# PLAT OF BOUNDARY SURVEY OF

Parcel 1

Parcel #1: The South 600 feet of the North 1000 feet of Lot 1 Section 30, Township 18 South, Range 35 East, Volusia County, Florida, lying Westerly of U.S. Highway Number 1

Parcel #2 The South 200 feet of the North 1200 feet, except the Easterly 250 feet of Lot #1 Section 30, Township 18 South, Range 35 East, Volusia County, Florida, lying Westerly of U.S. Highway Number 1.

Parcel #3 The Northerly 93 feet of the Southerly 218 feet of Lot 1, Section 30, Township 18 South, Range 35 East, Volusia County, Florida, lying Westerly of U.S. Highway Number 1.

LESS AND EXCEPT the following described portion of Parcel #3 conveyed by deed recorded in Official Records Book 6071, Page 3824 of the Public Records of Volusia County Florida

That portion of the Northerly 93 feet of the Southerly 218 feet of U.S. Lot 1, Section 30, Township 18 South, Range 35 East, Volusia County, Florida lying Westerly of U.S. Highway Number 1, being more particularly described as follows. Commence at the Northwest corner of said Section 30, thence South 0°00'50" East along the Westerly line of said Section 30, a distance of 1133.95 feet to a point on the South line of the North 1200 feet (as measured along U.S. Highway #1); thence South 89°43'01" East along the said Southerly line of the North 1200 feet, a distance of 763.64 feet to a 5/8" iron rod and cap stamped LB#2399 and the Point of Beginning; thence continue South 89°43'01" East along the said Southerly line of the North 1200 feet, a distance of 230.15 feet to a 5/8" iron rod and cap stamped LB#2399 and being in the Westerly monumented line of said U.S. Highway Number 1, thence South 18°43'00" East along said Westerly line of U.S. Highway Number 1, a distance of 85.58 feet to a 5/8" iron rod (no identification), thence leaving said Westerly line of U.S. Highway Number 1 South 89 0637" West, a distance of 248.00 feet; thence North 18°33'44" West, a distance of 90.80 feet to the Point of Beginning.

Parcel 2

The South 100 feet of the North 400 feet of Government Lot 1, lying West of State Road, Section 30, Township 18 South, Range 35 East Volusia County, Florida

