

**AFFIDAVIT OF LOT SPLIT**

104 N. Riverside Drive
 Edgewater, FL 32132
planning@cityofedgewater.org
 (386) 424-2400 ext. 1502

DATE: February 16, 2023

Before me this day personally appeared **Darren Lear, Development Services Director, 104 N. Riverside Drive, Edgewater, Florida 32132**, who deposes and says John Massey, applicant, has received approval for a Minor Lot split (**MSD-2301**) per City of Edgewater requirements for property 843801001364 located in the City of Edgewater, Florida.

DESCRIPTION OF EXISTING PARCEL(S)

PARCEL 1

A portion of Lot 136 and a portion of Lot 1, ASSESSOR'S SUBDIVISION OF THE SAMUEL BETTS GRANT, according to the plat thereof, as recorded in Map in Map Book 3, Page 153, of the Public Records of Volusia County, Florida, being described as follows: Commence at the southwest corner of Wildwood Subdivision Unit 3, according to the plat thereof as recorded in Map Book 38, Page 35 of the Public Records of Volusia County, Florida; thence North 20° 17' 14" West, along the westerly line of said Wildwood Subdivision Unit 3, also being the easterly line of said Lot 136 and along the easterly right of way of Massey Ranch Boulevard, a 100-foot right of way, as shown on plat of Massey Ranch Airpark Unit I, recorded in Map Book 44, Pages 68 through 70, inclusive, of the Public Records of Volusia County, Florida, a distance of 330.15 feet to the northeasterly corner of said Lot 136; thence South 69° 40' 57" West, along the northerly line of said Lot 136, a distance of 100.00 feet to the westerly right of way of said Massey Ranch Boulevard; thence South 20° 17' 14" East, along said westerly right of way of Massey Ranch Boulevard, a distance of 330.07 feet; thence South 20° 15' 17" East, continuing along said westerly right of way of Massey Ranch Boulevard, a distance of 427.07 feet to the southwesterly corner of said Massey Ranch Boulevard and for the Point of Beginning; thence North 69° 44' 43" East, along the southerly right of way of said Massey Ranch Boulevard, a distance of 100.00 feet to a corner of said Massey Ranch Boulevard, said point being on the easterly line of said Lot 136; thence South 20° 15' 17" East, along the easterly line of said Lot 136, a distance of 30.00 feet; thence South 01° 36' 16" East, a distance of 34.00 feet; thence South 48° 07' 27" West, a distance of 34.00 feet; thence South 00° 18' 09" West, a distance of 111.00 feet to the centerline of Taxiway Easement #1 as recorded in Official Records Book 4402, Page 2031 of the Public Records of Volusia County, Florida; thence South 89° 41' 51" East, along said centerline of Taxiway Easement #1, a distance of 87.00 feet to the easterly line of said Lot 136; thence South 20° 15' 17" East, along the easterly line of said Lot 136 and along the easterly line of said Lot 1, distance of 625.25 to the North line of Taxiway Easement #2 as recorded in Official Records Book 4402 Page 2031 of the Public Records of Volusia County, Florida; thence South 88° 41' 44" West, along the North line of said Taxiway Easement #2, a distance of 20.07 feet; thence North 06° 11' 00" West, a distance of 78.08 feet to the easterly line of said Lot 136; thence North 20° 15' 17" West, along the easterly line of said Lot 136, a distance of 25.01 feet; thence North 40° 04' 02" West, a distance of 113.58 feet; thence South 88° 41' 44" West, a distance of 183.05 feet to a point of curvature; thence 19.19 feet along the arc of a curve to the right, said curve having a radius of 12.00 feet, a central angle of 91° 36' 25" and a chord of 17.21 feet which bears North 45° 30' 04" West to a point of tangency; thence North 00° 18' 09" East, a distance of 271.78 feet; thence North 07° 01' 00" East, a distance of 120.64 feet to the centerline of said Taxiway Easement #1; thence North 89° 41' 51" West, along said centerline of Taxiway Easement #1, a distance of 33.91 feet; thence North 20° 15' 17" West, a distance of 171.72 feet to the Point of Beginning.

23, Page 132, of the Public Records of Volusia County, Florida.

