



SURVEYORS NOTES

- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH OF DESCRIPTION PREPARED TO REFLECT THOSE MATTERS SHOWN IN ATTORNEYS' TITLE INSURANCE FUND, INC. TITLE COMMITMENT FILE NUMBER 08-0005-4875, DATED NOVEMBER 8, 2005.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BEARING STRUCTURE SHOWN "LAT" OF BURGUYNE'S ATLANTIC CITY SUBDIVISION WITH THE BEARING ON THE NORTHERLY LINE OF LOT 13 BEING DUE EAST.
- UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
- ELEVATIONS REFER TO N.G.V.D. OF 1928. PER FLDNR BENCHMARK 79-78-454-2 HAVING A PUBLISHED ELEVATION OF 12.39 FEET AND TOTAL BENCHMARK 0954 G HAVING A PUBLISHED ELEVATION OF 5.96 FEET. SITE BENCHMARK VERIFIED BY THE 10 NGS BENCHMARK REVLO HAVING A PUBLISHED ELEVATION OF 14.00 FEET.
- THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" & "AE" THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY PANEL 12127C0359 G. MAP REVISED APRIL 15, 2002, APPROXIMATE SCALE 1"=500 FEET. BASE FLOOD ELEVATION FOR ZONE "X" = 5'.
- THE RIPARIAN RIGHTS LINES SHOWN PER GENERALLY ACCEPTED METHODOLOGIES. A BINDING DETERMINATION OF RIPARIAN BOUNDARIES CAN ONLY BE MADE BY AGREEMENT OF THE AFFECTED PARTIES OR BY A FINAL ADJUDICATION OF A COURT OF COMPETENT JURISDICTION.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
- REVISED JULY 20, 2006: ADDED RIPARIAN RIGHTS LINES BASED UPON INFORMATION FROM HYDROGRAPHIC SURVEY PREPARED BY HOLLIS ENGINEERING, INC. PROJECT NO. 562001 AND PROVIDED BY THE CLIENT. NO ADDITIONAL FIELD WORK DONE THIS DATE. (STK)
- REVISED JULY 27, 2006: TO SHOW IMPROVEMENTS REMOVED, NO ATTEMPT WAS MADE TO DETERMINE THE STATUS OF PREVIOUSLY LOCATED UNDERGROUND UTILITIES. THE SITE HAS BEEN CLEARED AND NO EVIDENCE OF THEM EXISTS.

THE MEAN HIGH WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART 6, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE 3559.

MEAN HIGH WATER ELEVATION PER MEAN HIGH WATER PROCEDURE APPROVAL LETTER DATED 04/12/2005.

UTILITY STATEMENT

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS PROVIDED BY SUNSHINE NETWORK, TICKET #05253013 ON OR ABOUT 03-08-05 AND/OR EXISTING AS-BUILT DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED, LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ANY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM THE FIELD LOCATIONS AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

REVISED CERTIFICATIONS, ADDED REFERENCE TO TITLE COMMITMENT, REVISED DESCRIPTIONS TO BE IDENTICAL TO EXHIBIT A OF TITLE COMMITMENT. 12-08-05 05-4052

REVISED CERTIFICATIONS AND ADDED CONTIGUITY STATEMENT. 8/25/05

REVISED TO ADD CERTIFICATIONS AND DRIVEWAY EASEMENT. 4/22/05

DESCRIPTION:

