

# AIR ONE

## Ormond Beach, Florida

### LEGAL DESCRIPTION: 25' DRAINAGE EASEMENT

BEING A PORTION OF VACATED WILD OLIVE ROAD (A 50 FOOT RIGHT-OF-WAY), LYING 25 FEET NORTHERLY OF LOT 1, BLOCK 3, PER TOMOKA HEIGHTS AN UNRECORDED PLAT #115, AS RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING IN SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A POINT OF REFERENCE BEING THE SOUTHWESTERLY CORNER OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; RUN THENCE SOUTH 75 DEGREES 43 MINUTES 32 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 38, A DISTANCE OF 2050.59 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF VOLUSIA STREET (A 30' UNOPEN ROAD RIGHT-OF-WAY), PER TOMOKA HEIGHTS AN UNRECORDED PLAT #115, ALSO SHOWN ON PLAT OF TOMOKA SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 108, REFERENCED IN PLAT BOOK 15, PAGE(S) 251-253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 14 DEGREES 31 MINUTES 24 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID VOLUSIA STREET, A DISTANCE OF 1940.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 24 OF AFOREMENTIONED TOMOKA HEIGHTS AN UNRECORDED SUBDIVISION PLAT #115, THENCE DEPARTING SAID VOLUSIA STREET NORTH 75 DEGREES 42 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 226.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 24 ALSO BEING THE NORTHEASTERLY CORNER OF SAID SUBDIVISION LOT 1 AND THE POINT OF BEGINNING; THENCE NORTH 75 DEGREES 42 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 225.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1 ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF TOMOKA AIRPORT ROAD, UN-RECORDED, ALSO KNOWN AS HULL ROAD; THENCE DEPARTING SAID NORTHERLY LINE NORTH 14 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 75 DEGREES 42 MINUTES 17 SECONDS EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 14 DEGREES 23 MINUTES 57 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

### GENERAL NOTES:

1. BEARING STRUCTURE (S75°42'15"E) ALONG THE SOUTH LINE OF SECTION 38, VOLUSIA COUNTY, FLORIDA., FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC. NO TITLE WORK PROVIDED TO SURVEYOR.
3. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
  - A.) TOMOKA HEIGHTS AN UNRECORDED PLAT #115, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
  - B.) SURVEY BY UPHAM, INC., FILE NUMBER: 28A-135, WORK ORDER NUMBER: 050108, DATED 01/26/2005.
  - C.) SURVEY BY A1A GEO, INC., MAP SUBJECT: STERTHAUS ALF, DATED: 05/13/2017.

### LEGEND:

EP	EDGE OF PAVEMENT
FL	FLORIDA
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
O.R.	OFFICIAL RECORD BOOK
PG(S)	PAGE OR PAGES
R/W	RIGHT-OF-WAY
WO#	WORK ORDER NUMBER
(UR)	UNRECORDED TOMOKA HEIGHTS PLAT #115

THIS IS NOT A SURVEY

*PROPOSED 25' DRAINAGE EASEMENT*

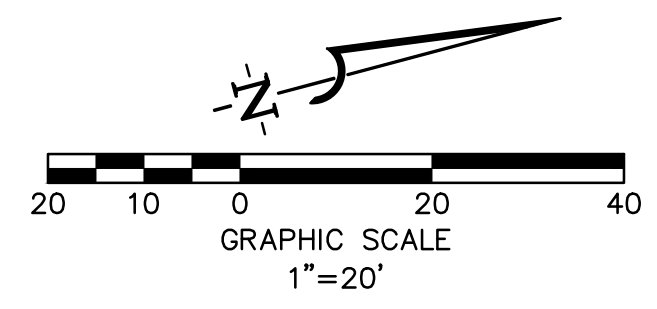
SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR  
SURVEYOR'S SIGNATURE

OWB: BR
DATE: 01-29-19
MAP SUBJECT: HULL RD LOT 1, BLOCK 3
SCALE: NA

TYPE OF SURVEY:
SKETCH & LEGAL
25' DRAINAGE EASEMENT

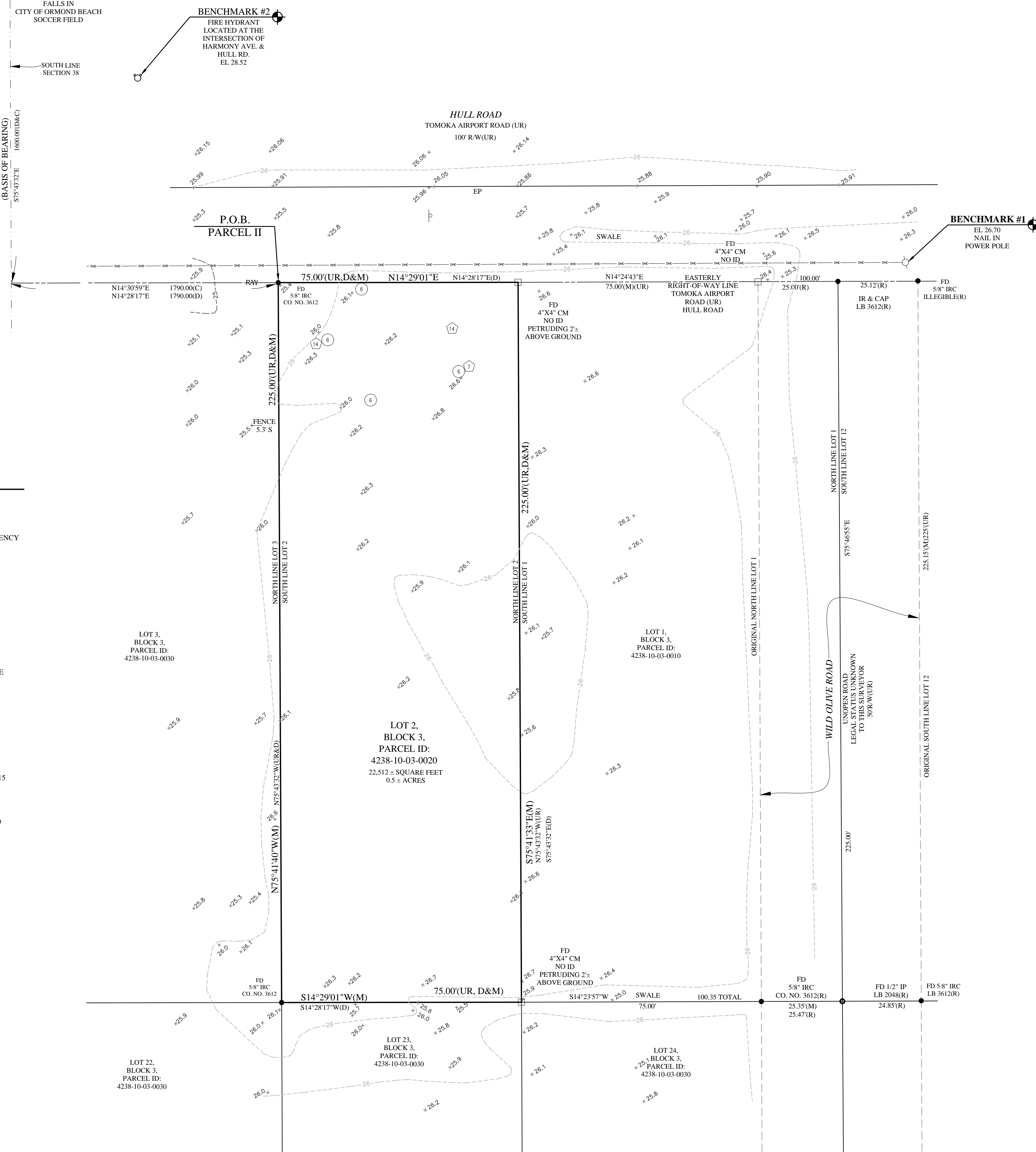
**A1A**  
**SURVEYING**  
LAND SURVEYING CONSTRUCTION LAYOUT  
244 Ridgewood Avenue, Daytona Beach, Florida 32117  
Voice: 386.405.6797  
LB # 8205 LS # 6378



