

**PROPERTY DESCRIPTION**

PROVIDED BY CLIENT

THAT PORTION OF BLOCK 27, INCLUDING STREET RIGHTS-OF-WAY AND ALLEYS IN SAID BLOCK 27, EXCEPTING THEREFROM LOTS 4-9, 17, 18, 19, AND 20 ALL LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS RIDGEWOOD AVENUE, ALL BEING IN RIO VISTA SECTION B, AS RECORDED IN MAP BOOK 6, PAGE 150 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1 A 100 FOOT RIGHT-OF-WAY, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLE GRANDE, A 100 FOOT RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S. 24°58'14" E. 95.00 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S. 65°00'00" W. 113.00 FEET; THENCE S.24°55'31" E. 127.50 FEET; THENCE S. 65°00'00" W. 220.00 FEET TO A POINT; THENCE S. 24°55'31" E. 137.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ARRAGON STREET, A 50 FOOT RIGHT-OF-WAY, SAID POINT BEING A POINT ON A CURVE CONCAVED TO THE NORTH HAVING A RADIUS OF 1880.78 FEET, A CENTRAL ANGLE OF 00°26'15", AND A CHORD BEARING AND DISTANCE OF S.64°46'53" W. 14.36 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 14.37 FEET TO THE POINT OF TANGENCY; THENCE S. 65°00'00" W. A DISTANCE OF 4.73 TO A POINT, SAID POINT BEING ON A CURVE BEING CONCAVE TO THE NORTH HAVING A RADIUS OF 270.49 FEET AND A CENTRAL ANGLE OF 90°04'29", AND A CHORD BEARING AND DISTANCE OF N. 69°57'46" W. 382.79 FEET; THENCE ALONG SAID CURVE 425.24 FEET TO A POINT OF TANGENCY AND THE EASTERLY RIGHT-OF-WAY LINE OF PARQUE DRIVE, A 50 FOOT RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N. 24°55'31" W. 39.22 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°55'31"; THENCE ALONG SAID CURVE 78.47 FEET TO A POINT OF TANGENCY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CALLE GRANDE; THENCE N. 65°00'00" E. 572.93 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE GRANDE TO THE POINT OF BEGINNING.

**NOTES:**

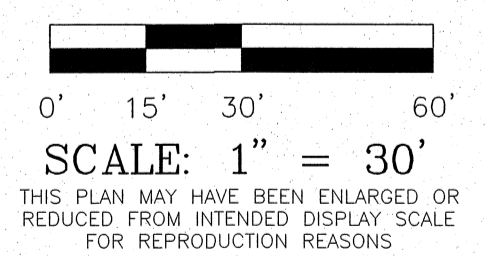
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 1, BEING SOUTH 24°58'14" EAST.
- 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- 3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12127C0218 H, DATED FEBRUARY 19, 2003.
- 4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- 5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- 7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- 8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- 9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- 10. DATE OF LAST FIELD WORK: 6-21-11

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1880.78'	0° 26' 15"	14.37'	N64° 46' 53"E	14.36'
C2	270.49'	90° 04' 29"	425.24'	N69° 57' 46"W	382.79'
C3	50.00'	89° 55' 31"	78.47'	S20° 02' 05"W	70.66'

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N 24°55'31" W	39.22'



CERTIFIED TO:  
FLORIDA COMMUNITY BANK

- LEGEND**
- POC POINT OF COMMENCEMENT
  - POB POINT OF BEGINNING
  - FIP FOUND 1" IRON PIPE
  - FIR FOUND 5/8" IRON ROD
  - SIR SET 5/8" IRON ROD WITH CAP, L.B. #5151
  - PC SET CONCRETE MONUMENT WITH ALUMINUM DISK, L.B.# 5151
  - P.T. POINT OF TANGENCY
  - PLAT BOOK
  - PG PAGE
  - OFFICIAL RECORDS BOOK
  - RIGHT-OF-WAY
  - EDGE OF PAVEMENT
  - EASEMENT
  - D.U.E. DRAINAGE AND/OR UTILITY
  - CONC. CONCRETE
  - CHW CENTERLINE
  - PSM PROFESSIONAL SURVEYOR AND MAPPER
  - SPC STATE PLANE COORDINATES
  - TOP OF GRATE ELEVATION
  - RM RIM ELEVATION
  - INV INVERT ELEVATION
  - ELEV ELEVATION
  - A/C AIR CONDITIONING UNIT
  - BACK FLOW PREVENTOR
  - CABLE T.V. BOX/RISER
  - CLEAN OUT
  - CATCH BASIN/INLET
  - CONC. CONCRETE
  - CHW CENTERLINE
  - CMP CORRUGATED METAL PIPE
  - CPP CORRUGATED PLASTIC PIPE
  - DM DRAINAGE MANHOLE
  - EM ELECTRIC MANHOLE
  - ESM ELECTRIC SERVICE/METER
  - FH FIRE HYDRANT
  - GS GAS SERVICE/METER
  - GV GAS VALVE
  - GLY GUY ANCHOR
  - IRV IRRIGATION VALVE/BOX
  - CLEAN OUT
  - MEL MITERED END
  - CONC. CONCRETE
  - OVERHEAD WIRES
  - CONC. CONCRETE
  - SM SANITARY MANHOLE
  - SV SEWER VALVE
  - SI SIGN
  - TELEPHONE MANHOLE
  - TR TELEPHONE BOX/RISER
  - TL TRAFFIC LIGHT
  - UG UNDERGROUND
  - WU WOOD UTILITY POLE
  - CU CONCRETE UTILITY POLE
  - WM WATER METER
  - WV WATER VALVE
  - YD YARD DRAIN
  - OAK TREE
  - PALM TREE
  - PINE TREE

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DRAWN BY: KJG  
CHECKED BY: DLS  
JOB CODE: FCB  
SCALE: 1"=30'  
DATE: 12 APRIL 2012  
FILE: PM11-041-001 1812 RIDGWOOD.DWG  
SHEET: 1 of 1

**BOUNDARY SURVEY w/ IMPROVEMENTS**  
FLORIDA COMMUNITY BANK  
1812 RIDGEWOOD AVENUE  
HOLLY HILL, FLORIDA, 32174  
LYING IN  
SECTIONS 42, TOWNSHIP 14 SOUTH, RANGE 32 EAST  
VOLUSIA COUNTY, FLORIDA

1/21/13  
DATE SIGNED  
DONALD L. SAINT-JEY III, P.S.M.  
FL LICENSE #6761  
FOR THE FIRM