ALL being more particularly described as

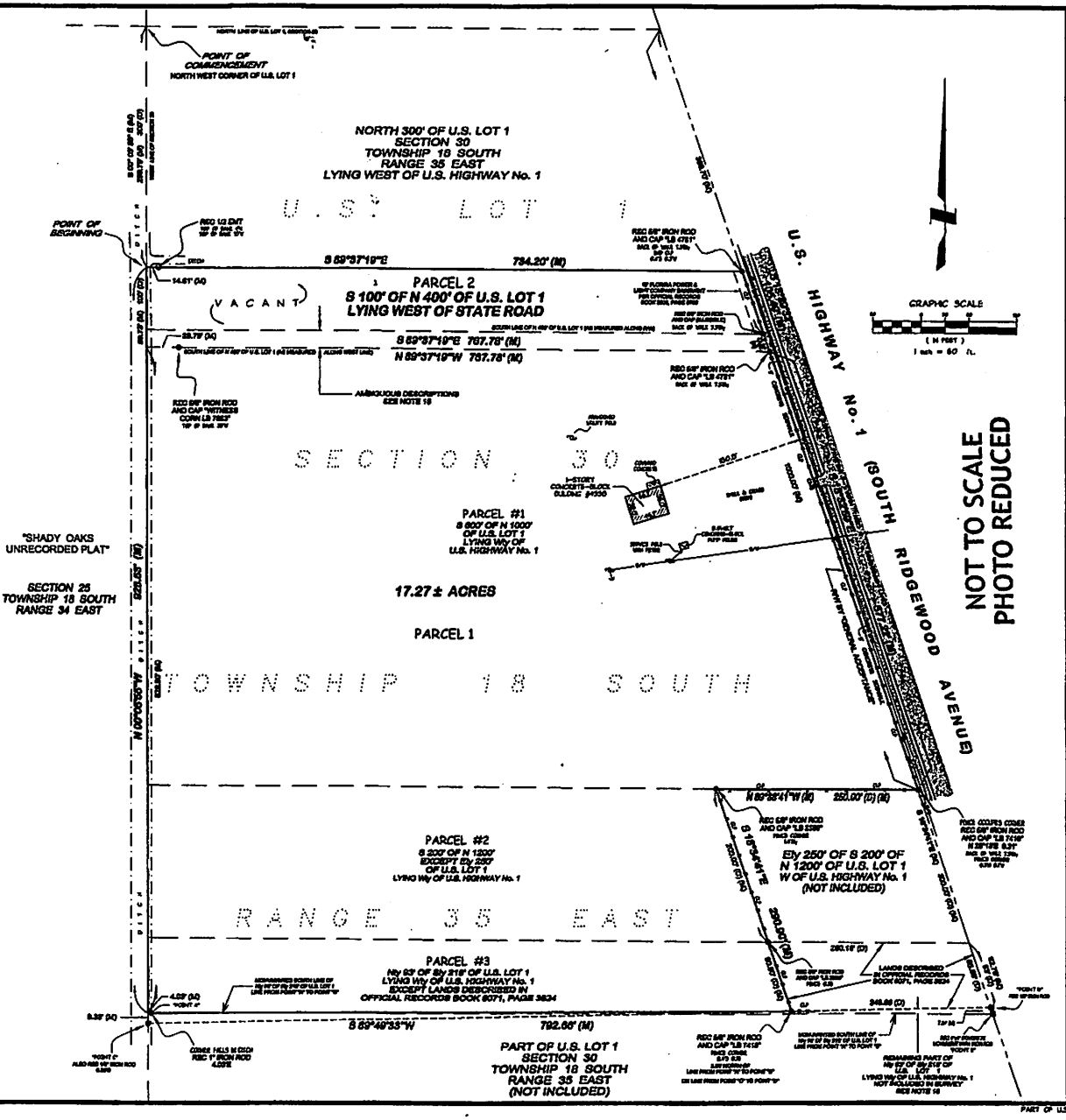
The South 100 feet of the North 400 feet of U.S. Lot 1, lying West of U.S. Highway Number 1 Section 30, Township 18 South, Range 35 East Volusia County, Florida (the South 100 feet of the North 400 feet being measured along the west line of said U.S. Lot 1); The South 100 feet of the North 1000 feet of U.S. Lot 1, Section 30, Township 18 South, Range 35 East Volusia County, Florida, lying Westerly of U.S. Highway Number 1 (the South 600 feet of the North 1000 feet being measured along the Westerly line of U.S. Highway Number 1); The South 200 feet of the North 1200 feet, except the Easterly 250 feet, of U.S. Lot 1, Section 30, Township 18 South, Range 35 East, Volusia County, Florida, lying Westerly of U.S. Highway Number 1 (the South 200 feet of the North 1000 feet being measured along the Westerly line of U.S. Highway Number 1); The Northerly 93 feet of the Southerly 218 feet of U.S. Lot 1, Section 30, Township 18 South, Range 35 East, Volusia County, Florida, lying Westerly of U.S. Highway Number 1, EXCEPT those lands described in Warranty Deed recorded in Official Records Book 6071, Page 3824 of the Public Records of Volusia County, Florida (the Northerly 93 feet of the Southerly 218 feet being measured along the Westerly line of U.S. Highway Number 1), ALL being more particularly described as follows

A portion of U.S. Lot 1 lying west of U.S. Highway No. 1, Section 30, Township 18 South, Range 35 East, Volusia County, Florida, being described as follows: Commence at the northwest corner of said U.S. S. Lot 1; thence South 00° 05' 03" East, along the west line of said U.S. Lot 1, a distance of 239.79 feet to the monumented north line of the South 100 feet of the North 400 feet of said U.S. Lot 1 and for the Point of Beginning; thence South 89° 37' 19" East, along the monumented north line of the South 100 feet of the North 400 feet of said U.S. Lot 1, a distance of 734.20 feet to the monumented westerly line of U.S. Highway Number 1; thence South 18° 32' 32" East, along the monumented westerly line of U.S. Highway Number 1, a distance of 105.49 feet; thence South 18° 32' 09" East, along the monumented westerly line of U.S. Highway Number 1, a distance of 377.22 feet; thence North 89° 38' 41" West, a distance of 230.00 feet; thence South 18° 34' 41" East, a distance of 200.00 feet; thence South 89° 49' 33" West, a distance of 792.66 feet to the west line of said U.S. Lot 1; thence North 00° 05 58" West, along the west line of said U.S. Lot 1, a distance of 826.83 feet to the Point of Beginning Containing 17.27 acres more or less

SURVEY REPORT:

1. Description per Title Commitment No. 15-19-0070 issued by Fidelity National Title Insurance Company, dated January 31, 2013 and redescribed by the undersigned.
2. Bearings refer to State Road Department right of way maps and based on the westerly line of U.S. Highway #1 being South 18° 34' 41" East.
3. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
4. This map of survey and report prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
5. This map of survey and report is subject to any facts that may be disclosed by a full and accurate title search.
6. The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
7. Dimensions indicated hereon are in U.S. standard feet and decimals thereof, unless otherwise noted.
8. Unless otherwise noted, the monumentation has no identification number or name.
9. Drawing distances between features and property line may be exaggerated for clarity.
10. Features shown by symbol are indicated are not to scale.
11. Ownership of fences shown hereon is not addressed by this survey.
12. Wetlands, if any, not determined or located.
13. Subject to 10-foot Florida Power & Light Company easement recorded in Official Records Book 3806, Page 0703 of the Public Records of Volusia County, Florida. (Parcel 2)
14. "RIGHT OF WAY LINE BY GENERAL ACCEPTANCE" indicates a right of way line that has not been expressly shown on the State Road Department Right of Way maps or other instruments of record, but has, by virtue of having been generally accepted by common report by local surveyors and in general being the line maintained by the Florida Department of Transportation over the years, become the apparent right of way line. This line typically lies 60.00 feet left of and parallel with the survey baseline shown on State Road Department Right of Way Map Section 7951-(112) 278. The position of this right of way line is subject to possible disagreement by adjoining landowners, therefore the survey does not in any way guarantee the legal status of said right of way line, but is only an opinion of this Professional Surveyor and Mapper.
15. The descriptions are ambiguous. The descriptions do not call for the distances to be measured along the west line of said U.S. Lot 1 OR to be measured along the westerly line of U.S. Highway No. 1. Monumentation and occupation at the south line matches the distances being measured along westerly right of way of U.S. Highway No. 1. There is no apparent occupation at the north line. These of the four monumented corners match the distances being measured along the west line of said U.S. Lot 1. At the request of Fidelity National Title Company, the parcel(s) was re-described by the undersigned.
16. There is conflicting monumentation for the south line of the Northerly 93 feet of the Southerly 218 feet of said U.S. Lot 1 lying westerly of U.S. Highway No. 1. Line from "Point A" the "Point B" is the monumented line per William E. Swoope, Jr. (Florida Registered Surveyor 8417) survey dated March 23, 1977. Line from "Point C" the "Point D" is the monumented line per Barry Joe Payne (Professional Surveyor and Mapper 5864) survey dated March 3, 2007. A remaining portion of said Northerly 93 feet of the Southerly 218 feet of said U.S. Lot 1 lying westerly of U.S. Highway No. 1 (per the undersigned) is not included in this survey. This remaining portion is a triangular shaped piece, being 7.34 feet along the westerly line if U.S. Highway No. 1.
17. Additions or deletions to this survey map or report by other than the signing party or parties is prohibited without written consent of the signing party or parties per F.A.C. Rule 5J-17.0510(3)(e).
18. The survey map and report or copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

CERTIFIED TO: MARK WALLECHLAEGER
FIDELITY NATIONAL TITLE INSURANCE COMPANY
FIDELITY NATIONAL TITLE OF FLORIDA, INC.




CERTIFICATE OF AUTHORIZATION NUMBER LB 7533

I hereby certify that this survey map and report of the subject property is based on a field survey performed under my supervision on the dates shown hereon. I further certify that this survey map and report meets the standards of practice as adopted in the Rules of the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes Ch. 472.027, subject to the qualifications noted hereon.

DANIEL W. CORY P.S.M. NO. 5917
JEFFREY K. CORY P.S.M. NO. 4120

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PREPARED FOR: MARK WALLECHLAEGER
SCALE 1" = 60' | FILE # 4020

LEGEND & ABBREVIATIONS

| TYPE | SURVEY DATE | WORK ORDER # | P.C. | CALC. | DRAFT | CHECKED |
|---|---|---|---|---|---|---|
| BOUNDARY SURVEY | 03/26/2013 | W-20-2000 | KVC | LVC | BFC/JRC | LVC |
| | | | | CALC. | DRAFT | CHECKED |
| | | | | LVC | LVC | LVC |
| TYPE | DATE | WORK ORDER # | | | | |
| SKETCH DESCRIPTION | 03/26/2013 | W-20-2000 | | | | |

PART OF U.S. LOT 1, SEC. 30, T 18 S, R 35 E
FILE # 4020