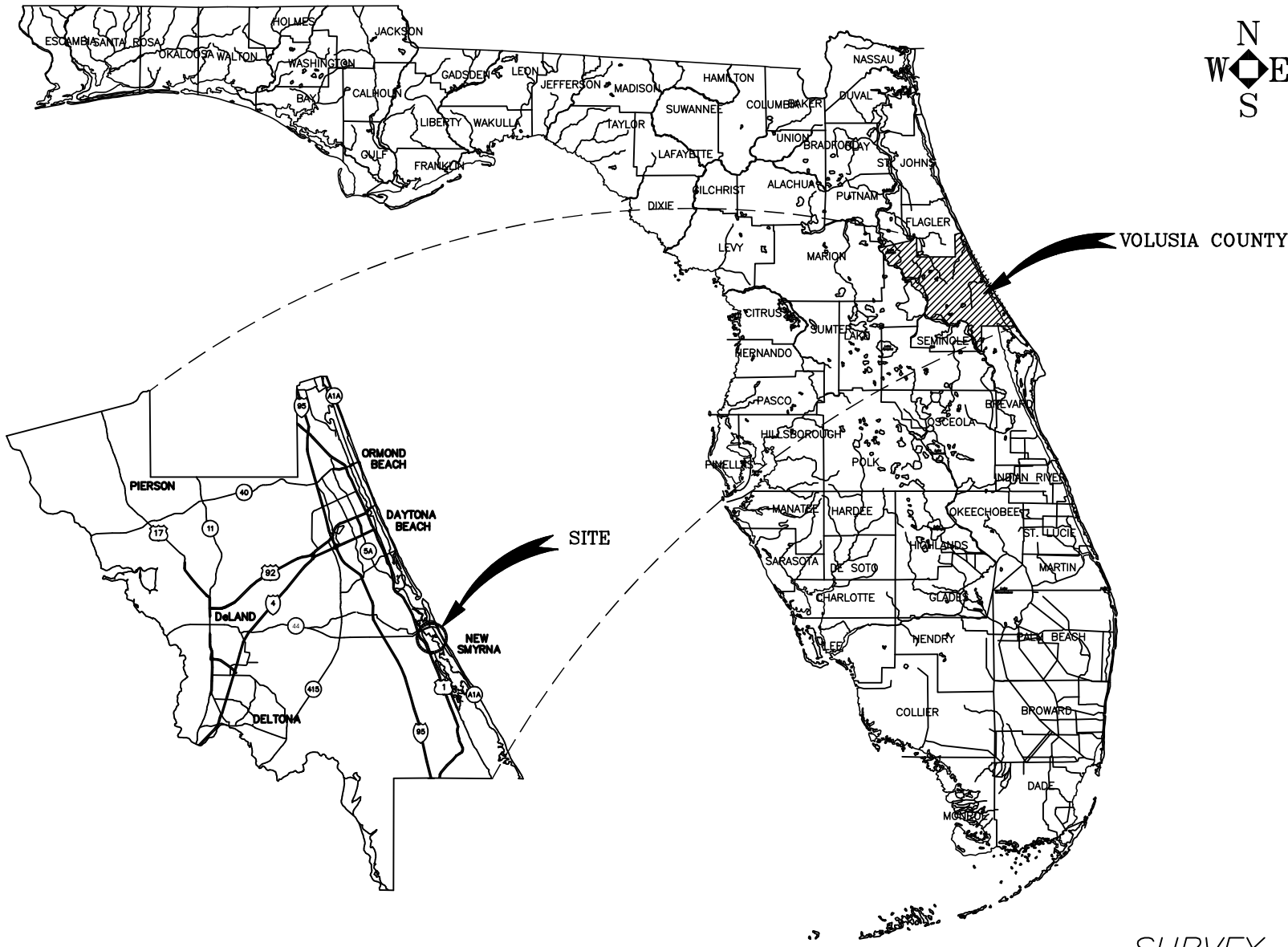


FILE: K:\PLATS\MANGO KEY\240154 MANGO KEY BOUNDARY\24--0736 MANGO KEY BOUNDARY TOPO TREE REV1 PARCEL LOT 11.DWG

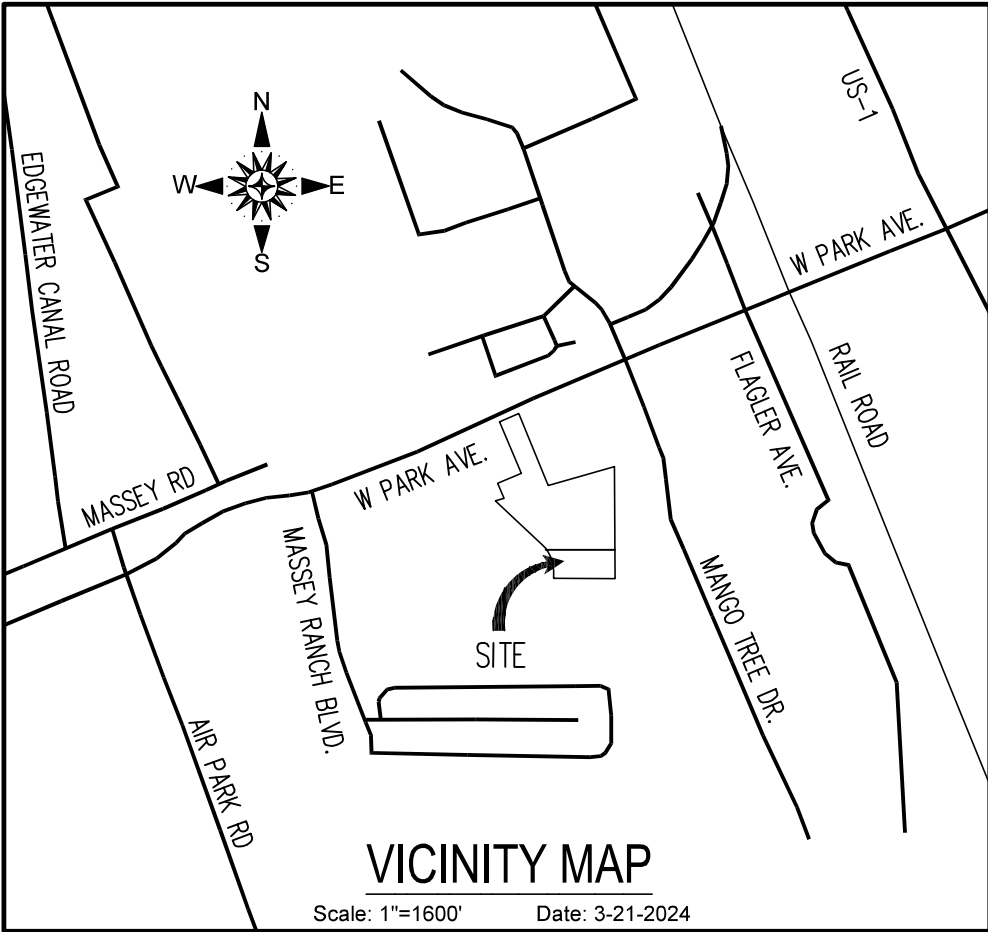


BOUNDARY SURVEY

A PORTION OF
SECTIONS 32 AND 52—TOWNSHIP 17 SOUTH—RANGE 34 EAST
VOLUSIA COUNTY, FLORIDA

LOCATION

W. PARK AVENUE & CAROL ANN DRIVE , NEW SMYRNA BEACH, FL.



LEGAL DESCRIPTION:

LOT 11, PARK AVENUE ESTATES, AS PER MAP RECORDED IN MAP BOOK 34, PAGE 69, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE NORTH LINE OF SAID LOT 11 S89°42'25"E, 563.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE EAST LINE OF SAID LOT 11 S00°19'47"E, 225.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 N89°42'25"W, 516.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF SAID LOT 11 N00°19'47"W, 64.18 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 32°31'44"; THENCE NORTHERLY ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE, 170.34 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.721 ACRES, MORE OR LESS.

