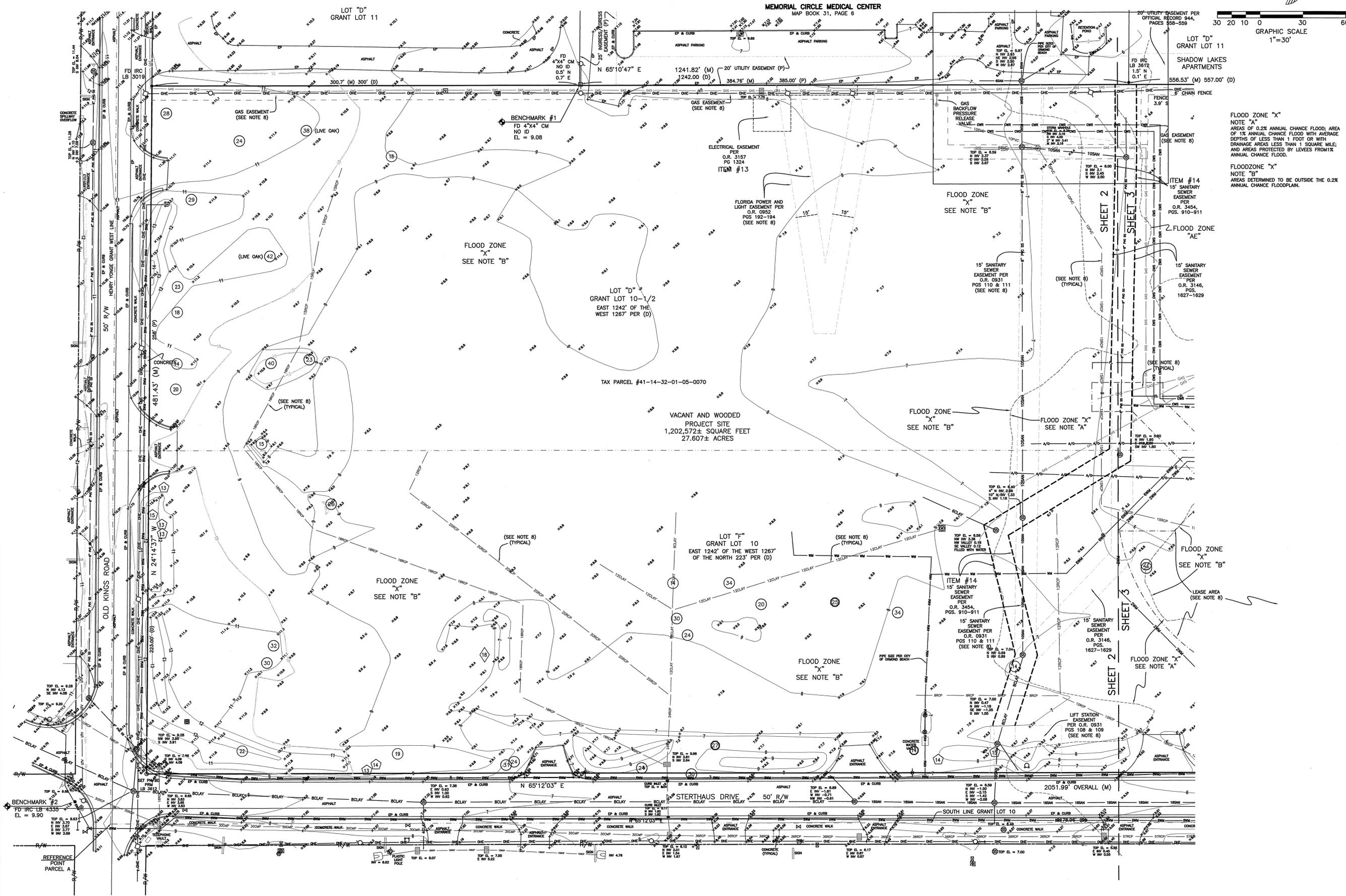








GRAPHIC SCALE  
1"=30'



FLOOD\_ZONE "X"  
NOTE "A"  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD\_ZONE "X"  
NOTE "B"  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**LUPHAM**  
CIVIL ENGINEERING-SURVING-LANDSCAPE ARCHITECT  
265 Kenilworth Avenue • Ormond Beach • Florida  
Voice: 386.672.9515 • Fax: 386.673.6654 • lupham@lupham.com  
LC # 0003912

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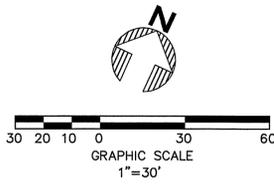
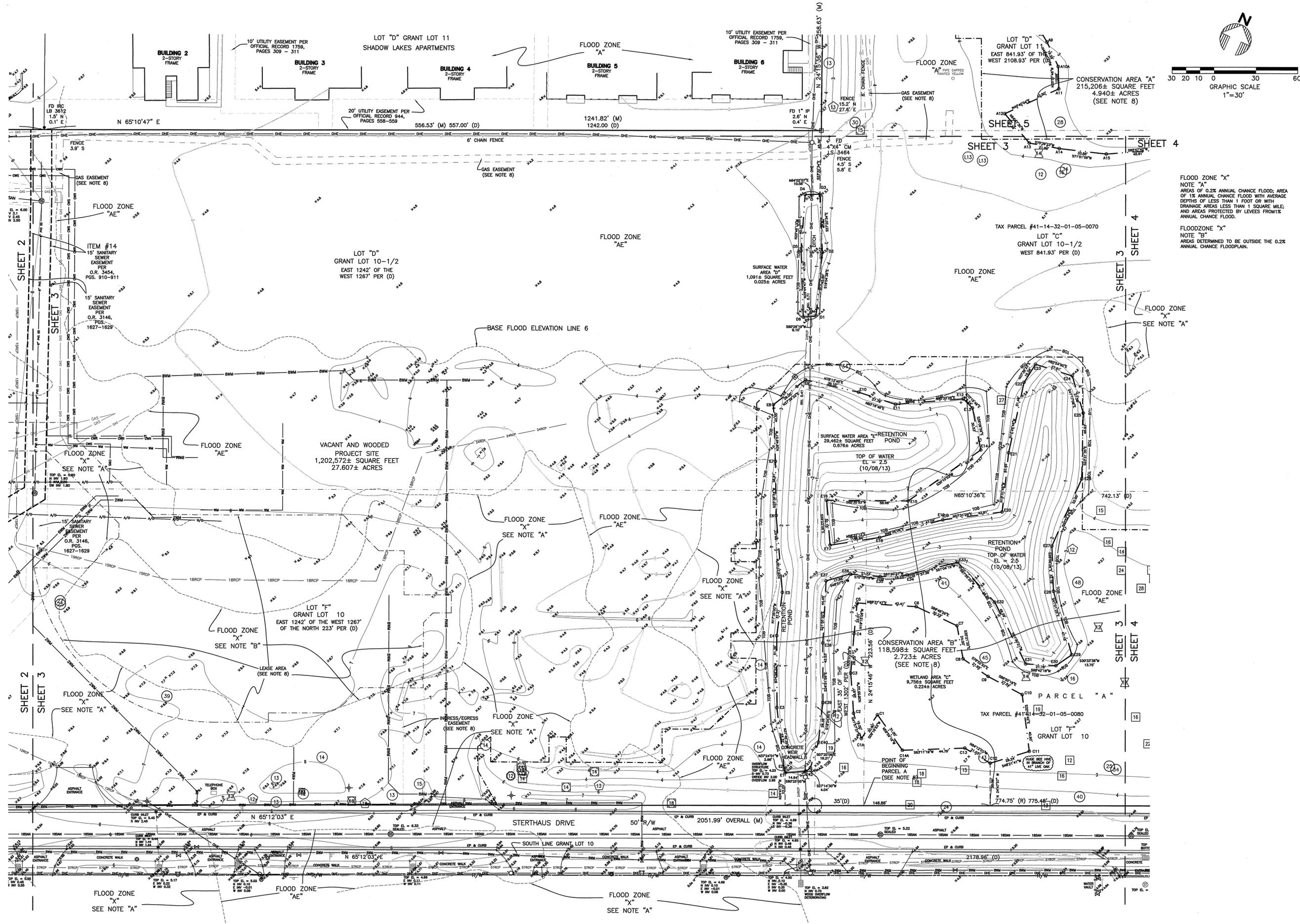
SEE SHEET 6 OF 6 FOR SURVEYOR SIGNATURE

SURVEY MAP

THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY:	TOS1	PROJECT No:	PROJECT#
	TOS2	FIELD WORK BY:	FWB
MAP SUBJECT:	MS	DATE:	FWBDATE
ADDRESS:	AD	OFFICE WORK BY:	OWB
ADDRESS	AD	DATE:	OWBDATE
C/S		FIELD BOOK - PAGE:	FBP
		SCALE:	SCALE
		DRAWING FILE:	

FILE#



FLOOD ZONE "X"  
NOTE "A"  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

FLOODZONE "X"  
NOTE "B"  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**UPPHAM**  
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE  
265 Kestelworth Avenue • Ormond Beach • Florida 32174  
Voice: 386.672.9515 • Fax: 386.673.6554 • uppham.com  
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THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30 FEET OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.

