

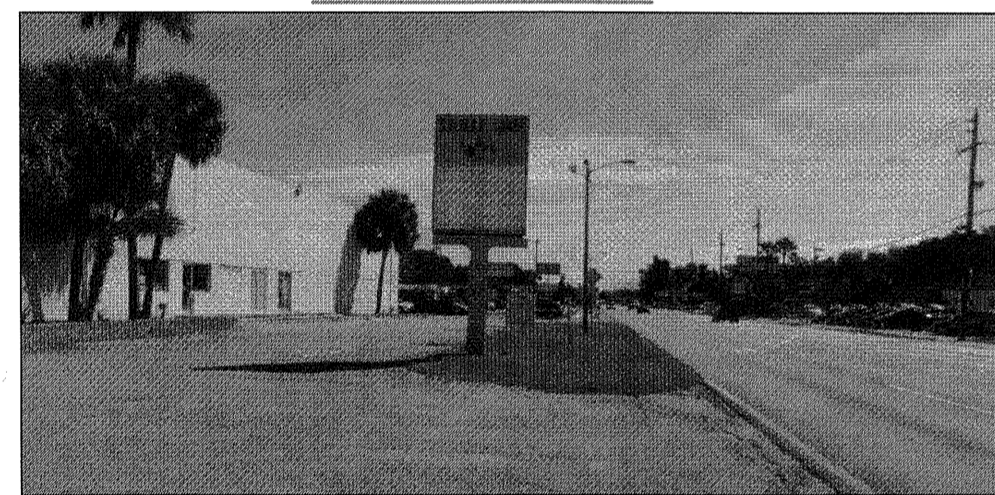
**SCHEDULE "B" ITEMS**

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MASON PARK HOMES UNIT #2, AS RECORDED IN PLAT BOOK 19, PAGE(S) 178, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS, AS SHOWN)

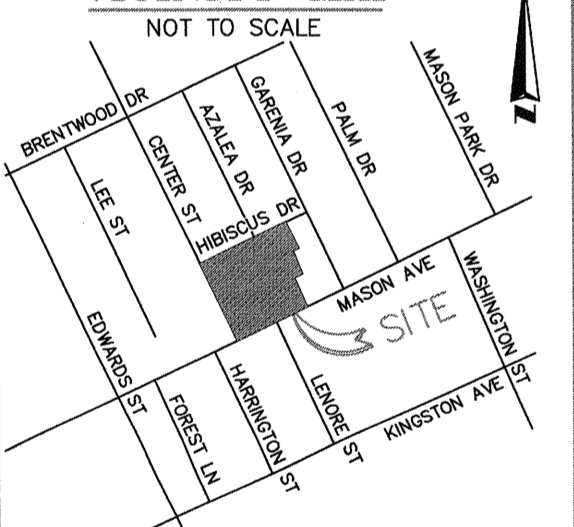
**BEARING BASIS**

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY OF MASON AVENUE.

