SURVEY NOTES: 1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH OF DESCRIPTIONS PREPARED WITHOUT BENEFIT OF AN ABSTRACT. 2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREFOR. 3. BEARING STRUCTURE BASED ON NAD 83 FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE WITH THE BEARING ON NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ SECTION 17, TOWNSHIP 18 S, RANGE 33 E BEING 4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED. DUNLAWTON AVENUE, STATE ROAD 421 (165' R/W) 5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X" AND "AE". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAPS, MAP NO. 12127C0507J. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"=500'. 6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. DIGITAL COPY NOT VALID WITHOUT DIGITAL SIGNATURE OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER. 7. UNLESS OTHERWISE SHOW, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME. DESCRIPTION (FROM OFFICIAL RECORDS BOOK 5890, PAGE 3234) BEING A PORTION OF LOTS 8 AND 9, CRAIG'S FARM PLAT NUMBER 2, AS RECORDED IN MAP BOOK 11, PAGE 90 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCEMENT AT THE WEST 1 CORNER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, RUN NORTH 89°57'15" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1265.06 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 01°50'59" WEST ALONG OCCUPIED EAST LINE OF LOT 9, PLAT NUMBER TWO OF CRAIG FARMS AFORESAID, A DISTANCE OF 19.11 FEET TO THE OCCUPIED NORTHEAST CORNER OF SAID LOT 9: THENCE SOUTH 01°50'59" EAST ALONG THE EAST LINE OF CRAIG FARMS NUMBER TWO A DISTANCE OF 716.85 FEET; THENCE SOUTH 88°57'56" WEST ALONG THE SOUTH LINE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA A DISTANCE OF 388.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88'57'56" WEST A DISTANCE OF 293.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF DUNLAWTON AVENUE, STATE ROAD 421 (A 165 FOOT RIGHT-OF-WAY) THENCE NORTH 14°53'27" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 374.18 FEET; THENCE SOUTH 74°07'54' EAST A DISTANCE OF 8.97 FEET; THENCE NORTH 15°10'53" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 81.73 FEET; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE SOUTH 18°27'32" EAST ALONG A LINE THAT LIES 25 FEET EASTERLY OF THE CENTER LINE OF A CANAL KNOWN AS SWEETWATER BRANCH A DISTANCE OF 57.02 FEET; THENCE SOUTH 23°24'37" EAST A DISTANCE OF 60.99 FEET; THENCE SOUTH 19°55'41" EAST A DISTANCE OF 20.13 FEET; THENCE SOUTH 22°29'57" EAST A DISTANCE OF 90.75 FEET; THENCE SOUTH 21°20'38" EAST A DISTANCE OF 192.73 FEET; THENCE SOUTH 18°24'17" EAST A DISTANCE 42.58 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6900, PAGE 4563, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE DUNLAWTON AVENUE WITH THE NORTH LINE OF THAT PROPERTY DEEDED TO THE CITY OF PORT ORANGE, FLORIDA FOR RIGHT OF WAY FOR YORKTOWNE BOULEVARD; THENCE N15°03'08"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 89.57 FEET; THENCE S50°04'23"E, 18.90 FEET TO A POINT 90.00 FEET NORTH OF THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6900, PAGE 4563, SAID 90.00 FEET BEING MEASURED PERPENDICULAR TO SAID SOUTH LINE; THENCE S74°49'28"E, PARALLEL WITH SAID SOUTHERLY LINE, 264.98 FEET TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5890, PAGE 3234, SAID PUBLIC RECORDS; THENCE S18°14'36"E