SEE SHEET 6 OF 6 FOR SURVEYOR SIGNATURE

**SURVEY MAP**

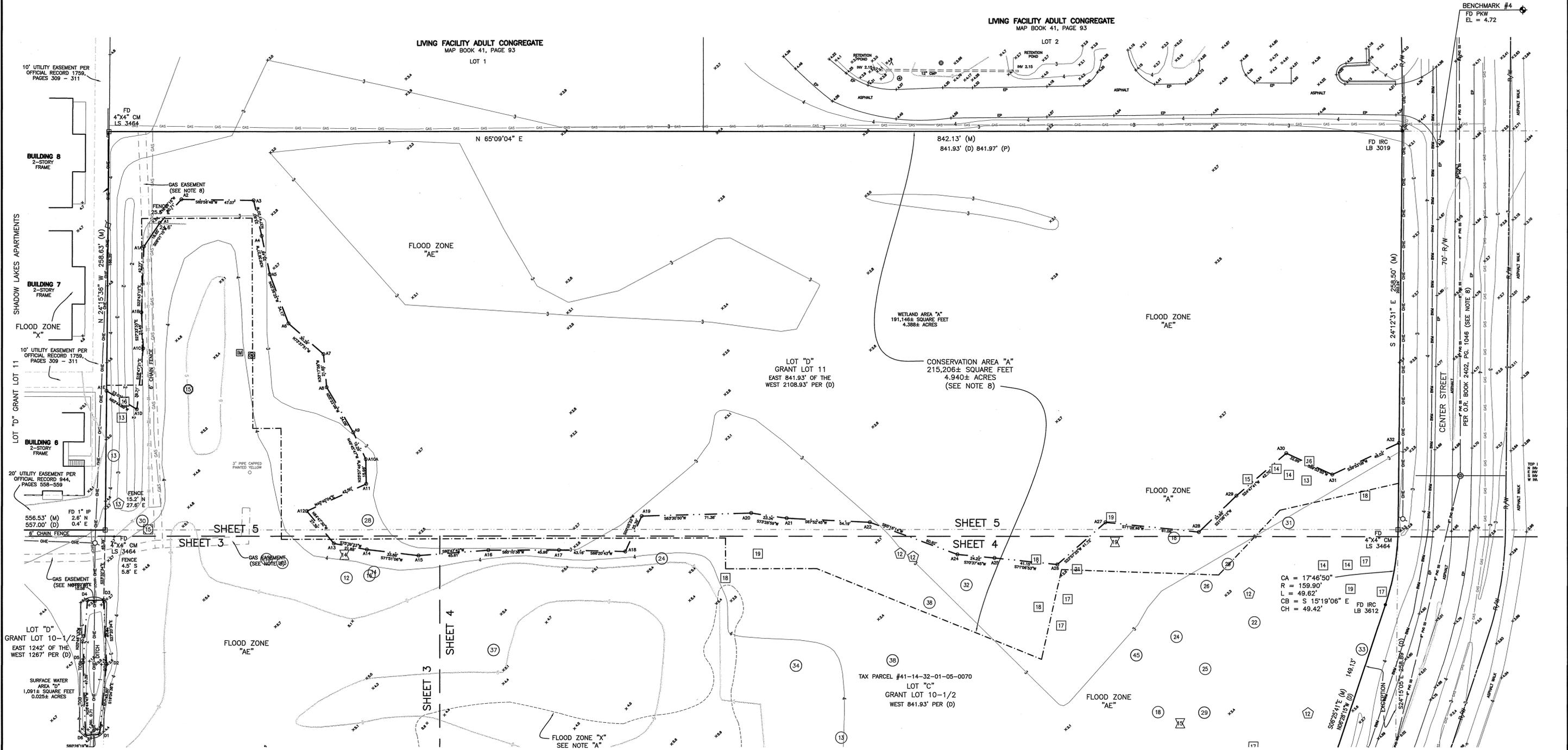
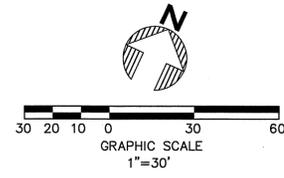
THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & SPECIAL PURPOSE  
MAP SUBJECT: ORMOND KING CENTER  
ADDRESS: 555 S. 875 STERTHAUS AVENUE ORMOND BEACH, FL 32174

PROJECT No: 130806  
FIELD WORK BY: WSH  
DATE: 14/11/14  
OFFICE WORK BY: AM, WSH  
DATE: 4/11/14  
FIELD BOOK - PAGE: 52-26  
SCALE: 1" = 30'  
DRAWING FILE:

**26B-144**





FLOOD ZONE "X"  
NOTE "A"  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOODZONE "X"  
NOTE "B"  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT No: 130906	THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT	TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & SPECIAL PURPOSE	SURVEY MAP
FIELD WORK BY: WSH DATE: 4/11/2014	THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30 FEET OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.	MAP SUBJECT: ORMOND KING CENTER	
OFFICE WORK BY: AM_WSH DATE: 4/11/2014	SEE SHEET 6 OF 6 FOR SURVEYOR SIGNATURE	ADDRESS: 555 & 875 STERTHAUS AVENUE ORMOND BEACH, FL. 32174	DRAWING FILE: <b>26B-144</b>
FIELD BOOK - PAGE: 52-26			
SCALE: 1"=30'			

CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE  
265 Kenilworth Avenue • Ormond Beach • Florida 32174  
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com  
LB # 0003612 LC # 0000357

**LEGAL DESCRIPTION:**

LOT "D", OF GRANT LOT 10-12, EXCEPT THE WESTERLY 1267 FEET THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND

THE EASTERLY 1242 FEET OF THE WESTERLY 1267 FEET THE NORTHERLY 223 FEET OF LOT "F", GRANT LOT 10, AND THE EASTERLY 1242 FEET OF THE WESTERLY 1267 FEET OF LOT "D", GRANT LOT 10-12, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, ALSO KNOWN AS THE HENRY YOUNG GRANT, AS PER MAP IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND

THE EASTERLY 35 FEET OF THE WESTERLY 1302 FEET OF LOT "F", GRANT LOT 10, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM, THE SOUTHERLY 35 FEET THEREOF IN STERTHAUS AVENUE; AND

EASTERLY 841.93 FEET OF THE WESTERLY 2108.93 FEET OF LOT "D", GRANT LOT 11, AND THE WESTERLY 841.93 FEET OF LOT "C", GRANT LOT 10-12, ASSESSOR'S MAP OF THE HENRY YOUNG GRANT, ACCORDING TO A PLAT RECORDED IN MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT:

