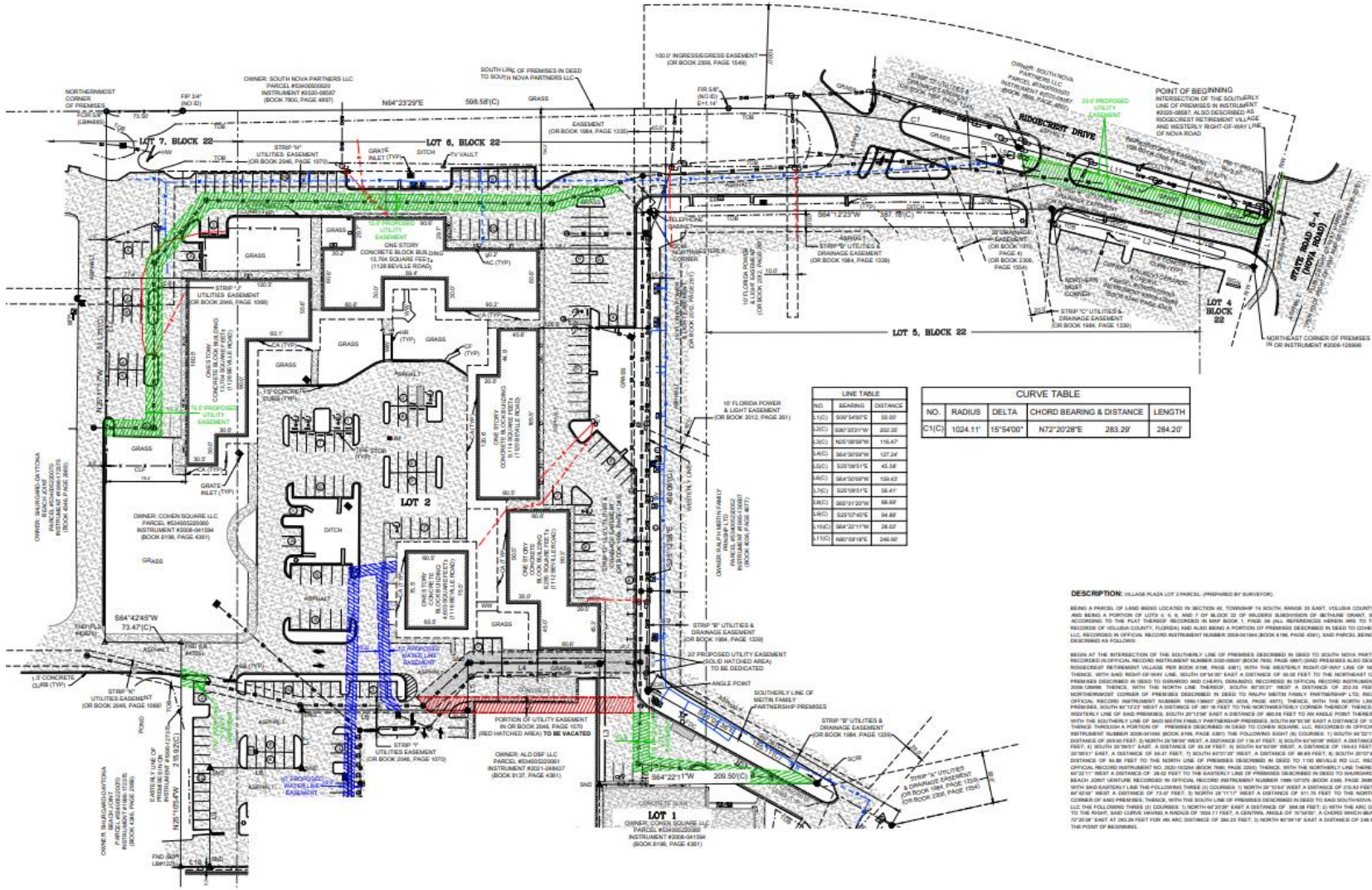
SECTION 40, TOWNSHIP 15 SOUTH, RANGE 33 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



LINE TABLE		
NO.	BEARING	DISTANCE
L1(C)	S09°54'00"E	50.00'
L2(C)	S80°35'21"W	202.35'
L3(C)	N25°08'09"W	116.47'
L4(C)	S64°50'09"W	127.24'
L5(C)	S25°09'51"E	45.38'
L6(C)	S64°50'09"W	159.63'
L7(C)	S25°09'51"E	56.41'
L8(C)	S65°01'20"W	68.69'
L9(C)	S25°07'40"E	94.88'
L10(C)	S64°22'11"W	28.02'
L11(C)	N80°09'18"E	249.90'

