

RECEIVED
By Tammy Watkins - Development Services at 4:20 pm, Oct 17, 2023

LINE	BEARING	DISTANCE
L1	N 77°51'13" W	42.72'
L2	N 82°03'18" W	28.99'
L3	S 63°06'01" W	34.0'
L4	S 72°14'50" W	50.48'
L5	N 72°45'57" W	38.77'
L6	S 07°04'36" W	24.05'
L7	N 18°31'42" W	21.12'
L8	S 75°29'36" W	9.35'
L9	N 18°03'51" W	21.34'
L10	S 73°05'28" W	12.57'
L11	N 22°15'36" W	13.35'
L12	N 70°09'07" E	12.42'
L13	S 25°42'51" E	7.48'
L14	N 72°30'45" E	7.36'
L15	N 25°05'17" W	13.79'
L16	N 21°57'48" W	18.93'
L17	N 16°34'46" W	32.87'
L18	N 16°42'10" W	33.22'
L19	N 19°28'28" W	40.06'
L20	N 18°11'35" W	56.46'
L21	N 15°41'49" E	15.12'
L22	N 54°49'43" W	12.93'
L23	N 15°47'35" E	10.57'
L24	N 18°11'19" W	28.2'
L25	N 27°45'02" W	37.96'
L26	N 11°31'00" W	49.81'
L27	N 21°28'17" W	49.81'
L28	N 15°08'24" W	52.4'
L29	N 12°07'28" W	55.5'
L30	N 19°47'35" E	28.0'
L31	N 36°06'54" W	40.41'
L32	N 08°14'01" W	16.36'
L33	N 25°51'40" W	58.5'
L34	N 30°35'10" W	21.97'
L35	S 66°49'50" W	7.96'
L36	S 28°03'21" W	12.52'
L37	S 38°31'30" W	12.42'
L38	N 31°45'07" E	15.55'
L39	S 28°54'03" E	14.42'
L40	N 78°03'40" E	10.34'
L41	N 22°11'02" W	32.25'
L42	N 21°15'11" W	31.11'
L43	N 09°44'14" W	41.7'
L44	N 14°20'34" W	38.34'
L45	N 17°00'10" W	43.68'
L46	N 17°43'03" W	51.53'
L47	S 57°44'12" E	24.26'
L48	S 16°06'39" E	30.78'
L49	N 08°33'44" E	40.77'
L50	N 24°24'50" W	31.5'
L51	S 75°32'00" W	29.9'
L52	N 20°51'30" W	37.97'
L53	N 18°58'59" W	41.63'
L54	N 04°33'47" W	24.77'
L55	S 19°00'07" W	42.82'
L56	S 07°07'20" W	39.46'
L57	S 31°27'57" W	30.23'
L58	S 67°06'47" W	42.85'
L59	S 66°28'59" W	44.48'
L60	S 68°02'29" W	35.22'
L61	S 81°31'55" W	57.46'
L62	N 00°39'29" E	71.08'
L63	N 05°07'16" W	50.44'
L64	N 11°23'39" W	44.01'
L65	N 09°03'48" W	34.21'
L66	N 16°15'59" W	37.37'
L67	N 17°30'47" W	51.35'
L68	N 19°05'27" W	63.84'
L69	N 08°18'27" W	51.34'
L70	N 00°09'51" W	47.67'
L71	N 06°31'57" W	30.88'
L72	N 23°52'24" W	41.41'
L73	N 55°08'24" W	40.33'
L74	N 24°54'40" W	46.49'
L75	N 42°00'44" W	58.51'
L76	N 20°33'27" W	35.65'
L77	N 53°42'32" W	30.47'
L78	N 21°41'56" W	59.45'
L79	N 05°12'36" E	32.86'
L80	N 18°24'20" W	68.33'
L81	N 09°08'12" W	51.41'
L82	S 74°08'01" W	49.65'
L83	N 21°24'26" W	87.64'
L84	N 14°51'14" W	38.67'
L85	S 72°28'32" W	47.75'
L86	N 76°01'36" W	37.09'
L87	N 45°40'09" W	42.07'
L88	N 10°25'37" W	52.95'
L89	N 47°45'55" E	50.09'
L90	N 11°14'31" W	58.54'
L91	N 38°03'16" W	47.08'
L92	N 58°55'50" W	34.78'
L93	N 60°15'26" E	33.26'
L94	N 51°01'40" W	33.27'
L95	N 20°11'19" W	36.03'
L96	N 12°35'55" W	65.56'
L97	N 19°58'07" W	58.64'
L98	N 15°46'42" W	27.32'
L99	N 68°59'11" W	23.41'
L100	N 18°22'05" E	20.66'
L101	N 01°53'57" W	15.27'
L102	N 58°02'57" W	23.79'
L103	S 80°10'12" W	35.22'
L104	N 25°47'19" W	40.07'
L105	N 76°31'50" W	14.51'
L106	S 64°22'51" W	20.07'
L107	S 05°57'19" E	38.55'
L108	S 67°47'39" E	43.66'
L109	N 11°47'35" E	24.81'