TRACT A

Lot 22, MASSEY RANCH AIRPARK UNIT 1, according to the map or plat thereof, as recorded in Map Book 44, Page 68 through 70, Inclusive, of the Public Records of Volusia County, Florida.

TRACT B

Lot 22, MASSEY RANCH AIRPARK UNIT 1, according to the map or plat thereof, as recorded in Map Book 44, Page 68 through 70, Inclusive, of the Public Records of Volusia County, Florida.

AND

A portion of Lot 136, ASSESSOR'S SUBDIVISION OF THE SAMUEL BETTS GRANT, according to the plat thereof, as recorded in Map in Map Book 3, Page 153, of the Public Records of Volusia County, Florida, being described as follows: Commence at the southwest corner of Wildwood Subdivision Unit 3, according to the plat thereof as recorded in Map Book 38, Page 35 of the Public Records of Volusia County, Florida; thence North 20° 17' 14" West, along the westerly line of said Wildwood Subdivision Unit 3, also being the easterly line of said Lot 136 and along the easterly right of way of Massey Ranch Boulevard, a 100-foot right of way, as shown on plat of Massey Ranch Airpark Unit I, recorded in Map Book 44, Pages 68 through 70, inclusive, of the Public Records of Volusia County, Florida, a distance of 330.15 feet to the northeasterly corner of said Lot 136; thence South 69° 40' 57" West, along the northerly line of said Lot 136, a distance of 100.00 feet to the westerly right of way of said Massey Ranch Boulevard; thence South 20° 17' 14" East, along said westerly right of way of Massey Ranch Boulevard, a distance of 330.07 feet; thence South 20° 15' 17" East, continuing along said westerly right of way of Massey Ranch Boulevard, a distance of 427.07 feet to the southwesterly corner of said Massey Ranch Boulevard; thence North 69° 44' 43" East, along the southerly right of way of said Massey Ranch Boulevard, a distance of 100.00 feet to a corner of said Massey Ranch Boulevard; thence South 20° 15' 17" East, along the easterly right of way of said Massey Ranch Boulevard and the southerly prolongation thereof, distance of 30.00 feet for the Point of Beginning; thence continue South 20° 15' 17" East, along the southerly prolongation of the easterly right of way of said Massey Ranch Boulevard, a distance of 179.22 feet to the centerline of Taxiway Easement #1 as recorded in Official Records Book 4402, Page 2031 of the Public Records of Volusia County, Florida; thence North 89° 41' 51" West, along said centerline of Taxiway Easement #1, a distance of 87.00 feet; thence North 00° 18' 09" East, a distance of 111.00 feet; thence North 48° 07' 27" East, a distance of 34.00 feet; thence North 01° 36' 16" West, a distance of 34.00 feet to the Point of Beginning.


TRACT C

A portion of Lot 136 and a portion of Lot 1, ASSESSOR'S SUBDIVISION OF THE SAMUEL BETTS GRANT, according to the plat thereof, as recorded in Map in Map Book 3, Page 153, of the Public Records of Volusia County, Florida, being described as follows: Commence at the southwest corner of Wildwood Subdivision Unit 3, according to the plat thereof as recorded in Map Book 38, Page 35 of the Public Records of Volusia County, Florida; thence North 20° 17' 14" West, along the westerly line of said Wildwood Subdivision Unit 3, also being the easterly line of said Lot 136 and along the easterly right of way of Massey Ranch Boulevard, a 100-foot right of way, as shown on plat of Massey Ranch Airpark Unit I, recorded in Map Book 44, Pages 68 through 70, inclusive, of the Public Records of Volusia County, Florida, a distance of 330.15 feet to the northeasterly corner of said Lot 136; thence South 69° 40' 57" West, along the northerly line of said Lot 136, a distance of 100.00 feet to the westerly right of way of said Massey Ranch Boulevard; thence South 20° 17' 14" East, along said westerly right of way of Massey Ranch Boulevard, a distance of 330.07 feet; thence South 20° 15' 17" East, continuing along said westerly right of way of