SURVEY NOTES:

- THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A PLAT PROPERTY INFORMATION REPORT ISSUED BY ATTORNEYS' TITLE FUND SERVICES LLC., FUND FILE NO. 1534342. AGENTS FILE REFERENCE: 81919.0117. EFFECTIVE DATE: JUNE 2, 2024 AT 11:00 PM.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BEARING STRUCTURE BASED ON THE SOUTH LINE OF W. PARK AVENUE, WITH THE BEARING OF NORTH 67°02'16" EAST.
- ELEVATIONS REFER TO N.A.V.D. OF 1988, PER F.D.O.T. BENCHMARK 91102006--2007, HAVING A PUBLISHED ELEVATION OF 11.84 FEET.
- THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILT DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.
- UNDERGROUND FOUNDATIONS, IF ANY HAVE NOT BEEN LOCATED OR SHOWN AS A PART OF THIS SURVEY.
- THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0685J. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"= 500'.
- LEGAL DESCRIPTION PREPARED BY: SLIGER & ASSOCIATES ON FEBRUARY 28, 2024 AT CLIENTS REQUEST.
- WETLANDS FLAGGED BY BIOLOGICAL CONSULTING SERVICES, INC. ADDED TO SURVEY JUNE 17, 2024. JOB #24--0594 (JM).
- WATER ELEVATION OF EXISTING POND ACQUIRED JUNE 17, 2024. POND AREA CALCULATION BASED ON 4' CONTOUR. AREA CALCULATED JUNE 20, 2024 (JM).
- STORMWATER AND SURFACE WATER AREAS DETERMINED/FLAGGED BY BCS, INC. STAFF ON JUNE 17, 2024.

REFERENCE MATERIAL:

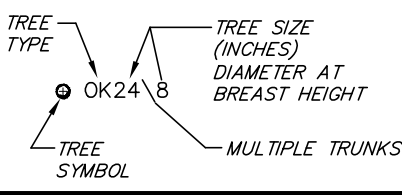
MAP BOOK 22, PAGE 24
MAP BOOK 38, PAGE 35
MAP BOOK 3, PAGE 137
MAP BOOK 34, PAGE 69
MAP BOOK 23, PAGE 119
MAP BOOK 19, PAGE 197
O.R.B. 4432, PAGE 4000
O.R.B. 4434, PAGES 2505 TO 2507
O.R.B. 8316, PAGE 3936
O.R.B. 543, PAGE 506
O.R.B. 4462, PAGE 2863
O.R.B. 5483, PAGE 3204
O.R.B. 2458, PAGE 0078
VOLUSIA COUNTY PROPERTY APPRAISER WEBSITE
F.E.M.A. ONLINE FLOOD MAP SERVICE CENTER
CLERK OF COURTS FOR VOLUSIA COUNTY WEBSITE
VOLUSIA COUNTY R/W MAP (PROJECT NO. 1377)--DATED 4/03/1989

LEGEND:

●	IRON ROD WITH CAP	⊗	GV	GAS VALVE	⊗	FOCB	FIBER OPTIC CABLE BOX	⊗	SSMH	SANITARY SEWER MANHOLE	
○	IRON ROD	⊗	RUV	REUSE VALE	⊗	FOCV	FIBER OPTIC CABLE VAULT	⊗	SDMH	STORM DRAIN MANHOLE	
●	IRON PIPE WITH CAP	⊗	SSV	SANITARY SEWER VALVE	⊗	ELP	ELECTRIC PANEL	⊗	GTMH	GREASE TRAP MANHOLE	
○	IRON PIPE	⊗	HHE	HAND HOLE (ELECTRIC)	⊗	FOCM	FIBER OPTIC CABLE MARKER	⊗	EMH	ELECTRIC MANHOLE	
●	NAIL & DISK	⊗	WM	WATER METER	⊗	TPM	TELEPHONE CABLE MARKER	⊗	UMH	UTILITY MANHOLE	
○	FD "X"/CUT IN CONCRETE	⊗	GM	GAS METER	⊗	SIGN	SIGN	⊗	CO	CLEAN OUT	
□	CONCRETE MONUMENT	⊗	TB	TELEPHONE BOX	⊗	LP	LIGHT POLE	⊗	FOC	FIBER OPTIC CABLE MANHOLE	
△	DENOTES PC / PT	⊗	MB	MAIL BOX	⊗	YL	YARD LIGHT	⊗	RBO	REUSE BLOWOFF ASSEMBLY	
■	4"x4" CM / PRM	⊗	TV	CABLE TELEVISION BOX	⊗	UP	UTILITY POLE	⊗	▲	WETLANDS LOCATION	
■	SITE BENCHMARK	⊗	TSB	TRAFFIC SIGNAL BOX	⊗	GA	GUY ANCHOR	⊗	●	EXISTING CONCRETE	
●	FIRE HYDRANT	⊗	WV	WATER VALVE	⊗	EB	ELECTRIC SERVICE BOX	⊗	0.00	▲	EXISTING ELEVATION
—	CHANGE OF DIRECTION										