ABBREVIATION LEGEND:

CL	CALCULATED
CM	CONCRETE MONUMENT (AS NOTED)
CONC	CONCRETE
(D)	DEED OF DESCRIPTION
FD	FOUND
FL	FLORIDA
ID	IDENTIFICATION
IP	IRON PIPE (AS NOTED)
IPC	IRON PIPE AND CAP (AS NOTED)
IR	IRON ROD (AS NOTED)
IRB	IRON ROD AND CAP (AS NOTED)
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
M	MEASURED
No	NUMBER
N/D	NAIL AND DISK (AS NOTED)
PI	PLAT
PG(S)	PAGE / PAGES
RLS	REGISTERED LICENSED SURVEYOR
V.C.	VOLUSIA COUNTY
V.C.R.	VOLUSIA COUNTY RECORDS

GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (N 58° 04' 06" E) ALONG THE NORTH LINE LOT 2, BLOCK B (O.R.B. 5781, PAGE 647, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA ALSO KNOW AS BOUNDARY LINE AGREEMENT. FOR ANGLE MEASUREMENT ONLY.

2. LEGAL DESCRIPTION AND TITLE WORK PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 11276223, DATED 07/05/2023 AT 5:00 PM.

3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.

4. RECORD DIMENSIONS ARE SHOWN IN PARENTHESES (), WHEN DIFFERS FROM MEASURED.

5. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.

- A.) UNRECORDED MAP OF THE SOUTH THIRD OF AMBROSE HULL GRANT, MAP BOOK 16, PAGE 165, V.C.R.
B.) MAP OF LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, MAP BOOK 8, PAGE 110, V.C.R.
C.) MAP OF LOVEJOY'S 2ND SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, MAP BOOK 8, PAGE 125, V.C.R.

6. DATA SOURCES:

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: 195 71 A14 RM2, ELEVATION = 18.96 FEET.

7. THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO AIA SURVEYING AT THE TIME OF SURVEY. AIA SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.

8. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS.

9. LIMITATIONS:

A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 5J-17.052(2)(D)(4) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAY(S) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY(S) AND OR OWNERSHIP HAVE BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT. THERE MAY BE ADDITIONAL RECORDINGS NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RETAINS THE RIGHT TO REVISE HIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS / HER 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 OWNER'S 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-17.051(3)(5)(6).

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

E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

9. INTERIOR IMPROVEMENTS NOT SHOWN PER CLIENTS REQUEST.

LAND DESCRIPTION:

LOTS 2 AND 3, BLOCK "B", LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 110, AND LOVEJOY'S 2D SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

LESS AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 2, BLOCK B, LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE 110, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 2 AND RUN THENCE SOUTH 04°39'54" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MISSION ROAD (PLATTED 50 FEET IN WIDTH), A DISTANCE OF 101.97 FEET; RUN THENCE NORTH 58°20'20" WEST, A DISTANCE OF 17.74 FEET; RUN THENCE NORTH 04°39'40" EAST, A DISTANCE OF 88.14 FEET TO THE NORTHERLY LINE OF SAID LOT 2; RUN THENCE NORTH 56°44'00" EAST ALONG THE NORTHERLY LINE OF LOT 2, A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING IN OLD MISSION ROAD.

