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:

#### AND

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 Southwest corner of said Grant run North 68 degrees 22' 10" East, 1127.80 feet to Station 53+00; thence continue North 58 degrees 22' 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 Northwesterly 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:

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 said Section 5, also being the West line of Samuel Betts grant, Section 38, Township 18 South, Range 34 East, Volusia County, Florida, 120.025 meters (393.78 feet) to a point on the existing Southerly 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 continue North 68 degrees 22' 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 departing said Right-of-way line, South 21 degrees 26' 16" East, 11.278 meter (37.00 feet); thence South 68 degrees 22' 25" West parallel with the existing Right-of-Way line, 213.367 meters (700.02 feet) to a point on said West line of Lot 2; thence North 21degrees 27' 06" West, along said West line, 11.278 meters (37.00 feet) to the Point of Beginning.

### AND

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' 30ö 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 North 21 degrees 27' 30 ö West, along said East line of said Section 5, 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 ö East along the East line of said Lot 1, a distance of 11.278 meters (37.00 feet); thence South 68 degrees 22' 25ö West, 106.687 meters (350.02 feet) to the Point of Beginning.

#### SURVEYOR'S NOTES & SURVEY REPORT: 1. Legal description per title commitment provided by client or agent of client.

- 2. Bearings per description and based on the South line of State Road No. 442 as being
- S 68 degrees 22' 25" W. 3. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of
- record. Per Chapter Florida Statute 5J-17, surveyor is not responsible for any easements not provided to him except those easements shown on record plat.
- 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 thereof.
- 8. Drawing distance between features such as walls or fences and property line may be exaggerated for clarity.
- 9. Features shown by symbol are not to scale. 10. Not 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

# LINE TABLE

LI	S  6°3 '46" W	27.58'	L30	N 13°30'32" W	11.48
L2	S 67°22'59" W	91.64'	L3 I	N 50°49'51" W	14.68
L3	5  4°20'39" W	79.78'	L32	N 65°16'00" W	24.38'
L4	S 05°51'37" W	79.94'	L33	N 68°34'42" W	24.97'
L5	S 35°05'33" E	57.75'	L34	N 62°29'13" W	19.49'
LG	S  4°35'38" E	127.65'	L35	N 69°46'03" W	16.00
L7	S 53°13'56" E	105.88'	L36	5 43°25'21" W	8.79'
L8	S 10°17'12" E	163.21'	L37	S 31°04'33" E	14.96'
L9	5 63°41'29" E	73.79'	L38	S 61°37'53" E	10.36'
LIO LII LI2 LI3 LI4 LI5 LI6 LI7 LI8 LI9	5 05°10'21" W 5 05°58'14" W 5 41°12'49" E 5 08°59'01" E 5 26°45'24" E N 68°08'56" E 5 21°16'00" E 5 68°47'59" W 5 04°25'48" W N 69°17'21" E	37.76' 33.40' 182.28' 168.46' 32.48' 75.06' 46.49' 75.44' 50.43' 117.79'	L39 L40 L4 I L42	5 55°04'46" E 5 58°    '37" E 5 69°59'08" E N 53°   <i>8</i> '039" E	21.35' 26.58' 24.70' 13.64'

LEGEND & A	Survey Type	Survey Date	Job Number	PC	Calc	Draft	Ck			
(P) Plat PC Point of Curvature	C/L Centerline 🛆 Delta	Specific Purpose								
(D) Description PT Point of Tangency	P/L Property Line R Radius	Sketch of Description								
(M) Measured P/P Power Pole	RCP Reinforced Concrete Pipe L Arc Length	Topographic								
(C) Calculated O/U Overhead Utilities	CMP Corrugated Metal Pipe C Chord	Boundary	01-13-20	01-20-012	КС	AC	KC	AC		
(PR) Prorated A/C Air Conditioner	TBM Temporary Bench Mark T Tangent	Update Boundary Survey	03-07-23	03-23-001	AC	AC	MA	AC		
(R) Radial R/W Right of Way	PG. Page Cb Chord Bearing	Final								
(NR) Non-Radial O.R. Official Records	D.O.T. Department of Transportation	TOP OF BANK (UPDATED)	08-25-22	08-22-003	КС	AC	MA	AC		
POC Point of Commencement	USC ¢ GS United States Coast ¢ Geodetic Survey	Revised	02-03-21	01-20-012	КС	AC	MA	AC		
POB Point of Beginning DNR Department of Natural Resources	NGVD·National Geodetic Vertical Datum F.I.R.M. Federal Insurance Rate Map	Revised	06-06-22	01-20-012	КС	AC	KC	AC		
Allen Campbell & Associates, Inc. Professional Surveying & Mapping	furnished to the surveyor and mapper, per Flonda The term certified as used on this survey is for th surveyor and the firm, said opmion based on his b or implied. This surveyor and firm, does not assum owner, lender, or owner's contractors or others, other than the signing party is prohibited without This survey is protected by copyinght and is certi- without the express permission of the surveyor is	have been located except as shown. If location of easements or nght-of-way of record, other than those on record plats, is required, this information must be furnished to the surveyor and mapper, per Flonda Statutes Rule 5J-17. The term certified as used on this survey is for the exclusive use of the parties listed on this survey. It is also understood to be the professional opinion of this surveyor and the firm, said opinion based on his best knowledge, information and belief, and as such, does not constitute a guarantee or warranty, either expressed or implied. This surveyor and firm, does not assume responsibility and shall not be liable for claims ansing from erroneous or incorrect information furnished by the owner, lender, or owner's contractors or others, which is used as a basis for this surveyor's opinion. Additions, deletions, or revisions to survey maps or reports by other than the signing party is prohibited without written consent of the party, per Flonda Statute Chapter Rule 5J-17. This survey or production of this survey without the express permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is not authorized. The surveyor expressly disclaims any								
1311 3RD STREET EDGEWATER FLORIDA 32132 Office: (386) 428-2218	I hereby certify that this plat of survey of the sub supervision on the dates shown hereon. I further Board of Professional Surveyors and mappers, ac	certification to any parties in future transactions. No person other than those listed should rely upon this survey.   I hereby certify that this plat of survey of the subject property is to the best of my knowledge, belief and information true and correct as surveyed under my supervision on the dates shown hereon. I further certify that this plat of survey meets the minimum technical standards per F.A.C. Rule 5J-17, adopted by the Flonda Board of Professional Surveyors and mappers, according to the Flonda Statute 5J-17, subject to any qualifications noted hereon.   M. Allen Campbell PSM #6176								

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

This location determined by scaling F.I.R.M. Community Panel : 125155 0685 . Map number : 12127 CO685

Map number :

aic .	1 - 120
e :	MODEL LAND COMPANY
epare	d for : CITY OF EDGEWATER, A FLORIDA MUNICIPAL CORPORATION