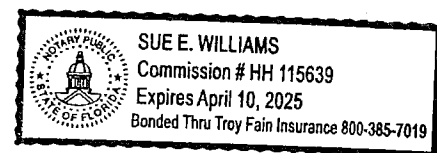
Massey Ranch Boulevard, a distance of 427.07 feet to the southwesterly corner of said Massey Ranch Boulevard and for the Point of Beginning; thence North 69° 44' 43" East, along the southerly right of way of said Massey Ranch Boulevard, a distance of 100.00 feet to a corner of said Massey Ranch Boulevard, said point being on the easterly line of said Lot 136; thence South 20° 15' 17" East, along the easterly line of said Lot 136, a distance of 30.00 feet; thence South 01° 36' 16" East, a distance of 34.00 feet; thence South 48° 07' 27" West, a distance of 34.00 feet; thence South 00° 18' 09" West, a distance of 111.00 feet to the centerline of Taxiway Easement #1 as recorded in Official Records Book 4402, Page 2031 of the Public Records of Volusia County, Florida; thence South 89° 41' 51" East, along said centerline of Taxiway Easement #1, a distance of 87.00 feet to the easterly line of said Lot 136; thence South 20° 15' 17" East, along the easterly line of said Lot 136 and along the easterly line of said Lot 1, distance of 625.25 to the North line of Taxiway Easement #2 as recorded in Official Records Book 4402 Page 2031 of the Public Records of Volusia County, Florida; thence South 88° 41' 44" West, along the North line of said Taxiway Easement #2, a distance of 20.07 feet; thence North 06° 11' 00" West, a distance of 78.08 feet to the easterly line of said Lot 136; thence North 20° 15' 17" West, along the easterly line of said Lot 136, a distance of 25.01 feet; thence North 40° 04' 02" West, a distance of 113.58 feet; thence South 88° 41' 44" West, a distance of 183.05 feet to a point of curvature; thence 19.19 feet along the arc of a curve to the right, said curve having a radius of 12.00 feet, a central angle of 91° 36' 25" and a chord of 17.21 feet which bears North 45° 30' 04" West to a point of tangency; thence North 00° 18' 09" East, a distance of 271.78 feet; thence North 07° 01' 00" East, a distance of 120.64 feet to the centerline of said Taxiway Easement #1; thence North 89° 41' 51" West, along said centerline of Taxiway Easement #1, a distance of 33.91 feet; thence North 20° 15' 17" West, a distance of 171.72 feet to the Point of Beginning.

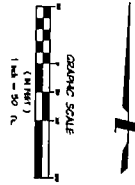

 Darren Lear, AICP
 Development Services Director

Subscribed and sworn before me this 16 day of February, 2023 by means of ☒ physical presence or ☐ online notarization, and who is ☒ personally known to me or ☐ produced the following identification _____.


