

Lot One (1), MODEL LAND COMPANY'S SUBDIVISION of Section Eight (8), Township Eighteen (18) South, Range Thirty-Four (34) East, as recorded in Plat Book 5, Page 188, of the Public Records of Volusia County, Florida, excepting therefrom that part of said Lot 1, lying within 300 feet of the centerline of the Florida East Coast Railway Company's Branch line as measured at right angles to the said centerline:

Lots Two (2), Three (3), and Four (4) inclusive, MODEL LAND COMPANY'S SUBDIVISION of Section Eight (8), Township Eighteen (18) South, Range Thirty-Four (34) East, as recorded in Plat Book 5, Page 188, of the Public Records of Volusia County Florida;

AND

The West ten (10) feet of U.S. Lot One (1), Section Nine (9), Township Eighteen (18) South, Range Thirty-Four (34) East, Volusia County, Florida.

LESS AND EXCEPT that portion conveyed by Warranty Deed recorded in Official Records Book 4780, Page 1701, Public Records of Volusia County, Florida, being more particularly described as follows:

A portion of Lot One (1), MODEL LAND COMPANY'S SUBDIVISION of Section Eight (8), Township Eighteen (18) South, Range Thirty-Four (34) East, as recorded in Map Book 5, Page 188, of the Public Records of Volusia County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1, run S 89 degrees 55'58" E, along the North line of said Lot 1, a distance of 597.75 feet to the Northeast corner of said Lot 1, thence S 21 degrees 06'08" E, along the East line of said Lot 1, a distance of 230.28 feet; thence departing the East line of said Lot 1, S 56 degrees 44'11" W, a distance of 46.19 feet; thence S 75 degrees 58'13" W, a distance of 146.48 feet; thence S 56 degrees 16'54" W, a distance of 273.73 feet; thence S 17 degrees 38'04" W, a distance of 15.77 feet; thence N 89 degrees 41'39" W, a distance of 67.30 feet; thence S 14 degrees 18'21" W, a distance of 135.00 feet; thence S 86 degrees 48'21" W, a distance of 160.00 feet to a point on the West line of said Lot 1; thence along said West line, N 00 degrees 41'39" W, a distance of 582.77 feet to the Point of Beginning.

Lots 1, 2 and 3, MODEL LAND COMPANY'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 187, Public Records of Volusia County, Florida.

LESS AND EXCEPT that portion deeded to the State of Florida for the right of way of State Road 442 in O.R. Book 1082, Page 511. Public Records of Volusia County, Florida, more particularly described as follows:

That portion of Lots 1, 2 and 3 lying Southerly and within 50 feet of the survey line of Edgewater Road, Section 79509, said survey line being described as follows:

Begin at a point on the Westerly boundary of above Samuel Betts Grant (Section 38), located 1245.62 feet Northerly of the
 22' corner of said Grant run North 68 degrees 22' 10" East, 1127.80 feet to Station 53+00; thence continue North 58 degrees
 South 10' East 627.00 feet to a point on the Northerly extension of the Westerly boundary of Lot 6 of Model Land Company, according
 to the map or plat thereof as recorded in Plat Book 5, Page(s) 187, Public Records of Volusia County, Florida, located 26.32 feet
 Northerly of the Northerly corner of Lot 6.

AND
LESS AND EXCEPT that part deeded to the State of Florida for State Road 442 in O.R. Book 4686, Page 4547, Public Records of Volusia County, Florida described as follows:

Commencement at the Southeast corner Section 5, Township 18 North, Range 34 East, Volusia County, Florida; thence North 21 degrees 27' 30" West, along the east line of said Section 5, along the West line of Samuel Barnett Grant, Section 38, Township 18 North, Range 34 East, Volusia County, Florida, 120.025 meters (393.78 feet) to a point on the existing Southeast-Right-of-Way line of State Road 442, as shown on the Florida Department of Transportation Right of Way Map, Section 79210-2505; thence North 68 degrees 22' 25" East, along said existing Southerly Right-of-Way line, 106.689 meters (350.03 feet) to the West line of Lot 2, Model Land Company Subdivision, as recorded in Map Book 5, Page 187, Public Records of Volusia County, Florida, for the Point of Beginning; thence North 22 degrees 25' East, along said existing Southerly Right-of-Way line, 213.369 meters (700.03 feet) to the East line of Lot 3, said Model Land Company Subdivision, thence North 22 degrees 25' East, along said existing Right-of-Way line, 213.367 meters (700.03 feet) to the East line of Lot 3, said Model Land Company Subdivision, thence North 22 degrees 25' East, along said existing Right-of-Way line, 213.367 meters (700.03 feet) to a point on said West line of Lot 2; thence North 21 degrees 27' 30" West, along said West line, 11.278 meters (37.00 feet) to the Point of Beginning.

