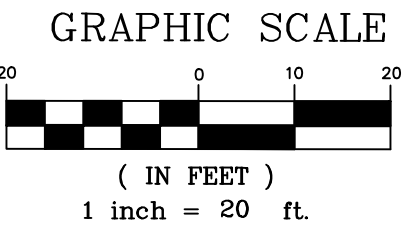
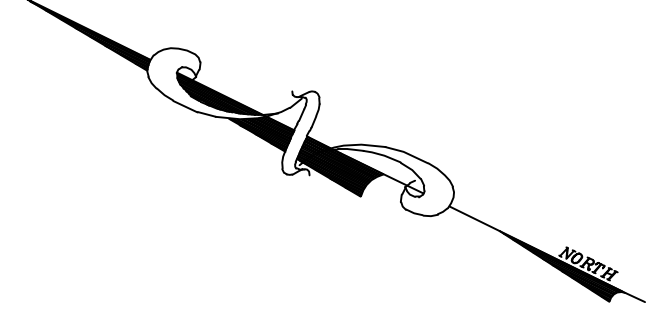


# 3800 NOVA ROAD, A CONDOMINIUM



LOT 2

LOT 1 MYERS/SMITH  
COMMERCIAL SUBDIVISION  
(M.B. 39, PG. 164, PRVCF)

COUNTRYSIDE P.U.D.

UNIT "A"  
(43,286± S.F.)

UNIT "B"  
(27,265± S.F.)

RETENTION RW

## BOUNDARY SURVEY SECTION 9, TOWNSHIP 16S, RANGE 33E VOLUSIA COUNTY, FLORIDA

LINE	BEARING	LENGTH
L1	S63°59'29"W	6.28
L2	N26°06'40"W	21.97
L3	N63°39'34"E	14.00
L4	N13°08'18"E	5.84
L5	N21°40'22"W	15.83
L6	S64°20'23"W	10.01
L7	N26°06'57"W	21.90
L8	N63°41'04"E	17.73

**PROPERTY DESCRIPTION (PROVIDED BY CLIENT)**  
LOT 1, MYERS / SMITH COMMERCIAL SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 39, PAGE 164, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT THAT PART TAKEN BY THE FLORIDA DEPARTMENT OF TRANSPORTATION IN THAT ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 3880, PAGE 3482, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- (1) THE EXPECTED USE OF THE LAND IS COMMERCIAL, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (64-17-001(1)(b), F.A.C.) THIS AREA WOULD FALL UNDER THE CATEGORY OF "COMMERCIAL/AGRI" 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 DESCRIPTION OF THE PROPERTY WAS SUPPLIED BY THE CLIENT. A TITLE REPORT/ABSTRACT WAS NOT PROVIDED FOR REFERENCE. PLATS OF RECORD OF THE SUBJECT PROPERTIES AND REFERENCED RECORD DOCUMENTS WERE OBTAINED FROM THE CLERK OF THE COURTS OFFICE IN VOLUSIA COUNTY. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
  - (3) THERE MAY BE OTHER RESTRICTIONS OF RECORD IN THE PUBLIC RECORDS OF THIS COUNTY, INCLUDING THOSE IN SPECIFIC CONDITIONS OF COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION, THAT ARE NOT SHOWN ON THIS SURVEY OR HAVE NOT BEEN PROVIDED FOR REFERENCE.
  - (4) 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.
  - (5) 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.
  - (6) UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ARE FIELD MEASURED AND ARE IN AGREEMENT WITH THE PROVIDED DEED OR RECORD PLAT.
  - (7) BEARINGS ARE BASED ON THE LEGAL DESCRIPTIONS PROVIDED IN THAT ORDER OF TAKING AS RECORDED IN O.R. BOOK 3880, PAGE 3482, WITH THE FDOT MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF NOVA ROAD HAVING A BEARING OF SOUTH 28°00'61" EAST.
  - (8) OWNERSHIP OF FENCES, IF ANY, WAS NOT KNOWN OR DETERMINED.
  - (9) NO UNDERGROUND FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
  - (10) 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 64-17-001(9)(b), F.A.C.)
  - (11) ALL EASEMENTS SHOWN ARE DETERMINED FROM THE PLAT OF RECORD OR PROVIDED LEGAL DOCUMENTS AS REFERENCED.

SURVEYOR'S CERTIFICATE		DATE	
<p>THE UNDERSIGNED, LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, DOEB HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE REAL PROPERTY DESCRIBED HEREIN AND FURTHER CERTIFIES THAT THE SURVEY DESCRIBED AS 3800 NOVA ROAD, A CONDOMINIUM, CONSISTS OF SHEETS _____ THROUGH _____ TOGETHER WITH THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IS A CORRECT REPRESENTATION OF THE REAL PROPERTY DESCRIBED HEREIN AS TO UNITS A AND B AND THE IMPROVEMENTS LOCATED THEREON, AND THAT THE CONTRIBUTION OF THE IMPROVEMENTS AS TO UNITS A AND B INCLUDING IS COMPLETE AS TO THIS SURVEY, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE UNITS DESCRIBED ABOVE, AND THE COMMON ELEMENTS, AND EACH CONDOMINIUM UNIT DESCRIBED ABOVE CAN BE DETERMINED FROM THIS SURVEY.</p>			
ANDREW A. WILBERT JR. FLORIDA REGISTERED LAND SURVEYOR # 3823			