AND ALSO LESS AND EXCEPT

THAT PART AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 22, 2006 IN OFFICIAL RECORDS BOOK 5957, PAGE 4866, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND LEGALLY DESCRIBED AS FOLLOWS: A PORTION OF LOTS 2 AND 3, LOVEJOY'S 1ST SUBDIVISION IN THE MIDDLE 3RD OF THE AMBROSE HULL GRANT, AS RECORDED IN MAP BOOK 8, PAGE 110 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 58°04'48" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 272.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WA LINE OF OLD MISSION ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 58°04'48" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.52 FEET; THENCE SOUTH 04°39'54" WEST, A DISTANCE OF 386.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 19°04'49" AND A RADIUS OF 2914.79 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 970.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'28" EAST, A DISTANCE OF 429.09 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 69°25'31" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.63 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID OLD MISSION ROAD; THENCE NORTH 13°29'07" WEST, A DISTANCE OF 552.69 FEET; THENCE NORTH 02°33'14" WEST, A DISTANCE OF 996.83 FEET; THENCE NORTH 05°20'43" E, A DISTANCE OF 143.70 FEET; THENCE NORTH 84°05'49" WEST, A DISTANCE OF 17.74 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF OLD MISSION ROAD; THENCE NORTH 05°56'47" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 76.86 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF OLD MISSION ROAD.

SAID LAND LYING IN VOLUSIA COUNTY CONTAINING 936,499 SQUARE FEET (21.49 ACRES) MORE OR LESS.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11 (observed evidence only), 13, 14, 15, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON THIS DATE: NOVEMBER 08, 2021

(SIGNED)

DAVID McMILLEN

009/20/2023

PSM NO. 6378

SUMMARY TABLE FOR:
SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT NO.: 11276223

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 10 M.B. 0110	Y	PLOTS AS SHOWN
No. 12 M.B. 0110	Y	PLOTS AS SHOWN
No. 13 M.B. 0125	Y	PLOTS AS SHOWN
No. 14 O.R.B. 5781/647	Y	PLOTS AS SHOWN
No. 15 O.R.B. 6200/237	Y	NOTHING TO PLOT
No. 16 O.R.B. 6202/775	Y	NOTHING TO PLOT
No. 17 O.R.B. 8393/3395	Y	NOTHING TO PLOT

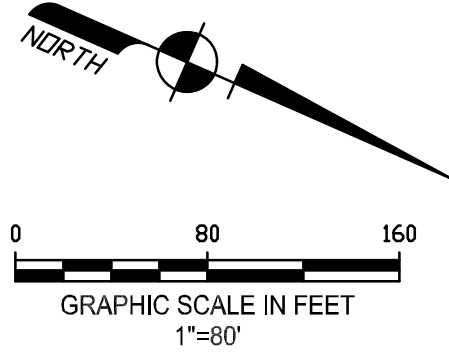
ZONING AND SITE REQUIREMENTS

ZONING DESIGNATION:	RPUD (Residential Planned Unit Development)
BUILDING SETBACKS:	
Front	25 feet
Side	10 feet; Applies to end units only
Rear	10 feet
BUILDING SIZE:	
Maximum Building Height:	35 feet
DENSITY:	
Maximum Impervious Surface - 75%	
Maximum Impervious Surface - 83.34% (including driveways)	

NOTE: The above information is based on Official Records Book 6202, Page 775 and Official Records Book 3395, Page 3395 provided by Fidelity National Title Insurance Company title commitment: 11276223, dated 07/05/2023 @ 5:00 pm.

