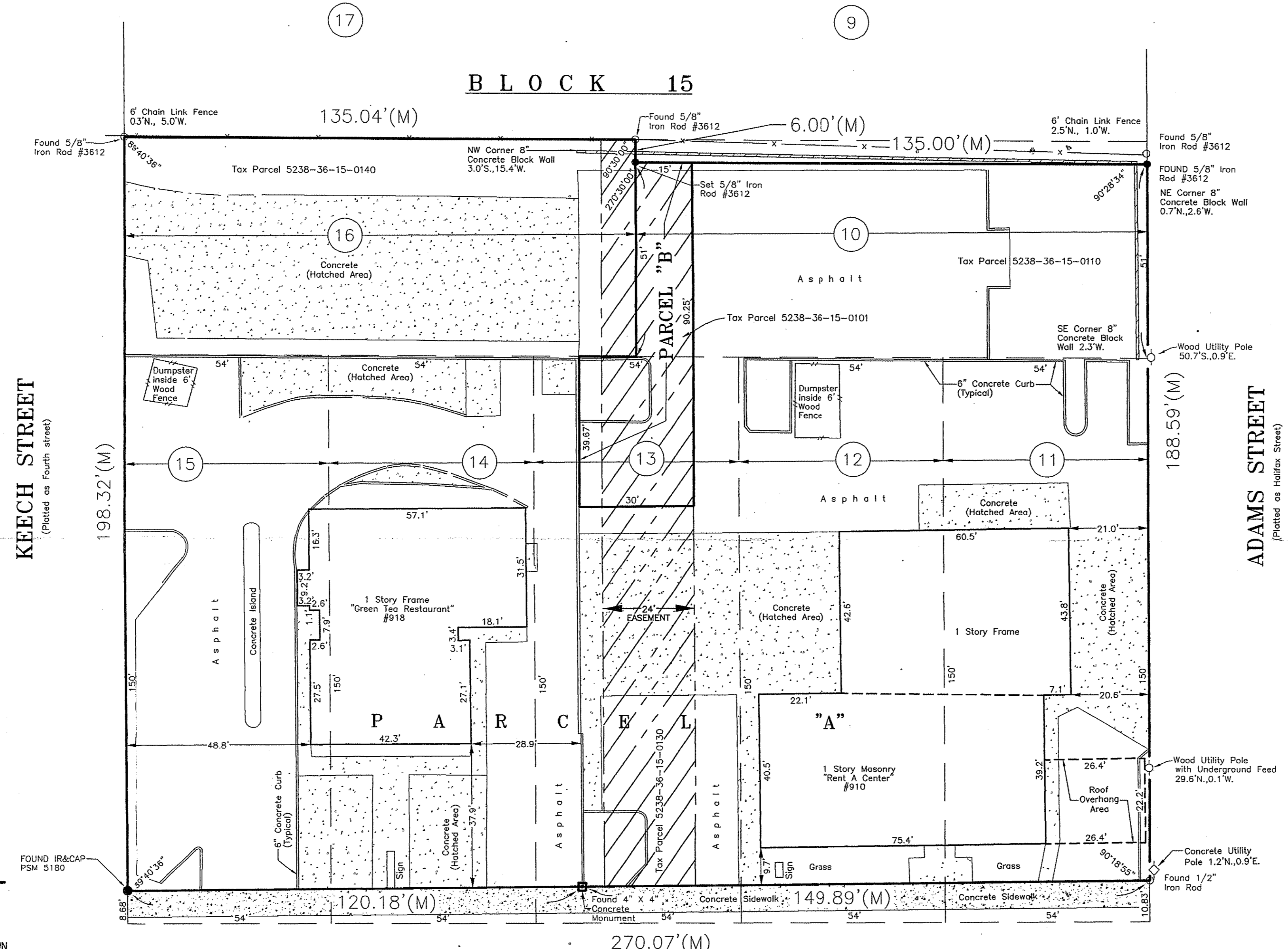


OVERALL DESCRIPTION:

PARCEL A: All of Lots 11, 12, 13, 14, 15 and 16 and the Southerly 51 feet of Lot 10, Block 15, J.A. CLEMENTS WEST END ADDITION TO DAYTONA, a subdivision according to map in Map Book 2, Page 146, Public Records of Volusia County, Florida; LESS AND EXCEPT the south 51 feet of the West 15 feet of said Lot 10, and LESS AND EXCEPT the West 30 feet of the East 42 feet of said Lot 13 except the south 100 feet thereof.