LESS AND EXCEPT that part deeded to the State of Florida for State Road 442 in O.R. Book 4624, Page 4720, Public Records of Volusia County, Florida described as follows:

Commence at the Southeast corner of Section 5, Township 18 South, Range 34 East, Volusia County, Florida; thence North 21 degrees 27' 30" West, along the East line of Section 5, also being the West line of Lot 1, Model Land Company's Subdivision of the Samuel Betts Grant, Section 38, Township 18 South, Range 34 East, Volusia County, Florida, 108,747 meters (356,78 feet) for the

Point of Beginning; thence continue to North 21 degrees 27' 50.6" East, along said East line of said Section 2; also being the West line of said Lot 1, a distance of 11.278 meters (37.00 feet) to a point on the existing Southerly right of way of line of State Road 442, as shown on the Florida Department of Transportation Right of Way Map, Section 79210-2505; thence North 68 degrees 22' 25" East, along said existing Southerly Right-of-Way line, 106.689 meters (350.03 feet) to the East line of Lot 1; thence departing said right of way line, South 21 degrees 27' 06.6" East along the East line of said Lot 1, a distance of 11.278 meters (37.00 feet); thence South 68 degrees 22' 25" West, 106.687 meters (350.02 feet) to the Point of Beginning.

1. Legal description per title commitment provided by client or agent of client.
2. Bearing per description and based on the South Line of State Road No. 442 is as follows:
S 68 degrees 20'
3. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record. Per Chapter 354, Florida Statute 51-17, surveyor is not responsible for any easements not provided to him or her by the client. Surveyor is not responsible for recording of any easements.
4. This sketch of survey is subject to any facts that may be disclosed by a full and accurate title search.
5. This sketch of survey prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor except as noted.
6. Underground utilities and features not located.
7. Dimensions are shown in feet and decimals therefor.
8. The distance between features such as walls or fences and property line may be exaggerated for clarity.
9. Features shown by symbol and not to scale.
10. Site valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

CERTIFIED TO: Fidelity National Title of Florida, Inc.
Fidelity National Title Insurance Company
City of Edgewater, A Florida Municipal Corporation

POINT OF BEGINNING
OF EXCEPTION

CONCRETE

FLORIDA

Allen Campbell & Associates, Inc.

Professional Surveying & Mapping

1311 98TH STREET
GROVERSTADT
FLORIDA 32132

Phone: (386) 422-1210

Scale:	1" = 120'	M. Allen Campbell	PSM #6176	Certificate of Authorization #7220
Date:	09-29-2017	Map effective:	09-29-2017	(this survey is in Florida Zone 18)
Site:	MODEL LAND COMPANY	The location determined by scaling F.I.E.M. Community Panel:	1251 S5 0685 J	3"
Prepared for:	CITY OF GIDEWAYA / FLORIDA MUNICIPAL CORPORATION	Map number:	2127 C0656 J	

The site plan shows a rectangular residence with a central area labeled "RESIDENCE # 3175". The overall dimensions are 45.0' wide by 40.2' deep. The residence is surrounded by a concrete driveway. The dimensions of the driveway and surrounding areas are as follows:

- Top left: 27.0' wide, 3.9' deep.
- Top right: 4.0' wide, 4.0' deep.
- Right side: 45.0' wide, 40.2' deep.
- Bottom right: 40.0' wide, 6.6' deep.
- Bottom: 22.2' wide, 4.0' deep.
- Left side: 40.0' wide, 40.2' deep.

23.6 ± ACRES
NOT IN BORROW PIT
OR WTLANDS AREA

LOT
EXPT PORTION NOW IN ROAD ROW

COMPANY

10 T
NOW NOW IN ROAD NW

M.B. 5, PC.

3

83.1 ± ACRES (TOTAL SITE)

BORROW PIT

56 ± ACRES (IN PIT)

MODEL LAND COMPANY

M. B. 5. PG. 188

LOT

Allen Campbell PSM #6176  Certificate of Authorization #7220

Map effective: 09-29-2017 This property is in Flood Zone(s) : _____

This location determined by scaling F.I.R.M. Community Panel :	125
Map number :	121