

25 RAILSIDE WAY

150' R/W
FLORIDA EAST COAST RAILWAY

N09°09'56"W

355.32'(P)

80' DRAINAGE EASEMENT

N09°09'56"W

304.25'(C)

FD 5/8"IR
LB 7672

56.32'

N67°38'10"E

UN-PLATTED VACANT LAND



LOT 1

LEGEND:

- C/L Center Line
- FD Found
- N/D Nail and Disk
- IR 5/8" Iron Rod LS 6422
- (P) Plat Bearing & Distance
- (M) Measured Bearing & Distance
- (C) Calculated Bearing & Distance
- C/S Concrete Slab
- R/W Right of Way
- E/P Edge of Pavement
- A/C Air Conditioner
- Δ Delta
- R. Radius
- L. Length
- CB. Chord Bearing
- Ch. Chord
- P.I. Point of Intersection
- L.B. Licensed Business
- L.S. Licensed Surveyor
- P.C.P. Permanent Control Point
- B.F.P. Back Flow Presenter
- T.O.S. Toe of Slope
- T.O.B. Top of Bank
- O.R. Official Records Book & Page
- PSM Professional Surveyor & Mapper
- NAVD North American Vertical Datum
- FFE Finish Floor Elevation
- B.M. Bench Mark
- W/M Water Meter
- P/P Power Pole
- Mitered End Section
- Utility Riser
- Underground Utility
- Clean Out
- Fire Hydrant
- Valve
- Sanitary Manhole

240.10'

RETENTION POND

C/S typical

260.3'

1 STORY BUILDING

FFE=32.02

S71°14'44"W

82'

DRAINAGE EASEMENT

334.68'(P)

LOT 2

CONCRETE PARKING

LOT 3

180158(P) SQUARE FEET

S87°93'(C)

168.4'

N71°14'44"E

6' CHAIN LINK FENCE & GATE

CURVE

BFP

15' DRAINAGE & UTILITY EASEMENT

79.65'

278.23'(P)

FD 5/8"IR
LB 6422

S28°02'53"E

LOT 4

RAILSIDE WAY

BEARING BASIS=N.18°45'16"W

FD N/D No ID 374.81'(P)
374.73'(M)

BM=33.30
MH lid

FD N/D No ID

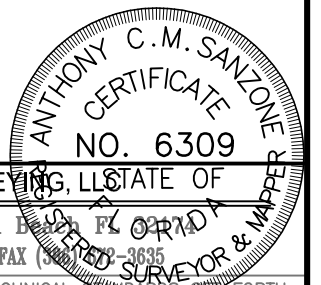
CURVE
Δ=129°01'10"
R=60.00'
L=135.11'
CB=N.02°33'28"W
Ch=108.32'

NOTES:

1. Description furnished by client. No title work provided.
2. No overhead/underground improvements or utilities are located, unless shown. A1A East Coast Land Surveying, INC. will take no responsibility for ANY missing utilities without the Client hiring a Utility Location Service.
3. Bearings are assumed and are based on plat datum.
4. Dimension category is shown in parenthesis (), when they differ from record dimensions.
Monuments that fall within the suburban closure [as per 5J-17.051(3)15bii] are not differentiated.
5. Flood Zone X, Map & Panel No. 12035C 0120 E, 6/6/18, as best ascertained from the Flood Insurance Rate Map.

DESCRIPTION:

LOT 3, PALM COAST INDUSTRIAL PARK, PHASE 3, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF DESCRIBED IN PLAT BOOK 34, PAGE 34, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA



BOUNDARY SURVEY

PREPARED FOR:
--- M&M CONSTRUCTION

REVISIONS:

A1A EAST COAST LAND SURVEYING, LLC STATE OF FLORIDA

1366 US Highway 1 Suite 602, Ormond Beach, FL 32130
PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635

THE FOREGOING PLAT IS CERTIFIED TO MEET THE MINIMUM TECHNICAL REQUIREMENTS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE SURVEY: DATE OF FIELD-OFFICE WORK ORDER#
Boundary 12/12/23 01/03/24 2401001 ACS
Foundation

This item has been digitally signed and sealed by Anthony Sanzone on the date adjacent to the seal. Printed copies of this document are not to be considered signed and sealed and the signature must be verified on any electronic copies.
ANTHONY SANZONE,
PSM# 6309 & LB #8107