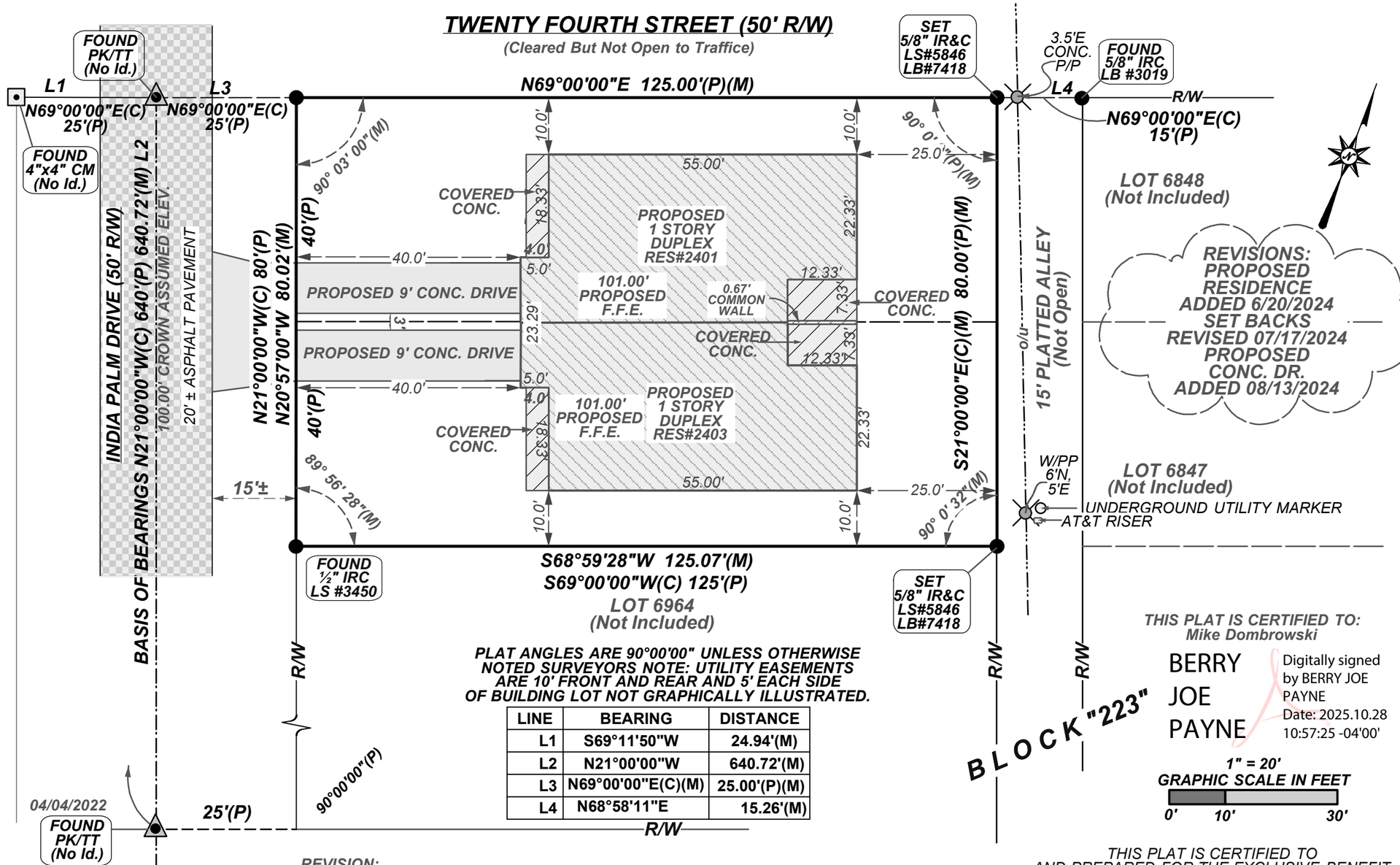
LEGEND AND ABBREVIATIONS: —x—x— DENOTES C.L.F. FENCE/ **(P.B.P.)** – DENOTES WOOD FENCE/ WM=WATER METER/ AC=AIR CONDITIONER/ FH=FIRE HYDRANT/ CATV=CABLE TELEVISION/ FND=FOUND/ PI=POINT OF INTERSECTION/ EF=END OF FENCE/ WF=WOOD FENCE/ RES=RESIDENCE/ CONC=CONCRETE/ CW=CONCRETE WALK/ CD=CONC DRIVE/ CB=CONCRETE BLOCK/ CM=CONCRETE MONUMENT/ Δ=DELTA/ R=RADIUS/ L=LENGTH/ CRD=CHORD/ L/P=LIGHT POLE/ * = NOT SUBSTANTIATED BY FIELD MEASUREMENT/ (M)=MEASURED/ (P)=PLAT/ (D)=DEED/ PRM=PERMANENT REFERENCE MONUMENT/ C/L=CENTERLINE/ O/U=OVERHEAD UTILITY/ P/P=POWER POLE/ FC=FENCE CORNER/ CLF=CHAIN LINK FENCE/ IP=IRON PIPE/ RAD=RADIAL/ (C)=CALCULATED/ P/L=PROPERTY LINE/ R/W=RIGHT-OF-WAY/ ID=IDENTIFICATION/ FR=FRAME/ (PR) or (PRO)=PRORATED/ (NR)=NON RADIAL/ IRC=IRON ROD AND CAP/ PCP=PERMANENT