DATE	TYPE OF SURVEY	REVISIONS	PARTY CHIEF	FIELD BOOK	FIELD SURVEYED	DRAWN BY	CHECKED BY
10/19/12	BOUNDARY		PARKIN	166/5-6	9/25/12	MC	AAW

PREPARED BY:	FILE NO.	JOB NO.	SCALE
A.A. WILBERT JR., LAND SURVEYING, INC. P.O. BOX 1497, OPAWING BEACH, FLORIDA 32175 (386) 576-9056	12-7160	12-7160	1"=20'

THIS PLAT IS HEREBY CERTIFIED TO:

- 1) HOLLUB DEVELOPMENT, INC.
- 2)
- 3)
- 4)

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS (64-17-001, F.A.C.) SET FORTH BY THE FLORIDA DEPARTMENT OF REVENUE AND PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

E:\CAD\LAND\12-7160\12-7160-BOUNDARY-CONDO.LDW 10/19/2012 10:00 PM

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 \_\_\_\_\_ ELEVATIONS BASED ON \_\_\_\_\_ PUBLISHED ELEVATION \_\_\_\_\_ BM DESCRIPTION \_\_\_\_\_

- LEGEND**
- ° = DEGREES, ' = MINUTES, " = SECONDS
  - OH-T = OVERHEAD TELEPHONE
  - OH-1 = OVERHEAD TELEPHONE
  - FEET, " = INCHES: WHEN USED IN A DISTANCE
  - C = CENTERLINE
  - Δ = DELTA = CENTRAL ANGLE
  - = FENCE
  - ⊕ = FIRE HYDRANT
  - ⊙ = LIGHT POLE
  - ± = MORE OR LESS
  - ⊕ = UTILITY POLE
  - OH-E = OVERHEAD ELECTRIC
  - OH-T = OVERHEAD TELEPHONE
  - ⊙ = SET 5/8" IRAC (#2X20) UNLESS OTHERWISE NOTED
  - W = WATER VALVE
  - A/C = AIR CONDITIONER
  - ⊕ = FIRE HYDRANT
  - ⊙ = LIGHT POLE
  - ± = MORE OR LESS
  - ⊕ = UTILITY POLE
  - BM = BENCHMARK
  - (C) = CALCULATED
  - C&G = CURB & GUTTER
  - CH = CHORD DISTANCE
  - CH, BR. = CHORD BEARING
  - CLF = CHAIN-LINK FENCE
  - C.M. = CONCRETE MONUMENT
  - CMP = CORRUGATED METAL PIPE
  - C.O. = CLEAN OUT
  - D. = DEED CALL
  - E = EAST
  - (E) = ELEVATION
  - EM = ELEC. METER
  - EMT = EASEMENT
  - (F) = FIELD MEASUREMENT
  - FD = FOUND
  - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FP&L = FLORIDA POWER & LIGHT
  - FR = FRAME
  - IR&C = IRON ROD & CAP
  - I.P. = IRON PIPE
  - (M) = FIELD MEASURED
  - MAS = MASONRY
  - MB = MAP BOOK
  - MH = MANHOLE
  - N = NORTH
  - N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM
  - N&C = NAIL & CAP
  - N.G.V.D. 1929 = NATIONAL GEODETIC VERTICAL DATUM
  - NO ID. = NO IDENTIFICATION
  - (NW) = NON-RADIAL LINE
  - N&T = NAIL & TAB
  - OR = OFFICIAL RECORDS BOOK & PAGE
  - (P) = PLAT
  - P.C. = POINT OF CURVATURE
  - N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - P.O.R. = POINT OF REFERENCE
  - PRM = PERMANENT REFERENCE MONUMENT
  - P.T. = POINT OF TANGENCY
  - (R) = RADIAL LINE
  - R = RADIUS
  - IR&C = IRON ROD & CAP
  - RCF = REINFORCED CONCRETE PIPE
  - RES = RESIDENCE
  - ROE = RANGE
  - ROD = REINFORCING ROD
  - RR-SPK = RAILROAD SPIKE
  - R/W = RIGHT-OF-WAY
  - S = SOUTH
  - SB&T = SOUTHERN BELL
  - SEC = SECTION
  - STY = STORY
  - T = TANGENT
  - TWP = TOWNSHIP
  - W = WEST
  - WF = WOOD FENCE
  - WM = WATER METER
  - ⊕ = TELEPHONE BOX
  - ⊕ = FIRE OPTIC CABLE BOX
  - ⊕ = CATV BOX
  - ⊕ = ELECTRIC SERVICE
  - ⊕ = FP&L TRANSFORMER
  - ⊕ = ON CONCRETE PAD

**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 HUNDRETHS THEREOF.  
THE TERM CERTIFIED AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FROM 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 INCOMPLETE INFORMATION FURNISHED BY THE OWNER, LEGAL OR OTHER CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.  
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED ABOVE, AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

**SHEET 1 OF 4 SHEETS**

PREPARED BY: **A.A. WILBERT JR., LAND SURVEYING, INC.**  
P.O. BOX 1497, OPAWING BEACH, FLORIDA 32175  
(386) 576-9056

P.L.S. # 2620 L.B. # 4267 VALID ONLY WITH EMBOSSED SEAL  
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

EMBOSSED SEAL