Boundary Survey

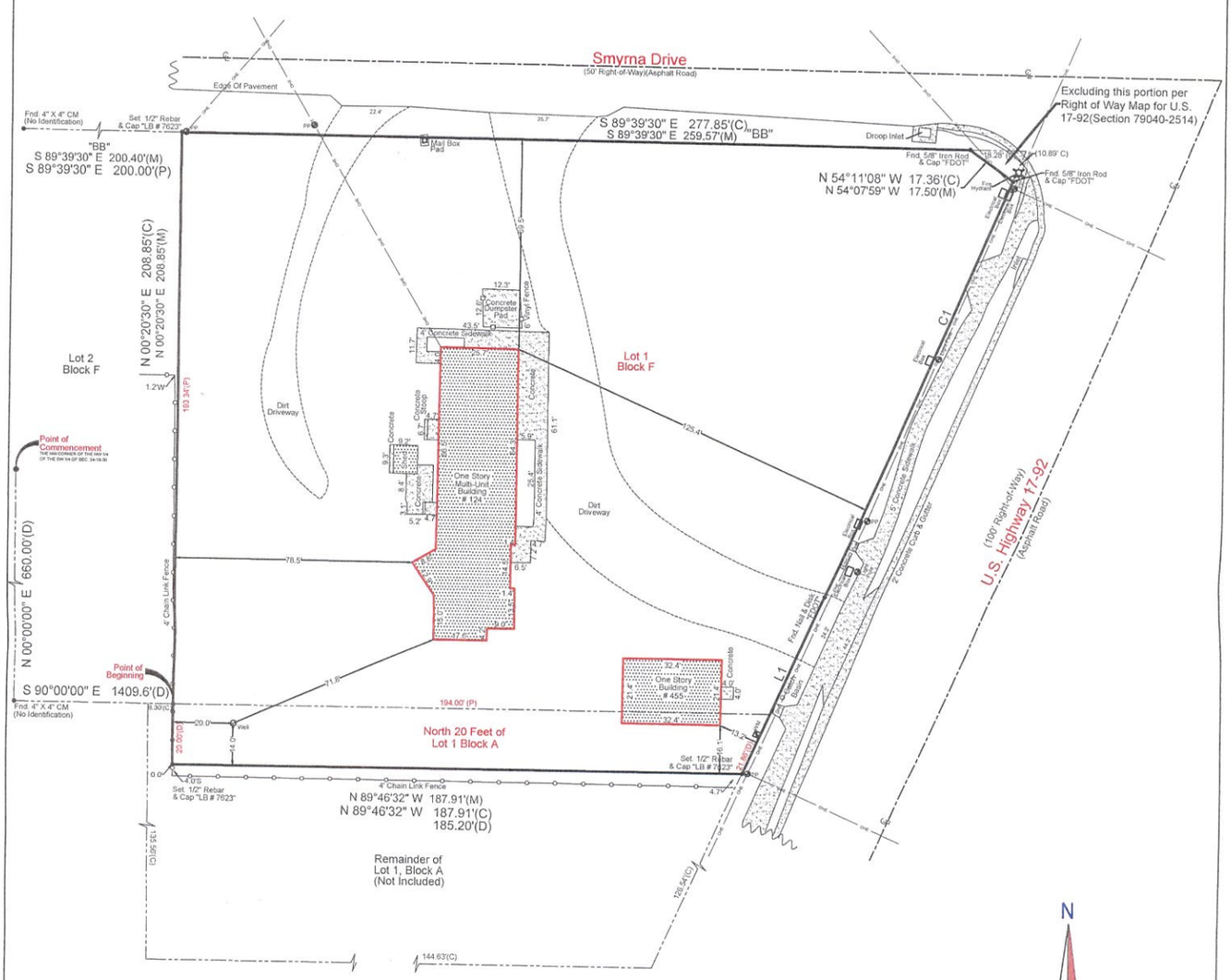
Legal Description:

LOT 1, BLOCK F, MILLER'S ACRES, A SUBDIVISION IN SECTIONS 33 AND 34, TOWNSHIP 18 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 11, PAGE 208, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALSO: THAT CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET SOUTH AND 1409.6 FEET EAST OF THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 30 EAST, RUNNING THENCE SOUTH 20 FEET; THENCE EAST 185.2 FEET; THENCE NORTH 21.86 FEET; THENCE WEST 194 FEET, MORE OR LESS, TO POINT OF BEGINNING, TOGETHER WITH ANY RIGHT TITLE OR INTEREST OF THE MORTGAGORS IN AND TO THAT CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 1, BLOCK F, MILLER'S ACRES, ACCORDING TO MAP IN MAP BOOK 11, PAGE 208, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUNNING THENCE SOUTH 20 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF U.S. HIGHWAY 17; THENCE NE'LY ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY 17 TO THE SE CORNER OF SAID LOT 1, BLOCK F, MILLER'S ACRES, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK F, MILLER'S ACRES, TO THE POB.
EXCLUDING CORNER TRIANGLE, 10.89' ON EAST LINE.(PER PROPERTY APPRAISER)

Flood Disclaimer:
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone . This Property was found in City of Debary, community number 120672, dated 09/29/2017.

CERTIFIED TO:
WHITE SIGN COMPANY

Note: Discrepancy between platted lot and right of way map for U.S. 17-92(Section 79040-2514).
Survey is Based upon right of way map.



C1
R= 5679.58'(C)
L= 150.82'(C)
Δ= 01°31'17"(C)
Chord Bearing=
S 23°29'58" W 150.81'(C)
N 23°32'52" E 150.92'(M)

L1
N 24°15'33" E 65.34'(C)
N 24°15'47" E 65.18'(M)

Field Date: 01/15/20	Date Completed: 01/21/20
Drawn By: SMT	File Number: IS-69300

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk		
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-O-	- Wood Fence	-O-	- Chain Link Fence

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK K. IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA

Patrick K. Ireland PSM 6637 FOR THE FIRM LB 7623

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
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Lake Mary, Florida 32746
www.irelandsurveying.com
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Title Notes:

>This Surveying Company was NOT given a Title Commitment at the time of Execution of Survey.
>There was NO Title Search performed by this Surveying Company.
>Survey is Subject to an Accurate Title Search.