**SITE PICTURE**



**VICINITY MAP**



**LAND AREA**

±101,866 SQUARE FEET  
±2.34 ACRES

**PARKING STALLS**

THERE WAS NO VISIBLE STRIPED OBSERVED ON THE PARKING AREAS

**STATEMENT OF ENCROACHMENTS**

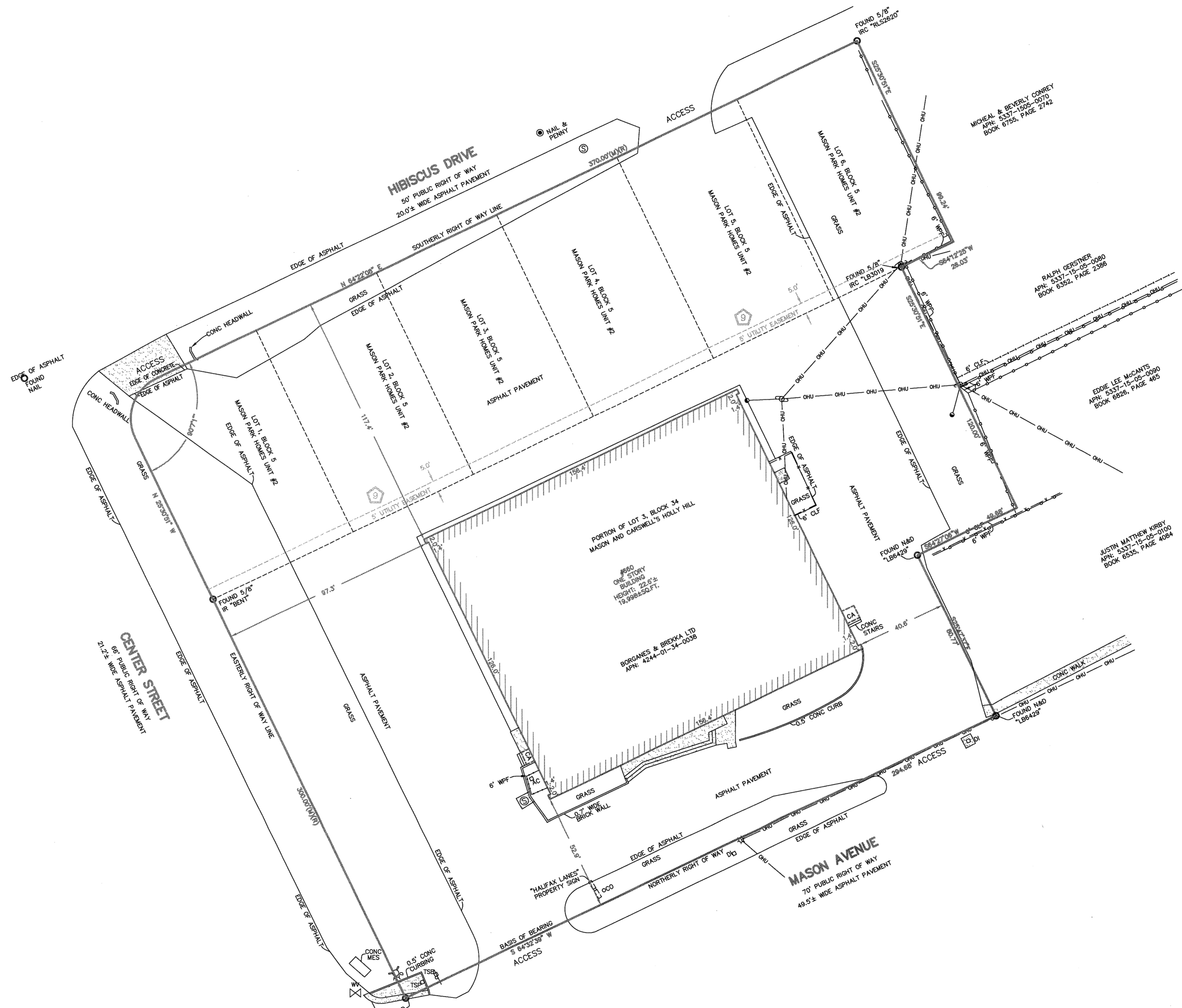
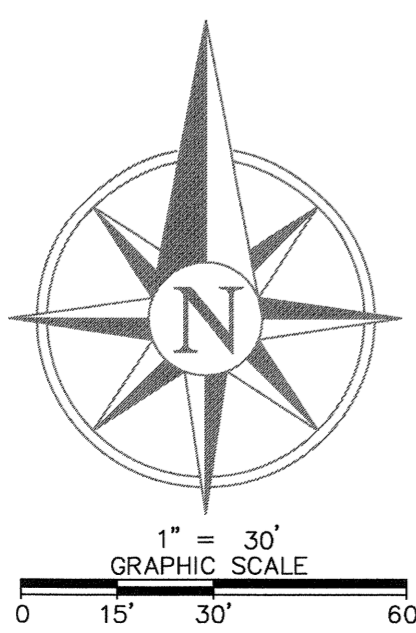
NONE APPARENT

