NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 30 EAST AS BEING A BEARING OF N 00°23'43" E (ASSUMED).

THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.

UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

0' 40' 80'

LEGAL DESCRIPTION: (OR. 8354 PG. 4492)

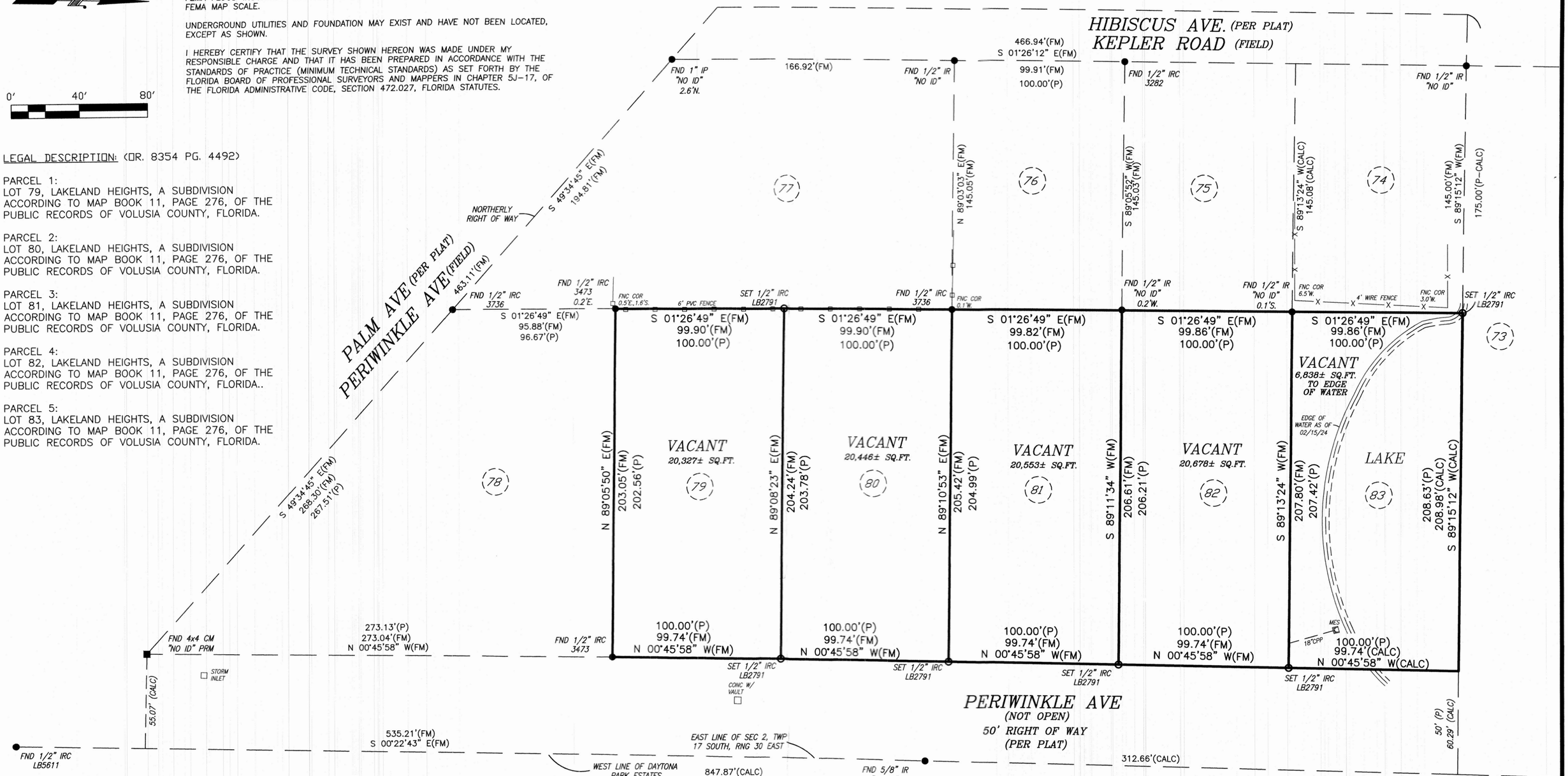
PARCEL 1:
LOT 79, LAKELAND HEIGHTS, A SUBDIVISION ACCORDING TO MAP BOOK 11, PAGE 276, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:
LOT 80, LAKELAND HEIGHTS, A SUBDIVISION ACCORDING TO MAP BOOK 11, PAGE 276, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3:
LOT 81, LAKELAND HEIGHTS, A SUBDIVISION ACCORDING TO MAP BOOK 11, PAGE 276, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 4:
LOT 82, LAKELAND HEIGHTS, A SUBDIVISION ACCORDING TO MAP BOOK 11, PAGE 276, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA..

