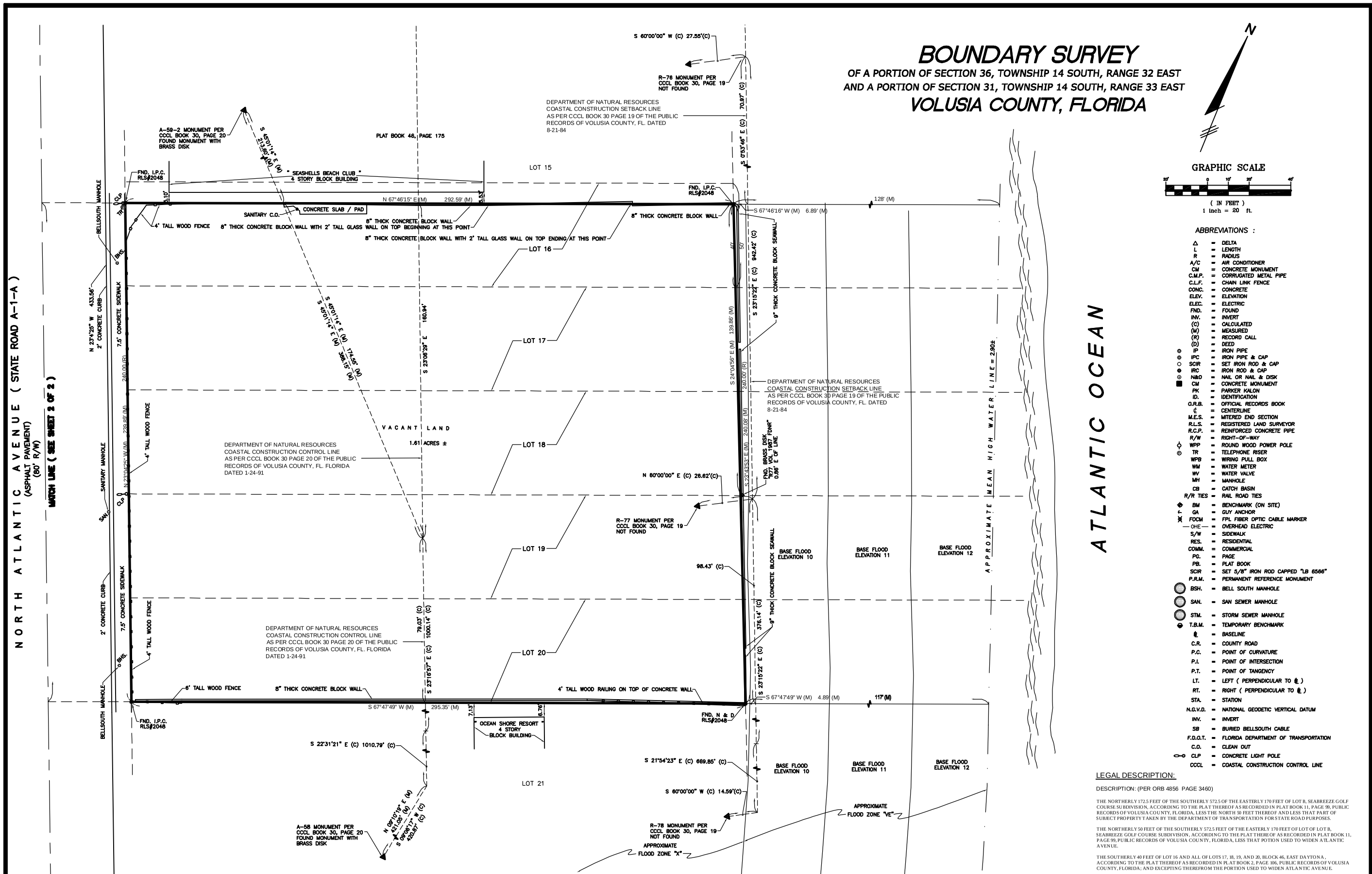
BOUNDARY SURVEY

OF A PORTION OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 32 EAST AND A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 33 EAST

VOLUSIA COUNTY, FLORIDA



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ABBREVIATIONS :