PARCEL B: The South 51 feet of Lot 10 and the West 30 feet of the East 42 feet of Lot 13 except the South 100 feet of said Lot 13, Block 15, J.A. CLEMENTS WEST END ADDITION TO DAYTONA, a subdivision according to map in Map Book 2, Page 146, Public Records of Volusia County, Florida.

EASEMENT: Portions of Lots 10, 13 and 16, Block 15 J.A. Clements Subdivision, as recorded in Map Book 2, Page 146, Public Records of Volusia County, Florida, described as follows: Beginning at the Northeast corner of Lot 16, as the reference point; thence Southerly a distance of 6 feet from the reference point to the Northwest corner of said Lot 10; thence Easterly along the Northerly line of said Lot 10, a distance of 15 feet; thence Southerly and parallel to the Westerly line of said Lot 10, a distance of 54.00 feet to the Northerly line of said Lot 13; thence continue Southerly and parallel to the Easterly line of Lot 13, a distance of 141.32 feet to the Northerly right of way line of Volusia Avenue as now occupied; thence Westerly along the Northerly right of way line, a distance of 24 feet; thence leaving said Northerly right of way line and parallel to the Westerly line of said Lot 13, a distance of 141.32 feet to the northerly line of said Lot 16, a distance of 57.00 feet; thence Easterly along the Northerly line of Lot 16, a distance of 9.00 feet to the point of beginning of easement.



GENERAL NOTES:

- 1.) NO BEARINGS OR ANGLES ON PLAT OF RECORD, ALL ANGLES SHOWN ARE MEASURED.
- 2.) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 3.) EASEMENT SHOWN HEREON TAKEN FROM UPHAM FILE 13A-95R LEGAL STATUS UNKNOWN TO THIS SURVEYOR.
- 4.) THE PLAT OF J.A. CLEMENTS ALSO RECORDED IN MAP BOOK 17, PAGE 109, ORIGINAL RECORD FEBRUARY 1905.

LEGEND:

SYMBOL	(D) DESCRIPTION
○	WOOD UTILITY POLE
◇	CONCRETE UTILITY POLE
—	WOOD FENCE
—x—	CHAIN LINK FENCE
FD	FOUND
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
NW	NAIL AND WASHER
(P)	PLAT
R/W	RIGHT OF WAY
X	X-CUT

INTERNATIONAL SPEEDWAY BOULEVARD - U.S. HIGHWAY 92

(Platted as Volusia Avenue)

NOTICE:

NO 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 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 61G17-6.0031(4)(e)

THE TERM CERTIFIED AS USED IN THIS STATEMENT IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED ON THIS SURVEY. IT IS ALSO, 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.

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 61G17-6.003(2)(e)

CERTIFIED TO: --3333 AVENTURA REALTY CORP./ A FLA CORP. --ATTORNEY TITLE INSURANCE FUND, INC.		WO# 020517 030926	TYPE OF SURVEY: BOUNDARY	Upham, Inc. Organization of Engineers, Surveyors & Landscape Architects P.O. Box 1105 • 265 Kenilworth Avenue • Ormond Beach, Florida 32174 (386)672-9515 • FAX (386)673-6554 • LB# 0003612 • LC# 0000357 Visit us at: www.uphaminc.com © 2001
OFFICE WORK BY: CG DATE: 10-07-03		FIELD WORK BY: RN DATE: 9-29-03	SCALE: 1"=20'	
THE FOREGOING PLAT IS CERTIFIED TO MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	ADDRESS: 910 AND 918 INTERNATIONAL SPEEDWAY BOULEVARD	PSM NO. 3905
WILLIAM S HART 10/07/03		WILLIAM S HART	LB NO. 3612	DRAWING FILE NAME: 020517_CG.DWG DISK ID: 854
				FILE: 13A-103