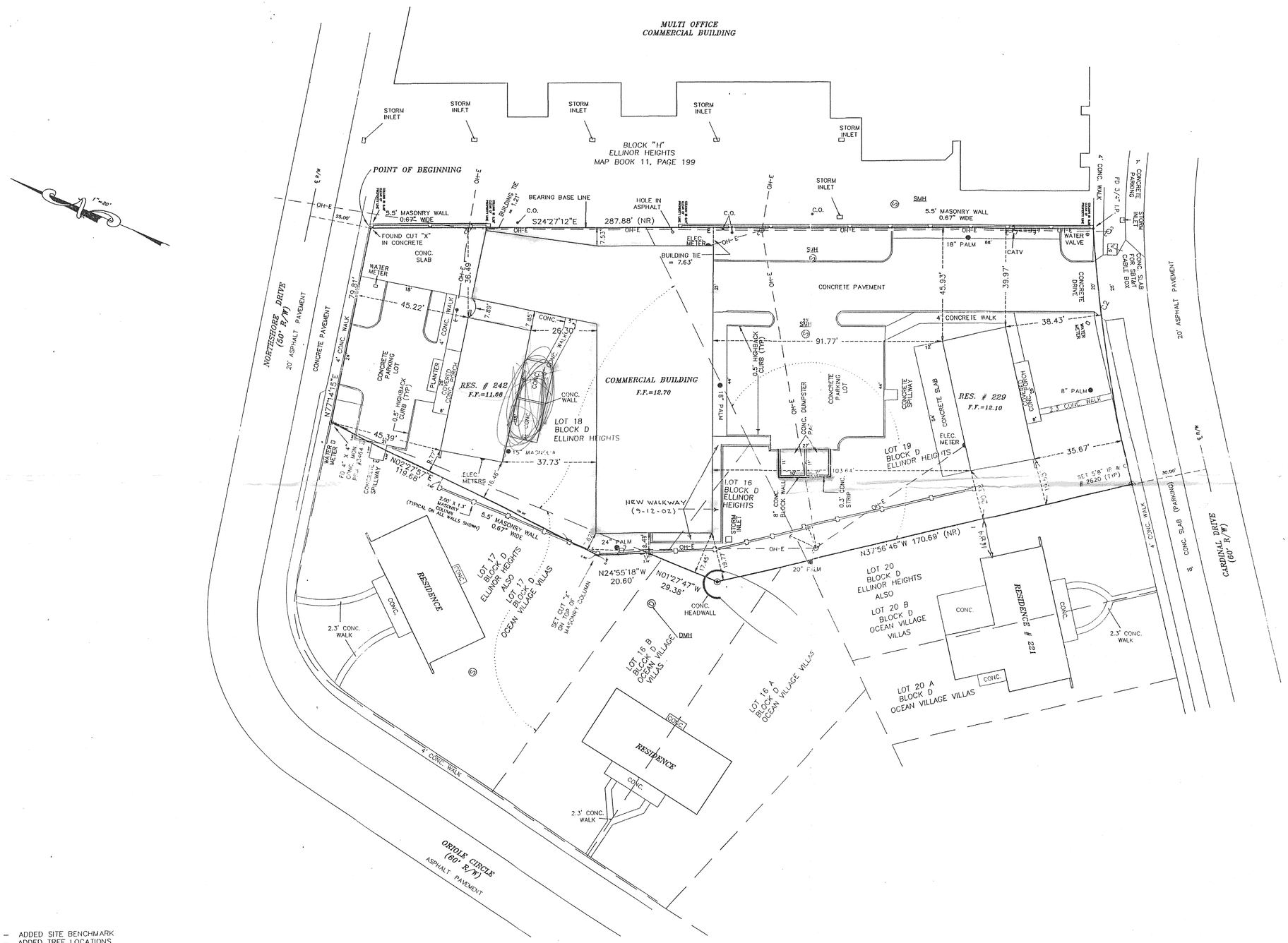
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	597.00'	105.23'	105.09'	S56°37'51"W	10°05'57"