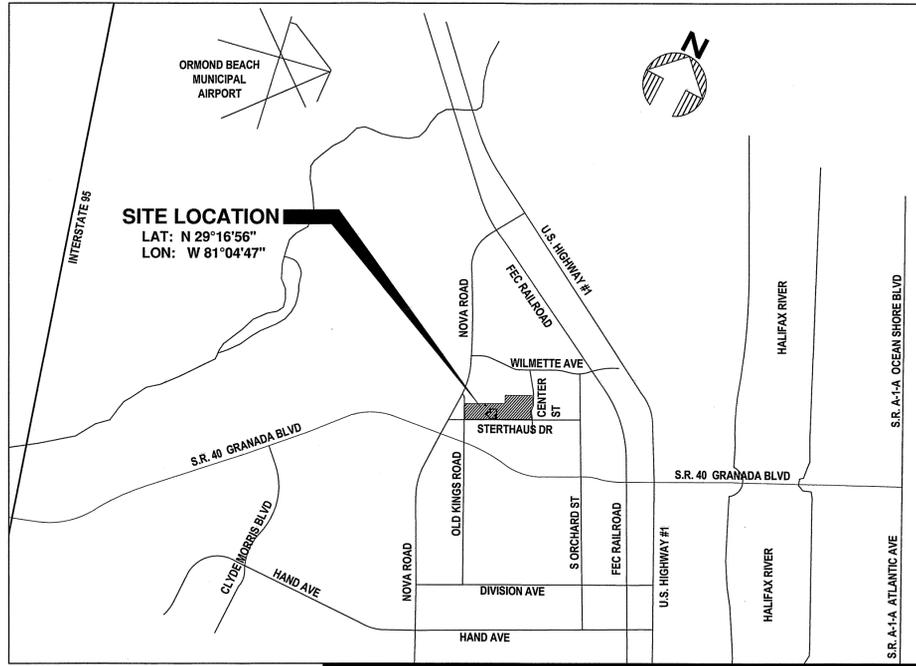
A PORTION OF LOT "C", GRANT LOT 10-12, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF GRANT LOT 10, SAID ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, RUN NORTH 65°12'03" EAST ALONG THE SOUTH LINE OF SAID GRANT LOT 10 A DISTANCE OF 2178.96 FEET; THENCE DEPARTING SAID LINE, RUN NORTH 24°15'05" WEST A DISTANCE OF 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS DRIVE, A 50 FOOT RIGHT-OF-WAY; THENCE SOUTH 65°12'03" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 101.30 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 24°15'05" WEST A DISTANCE OF 5.96 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 372.90 FEET AND A CENTRAL ANGLE OF 12°38'08"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.24 FEET; THENCE NORTH 37°28'05" WEST A DISTANCE OF 75.00 FEET TO THE P.C. OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 14°44'44" AND A CHORD BEARING OF NORTH 30°03'43" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 16°13'06" AND A CHORD BEARING OF NORTH 14°34'48" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.93 FEET; THENCE NORTH 08°28'15" WEST A DISTANCE OF 148.13 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 159.90 FEET AND A CENTRAL ANGLE OF 17°46'59"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.82 FEET TO THE WESTERLY LINE OF CENTER STREET, A 70 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2402, PAGE 1046, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 24°15'05" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 258.89 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 65°10'36" WEST A DISTANCE OF 64.89 FEET TO THE POINT OF BEGINNING; AND

THAT PORTION OF LOT "F", GRANT LOT 10, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF CENTER STREET, A 70 FEET RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2402, PAGE 1046, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND NORTHERLY OF STERTHAUS AVENUE, A 50 FOOT RIGHT-OF-WAY, EXCEPT THE WESTERLY 1302 FEET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 50 FOOT RIGHT-OF-WAY, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STERTHAUS AVENUE; THENCE NORTH 65°12'03" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STERTHAUS AVENUE, 1276.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24°15'46" WEST, 223.56 FEET; THENCE NORTH 65°10'36" EAST, 742.13 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTER STREET, SAID CURVE HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 14°44'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 30°03'39" EAST 63.44 FEET; THENCE SOUTHERLY ALONG SAID CURVE 63.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°28'05" EAST 75.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 372.90 FEET, AND A CENTRAL ANGLE OF 12°38'08"; THENCE SOUTHERLY ALONG SAID CURVE 82.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°47'57" EAST 5.96 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS AVENUE; THENCE SOUTH 65°12'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 775.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN ROAD RIGHT OF WAY.



**LOCATION MAP**

**TREE LEGEND / SYMBOLS / COUNT**

SEE LIMITATIONS: 12(F)(1)  
ONLY TREES 12" AND GREATER WERE LOCATED

ASH TREE	15	3
BAY TREE	12	1
CEDAR TREE	29	7
HACKBERRY TREE	14	1
MAGNOLIA TREE	13	5
MAPLE TREE	16	6
OAK TREE	36	125
PALM TREE	16	50
PINE TREE	28	62
SWEETGUM TREE	18	19
TOOTHACHE TREE	23	1
<b>TOTAL</b>		<b>287</b>

**FLOOD ZONE "X"**  
NOTE: "A"  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT AND WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**FLOODZONE "X"**  
NOTE: "B"  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REVISIONS  
04-28-2014 REVISED TREES DIAMETER ACCORDING TO ARBORIST. FIELD VERIFIED.

