

# Parent Tract Survey

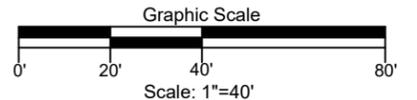
Legal Description: O.R.B. 8182, Page 4425

Lots 6637, 6638, 6639 and 6640, Block 214 of FLORIDA SHORES UNIT NO. 7, according to the plat thereof as recorded in Map Book 23, Page(s) 117 and 118, of the Public Records of Volusia County, Florida.

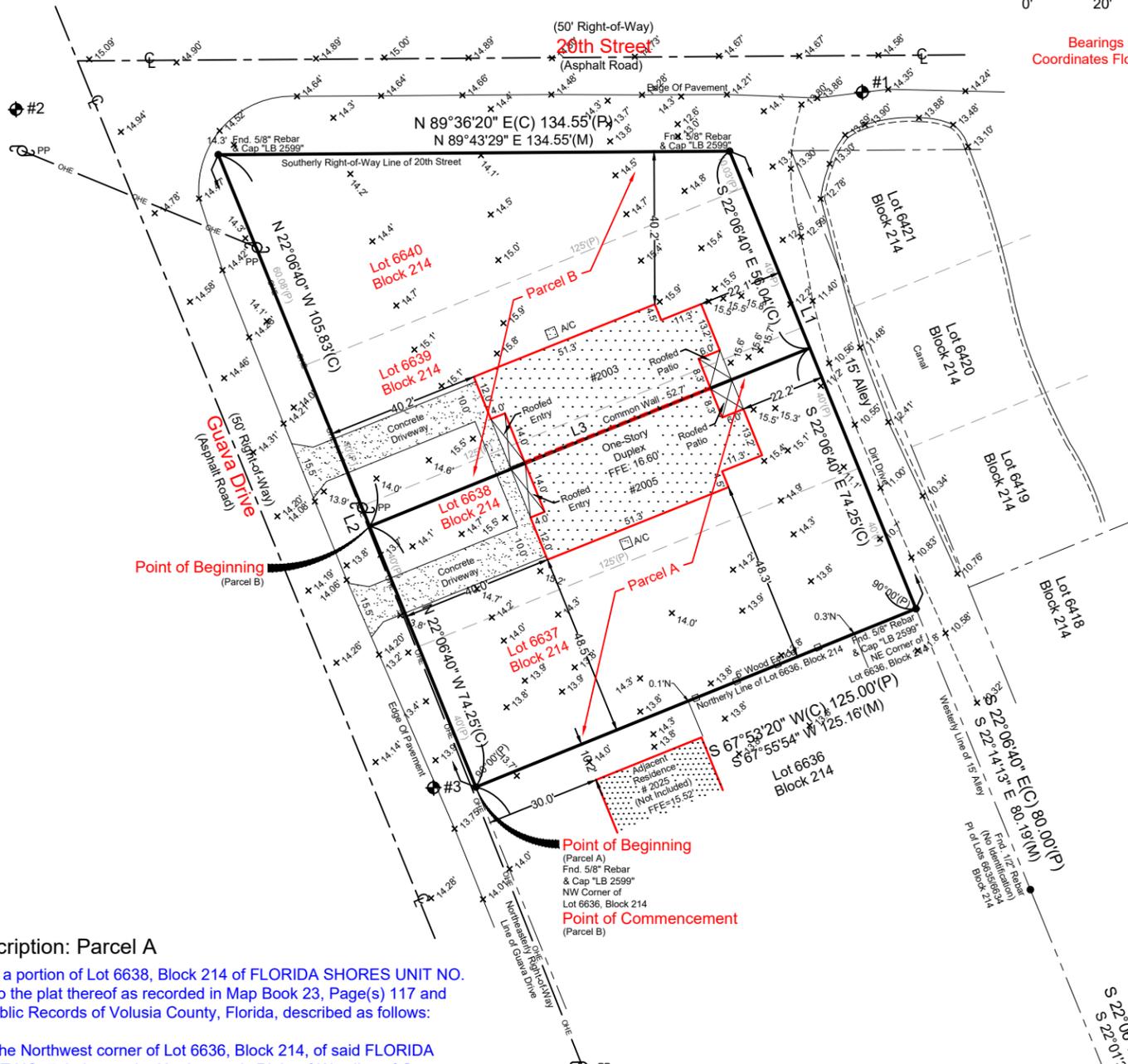
FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF EDGEWATER, COMMUNITY NUMBER 120308, DATED 9/29/2017.

