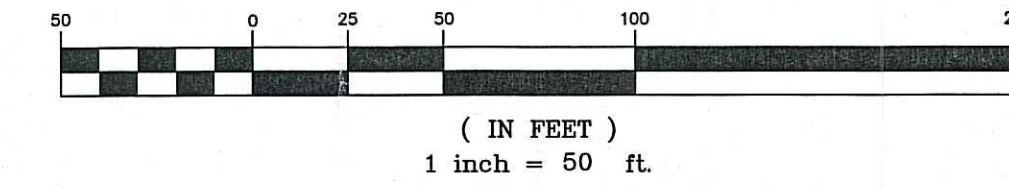


FLORIDA EAST COAST RAILROAD
(100' R/W)

(IMPROVEMENTS WITHIN R/W NOT FIELD LOCATED)

GRAPHIC SCALE



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 WITHOUT BENEFIT OF AN ABSTRACT.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE NORTHERLY R/W LINE OF OAK STREET BEING N62°57'42"E.
- UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
- THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0388 G. MAP EFFECTIVE DATE: APRIL 15, 2002. APPROXIMATE SCALE: 1" = 500'.
- ELEVATIONS REFER TO N.G.V.D. OF 1929, PER U.S.C. & G.S. BENCHMARK "U 225" HAVING A PUBLISHED ELEVATION OF 10.968 FEET.
- UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- REVISED SEPT. 16, 2005 TO SHOW EXISTING OVERGROWN DITCH. (STK)
- REVISED DEC. 21, 2005; CHANGED CERTIFICATION; NO ADDITIONAL FIELD WORK DONE THIS DATE. (STK) (05-4097)

DESCRIPTION (PER SLIGER & ASSOCIATES, INC. JOB NO. 85-1715):

A PORTION OF LOT 1-D, ASSESSORS SUBDIVISION OF THE BUNCH GRANT IN SECTION 41, TOWNSHIP 16 SOUTH, RANGE 33 EAST, AS RECORDED IN MAP BOOK 3, PAGE 128, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA TOGETHER WITH LOT 106, W.W. MARSHALL SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 77, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1-D WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET, A 50 FOOT RIGHT-OF-WAY, RUN ALONG THE NORTH RIGHT-OF-WAY LINE OF OAK STREET THE FOLLOWING COURSES AND DISTANCES, NORTH 87 DEGREES 18 MINUTES 55 SECONDS EAST A DISTANCE OF 19.74 FEET, THENCE NORTH 81 DEGREES 38 MINUTES 59 SECONDS EAST A DISTANCE OF 383.44 FEET THENCE NORTH 62 DEGREES 57 MINUTES 42 SECONDS EAST A DISTANCE OF 354.39 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 62 DEGREES 57 MINUTES 42 SECONDS EAST A DISTANCE OF 493.59 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT-OF-WAY, THENCE NORTH 24 DEGREES 22 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 936.80 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 63 DEGREES 14 MINUTES 23 SECONDS WEST A DISTANCE OF 310.77 FEET, THENCE SOUTH 62 DEGREES 59 MINUTES 45 SECONDS WEST A DISTANCE OF 583.29 FEET, THENCE SOUTH 26 DEGREES 51 MINUTES 34 SECONDS EAST, PARALLEL WITH AND 376 FEET EAST OF THE WESTERLY LINE OF SAID LOT 1-D A DISTANCE OF 104.66 FEET THENCE NORTH 62 DEGREES 57 MINUTES 42 SECONDS EAST A DISTANCE OF 360.00 FEET, THENCE SOUTH 26 DEGREES 51 MINUTES 34 SECONDS EAST A DISTANCE OF 833.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.92 ACRES

DESCRIPTION:

(PER OFFICIAL RECORD BOOK 4083, PAGE 543)

- PARCEL 1 - LOT 1D EXC. W 730.39 FT ON S/L ELIZABETH BUNCH GRANT, PORT ORANGE
- PARCEL 2 - E 354.39 FEET OF W 730.39 FT MEASURED ON S/L OF LOT 1D, ELIZABETH BUNCH GRANT EXCLUDING PART IN DAIRY COURT INDUSTRIAL PARK, MAP BOOK 41, PAGE 195.
- PARCEL 3 - LOT 106, EXCEPT S 20 FT. IN STREET, MARSHALL ADDITION, PORT ORANGE.

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

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.

TYPE OF SURVEY	CERTIFIED TO	DATE	JOB NUMBER
BOUNDARY	ALLETE PROPERTIES, LLC	AUGUST 9, 2006	06-1586
	FLORIDA LANDMARK COMMUNITIES, INC.		
	NOT CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS		
	OTHER THAN THOSE LISTED ABOVE.		

FOR: ALLETE PROPERTIES, LLC
ADDRESS: 601 OAK STREET, PORT ORANGE
JOB NO. 06-0988
06-1586

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6107-26, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEPHEN B. SLIGER, P.L.S. NO. 3794
J.E. ZAPERT, P.L.S. NO. 4046
STEVEN T. KRUGER, P.L.S. NO. 4722

VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

BOUNDARY SURVEY

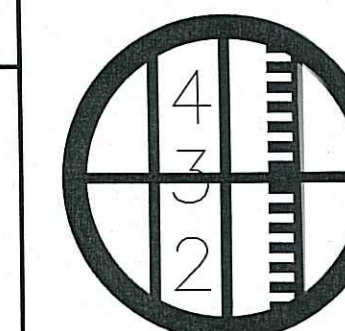
SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

3921 SOUTH NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385

LICENSED BUSINESS CERTIFICATION NUMBER 3019

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PARCEL 3
LOT 106
W.W. MARSHALL SUBDIVISION
(MAP BOOK 5, PAGE 77)

±11.92 ACRES

LOT 1D
ASSESSOR'S SUBDIVISION
ELIZABETH BUNCH GRANT
(MAP BOOK 3, PAGE 128)

PARCEL 1

DAIRY COURT INDUSTRIAL PARK
(MAP BOOK 41, PAGE 195)

DAGWOOD ACRES (MB. 25, PG. 12)

POINT OF REFERENCE

POINT OF BEGINNING
RECOVERED 4"x4" CONCRETE MONUMENT
LB#3254/3794

ABBREVIATIONS	LEGEND
A/C	AIR CONDITIONER
R/W	RIGHT OF WAY
CL	CENTERLINE
CA	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CURVED BEARING
FPAL CO.	FLORIDA POWER & LIGHT COMPANY
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY
○	IRON ROD WITH CAP
○	IRON PIPE
■	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
○	EXISTING ELEVATION
□	PROPOSED ELEVATION

FOR: ALLETE PROPERTIES, LLC					
SCALE:	FIELD BOOK:	PAGE(S):	SHEET 1 OF 1		
1"=50'	1161	75	DATE	JOB NUMBER	PARTY CHIEF
TYPE OF SURVEY	DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SKETCH OF DESCRIPTION :	SEPT. 3, 1985	85-1715	B TRUMBULL	K JONES	G SLIGER
ORIGINAL BOUNDARY :					
TOPOGRAPHIC SURVEY :					
FOUNDATION LOCATION :					
1ST RECERTIFICATION :	JUNE 10, 2005	05-1708	J LAMB	E SMALLWOOD	S KRUGER
2ND RECERTIFICATION :	AUG. 9, 2006	06-1586	J LAMB	J NANADIEGO	S KRUGER