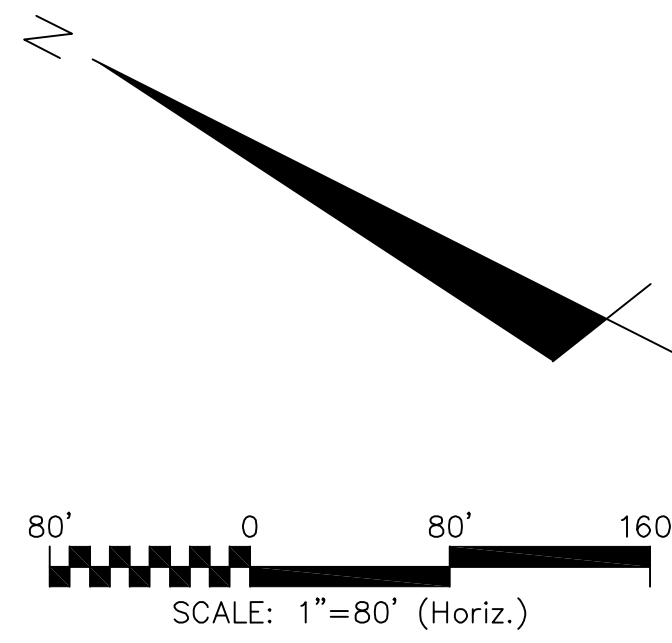


# BOUNDARY SURVEY

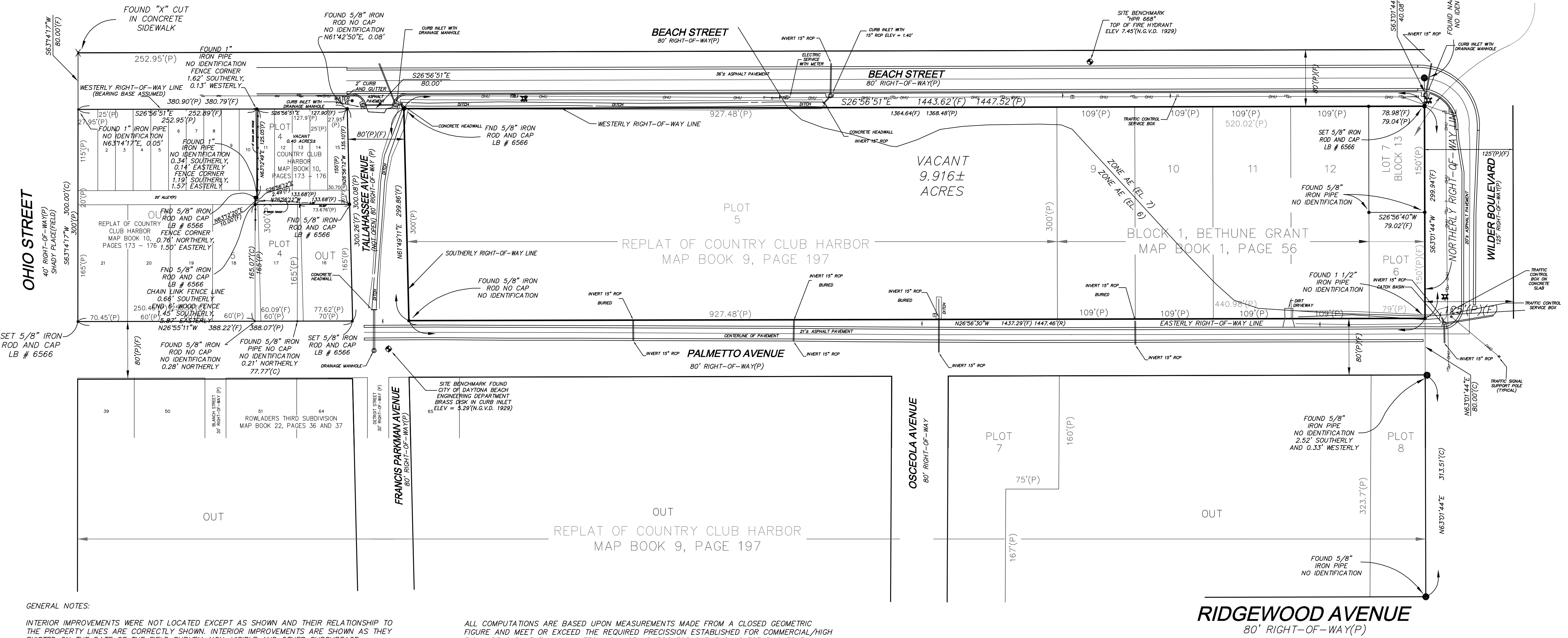
## SECTION 40, TOWNSHIP 15 SOUTH, RANGE 33 EAST

### DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

COUNTRY CLUB  
HARBOR  
MAP BOOK 10,  
PAGES 173 - 176



- LEGEND**
- A/C = AIR CONDITIONER
  - C.M.D. = CONCRETE MONUMENT WITH DISK
  - C.M. = CONCRETE MONUMENT
  - C.M.P. = CORRUGATED METAL PIPE
  - CL = CENTERLINE
  - CONC. = CONCRETE
  - ELEV. = ELEVATION
  - ELC. = ELECTRIC
  - FND. = FOUND
  - INV. = INVERT
  - (C) = CALCULATED
  - (R) = RECORDED
  - (F) = FIELD MEASURED
  - (P) = PLAT
  - (D) = DEED
  - MH = MANHOLE
  - M.E.S. = MITERED END SECTION
  - C.C.R. = CERTIFIED CORNER RECORD
  - C.P.P. = CONCRETE POWER POLE
  - I.R.C. = IRON ROD WITH CAP
  - P.O.R. = POINT OF REFERENCE
  - P.O.B. = POINT OF BEGINNING
  - P.C.P. = PERMANENT CONTROL POINT
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
  - P.V.C. = POLY VINYL CHLORIDE PIPE
  - R/W = RIGHT-OF-WAY
  - R.C.P. = REINFORCED CONCRETE PIPE
  - X-CUT = X-CUT IN CONCRETE
  - SQ. = SQUARE CONCRETE POWER POLE
  - L.P. = LIGHT POLE
  - W.P. = WOODEN POWER POLE
  - T.R. = TELEPHONE RISER
  - W.P.B. = WIRING PULL BOX
  - WM = WATER METER
  - WV = WATER VALVE
  - FH = FIRE HYDRANT
  - SM = SANITARY MANHOLE
  - ST = STORM MANHOLE
  - UM = UTILITY MANHOLE
  - FLP = FLORIDA POWER & LIGHT MANHOLE
  - CB = CATCH BASIN
  - R/R TIES = RAIL ROAD TIES
  - OLE = OLEANDER
  - SB = SITE BENCHMARK
  - GA = GUY ANCHOR
  - BOL = BOLLARD
  - OSP = WATER SPRINKLER
  - GM = GAS METER
  - BE = BURIED ELECTRIC
  - BGC = BURIED GAS LINE
  - CV = CABLE TV
  - WL = WATER LINE
  - SW = SIDEWALK
  - RES. = RESIDENTIAL
  - COMM. = COMMERCIAL
  - SBM = SITE BENCHMARK



**GENERAL NOTES:**

INTERIOR IMPROVEMENTS WERE NOT LOCATED EXCEPT AS SHOWN AND THEIR RELATIONSHIP TO THE PROPERTY LINES ARE CORRECTLY SHOWN. INTERIOR IMPROVEMENTS ARE SHOWN AS THEY EXISTED ON THE DATE OF THE FIELD SURVEY. NON-VISIBLE AND OTHER SUBSURFACE IMPROVEMENTS, SUCH AS UTILITIES AND FOUNDATIONS, AND OTHER UNDERGROUND ENCROACHMENTS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED.

THERE ARE NO ENCROACHMENTS, OVERLAPS OR BOUNDARY LINE DISPUTES APPARENT OTHER THAN THOSE SHOWN.

FENCE LINE TIES SHOWN HEREIN ARE GIVEN AT NINETY-DEGREE (90°) ANGLES (PERPENDICULAR) TO PROPERTY LINES UNLESS OTHERWISE NOTED. FENCES DEPICTED HEREIN MAY HAVE BEEN EXAGGERATED FOR CLARITY. THE OWNERSHIP OF THE FENCES SHOWN HEREIN WAS NOT DETERMINED.

ANY MATTERS THAT HAVE BEEN MADE KNOWN TO THE UNDERSIGNED SURVEYOR AND MAPPER THAT MAY AFFECT PROPERTY RIGHTS ARE SHOWN OR NOTED UPON THIS SURVEY.

THIS SURVEY MAKES NO CLAIM REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.

