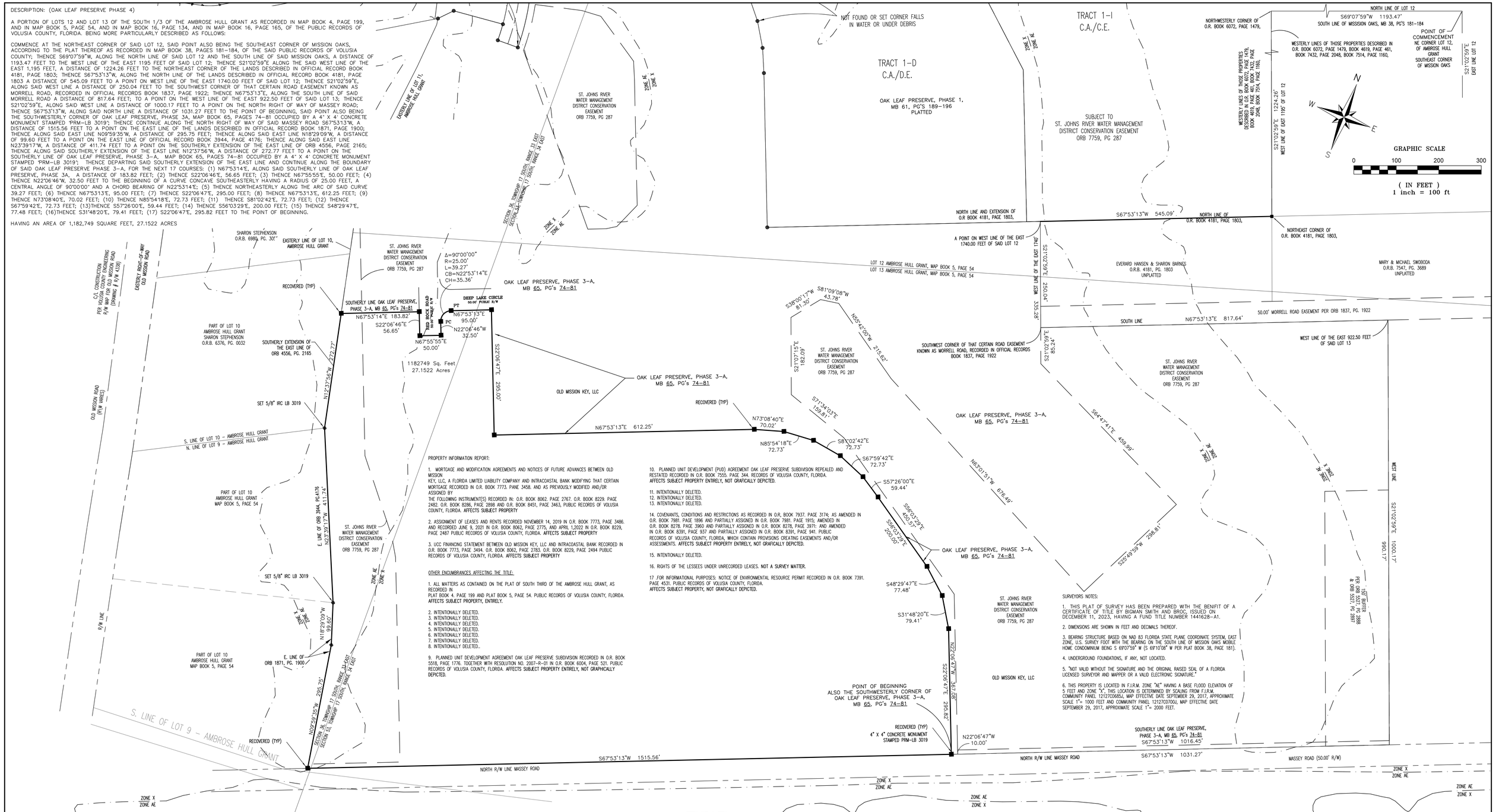
DESCRIPTION: (OAK LEAF PRESERVE PHASE 4)