**FLOOD NOTE**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "AE" ON FLOOD INSURANCE RATE MAP NUMBER 1212700356H, WHICH BEARS AN EFFECTIVE DATE OF 02/19/2014 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**LEGEND**

SQ.FT.	SQUARE FEET	CLF	CHAIN LINK FENCE
▨	CONCRETE SURFACE	WPF	WOOD PANEL FENCE
▩	NO PARKING AREA	PWF	POST & WIRE FENCE
▧	HANDICAP PARKING SPACE	PPF	PLASTIC PRIVACY FENCE
PS	PARKING SPACE(S)	DI	DRAINAGE INLET
TF	TRANSFORMER	GV	GAS VALVE
AC	AIR CONDITIONER	WV	WATER VALVE
WM	WATER METER	SM	STORM MANHOLE
EM	ELECTRIC METER	SMH	SANITARY MANHOLE
TR	TELEPHONE RISER	UP	UTILITY POLE
CO	CLEAN OUT	GA	GUY ANCHOR
Δ	CENTRAL ANGLE	LP	LIGHT POLE
L	ARC LENGTH	FH	FIRE HYDRANT
R	RADIUS	S	SIGN
CB	CHORD BEARING	B	BOLLARD
C	CHORD LENGTH	OU	OVERHEAD UTILITY LINE



**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 344 FEET OF THE SOUTHERLY 200 FEET OF THAT PORTION OF LOT 3 AS LIES NORTHERLY OF MASON AVENUE, A 70 FOOT STREET AS NOW LAID OUT, BLOCK 34, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO PLAT THEREOF, RECORDED IN MAP BOOK 2, PAGE 90 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE EASTERLY 50 FEET OF THE SOUTHERLY 80 FEET THEREOF AND THAT PORTION DEEDED TO THE COUNTY OF VOLUSIA FOR HIGHWAY PURPOSES.

AND

LOT(S) 1, 2, 3, 4, 5 AND 6, BLOCK 5, MASON PARK HOMES UNIT #2, ACCORDING TO PLAT THEREOF, RECORDED IN MAP BOOK 19, PAGE 178 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 14-10421, WITH AN EFFECTIVE DATE OF AUGUST 13, 2014.

**GENERAL NOTES**

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MASON AVE, CENTER STREET, AND HIBISCUS DRIVE, ALL BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF ENCROACHMENTS ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
10. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
11. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DATE	REVISION HISTORY	CLIENT COMMENTS
9/8/14		

**ALTA/ACSM LAND TITLE SURVEY**

PROJECT NAME

660 MASON AVENUE

VOLUSIA COUNTY DAYTONA BEACH, FL

**SURVEYOR'S CERTIFICATE**

TO: SKYWATER, LLC, GRS TITLE SERVICES, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(g), 13, 14, 16, 17, 18, 21, 22, AND 23 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/27/2014. DATE OF PLAT OR MAP: 08/28/2014.

REGISTERED SURVEYOR: MICHAEL W. SOLITRO DATE  
PROFESSIONAL LAND SURVEYOR NO.: 4458 STATE OF FLORIDA

SURVEYED BY:  
**REPUBLIC NATIONAL**  
LAND SURVEYORS  
400 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
PH: (407) 882-4200 FAX: (407) 882-4229

JOB NUMBER:  
140838  
SCALE:  
1" = 30'  
DRAWN BY:  
JCS  
APPROVED BY:  
MWS

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

**GRS NATIONAL**  
G R S O U P  
400 NEEDLES TRAIL, LONGWOOD, FLORIDA 32779 | SURVEYS@GRS-NATIONAL.COM | PHONE: 407.882.4200 | FAX: 407.882.4229