CONTROL POINT/ NGVD=NATIONAL GEODETIC VERTICAL DATUM/ USC&GS=UNITED STATES COASTAL AND GEODETIC SURVEY/ FLDNR=FLORIDA DEPARTMENT OF NATURAL RESOURCES/ CCCL=COASTAL CONSTRUCTION CONTROL LINE/ MHW=MEAN HIGH WATER/ MES=MITERED END SECTION/ INV=INVERT/ CMP=CORRUGATED METAL PIPE/ RCP=REINFORCED CONCRETE PIPE/ TYP.=TYPICAL/ TELE=TELEPHONE/ U/G=UNDERGROUND/ W/V=WATER VALVE/ BC=BUILDING CORNER/ TBM=TEMPORARY BENCHMARK/ PC=POINT OF CURVATURE/ PT=POINT OF TANGENCY/ CRD=CHORD EL=ELEVATION/ RP=RADIUS POINT/ NRMH=NORTH RIM MANHOLE/ MH=MANHOLE/ GRD=GRADE/ WIT=WITNESS/ U/G=UNDERGROUND/ N=NORTH/ S=SOUTH/ E=EAST/ W=WEST/ NLY=NORTHERLY/ SLY=SOUTHERLY/ ELY=EASTERLY/ WLY=WESTERLY/ CBW=CONCRETE BLOCK WALL/ OR=OFFICIAL RECORD BOOK/ MB=MAP BOOK/ PG=PAGE/ SUBD.=SUBDIVISION/ POB=POINT OF BEGINNING/ POC=POINT OF COMMENCEMENT