A PORTION OF LOTS 12 AND LOT 13 OF THE SOUTH 1/3 OF THE AMBROSE HULL GRANT AS RECORDED IN MAP BOOK 4, PAGE 199, AND IN MAP BOOK 5, PAGE 54, AND IN MAP BOOK 16, PAGE 134, AND IN MAP BOOK 16, PAGE 165, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF MISSION OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 38, PAGES 181–184, OF THE SAID PUBLIC RECORDS OF VOLUSIA COUNTY; THENCE S69°07'59"W, ALONG THE NORTH LINE OF SAID LOT 12 AND THE SOUTH LINE OF SAID MISSION OAKS, A DISTANCE OF 1193.47 FEET TO THE WEST LINE OF THE EAST 1195 FEET OF SAID LOT 12; THENCE S21°02'59"E ALONG THE SAID WEST LINE OF THE EAST 1,195 FEET, A DISTANCE OF 1224.26 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4181, PAGE 1803; THENCE S67°53'13"W, ALONG THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4181, PAGE 1803 A DISTANCE OF 545.09 FEET TO A POINT ON WEST LINE OF THE EAST 1740.00 FEET OF SAID LOT 12; THENCE S21°02'59"E, ALONG SAID WEST LINE A DISTANCE OF 250.04 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN ROAD EASEMENT KNOWN AS MORRELL ROAD, RECORDED IN OFFICIAL RECORDS BOOK 1837, PAGE 1922; THENCE N67°53'13"E, ALONG THE SOUTH LINE OF SAID MORRELL ROAD A DISTANCE OF 817.64 FEET; TO A POINT ON THE WEST LINE OF THE EAST 922.50 FEET OF SAID LOT 13; THENCE S21°02'59"E, ALONG SAID WEST LINE A DISTANCE OF 1000.17 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MASSEY ROAD; THENCE S67°53'13"W, ALONG SAID NORTH LINE A DISTANCE OF 1031.27 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF OAK LEAF PRESERVE, PHASE 3A, MAP BOOK 65, PAGES 74–81 OCCUPIED BY A 4" X 4" CONCRETE MONUMENT STAMPED "PRM–LB 3019". THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY OF SAID MASSEY ROAD S67°53'13"W, A DISTANCE OF 1515.56 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1871, PAGE 1900; THENCE ALONG SAID EAST LINE N09°59'35"W, A DISTANCE OF 295.75 FEET; THENCE ALONG SAID EAST LINE N18°29'09"W, A DISTANCE OF 99.60 FEET TO A POINT ON THE EAST LINE OF OFFICIAL RECORD BOOK 3944, PAGE 4176; THENCE ALONG SAID EAST LINE N23°39'17"W, A DISTANCE OF 411.74 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF ORB 4556, PAGE 2165; THENCE ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE N12°37'56"W, A DISTANCE OF 272.77 FEET TO A POINT ON THE SOUTHERLY LINE OF OAK LEAF PRESERVE, PHASE 3–A, MAP BOOK 65, PAGES 74–81 OCCUPIED BY A 4" X 4" CONCRETE MONUMENT STAMPED "PRM–LB 3019"; THENCE DEPARTING SAID SOUTHERLY EXTENSION OF THE EAST LINE AND CONTINUE ALONG THE BOUNDARY OF SAID OAK LEAF PRESERVE PHASE 3–A, FOR THE NEXT 17 COURSES: (1) N67°53'14"E, ALONG SAID SOUTHERLY LINE OF OAK LEAF PRESERVE, PHASE 3A, A DISTANCE OF 183.82 FEET; (2) THENCE S22°06'46"E, 56.65 FEET; (3) THENCE N67°55'55"E, 50.00 FEET; (4) THENCE N22°06'46"W, 32.50 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF N22°53'14"E; (5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET; (6) THENCE N67°53'13"E, 95.00 FEET; (7) THENCE S22°06'47"E, 295.00 FEET; (8) THENCE N67°53'13"E, 612.25 FEET; (9) THENCE N73°08'40"E, 70.02 FEET; (10) THENCE N85°54'18"E, 72.73 FEET; (11) THENCE S81°02'42"E, 72.73 FEET; (12) THENCE S67°59'42"E, 72.73 FEET; (13)THENCE S57°26'00"E, 59.44 FEET; (14) THENCE S56°03'29"E, 200.00 FEET; (15) THENCE S48°29'47"E, 77.48 FEET; (16)THENCE S31°48'20"E, 79.41 FEET; (17) S22°06'47"E, 295.82 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 1,182,749 SQUARE FEET, 27.1522 ACRES