P.O.R. PARCELS II  
SOUTHWEST CORNER  
GEORGE ANDERSON  
GRANT  
SECTION 38,  
TOWNSHIP 14 S,  
RANGE 32 E  
CORNER NOT FOUND  
FALLS IN  
CITY OF ORMOND BEACH  
SOCCER FIELD

# AIR ONE

829 HULL ROAD  
Ormond Beach, Florida



### LEGAL DESCRIPTION:

PARCEL 1: (FEE SIMPLE ESTATE):  
LOT 2, BLOCK 3, OF AN UNRECORDED PLAT OF TOMOKA HEIGHTS, A SUBDIVISION OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED, TO-WIT:  
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, SOUTH 75°43'32" EAST, A DISTANCE OF 1600.00 FEET FROM THE SOUTHWESTERLY CORNER OF THE GEORGE ANDERSON GRANT AS A POINT OF REFERENCE; THENCE NORTH 14°28'17" EAST, A DISTANCE OF 1790.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 14°28'17" EAST, A DISTANCE OF 75.0 FEET; THENCE SOUTH 75°43'32" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 14°28'17" WEST, A DISTANCE OF 75.0 FEET; THENCE NORTH 75°43'32" WEST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING. BEARINGS ARE REFERRED TO THE MERCATOR GRID AZIMUTH.  
PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE):  
TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER PALMETTO ROAD, MAGNOLIA ROAD, WILD OLIVE, ROSETTA ROAD AND HOLLY STREET, AS DESCRIBED IN DEED TO FLORIDA POWER AND LIGHT COMPANY, et al, RECORDED IN OFFICIAL RECORDS BOOK 98, PAGE 1240, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
THE ABOVE DESCRIBED LAND IS VACANT LAND.

### GENERAL NOTES AND SURVEY REPORT:

- BEARING STRUCTURE (S 75°43'31" E) ALONG THE EASTERLY LINE OF HULL ROAD, VOLUSIA COUNTY, FLORIDA, SAID LINE BEING THE EAST LINE OF TOMOKA HEIGHTS AN UNRECORDED PLAT #115, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA, FOR ANGLE MEASUREMENT ONLY.
- LEGAL DESCRIPTION NOT PROVIDED TAKEN FROM OFFICIAL RECORD BOOK 7548, PAGES 1555, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA, NO TITLE WORK PROVIDED TO THIS SURVEYOR AT TIME OF SURVEY.
- 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), CITY OF ORMOND BEACH, FLORIDA, COMMUNITY NO. 125136, MAP NO. 12127C 0211 K, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X", THE BASE 100 YEAR FLOOD ELEVATION IS NOT SHOWN.
- ACCURACY STATEMENT: THE ACCURACY OF THE BOUNDARY CONTROL OF THE SUBJECT PROPERTY IS COMMERCIAL / HIGH RISK: THE CLOSURE IS 1 : 10,000, THE MINIMUM RELATIVE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF A CLOSED GEOMETRIC FIGURE IS FOUND TO EXCEED THIS REQUIREMENT.
- HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.  
A.) TOMOKA HEIGHTS AN UNRECORDED PLAT #115, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
B.) SURVEY BY UPHAM, INC., FILE NUMBER: 29A-135, WORK ORDER NUMBER: 650108, DATED 01/26/2008.  
C.) SURVEY BY AIA GEO, INC., MAP SUBJECT: STERTHAUS ALF, DATED: 05/13/2017.
- DATA SOURCES:  
ELEVATIONS REFER TO (NAVD 88) NORTH AMERICAN VERTICAL DATUM 1988, FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK, CITY OF ORMOND BEACH, FLORIDA, DESIGNATION HV-126, ELEVATION = 27.08 FEET (NAVD 88).  
A.) BENCHMARK #1, NAIL LOCATED IN POWER POLE, ELEVATION 26.70.  
B.) BENCHMARK #2, FIRE HYDRANT, ELEVATION 28.52.
- NO UNDERGROUND UTILITIES LOCATED, EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE 1"=20' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.
- PARCEL 2 REFERS TO A NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER SEVERAL ROADS PER OFFICIAL RECORDS BOOK 98, PAGE 1240 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AT TIME OF SURVEY NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR AND WAS UN-ABLE TO RETRIEVE FROM PUBLIC RECORDS, SUGGEST TITLE WORK OR SEEK LEGAL COUNSEL. STATUS OF SAID PARCEL 2 IS UNKNOWN TO THIS SURVEYOR.
- LIMITATIONS:  
A.) WHEN SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN, THERE MAY BE ADDITIONAL RESTRICTIONS AND OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS 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 IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES RULE 51-17(05)(2)(D)(4), THIS SURVEYOR DOES NOT ACCEPT ANY RESPONSIBILITY AND / OR BE HELD NEGLIGENT FOR ANY ERRONEOUS ERRORS DUE TO POSSIBLE DOCUMENTATION, THAT MIGHT COME UP LATER, THIS SURVEYOR ALSO RETAINS THE RIGHT TO REVISE THIS SURVEY, BASED ON NEW EVIDENCE, BROUGHT FORWARD AS OTHER SURVEYS BY OTHERS AND / OR LEGAL(S) DOCUMENTS NOT PROVIDED AT THE TIME OF THIS SURVEY.  
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 OWNER'S 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 51-17.05(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. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.  
E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN 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 6" INCHES DIAMETER TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL. TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE, SEE AN ARBORIST.  
2.) JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGS/MARKS BY BIOLOGIST/ENVIRONMENTALIST, AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER. NONE MARKED AT TIME OF SURVEY  
3.) ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES AN 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.) GEO-TECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.

### ABBREVIATIONS / LEGEND:

- A/C AIR CONDITIONER
- (C) CALCULATED
- (D) DESCRIPTION OR DEED
- EP EDGE OF PAVEMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M FLOOD INSURANCE RATE MAP
- FL FLORIDA
- ID IDENTIFICATION
- IP IRON PIPE (AS NOTED)
- IPC IRON PIPE & CAP (AS NOTED)
- IR IRON ROD (AS NOTED)
- IRC IRON ROD & CAP (AS NOTED)
- LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- LLC LIMITED LIABILITY COMPANY
- LS LICENSED SURVEYOR
- M MEASURED
- NAVD NORTH AMERICAN VERTICAL DATUM
- N/A NOT APPLICABLE AND/OR NOT AVAILABLE
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- No. NUMBER
- O.R. OFFICIAL RECORD BOOK
- (P) PLAT
- PG PAGE
- PRM PERMANENT REFERENCE MONUMENT
- (R) RECORD
- RCP REINFORCED CONCRETE PIPE
- R.W. RIGHT-OF-WAY
- WO# WORK ORDER NUMBER
- (UR) UNRECORDED TOMOKA HEIGHTS PLAT #115
- WOOD POWER POLE
- IRON ROD & OR CAP (AS NOTED)
- 4" X 4" CONCRETE MONUMENT (AS NOTED)
- IRON PIPE & OR CAP (AS NOTED)
- OHE OVERHEAD ELECTRIC
- T&B TOP OF BANK
- ~ EXISTING GROUND ELEVATION
- ~ EXISTING HARD ELEVATION

