF E.A. MARSH SUBDIVISION, RECORDED IN MAP BOOK 2, PAGE 64 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 4, FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4 AND A PORTION OF LOT 3 N16°57'53"W FOR A DISTANCE OF 361.05 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 50.00 FEET OF SAID LOT 3; THENCE ALONG THE NORTHEASTERLY EXTENSION OF SAID SOUTHERLY LINE N68°35'56"E FOR A DISTANCE OF 50.15 FEET TO THE WESTERLY LINE OF SAID LOT 15, BLOCK 1; THENCE DEPARTING SAID NORTHEASTERLY EXTENSION ALONG SAID WESTERLY LINE S16°57'53"E FOR A DISTANCE OF 351.05 FEET TO A POINT LOCATED ON THE NORTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 4; THENCE DEPARTING SAID WESTERLY LINE ALONG SAID NORTHEASTERLY EXTENSION S68°35'56"W FOR A DISTANCE OF 50.15 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

LEGEND

REC	RECORD
MEAS	MEASURED
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
UGT	UNDERGROUND TELEPHONE MARKER
IRF	IRON ROD FOUND (AS INDICATED)

CURVE DATA:	
R	RADIUS
L	LENGTH
D	DELTA OF CURVE
CB	CHORD BEARING
CH	LENGTH OF CHORD

GENERAL NOTES:

1. BEARINGS ARE ASSUMED (NO BEARINGS ON PLAT) WITH THE WESTERLY RIGHT-OF-WAY LINE OF US HWY 1 (CHORD BEARING AS SHOWN) BEING S19°51'42"E.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR / MAPPER.
3. THIS SURVEY PERFORMED PER BENEFIT OF TITLE WORK AS NOTED.
4. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN FROM FIELD OBSERVATION.
5. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
6. ALL BOUNDARY MEASUREMENTS SHOWN ARE MEASURED, CALCULATED OR SHOWN PER PLAT AS NOTED.
7. THE SUBJECT SITE LIES WITHIN ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12127C0715H DATED 2/19/2014.
8. NOT MAPPED – TOPOGRAPHY, TREES, WETLANDS (IF ANY), UTILITIES – THIS SURVEY WAS TO VERIFY THE PARCEL BOUNDARY ONLY.

TITLE COMMITMENT REVIEW NOTES:

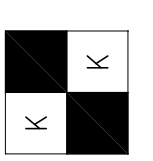
1. THIS SURVEY MADE IN ACCORDANCE WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE 15-FB-WILES, EFFECTIVE DATE 3/8/2015.
2. ALL ITEMS IN SCHEDULE B-2 HAVE BEEN REVIEWED AND THE UNDERSIGNED HAS DETERMINED THAT ALL SURVEY RELATED ITEMS THAT CAN BE SHOWN GRAPHICALLY HEREON, ARE IN FACT SHOWN HEREON.
3. ITEM #7 IN SCHEDULE B-1 REFERENCES "THE FUND TITLE NOTE REQUIREMENTS" FOR SURVEYS ... NO SUCH REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THIS TIME, THUS NONE REPORTED.

CERTIFIED TO:
 BDW OF OAK HILL, LLC
 BRADLEY D. WILES
 COUNTY OF VOLUSIA

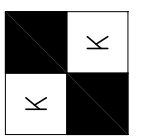
I HEREBY CERTIFY THAT THIS SURVEY MEETS MINIMUM STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER SJ-17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE.

Kenneth J. Kuhar
 Digitally signed by Kenneth J. Kuhar
 Date: 2021.08.23 12:16:30 -04'00'

KENNETH J. KUHAR
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



KUHAR SURVEYING AND MAPPING, LLC



NO.	DATE	DESCRIPTION
1	8/17/21	UPDATE PER PARCEL VACATION AS NOTED

BOUNDARY SURVEY
 OAK HILL
 VOLUSIA COUNTY, FLORIDA
 PREPARED FOR: ATLANTIC MARINE

PROJECT NO. K15027
DRAWING REFERENCE NO. K15027-BDRY TO REVISE
REVISION NO./DATE SEE REV TABLE
ORIGINAL ISSUE DATE 11/12/15
SHEET 1 OF 1

