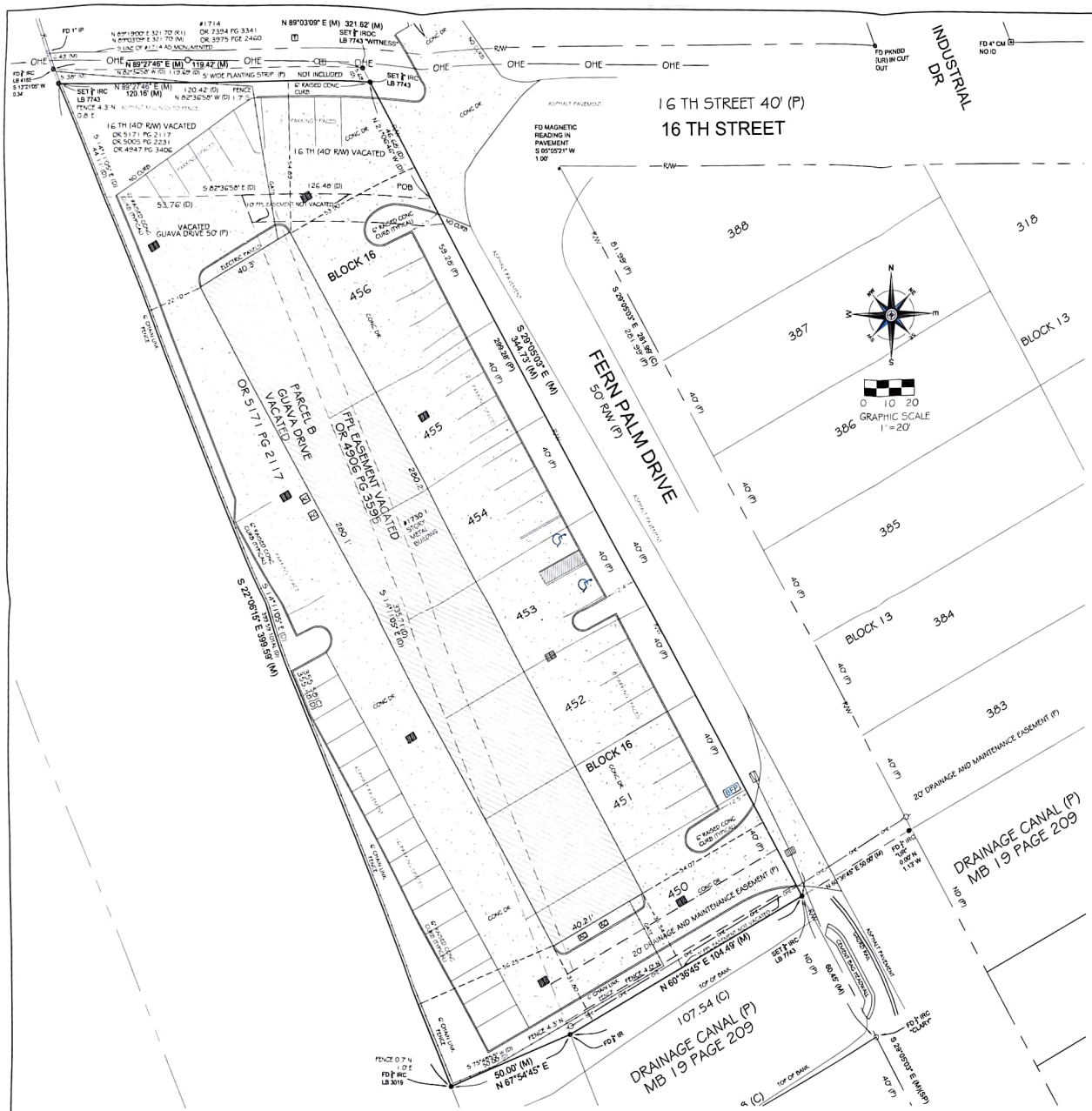

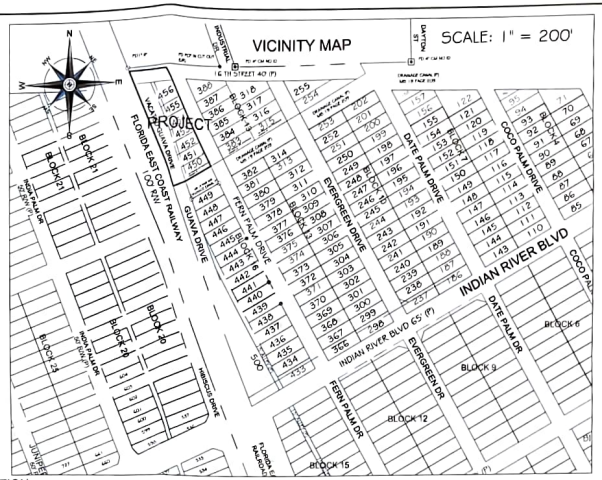

LEGAL DESCRIPTION

LOTS 450, 451, 452, 453, 454, 455, AND 456, BLOCK 16, FLORIDA SHORES UNIT NO. 1 (REVISED), AS RECORDED IN MAP BOOK 19, PAGE 209, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AND THAT PART OF VACATED 16TH STREET LYING NORTHERLY OF AND ADJACENT TO LOT 456, BLOCK 16, FLORIDA SHORES, NO. 1 (REVISED) MAP BOOK 19, PAGE 209, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND IT'S WESTERLY PROLONGATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 156, BLOCK 16, THENCE N 82°36'58" W ALONG THE NORTHERLY LINE OF SAID LOT 156 AND IT'S WESTERLY PROLONGATION A DISTANCE OF 126.48 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY. A 100 FOOT RIGHT-OF-WAY AS NOW IAID OUT; THENCE N 14° 11'05" W ALONG SAID EASTERLY RIGHT-OF-WAY WAY LINE, A DISTANCE 44.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 16TH STREET: THENCE S 82°36'58" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.42 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 456, THENCE S 21°06'46" E ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 456, A DISTANCE OF 46.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL "B"
A PORTION OF GUAVA DRIVE LYING WESTERLY OF AND ADJACENT TO THE WESTERLY LINE OF LOTS 450 THROUGH 456 INCLUSIVE, BLOCK 16, FLORIDA SHORES NO. 1 (REVISED) ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGE 209 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY Y DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 456; THENCE S 14°11'05" E ALONG THE WESTERLY LINE OF SAID LOTS 450 THROUGH 456, BLOCK 16, A DISTANCE OF 335.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 450; THENCE S 75°48'55" W, A DISTANCE OF 50.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT; THENCE N 14°11'05"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 355.48 FEET TO ITS *INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 458, THENCE S 82°36'58" E ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 456, A DISTANCE OF 53. 76 FEET TO THE POINT OF BEGINNING.*

PARCEL AREA: 49,222 SQ FT AND/OR 1.130 ACRES +/-

GENERAL NOTES:

1. BEARING STRUCTURE (S 29°05'03" E) STATE PLANE FLORIDA EAST GRID. ALONG THE WEST RIGHT OF WAY LINE OF FERN PALM DRIVE.
2. LEGAL DESCRIPTION NOT PROVIDED BY TAKEN FROM OR 6656, PAGE 624, PUBLIC RECORDS OF VOLUSIA COUNTY TAX FLORIDA.
3. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED
4. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY NAME EDGEWATER, NUMBER 12127C0426 J, DATED: 09-29-2017, THE PROPERTY IN FLOOD ZONE "X".
5. ACCURACY STATEMENT THE TRAVERSE CLOSURE FOR THIS PROPERTY WAS 1 : 19,316.
6. DATA SOURCES: NO VERTICAL DATA WAS REQUESTED FOR THIS PROJECT
7. MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS:
   SOKKIA GRX1 GPS, TOPCON INSTRUMENTS GPT-3003W, AT-G2, FC-500 DATA COLLECTOR, MCS DATA COLLECTOR.
   LUFKIN STEEL TAPE, CST STEEL TAPE, SITEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
8. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS: NO SURVEY PROVIDED
   DOCUMENTS PROVIDED:
   A. OR 4906, PAGE 3595, DATED 08-06-2002, FLORIDA POWER AND LIGHT COMPANY VACATION OF CERTAIN EASEMENTS.
   B. OR 4947, PAGE 3406, DATED 10-17-2002, QUICK CLAIM DEED A PORTION OF 16 STREET
   C. OR 5005, PAGE 2229, DATED 01-28-2003, WARRANTY DEED, 16 STREET NORTHERLY OF LOT 456, BLOCK 16, MB 19, PAGE 209
   D. OR 5171, PAGE 2117, DATED 09-24-2023, QUICK CLAIM DEED, PARCEL B A PORTION OF GUAVA DRIVE, PARCEL C, A PORTION OF 16 STREET.

9. LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT, SURVEY BY WILLIAM E. SWOOPE DATED: JAN 25, 1955

10. LIMITATIONS

A.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUES RULE 5J-17.05(2)(b)(4)

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.05 (3)(b)(6)

D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM.

E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISERS INTER NET WEB PAGE AND MAY NOT BE THE MOST CURRENT.

F.) SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY
1. WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 6" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL. TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE , SEE AN ARBORIST.
3. JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGSMARKS BY OTHERS AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
4.) ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
5.) WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.

SHEET 1 OF 1

ABBREVIATIONS / LEGEND

A/C AIR CONDITIONER	FD FOUND	MB 83 - IRRC NORTH AMERICAN DATUM OF 1983 ADJUSTED IRRC	RR RAILROAD		
±/- MORE OR LESS	FND FOUND	Q ORIGINAL RECORDED BEARING	PBN PRIMARY BENCHMARK NAVD		
FUND. PK NAIL & TINNED DISK	G GAS	S SATELLITE	P POINT OF INTERSECTION		
⊕ CENTER LINE	P IRON PIPE NO IDENTIFICATION	PC PROFESSIONAL CORPORATION ELECTRIC	PCS PROFESSIONAL SURVEYOR & MAPPER		
CM CONCRETE MONUMENT	● IRON ROD NO IDENTIFICATION	PRM PERMANENT REFERENCE MONUMENT	PT POINT OF TANGENCY		
CONC CONCRETE	IRC IRON ROD & CAP	PVC POLYVINYL CHLORIDE PIPE	R RADIUS		
CR CONCRETE MONUMENT AND	LB LICENSED BUSINESS	R/W RIGHT OF WAY	RGE RANGE		
D DESCRIPTION OF RECORD	LC LICENSED CORPORATION	SCALE SCALE	SECT SECTION		
	LS LICENSED SURVEYOR	SQ FT SQUARE FEET			
	● IRON ROD DAMAGED OR MISSING	PL FLORIDA POWER & LIGHT COMPANY			

CERTIFIED for the exclusive use of: – BDI LLC	TYPE OF SURVEY: BOUNDARY	Harts Progressive Enterprise Inc. Land Surveyors * Mappers * Drafting	THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, EFFECTIVE DATE JULY 1, 2018, AS PURSUANT TO SECTION 472, FLORIDA STATUTES
	ADDRESS 1730 FERN PALM DR, EDGEWATER, FL 32132	629 Overlook Trail, Port Orange, Fl 32127 (386)767-2776 LB# 7743	01/29/2026
		email: whart.surveyor@yahoo.com	PSM 3905
		Visit us at: www.hartsprogressive.com	WILLIAM S HART
OFFICE WORK BY: WSH DATE: 01/29/2026	FIELD WORK BY: WSH DATE: 01/29/2026	WO# H26D106	© 2026

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA ADMINISTRATIVE CODE 5J-17

MAP AND REPORT

FILE: EDGEWATER F-05-16-450, 456