ADDITIONAL ABBREVIATIONS—TREE LEGEND

PMP	POND PINE	UK	UNKNOWN TREE	MG	MAGNOLIA		
PNL	LOBLOLLY PINE TREE	MAP	MAPLE TREE	BY	BAY TREE		
PN	SLASH PINE TREE	SC	SYCAMORE TREE	EM	ELM TREE		
PNS	SAND PINE TREE	OK	OAK TREE	CB	CHINABERRY TREE		
PNF	LONGLEAF PINE TREE	SO	SWEET GUM TREE	CY	CYPRESS TREE		
BT	BLACK TUPELO TREE	HK	HICKORY TREE	PM	PALM TREE		
CED	CEDAR TREE	BH	BIRCH TREE	MU	MULBERRY TREE		



SURVEYOR'S REPORT:

PURPOSE OF SURVEY:

PREPARE A BOUNDARY SURVEY IN SUPPORT OF THE PREPARATION OF ANNEXATION DOCUMENTS.

METHODOLOGY:

HORIZONTAL DATUM – NORTH AMERICAN 1983.
COORDINATES – STATE PLANE, FLORIDA EAST ZONE.
HORIZONTAL CONTROL POINT D5PNC-9 1102 006 , HAVING PUBLISHED COORDINATES OF NORTH 1692216.781 AND EAST 686230.585 WAS OCCUPIED USING GLOBAL POSITIONING SATELLITE RECEIVER (GPS), AND 5 A LEG TRAVERS WAS RUN UTILIZING (GPS) HAVING A CLOSURE OF 1 IN 208,108.

ON SITE SECONDARY CONTROL WAS ESTABLISHED BY OCCUPYING THE CLOSED TRAVERSE WITH A (GPS) BASE STATION AND SETTING POINTS, CONVENTIONAL TOTAL STATION SURVEYING TECHNIQUES USED FOR LOCATIONS.

INDEX OF SHEETS:

- COVER SHEET (CURRENT)
- BOUNDARY DETAIL SHEETS

NOTICE:

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

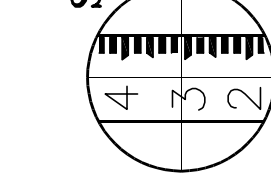
TO: OAK GROVE ON PARK LLC, SMITH BIGMAN BROCK PA, CHIUMENTO LAW PLLC INTRACOASTAL BANK, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND THE CITY OF EDGEWATER, FLORIDA.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J.E. ZAPERT, PLS NO. 4046

