

**SWA STEPHENSON, WILCOX & ASSOCIATES, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS  
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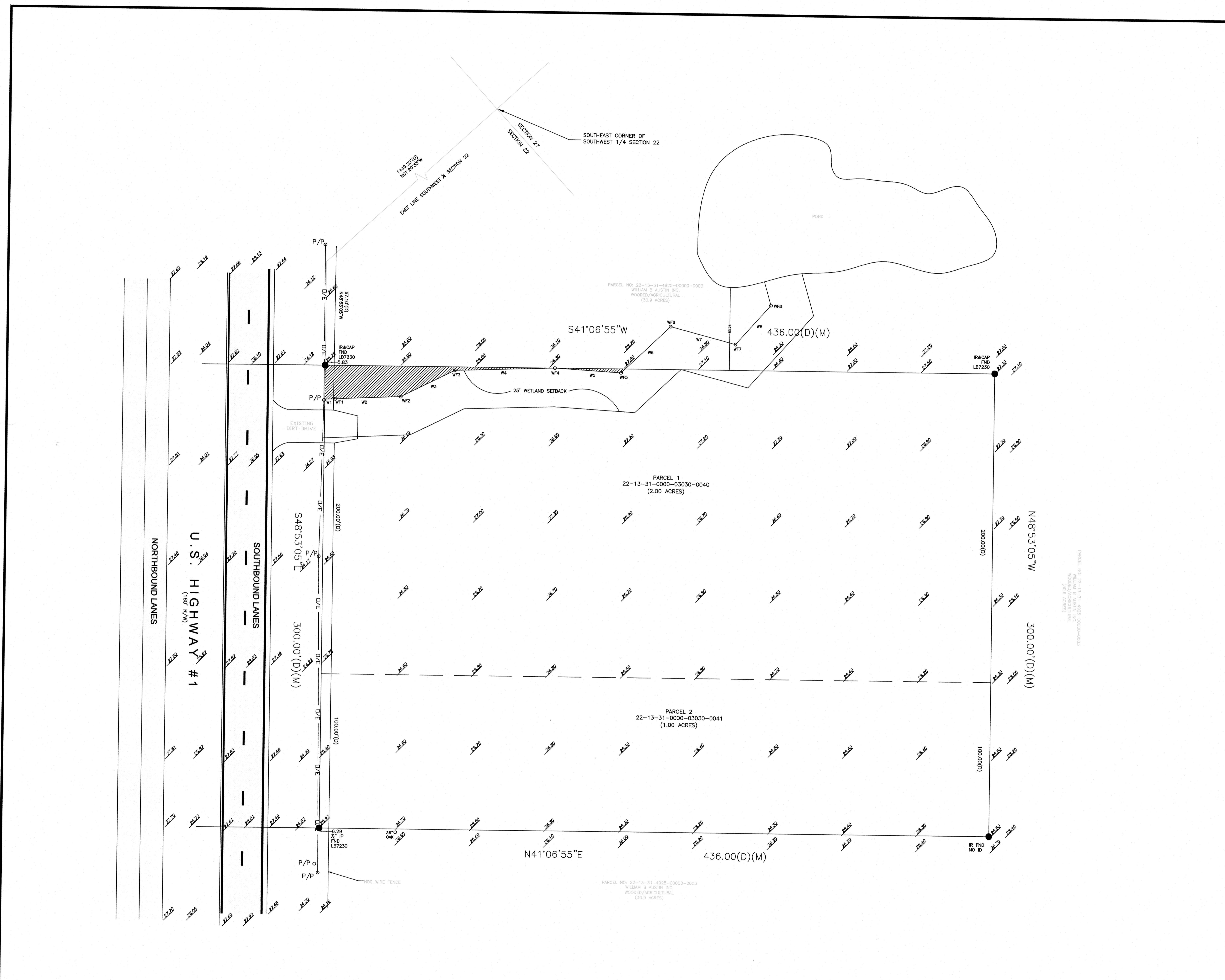
FOR  
**JAMES HAGEN**  
 44 BAY POINT DRIVE  
 ORMOND BEACH, FL 32174  
 Phone: (386) 672-2259

