

BOUNDARY SURVEY OF:

Lot 7, excepting therefrom the Northerly 16.00 feet as measured along the East line and the Northerly 31.00 feet as measured on the West line of said Lot 7, Block "E", Highland Shores, Section Two, according to the plat thereof, recorded in Map Book 9, Page 64, of the Public Records of Volusia County, Florida.

FLOOD CERTIFICATION:

This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12127C 0685J, dated 9/29/2017. (ZONE X)

THIS SURVEY IS CERTIFIED TO:

PROPERTY ADDRESS:
121 VALENCIA DR., EDGEWATER, FL

BEARINGS BASED ON ASSUMED DATUM--The Westerly line of subject property being N.22°44'32"W.

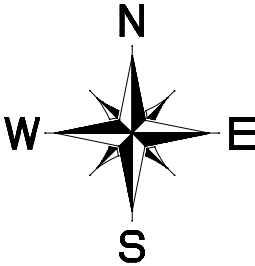
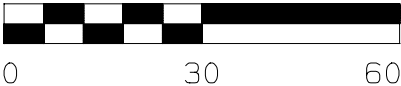
NOTES:

- 1) Subject to restrictions, reservations, easements and rights-of-way, if any, appearing of record.
- 2) Survey performed without the benefit of a title search.
- 3) Underground utilities and other below ground features, not located, other than shown.

LEGEND:

- U.E.=Utility Easement
- D.E.=Drainage Easement
- U.D.E.=Utility & Drainage Easement
- (P)=Plat data
- (D)=Deed data
- (M)=Field measured data
- (C)=Calculated data
- F.=Found
- F.C.=Fence corner
- P.C.=Point of Curve
- P.T.=Point of Tangency
- P.O.C.=Point of Compound Curve
- P.R.C.=Point of Reverse Curve
- R/W=Right of way
- LS=Land Surveyor
- LB=Licensed Business
- PSM=Professional Surveyor & Mapper
- C.S.=Concrete Slab
- WPF=Wood Privacy Fence
- WRF=Wood Rail fence
- BWF=Barbed Wire Fence
- WF=Wire Fence
- MRF=Metal Rail Fence
- CLF=Chain Link Fence
- PF=Privacy Fence
- WM=Water Meter
- E.T.P.=Electric Transformer Pad
- TR=Telephone Riser
- TVR=Cable TV Riser
- CM=Concrete Monument
- CBW=Concrete Block Wall

SCALE 1"=30'



LOT 6
BLOCK E

LOT 8
BLOCK E

LOT 7
BLOCK E

REMAINDER OF
LOT 7
BLOCK E
(Not Included)

PLATTED R/W

VALENCIA DR.
ASPHALT ROAD

Central Angle=95°35'25" (M)
Radius=50.00' (P)
Arc=44.70' (M)
Chord=S25°50'28"W 66.22' (M)

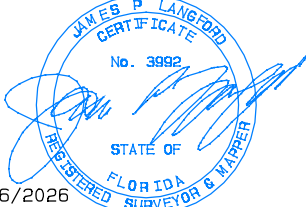
This survey is certified to and prepared for the exclusive benefit of the entities and/or individuals shown hereon, valid on the most current date shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the county or contained within the Title Commitment.

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jim@langfordsurveying.com

NOTE:
Date of survey may differ from date of signature. If so, the date of survey is the applicable date.



DATE SIGNED: 01/06/2026
James P. Langford, P.L.S. 3992 LB7403
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

Date of Survey:
01/04/2026

Drawn by:
JPL

Checked by:
JPL

Scale:
1"=30'

File name/no.
25-12/