### TREE COUNT:

OAK TREE	4
PALM TREE	3
<b>TOTAL</b>	<b>7</b>

CERTIFIED TO:	TYPE OF SURVEY: Boundary, Topographic & Special Purpose
Field Work by: AM Date: 06/14/18 Office Work by: BR Date: 06/19/18	REVISIONS:
Field Book: 12 Page: Scale: 1"=20'	SITE ADDRESS: 829 HULL ROAD Ormond Beach, Florida
	PROJECT: 18-0519

## A1A SURVEYING

LAND SURVEYING CONSTRUCTION QUALITY

244 Ridgewood Avenue, Daytona Beach, Florida 32117  
Phone: 386.882.1868 LB 8205

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PER CHAPTER 5117-6, SECTION 472.02, FLORIDA STATUTES, NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL.

David McMillen  
06/22/2018  
PSM #6378

David McMillen  
06/22/2018  
PSM #6378

# AIR ONE

Ormond Beach, Florida



LOT 2,  
BLOCK 3,  
PARCEL ID:  
4238-10-03-0020

*PROPOSED*  
25' DRAINAGE  
EASEMENT

LOT 1,  
BLOCK 3  
VACANT &  
VEGETATED

N14°24'02"E  
25.00'

75.00'

75.00'

25.00'

**POINT OF REFERENCE**

SOUTHWEST CORNER  
GEORGE ANDERSON  
GRANT  
SECTION 38,  
TOWNSHIP 14 S,  
RANGE 32 E  
CORNER NOT FOUND  
FALLS IN  
CITY OF ORMOND BEACH  
SOCCER FIELD

*WILD*  
OLIVE ROAD  
25' VACATED PER  
O.R.  
PAGE \_\_\_\_\_  
PUBLIC RECORDS OF  
VOLUSIA COUNTY,  
FLORIDA

LOT 23,  
BLOCK 3,  
PARCEL ID:  
4238-10-03-0030

LOT 24,  
BLOCK 3,  
PARCEL ID:  
4238-10-03-0030

N75°46'05"W

5,661 ±  
SQUARE FEET  
0.13 ± ACRES

S75°46'05"E

*WILD* OLIVE ROAD  
25' VACATED PER  
O.R.  
PAGE \_\_\_\_\_  
SOUTH LINE LOT 13

PARCEL ID:  
4238-10-02-0130

2050.59'

S75°43'32"E  
(BASIS OF BEARING)

UNOPEN ROAD  
50'R/W(URP)  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

SOUTH LINE LOT 14, BLOCK 4

WESTERLY  
RIGHT-OF-WAY LINE  
VOLUSIA STREET (UR)

1940.00'

N14°31'24"E

R/W

VOLUSIA STREET (UR)  
30' R/W  
UNOPEN ROAD  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

S14°31'24"W  
25.00'

R/W

SOUTH LINE  
SECTION 38

226.26'

N75°42'17"W

226.64'

226.64'

**POINT OF BEGINNING**

NORTHEASTERLY  
CORNER  
LOT 23,  
BLOCK 3

*PROPOSED*  
25' DRAINAGE  
EASEMENT

PALMETTO ROAD

LOT 13,  
BLOCK 2

**THIS IS NOT A SURVEY**

**PROPOSED 25' DRAINAGE EASEMENT**

**SHEET 2 OF 2**

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*David McMullen*  
01/31/2018  
DAVID McMILLEN

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR

DATE:  
01/31/18

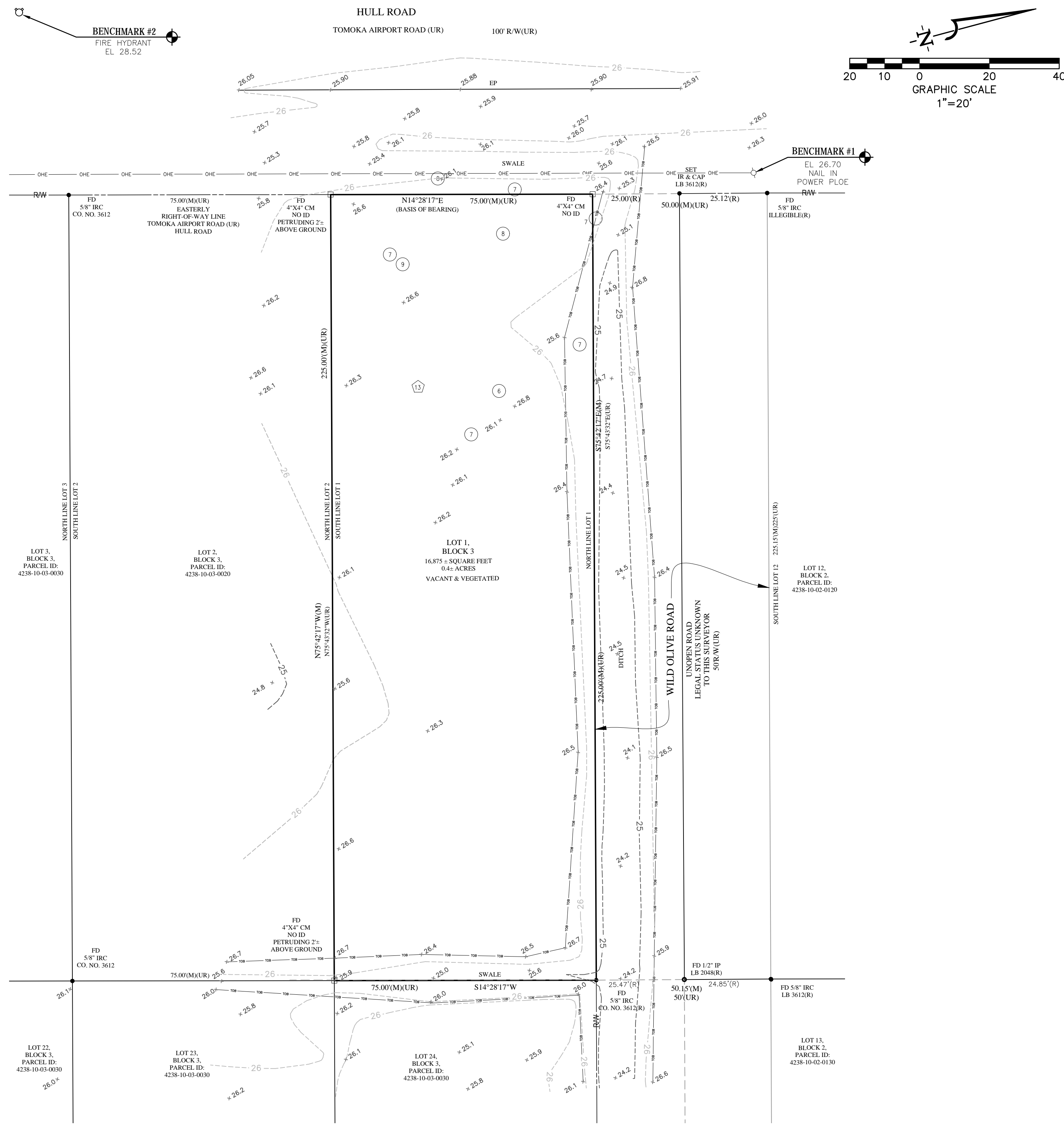
MAP SUBJECT:  
HULL RD  
LOT 24,  
BLOCK 3