CERTIFIED TO: ROBERT VAZQUEZ; PEAK TITLE PROFESSIONALS, LLC

Revision: Parent Tract Survey - 01/16/26 - BMJ  
 Revision: Foundation Survey - 03/14/24 - TCD  
 Original Survey Date - 01/31/22



Bearings are based on State Plane Coordinates Florida East Zone 0901 - NAD '83



## Legal Description: Parcel A

Lot 6637, and a portion of Lot 6638, Block 214 of FLORIDA SHORES UNIT NO. 7, according to the plat thereof as recorded in Map Book 23, Page(s) 117 and 118, of the Public Records of Volusia County, Florida, described as follows:

Beginning at the Northwest corner of Lot 6636, Block 214, of said FLORIDA SHORES UNIT NO. 7, being on the Northeasterly Right-of-Way line of Guava Drive, thence with the Northeasterly Right-of-Way line of said Guava Drive, North 22°06'40" West, 74.25 feet; thence departing the Northeasterly Right-of-Way line of said Guava Drive, and with a line parallel with the Northerly line of said Lot 6636, Block 214, North 67°53'20" East, 125.00 feet, to the Westerly line of the 15 foot Alley, as depicted in said FLORIDA SHORES UNIT NO. 7; thence with the Westerly line of said 15 foot Alley, South 22°06'40" East, 74.25 feet, to the Northeast corner of said Lot 6636, Block 214; thence departing the Westerly line of said 15 foot Alley, and with the Northerly line of said Lot 6636, Block 214, South 67°53'20" West, 125.00 feet, to the Point of Beginning.

## Legal Description: Parcel B

A portion of Lot 6638, and all of Lots 6639 and 6640, Block 214 of FLORIDA SHORES UNIT NO. 7, according to the plat thereof as recorded in Map Book 23, Page(s) 117 and 118, of the Public Records of Volusia County, Florida, described as follows:

Commencing at the Northwest corner of Lot 6636, Block 214, of said FLORIDA SHORES UNIT NO. 7, being on the Northeasterly Right-of-Way line of Guava Drive, thence with the Northeasterly Right-of-Way line of said Guava Drive, North 22°06'40" West, 74.25 feet, to the Point of Beginning.

Thence continuing with the Northeasterly Right-of-Way line of said Guava Drive, North 22°06'40" West, 105.83 feet, to the Southerly Right-of-Way line of 20th Street; thence departing the Northeasterly Right-of-Way line of said Guava Drive, and with the Southerly Right-of-Way line of said 20th Street, North 89°36'20" East, 134.55 feet, to the Westerly line of the 15 foot Alley, as depicted in said FLORIDA SHORES UNIT NO. 7; thence departing the Southerly Right-of-Way line of said 20th Street, and with the Westerly line of said 15 foot Alley, South 22°06'40" East, 56.04 feet; thence departing the Westerly line of said 15 foot Alley, and with a line parallel with the Northerly line of said Lot 6636, Block 214, South 67°53'20" West, 125.00 feet, to the Point of Beginning.

### -Site Benchmark Information-

- #1  
Set Nail & Disk "LB 7623" in Asphalt  
Elevation: 14.31'
- #2  
Set Nail & Disk "LB 7623" in Asphalt  
Elevation: 14.47'
- #3  
Set Nail & Disk "LB 7623" in Asphalt  
Elevation: 13.94'

### -Benchmark Information-

Florida Department of Transportation Datum  
 (Elevations are based upon NAVD 88 Datum)

Field Date: 01/11/26 Date Completed: 01/16/26  
 Drawn By: SMT File Number: IS-99499

Legend	
C - Calculated	PC - Point of Curvature
CL - Centerline	Pg - Page
CB - Concrete Block	PI - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
Esmt. - Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency Management Agency	R - Radius
FFE - Finished Floor Elevation	Rad. - Radial
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	Rec. - Recovered
L - Length (Arc)	Rfd. - Roofed
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"
N&D - Nail & Disk	Typ. - Typical
N.R. - Non-Radial	UE - Utility Easement
ORB - Official Records Book	WM - Water Meter
P - Plat	Δ - Delta (Central Angle)
P.B. - Plat Book	-O- - Chain Link Fence
□ - Wood Fence	

**-Notes-**  
 >Survey is Based upon the Legal Description Supplied by Client.  
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.  
 >Subject to any Easements and/or Restrictions of Record.  
 >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".  
 >Building Ties are NOT to be used to reconstruct Property Lines.  
 >Fence Ownership is NOT determined.  
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.  
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.  
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone other than those Certified.  
 >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, P.S.M. 6637, LB 7623  
 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

*Patrick K. Ireland*  
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 Lake Mary, Florida 32746  
 www.irelandsurveying.com  
 Office-407.678.3366 Fax-407.320.8165

OHE - Overhead Electric

L1  
 S 22°06'40" E 129.90'(C)  
 S 21°59'55" E 130.31'(M)

L2  
 N 22°06'40" W(C) 180.08'(D)  
 N 21°56'47" W 179.85'(M)

L3  
 S 67°53'20" W 125.00'(C)  
 N 67°53'20" E 125.00'(C)