**GENERAL NOTES AND SURVEY REPORT:**

- BEARING STRUCTURE (N 65°12'03" E) ALONG THE SOUTHERLY LINE OF GRANT LOT 10-12, ASSESSOR'S MAP OF THE HENRY YOUNG GRANT, ACCORDING TO A PLAT RECORDED IN MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PER TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 4189361, DATED DECEMBER 17, 2012, 8:00 a.m., EXHIBIT "A", ALSO RECORDED IN OFFICIAL RECORD BOOK 6818, PAGES 1405 THROUGH 1407, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 4189361, DATED DECEMBER 17, 2012, 8:00 a.m., EXHIBIT "A", ALSO RECORDED IN OFFICIAL RECORD BOOK 6818, PAGES 1405 THROUGH 1407, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.
- FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF ORMOND BEACH NUMBER 125136, PANEL NUMBER 12127C0212 J, DATED: FEBRUARY 19, 2014 AND PANEL NUMBER 12127C0214 J, DATED: FEBRUARY 19, 2014. THE PROPERTY APPEARS TO BE FLOOD ZONE "X" AND "AE" THE BASE 100 YEAR FLOOD ELEVATION IS NOT SHOWN.
- ACCURACY STATEMENT: THE EXPECTED ACCURACY OF THE CONTROL TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY IS: THE CLOSURE OF THE TRAVERSE FOR THIS PROJECT IS : 1 : 563,000
- DATA SOURCES:  
VERTICAL DATA:  
ELEVATIONS REFER TO (NAVD 88) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF.  
BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK, DESIGNATION IS CITY OF ORMOND BEACH HV MONUMENT (UPHAM) ELEVATION 4.88 FEET.  
A.) BENCHMARK #1 FOUND 4"x4" CONCRETE MONUMENT NO ID ELEVATION = 9.08  
B.) BENCHMARK #2 FOUND IRON ROD & CAP LB4335 ELEVATION = 9.90  
C.) BENCHMARK #3 FOUND PARKER KALON NAIL & DISK EPIRO ELEVATION = 3.81  
D.) BENCHMARK #4 SET PARKER KALON NAIL & DISK NO ID ELEVATION = 4.72
- MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, PAL-2 LUPKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUPKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
- HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS:  
A.) UPHAM INC., BOUNDARY SURVEY FILE 268-141, DATED APRIL 12, 1993.  
B.) UPHAM INC., BOUNDARY SURVEY FILE 268-132C, DATED JANUARY 24, 1999.  
C.) UPHAM INC., SPECIAL PURPOSE SURVEY FILE 268-131, DATED MAY 4, 1998.  
D.) UPHAM INC., CIVIL ENGINEERING DRAWING, OVERALL PLAN, PROJECT 930111, DATED JUNE 9, 1993.
- LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.  
A.) MAP OF HENRY YOUNG, AS RECORDED IN MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
B.) MEMORIAL CIRCLE MEDICAL CENTER, AS RECORDED IN MAP BOOK 31, PAGE 6, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
C.) ADULT CONGREGATE LIVING FACILITY, AS RECORDED IN MAP BOOK 41, PAGES 83 & 94, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- UNDERGROUND UTILITIES NOT LOCATED AND NOT SHOWN.
- WETLANDS LINES REVIEWED AND APPROVED FOR FORMAL WETLAND DETERMINATION BY SJRWMD REPRESENTATIVES, NANETTE CHURCH AND ELOIS LINDSEY, ON MARCH 11, 2014
- TITLE INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 4189361, DATED DECEMBER 17, 2012, 8:00 a.m.  
SCHEDULE B, SECTION 2:  
ITEMS:  
6. STATE ROAD RIGHT OF WAY RESERVED UNTO THE STATE OF FLORIDA IN THE DEED NO. 1336 FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, DATED AUGUST 11, 1943, RECORDED SEPTEMBER 8, 1943 IN DEED BOOK 306, PAGE 178; AS AFFECTED BY AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 2616, PAGE 193, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR.  
7. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 446, PAGE 22, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
8. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 446, PAGE 27, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
9. RESTRICTIVE COVENANTS AS SET FORTH IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 441, PAGE 352, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
10. EASEMENT DEED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 931, PAGE 108, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
11. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3157, PAGE 1324, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PLOTTED ON SURVEY AS SHOWN  
12. EASEMENT DEED TO THE CITY OF ORMOND BEACH RECORDED IN OFFICIAL RECORDS BOOK 3454, PAGE 910, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PLOTTED ON SURVEY AS SHOWN  
13. DEED OF CONSERVATION EASEMENT TO THE CITY OF ORMOND BEACH RECORDED IN OFFICIAL RECORDS BOOK 3862, PAGE 1552, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
14. DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3862, PAGE 1558, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
15. UNITY OF TITLE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3862, PAGE 1563, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
16. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3924, PAGE 4311, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
17. GRANT OF NON-EXCLUSIVE UTILITY EASEMENT TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY RECORDED IN OFFICIAL RECORDS BOOK 4339, PAGE 678, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
18. CITY OF ORMOND BEACH RESOLUTION NO. 2003-16 RECORDED IN OFFICIAL RECORDS BOOK 5014, PAGE 2531; AND FIRST AMENDED CONDITIONAL USE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 5014, PAGE 2536, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
19. MEMORANDUM OF LEASE WITH VOICESTREAM TAMPA/ORLANDO, INC. RECORDED IN OFFICIAL RECORDS BOOK 5295, PAGE 4580, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NOT PROVIDED TO THIS SURVEYOR  
20. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S) NOT PROVIDED TO THIS SURVEYOR  
21. CITY OF ORMOND BEACH ORDINANCE NO. 2009-67, RECORDED DECEMBER 23, 2009, OFFICIAL RECORDS BOOK 6400, PAGE 1773. NOT PROVIDED TO THIS SURVEYOR  
22. EASEMENT DEED TO THE CITY OF ORMOND BEACH RECORDED IN OFFICIAL RECORDS BOOK 3146, PAGE 1427, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PLOTTED ON SURVEY AS SHOWN.
- LIMITATIONS:  
A.) SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR PER TITLE INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 4189361, DATED DECEMBER 17, 2012, 8:00 a.m., AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES RULE 5J-17.05(2)(b)(4)  
B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.  
C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.05(3)(b)(6)  
D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM.  
E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISER'S INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.  
F.) SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:  
1.) WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 12" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL. TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE. SEE AN ARBORIST.  
2.) JURISDICTIONAL WETLANDS SHOWN WERE LOCATED FROM FLAGSMARKS BY JOE YOUNG BIOLOGIST / ENVIRONMENTALIST ON 03/11/2014 AND ST. JOHNS RIVER WATER MANAGEMENT APPROVED AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.  
3.) ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.  
4.) WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.  
5.) GEOTECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.  
G.) AS-BUILT / RECORD SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:  
1.) WHEN UNDERGROUND UTILITIES, SUCH AS UNDERGROUND CABLES, GAS MAINS, WATER MAINS, SANITARY SEWER SYSTEMS AND STORM COLLECTIONS SYSTEMS ARE SHOWN. THE LIMITS OF THIS SURVEY INCLUDE VISIBLE STRUCTURES / IMPROVEMENTS IN COMBINATION WITH AS-BUILT / RECORD DRAWINGS SUPPLIED BY OTHERS.  
2.) WHEN THE PERCENTAGE OF SLOPES ARE SHOWN IT IS BASED ON THE INVERTS BETWEEN VISIBLE STRUCTURES. THIS SURVEY DOES NOT INCLUDE VIDEO PIPELINE INSPECTIONS. VERIFICATION OF LINE OF SITE HAS NOT BEEN VERIFIED. THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONALS PROVIDING SERVICE OF THAT SPECIALTY  
3.) THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONAL PROVIDING SERVICE OF THAT SPECIALTY.
- TOPOGRAPHIC SURVEY:  
1.) CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN 125 FOOT GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND / ELEVATIONS.  
2.) OFFSITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENTS AGENT, BEING AN ARCHITECT OR ENGINEER.

REVISIONS TO SHOW WETLAND AS LOCATED, LOCATE 17 TREES AND ABOVE AND SHOW NEW FLOODZONE INFORMATION 08/12/2014

**ABBREVIATIONS / LEGEND:**

AC	AREAS CALCULATED	FL	FLORIDA IDENTIFICATION	OT	OVERHEAD TELEPHONE LINE
AD	ADJUSTED	IN	INVERT	PE	PARKER KALON NAIL & BRASS DISK
CB	CHORD BEARING	LI	LINEAL FEET	PC	P.C. OF A CURVE
CD	CARE OF	LP	LINEAL PERMANENT	PF	P.F. OF A CURVE
CO	CARE OF	LR	LINEAL RECORD	PI	PRESSURE RELEASE VALVE
CP	CARE OF	LS	LINEAL SURVEYOR	PR	PRESSURE RELEASE VALVE
CS	CARE OF	LV	LINEAL VERTICAL	RP	REMOVED CONCRETE PIPE
CT	CARE OF	LV	LINEAL VERTICAL	RS	RECORDED SURVEY
CU	CARE OF	LV	LINEAL VERTICAL	RT	RIGHT-OF-WAY
CV	CARE OF	LV	LINEAL VERTICAL	SA	STATE ROAD
CA	CARE OF	LV	LINEAL VERTICAL	SB	STATE ROAD
CC	CARE OF	LV	LINEAL VERTICAL	SC	STATE ROAD
CD	CARE OF	LV	LINEAL VERTICAL	SD	STATE ROAD
CE	CARE OF	LV	LINEAL VERTICAL	SE	STATE ROAD
CF	CARE OF	LV	LINEAL VERTICAL	SF	STATE ROAD
CG	CARE OF	LV	LINEAL VERTICAL	SG	STATE ROAD
CH	CARE OF	LV	LINEAL VERTICAL	SH	STATE ROAD
CI	CARE OF	LV	LINEAL VERTICAL	SI	STATE ROAD
CJ	CARE OF	LV	LINEAL VERTICAL	SJ	STATE ROAD
CK	CARE OF	LV	LINEAL VERTICAL	SK	STATE ROAD
CL	CARE OF	LV	LINEAL VERTICAL	SL	STATE ROAD
CM	CARE OF	LV	LINEAL VERTICAL	SM	STATE ROAD
CN	CARE OF	LV	LINEAL VERTICAL	SN	STATE ROAD
CO	CARE OF	LV	LINEAL VERTICAL	SO	STATE ROAD
CP	CARE OF	LV	LINEAL VERTICAL	SP	STATE ROAD
CQ	CARE OF	LV	LINEAL VERTICAL	SQ	STATE ROAD
CR	CARE OF	LV	LINEAL VERTICAL	SR	STATE ROAD
CS	CARE OF	LV	LINEAL VERTICAL	SS	STATE ROAD
CT	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
CU	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
CV	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
CW	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
CX	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
CY	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
CZ	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DA	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DB	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DC	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DD	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DE	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DF	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DG	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DH	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DI	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DJ	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DK	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DL	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DM	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DN	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DO	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DP	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DQ	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DR	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DS	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DT	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DU	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DV	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DW	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DX	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DY	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
DZ	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EA	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EB	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EC	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
ED	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EE	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EF	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EG	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EH	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EI	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EJ	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EK	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EL	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EM	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EN	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EO	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EP	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EQ	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
ER	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
ES	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
ET	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EU	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EV	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EW	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EX	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EY	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
EZ	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
FA	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
FB	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
FC	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
FD	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
FE	CARE OF	LV	LINEAL VERTICAL	ST	STATE ROAD
FF					