REVISIONS

EXISTING CONDITIONS  
 PLAN 2 OF 2 - SURVEY  
 U.S. 1 PRINT SHOP  
 U.S. HIGHWAY NO. 1

DRAWN BY: NAG  
 DATE DRAWN: APR 2019  
 CHECKED BY: DAN  
 DATE CHECKED: APR 2019  
 SCALE: 1\"/>

SHEET NO.  
**C-03**



LINE #	DISTANCE	BEARING
WL 1	6.95'	S38°26'26\"W
WL 2	42.65'	S38°26'26\"W
WL 3	39.03'	S14°33'55\"W
WL 4	65.17'	S39°08'47\"W
WL 5	43.07'	S44°30'00\"W
WL 6	44.10'	S02°25'33\"E
WL 7	43.70'	S55°38'08\"W
WL 8	34.26'	S06°59'56\"W

**LEGAL DESCRIPTION**

PARCEL IDS:  
 22-13-31-0000-03030-0040  
 22-13-31-0000-03030-0041

LEGAL DESCRIPTION(S)  
 22-13-31-0000-03030-0040:  
 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N01°20'33\"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 1449.20 FEET; THENCE RUN N48°53'05\"W ALONG SAID RIGHT-OF-WAY LINE 267.10 FEET TO THE POINT OF BEGINNING; THENCE S41°06'55\"W ALONG SAID RIGHT-OF-WAY LINE 67.10 FEET TO THE POINT OF BEGINNING; THENCE S41°06'55\"W ALONG SAID RIGHT-OF-WAY LINE 200.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE, CONTAINING 2 ACRES MORE OR LESS.

22-13-31-0000-03030-0041:  
 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N01°20'33\"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 1449.20 FEET; THENCE RUN N48°53'05\"W ALONG SAID RIGHT-OF-WAY LINE 267.10 FEET TO THE POINT OF BEGINNING; THENCE S41°06'55\"W ALONG SAID RIGHT-OF-WAY LINE 200.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE, CONTAINING 1 ACRE MORE OR LESS.

**SURVEY NOTES**

- ELEVATIONS REFER TO NAVD 1988 DATUM AND REFERENCE LOCAL DATUM.
- UNDERGROUND IMPROVEMENTS AND UTILITIES NOT LOCATED.
- BEARINGS REFER TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 22 AS BEING N01°20'33\"W.
- PROPERTY LIES IN FLOOD ZONE \"X\" WITH REFERENCE TO MAP NO. 12035C0335E, EFFECTIVE DATE: JUNE 6, 2018. THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SAID AGENCY AND BASED ON N.A.V.D. 1988 DATUM.
- DESCRIPTION PROVIDED BY CLIENT.
- NO SEARCH FOR ENCUMBERING INSTRUMENTS WAS MADE BY SURVEYOR.
- ERROR OF CLOSURE MEETS OR EXCEEDS 1:7500 FEET.

LEGEND	
○ IR&C 5/8\" Iron Rod & Cap set	FND Found
● IR&C 5/8\" Iron Rod & Cap found	C/L Center Line
● IP 1/2\" Iron Pipe	R/W Right of Way
○ N/D Nail and Disk set	(P) Plat Bearing & Distance
● N/D Nail and Disk found	(M) Measured Bearing & Distance
● PCP Permanent Control Point	CONC. Concrete
□ CM 4\"x4\" Concrete Monument set	B.M. Bench Mark
■ CM 4\"x4\" Concrete Monument found	T.B.M. Temporary Bench Mark
	PI Point of Intersection
	MSL Mean Sea Level
	C.M.P. Corrugated Metal Pipe
	LB Licensed Business
	LS Licensed Surveyor
	E/P Edge of Pavement
	TOP Top of Bank
	TOE Top of Slope
	C.B.S. Concrete Block & Stucco
	O.R. Official Records Book & Page
	NGVD National Geodetic Vertical Datum
	NAVD North American Vertical Datum
	E/P Edge of Pavement
	TOP Top of Bank
	TOE Top of Slope
	P/P Power Pole
	C/S Concrete Slab
	(M) Manhole
	CT Cable Television Riser
	WM Water Meter
	EM Electric Meter
	FH Fire Hydrant

**TYPE OF SURVEY**  
**BOUNDARY, TOPOGRAPHIC & TREE LOCATION**

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK.

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

DAN WILCOX, No. 5871 DAN A. WILCOX, Jr., No. 5749  
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.