THIS SURVEY MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY RE-USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE RE-USER AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR GENERAL NOTES, BY ANY OTHER THAN THE UNDERSIGNED SURVEYOR AND MAPPER, ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND MAPPER.

NOTHING SHOWN UPON THIS SURVEY SHALL BE CONSTRUED AS GIVING ANY RIGHTS OR BENEFITS TO ANY PERSON OR PERSONS, OTHER THAN TO WHOM THIS SURVEY IS CERTIFIED.

SYMBOLS SHOWN UPON THIS SURVEY MAY NOT BE DRAWN TO SCALE.

A LIST OF ABBREVIATIONS AND A SYMBOL LEGEND ARE SHOWN WITHIN THE CONTENTS OF THIS SURVEY.

THE INFORMATION SHOWN UPON THIS SURVEY WAS ACQUIRED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS ESTABLISHED BY CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

ALL COMPUTATIONS ARE BASED UPON MEASUREMENTS MADE FROM A CLOSED GEOMETRIC FIGURE AND MEET OR EXCEED THE REQUIRED PRECISION ESTABLISHED FOR COMMERCIAL/HIGH RISK AREAS BY THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS ESTABLISHED BY CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS NOT SHOWN HEREIN BUT FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL PROPERTY OWNERSHIP, RIGHT OF WAY, EASEMENT AND/OR RECORD PLAT INFORMATION SHOWN HEREIN WAS OBTAINED FROM THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THIS DRAWING REPRESENTS A BOUNDARY SURVEY PERFORMED ON THE GROUND UNDER THE DIRECTION OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR & MAPPER AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ORGANIZATION.

ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO AN ASSUMED DATUM. REFERENCE BEARING FOR THIS SURVEY IS THE EAST RIGHT OF WAY LINE OF PALMETTO AVENUE WHICH HAS AN ASSUMED BEARING OF S26°56'30\"/>

ALL MATTERS OF RECORD SHOWN HEREIN ARE CONTAINED WITHIN THE FILES OF MCKIM & CREED OR HAVE BEEN OBTAINED FROM A TITLE COMMITMENT, OWNERSHIP AND ENCUMBRANCE REPORT OR THE PUBLIC RECORDS.

LEGAL DESCRIPTIONS per Schedule A of Commonwealth Land Title Insurance Company, Commitment No. 24446539CA, Effective Date: November 10, 2006.

Parcel 5340-05-01-0090

Lots 9, 10, 11 and 12, Block 1, lying Easterly of Palmetto Street and Westerly of Beach Street, Wilder's Subdivision of the Bethune Grant, according to the plat thereof as recorded in Map Book 1, Page 56, Public Records of Volusia County, Florida.

Parcel 5340-13-00-0040

Plot 4, except the Westerly 165 feet thereof, RE-PLAT OF PORTIONS OF COUNTRY CLUB HARBOR, according to the plat thereof as recorded in map book 9, Page 197, Public Records of Volusia County, Florida, more particularly described in Official Records Book 1725, Page 1933 of the Public Records of Volusia County, Florida, as follows:

Lots 11 to 15 inclusive, Block 5, COUNTRY CLUB HARBOR, as per map in Map Book 10, Pages 173 thru 176, Public Records of Volusia County, Florida.

Together with any and all Rights, Title and Interest of the Grantor in and to all Streets, Alleys, Parks and other Public Land (whether vacated or not) not specifically excepted, which adjoin or abut any of the above described lots.

Parcel 5340-13-00-0050

Plot 5, except the Northernly 200 feet thereof, RE-PLAT OF PORTIONS OF COUNTRY CLUB HARBOR, according to the plat thereof as recorded in Map Book 9, Page 197, Public Records of Volusia County, Florida.

Parcel 5340-13-00-0054

The Northernly 200 feet of Plot 5, RE-PLAT OF PORTIONS OF COUNTRY CLUB HARBOR, according to the plat thereof as recorded in Map Book 9, Page 197, Public Records of Volusia County, Florida.

Parcel 5340-13-00-0060

Plot 6, RE-PLAT OF PORTIONS OF COUNTRY CLUB HARBOR, according to the plat thereof as recorded in map book 9, Page 197, Public Records of Volusia County, Florida.

Parcel 5340-06-13-0070

Lot 7, Block 13, Country Club Harbor Per Official Records Book 5475, Page 4970 of the Public Records of Volusia County, Florida.

Containing 10.32 Acres, More or Less.