# ORMOND RENAISSANCE A CONDOMINIUM

A PORTION LOT D, OF GRANT LOT 10-1/2, A PORTION OF LOT F, GRANT LOT 10, PORTION OF LOT D OF GRANT LOT 11, AND A PORTION OF GRANT LOT C OF GRANT LOT 10-1/2 ASSESSOR'S SUBDIVISION OF THE HENRY YOUNGE GRANT RECORDED IN MAP BOOK 2, PAGE 118, IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

### LEGAL DESCRIPTION:

LOT "D", OF GRANT LOT 10-1/2, EXCEPT THE WESTERLY 1267 FEET THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND

THE EASTERLY 1242 FEET OF THE WESTERLY 1267 FEET THE NORTHERLY 223 FEET OF LOT "F", GRANT LOT 10, AND THE EASTERLY 1242 FEET OF THE WESTERLY 1267 FEET OF LOT "D", GRANT LOT 10-1/2, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, ALSO KNOWN AS THE HENRY YOUNGE GRANT, AS PER MAP IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND

THE EASTERLY 35 FEET OF THE WESTERLY 1302 FEET OF LOT "F", GRANT LOT 10, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNGE GRANT, RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM, THE SOUTHERLY 35 FEET THEREOF IN STERTHAUS AVENUE; AND

EASTERLY 841.93 FEET OF THE WESTERLY 2108.93 FEET OF LOT "D", GRANT LOT 11, AND THE WESTERLY 841.93 FEET OF LOT "C", GRANT LOT 10-1/2, ASSESSOR'S MAP OF THE HENRY YOUNGE GRANT, ACCORDING TO A PLAT RECORDED IN MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT:

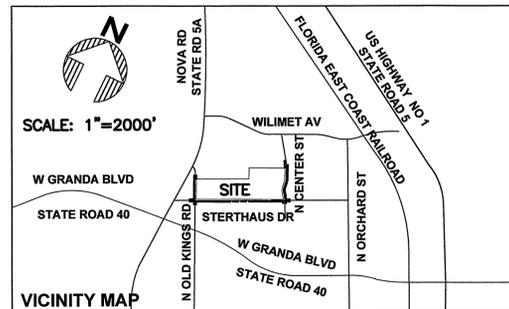
A PORTION OF LOT "C", GRANT LOT 10-1/2, ASSESSOR'S SUBDIVISION THE HENRY YOUNGE GRANT, RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF GRANT LOT 10, SAID ASSESSOR'S SUBDIVISION OF THE HENRY YOUNGE GRANT, RUN NORTH 65°12'03" EAST ALONG THE SOUTH LINE OF SAID GRANT LOT 10 A DISTANCE OF 2178.98 FEET; THENCE DEPARTING SAID LINE, RUN NORTH 24°15'05" WEST A DISTANCE OF 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS DRIVE, A 50 FOOT RIGHT-OF-WAY; THENCE SOUTH 85°12'03" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 101.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 24°47'57" WEST A DISTANCE OF 5.96 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 372.90 FEET AND A CENTRAL ANGLE OF 12°38'08"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.24 FEET; THENCE NORTH 37°26'05" WEST A DISTANCE OF 75.00 FEET TO THE P.C. OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 14°44'44" AND A CHORD BEARING OF NORTH 30°03'43" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 16°13'06" AND A CHORD BEARING OF NORTH 14°34'48" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.83 FEET; THENCE NORTH 06°28'15" WEST A DISTANCE OF 149.13 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 159.90 FEET AND A CENTRAL ANGLE OF 17°46'50"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.82 FEET TO THE WESTERLY LINE OF CENTER STREET, A 70 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2402, PAGE 1046, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 24°15'05" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 258.89 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 65°10'36" WEST A DISTANCE OF 64.89 FEET TO THE POINT OF BEGINNING; AND

THAT PORTION OF LOT "F", GRANT LOT 10, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNGE GRANT, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF CENTER STREET, A 70 FEET RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2402, PAGE 1046, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND NORTHERLY OF STERTHAUS AVENUE, A 50 FOOT RIGHT-OF-WAY, EXCEPT THE WESTERLY 1302 FEET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 50 FOOT RIGHT-OF-WAY, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STERTHAUS AVENUE; THENCE NORTH 65°12'03" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STERTHAUS AVENUE, 1276.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24°15'46" WEST, 223.56 FEET; THENCE NORTH 65°10'36" EAST, 742.13 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTER STREET, SAID CURVE HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 14°44'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 30°03'39" EAST 63.41 FEET; THENCE SOUTHERLY ALONG SAID CURVE 63.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°26'05" EAST 75.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 372.90 FEET, AND A CENTRAL ANGLE OF 12°38'08"; THENCE SOUTHERLY ALONG SAID CURVE 82.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°47'57" EAST 5.96 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS AVENUE; THENCE SOUTH 65°12'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 775.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN ROAD RIGHT OF WAY.



### GENERAL NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED LB 3612, PRM.  
 DENOTES PERMANENT CONTROL POINT (PCP) PK/MAG NAIL AND BRASS DISK "LB 3612 PCP". IRON ROD AND CAP LB#3612
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS PARTS THEREOF. CONVERSION TO ONE METER = 39.37 INCHES /12 = 3.2808333333 FEET.
- NOTE: ALL MEASUREMENTS REFER TO THE HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U. S. SURVEY FOOT AND/OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARD AND TECHNOLOGY.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- BEARING STRUCTURE (N 65°12'03" E) ALONG THE SOUTHERLY LINE OF GRANT LOT 10-1/2, ASSESSOR'S MAP OF THE HENRY YOUNG GRANT AS RECORDED IN OFFICIAL RECORDS BOOK 6818, PAGES 1405 THROUGH 1407, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) NON-RADIAL LINE RELATIVE TO CURVES.
- UTILITY EASEMENTS ON THIS PLAT INCLUDES EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, TELECOMMUNICATIONS, ELECTRIC, TELEVISION SYSTEMS, POTABLE WATER, RECLAIMED WATER AND DRAINAGE STRUCTURES.
- STATE PLANE COORDINATES SHOWN ARE GRID, NAD 83 (1990 ADJUSTMENT) FLORIDA EAST ZONE.
- THIS PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE ORMOND RENAISSANCE A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

### LEGEND

CA...CENTRAL OR DELTA ANGLE OR...OFFICIAL RECORD  
L ... LENGTH PG...PAGE  
R ...RADIUS R/W RIGHT-OF-WAY  
CH ...CHORD DISTANCE CM CONCRETE MONUMENT  
CB...CHORD BEARING PM PERMANENT CONTROL POINT  
IP ... 5/8" IRON ROD AND CAP LB 3612  
PRM PERMANENT REFERENCE MONUMENT  
POB...POINT OF BEGINNING

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AN WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



PREPARED BY:

### CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON \_\_\_\_\_ DATE THE SURVEY WAS COMPLETED OF THE LANDS AS SHOWN ON THE FOREGOING PLAT ENTITLED "HYDE PARK COMMERCIAL" THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT SAID PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA.

(SIGNATURE) \_\_\_\_\_

DATE: \_\_\_\_\_  
WILLIAM S. HART, P.S.M. NO. 3905  
COMPANY NAME: UPHAM INC.  
CERTIFICATE OF AUTHORIZATION NO. 3612  
ADDRESS: 265 KENILWORTH AVENUE  
ORMOND BEACH, FLORIDA 32174

### REVIEW BY CITY'S SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, FLORIDA STATUTES.

REVIEW SURVEYOR \_\_\_\_\_ DATE: \_\_\_\_\_  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER # \_\_\_\_\_

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ORMOND KING CENTER, LLC A FLORIDA LIMITED LIABILITY COMPANY REFERRED TO HEREON AS ORMOND KING CENTER, LLC, BEING THE OWNER IN FEE, SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREIN AS THE PLAT ENTITLED "ORMOND RENAISSANCE A CONDOMINIUM" LOCATED IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED, AND DEDICATES EASEMENTS SHOWN HEREIN CONSERVATION, AND UTILITY EASEMENTS SHOWN HEREIN TO ORMOND KING RENAISSANCE LLC, CONSERVATION, AND UTILITY PURPOSES PERMITTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ORMOND RENAISSANCE A CONDOMINIUM, RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS MAY BE AMENDED AND CONSISTENT WITH THE REQUIREMENTS OF THE ORMOND RENAISSANCE A CONDOMINIUM ASSOCIATION, INC A FLORIDA NOT FOR PROFIT CORPORATION REFERRED TO HEREON AS ORMOND RENAISSANCE A CONDOMINIUM ASSOCIATION INC. AGREEMENT, RECORDED AT OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY.