LEGAL DESCRIPTION

All of Lots 18 and 19, and a portion of Lots 16 and 17, all in Block D, ELLINOR HEIGHTS SUBDIVISION, as per map recorded in Map Book 11, Page 199, also being a portion of Lots 16B and 17, Block D, OCEAN VILLAGE VILLAS SUBDIVISION, as per map recorded in Map Book 42, Pages 192--197, all of the Public Records of Volusia County, Florida, being more particularly described as follows: BEGINNING at a found Cut "X" marking the Northeasterly corner of said Lot 18, Block D, ELLINOR HEIGHTS SUBDIVISION; thence run South 24°27'12" East, along the Easterly line of Lots 18 and 19, Block D, being also the Westerly line of Block "H" of aforementioned ELLINOR HEIGHTS SUBDIVISION, a distance of 287.88 feet to a 3/4 inch iron pipe marking the Southeast corner of said Lot 19, said point also lying on the Northerly right-of-way line of the 60-foot wide right-of-way of Cardinal Drive, said point lying on a curve, concave Southerly; thence run Southerly and Westerly, along said curved right-of-way line and the Southerly line of said Lot 19, having a radius of 597.00 feet, an arc distance of 105.23 feet, or through a central angle of 10°05'57", having a chord distance of 105.09 feet, and a chord bearing of South 56°37'51" West, to a point therein and the Southwesterly corner of said Lot 19, being also the Southeast corner of Lot 20B, Block D, of aforementioned OCEAN VILLAGE VILLAS SUBDIVISION; thence run North 37°56'46" West, along the Westerly line of said Lot 19, being also the Westerly line of Lot 20, a distance of 170.69 feet to an Easterly corner of aforementioned Lot 16B, Block D, OCEAN VILLAGE VILLAS SUBDIVISION; thence run North 01°27'47" West, along the Easterly line of said Lot 16B and a Northerly extension thereof, a distance of 29.38 feet to a point; thence run North 24°55'18" West a distance of 20.60 feet; thence run North 02°27'57" East a distance of 119.68 feet to the Northwest corner of aforementioned Lot 18, being also the Northeast corner of aforementioned Lot 17, Block D, OCEAN VILLAGE VILLAS SUBDIVISION; thence run North 77°14'15" East, along the Northerly line of said Lot 18, Block D, a distance of 79.81 feet to the POINT OF BEGINNING of this description, said parcel containing 0.8399 acres, more or less, said parcel also being subject to any other easements or rights-of-way of record.

SURVEYOR'S NOTES:

(1) The expected use of the land, as classified in the Minimum Technical Standards (61G17-6, F.A.C) is "Commercial/High Risk". The minimum relative accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement with an electronic total station and calculation of a closed geometric figure was found to exceed this requirement.

(2) The base description of the property was supplied by the client. This is a NEW description prepared for this transaction. A Title Report/Abstract was not provided for reference. Plats of record of the subject properties were obtained from the Clerk of the Court's office in Volusia County.

(3) All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.

(4) There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.

(5) Bearings are based on the record plat of OCEAN VILLAGE VILLAS SUBDIVISION, with the monumented East line of Lots 18 and 19, Block D, having a bearing of South 24°27'12" East.

(6) Ownership of fences and walls was not known or determined.

(7) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 61G17-6.003(2)(e), F.A.C.)

(8) The concrete block wall along the East property line lies entirely East of the described property.

(9) The concrete block wall crosses over the described property line onto Lot 17, Block D, Ocean Village Villas Subdivision.

03-05-96 - ADDED SITE BENCHMARK
02-15-96 - ADDED TREE LOCATIONS
02-14-96 - ADDED ADDITIONAL UTILITY INFO.

