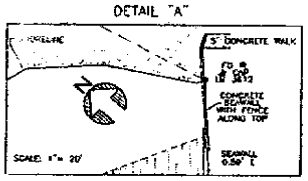
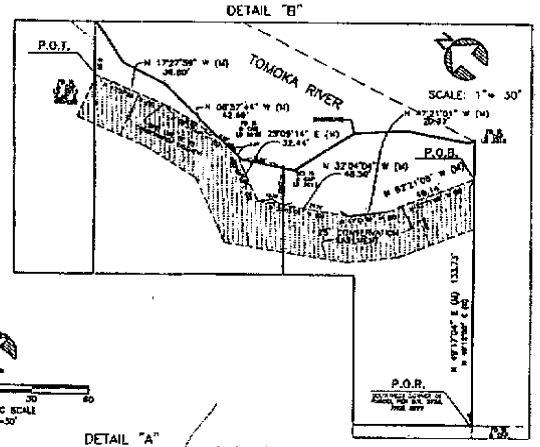



## GENERAL NOTES:

1) BEARING STATEMENT (N 40°58'17" W) ASSUMED FOR SINGLE MEASUREMENT ONLY.

2) LEGAL DESCRIPTION FOR PARCEL 2 TAKEN FROM OLD MORNEFEDERAL SURVEY DATED MARCH 27, 1992 (LEGAL DESCRIPTION NOT PROVIDED BY CLIENT. PARCEL 2A AND 2B NEW PER UPHAM INC.

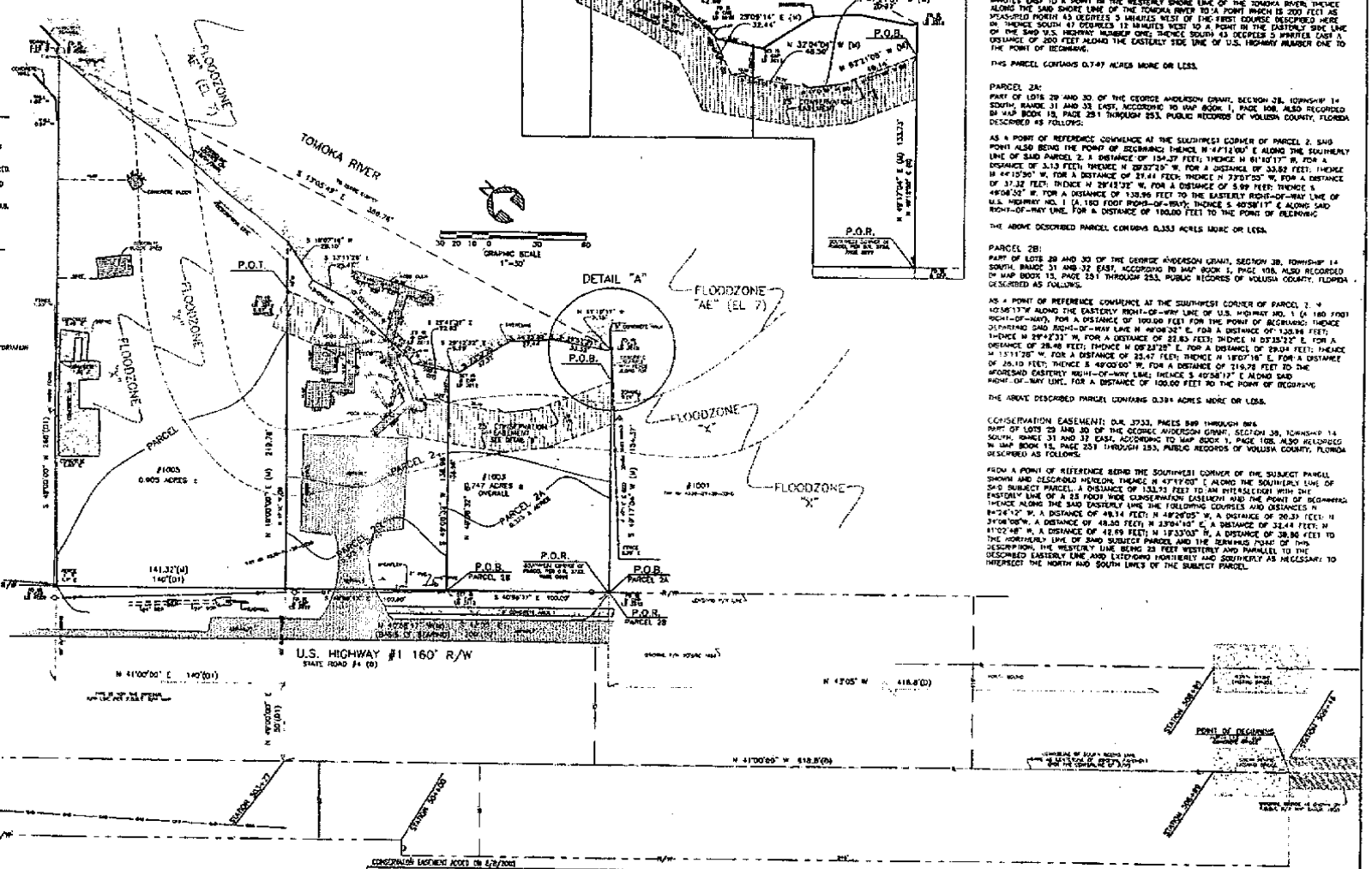
* RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.