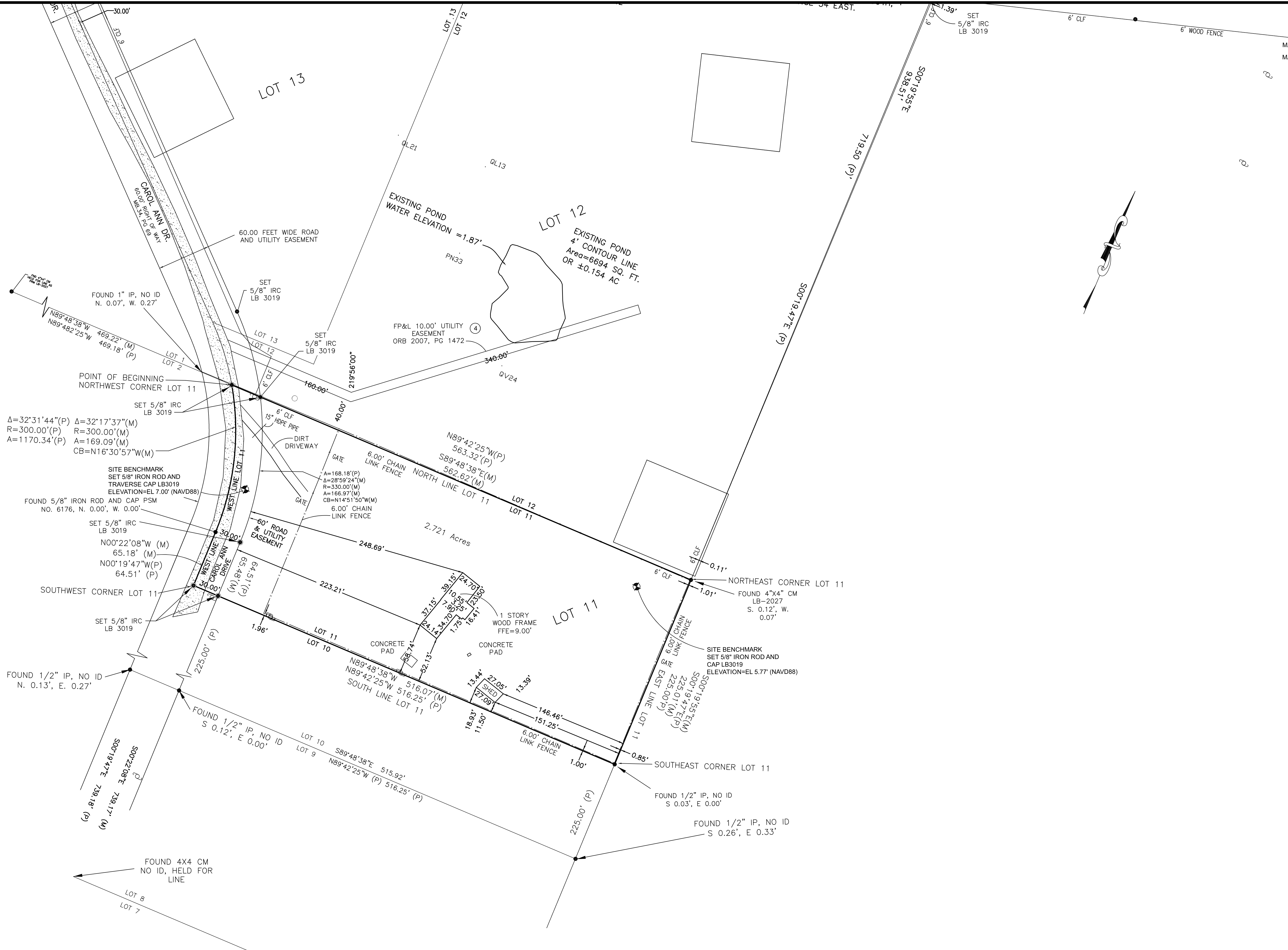
DATE:

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1880 78TH AVE. S.E.
SUITE 100
FORT LAUDERDALE, FL 33307
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerandassociates.com



Field Book	Field Date	Party Chief	Diary By	Checked By	Project	Job	Scale	Sheet
1540	02-20-2024	J. PENFIELD	T. JEFFREY	J. BARNES	08717	24-0736	1"= 50'	1 OF 2

FILE: K:
LATS\MANGO KEY\240154 MANGO KEY BOUNDARY\24-0154 MANGO KEY
BOUNDARY TOPO TREE REV1 PARCEL LOT 11.DWG



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2

SEE SHEET 1 OF 2 FOR:
LEGEND
ABBREVIATIONS
SURVEYORS NOTES
BOUNDARY DESCRIPTION

BOUNDARY, TOPOGRAPHIC, TREE, SURVEY		FIELD DATE: 02-29-2024		FIELD BOOK:		<div>△</div>							
MANGO KEY NEW SMYRNA BEACH, FL		PARTY CHIEF: J.PENFIELD		PAGE (S):		<div>△</div>							
		DRAWN BY: T.JEFFREY				<div>△</div>							
		CHECKED BY: J.BARNES				<div>△</div>							
CLIENT: OAK GROVE ON PARK, LLC.						<div>△</div>		No.	Date	Revision	Approved		

PROJECT: 08717	
JOB: 24-0736	
SCALE: 1"= 50'	
SHEET: 2 OF 2	

SLIGER & ASSOCIATES, INC.	
PROFESSIONAL LAND SURVEYORS	
3021 LYNN ROAD FORT MYERS, FL 33909	
TEL (888) 761-5269 FAX (888) 761-5269	
LICENSED BUSINESS CERTIFICATION NUMBER 3019	
www.sligerassociates.com	

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SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

1880 78th Avenue SE
PO Box 1000
Fort Lauderdale, FL 33324
www.sligerandassociates.com

4

5

2

LICENSED BUSINESS CERTIFICATION NUMBER 3019