 Sue Williams
 Notary Public

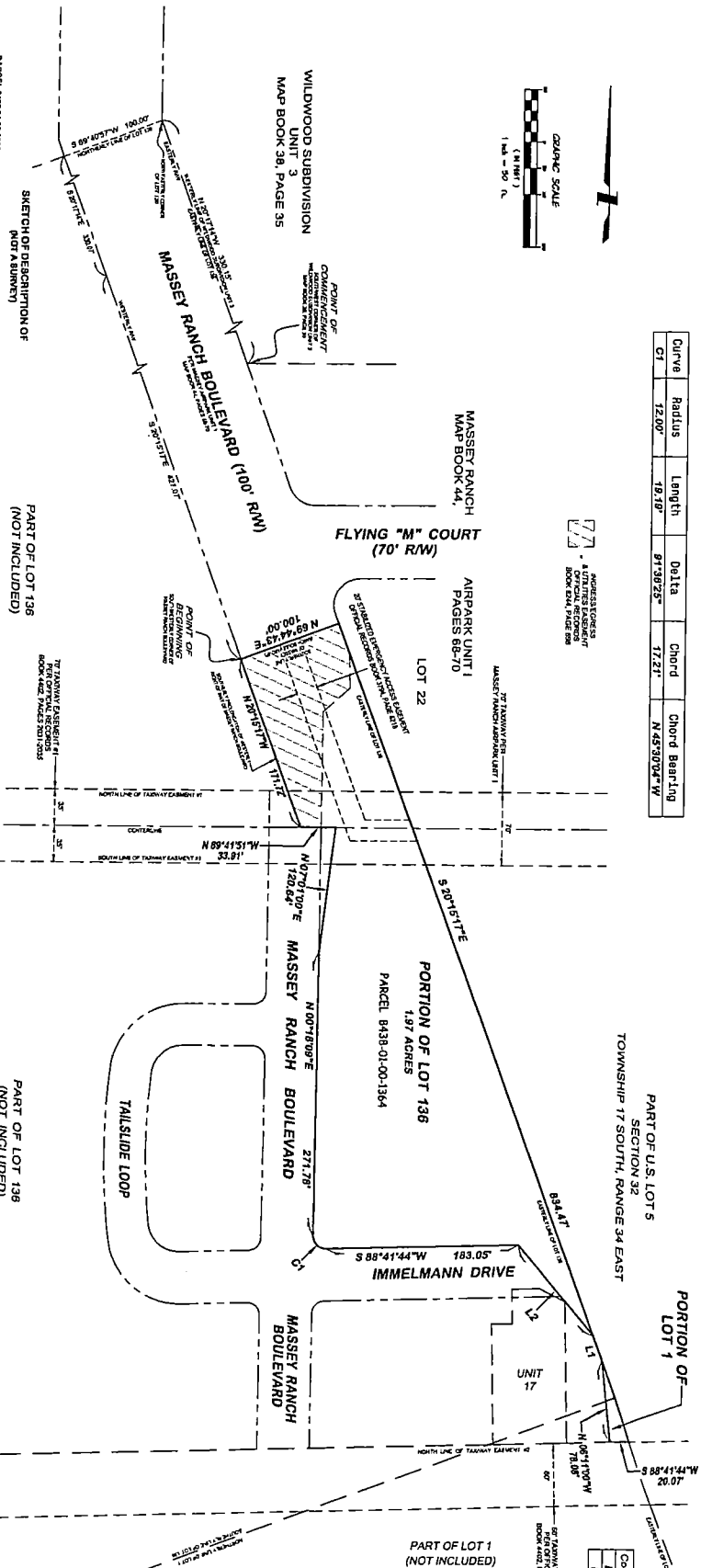
SEAL





Curve	Radius	Length	Delta	Chord	Chord Bearing
CT	12.00'	18.79'	91°36'25"	17.21'	N 45°30'04" W

ADJUSTED COURSE
OF THE PUBLIC RECORDS
BOOK 44, PAGE 89



AND

A portion of Lot 1, ASSESSORS SUBDIVISION OF THE SAME, BETTS GRANT, according to the plat thereof, as recorded in Map in Map Book 3, Page 153, of the Public Records of Volusia County, Florida, being described as follows: Commence at the southeast corner of Wetland Subdivision Unit 3, according to the plat thereof as recorded in Map Book 353 of the Public Records of Volusia County, Florida; thence North 20° 17' 41" West, along the westerly line of said Subdivision Unit 3, a distance of 100.00 feet; then along the southerly line of said Subdivision Unit 3, also being the easterly line of said Lot 136, and along the easterly right of way Map Book 44, Pages 68 through 70, inclusive, of the Public Records of Volusia County, Florida, a distance of 330.15 feet to the northeasterly corner of said Lot 136; thence South 69° 40' 57" West, along the northerly line of said Lot 136, a distance of 100.00 feet to the westerly right of way of said Massey Ranch Boulevard; thence South 20° 15' 17" East, continuing along said westerly right of way of Massey Ranch Boulevard, a distance of 427.07 feet to said Massey Ranch Boulevard, a distance of 100.00 feet to a corner of said Massey Ranch Boulevard; thence South 20° 15' 17" East, along the easterly right of way of said Massey Ranch Boulevard and the southerly right of way of said Massey Ranch Boulevard, a distance of 178.22 feet to the southerly prolongation of the easterly right of way of said Massey Ranch Boulevard, Page 231 of the Public Records of Volusia County, Florida; thence North 09° 18' 03" East, a distance of 34.00 feet to the southerly prolongation of said Massey Ranch Boulevard, Page 231 of the Public Records of Volusia County, Florida; thence North 01° 36' 16" West, a distance of 34.00 feet to the Point of Beginning.