-BASED LAST RIGHT-OF-WAY OF U.S. HIGHWAY NUMBER 1 TAKEN FROM STATE ROAD CHF-2F-WAY MAP SECTION 7003-170 ROAD NUMBER 5 DATED 11-01-1920.

3) MAP OF GEORGE ANDERSON GRANT PER MAP BOOK 1, PAGE 108 DOES NOT SHOW U.S. HIGHWAY #1

## LEGEND:

| | |
|---|---|
| CM | CM CONCRETE MONUMENT |
| IR | IR IRON ROD |
| ℄ | CENTER LINE |
| PK | PK NAIL |
| ◇ | WOOD FENCE POST |
| ⊥ | CUT ANCHOR |
| | CATCH BASIN |
| | SEPTIC |
| | PRESSURE VACUUM BREAKER |
| | WATER METER |
| | SIGN |
| | BACKFLOW |
| RCP | REINFORCED CONCRETE PIPE |
| (D) | DESCRIPTION |
| (F) | FOUND |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| (M) | MEASURED |
| NAIL | NAIL AND WASHER |
| (P) | PLAT |
| R/W | RIGHT OF WAY |
| -CATV- | CABLE LINE |
| PVC | POLY VINYL CHLORIDE |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| (P1) | DESCRIPTION PARCEL 1 |
| (P2) | DESCRIPTION PARCEL 2 |
| OHP | OVERHEAD POWER |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| P.O.T. | POINT OF TERMINUS |




## LEGAL DESCRIPTION:

PART OF LOTS 29 AND 30 OF THE GEORGE ANDERSON GRANT, SECTION 38, TOWNSHIP 14 SOUTH, RANGE 31 AND 32 EAST, ACCORDING TO MAP BOOK 1, PAGE 108, ALSO RECORDED IN MAP BOOK 15, PAGE 251 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

PARCEL 2:

BEGINNING AT A POINT IN THE EAST SIDE LINE OF U.S. HIGHWAY NUMBER ONE, AND/OR STATE ROAD NUMBER FOUR, SAID POINT BEING 418.8 FEET, AS MEASURED ON A COURSE NORTH 43 DEGREES 5 MINUTES WEST, FROM A POINT DIRECTLY OPPOSITE THE NORTH END OF A CONCRETE BRIDGE SPANNING THE TOMOKA RIVER; THENCE NORTH 47 DEGREES 12 MINUTES EAST TO A POINT IN THE WESTERLY SHORE LINE OF THE TOMOKA RIVER; THENCE ALONG THE SAID SHORE LINE OF THE TOMOKA RIVER TO A POINT WHICH IS 200 FEET AS MEASURED NORTH 43 DEGREES 5 MINUTES WEST OF THE FIRST COURSE DESCRIBED HERE IN; THENCE SOUTH 47 DEGREES 12 MINUTES WEST TO A POINT IN THE EASTERLY SIDE LINE OF THE SAID U.S. HIGHWAY NUMBER ONE; THENCE SOUTH 43 DEGREES 5 MINUTES EAST A DISTANCE OF 200 FEET ALONG THE EASTERLY SIDE LINE OF U.S. HIGHWAY NUMBER ONE TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.747 ACRES MORE OR LESS.

