

Boundaries shown hereon located as (GPS) are based on the Florida State Plane Coordinate system. (East Zone) as determined by the Florida Department of Transportation "TPR" cellular GPS network. Locations shown hereon labeled as (DEED) are based on the recorded legal description. The distances shown on this survey are based on the Florida Department of Transportation "TPR" cellular GPS network.

There may be easements and restrictions of record and/or private agreements not limited to this survey or shown on this boundary survey that may affect property rights and/or land use rights of the subject property. AAS with Road Zone "X" and "AC" according to the F.T.A.M. Map number 121200000.

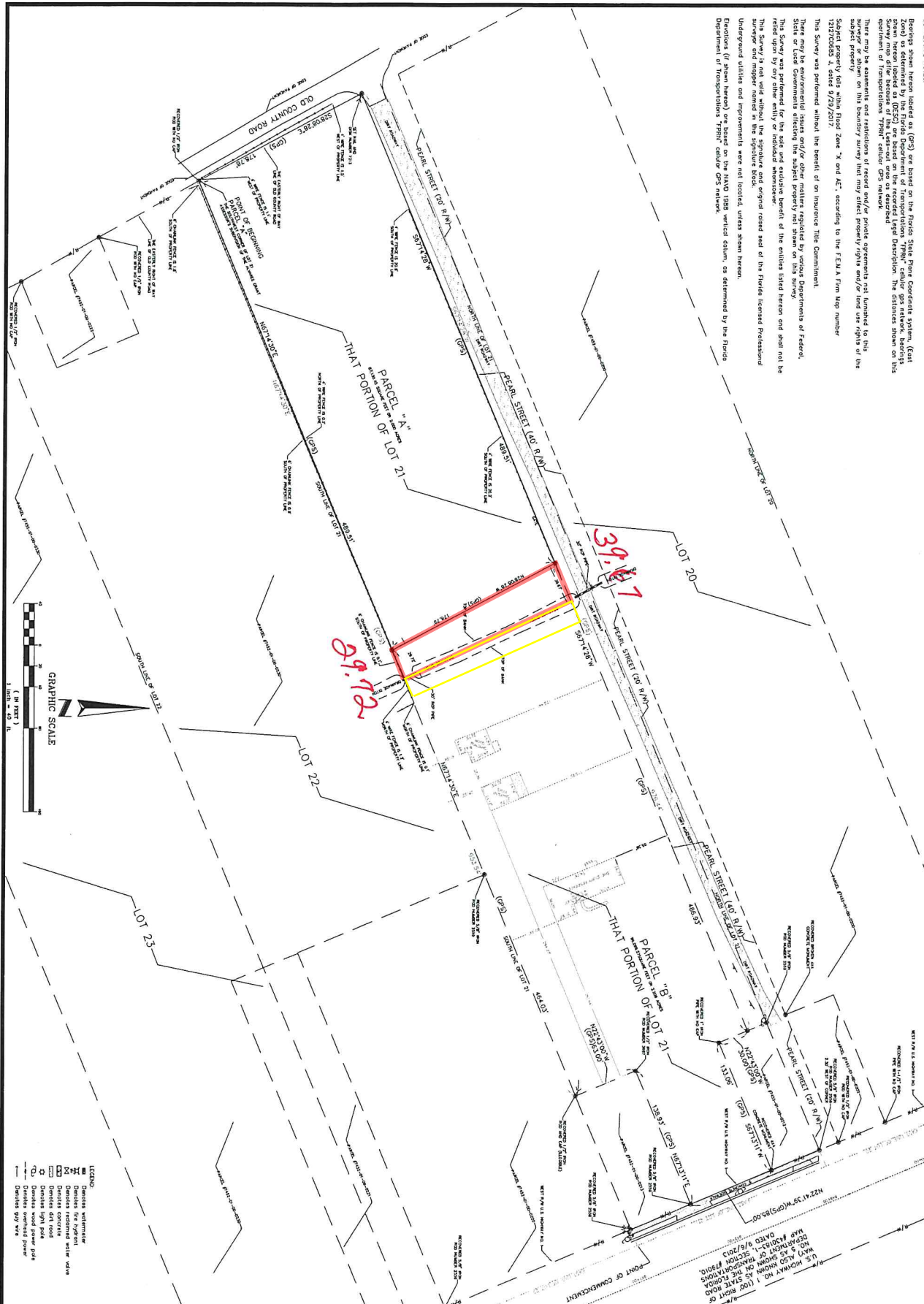
This Survey was performed without the benefit of an insurance Title Commitment.

There may be governmental claims and/or other matters regulated by various Departments of Federal, State and local government that may affect the subject property and shall not be relied upon by any other entity or individual whatsoever.

This Survey is not valid without the signature and original sealed and of the Florida Licensed Professional Surveyor and proper record in the appropriate block.

Underground utilities and improvements were not located, unless shown hereon.


Easements (if shown hereon) are based on the AASD 1980 written return, as determined by the Florida Department of Transportation "TPR" cellular GPS network.



BOUNDARY SURVEY

LEGAL DESCRIPTION: PARCEL "A" (AS CREATED BY THIS DESCRIPTION)
That portion of Lot 21, ADJACENT TO THE SUBDIVISION OF THE ALVAZ GRANT in Section 52, Township 17 South, Range 24 East, according to the Plat thereof as recorded in Map Book 3, Page 137 and re-recorded in Map Book 22, Page 24 of the Public Records of Volusia County, Florida, being more particularly described as follows:
Begin at the Southwest corner of aforesaid Lot 21, that being a point on the Eastern Right of Way line of Old County Road, having in it a point of beginning, thence run North 87°43'00" East, along the South line of aforesaid Lot 21, for a distance of 489.52 feet; thence departing said South line, run North 25°06'28" West, for a distance of 178.78 feet to a point on the South line of Pearl Street, having a 40 foot wide Right of Way; thence run South 87°47'28" West, along said South line, for a distance of 489.51 feet to a point on the aforesaid Eastern Right of Way line of Old County Road, one being a point on the West line of aforesaid Lot 21, thence run South 28°02'51" East, along said West line, for a distance of 178.78 feet to the aforesaid Point of Beginning. Containing 87,130.45 square feet or 2,000 acres more or less.

CERTIFY TO:
ROBERT AND DOROTHY SANDERS



ABEL SURVEYING

1780 DOYLE ROAD, SUITE 6
DEERFIELD BEACH, FL 33442
(386) 860-1866

DATE 5-1-2024
REVISION

JOE SANDERS
Surveyor
CALCULATED BY: JEA
FIELDWORK BY: JEA/RSN
DRAWN BY: JEA
ADJACENT: 110 PEARL STREET
APPROX. 17878.78 SQ. FT.

WILLIAM HABEL JR.
DEED NO. 1560-1866
08/27/21-05/07

LEGEND
--- Denotes easement
--- Denotes for right of way
--- Denotes easement
--- Denotes old road
--- Denotes old road
--- Denotes easement power
--- Denotes guy wire

GRAPHIC SCALE
1 inch = 40 feet

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