SCALE:  
1" = 40'

TYPE OF SURVEY:

SKETCH  
&  
LEGAL  
25' DRAINAGE  
EASEMENT

**A1A**  
**SURVEYING**  
LAND SURVEYING CONSTRUCTION LAYOUT  
244 Ridgewood Avenue, Daytona Beach, Florida 32117  
Voice: 386.882.1868  
LB # 8205 LS # 6378



**LEGAL DESCRIPTION:**  
PARCEL 1, BLOCK 3, TOMOKA HEIGHTS, UN-RECORDED PLAT 115

**GENERAL NOTES AND SURVEY REPORT:**

- BEARING STRUCTURE (N 14°28'17" E) ALONG THE EASTERLY LINE OF HULL ROAD, VOLUSIA COUNTY, FLORIDA, SAID LINE BEING THE EAST LINE OF TOMOKA HEIGHTS AN UNRECORDED PLAT #115, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA, FOR ANGLE MEASUREMENT ONLY.
- LEGAL DESCRIPTION NOT PROVIDED TAKEN FROM OFFICIAL RECORD BOOK 5844, PAGES 3764, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA. NO TITLE WORK PROVIDED TO THIS SURVEYOR AT TIME OF SURVEY.
- 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), CITY OF ORMOND BEACH, FLORIDA, COMMUNITY NO. 125136, MAP NO. 12127C-0211 K, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X". THE BASE 100 YEAR FLOOD ELEVATION IS NOT SHOWN.
- ACCURACY STATEMENT: THE ACCURACY OF THE BOUNDARY CONTROL OF THE SUBJECT PROPERTY IS COMMERCIAL - HIGH RISK. THE CLOSURE IS 1 : 10,000. THE MINIMUM RELATIVE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF A CLOSED GEOMETRIC FIGURE IS FOUND TO EXCEED THIS REQUIREMENT.
- HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
  - A.) TOMOKA HEIGHTS AN UNRECORDED PLAT #115, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
  - B.) SURVEY BY UPHAM, INC., FILE NUMBER: 28A-135, WORK ORDER NUMBER: 050108, DATED 01/26/2005.
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- DATA SOURCES:
  - ELEVATIONS REFER TO (NAVD 88) NORTH AMERICAN VERTICAL DATUM 1988, FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK, CITY OF ORMOND BEACH, FLORIDA, DESIGNATION HV-126, ELEVATION = 27.08 FEET (NAVD 88).
  - A.) BENCHMARK #1, NAIL LOCATED IN POWER POLE, ELEVATION 26.70.
  - B.) BENCHMARK #2, FIRE HYDRANT, ELEVATION 28.52.
- THERE IS A DITCH THAT RUNS ALONG THE NORTHERLY PROPERTY LINE OF SUBJECT PARCEL.
- NO UNDERGROUND UTILITIES LOCATED, EXCEPT AS SHOWN.
- LIMITATIONS:
  - A.) WHEN SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN, THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS 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, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES RULE 51-17.05(2)(D)(4), THIS SURVEYOR DOES NOT ACCEPT ANY RESPONSIBILITY AND / OR BE HELD NEGLIGENT FOR ANY ERRONEOUS ERRORS DUE TO POSSIBLE DOCUMENTATION, THAT MIGHT COME UP LATER, THIS SURVEYOR ALSO RETAINS THE RIGHT TO REVISE THIS SURVEY, BASED ON NEW EVIDENCE, BROUGHT FORWARD AS OTHER SURVEYS BY OTHERS AND / OR LEGAL(S) DOCUMENTS NOT PROVIDED AT THE TIME OF THIS SURVEY.
  - 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 OWNER'S 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 51-17.05(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, "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY 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 6" INCHES DIAMETER TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE, SEE AN ARBORIST.
    - 2) JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAG MARKS BY BIOLOGIST/ENVIRONMENTALIST, AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER. NONE MARKED AT TIME OF SURVEY.
    - 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) GEO-TECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.

**ABBREVIATIONS / LEGEND:**

A/C	AIR CONDITIONER	○	WOOD POWER POLE
(C)	CALCULATED	◇	CONCRETE POWER POLE
(D)	DESCRIPTION OR DEED	●	IRON ROD & / OR CAP (AS NOTED)
EP	EDGE OF PAVEMENT	□	4" X 4" CONCRETE MONUMENT (AS NOTED)
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	○	IRON PIPE & / OR CAP (AS NOTED)
F.I.R.M	FLOOD INSURANCE RATE MAP	— OHE —	OVERHEAD ELECTRIC
FL	FLORIDA	— TOB —	TOP OF BANK
ID	IDENTIFICATION	+	EXISTING GROUND ELEVATION
IP	IRON PIPE (AS NOTED)	+	EXISTING HARD ELEVATION
IRC	IRON PIPE & CAP (AS NOTED)		
IR	IRON ROD (AS NOTED)		
IRC	IRON ROD & CAP (AS NOTED)		
LB	LICENSED BUSINESS		
LC	LICENSED CORPORATION		
LLC	LIMITED LIABILITY COMPANY		
LS	LICENSED SURVEYOR		
(M)	MEASURED		
NAVD	NORTH AMERICAN VERTICAL DATUM		
N/A	NOT APPLICABLE AND/OR NOT AVAILABLE		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
No.	NUMBER		
O.R.	OFFICIAL RECORD BOOK		
(P)	PLAT		
PRM	PERMANENT REFERENCE MONUMENT		
(R)	RECORD		
RCP	REINFORCED CONCRETE PIPE		
R/W	RIGHT-OF-WAY		
WO#	WORK ORDER NUMBER		
(UR)	UNRECORDED TOMOKA HEIGHTS PLAT #115		

**TREE LEGEND / SYMBOLS / COUNT: ONSITE**

OAK TREE	⊙	36	6
PALM TREE	⊙	10	1
			7 TOTAL

REVISIONS:	PROJECT No: 2017-??	PREPARED FOR THE EXCLUSIVE USE OF:
	FIELD WORK BY: AM	
	DATE: 12/11/17	
	OFFICE WORK BY: AM	
	DATE: 12/12/17	
	FIELD BOOK - PAGE: ??	
	SCALE: 1"=20'	

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE 1" = 20' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5117-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 471.027, FLORIDA STATUTES.