PROPERTY INFORMATION REPORT:

1. MORTGAGE AND MODIFICATION AGREEMENTS AND NOTICES OF FUTURE ADVANCES BETWEEN OLD MISSION KEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTRACOASTAL BANK MODIFYING THAT CERTAIN MORTGAGE RECORDED IN O.R. BOOK 7773. PANE 3458. AND AS PREVIOUSLY MODIFIED AND/OR ASSIGNED BY THE FOLLOWING INSTRUMENT(S) RECORDED IN: O.R. BOOK 8062. PAGE 2767. O.R. BOOK 8229. PAGE 2482. O.R. BOOK 8286, PAGE 2898 AND O.R. BOOK 8451, PAGE 3463, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY

2. ASSIGNMENT OF LEASES AND RENTS RECORDED NOVEMBER 14, 2019 IN O.R. BOOK 7773, PAGE 3486. AND RECORDED JUNE 9, 2021 IN O.R. BOOK 8062, PAGE 2775, AND APRIL 1,2022 IN O.R. BOOK 8229, PAGE 2487 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY

3. UCC FINANCING STATEMENT BETWEEN OLD MISSION KEY, LLC AND INTRACOASTAL BANK RECORDED IN O.R. BOOK 7773, PAGE 3494. O.R. BOOK 8062, PAGE 2783. O.R. BOOK 8229, PAGE 2494 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY

OTHER ENCUMBRANCES AFFECTING THE TITLE:

1. ALL MATTERS AS CONTAINED ON THE PLAT OF SOUTH THIRD OF THE AMBROSE HULL GRANT, AS RECORDED IN PLATT BOOK 4. PAGE 199 AND PLAT BOOK 5, PAGE 54. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, ENTIREL.

2. INTENTIONALLY DELETED.
3. INTENTIONALLY DELETED.
4. INTENTIONALLY DELETED.
5. INTENTIONALLY DELETED.
6. INTENTIONALLY DELETED.
7. INTENTIONALLY DELETED.
8. INTENTIONALLY DELETED..

9. PLANNED UNIT DEVELOPMENT AGREEMENT OAK LEAF PRESERVE SUBDIVISION RECORDED IN O.R. BOOK 5518, PAGE 1776. TOGETHER WITH RESOLUTION NO. 2007–R–01 IN O.R. BOOK 6004, PAGE 521. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY ENTIRELY, NOT GRAPHICALLY DEPICTED.

10. PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT OAK LEAF PRESERVE SUBDIVISION REPEALED AND RESTATED RECORDED IN O.R. BOOK 7555. PAGE 344. RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY ENTIRELY, NOT GRAFICALLY DEPICTED.

11. INTENTIONALLY DELETED.
12. INTENTIONALLY DELETED.
13. INTENTIONALLY DELETED.

14. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN O.R. BOOK 7937. PAGE 3174; AS AMENDED IN O.R. BOOK 7981. PAGE 1896 AND PARTIALLY ASSIGNED IN O.R. BOOK 7981. PAGE 1915; AMENDED IN O.R. BOOK 8278. PAGE 3960 AND PARTIALLY ASSIGNED IN O.R. BOOK 8278, PAGE 3971: AND AMENDED IN O.R. BOOK 8391, PAGE 937 AND PARTIALLY ASSIGNED IN O.R. BOOK 8391, PAGE 941. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. AFFECTS SUBJECT PROPERTY ENTIRELY, NOT GRAFICALLY DEPICTED.