ALL CONSERVATION AND UTILITY EASEMENTS SHOWN HEREIN ARE DEEMED TO BE COMMON AREAS AND ARE HEREBY DEDICATED TO THE JOINT USE AND ENJOYMENT OF ALL MEMBERS OF THE ORMOND RENAISSANCE OWNERS' CONDOMINIUM ASSOCIATION, INC., AND SAID ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON AREAS.

CONSERVATION EASEMENTS SHALL BE SUBJECT TO THE ENVIRONMENTAL RESTRICTIONS FOUND IN THE CONSERVATION EASEMENT GRANTED TO ST. JOHNS RIVER MANAGEMENT DISTRICT RECORDED THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF \_\_\_\_\_

EASEMENTS IDENTIFIED AS "\_\_\_", "\_\_\_", "\_\_\_", SHALL BE FOR THE USE OF \_\_\_\_\_

ORMOND RENAISSANCE OWNERS' ASSOCIATION, INC. AND THE CITY OF ORMOND BEACH FOR DRAINAGE MAINTANCE, UTILITIES AND ACCESS AS EACH IS DESIGNATED

UTILITY EASEMENTS IDENTIFIED AS "\_\_\_" AND "\_\_\_" SHALL BE FOR THE EXCLUSIVE USE OF THE CITY OF ORMOND BEACH UTILITIES FOR WATER, REUSE WATER, SANITARY SEWER AND STORM SEWERS

IN WITNESS WHEREOF, "\_\_\_" HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME AND IN ITS CORPORATE SEAL TO BE HERETO AFFIXED BY ITS OFFICERS THEREUNTO DULY AUTHORIZED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014

SIGNED AND SEALED IN THE PRESENCE OF:

BY: \_\_\_\_\_ BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF VOLUSIA

THIS IS TO CERTIFY THAT, ON \_\_\_\_\_ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ AS \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY OF ORMOND KING CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THEY ARE KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND THEY (HAVE) \_\_\_\_\_ (HAVE NOT) \_\_\_\_\_ TAKEN OATH.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE. NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: \_\_\_\_\_ TITLE/RANK: COMMISSION NUMBER: \_\_\_\_\_

### JOINER AND CONSENT TO DEDICATION

REUNION BANK OF FLORIDA, A FLORIDA BANKING CORPORATION REFERRED TO HEREON AS REUNION BANK OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "ORMOND RENAISSANCE A CONDOMINIUM" LOCATED IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA. REUNION BANK OF FLORIDA BANK OF FLORIDA, HEREBY JOINS AND CONSENTS TO THE DEDICATION OF THE LANDS AND PLAT AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 6929, PAGE 862, OFFICIAL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE SAID DEDICATION. IN WITNESS WHEREOF, ORMOND KING CENTER, LLC AS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY

AUTHORIZED OFFICERS THIS \_\_\_\_\_ DAY \_\_\_\_\_ OF 2014.

BY: \_\_\_\_\_ NAME: \_\_\_\_\_

WITNESS - PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

BY: \_\_\_\_\_ NAME: \_\_\_\_\_

WITNESS - PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

### CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL REQUIREMENTS STATED IN CHAPTER 177, FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON \_\_\_\_\_

BY: \_\_\_\_\_ CLERK OF CIRCUIT COURT VOLUSIA COUNTY, FLORIDA \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M.

### CERTIFICATE OF APPROVAL BY THE CITY OF ORMOND BEACH

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE CITY OF ORMOND BEACH, FLORIDA.

\_\_\_\_\_  
CITY MANAGER

### CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THIS PLAT WAS APPROVED.

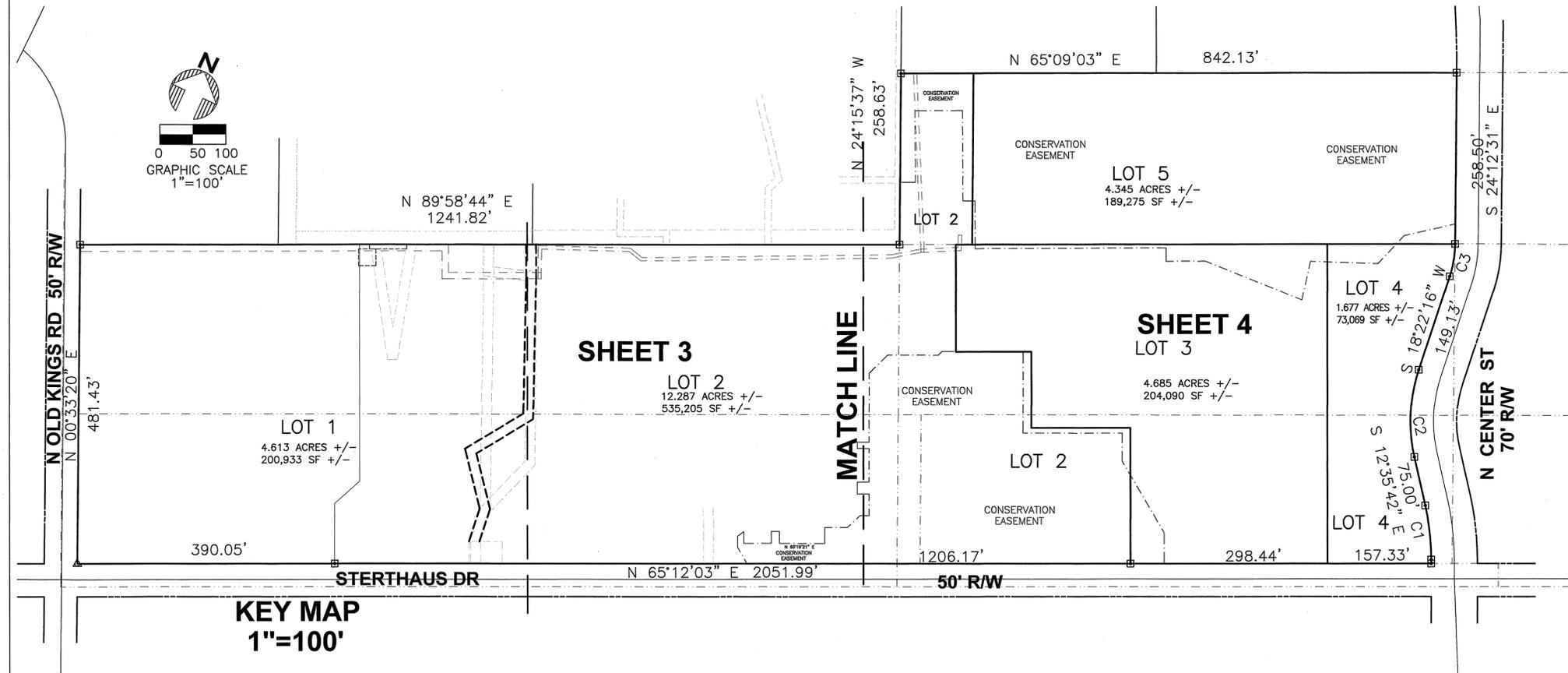
\_\_\_\_\_  
CITY ENGINEER

SHEET 1 OF 4

# ORMOND RENAISSANCE A CONDOMINIUM

MAP BOOK PAGE

A PORTION LOT D, OF GRANT LOT 10-1/2, A PORTION OF LOT F, GRANT LOT 10, PORTION OF LOT D OF GRANT LOT 11, AND A PORTION OF GRANT LOT C OF GRANT LOT 10-1/2 ASSESSOR'S SUBDIVISION OF THE HENRY YOUNGE GRANT RECORDED IN MAP BOOK 2, PAGE 118, IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