PROPERTY 1 (KAVANAGH PROPERTY)
LOT 13, BURGUYNE'S ATLANTIC CITY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 85, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY 2 (HAWKINS PROPERTY)
LOT 6, BLOCK 1, L.D. HUSTON SUBDIVISION, LYING WEST OF PENINSULA DRIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED DEED BOOK P, PAGE 583, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY 3 (NELSON PROPERTY)
LOT 5 AND THE NORTH 7.5 FEET OF LOT 4, BLOCK 1, QUARTER OF PENINSULA DRIVE, L.D. HUSTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED DEED BOOK P, PAGE 583, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY 4 (THOLLANDER PROPERTY)
THAT PART OF THE NORTHERLY 7-1/2 FEET OF LOT 3, AND ALL OF LOT 4, EXCEPT THE NORTHERLY 7-1/2 FEET THEREOF, LYING WESTERLY OF A LINE DRAWN AT RIGHT ANGLES NORTHERLY FROM A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 7-1/2 FEET OF LOT 3, SAID POINT BEING 322.10 FEET WESTERLY OF PENINSULA DRIVE, TO A POINT 7-1/2 SOUTHERLY OF THE NORTHERLY LINE OF LOT 4, SAID POINT BEING 278 FEET WESTERLY FROM PENINSULA DRIVE, BLOCK 1, HUSTON SUBDIVISION AS RECORDED IN DEED BOOK "P", PAGE 583, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY 5 (THOLLANDER PROPERTY)
THAT PART LYING WESTERLY OF PENINSULA DRIVE OF THE NORTHERLY 7-1/2 FEET OF LOT 3, AND ALL OF LOT 4, EXCEPT THE NORTHERLY 7-1/2 FEET THEREOF, LYING EASTERLY OF A LINE DRAWN AT RIGHT ANGLES NORTHERLY FROM A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 7-1/2 FEET OF LOT 3, SAID POINT BEING 322.10 FEET WESTERLY OF PENINSULA DRIVE, TO A POINT 7-1/2 SOUTHERLY OF THE NORTHERLY LINE OF LOT 4, SAID POINT BEING 278 FEET WESTERLY OF PENINSULA DRIVE, BLOCK 1, L.D. HUSTON'S SUBDIVISION, AS RECORDED IN DEED BOOK "P", PAGE 583, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THE ABOVE TOTAL PROPERTIES CERTIFIED TO CONTAIN 4.721 ACRES, AS OF THE DATE OF THE SURVEY.

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1821 HOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385

LICENSED BUSINESS CERTIFICATION NUMBER 3019
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ADDITIONAL ABBREVIATIONS - TREE LEGEND

SB	SUGARBERRY TREE	MG	MANGROVE
MP	MARLE TREE	MY	MYRTLE TREE
SC	SYCAMORE TREE	EM	ELM TREE
OK	OAK TREE	CB	CHINA BERRY TREE
SD	SWEET GUM TREE	PN	PINE TREE
HK	HICKORY TREE	PH	PALM TREE
SP	SPRUCE TREE	HW	HAWTHORN
BT	BAY TREE	HB	HORNBAM

ABBREVIATIONS

REC	RECORDED	IN	IRON ROD	CC	CENTRAL ANGLE	BY	BYE
MP	MATCH POINT	OR	ORANGE OF PAINTMENT	0	0	BY	BYE
SC	CONCRETE SIGNPOST	OR	ORANGE	0	0	BY	BYE
TOP	TOP OF BANK	TR	TRAFFIC SIGNAL BOX	L	ARC LENGTH	TR	TRAFFIC SIGNAL BOX
TR	TOP OF BANK	TR	TRAFFIC SIGNAL BOX	L	ARC LENGTH	TR	TRAFFIC SIGNAL BOX
TR	TOP OF BANK	TR	TRAFFIC SIGNAL BOX	L	ARC LENGTH	TR </tr	

NOTE:
THE ABOVE DESCRIBED PROPERTIES ARE CONTIGUOUS ALONG THEIR SHARED BOUNDARIES AND THERE ARE NO GAPS OR GORES PRESENT

APPROXIMATE CENTER LINE OF INTERCOASTAL WATERWAY PER HYDROGRAPHIC SURVEY PREPARED BY HOLLIS ENGINEERING, INC. PROJECT NO. 562001

NOTE:
RIPARIAN RIGHTS LINE (MEASURED PERPENDICULAR TO THE CHANNEL FROM THE COMMON PROPERTY CORNER TO THE LINE OF NAVIGABLE WATER) SEE SURVEYOR'S NOTE 7

FOR ATLANTIC BEACH CONDOMINIUM DEVELOPMENT CORPORATION

SCALE: 1"=30'

FIELD BOOK: 1168 PAGE(S): 05-37 SHEET 1 OF 1

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
MEAN HIGH WATER LINE	03-24-2005	05-0613	SS	TS	JZ
BOUNDARY SURVEY	03-24-2005	05-0613	SS	TS	JZ
TOPOGRAPHIC SURVEY	03-24-2005	05-0613	SS	TS	JZ
FOUNDATIONAL SURVEY					
FINAL IMPROVEMENTS					

PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY)

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
BOUNDARY	BLACK PEARL, L.L.C. A LIMITED LIABILITY COMPANY	07-27-2006	06-1516
MEAN HIGH WATER LINE			

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER.

BOUNDARY, AND MEAN HIGH-WATER SURVEY SURVEY, DAYTONA BEACH, FLORIDA (BLACK PEARL).

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA AND THAT I AM THE SURVEYOR OF THIS PLAT.

SLIGER & ASSOCIATES, INC.
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PORT ORANGE, FL 32127
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