*David McMillen*  
12/12/2017  
David McMillen

TYPE OF SURVEY:  
BOUNDARY, TOPOGRAPHIC & SPECIAL PURPOSE

MAP SUBJECT:  
Parcel 1, Block 3, UR 115

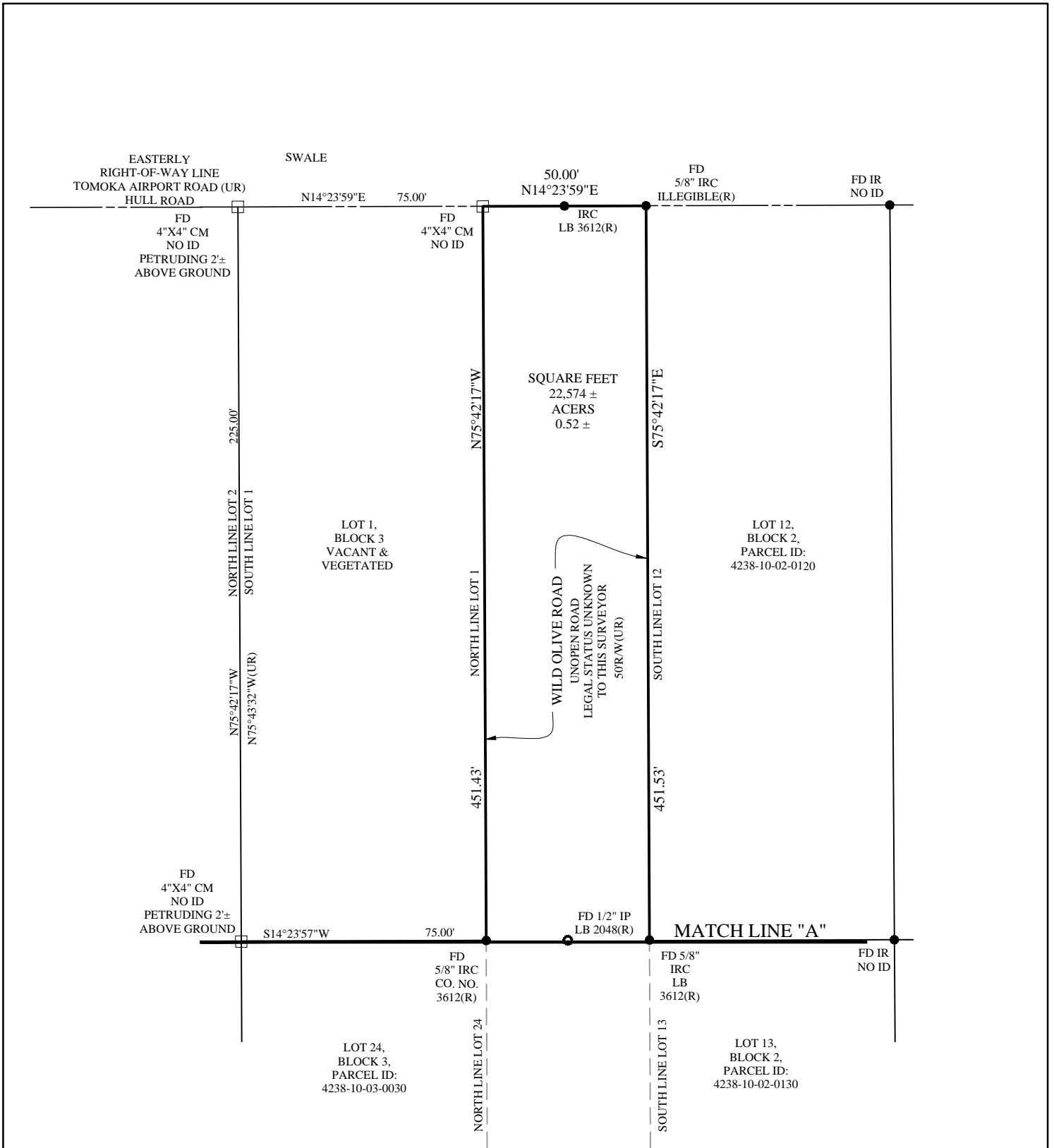
ADDRESS:  
HULL ROAD  
ORMOND BEACH, FLORIDA

**A1A SURVEYING**

LAND SURVEYING CONSTRUCTION LAYOUT

244 Ridgewood Avenue, Daytona Beach, Florida 32117  
Voice: 386.882.1868

LB # 8205 LS # 6378



THIS IS NOT A SURVEY

SHEET 2 OF 3

<p>SEE SHEET 3 OF 3 FOR SURVEYOR'S SIGNATURE</p>	<p>OWB: <b>BR</b></p>	<p>TYPE OF SURVEY:  SKETCH &amp; LEGAL</p>	<p><b>A1A</b> <b>SURVEYING</b> LAND SURVEYING CONSTRUCTION LAYOUT 244 Ridgewood Avenue, Daytona Beach, Florida 32117 Voice: 386.882.1868 LB # 8205 LS # 6378</p>
	<p>DATE: <b>08/24/18</b></p>		
	<p>MAP SUBJECT: WILD OLIVE ROAD</p>		
<p>SCALE: <b>1" = 40'</b></p>			

**LEGAL DESCRIPTION:**

(WILD OLIVE ROAD, TOMOKA HEIGHTS UNRECORDED): BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, SOUTH 75 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 2050.59 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 38, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 14 DEGREES 31 MINUTES 24 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF VOLUSIA STREET AS SHOWN ON PLAT OF TOMOKA SUBDIVISION, RECORDED IN PLAT BOOK 1 AT PAGE 108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1940.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 24 OF AFOREMENTIONED SUBDIVISION, THENCE DEPARTING SAID VOLUSIA STREET NORTH 75 DEGREES 42 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 24 AND LOT 1 OF AFOREMENTIONED SUBDIVISION, A DISTANCE OF 451.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1 ALSO BEING A POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF TOMOKA AIRPORT ROAD, UN-RECORDED, ALSO KNOWN AS HULL ROAD; THENCE DEPARTING SAID NORTHERLY LINE NORTH 14 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE SOUTHWESTERLY CORNER AFORESAID SUBDIVISION, LOT 12; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 75 DEGREES 42 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF LOT 12 AND LOT 13 OF AFOREMENTIONED SUBDIVISION, A DISTANCE OF 451.53 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13 ALSO A POINT LYING ON THE WESTERLY BOUNDARY LINE OF SAID VOLUSIA STREET; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 14 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES:**

1. BEARING STRUCTURE (S75°43'32"E) ALONG THE SOUTH LINE OF SECTION 38, VOLUSIA COUNTY, FLORIDA., FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC.

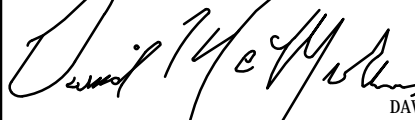
**LEGEND:**

- FL FLORIDA
- ID IDENTIFICATION
- IR IRON ROD (AS NOTED)
- IRC IRON ROD & CAP (AS NOTED) LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- LLC LIMITED LIABILITY COMPANY
- LS LICENSED SURVEYOR
- No. NUMBER
- PG PAGE
- R/W RIGHT-OF-WAY
- OWB OFFICE WORK BY

**THIS IS NOT A SURVEY**

**SHEET 3 OF 3**

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
 08/24/2018  
 DAVID McMULLEN  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR

DATE:  
08/20/18

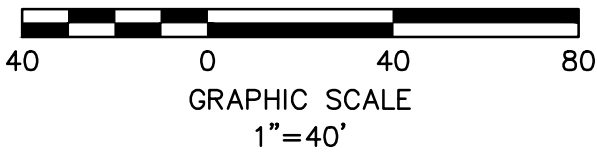
MAP SUBJECT:  
WILD OLIVE ROAD

SCALE:  
NA

TYPE OF SURVEY:

SKETCH  
&  
LEGAL

**A1A**  
**SURVEYING**  
 LAND SURVEYING CONSTRUCTION LAYOUT  
 244 Ridgewood Avenue, Daytona Beach, Florida 32117  
 Voice: 386.882.1868  
 LB # 8205 LS # 6378