**LEGEND**

CA...CENTRAL OR DELTA ANGLE OR...OFFICIAL RECORD  
L ... LENGTH PG...PAGE  
R ...RADIUS R/W RIGHT-OF-WAY  
CH ...CHORD DISTANCE CM CONCRETE MONUMENT  
CB ... CHORD BEARING PM PERMANENT CONTROL POINT  
IP ... 5/8" IRON ROD AND CAP LB 3612  
PRM PERMANENT REFERENCE MONUMENT  
POB...POINT OF BEGINNING

**UPHAM**  
CIVIL ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE  
205 KENNEDY AVENUE, ORMOND BEACH, FLORIDA 32174  
Voice: 386.672.9515 - Fax: 386.673.6554 - upham@upham.com  
LB # 0003612 LC # 0000357

PREPARED BY:

**GENERAL NOTES**

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED LB 3612, PRM.  
 △ DENOTES PERMANENT CONTROL POINT (PCP) PK/MAG NAIL AND BRASS DISK "LB 3612 PCP".  
 IRON ROD AND CAP LB#3612
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS PARTS THEREOF. CONVERSION TO ONE METER = 39.37 INCHES /12 = 3.2808333333 FEET.
- NOTE: ALL MEASUREMENTS REFER TO THE HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U. S. SURVEY FOOT AND/OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARD AND TECHNOLOGY.
- ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- BEARING STRUCTURE (N 65°12'03" E) ALONG THE SOUTHERLY LINE OF GRANT LOT 10-1/2, ASSESSOR'S MAP OF THE HENRY YOUNG GRANT AS RECORDED IN OFFICIAL RECORDS BOOK 8818, PAGES 1405 THROUGH 1407, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) NON-RADIAL LINE RELATIVE TO CURVES.
- UTILITY EASEMENTS ON THIS PLAT INCLUDES EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THE TERM "UTILITIES" AS USED ON THIS PLAT SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, TELECOMMUNICATIONS, ELECTRIC, TELEVISION SYSTEMS, POTABLE WATER, RECLAIMED WATER AND DRAINAGE STRUCTURES.
- STATE PLANE COORDINATES SHOWN ARE GRID, NAD 83 (1990 ADJUSTMENT) FLORIDA EAST ZONE.
- THIS PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE ORMOND RENAISSANCE A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

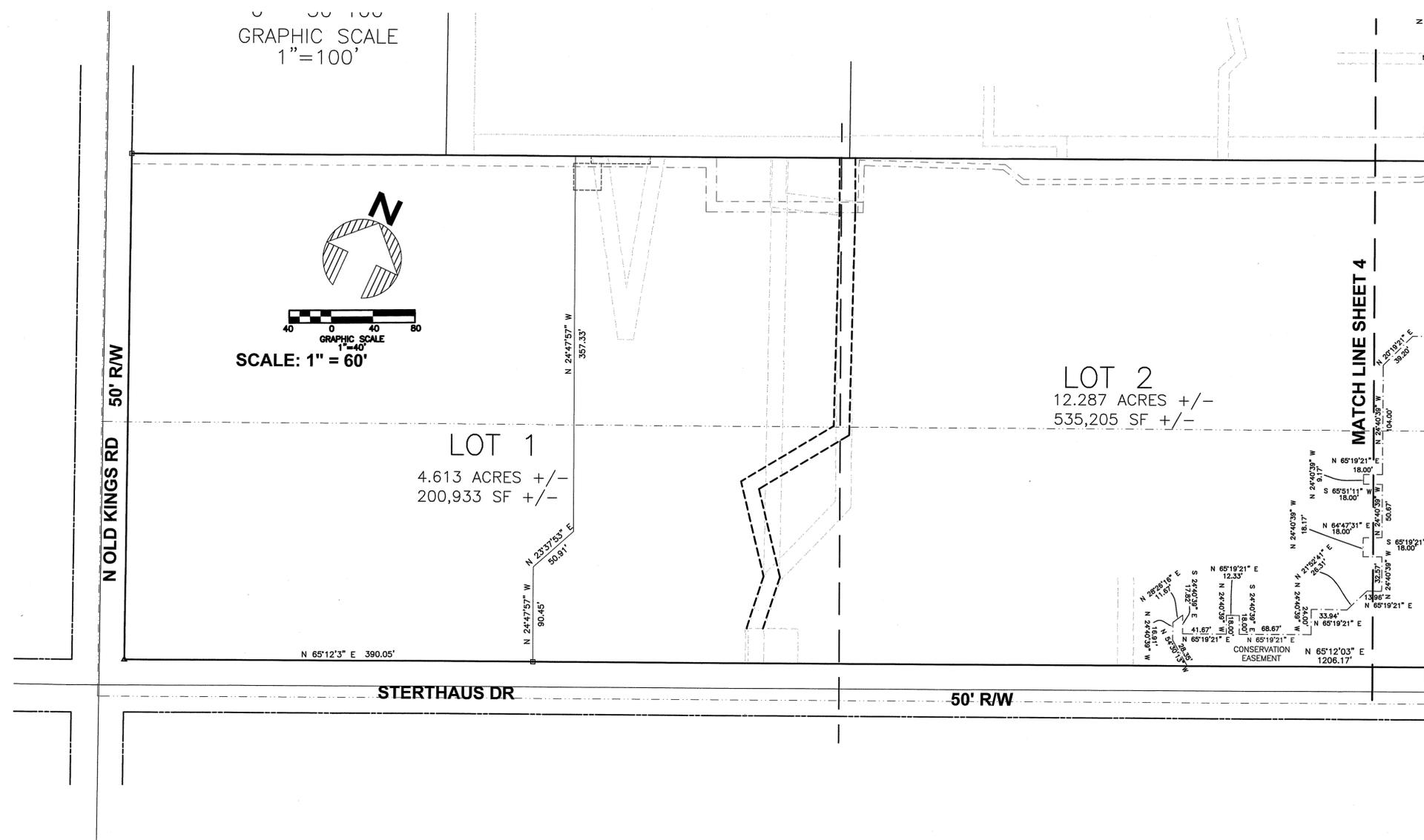
**CURVE TABLE**

CURVE NO.	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
1	12°38'08"	372.90'	82.24'	S 31°04'35" E	82.07'
2	30°57'58"	247.03'	133.51'	S 21°54'40" E	131.89'
3	17°16'50"	159.90'	49.62'	S 15°19'06" E	49.42'

# ORMOND RENAISSANCE A CONDOMINIUM

MAP BOOK PAGE

A PORTION LOT D, OF GRANT LOT 10-1/2, A PORTION OF LOT F, GRANT LOT 10, PORTION OF LOT D OF GRANT LOT 11, AND A PORTION OF GRANT LOT C OF GRANT LOT 10-1/2 ASSESSOR'S SUBDIVISION OF THE HENRY YOUNGE GRANT RECORDED IN MAP BOOK 2, PAGE 118, IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