PROPERTY LIES IN FLOOD ZONE _____ PER PLOT OF DESCRIBED PROPERTY (AS SCALED)
ON FIRM COMMUNITY PANEL NUMBER _____ DATED _____

PUBLISHED BASE FLOOD ELEVATION _____
COMMUNITY ESTIMATED BASE FLOOD ELEVATION _____

BEARING STRUCTURE PER PLAT OF OCEAN VILLAGE VILLAS

ELEVATIONS BASED ON NGVD 1929 _____ PUBLISHED ELEVATION 12.24
BM DESCRIPTION FDNR 78-72-A64

LEGEND

° = DEGREES, ' = MINUTES, " = SECONDS WHEN USED IN A BEARING
" = FEET — " = INCHES WHEN USED IN A DISTANCE
(P) = PLAT (M) = FIELD MEASURED (D) = DEED CALL
N = NORTH S = SOUTH E = EAST
(R) = RADIAL LINE (NR) = NON-RADIAL LINE ℄ = CENTERLINE
EL = ( ) = ELEVATION WV = WATER VALVE FH = FIRE HYDRANT
CH. BR. = CHORD BEARING A/C = AIR CONDITIONER CB = CATCH BASIN
RGE = RANGE MB = MAP BOOK PG = PAGE
N.G.V.D. 1929 = NATIONAL GEODETIC VERTICAL DATUM CO = CLEAN OUT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM

℄ = TANGENT I.P. = IRON PIPE
AC = ACRES R&C = RE-ROD & CAP
R = RADIUS C.M = CONCRETE MONUMENT
W = WEST CATV = CABLE TV
—x—x— FENCE (F) = FIELD MEASUREMENT
@ = SET 5/8" IRAC (#2620) UNLESS OTHERWISE NOTED
CH = CHORD DISTANCE
OR = OFFICIAL RECORDS BOOK & PAGE
P.O.R. = POINT OF REFERENCE

ROD = REINFORCING ROD
N&C = NAIL CAP
N&T = NAIL & TAB
PRM = PERMANENT REFERENCE MONUMENT

MAS = MASONRY
RES = RESIDENCE
TR = TRANE
C&G = CURB & GUTTER
PP = POWER POLE
—OH—E— = OVERHEAD ELECTRIC
—OH—T— = OVERHEAD TELEPHONE
(C) = CALCULATED

SBT&T = SOUTHERN BELL
FP&L = FLORIDA POWER & LIGHT
ASPH = ASPHALT
POB = POINT OF BEGINNING

CLF = CHAIN-LINK FENCE
RCP = REINFORCED CONCRETE PIPE

PCP = PERMANENT CONTROL POINT
P/K = PKNAIL-OF-WAY
MH = MANHOLE
A = ARC LENGTH
FD = FOUND
ESMT = EASEMENT
CMP = CORRUGATED METAL PIPE

WM = WATER METER
BM = BENCHMARK
Δ = DELTA = CENTRAL ANGLE
P.C. = POINT OF CURVATURE
SEC = SECTION
IR&C = IRON ROD & CAP

STY = STORY
RR SPK = RAILROAD SPIKE
± = MORE OR LESS
O = LIGHT POLE
P.T. = POINT OF TANGENCY
TWP = TOWNSHIP

PREPARED BY:
A.A. WILBERT JR., LAND SURVEYING, INC.
55 SETON TRAIL ORMOND BEACH, FLORIDA 32176
(904) 676-9056
P.L.S. NO. 2620 VALID ONLY WITH EMBOSSED SEAL
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

GENERAL NOTES:
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. ALL MEASUREMENTS SHOWN ARE IN FEET AND HUNDREDTHS THEREOF.

THE TERM CERTIFIED AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FIRM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.

TYPE OF SURVEY: BOUNDARY

THIS PLAT IS ALSO HEREBY CERTIFIED TO:
1.)
2.)
3.)
4.)

SHEET 1 OF 1 SHEETS

SURVEY FOR THE EXCLUSIVE USE OF:
OCEAN VILLAGE COMMERCIAL CONDOMINIUM ASSOCIATION

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS (61G17-6, F.A.C.) SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

PARTY CHIEF	DRAWN BY:	CHECKED BY	FIELD BOOK	JOB NO.	FIELD SURVEYED	SCALE
D.C.P.	DATE: 06-08-98	A.A.W.	105/68-79	96-3371	06-05-98	1" = 20'

123/75-77

C-222-3

9/13/02