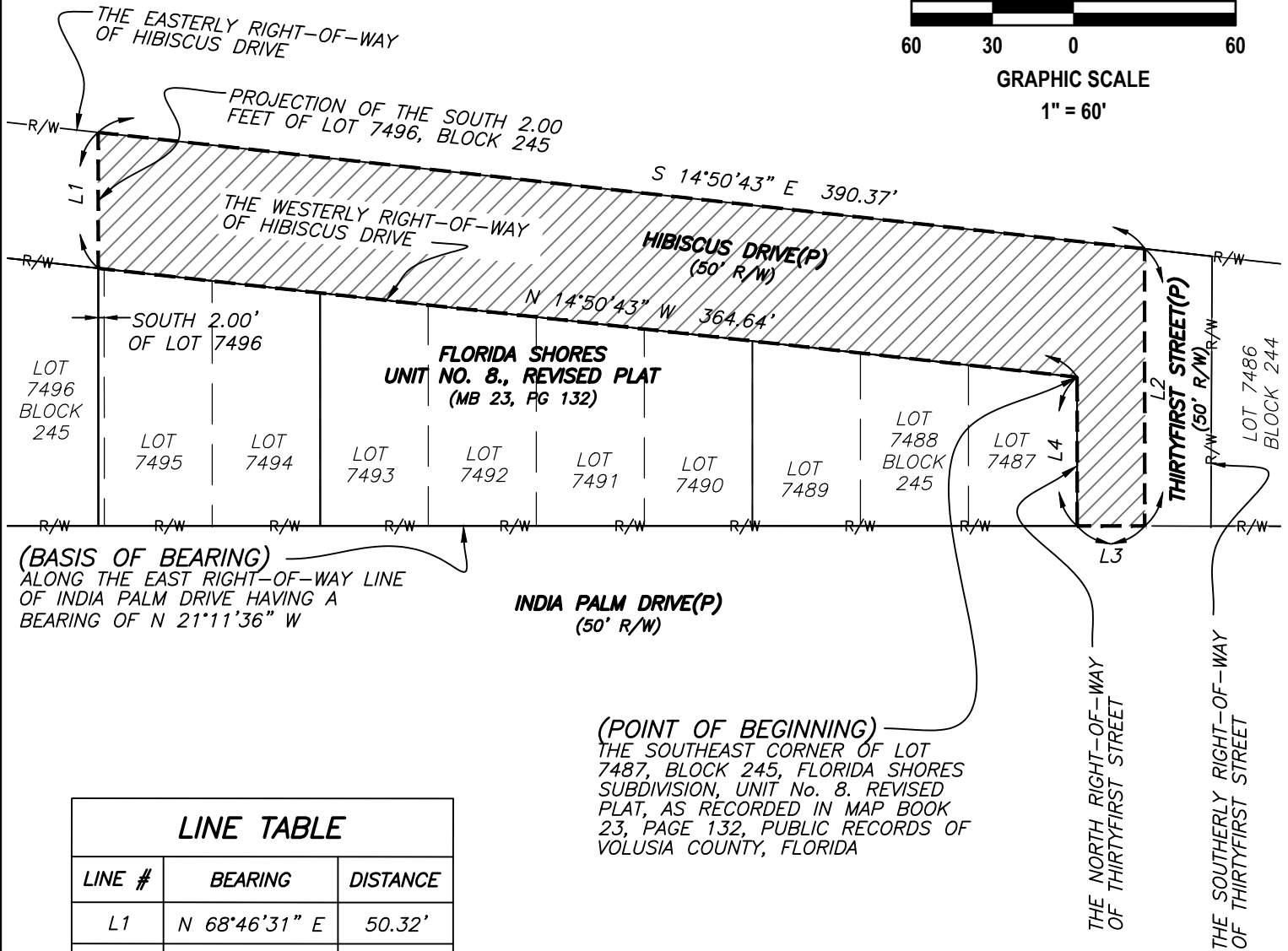
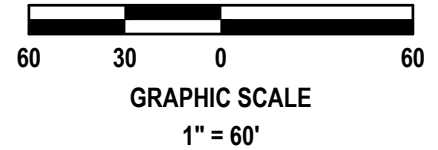


PORTION OF SECTION 2, TOWNSHIP 18 SOUTH,
RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 68°46'31" E	50.32'
L2	S 68°46'31" W	102.63'
L3	N 21°13'29" W	25.00'
L4	N 68°46'31" E	55.11'

NOT A SURVEY

SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR
CERTIFICATION AND
SURVEYOR'S SIGNATURE

LOCATION No: 18-34-02

PROJECT No: 251010

DATE: 10/31/2025

CHECKED BY: JAE

DRAFTED BY: LAL

SKETCH

UPHAM
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
285 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

DESCRIPTION:

PORTION OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 7487, BLOCK 245, FLORIDA SHORES SUBDIVISION, UNIT No. 8. REVISED PLAT, AS RECORDED IN MAP BOOK 23, PAGE 132, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N 14°50'43" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIBISCUS DRIVE, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT, 364.64 FEET TO THE INTERSECTION OF THE SOUTH 2.00 FEET OF LOT 7496, BLOCK 245, SAID FLORIDA SHORES SUBDIVISION, UNIT No. 8 REVISED PLAT; THENCE N 68°46'31" E, ALONG A PROJECTION OF THE SOUTH 2.00 FEET OF AFOREMENTIONED LOT 7496, BLOCK 245, 50.32 FEET TO THE EAST RIGHT-OF-WAY OF SAID HIBISCUS DRIVE; THENCE S 14°50'43" E, ALONG THE EAST RIGHT-OF-WAY OF SAID HIBISCUS DRIVE, 390.37 FEET; THENCE S 68°46'31" W, PARALLEL TO THE SOUTH LINE OF LOT 7487, BLOCK 245, 102.63 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF INDIA PALM DRIVE, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT; THENCE N 21°13'29" W, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID INDIA PALM DRIVE, 25.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF SAID THIRTYFIRST STREET; THENCE N 68°46'31" E, ALONG THE NORTH RIGHT-OF-WAY OF SAID THIRTYFIRST STREET, 55.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 20834.83 SQUARE FEET OR 0.48 ACRES, MORE OR LESS

GENERAL NOTES:

1) PLAT CONTAINS ANGLES ONLY, NO BEARINGS. BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK, A TOPCON GNSS NETWORK. AS A REFERENCE FOR THIS SURVEY, ALONG THE EAST RIGHT-OF-WAY LINE OF INDIA PALM DRIVE HAVING A BEARING OF (N 21°11'36" W).

ABBREVIATIONS / LEGEND

INC ... INCORPORATED
L ... LINE
LB ... LICENSED BUSINESS
PSM ... PROFESSIONAL SURVEY MAPPER
MB ... MAP BOOK
PG ... PAGE
R/W ... RIGHT-OF-WAY

NOT A SURVEY

SHEET 2 OF 2

THE FOREGOING SKETCH AND DESCRIPTION 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 5J-17.051, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA ADMINISTRATIVE CODE 5J-17.062 (2)

BY:

C. O. VAN KLEECK, JR., PSM No. 6149
DATE: 10/31/2025

LOCATION No: 18-34-02

PROJECT No: 251010

DATE: 10/31/2025

CHECKED BY: JEA

DRAFTED BY: LAL

DESCRIPTION



THIS ITEM HAS BEEN SIGNED AND SEALED ON THE DATE AND TIME AS SHOWN HEREON; WHEN SIGNED AND SEALED BY AN ELECTRONIC SIGNATURE, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE & SEAL MUST BE VERIFIED ON ALL ELECTRONIC COPIES.