PARCEL 5:
LOT 83, LAKELAND HEIGHTS, A SUBDIVISION ACCORDING TO MAP BOOK 11, PAGE 276, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



Robert Evers
Digitally signed by Robert Evers
Date: 2024.03.14 16:22:46 -04'00'

FLOOD CERTIFICATION:
(Per map dated 02/19/2014)
This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the ABOVE named Property IS NOT located in a special flood hazard area, according to Community Panel Map No. 12127C-0470-H Map Panel 470 of 930, Zone "X".

NOTE:
This Plat of Survey is certified to and prepared for the sole and exclusive benefit of the entities and or individuals shown hereon, valid on the most current date shown hereon, and shall not be relied upon by any other entity or individual whomsoever.

This Survey / Sketch has been prepared without benefit of abstract or title search unless otherwise noted hereon.

There may be additional restrictions and/or other matters of record not shown on this Survey / Sketch that may be found in the Public Records of the county or contained within the Title Commitment.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BLACKWELL LAND SURVEYORS (LB #2791)
BY: _____
ROBERT R. EVERS
FLORIDA
License Number 5675
STATE OF FLORIDA
Professional Surveyor and Mapper

BLACKWELL & ASSOCIATES LAND SURVEYORS, INC
WWW.BLACKWELLSURVEYING.COM
995 W. VOLUSIA AVE. * DELAND, FL. * PH: (386)-734-8050

BOUNDARY SURVEY CERTIFIED TO:

IRIS SEAGERT

ABBREVIATIONS

AC=Acres
A/C=Air Conditioning Unit
ASPH=Asphalt
BFP=Back Flow Preventer
BLDG=Building
BLK=Block
BM=Benchmark
(CALC)=Computed Data
CATV=Cable TV Service
CB=Concrete Block
CLF=Chain Link Fence
CM=Concrete Monument
CMP=Corrugated Metal Pipe
CPP=Corrigated Plastic Pipe
CONC=Concrete
COR=Corner
CUP=Concrete Utility Pole
(D)=Deed call
DRA=Drainage Retention Area
ELEC or E=Electric
ELEV or EL=Elevation
FND=Found
FOC=Fiber Optic Cable
FFE=Finish Floor Elev.
FH=Fire Hydrant
(FM)=Field Measured
FR=Frame Construction
F/WF=Field Wire Fence
GA=Guy Anchor
GL=Government Lot
GLO=Government Land Office
HDW=Headwall
ID=Identification
INV=Invert Elevation
IP=Iron Pipe
IR=Iron Rod
IRC=Iron Rod & Cap
LB=Licensed Business
LS=Registered Land Surveyor
MB=Map Book
MH=Manhole
MON=Monument
N&C=Nail & Cap
NO ID=No Identification
OR=Official Records Book
O/_=Overhead
(P)=Plat
PC=Point of Curvature
PCC=Point of Compound Curvature
PG=Page
PI=Point of Intersection
POB=Point of Beginning
POC=Point of Commencement
PoC=Point on the Curve
POL=Point on Line
PRC=Point of Reverse Curve
POL=Point on Line
PRC=Point of Reverse Curve
PRM=Permanent Reference Mon.
PT=Point of Tangency
PVC=Poly Vinyl Chloride
PVMT=Pavement
R=Radius or Radial Line
RCP=Reinforced Conc. Pipe
REC=Recovered
RNG=Range
RRS=Railroad Spike
R/W=Right of Way
SEC=Section
SANI=Sanitary Sewer
SD=Storm Sewer
T=Tangent
TB=Tangent Bearing
TEL or T=Telephone Service
TWP=Township
U/_=Underground
UNP=Unrecorded Plat
UP=Utility Pole
WD/F=Wood Fence
WLT=Wood Light Pole
WM=Water Meter
W/M=Water Main
WPF=Wood Privacy Fence
WSL=Water Service Line
W/=With
WC=Witness Corner
WUP= Wood Utility Pole

SYMBOLS :
● = REBAR FOUND (SIZE SHOWN HEREON)
○ = 1/2" REBAR & CAP SET
□ = 4"x4" CONCRETE MONUMENT & CAP SET
■ = CONCRETE MONUMENT FOUND (SIZE SHOWN HEREON)
⊙ = R.L.S. DISC/NAIL FOUND (SIZE SHOWN HEREON)
○ = R.L.S. DISC/NAIL SET
◎ = IRON PIPE FOUND (SIZE SHOWN HEREON)
◆ = RAILROAD SPIKE FOUND
● = BOLT FOUND (SIZE SHOWN HEREON)
● = P/K NAIL FOUND

DATE :	02/15/24
W.O. No.	01-49-24
DRAWN BY :	KWB
FIELD BOOK :	763-26
CADD FILE / FILE No. :	01-49-24 M-