PLAT OF BOUNDARY SURVEY OF

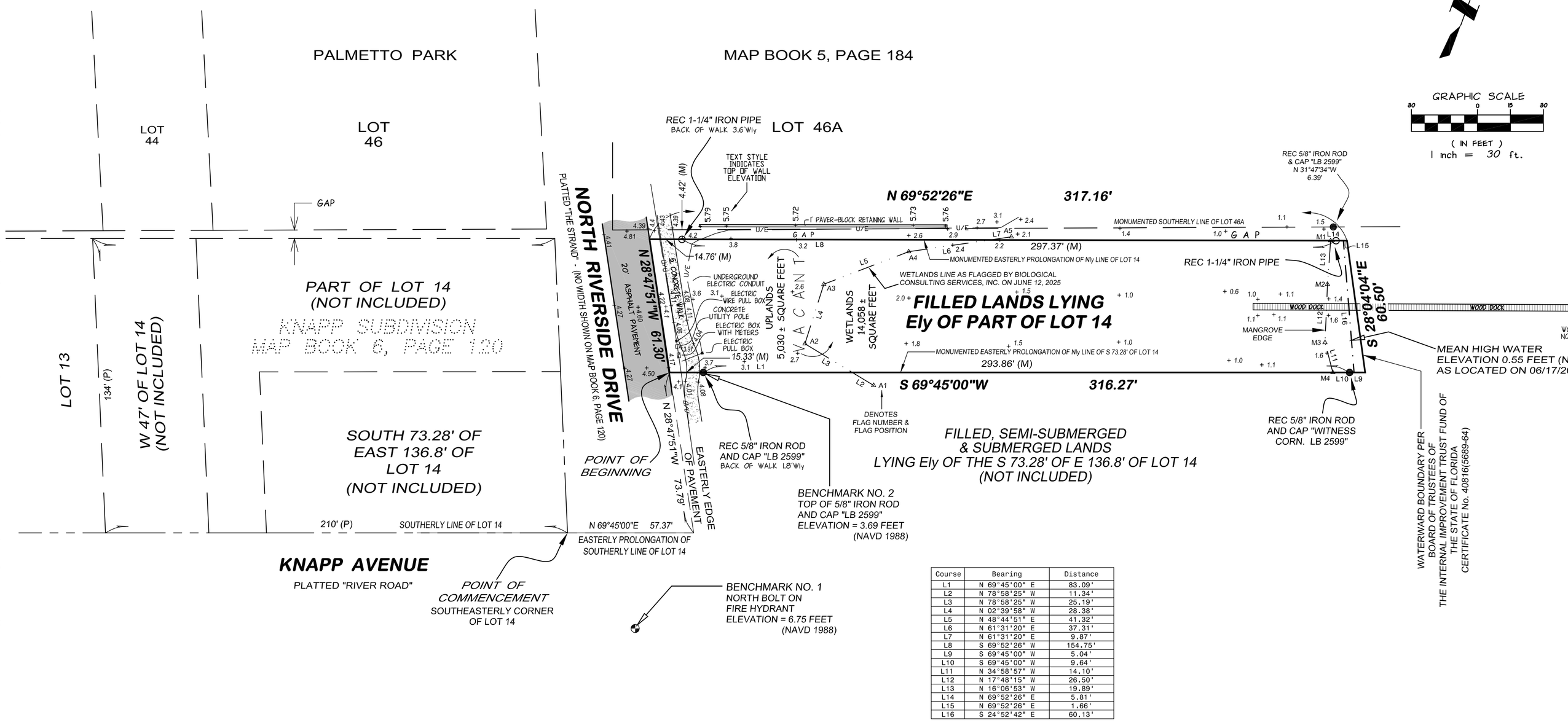
That portion of filled land lying Easterly of North Riverside Drive and lying Easterly of Lot 14, KNAPP SUBDIVISION, according to the map or plat thereof as recorded in Map Book 6, Page 120, Public Records of Volusia County, Florida, less and except the South 73.28 feet of the East 136.8 feet thereof, being bounded on the North by the Easterly prolongation of the Northerly line of said Lot 14, bounded on the South by the Easterly prolongation of the Northerly line of the South 73.28 feet of said Lot 14 and lying Westerly of the Indian River North, being more particularly described as follows:

Commence at the Southeasterly corner of said Lot 14; thence North 69º 45' 00" East, along the easterly prolongation of the southerly line of said Lot 14, a distance of 57.37 feet to the easterly edge of pavement of North Riverside Drive; thence North 28º 47' 51" West, along said easterly edge of pavement, a distance of 73.79 feet to the monumented Easterly prolongation of the Northerly line of the South 73.28 feet of said Lot 14 and for the Point of Beginning; thence continue North 28º 47' 51" West, along said easterly edge of pavement, a distance of 61.30 feet to the monumented Easterly prolongation of the Northerly line of said Lot 14; thence North 69º 52' 26" East, along the monumented Easterly prolongation of the Northerly line of said Lot 14, a distance of 317.16 feet to the Waterward Boundary per Board of Trustees of the Internal Improvement Trust Fund of the State of Florida Certificate No. 40816(5689-64); thence South 28º 04' 04" East, along said Waterward Boundary, a distance of 60.50 feet to the monumented Easterly prolongation of the Northerly line of the South 73.28 feet of said Lot 14; thence South 69º 45' 00" West, along the monumented Easterly prolongation of the Northerly line of the South 73.28 feet of said Lot 14, a distance of 316.27 feet to the Point of Beginning.

SURVEY REPORT:

1. Description prepared by the undersigned at the request of the client.
2. Bearings refer to description recorded in Official Records Book 2316, Page 0505 of the Public Records of Volusia County, Florida and based on the easterly prolongation of the south line of said Lot 14 as being N 69º 45' 00" E.
3. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
4. This map of survey and report prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
5. This map of survey and report is subject to any facts that may be disclosed by a full and accurate title search.
6. The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
7. Dimensions indicated hereon are in U.S. standard feet and decimals thereof, unless otherwise noted.
8. Elevations indicated hereon are in U. S. standard feet and decimals referenced to **North American Vertical Datum 1988** and are based on United States Coastal and Geodetic Survey monument Z-211, published elevation 6.20 feet.
9. Unless otherwise noted, the monumentation has no identification number or name.
10. Drawing distance between features and property line may be exaggerated for clarity.
11. Features shown by symbol as indicated are not to scale.
12. The direction and location of riparian lines was not determined. Adjacent docks not located.
13. Mean High Water Elevation **0.55 feet (North American Vertical Datum 1988)** provided by Eric Sellers, PSM, Bureau of Surveying and Mapping, Department of Environmental Protection. This is not a Mean High Water Survey and does not comply with Chapter 177, Part II, Florida Statutes.
14. The wetlands line and mangrove edge was flagged by Biological Consulting Services, Inc., 802 Magnolia Street, New Smyrna Beach, Florida, 32168.
15. The intended topographic features located and shown on this survey are the spot elevations.
16. A Sidewalk Easement, if any, is unknown and not provided.
17. An easement for the underground electric conduit, if any, unknown and not provided.
18. Additions or deletions to this survey map or report by other than the signing party or parties is prohibited without written consent of the signing party or parties per F.A.C. Rule 5J-17.051(3)(b)6.
19. The survey map and report or copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

CERTIFIED TO: JAMES FLEENOR and OLIVIA FLEENOR



Course	Bearing	Distance
L1	N 69°45'00" E	83.09'
L2	N 78°58'25" W	11.34'
L3	N 78°58'25" W	25.19'
L4	N 02°39'58" W	26.38'
L5	N 48°44'51" E	41.32'
L6	N 61°31'20" E	37.31'
L7	N 61°31'20" E	9.87'
L8	S 69°52'26" W	154.75'
L9	S 69°45'00" W	5.04'
L10	S 69°45'00" W	9.64'
L11	N 34°58'57" W	14.10'
L12	N 17°48'15" W	26.50'
L13	N 16°06'53" W	19.89'
L14	N 69°52'26" E	5.81'
L15	N 69°52'26" E	1.66'
L16	S 24°52'42" E	60.13'