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING & DISTANCE		LENGTH
C1(C)	1024.11'	15°54'06"	N72°20'28"E	283.29'	284.20'

VICINITY MAP
NOT TO SCALE

GRID NORTH

LOCATOR MAP
NOT TO SCALE

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

LEGEND

FIR	FOUND IRON ROD	WV	WATER VALVE
FCR	FOUND CAPPED IRON ROD	WM	WATER METER
SCIR	SET CAPPED IRON ROD LB#6901	GA	GUYED ANCHOR
SND	SET NAIL AND DISK LB#6901	UP	UTILITY POLE
(D)	DEED	CO	SANITARY CLEANOUT
(C)	CALCULATED	MH	STORM MANHOLE
AC	AIR CONDITIONING UNIT	SMH	SANITARY MANHOLE
BFP	BACK FLOW PREVENTOR	SL	STREET LIGHT
CA	COVERED AREA	HP	HANDI-CAP PARKING SPACES
CF	CONCRETE FLUME	RP	REGULAR PARKING SPACES
CLF	CHAIN LINK FENCE	SIGN	SIGN
ER	ELECTRIC RECEPTACLE	TP	TELEPHONE PEDESTAL
EV	ELECTRIC VAULT	FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION	GV	GAS VALVE
FOV	FIBER OPTIC VAULT	BOLLARD	BOLLARD
HR	HANDRAIL	SCO	STORM CLEANOUT
HW	HEADWALL	SD	STORM LINE
LS	LIFT STATION	SS	SANITARY SEWER
LB	LICENSED BUSINESS	OHW	OVERHEAD UTILITY LINE
MES	MITERED END SECTION	W	BURIED WATER LINE
OR	OFFICIAL RECORDS	E	BURIED ELECTRIC LINE
PLS	PROFESSIONAL LICENSED SURVEYOR	FM	BURIED SANITARY SEWER FORCE MAIN
R/W	RIGHT-OF-WAY LINE		
SB	STOP BAR		
SPB	SPEED BUMP		
TB	TELEPHONE BOX		
TOB	TOP OF BANK		
TR	TRANSFORMER PAD		
(TYP)	TYPICAL		
UM	UNKNOWN MANHOLE		
WV	WATER VAULT		
WW	WOOD WALKWAY		

DESCRIPTION: VILLAGE PLAZA LOT 2 PARCEL: (PREPARED BY SURVEYOR)