LEGEND

---	GUY ANCHOR
---	OVERHEAD WIRES
---	SIGN (UNLESS NOTED)
●	WOOD UTILITY POLE



RECEIVED

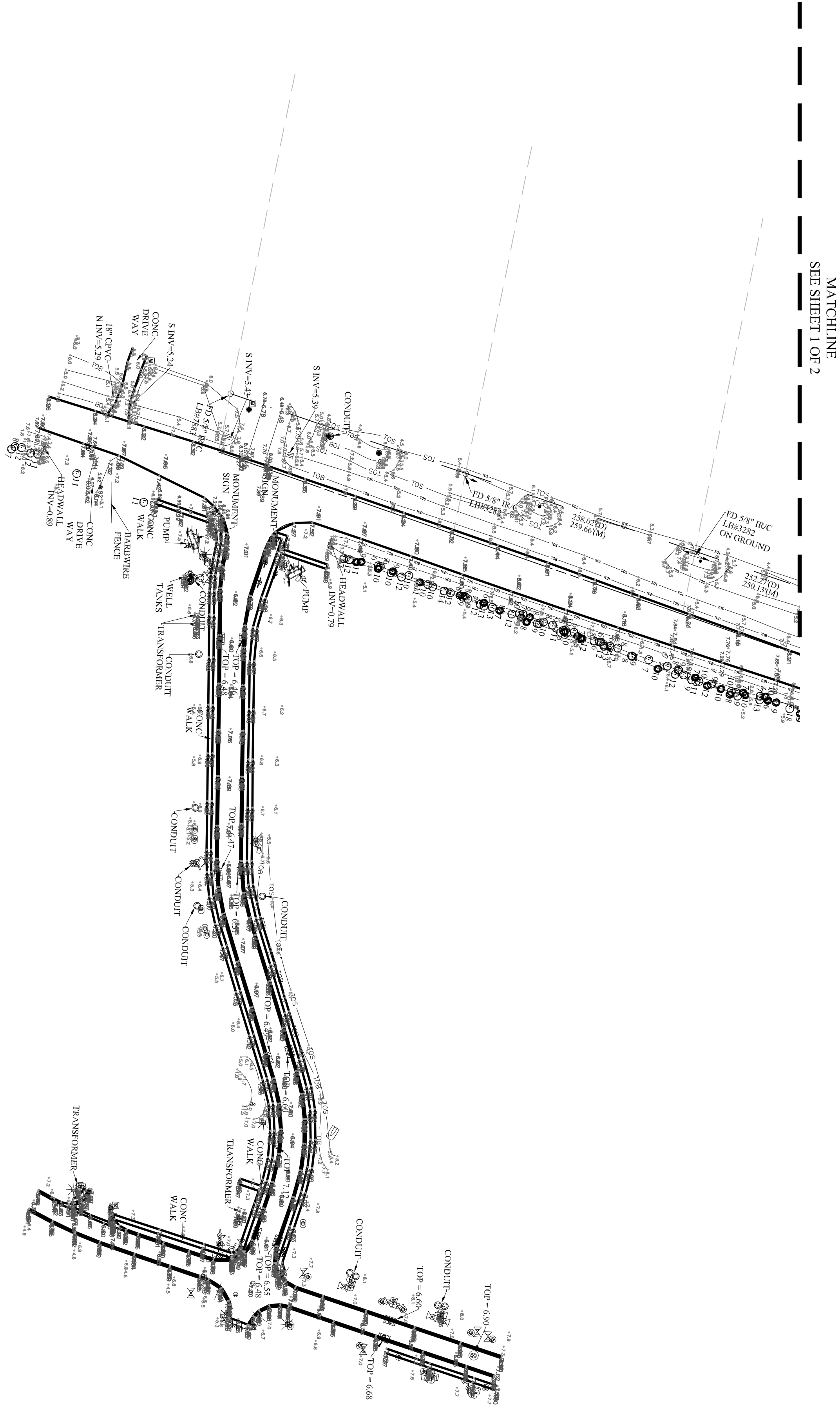
By Tammy Watkins - Development Services at 4:20 pm, Oct 17, 2023

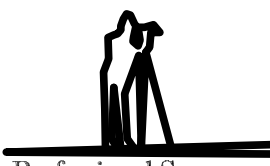
ABBREVIATION LEGEND:

- (C) CALCULATED
CM CONCRETE MONUMENT (AS NOTED)
CONC CONCRETE
(D) DEED OF DESCRIPTION
FD FOUND
FL FLORIDA
ID IDENTIFICATION
IP IRON PIPE (AS NOTED)
IPC IRON PIPE AND CAP (AS NOTED)
IR IRON ROD (AS NOTED)
IRC IRON ROD AND CAP (AS NOTED)
LB LICENSED BUSINESS
LC LICENSED CORPORATION
LLC LIMITED LIABILITY COMPANY
LS LICENSED SURVEYOR
(M) MEASURED
No. NUMBER
N/D NAIL AND DISK (AS NOTED)
(P) PLAT
PG(S) PAGE / PAGES
RLS REGISTERED LICENSED SURVEYOR
V.C. VOLUSIA COUNTY
V.C.R. VOLUSIA COUNTY RECORDS

LEGEND

- GUY ANCHOR
--- OVERHEAD WIRES
--- SIGN (UNLESS NOTED)
● WOOD UTILITY POLE



**SA1A**
SURVEYING, INC.
Residential Commercial Construction
Phone: 386.238.9231
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

NOT VALID WITHOUT
SHEETS 1 AND 2

CERTIFIED TO:

Field Work by: TE Date: 11/08/21 Office Work by: KB Date: 11/15/21
Field Book: 15 Page: 62 Scale: 1" = 80'

TYPE OF SURVEY:

Boundary Survey
REVISIONS:
Added Markers.....04/06/22 BR
Adjusted NW Elevations.....07/18/22 BR

SITE ADDRESS: PROJECT:
Old Mission Road 21-082
New Smyrna Beach, FL