Δ	=	DELTA
L	=	LENGTH
R	=	RADIUS
A/C	=	AIR CONDITIONER
CM	=	CONCRETE MONUMENT
C.M.P.	=	CORRUGATED METAL PIPE
C.L.F.	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
ELEV.	=	ELEVATION
ELEC.	=	ELECTRIC
FND.	=	FOUND
INV.	=	INVERT
(C)	=	CALCULATED
(M)	=	MEASURED
(R)	=	RECORD CALL
(D)	=	DEED
IP	=	IRON PIPE
IPC	=	IRON PIPE & CAP
SCIR	=	SET IRON ROD & CAP
IRC	=	IRON ROD & CAP
N&D	=	NAIL OR NAIL & DISK
CM	=	CONCRETE MONUMENT
PK	=	PARKER KALON
ID.	=	IDENTIFICATION
O.R.B.	=	OFFICIAL RECORDS BOOK
℄	=	CENTERLINE
M.E.S.	=	MITERED END SECTION
R.L.S.	=	REGISTERED LAND SURVEYOR
R.C.P.	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
WPP	=	ROUND WOOD POWER POLE
TR	=	TELEPHONE RISER
WPB	=	WIRING PULL BOX
WM	=	WATER METER
WV	=	WATER VALVE
MH	=	MANHOLE
CB	=	CATCH BASIN
R/R TIES	=	RAIL ROAD TIES
BM	=	BENCHMARK (ON SITE)
GA	=	GUY ANCHOR
FOCM	=	FPL FIBER OPTIC CABLE MARKER
—OHE—	=	OVERHEAD ELECTRIC
S/W	=	SIDEWALK
RES.	=	RESIDENTIAL
COMM.	=	COMMERCIAL
PG.	=	PAGE
PB.	=	PLAT BOOK
SCIR	=	SET 5/8" IRON ROD CAPPED "LB 6566"
P.R.M.	=	PERMANENT REFERENCE MONUMENT
BSH.	=	BELL SOUTH MANHOLE
SAN.	=	SAN SEWER MANHOLE
STM.	=	STORM SEWER MANHOLE
T.B.M.	=	TEMPORARY BENCHMARK
℄	=	BASELINE
C.R.	=	COUNTY ROAD
P.C.	=	POINT OF CURVATURE
P.I.	=	POINT OF INTERSECTION
P.T.	=	POINT OF TANGENCY
LT.	=	LEFT (PERPENDICULAR TO ℄)
RT.	=	RIGHT (PERPENDICULAR TO ℄)
STA.	=	STATION
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
INV.	=	INVERT
SB	=	BURIED BELLSOUTH CABLE
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
C.O.	=	CLEAN OUT
CLP	=	CONCRETE LIGHT POLE
CCCL	=	COASTAL CONSTRUCTION CONTROL LINE

LEGAL DESCRIPTION:

DESCRIPTION: (PER ORB 4856 PAGE 3460)

THE NORTHERLY 172.5 FEET OF THE SOUTHERLY 572.5 OF THE EASTERLY 170 FEET OF LOT B, SEABREEZE GOLF COURSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 99, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS THE NORTH 50 FEET THEREOF AND LESS THAT PART OF SUBJECT PROPERTY TAKEN BY THE DEPARTMENT OF TRANSPORTATION FOR STATE ROAD PURPOSES.

THE NORTHERLY 50 FEET OF THE SOUTHERLY 572.5 FEET OF THE EASTERLY 170 FEET OF LOT OF LOT B, SEABREEZE GOLF COURSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 99, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS THAT POTION USED TO WIDEN ATLANTIC AVENUE.

THE SOUTHERLY 40 FEET OF LOT 16 AND ALL OF LOTS 17, 18, 19, AND 20, BLOCK 46, EAST DAYTONA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 106, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND EXCEPTING THEREFROM THE PORTION USED TO WIDEN ATLANTIC AVENUE.

THIS SITE APPEARS TO BE IN FLOOD ZONE "A & VE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER: 12127C0207 G WITH AN EFFECTIVE DATE OF 04/16/2012.

PUBLISHED BASE FLOOD ELEVATION: AS SHOWN

FIELD BOOK: 465 PAGE: 60, 61, 62, & 63	DATE OF FIELD SURVEY: 6-16-06
COUNTY: VOLUSIA	DRAWING DATE: 7-25-06
SECTION 36, TOWNSHIP 14 SOUTH, RANGE 33 EAST	DRAWN BY: T.K. / L.D.S.
McKIM & CREED PROJECT No. 0-4545-0001	CHECKED BY: T.K. / J.D.

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. UNDERGROUND UTILITIES MAY ALSO BE PRESENT. MCK DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS IN THE AREA, EITHER IN SERVICE OR ABANDONED. MCK DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN, OR THAT THE LOCATION AND ELEVATION OF ALL SURROUNDING UTILITIES MUST BE VERIFIED BY THE OWNER OR DEVELOPER AND IT SHALL BE THEIR DUTY TO ASCERTAIN IF ANY UTILITIES OR FACILITIES OTHER THAN THOSE SHOWN ON THE SURVEY ARE PRESENT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT 472,027 FLORIDA STATUTES. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THOMAS J. KEENAN, PLS
REGISTRATION #5324
STATE OF FLORIDA

DATE:

CERTIFIED TO:

1). GATEWAY BANK OF FLORIDA
2). SMITH, HOOD, PERKINS, LOUCKS, STOUT, BIGMAN, LANE & BROCK, P.A.
3). CHICAGO TITLE INSURANCE COMPANY, INC.
4). ARBEN PROPERTIES CO., L.L.C.

REVISION	DATE

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.
2. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES AND FOUNDATIONS, THAT MAY EXIST, HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
3. RE-USE OF THIS SURVEY 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. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION CONTROL LINE AS PER MAP BOOK 30, PAGE 20 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FL. FLORIDA DATED 1-24-91
6. NO MEAN HIGH WATER SURVEY WAS PERFORMED AS A PART OF THIS SURVEY.
7. THIS PROPERTY MAY BE SUBJECT TO A FPL EASEMENT PER ORB 1429, PAGE 189. THE SURVEYOR WAS UNABLE TO DEPICT THIS EASEMENT ON THIS DRAWING.
8. SYMBOLS ON THIS DRAWING ARE NOT DRAWN TO SCALE.

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CERTIFICATE OF AUTHORIZATION No. LB 6566
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SHEET NUMBER 1 OF 2

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