BEING A PARCEL OF LAND BEING LOCATED IN SECTION 40, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA AND BEING A PORTION OF LOTS 4, 5, 6, AND 7 OF BLOCK 22 OF WILDERS SUBDIVISION OF WETHUNE GRANT, SECTION 40 ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 58 (ALL REFERENCES HEREIN ARE TO THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA) AND ALSO BEING A PORTION OF PREMISES DESCRIBED IN DEED TO COHEN SQUARES, LLC, RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2008-041594 (BOOK 6186, PAGE 4351), SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF PREMISES DESCRIBED IN DEED TO SOUTH NOVA PARTNERS, LLC, RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2020-085837 (BOOK 7900, PAGE 4897) (SAID PREMISES ALSO DESCRIBED AS RIDGECREST RETIREMENT VILLAGE PER BOOK 5186, PAGE 4381), WITH THE WESTERLY RIGHT-OF-WAY LINE OF NOVA ROAD; THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 09°54'00" EAST A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PREMISES DESCRIBED IN DEED TO GIURARDO AND CHERYL DINUNZIO, RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2009-126866; THENCE, WITH THE NORTH LINE THEREOF, SOUTH 80°35'21" WEST A DISTANCE OF 202.35 FEET TO THE NORTHERNMOST CORNER OF PREMISES DESCRIBED IN DEED TO RALPH MEITH FAMILY PARTNERSHIP LTD, RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 1995-136607 (BOOK 4039, PAGE 4977); THENCE, WITH THE NORTH LINE OF SAID PREMISES, SOUTH 64°12'23" WEST A DISTANCE OF 387.18 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE, WITH THE WESTERLY LINE OF SAID PREMISES, SOUTH 25°12'56" EAST A DISTANCE OF 480.06 FEET TO AN ANGLE POINT THEREIN; THENCE, WITH THE SOUTHERLY LINE OF SAID MEITH FAMILY PARTNERSHIP PREMISES, SOUTH 64°50'09" EAST A DISTANCE OF 159.11 FEET; THENCE THROUGH A PORTION OF PREMISES DESCRIBED IN DEED TO COHEN SQUARE, LLC, RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2008-041594 (BOOK 6186, PAGE 4351) THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 64°22'11" WEST, A DISTANCE OF 209.50 FEET; 2) NORTH 25°09'51" WEST, A DISTANCE OF 139.47 FEET; 3) SOUTH 64°50'09" WEST, A DISTANCE OF 127.24 FEET; 4) SOUTH 25°09'51" EAST, A DISTANCE OF 45.38 FEET; 5) SOUTH 64°50'09" WEST, A DISTANCE OF 159.63 FEET; 6) SOUTH 25°09'51" EAST, A DISTANCE OF 56.41 FEET; 7) SOUTH 65°01'20" WEST, A DISTANCE OF 68.69 FEET; 8) SOUTH 25°07'40" EAST, A DISTANCE OF 94.88 FEET TO THE NORTH LINE OF PREMISES DESCRIBED IN DEED TO 1130 BEVILLE RD LLC, RECORDED IN OFFICIAL RECORD INSTRUMENT NO. 2020-150284 (BOOK 7950, PAGE 2250); THENCE, WITH THE NORTHERLY LINE THEREOF, SOUTH 64°22'11" WEST A DISTANCE OF 28.02 FEET TO THE EASTERLY LINE OF PREMISES DESCRIBED IN DEED TO SHURGARD-DAYTONA BEACH JOINT VENTURE RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 1986-127375 (BOOK 4346, PAGE 3980); THENCE, WITH SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°17'49" WEST A DISTANCE OF 219.82 FEET; 2) SOUTH 64°42'45" WEST A DISTANCE OF 73.47 FEET; 3) NORTH 25°17'17" WEST A DISTANCE OF 111.75 FEET TO THE NORTHERNMOST CORNER OF SAID PREMISES; THENCE, WITH THE SOUTH LINE OF PREMISES DESCRIBED IN DEED TO SAID SOUTH NOVA PARTNERS LLC THE FOLLOWING THREE (3) COURSES: 1) NORTH 64°23'29" EAST A DISTANCE OF 598.58 FEET; 2) WITH THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1030.11 FEET, A CENTRAL ANGLE OF 15°54'06", A CHORD WHICH BEARS NORTH 72°20'28" EAST AT 283.29 FEET FOR AN ARC DISTANCE OF 284.20 FEET; 3) NORTH 80°09'18" EAST A DISTANCE OF 249.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 8.182 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

2. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING SURVEYOR AND MAPPER IS PROHIBITED WITHOUT WRITTEN CONSENT FROM KCI TECHNOLOGIES, INC..

3. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH STATE PLANE COORDINATE SYSTEM, FLORIDA EAST (NGS ZONE 901). THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 400 BEARS SOUTH 64°22'11" WEST.

4. THE SUBJECT PROPERTY CONTAINS 8.182 ACRES (356,408 SQUARE FEET) OF LAND, MORE OR LESS, AS SURVEYED.

5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 12127C 0367 J WITH AN EFFECTIVE DATE OF 9/29/2018, THE PROPERTY SHOWN ON THIS SURVEY SITE LIES WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD).

6. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 22, 2021.

7. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON LOCATION OF SURFACE MARKINGS MADE BY KCI TECHNOLOGIES, INC. PRIOR TO THE FIELD SURVEY.

8. PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ELECTRONIC SIGNATURE AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

Digitally signed by Paul R Jackson
Date: 2023.02.13 11:50:04 -05'00'

PAUL R. JACKSON
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6719

KCI JOB #512109157.00

DESIGN	DESIGN	DATE
0	INITIAL	11/22

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

KCI TECHNOLOGIES
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BOUNDARY SURVEY
LOT 2- VILLAGE PLAZA
DAYTONA BEACH, FL.
FOR
REAL ESTATE NATIONAL , LLC

DATE:	SCALE:	SHEET:
FEB 13, 2023	1" = 50'	1 OF 1