BOUNDARY SURVEY~EDGEWATER~VOLUSIA COUNTY~FLORIDA



PLAT ANGLES ARE 90°00'00" UNLESS OTHERWISE NOTED SURVEYORS NOTE: UTILITY EASEMENTS ARE 10' FRONT AND REAR AND 5' EACH SIDE OF BUILDING LOT NOT GRAPHICALLY ILLUSTRATED.

LINE	BEARING	DISTANCE
L1	S69°11'50"W	24.94'(M)
L2	N21°00'00"W	640.72'(M)
L3	N69°00'00"E(C)(M)	25.00'(P)(M)
L4	N68°58'11"E	15.26'(M)

THIS PLAT IS CERTIFIED TO:
Mike Dombrowski

BERRY JOE PAYNE
Digitally signed by BERRY JOE PAYNE
Date: 2025.10.28 10:57:25 -04'00'

1" = 20'
GRAPHIC SCALE IN FEET
0' 10' 30'

This Plat Is Certified To:
1)

REVISION: PROPOSED FINISHED FLOOR ELEVATION ADDED 10/28/2025

THIS PLAT IS CERTIFIED TO AND PREPARED FOR THE EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT FIELD DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

THE SURVEY DEPICTED HEREON IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

SURVEYORS NOTES:
1) ANGLES AND DISTANCES REFER TO PLAT OF RECORD.
2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3) THE CERTIFICATION OF THIS SURVEY REFERS TO THE FIELD SURVEY DATE.
4) LEGAL DESCRIPTION AND NON PLATTED EASEMENTS PROVIDED BY THE CLIENT OR REPRESENTATIVES OF THE CLIENT.
5) BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:
Lots 6965 and 6966, Block 223, Florida Shores Unit 7, Revised, as per plat recorded in Map Book 23, Page 131, Public Records of Volusia County, Florida.

CHECKED BY: BJP
DRAWN BY: BJP
FILED IN: RB 2401 INDIA FOLDER
PARTY CHIEF: BC
SURVEY DATE: 07/14/2022
SHEET 1 OF 1
FORESIGHT FILE: 2401 INDIA PALM ST 7-14-23
VECTOR WORKS FILE: 2401 INDIA PALM DR VACANT LOTS 6965 & 6966 BLK 223 FLORIDA SHORES NO 7 MB 23 PG 131 SURVEY TYPE: BOUNDARY AND SPECIFIC PURPOSE FLOOD ZONE CLASSIFICATION

SURVEYORS NOTES: 1) NO INSTRUMENTS OF RECORD DISPLAYING EASEMENTS, RIGHT-OF WAYS AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT WHERE SHOWN. 2) THE SURVEY DEPICTED HEREON IS SUBJECT TO ANY ADDITIONAL RECORDS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 3) NO UNDERGROUND INSTALLATIONS, CONCRETE FOOTERS, AND OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT WHERE SHOWN. 4) THE TERM CERTIFIED IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. 5) ADJOINING PROPERTY DESCRIPTIONS WERE NOT FURNISHED TO THIS SURVEYOR EXCEPT WHERE SHOWN. 6) THIS SURVEY IS SUBJECT TO ANY FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY IS CERTIFIED BASED ON THE SURVEY DATE AND NOT ON THE DATE OF SIGNATURE 7) UTILITY EQUIPMENT OR MACHINERY BOTH ABOVE AND BELOW GROUND NOT LOCATED UNLESS SHOWN. 8) FENCES PHYSICAL RELATION TO PROPERTY LINES AND OR OTHER FEATURES EXAGGERATED FOR CLARITY. 9) THE PROPERTY DEPICTED IN THIS SURVEY IS SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, LIMITATIONS. EASEMENTS AND RIGHT OF WAYS, WHETHER RECORDED OR NOT. 10) IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS , IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER, PER FLORIDA STATUES RULE 61G17-6.0031(4)(e) 11) THIS SURVEYOR OR FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS, WHICH IS USED TO FORMULATE THIS SURVEYORS OPINION. THIS SURVEYOR HAS NOT BEEN CONTRACTED TO PERFORM ANY TITLE SEARCH OF PUBLIC RECORDS AND HAS NOT DONE SO, ONLY VISIBLE EVIDENCE OF POSSIBLE EASEMENTS WERE SHOWN UNLESS PROVIDED BY CLIENT OR REPRESENTATIVES OF CLIENT, OR UNLESS SHOWN ON THE PLAT OF RECORD.

PREPARED BY:

BERRY JOE PAYNE SURVEYOR, INC.
LB #7418

PROFESSIONAL SURVEYOR AND MAPPER LS #5846
115 Wildwood Ave., Edgewater, Florida 32132
Phone (386) 409-5388

Email payneberryjoe@gmail.com

I THE UNDERSIGNED HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY SUPERVISION AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ADMINISTRATIVE CODE [illegible] SECTION 472.027, FLORIDA STATUTES [illegible] HEREON.

BERRY JOE PAYNE LS# 5846 DATE SIGNED

SUBJECT AREA LIES IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD ZONE DETERMINED BY SCALING FROM FLOOD INSURANCE RATE MAPS COMMUNITY # 120308, PANEL #0685 SUFFIX J, DATED SEPT. 29, 2017 MAP NUMBER 12127C0685 J