

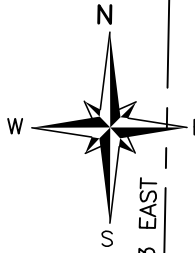
SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385

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WEST LINE OF N.E. 1/4 OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 33 EAST
CLYDE MORRIS BLVD.
12 FOOT DRAINAGE, ACCESS & UTILITY EASEMENT (P.B. 56, PG. 42)
10 FOOT F.P. & L EASEMENT (O.R.B. 3821, PG 594)
2 FOOT WIDE NON-VEHICULAR ACCESS CONTROL EASEMENT (P.B. 56, PG. 42) (100' R/W)

20 FOOT ACCESS, DRAINAGE & UTILITY EASEMENT 321.97' 20'

LOT 2

ACCESS, DRAINAGE & UTILITY EASEMENT

FOUND
1/2" IRON PIPE
& CAP LB #5095

POINT OF
BEGINNING
FOUND
NAIL & DISK
LB2986

N89°54'26"E 321.97'

ASPHALT

ASPHALT

LOT 3A
36,426 Sq. Feet
0.84 Acres

GRASS
VACANT LOT

SET
5/8" IRON ROD
& CAP LB #3019

6 SPACES
SET
5/8" IRON ROD
& CAP LB #3019
10 SPACES
10 SPACES

2 SPACES
1 HANDICAP
SIDEWALK

S89°54'26"W 321.97'

DUMPSTER

ASPHALT

LOT 3B
ASPHALT

COMMERCIAL
MASONRY
BUILDING

GRASS
FOUND
NAIL & DISK
LB5075

(PLUS NORTH 15 FEET OF LOT 5)

S89°54'26"W 321.97'

25' ACCESS, DRAINAGE
& UTILITY EASEMENT

RECOVERED
NAIL & DISK
LB3019

LOT 5

50 FOOT ACCESS, DRAINAGE & UTILITY EASEMENT 35'

RECOVERED
NAIL & DISK
LB3019

69.94'
SIGN
ESMNT

LOT 4

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

33' ACCESS,
DRAINAGE &
UTILITY EASEMENT

FOR: LACOUR AND COMPANY
220 CHARLES STREET
PORT ORANGE FL 32129

DESCRIPTION:
LOT 3A, NEWPORT SUBDIVISION
SEE SHEET 2 OF 2

JOB #25-0727

SCALE: 1"=60'

FIELD BOOK:

PAGE:

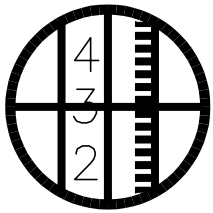
ABBREVIATIONS

(P)	PLATTED DIMENSION
(D)	DEEDED DIMENSION
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION
ID	IDENTIFICATION
A/C	AIR CONDITIONER
R/W	RIGHT OF WAY
℄	CENTERLINE

SHEET 1 OF 2

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT



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SURVEYORS NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF CLYDE MORRIS BLVD. BEING N01°09'31"E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. DESCRIPTION PREPARED BY SLIGER AND ASSOCIATES, INC.

LEGAL DESCRIPTION

A PORTION OF LOT 3, NEWPORT SUBDIVISION, RECORDED IN MAP BOOK 56, PAGE 42, OF PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA.
MORE PARTICULARLY DESCRIBED AS FOLLOW;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, NEWPORT SUBDIVISION; THENCE S01°09'31"W, 113.16 FEET; THENCE S89°54'26"W, 321.97 FEET; THENCE N01°09'31"E, 113.16 FEET; THENCE N89°54'26"E, 321.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,426 SQUARE FEET OR 0.84 ACRES OF LAND.

NOTE:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REFERENCE:

LOT 3A, NEWPORT SUBDIVISION

THIS SKETCH AND DESCRIPTION IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
SKETCH	LACOUR AND COMPANY	08-28-25	25-0727

SHEET 2 OF 2

VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

DATE	JOB NO.	P.C.	DRW.	CHECKED BY
FEBRUARY 08, 2019	19-0050	N/A	TJ	JZ
AUGUST 28, 2025	25-0727	N/A	TJ	JH

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JEFFREY S. HATTENDORF PSM 6193