PARCEL 2A:

PART OF LOTS 29 AND 30 OF THE GEORGE ANDERSON GRANT, SECTION 38, TOWNSHIP 14 SOUTH, RANGE 31 AND 32 EAST, ACCORDING TO MAP BOOK 1, PAGE 108, ALSO RECORDED IN MAP BOOK 15, PAGE 251 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF PARCEL 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 47°12'00" E ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 154.37 FEET; THENCE N 61°10'17" W, FOR A DISTANCE OF 3.13 FEET; THENCE N 28°37'19" W, FOR A DISTANCE OF 33.82 FEET; THENCE N 44°15'30" W, FOR A DISTANCE OF 27.44 FEET; THENCE N 73°01'55" W, FOR A DISTANCE OF 37.32 FEET; THENCE N 28°13'32" W, FOR A DISTANCE OF 5.99 FEET; THENCE S 49°06'30" W, FOR A DISTANCE OF 138.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 160 FOOT RIGHT-OF-WAY); THENCE S 40°58'17" E ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 0.353 ACRES MORE OR LESS.

PARCEL 2B:

PART OF LOTS 29 AND 30 OF THE GEORGE ANDERSON GRANT, SECTION 38, TOWNSHIP 14 SOUTH, RANGE 31 AND 32 EAST, ACCORDING TO MAP BOOK 1, PAGE 108, ALSO RECORDED IN MAP BOOK 15, PAGE 251 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF PARCEL 2, N 40°58'17"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 160 FOOT RIGHT-OF-WAY), FOR A DISTANCE OF 100.00 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N 49°06'32" E, FOR A DISTANCE OF 138.96 FEET; THENCE N 28°13'32" W, FOR A DISTANCE OF 22.83 FEET; THENCE N 03°35'22" E, FOR A DISTANCE OF 28.48 FEET; THENCE N 08°23'25" E, FOR A DISTANCE OF 28.04 FEET; THENCE N 15°11'26" W, FOR A DISTANCE OF 23.47 FEET; THENCE N 18°07'16" E, FOR A DISTANCE OF 26.10 FEET; THENCE S 49°03'00" W, FOR A DISTANCE OF 219.78 FEET TO THE WESTERLY RIGHT-OF-WAY LINE; THENCE S 40°58'17" E ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 0.594 ACRES MORE OR LESS.

CONSERVATION EASEMENT: O.R. 3733, PAGES 889 THROUGH 894
PART OF LOTS 29 AND 30 OF THE GEORGE ANDERSON GRANT, SECTION 38, TOWNSHIP 14 SOUTH, RANGE 31 AND 32 EAST, ACCORDING TO MAP BOOK 1, PAGE 108, ALSO RECORDED IN MAP BOOK 15, PAGE 251 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF THE SUBJECT PARCEL SHOWN AND DESCRIBED HEREON, THENCE N 47°12'00" E ALONG THE SOUTHERLY LINE OF SAID SUBJECT PARCEL, A DISTANCE OF 133.73 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A 25 FOOT WIDE CONSERVATION EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG THE SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES N 84°24'12" W, A DISTANCE OF 49.14 FEET; N 48°26'05" W, A DISTANCE OF 20.33 FEET; N 34°06'05"W, A DISTANCE OF 48.50 FEET; N 23°04'10" E, A DISTANCE OF 32.44 FEET; N 81°02'48" W, A DISTANCE OF 42.89 FEET; N 18°33'03" W, A DISTANCE OF 38.86 FEET TO THE NORTHERLY LINE OF SAID SUBJECT PARCEL AND THE TERMINUS POINT OF THIS DESCRIPTION, THE WESTERLY LINE BEING 25 FEET WESTERLY AND PARALLEL TO THE DESCRIBED EASTERLY LINE AND EXTENDING NORTHERLY AND SOUTHERLY AS NECESSARY TO INTERSECT THE NORTH AND SOUTH LINES OF THE SUBJECT PARCEL.

CONSERVATION EASEMENT #0003 ON 8/8/2002

| | | | |
|---|---|---|---|
| PREPARED FOR: --PAUL J. WEBERS, ESQ. --ATTORNEYS TITLE INSURANCE FUND, INC. --FIRSTOS BANK --BCG CAPITAL, INC., A FLORIDA CORPORATION | JOB NO. 0998S1 0003S | TYPE OF SURVEY: SOUTHEF1 | Upham, Inc. Organization of Engineers, Surveyors & Landscape Architects P.O. Box 1143 • 145 Findlewith Avenue • Ormond Beach, Florida 32174 (386)673-9515 • FAX (386)672-4535 • LB# 0000612 • LLP 0000167 Visit us at: www.uphaminc.com © 2007 |
| OFFICE WORK BY: MW DATE: 12/21/2004 | FIELD WORK BY: MB DATE: 10/4/2004 | SCALE 1"= 30' | ADDRESS: 1083 U.S. HIGHWAY #1 |
| | | | PSM NO. 2231 LB NO. 3612 |
| | | | DRAWING FILE NAME: 0112J1-F2.DWG DISK ID: 001 |
| | | | FILE: 288-182 |