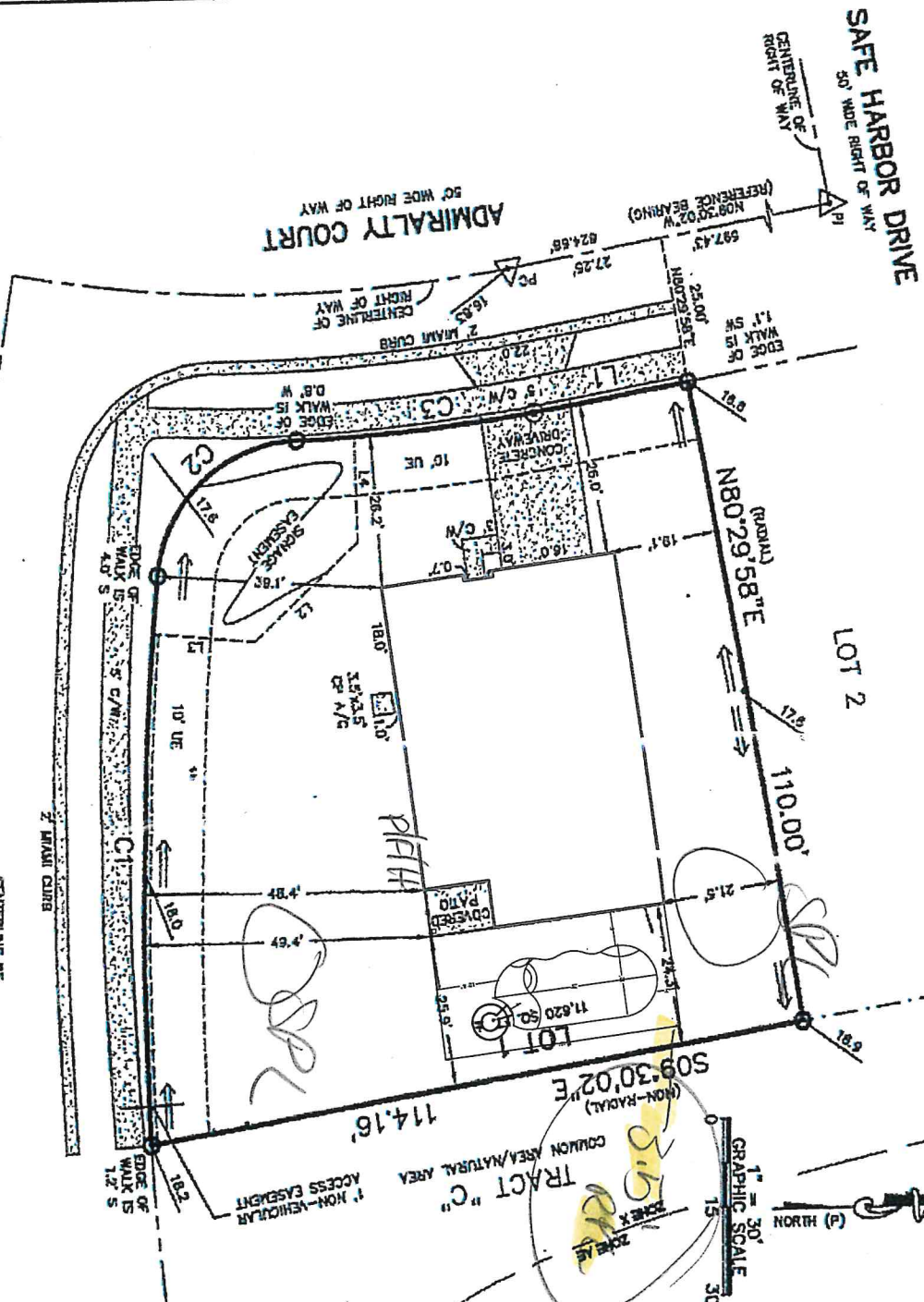


BOUNDARY & AS-BUILT SURVEY
DESCRIPTION: (AS FURNISHED)
LOT 1, EDGEWATER LAKES PHASE 1A AS RECORDED IN PLAT BOOK 54,
PAGE(S) 46-49, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



EDGEWATER LAKES BOULEVARD
50' WIDE RIGHT OF WAY

ADDRESS:
301 ADMIRALTY COURT
EDGEWATER COURT, FL 32141

FOR THE BENEFIT AND
EXCLUSIVE USE OF:

BRIDGEMAN
America's Smarter

PAUL HOWARD RATZLEFF AND TRACY LYNN RATZLEFF
PAUL TITLE OF FLORIDA, INC.
THE MORTGAGE COMPANY LTD.
ALLIANT NATIONAL TITLE INSURANCE CO.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1(C)	86.84'	570.00'	S89°02'22"W	96.72'
C1(P)	86.84'	570.00'	S89°02'22"E	96.73'
C2	26.45'	25.00'	S53°14'57"W	33.30'
C3(C)	41.56'	268.82'	S51°26'	41.51'
C3(P)	31.55'	268.82'	S54°32'07"	31.55'

Line Table		
Line #	Direction	Length
L1	N09°30'02"W	27.25'
L2	N42°24'30"W	24.40'
L3	N05°49'20"E	17.80'
L4	S80°21'23"W	18.07'

NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED. INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 05-18-16, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK R404, ELEVATION 15.64 NGVD 1929 DATUM.

FLOOD NOTE: I HAVE EXAMINED THE FLRA, COMMUNITY PANEL NO. 120306 0700 H, DATED FEBRUARY 19, 2014, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X AREA OUTSIDE THE 100 YEAR FLOOD PLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL FELA AGENT FOR VERIFICATION.

BEARING BASIS:
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ADMIRALTY COURT BEING S09°30'02"E, PER PLAT.

(FIELD DATE)

SCALE: 1" = 30 FEET

APPROVED BY: JB

JOB NO. 4040701 LOT 1

DRAWN BY: NEW MODEL 2/13/2016 PAB
PLAT PLAN 11/16/15 CF

NSM
AMERICAN
SURVEYING
& MAPPING INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 LAQUARE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM



JAMES W. BOLEMAN PSM# 6485
THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A hand-drawn site plan of a property. The overall dimensions are 40' wide by 24' deep. The plan shows a large building footprint with a semi-circular end on the left (radius 12', diameter 24') and a rectangular section on the right (28' x 10' 8"). There are smaller circular features, possibly wells or tanks, with diameters of 10' and 6'. A small square indicates a corner or boundary. A handwritten note 'TOP LARI' is present. Dimensions are marked with arrows and text: 40', 24', 12', 28', 10' 8", 6', 3', 11', 8', 10' x 6' 11', 10', 6'.

SCALE: 1/8" = 1'-0"

- Ratcliff916@hotmail.com

New Smyrna Beach (386) 423-2330

NAME: Paul & Tracy Ratcliff

ADDRESS: 301 Admiralty Ct

CITY: Edgewater PHONE #: 386-847-4931

LOT NO. _____ SUBDV. _____

CUST. SIG. _____

OCCUPIED _____ UNDER CONSTRUCTION _____