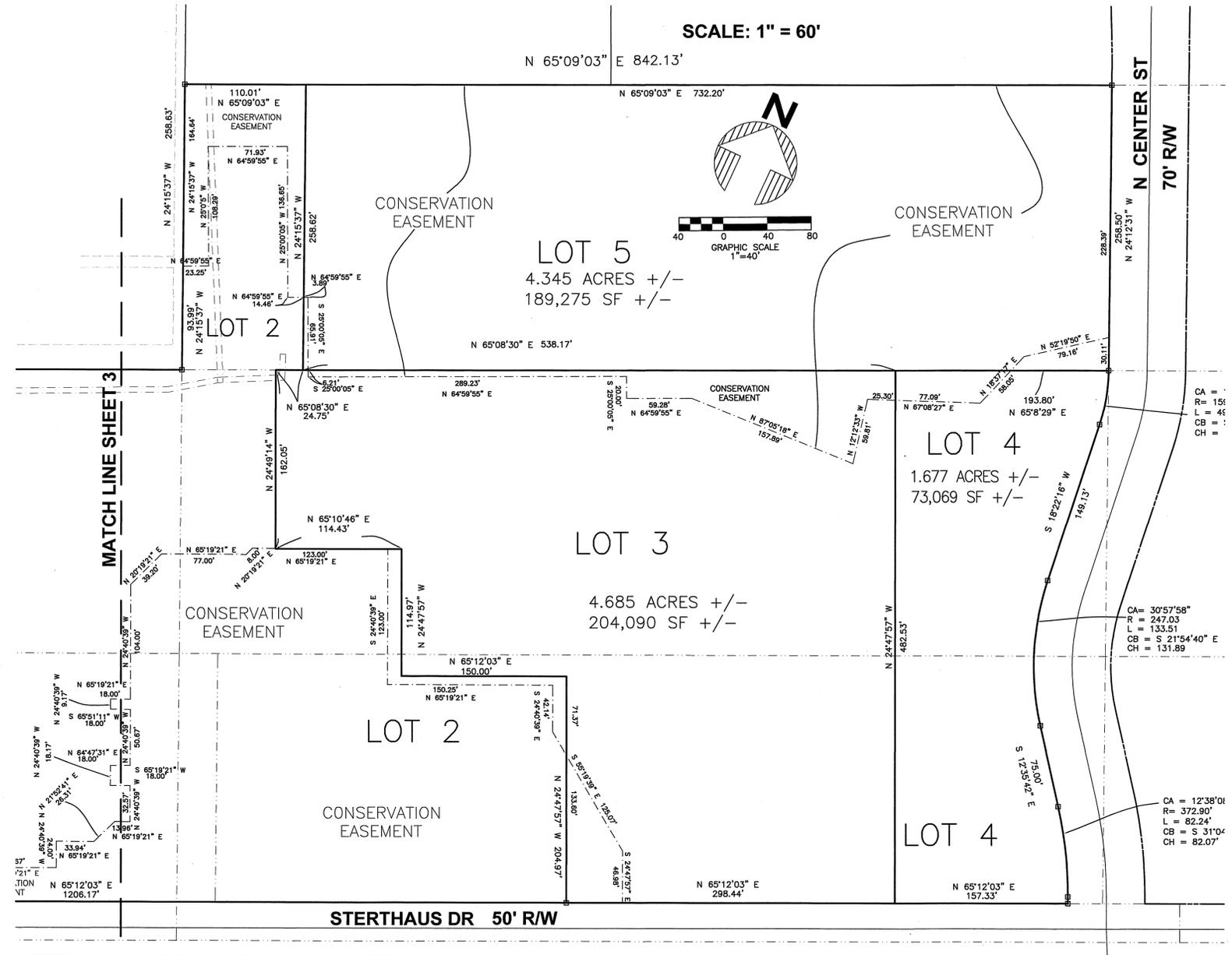
**UPHAM**  
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LB # 0003612 LC # 0000357

PREPARED BY:

# ORMOND RENAISSANCE A CONDOMINIUM

MAP BOOK PAGE

A PORTION LOT D, OF GRANT LOT 10-1/2, A PORTION OF LOT F, GRANT LOT 10, PORTION OF LOT D OF GRANT LOT 11, AND A PORTION OF GRANT LOT C OF GRANT LOT 10-1/2 ASSESSOR'S SUBDIVISION OF THE HENRY YOUNGE GRANT RECORDED IN MAP BOOK 2, PAGE 118, IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

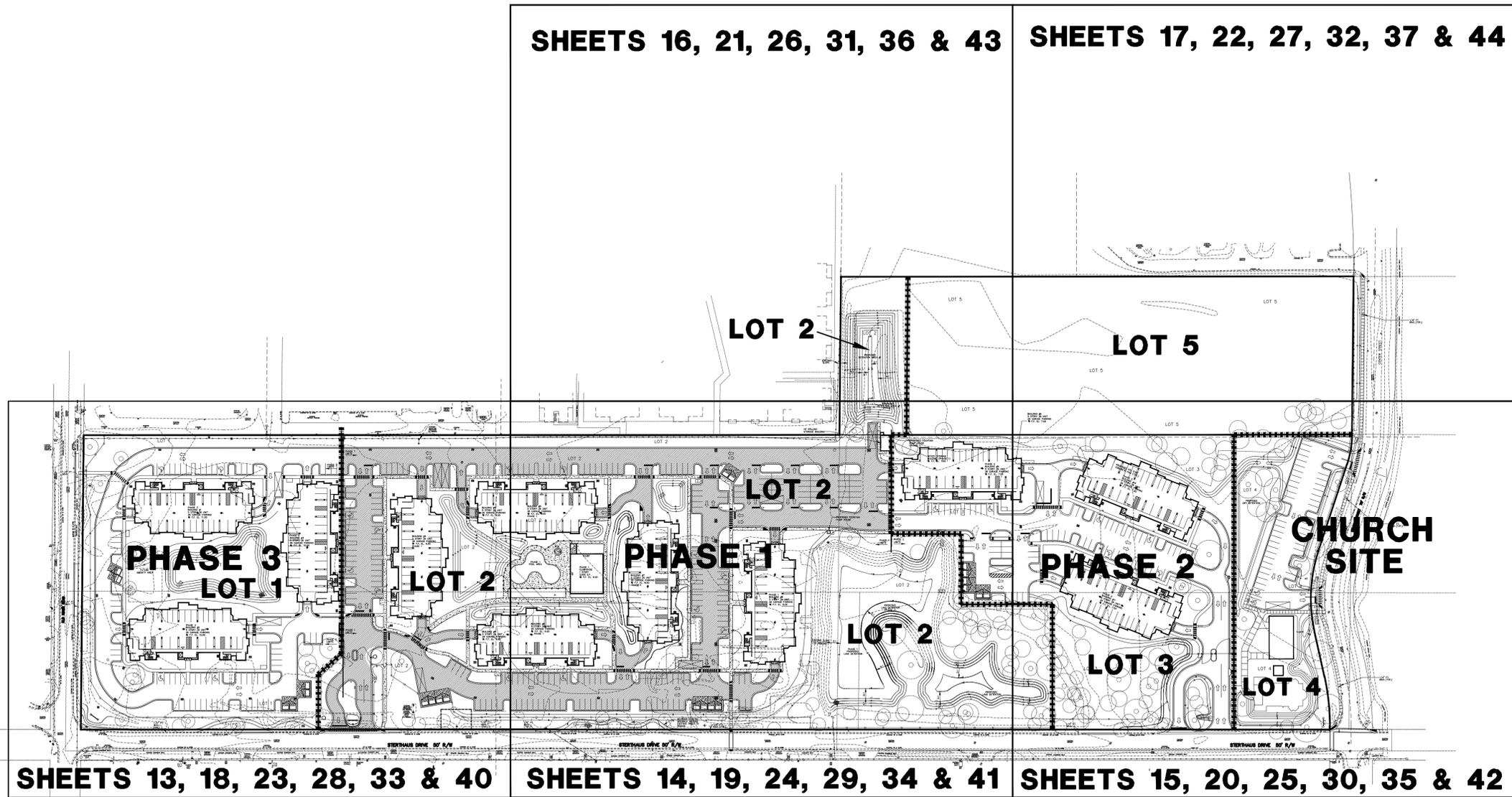
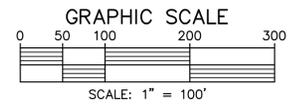


**LEGEND**

CA...CENTRAL OR DELTA ANGLE OR...OFFICIAL RECORD  
L ... LENGTH PG...PAGE  
R ...RADIUS R/W RIGHT-OF-WAY  
CH ...CHORD DISTANCE CM CONCRETE MONUMENT  
CB... CHORD BEARING PCP... PERMANENT CONTROL POINT  
IP ... 5/8" IRON ROD AND CAP LB 3612  
PRM ...PERMANENT REFERENCE MONUMENT  
POB...POINT OF BEGINNING

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NO.	DATE	DESCRIPTION	BY
REVISIONS			
<b>PARKER MYNCHENBERG &amp; ASSOCIATES, INC.</b>			
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CERTIFICATION OF AUTHORIZATION NUMBER: 00003910			
KEY MAP			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG		
DATE: 5.23.14	CADD TECH: C.HARDEN		
SCALE: 1"=100'	SHEET 12 OF 56	SEAL	