ALONG SAID EASTERLY LINE, 0.55 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE ALONG SAID SOUTHERLY LINE, S89°07'37"W, 293.70 FEET TO THE POINT OF BEGINNING. THE NET AREA BEING 53,938 SQUARE FEET OR 1.238 ACRES, MORE OR LESS. 19.11' | OCCUPIED EAST LINE LOT 9, PLAT NUMBER TWO OF CRAIG FARMS OCCUPIED EAST LINE PLAT NUMBER TWO OF CRAIG FARMS 201.41,18,E(M) 201.20,28,E(D) **LEGEND** Iron rod with cap ADDITIONAL ABBREVIATIONS-TREE LEGEND ALTAMIRA CROSBY PARCEL SLIGER & ASSOCIATES, INC. IRON ROD DUNLAWTON AVE. IRON PIPE WITH CAP CAMPHOR TREE SB SUGARBERRY TREE <u>UTILITY STATEMENT</u> TREE SIZE IRON PIPE PROFESSIONAL LAND SURVEYORS CHERRY TREE PORT ORANGE, FLORIDA (INCHES) FD "X"/CUT IN CONCRETE SLIGER & ASSOCIATES DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE EMELM TREE CONCRETE MONUMENT DIAMETER AT 3921 NOVA ROAD IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE PERMANENT REFERENCE MONUMENT → OK24\8 CITRUS TREE BREAST HEIGHT PORT ORANGE, FL. 32127 FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE PERMANENT CONTROL POINT (386) 761-5385 JOB NO.PINE TREE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING. ⊗FMV FORCE MAIN VALVE FOR: SIMPLICITY MORTGAGE MULTIPLE TRUNK LICENSED BUSINESS CERTIFICATION NUMBER 3019 ⊗WV WATER VALVE PMHICKORY TREE PALM TREE ∠ TREE 22-0439 ⊗RV REUSE VALVE www.sligerassociates.com CHINABERRY TREE SYMBOL FIRE HYDRANT Copyright ©2022 Sliger & Associates, Inc. TELEPHONE BOX TRAFFIC SIGNAL BOX PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY) FOR: SIMPLICITY MORTGAGE I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE CM CONCRETE MONUMENT —FC— BURIED FIBER OPTIC CABLE IPC IRON PIPE & CAP ⊠EB ELECTRIC BOX SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MES MITERED END SECTION TOB TOP OF BANK ■TV CABLE TELEVISION BOX — T — BURIED TELEPHONE LINE MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND\OR RCP REINFORCED CONCRETE PIPE — W — BURIED WATER LINE ☑MB MAIL BOX TOE TOE OF SLOPE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. CMP CORRUGATED METAL PIPE NDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR CHECKED BY — E — BURIED ELECTRIC LINE SURVEY DATE JOB NUMBER \$LP LIGHT POLE DRAWN BY INDIVIDUAL WHOMSOEVER. CLS CENTERLINE OF SWALE MH MANHOLE — G — BURIED GAS LINE BOUNDARYTYPE OF SURVEY UTILITY POLE BURIED TELEVISION LINE MB MAP BOOK —)GA GUY ANCHOR IP IRON PIPE CO CLEANOUT SPECIFIC PURPOSE SURVEY ©CO CLEAN OUT CERTIFIED TO SURVEY DATE TYPE OF SURVEY JOB NUMBER ORB OFFICIAL RECORDS BOOK BOUNDARY SURVEY SIGN PLATTED DIMENSION 4/6/2022 22-0439 SIMPLICITY MORTGAGE ES ELECTRIC SERVICE DEEDED DIMENSION PG PAGE TREE TOPOGRAPHIC SURVEY J.E. ZAPERT, P.L.S. NO. 4046 DUNLAWTON BUILDING, L EXISTING ELEVATION MEASURED DIMENSION ID IDENTIFICATION HDPE HIGH DENSITY POLYETHYLENE PIPE DIP DUCTILE IRON PIPE FOUNDATION LOCATION C.O. VAN KLEECK JR., P.S.M. NO. 6149 (R) RADIAL TELEPHONE MANHOLE INTRACOASTAL BANK, IT SUCCESSORS AND/OR ASSIG CALCULATED DIMENSION (TYP) TYPICAL VCP VITREOUS CLAY PIPE PVC POLYVINYL CHLORIDE FINAL IMPROVEMENTS JEFF W. BARNES, PSM NO. 5576 FIDELITY NATIONAL TITLE INSURANCE COMPANY T CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS OTHER SANITARY MANHOLE N&D NAIL AND DISK RV REUSE VALVE FDOT FLORIDA DEPARTMENT OF TRANSPORTATION REC RECOVERED RECERTIFICATION : 4-6-2022 -MICHAEL S. MURPHY, P.S.M. NO. 6208 DW DRIVEWAY