1. Description prepared by the landowner, at the request of the client.
2. Bearings referred to Massey Ranch Aqueous Unit, "according to the plat thereof as recorded in Map Book 44, Pages 68 through 70, inclusive, of the Public Records of Volusia County, Florida and based on the centerline of Massey Ranch Boulevard as being South 20° 15' 17" East.
3. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
4. The description and report prepared without the benefit of an abstract and no title work has been performed on this survey.
5. This sketch of description 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. **This sketch is not an actual Boundary Survey.**
9. Alterations 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.S.C. Rule 5-1.17 (05/13/06).
10. 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 mapmaker.

TYPE	SURVEY DATE	WORK ORDER #	P.C.	CALC.	DRAFT	CHECKED
BOUNDARY SURVEY						
FOUNDATION LOCATION						
PAUL SURVEY						
RECREATION SURVEY						
TOPOGRAPIHC SURVEY						
SPECIFIC PURPOSE SURVEY						
TYPE	DATE	WORK ORDER #		CALC.	DRAFT	CHECKED
SPECIAL OF DESCRIPTION	10/23/2022	22-07-05	---	J.W.C.	B.T.G.	J.W.C.

LEGEND & ABBREVIATIONS

●	ADULTS OF PONY BREED	A	ADULT
○	ADULTS OF HORSE BREED	B	BLOOD
□	ADULTS OF NON-PURE BRED	C	COLOR
◇	ADULTS OF UNKNOWN BREED	D	DIET
■	ADULTS OF UNKNOWN BREED	E	ENVIRONMENT
□	ADULTS OF UNKNOWN BREED	F	FEED
□	ADULTS OF UNKNOWN BREED	G	GENETICS
□	ADULTS OF UNKNOWN BREED	H	HANDLING
□	ADULTS OF UNKNOWN BREED	I	IDENTIFICATION
□	ADULTS OF UNKNOWN BREED	J	JOB
□	ADULTS OF UNKNOWN BREED	K	KITCHEN
□	ADULTS OF UNKNOWN BREED	L	LABOR
□	ADULTS OF UNKNOWN BREED	M	MANAGEMENT
□	ADULTS OF UNKNOWN BREED	N	NUTRITION
□	ADULTS OF UNKNOWN BREED	O	OBSTACLE
□	ADULTS OF UNKNOWN BREED	P	PERSONALITY
□	ADULTS OF UNKNOWN BREED	Q	QUESTIONS
□	ADULTS OF UNKNOWN BREED	R	RECORDS
□	ADULTS OF UNKNOWN BREED	S	SEX
□	ADULTS OF UNKNOWN BREED	T	TRAINING
□	ADULTS OF UNKNOWN BREED	U	UNUSUAL
□	ADULTS OF UNKNOWN BREED	V	VETERINARY
□	ADULTS OF UNKNOWN BREED	W	WATER
□	ADULTS OF UNKNOWN BREED	X	EXPERIMENT
□	ADULTS OF UNKNOWN BREED	Y	YOUTH
□	ADULTS OF UNKNOWN BREED	Z	ZOOLOGICAL

[illegible]

CERTIFICATE OF AUTHORIZATION NUMBER LB 7

I hereby certify that this batch of description(s) and report of the subject property is true and correct to the best of my knowledge, information and belief as prepared under my supervision on the following date: 11/1/07

Signature: [Signature] I further certify that this batch of description(s) and report of the subject property was prepared by the following person(s): Shirahana of Precious Soil (en) in P.O. Box 21-31

Signature: [Signature] I am a professional Surveyor and Mapmaker as required by Florida Statute Ch. 349.07, subject to the qualification noted herein.

[Signature]

DANIEL W. COBY R.S.M. NO. 4720
JEEFREY W. COBY R.S.M. NO. 4720

THE PROPERTY IS LOCATED IN TALLASSEE COUNTY.

THE LOCATION IS DEFINED BY THE FOLLOWING COORDINATE
PANEL 123036 0665 1 WAY REVISION 09/29/2017

DANIEL W. CORY
SURVEYOR, LLC

300 CANAL STREET
NEW SMYRNA BEACH, FLORIDA 32166
(386) 427-9575
FAX (386) 427-1783
web site: corysurvey.com

PREPARED FOR: THE TALLASSEE ASSOCIATION

