



MAP SHOWING SURVEY OF

LAND UNIT 2 OF LAVISTA LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 2265, PAGE 738, AND AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 2701, PAGE 1966, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; SAID LAND UNIT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT L, RIVER CLUB AT GRAND HAVEN, AS RECORDED IN MAP BOOK 33, PAGES 79 THROUGH 82, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT L; THENCE RUN S22°41'29"E ALONG THE EAST LINE OF SAID TRACT L, 246.86 FEET TO THE SOUTHEAST CORNER OF SAID TRACT L; THENCE S70°07'55"W ALONG THE SOUTH LINE OF SAID TRACT L, 30.99 FEET; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT L THE FOLLOWING 4 COURSES: N81°29'47"W, 25.19 FEET; THENCE S82°15'02"W, 87.71 FEET; THENCE S55°21'18"W, 80.04 FEET; THENCE N80°16'20"W 202.07 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 72°27'09"; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, 259.23 FEET; THENCE S27°16'31"W ALONG SAID SOUTHERLY LINE, 136.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 13°30'14"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, 44.78 FEET TO THE SOUTHWEST CORNER OF SAID TRACT L; THENCE DEPART SAID SOUTHERLY LINE N39°14'22"W ALONG THE WESTERLY LINE OF SAID TRACT L, 37.47 FEET; THENCE N03°23'03"W ALONG SAID WESTERLY LINE, 154.20 FEET; THENCE N50°06'12"W ALONG SAID WESTERLY LINE, 51.46 FEET; THENCE N39°53'49"E ALONG SAID WESTERLY LINE, 210.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT L; THENCE S69°26'58"E ALONG THE NORTHERLY LINE OF SAID TRACT L, 5.61 FEET; THENCE N70°45'35"E ALONG SAID NORTHERLY LINE, 134.23 FEET; THENCE N81°52'52"E ALONG SAID NORTHERLY LINE, 72.47 FEET; THENCE DEPART SAID NORTHERLY LINE S13°01'06"E, 167.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 1.557 ACRES, MORE OR LESS.

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.

NOTES	
1. Bearings are based on the RECORD PLAT.	
2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY.	
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988. (NAVD 88).	
4. By Graphic plotting only, the property shown hereon lies within Zone: "X" as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 12035C 0141 E Map Revised date : 6-6-18	
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.	
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.	
ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
C.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	page
B.R.L.	Building Restriction Line
Esmt	Easement
ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
EQUIP	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
O.H.	Overhead Lines
F.M.	Field Measured
R	Radius equals
L	Arc Length equals
Chord	Chord Bearing & Distance equals
Δ	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

**LEGEND**

● DENOTES CONCRETE MONUMENT  
x-x DENOTES FENCE  
○ DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295  
● DENOTES IRON PIPE FOUND (NOTED)

**DATE**  
SCALE 1"=30'  
JOB No. 25-14713  
F.B. -  
page -  
Comp. File 25-14713.dwg  
Drawn by WJM/W.L.

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THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 55-17, (FORMERLY CHAPTER 6107-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843