JEFFREY W. CORY
License Number 4139
STATE OF FLORIDA
Professional Surveyor and Mapper

06/17/2025 SPECIFIC PURPOSE SURVEY: LOCATED WETLAND FLAGS AND MEAN HIGH WATER ELEVATION

TYPE	SURVEY DATE	WORK ORDER #	P.C.	CALC.	DRAFT	CHECKED
BOUNDARY SURVEY	12/20/2022	22-10-014	J.W.C.	J.W.C.	B.T.C.	J.W.C.
SPECIFIC PURPOSE SURVEY	06/17/2025	25-05-004	J.W.C.	J.W.C.	J.W.C.	J.W.C.
TOPOGRAPHIC SURVEY	12/04/2025	25-11-019	B.T.C.	J.W.C.	B.T.C.	J.W.C.
TYPE	DATE	WORK ORDER #	---	CALC.	DRAFT	CHECKED

LEGEND & ABBREVIATIONS

- ● = DENOTES 5/8" IRON ROD W/ CAP " CORY LB #7883 " UNLESS OTHERWISE NOTED
- ○ = DENOTES IRON PIPE UNLESS OTHERWISE NOTED
- □ = DENOTES CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- EMT = ELECTRICAL METAL TUBING
- FND = FOUND
- REC = RECOVERED
- N(Y) = NORTHING COORDINATE VALUE
- E(X) = EASTING COORDINATE VALUE
- LB = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM (1988)
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- U.S.C.&G.S. = UNITED STATES COAST & GEODETIC SURVEY
- Δ = DELTA
- R = RADIUS OR RANGE
- L = ARC LENGTH
- C = CHORD
- CB = CHORD BEARING
- T = TANGENT OR TOWNSHIP
- (R) = RADIAL
- (NR) = NON-RADIAL
- (NT) = NON-TANGENT
- PC = POINT OF CURVATURE OR PARTY CHIEF
- PT = POINT OF TANGENCY
- (P) = PLAT
- (D) = DESCRIPTION
- (M) = MEASURED
- (C) = CALCULATED (CALC)
- (PR) = PRORATED
- (G) = GRID
- O.R. = OFFICIAL RECORD BOOK
- M.B. = MAP BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- W = WATER METER
- T = TELECOMMUNICATIONS (TELE)
- F.F. = FINISHED FLOOR ELEVATION
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- +0.0 = EXISTING ELEVATION (ELEV)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- = POWER POLE
- = GUY WIRE
- O/U = OVERHEAD UTILITIES
- A/C = AIR CONDITIONER
- CLF = CHAIN-LINK FENCE
- BWF = BARBED WIRE FENCE
- AC. = ACRES
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE
- CONC = CONCRETE (CONC)
- S = CONCRETE STOOP

CERTIFICATE OF AUTHORIZATION NUMBER LB 7883

I hereby certify that this survey map and report of the subject property is true and correct to the best of my knowledge, information and belief as surveyed in the field under my supervision on the dates shown hereon. I further certify that this survey map and report meets the Standards of Practice set forth in F.A.C. Rule 5J-17, adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes Ch. 472.027, subject to the qualifications noted hereon.

Jeffrey W. Cory
Digitally signed by Jeffrey W. Cory
Date: 2025.12.06 10:52:08 -05'00'

DANIEL W. CORY P.S.M. NO. 2027
JEFFREY W. CORY P.S.M. NO. 4139

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE(S) "AE (EL 5)"
THIS LOCATION IS DETERMINED FROM F.I.R.M. COMMUNITY PANEL 120308 0543 J MAP REVISED 09/29/2017

DANIEL W. CORY
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(386) 427-9575
FAX (386) 427-1783
web site: corysurveyor.com

PREPARED FOR: JAMES & OLIVIA FLEENOR

SCALE 1" = 30' FILE # 3004

CAD FILE: 251013

EAST OF LOT 14