15. INTENTIONALLY DELETED.

16. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. NOT A SURVEY MATTER.

17 .FOR INFORMATIONAL PURPOSES: NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 7391. PAGE 4531. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, NOT GRAFICALLY DEPICTED.

SURVEYORS NOTES:

1. THIS PLAT OF SURVEY HAS BEEN PREPARED WITH THE BENIFIT OF A CERTIFICATE OF TITLE BY BIGMAN SMITH AND BROC, ISSUED ON DECEMBER 11, 2023, HAVING A FUND TITLE NUMBER 1441628–A1.

2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

3. BEARING STRUCTURE BASED ON NAD 83 FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ON THE SOUTH LINE OF MISSION OAKS MOBILE HOME CONDOMINIUM BEING S 69°07'59" W (S 69°10'08" W PER PLAT BOOK 38, PAGE 181).

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 OR A VALID ELECTRONIC SIGNATURE."

6. THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AE" HAVING A BASE FLOOD ELEVATION OF 5 FEET AND ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY PANEL 12127C0685J, MAP EFFECTIVE DATE SEPTEMBER 29, 2017, APPROXIMATE SCALE 1"= 1000 FEET AND COMMUNITY PANEL 12127C0700J, MAP EFFECTIVE DATE SEPTEMBER 29, 2017, APPROXIMATE SCALE 1"= 2000 FEET.

LEGEND

●	IRON ROD WITH CAP	GV	GAS VALVE	FOCB	FIBER OPTIC CABLE BOX	SSMH	SANITARY SEWER MANHOLE
○	IRON ROD	RUV	REUSE VALE	FOCV	FIBER OPTIC CABLE VAULT	SDMH	STORM DRAIN MANHOLE
	IRON PIPE WITH CAP	SSV	SANITARY SEWER VALVE	ELP	ELECTRIC PANEL	GTMH	GREASE TRAP MANHOLE
	IRON PIPE	HHE	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	EMH	ELECTRIC MANHOLE
	FD "X"/CUT IN CONCRETE	WM	WATER METER	TPM	TELEPHONE CABLE MARKER	UMH	UTILITY MANHOLE
	CONCRETE MONUMENT	GM	GAS METER		SIGN	CO	CLEAN OUT
	DENOTES PC / PT	TB	TELEPHONE BOX	LP	LIGHT POLE	FOC	FIBER OPTIC CABLE MANHOLE
	PERMANENT REFERENCE MONUMENT	MB	MAIL BOX	YL	YARD LIGHT	RBO	REUSE BLOWOFF ASSEMBLY
	SITE BENCHMARK	TV	CABLE TELEVISION BOX		UTILITY POLE		WETLANDS LOCATION
FH	FIRE HYDRANT	TSB	TRAFFIC SIGNAL BOX	GA	GUY ANCHOR		EXISTING CONCRETE
WV	WATER VALVE	EB	ELECTRIC SERVICE BOX		UTILITY VALVE	0.00'	EXISTING ELEVATION