**POINT OF REFERENCE**

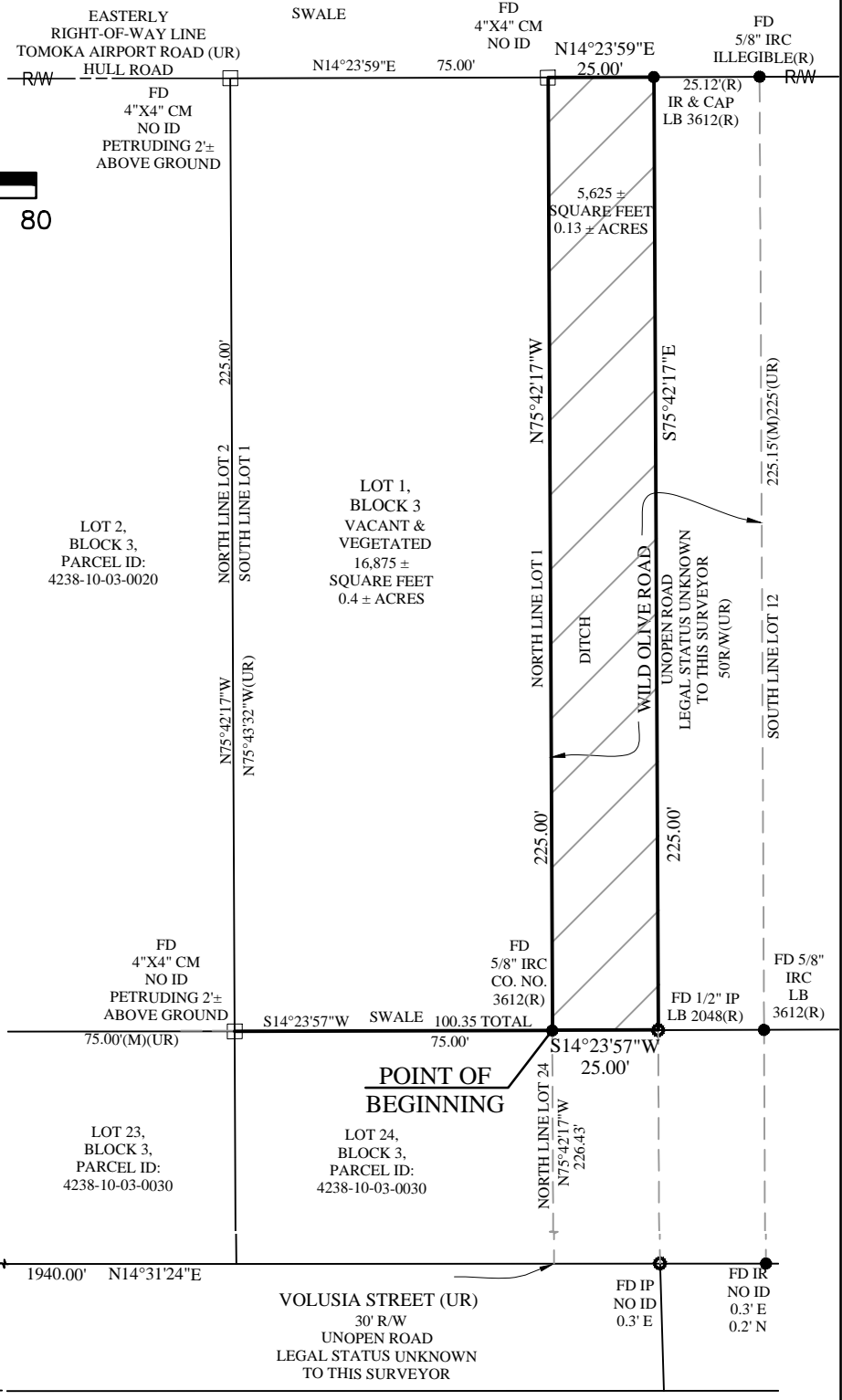
SOUTHWEST CORNER  
GEORGE ANDERSON  
GRANT  
SECTION 38,  
TOWNSHIP 14 S,  
RANGE 32 E  
CORNER NOT FOUND  
FALLS IN  
CITY OF ORMOND BEACH  
SOCCER FIELD

2050.59  
S75°43'32"E  
(BASIS OF BEARING)  
PALMETTO ROAD  
UNOPEN ROAD  
50R/W(UR)  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

CORNER  
NOT  
FOUND

WESTERLY  
RIGHT-OF-WAY LINE  
VOLUSIA STREET (UR)

SOUTH LINE  
SECTION 38



**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**

<p>SEE SHEET 2 OF 2 FOR SURVEYOR'S SIGNATURE</p>	<p>OWB: <b>BR</b></p>	<p>TYPE OF SURVEY:  SKETCH &amp; LEGAL</p>	<p><b>A1A</b> <b>SURVEYING</b> LAND SURVEYING CONSTRUCTION LAYOUT 244 Ridgewood Avenue, Daytona Beach, Florida 32117 Voice: 386.882.1868 LB # 8205 LS # 6378</p>
	<p>DATE: <b>08/20/18</b></p>		
	<p>MAP SUBJECT: WILD OLIVE ROAD</p>		
<p>SCALE: <b>1" = 40'</b></p>			

**LEGAL DESCRIPTION:**

(BEING A PORTION OF WILD OLIVE ROAD, TOMOKA HEIGHTS UNRECORDED): BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 33 EAST, SOUTH 75 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 2050.59 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 38, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 14 DEGREES 31 MINUTES 24 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF VOLUSIA STREET AS SHOWN ON PLAT OF TOMOKA SUBDIVISION, RECORDED IN PLAT BOOK 1 AT PAGE 108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1940.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 24 OF AFOREMENTIONED SUBDIVISION, THENCE DEPARTING SAID VOLUSIA STREET NORTH 75 DEGREES 42 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 24 A DISTANCE OF 226.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 24 ALSO BEING THE NORTHEASTERLY CORNER OF SAID SUBDIVISION LOT 1 AND THE POINT OF BEGINNING; THENCE NORTH 75 DEGREES 42 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 225.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1 ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF TOMOKA AIRPORT ROAD, UN-RECORDED, ALSO KNOWN AS HULL ROAD; THENCE DEPARTING SAID NORTHERLY LINE NORTH 14 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 75 DEGREES 42 MINUTES 17 SECONDS EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 14 DEGREES 23 MINUTES 57 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES:**

1. BEARING STRUCTURE (S75°43'32"E) ALONG THE SOUTH LINE OF SECTION 38, VOLUSIA COUNTY, FLORIDA., FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC.