- LEGEND**
- CL = CENTERLINE
  - (F) = FIELD MEASURED BEARING OR DISTANCE
  - LB = LICENSED BUSINESS
  - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
  - PRM = PERMANENT REFERENCE MONUMENT
  - PCP = PERMANENT CONTROL POINT
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - (P) = PLAT BEARING OR DISTANCE
  - (R) = RECORD
  - (C) = CALCULATED
  - (D) = DEED
  - CLP = CONCRETE POWER POLE
  - RCP = REINFORCED CONCRETE PIPE
  - CMP = CORRUGATED METAL PIPE
  - PVC = POLY-VINYL-CHLORIDE
  - ELEV. = ELEVATION
  - N.G.V.D. = NATIONAL GEODETIC VERICAL DATUM
  - FH = FIRE HYDRANT
  - WV = WATER VALVE COVER
  - SM = SIGN
  - GA = GUY ANCHOR
  - T = TELEPHONE PEDISTAL
  - X.2.25 = SPOT ELEVATION
  - OHU = OVERHEAD UTILITIES

I hereby certify that this Boundary Survey conforms to the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to section 472.027 Florida Statutes. This survey is not valid unless it bears the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Thomas J. Keenan, PLS  
State of Florida Registration Number 5324

Date \_\_\_\_\_

CERTIFIED TO:

1. BEACH STREET HOLDINGS, LLC.
2. BRISBEN FAMILY LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP.
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY.
4. DEAN MEAD, MINTON & ZWEMER.
5. RUDEN, McCLOSKEY, SMITH, SHUSTER & RUSSELL, P.A.

REVISED TITLE COMMITMENT INFORMATION IN LEGAL DESCRIPTION	DATE
UPDATED LEGAL AND ACREAGE, SURVEYOR'S CERTIFICATION	11/15/06
ADDED FIRM PANEL DELINEATION ZONE AE (EL. 6' & 7')	2/17/06
REVISION	DATE

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
2. ELEVATIONS (IF SHOWN) ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
3. FIELD MEASURED BEARINGS (F) ARE BASED ON THE CALCULATED EAST RIGHT-OF-WAY LINE OF PALMETTO AVENUE AS BEING S26°56'30\"/>
4. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS, THAT MAY EXIST, HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
5. THIS MAP CONSISTS OF 1 SHEET/S. WHEN MULTIPLE SHEETS ARE INCLUDED FOR THE MAP, NO SINGLE SHEET SHALL BE CONSIDERED AS A FULL AND COMPLETE SURVEY WITHOUT THE OTHERS.
6. THE SURVEY AS SHOWN HEREON CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, EFFECTIVE JULY 1, 1996.

PREPARED BY:

**MCKIM & CREED**  
ENGINEERS AND SURVEYORS

1901 Mason Avenue, Suite 102  
Daytona Beach, Florida, 32117-5105  
Phone: (386)274-2828, Fax: (386)274-1393  
CERTIFICATE OF AUTHORIZATION NO. LB 6566  
Internet Site: <http://www.mckimcreed.com>

DATE OF FIELD SURVEY: 5/20/2005  
 DWG. DATE: 5/25/05  
 DRAWN BY: JCD  
 SECTION: 40, TOWNSHIP 15 SOUTH, RANGE 33 EAST  
 CITY: DAYTONA BEACH  
 COUNTY: VOLUSIA  
 PROJECT NO.: 030810002  
 SCALE: 1" = 80'  
 FIELD BOOKS 413, Pgs 12-20, 42 & FIELD BOOK 460, Pgs 51-52  
 THIS SITE APPEARS TO BE IN FLOOD ZONE (AE, EL. 6' & 7'), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, 1272703396, WITH AN EFFECTIVE DATE OF 04/15/2002.  
 UTILITY NOTES: UTILITIES, WHEN INDICATED ON THIS SURVEY, HAVE BEEN LOCATED FROM VISIBLE EVIDENCE FOUND IN THE FIELD AND/OR EXISTING AS-BUILT DRAWINGS PROVIDED BY OTHERS. MCKIM & CREED (M&C) MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. M&C DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN. THE LOCATION AND ELEVATION OF ALL SURROUNDING UTILITIES MUST BE VERIFIED BY THE OWNER OR DEVELOPER, AND IT SHALL BE THEIR DUTY TO ASCERTAIN IF ANY UTILITIES OR FACILITIES OTHER THAN THOSE SHOWN ON THE SURVEY ARE PRESENT.

SHEET NUMBER  
 1 OF 1