ABBREVIATIONS

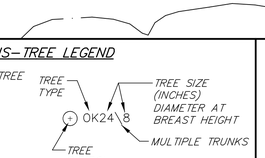
W/	WITH	ILLEG.	ILLEGIBLE	GLM	GAS LINE MARKER	LP	LIGHT POLE	–FO–	BURRIED FIBER OPTIC CABLE
IRC	IRON ROD & CAP	MB	MAP BOOK	D	CENTRAL ANGLE	PP	POWER POLE	–T–	BURRIED TELEPHONE CABLE
IR	IRON ROD (NO CAP)	PG	PAGE	R	RADIUS	GA	GUY ANCHOR	–W–	BURRIED WATER LINE
IPC	IRON PIPE & CAP	ORB	OFFICIAL RECORDS BOOK	L	ARC LENGTH	TSB	TRAFFIC SIGNAL BOX	–E–	BURRIED ELECTRIC LINE
IP	IRON PIPE (NO CAP)	(P)	PLATTED DIMENSION	CB	CHORD BEARING	R/W	RIGHT OF WAY	–G–	BURRIED GAS LINE
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	CH	CHORD DISTANCE	DW	DRIVEWAY	–TV–	BURRIED TELEVISION LINE
N&D	NAIL & DISK	(M)	MEASURED DIMENSION	SAN	SANITARY	TOB	TOP OF BANK	–FM–	BURRIED FORCEMAIN
FND	FOUND	(C)	CALCULATED DIMENSION	MH	MANHOLE	TOE	TOE OF SLOPE	–OH–	AERIAL UTILITY LINE
MW	MONITORING WELL	(R)	RADIAL	MES	MITERED END SECTION	CLS	CENTERLINE OF SWALE	–ST–	STORM WATER LINE
ID	IDENTIFICATION	(NR)	NON RADIAL	HDPE	HIGH DENSITY POLYETHYLENE PIPE	W/	WITH	FPAL CO	FLORIDA POWER & LIGHT COMPANY
(TYP)	TYPICAL	STA	STATION	RCP	REINFORCED CONCRETE PIPE	RV	REUSE VALVE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	WM	WATER METER	NAVD	NORTH AMERICAN VERTICAL DATUM
TWP	TOWNSHIP	INV	INVERT	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
RGE	RANGE	℄	CENTERLINE	VCP	VITREOUS CLAY PIPE	TC	TOP COVER	USC & GS	UNITED STATES COAST & GEODETIC SURVEY
						DIP	DUCTILE IRON PIE		
						PVC	POLYVINYL CHLORIDE		
						CONC	CONCRETE		
						RES	RESIDENCE		
						CO	CLEANOUT		
						ES	ELECTRIC SERVICE		
						CV	CHECK VALVE		
						IV	IRRIGATION VALVE		
						WV	WATER VALVE		
						RV	REUSE VALVE		
						WM	WATER METER		
						FH	FIRE HYDRANT		
						TC	TOP COVER		
						A/C	AIR CONDITIONER		
						FNC	FENCE		
						EOW	EDGE OF WATER		
						U.E.	UTILITY EASEMENT		
						A.E.	ACCESS EASEMENT		

UTILITY STATEMENT:

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS–BUILTS DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS–BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

ADDITIONAL ABBREVIATIONS–TREE LEGEND

CP	CAMPHOR TREE	SB	SUGARBERRY TREE
MP	MAPLE TREE	CD	CEDAR TREE
SYC	SYCAMORE TREE	EM	ELM TREE
OK	OAK TREE	CIT	CITRUS TREE
SG	SWEET GUM TREE	PN	PINE TREE
HK	HICKORY TREE	PM	PALM TREE
CB	CHINABERRY TREE	HY	HOLLY



FOR: LACOUR AND CO.

SCALE: 1"=100'

	FIELD BOOK:	PAGE(S):	SHEET 1 OF 1

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE :	–	–	–	–	–
BOUNDARY SURVEY :	03–10–2022	22–0308	JP	TJ	JB
TOPOGRAPHIC SURVEY :	–	–	–	–	–
FOUNDATION LOCATION :	–	–	–	–	–
FINAL IMPROVEMENTS :	–	–	–	–	–
RECERTIFICATION :	–	–	–	–	–

4 3 2

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

LICENSED BUSINESS CERTIFICATION NUMBER 3019

www.sligerassociates.com

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PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY)

THIS PLAT OF SURVEY 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
BOUNDARY	LACOUR AND CO.	03–10–2022	22–0308
	OLD MISSION KEY, LLC		

NOT CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS OTHER THAN THOSE LISTED ABOVE.

OAK LEAF PRESERVE PHASE 4 EDGEWATER, FLORIDA

FOR: OLD MISSION KEY, LLC

JOB NO. 22–0308

BOUNDARY SURVEY

SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE 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 W BARNES

Digitally signed by JEFFREY W BARNES
Date: 2023.12.18 05:25:34 -05'00'

JEFF W. BARNES, P.S.M. NO. 5576