**LEGEND:**

- FL FLORIDA
- ID IDENTIFICATION
- IR IRON ROD (AS NOTED)
- IRC IRON ROD & CAP (AS NOTED) LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- LLC LIMITED LIABILITY COMPANY
- LS LICENSED SURVEYOR
- No. NUMBER
- PG PAGE
- R/W RIGHT-OF-WAY
- OWB OFFICE WORK BY

**THIS IS NOT A SURVEY**

**SHEET 2 OF 2**

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

 08/20/2018  
 DAVID McMILLEN  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: **BR**

DATE:  
**08/20/18**

MAP SUBJECT:  
 WILD OLIVE ROAD

SCALE:  
**NA**

TYPE OF SURVEY:

SKETCH  
 &  
 LEGAL

**A1A**  
**SURVEYING**  
 LAND SURVEYING CONSTRUCTION LAYOUT  
 244 Ridgewood Avenue, Daytona Beach, Florida 32117  
 Voice: 386.882.1868  
 LB # 8205 LS # 6378



EP



EASTERLY  
RIGHT-OF-WAY LINE  
TOMOKA AIRPORT ROAD (UR)  
HULL ROAD

FD  
5/8" IRC  
ILLEGIBLE(R)

FD IR  
NO ID



GRAPHIC SCALE  
1"=40'

**POINT OF REFERENCE**

SOUTHWEST CORNER  
GEORGE ANDERSON  
GRANT  
SECTION 38,  
TOWNSHIP 14 S,  
RANGE 32 E  
CORNER NOT FOUND  
FALLS IN  
CITY OF ORMOND BEACH  
SOCCER FIELD

LOT 1,  
BLOCK 3  
VACANT &  
VEGETATED

LOT 12,  
BLOCK 2  
PARCEL ID:  
4238-10-03-0030

LOT 11,  
BLOCK 2  
PARCEL ID:  
4238-10-02-0120

**POINT OF BEGINNING**

5625 ±  
SQUARE FEET  
0.13 ± ACRES

FD  
5/8" IRC  
LB 3612(R)

FD IR  
NO ID

LOT 14,  
BLOCK 4,

LOT 24,  
BLOCK 3  
PARCEL ID:  
4238-10-03-0030

LOT 13,  
BLOCK 2  
PARCEL ID:  
4238-10-02-0130

LOT 14,  
BLOCK 2  
PARCEL ID:  
4238-10-03-0130

PARCEL ID:  
4238-10-00-0011

2050.59'  
S75°43'32"E  
(BASIS OF BEARING)

PALMETTO ROAD  
UNOPEN ROAD  
50' R/W (URP)  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

WESTERLY  
RIGHT-OF-WAY LINE  
VOLUSIA STREET (UR)

1990.00' N14°31'24"E  
VOLUSIA STREET (UR)  
30' R/W

SOUTH LINE  
SECTION 38

UNOPEN ROAD  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

THIS IS NOT A SURVEY

SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR  
SURVEYOR'S SIGNATURE

OWB: BR  
DATE:  
08/20/18  
MAP SUBJECT:  
WILD OLIVE  
ROAD  
SCALE:  
1" = 40'

TYPE OF SURVEY:  
SKETCH  
&  
LEGAL

**A1A**  
**SURVEYING**  
LAND SURVEYING CONSTRUCTION LAYOUT  
244 Ridgewood Avenue, Daytona Beach, Florida 32117  
Voice: 386.882.1868  
LB # 8205 LS # 6378

**LEGAL DESCRIPTION:**

(WILD OLOIVE ROAD, TOMOKA HEIGHTS UNRECORDED): BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 33 EAST RUN SOUTH 75 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 2050.59 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 38, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 14 DEGREES 31 MINUTES 24 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF VOLUSIA STREET AS SHOWN ON PLAT OF TOMOKA SUBDIVISION, RECORDED IN PLAT BOOK 1 AT PAGE 108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1990.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 13 OF SAID SUBDIVISION; THENCE NORTH 75 DEGREES 42 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE LOT 13 AFOREMENTIONED SUBDIVISION A DISTANCE OF 226.53 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13 ALSO BEING THE SOUTHEASTERLY CORNER OF SAID SUBDIVISION LOT 12 AND BEING THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 23 MINUTES 57 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 75 DEGREES 42 MINUTES 17 SECONDS WEST, A DISTANCE OF 225.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOMOKA AIRPORT ROAD (HULL ROAD) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 14 DEGREES 23 MINUTES 59 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12, THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 75 DEGREES 42 MINUTES 17 SECONDS EAST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES:**

1. BEARING STRUCTURE (S75°43'32"E) ALONG THE SOUTH LINE OF SECTION 38, VOLUSIA COUNTY, FLORIDA., FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC.

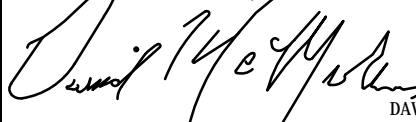
**LEGEND:**

- FL FLORIDA
- ID IDENTIFICATION
- IR IRON ROD (AS NOTED)
- IRC IRON ROD & CAP (AS NOTED) LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- LLC LIMITED LIABILITY COMPANY
- LS LICENSED SURVEYOR
- No. NUMBER
- PG PAGE
- R/W RIGHT-OF-WAY
- OWB OFFICE WORK BY

**THIS IS NOT A SURVEY**

**SHEET 2 OF 2**

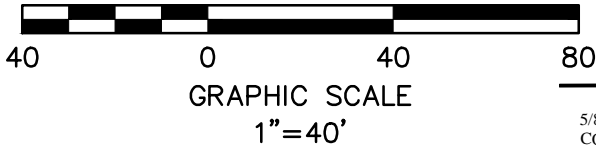
THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
 01/31/2018  
 DAVID McMULLEN  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: **BR**  
 DATE: **08/20/18**  
 MAP SUBJECT:  
 WILD OLIVE ROAD  
 SCALE: **NA**

TYPE OF SURVEY:  
 SKETCH & LEGAL

**A1A**  
**SURVEYING**  
 LAND SURVEYING CONSTRUCTION LAYOUT  
 244 Ridgewood Avenue, Daytona Beach, Florida 32117  
 Voice: 386.882.1868  
 LB # 8205 LS # 6378



POINT OF REFERENCE

SOUTHWEST CORNER  
GEORGE ANDERSON  
GRANT  
SECTION 38,  
TOWNSHIP 14 S,  
RANGE 32 E  
CORNER NOT FOUND  
FALLS IN  
CITY OF ORMOND BEACH  
SOCCER FIELD

LOT 24,  
BLOCK 3  
PARCEL ID:  
4238-10-03-0030

LOT 12,  
BLOCK 2  
PARCEL ID:  
4238-10-03-0120

LOT 11,  
BLOCK 2  
PARCEL ID:  
4238-10-02-0110

2050.59'

S75°43'32"E  
(BASIS OF BEARING)

PALMETTO ROAD  
UNOPEN ROAD  
50'R/W(URP)  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

LOT 14,  
BLOCK 4,

226.48'

WILD OLIVE ROAD  
UNOPEN ROAD  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

N75°42'17"W

226.53'

SOUTH LINE LOT 13

S75°42'17"E

S75°47'39"E

LOT 13,  
BLOCK 2  
PARCEL ID:  
4238-10-02-0130

LOT 14,  
BLOCK 2  
PARCEL ID:  
4238-10-03-0130

226.70'

CORNER  
NOT  
FOUND

WESTERLY  
RIGHT-OF-WAY LINE  
VOLUSIA STREET (UR)

1965.00' N14°31'24"E  
VOLUSIA STREET (UR)

30' R/W  
UNOPEN ROAD  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

POINT OF BEGINNING

FD IP  
NO ID  
0.3' E

FD IR  
NO ID  
0.3' E  
0.2' N  
25.00'

S14°31'24"W 75.35'

THIS IS NOT A SURVEY

SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR  
SURVEYOR'S SIGNATURE

OWB: BR

DATE:  
08/20/18

MAP SUBJECT:  
WILD OLIVE  
ROAD

SCALE:  
1" = 40'

TYPE OF SURVEY:

SKETCH  
&  
LEGAL

**A1A**  
**SURVEYING**

LAND SURVEYING CONSTRUCTION LAYOUT

244 Ridgewood Avenue, Daytona Beach, Florida 32117

Voice: 386.882.1868

LB # 8205

LS # 6378

**LEGAL DESCRIPTION:**

(WILD OLIVE DRIVE, TOMOKA HEIGHTS UNRECORDED): BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 33 EAST, SOUTH 75 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 2050.59 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 38, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 14 DEGREES 31 MINUTES 24 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF VOLUSIA STREET AS SHOWN ON PLAT OF TOMOKA SUBDIVISION, RECORDED IN PLAT BOOK 1 AT PAGE 108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1965.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID BOUNDARY LINE NORTH 75 DEGREES 42 MINUTES 17 SECONDS WEST, A DISTANCE OF 226.48; THENCE NORTH 14 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13; THENCE SOUTH 75 DEGREES 42 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 226.53 FEET TO A POINT LYING ON AFOREMENTIONED WESTERLY BOUNDARY LINE; THENCE ALONG SAID WESTERLY BOUNDARY LINE SOUTH 14 DEGREES 31 MINUTES 24 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES:**

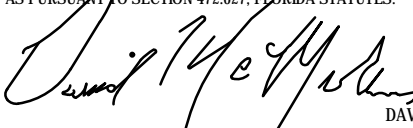
1. BEARING STRUCTURE (S75°43'32"E) ALONG THE SOUTH LINE OF SECTION 38, VOLUSIA COUNTY, FLORIDA., FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC.

**LEGEND:**

- FL FLORIDA
- ID IDENTIFICATION
- IR IRON ROD (AS NOTED)
- IRC IRON ROD & CAP (AS NOTED) LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- LLC LIMITED LIABILITY COMPANY
- LS LICENSED SURVEYOR
- No. NUMBER
- PG PAGE
- R/W RIGHT-OF-WAY
- OWB OFFICE WORK BY

**THIS IS NOT A SURVEY**

**SHEET 2 OF 2**

<p>THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p>  <p>08/20/2018 DAVID McMILLEN</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>	<p>OWB: <b>BR</b> DATE: <b>08/20/18</b> MAP SUBJECT: WILD OLIVE ROAD SCALE: <b>NA</b></p>	<p>TYPE OF SURVEY:  SKETCH &amp; LEGAL</p>	<p><b>A1A SURVEYING</b> LAND SURVEYING CONSTRUCTION LAYOUT 244 Ridgewood Avenue, Daytona Beach, Florida 32117 Voice: 386.882.1868 LB # 8205 LS # 6378</p>
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GRAPHIC SCALE  
1" = 40'

POINT OF REFERENCE

SOUTHWEST CORNER  
GEORGE ANDERSON  
GRANT  
SECTION 38,  
TOWNSHIP 14 S,  
RANGE 32 E  
CORNER NOT FOUND  
FALLS IN  
CITY OF ORMOND BEACH  
SOCCER FIELD

2050.59'

S75°43'32"E  
(BASIS OF BEARING)

PALMETTO ROAD  
UNOPEN ROAD  
50' R/W (UR)  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

LOT 14,  
BLOCK 4,

LOT 23,  
BLOCK 3,  
PARCEL ID:  
4238-10-03-0030

LOT 24,  
BLOCK 3,  
PARCEL ID:  
4238-10-03-0030

POINT OF BEGINNING

CORNER  
NOT  
FOUND

SOUTH LINE  
SECTION 38

WESTERLY  
RIGHT-OF-WAY LINE  
VOLUSIA STREET (UR)

N14°31'24"E

VOLUSIA STREET (UR)  
30' R/W  
UNOPEN ROAD  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR

1940.00'

75.00'

S14°31'25"W  
25.00'

FD IR  
NO ID  
0.3' E  
0.2' N

LOT 2,  
BLOCK 3,  
PARCEL ID:  
4238-10-03-0020  
FD  
4" X 4" CM  
NO ID  
PETRUDING 2±  
ABOVE GROUND

LOT 1,  
BLOCK 3  
VACANT &  
VEGETATED

SWALE

FD  
5/8" IRC  
CO. NO.  
3612(R)

N14°24'02"E

FD 1/2" IP  
LB 2048(R)

75.00'(M)(UR)

75.00'

25.00'

25.00'  
24.85'(R)

226.26'

NORTH LINE LOT 23  
SOUTH LINE LOT 24

N75°42'17"W

N75°46'05"W

NORTH LINE LOT 24

226.64'

226.64'

5,661 ±  
SQUARE FEET  
0.13 ± ACRES

S75°46'05"E

WILD OLIVE ROAD  
UNOPEN ROAD  
LEGAL STATUS UNKNOWN  
TO THIS SURVEYOR  
50' R/W (UR)

THIS IS NOT A SURVEY

SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR  
SURVEYOR'S SIGNATURE

OWB: BR

DATE:  
08/20/18

MAP SUBJECT:  
WILD OLIVE  
ROAD

SCALE:  
1" = 40'

TYPE OF SURVEY:

SKETCH  
&  
LEGAL

**A1A**  
**SURVEYING**

LAND SURVEYING CONSTRUCTION LAYOUT

244 Ridgewood Avenue, Daytona Beach, Florida 32117

Voice: 386.882.1868

LB # 8205

LS # 6378

**LEGAL DESCRIPTION:**

(WILD OLIVE ROAD, TOMOKA HEIGHTS UNRECORDED): BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, SOUTH 75 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 2050.59 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 38, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 14 DEGREES 31 MINUTES 24 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF VOLUSIA STREET AS SHOWN ON PLAT OF TOMOKA SUBDIVISION, RECORDED IN PLAT BOOK 1 AT PAGE 108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1940.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 24 OF AFOREMENTIONED SUBDIVISION ALSO BEING THE POINT OF BEGINNING, THENCE ALONG THE NORTH LINE OF SAID LOT 24 NORTH 75 DEGREES 46 MINUTES 05 SECONDS WEST, A DISTANCE OF 226.64 FEET; THENCE NORTH 14 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 75 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 226.64 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY LINE OF VOLUSIA STREET AS SHOWN ON PLAT OF TOMOKA SUBDIVISION, RECORDED IN PLAT BOOK 1 AT PAGE 108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 14 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES:**

1. BEARING STRUCTURE (S75°43'32"E) ALONG THE SOUTH LINE OF SECTION 38, VOLUSIA COUNTY, FLORIDA., FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC.

**LEGEND:**

- FL FLORIDA
- ID IDENTIFICATION
- IR IRON ROD (AS NOTED)
- IRC IRON ROD & CAP (AS NOTED) LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- LLC LIMITED LIABILITY COMPANY
- LS LICENSED SURVEYOR
- No. NUMBER
- PG PAGE
- R/W RIGHT-OF-WAY
- OWB OFFICE WORK BY

**THIS IS NOT A SURVEY**

**SHEET 2 OF 2**

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*David McMullen*  
 08/20/2018  
 DAVID McMULLEN  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR  
 DATE: 08/20/18  
 MAP SUBJECT: WILD OLIVE ROAD  
 SCALE: NA

TYPE OF SURVEY:  
 SKETCH & LEGAL

**A1A**  
**SURVEYING**  
 LAND SURVEYING CONSTRUCTION LAYOUT  
 244 Ridgewood Avenue, Daytona Beach, Florida 32117  
 Voice: 386.882.1868  
 LB # 8205 LS # 6378