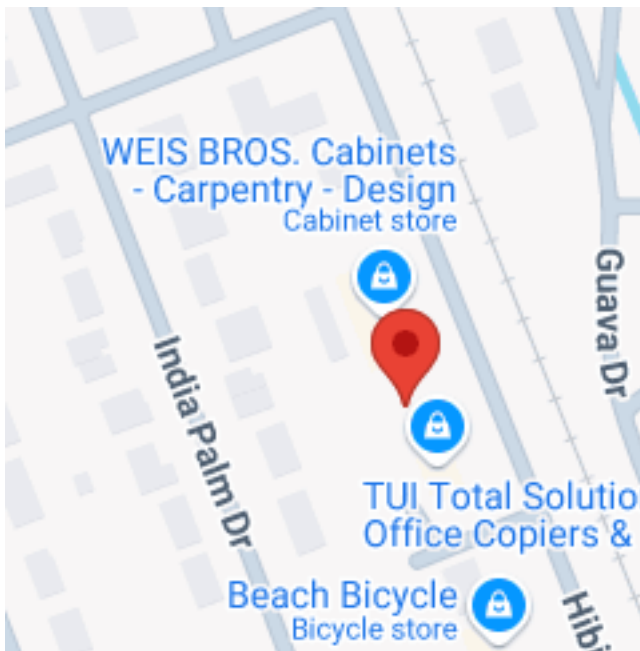




6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR OSM DEVELOPMENT LLC
2224 HIBISCUS DRIVE, EDGEWATER, FL 32141



REQUESTED BY:

LIGHTHOUSE TITLE OF EAST FLORIDA, INC.
104 LACOSTA LANE, SUITE 100
DAYTONA BEACH, FL 32114
PH. 386-236-0080



6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: LIGHTHOUSE TITLE OF EAST FLORIDA, INC. Property Address: 2224 HIBISCUS DRIVE
Survey Number: 694991 EDGEWATER, FL 32141
Order Date: 6/4/2025
Deliver To Attn: SUSAN HIVELY
Deliver To: LIGHTHOUSE TITLE OF EAST FLORIDA, INC. Buyers: OSM DEVELOPMENT LLC
104 LACOSTA LANE, SUITE 100 Sellers: KEVIN MCDONALD
DAYTONA BEACH, FL 32114 Client File #: 2025062258

Item	Description	Amount
Survey	Survey	\$385.00
Invoice Total		\$385.00

Amount Invoiced To Date:	\$385.00
Amount Paid To Date:	\$0.00
Total Amount Due:	\$385.00

To pay with a credit card please use this link <https://securepayment.link/targetsurveying>

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 6868 AND 6869, BLOCK 225, FLORIDA SHORES REVISED PLAT OF PART OF FLORIDA SHORES UNIT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 131, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL ID # 8402-01-06-8680

Community Number: 120308 Panel: 0685 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 6/10/2025

Certified To:

OSM DEVELOPMENT LLC; LIGHTHOUSE TITLE OF EAST FLORIDA, INC.; STEWART TITLE GUARANTY CO.;

Property Address:

2224 HIBISCUS DRIVE
EDGEWATER, FL 32141

Survey Number: 694991















Client File Number: 2025062258

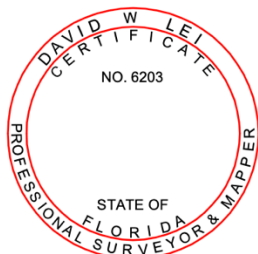
ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
? CH	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
(D)	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
D.E.	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D.W.	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE



(SIGNED)

DAVID W LEI
PROFESSIONAL SURVEYOR AND MAPPER #6203

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

PRINTING INSTRUCTIONS:

WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)



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WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

SURVEY NOTES

SUBJECT PROPERTY WAS VACANT AT THE TIME OF SURVEY.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

PP = POWER POLE

WV = WATER VALVE

TEL BOX = TELECOMMUNICATION BOX

(F) = PER FIELD OF OBSERVATION

The survey plat depicts four lots within Block 225:

- LOT 6870 BLOCK 225**: Located at the top left, bounded by Hibiscus Drive (F).
- LOT 6869 BLOCK 225**: Located at the top middle, bounded by Hibiscus Drive (F) to the north and Lot 6868 to the south.
- LOT 6868 BLOCK 225**: Located at the bottom middle, bounded by Lot 6869 to the north and Lot 6867 to the south.
- LOT 6867 BLOCK 225**: Located at the bottom right, bounded by Lot 6868 to the north and Lot 6867 to the south.

Key features and measurements include:

- Hibiscus Drive (F)**: A street running diagonally across the top of the lots.
- Twentythird Street (P)**: A street running horizontally along the right side of the lots.
- 15' ALLEY**: An alleyway located between Lot 6869 and Lot 6868.
- Boundaries**: Shown with bearings and distances. For example, the northern boundary of Lot 6869 has a bearing of $90^{\circ}54'37''$ and a distance of $(40.00')$.
- Foundations**: Indicated by "FOUND 1/2\" IRON ROD NO I.D." at various corners and along boundaries.
- Utilities**: Power Poles (PP), Water Valves (WV), and Telecommunication Boxes (TEL BOX) are marked with their respective symbols and locations.
- Vacant Area**: A large area labeled "VACANT" is shown between Lot 6869 and Lot 6868.

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:
694991

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

**TARGET
SURVEYING, LLC**

LB #7893

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