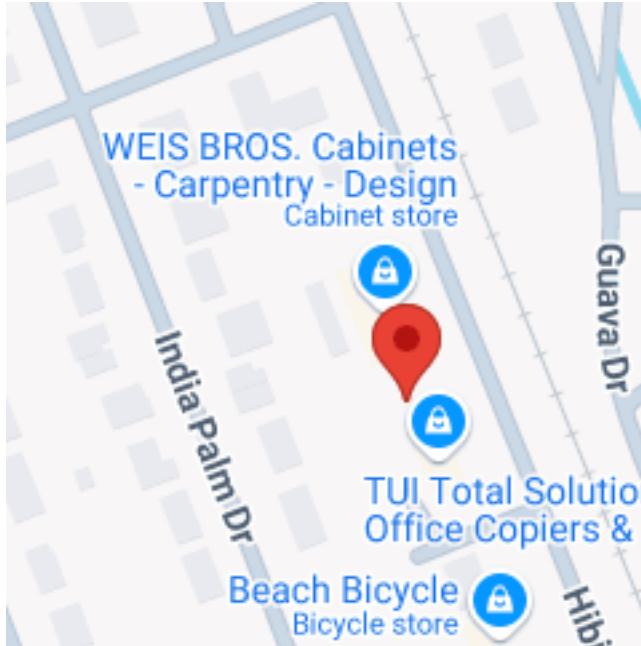




6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807  
WWW.TARGETSURVEYING.NET

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

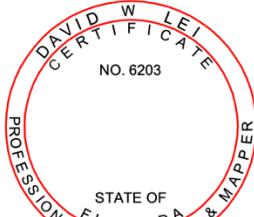
AE	ANCHOR EASEMENT
A/C	AIR CONDITIONER
B.M.	BENCH MARK
B.R.	BEARING REFERENCE
(C)	CALCULATED
?	CENTRAL / DELTA ANGLE
CH	CHORD
(D)	DEED / DESCRIPTION
DE	DRAINAGE EASEMENT
D.H.	DRILL HOLE
DW	DRIVeway
E.O.W.	EDGE OF WATER
F.C.M.	FOUND CONCRETE MONUMENT

F.F. EL.	FINISH FLOOR ELEVATION
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.P.K.	FOUND PARKER-KALON NAIL
(L)	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED / FIELD VERIFIED
M.H.	MANHOLE
N&D	NAIL & DISK
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
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)



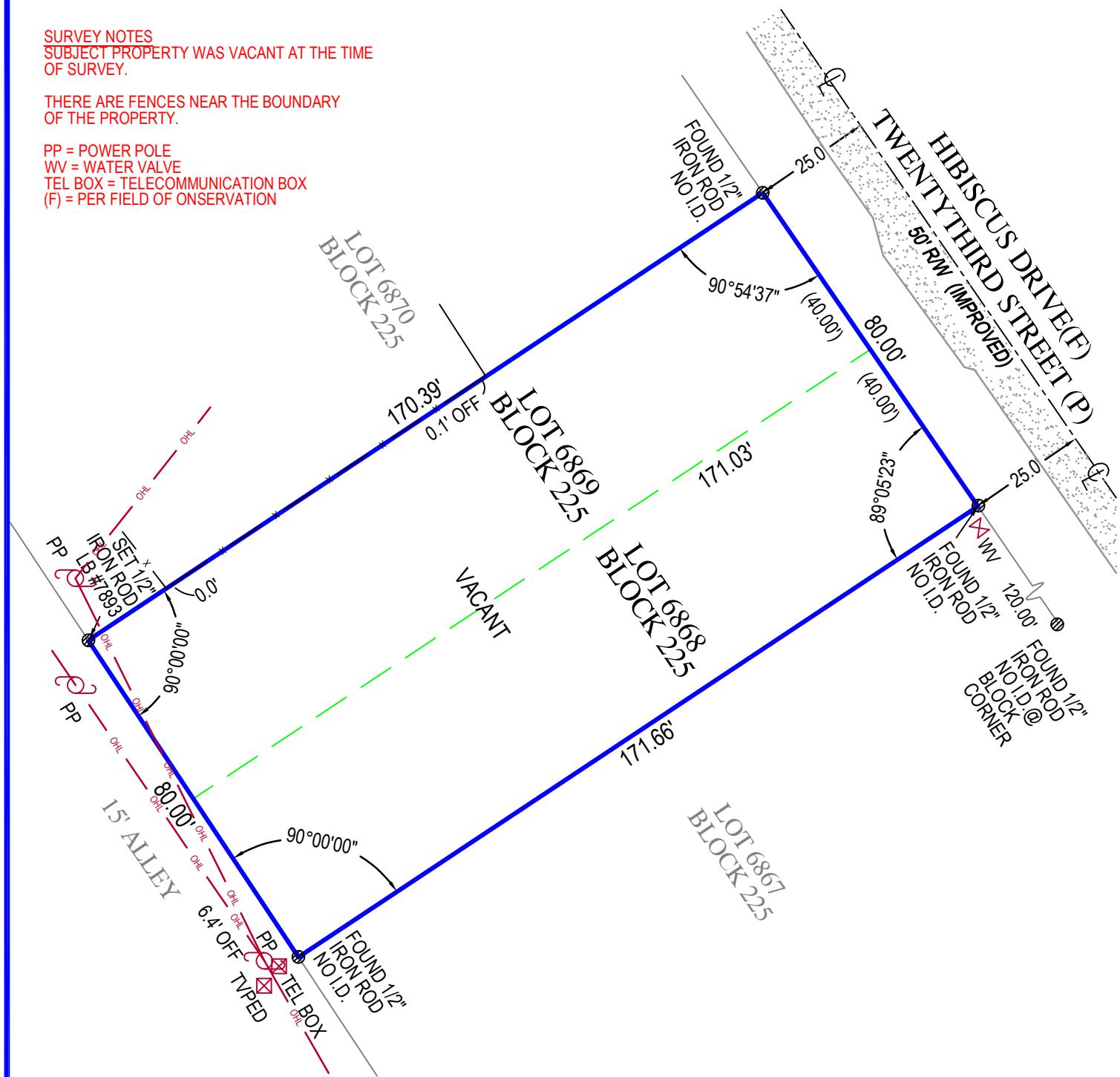
# BOUNDARY SURVEY

## SURVEY NOTES

**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



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

SURVEY NUMBER:  
694991

694991

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

## SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102

17 PALM BEACH, FL 33407

PHONE (561) 640-4800  
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STATEWIDE PHONE (800) 226-4807  
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STATEWIDE FACSIMILE (800) 741-0376  
WEBSITE: <http://targetsurveying.net>

WEB SITE: <http://targetedmarketing.net>