



- SYMBOLS**
- RECOVERED REBAR & CAP
 - RECOVERED 2" IRON PIPE
 - RECOVERED 4" IRON PIPE
 - RECOVERED 6" IRON PIPE
 - RECOVERED 8" IRON PIPE
 - RECOVERED 10" IRON PIPE
 - RECOVERED 12" IRON PIPE
 - RECOVERED 14" IRON PIPE
 - RECOVERED 16" IRON PIPE
 - RECOVERED 18" IRON PIPE
 - RECOVERED 20" IRON PIPE
 - RECOVERED 22" IRON PIPE
 - RECOVERED 24" IRON PIPE
 - RECOVERED 26" IRON PIPE
 - RECOVERED 28" IRON PIPE
 - RECOVERED 30" IRON PIPE
 - RECOVERED 32" IRON PIPE
 - RECOVERED 34" IRON PIPE
 - RECOVERED 36" IRON PIPE
 - RECOVERED 38" IRON PIPE
 - RECOVERED 40" IRON PIPE
 - RECOVERED 42" IRON PIPE
 - RECOVERED 44" IRON PIPE
 - RECOVERED 46" IRON PIPE
 - RECOVERED 48" IRON PIPE
 - RECOVERED 50" IRON PIPE
 - RECOVERED 52" IRON PIPE
 - RECOVERED 54" IRON PIPE
 - RECOVERED 56" IRON PIPE
 - RECOVERED 58" IRON PIPE
 - RECOVERED 60" IRON PIPE
 - RECOVERED 62" IRON PIPE
 - RECOVERED 64" IRON PIPE
 - RECOVERED 66" IRON PIPE
 - RECOVERED 68" IRON PIPE
 - RECOVERED 70" IRON PIPE
 - RECOVERED 72" IRON PIPE
 - RECOVERED 74" IRON PIPE
 - RECOVERED 76" IRON PIPE
 - RECOVERED 78" IRON PIPE
 - RECOVERED 80" IRON PIPE
 - RECOVERED 82" IRON PIPE
 - RECOVERED 84" IRON PIPE
 - RECOVERED 86" IRON PIPE
 - RECOVERED 88" IRON PIPE
 - RECOVERED 90" IRON PIPE
 - RECOVERED 92" IRON PIPE
 - RECOVERED 94" IRON PIPE
 - RECOVERED 96" IRON PIPE
 - RECOVERED 98" IRON PIPE
 - RECOVERED 100" IRON PIPE

- SYMBOLS**
- UNDERGROUND SANITARY LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATERMAIN
 - UNDERGROUND SANITARY FORCEMAIN
 - UNDERGROUND REUSE MAIN
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - MEASURED
 - CALCULATED
 - DESCRIPTION
 - PLAT
 - RECOVERED
 - REBAR & CAP
 - IRON PIPE
 - LICENSED BUSINESS
 - LICENSED SURVEYOR
 - PROFESSIONAL LAND SURVEYOR
 - PROFESSIONAL SURVEYOR & MAPPER
 - CAMPHER TREE
 - OAK TREE
 - PINE TREE
 - MAPLE TREE
 - PALM TREE
 - WETLAND FLAG NUMBER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO AMSOUTH BANK AND CHICAGO TITLE INSURANCE COMPANY (THE "TITLE INSURANCE COMPANY"):

(A) THAT HE IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA;

(B) THAT THE SURVEY TO WHICH THIS CERTIFICATE IS AFFIXED (THE "SURVEY") IS A TRUE, COMPLETE AND CORRECT SURVEY OF THE PROPERTY DESCRIBED THEREIN (THE "PROPERTY") BEING APPROXIMATELY 5.538 ACRES AS FURTHER DESCRIBED BY THE PROPERTY DESCRIPTION ON THE SURVEY;

(C) THAT THE SURVEY IS BASED UPON A FIELD SURVEY MADE ON MARCH 24, 2006, BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA/ACSM IN 1999 AND THAT SUCH FIELD SURVEY MEETS THE ACCURACY REQUIREMENT OF A CLASS "A" SURVEY AS DEFINED THEREIN;

(D) THAT THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY;

(E) THAT THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY DESCRIBED IN TITLE INSURANCE COMMITMENT NUMBER 610600188 DATED AS OF JANUARY 31, 2006, ISSUED BY THE TITLE INSURANCE COMPANY (THE "TITLE COMMITMENT") AND AS ENDORSED ON JUNE 5, 2006;

(F) THAT THE LEGAL DESCRIPTION SET FORTH IN THE TITLE COMMITMENT IS IDENTICAL IN ALL RESPECTS TO THE PROPERTY DESCRIPTION SET FORTH ON THE SURVEY, EXCEPT AS CORRECTED BY SURVEYOR;

(G) EXCEPT AS SHOWN ON THE SURVEY THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THE SURVEY AND AS DESCRIBED IN THE LEGAL DESCRIPTION PROVIDED IN THE TITLE COMMITMENT;

(H) THAT THE SURVEY INDICATES EXISTING SURFACE AND UNDERGROUND UTILITIES, AS FLAGGED BY THE UTILITY PROVIDERS PER SUNSHINE ONE-CALL LOCATE TICKETS NUMBERS 031605639 AND 031605690;

(I) THAT, EXCEPT AS SHOWN ON THE SURVEY:

(1) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY THEREON OF WHICH THE UNDERSIGNED HAS KNOWLEDGE;

(2) THERE ARE NO PARTY WALLS ON THE PROPERTY;

(3) THERE ARE NO ENCROACHMENTS FROM THE PROPERTY OVER ADJOINING PREMISES, STREETS OR ROADS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY;

(4) THERE ARE NO ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON ADJOINING PROPERTY;

(5) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THE PLAT FORM A MATHEMATICALLY CLOSED FIGURE WITH +/- 0.01 FOOT;

(J) THAT INGRESS TO AND EGRESS FROM THE PROPERTY IS PROVIDED BY GRANADA BOULEVARD, THE SAME BEING A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY MAINTAINED BY FLORIDA DEPARTMENT OF TRANSPORTATION;

(K) THAT THE UNDERSIGNED HAS CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM MAPS AND HAS FOUND THAT, IN ACCORDANCE WITH SAID MAPS, PANEL NUMBER 125136 0213 H, DATED FEBRUARY 19, 2003, NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA;

(L) THAT THE PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR INGRESS OR EGRESS.

SURVEYOR'S NOTES:

1) THIS SURVEYOR HAS NOT ABSTRACTED THE SITE AS TO OWNERSHIP OR OTHER MATTERS OF RECORD NOR HAVE THEY PERFORMED ANY SERVICES RELATIVE TO THE ZONING, SOILS OR OTHER MATTERS OF DEVELOPMENT INTEREST.

2) THE LEGAL DESCRIPTION AND EASEMENTS ARE BASED ON A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NUMBER 610600188, DATED JANUARY 31, 2006.

3) THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF A FLORIDA REGISTERED LAND SURVEYOR. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

4) ALL BOUNDARY CORNERS ARE SET REBAR & CAPS PSM#5192, UNLESS OTHERWISE NOTED.

5) THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED IN FL. STATUTES CHAPTER 61017-6 AND MEETS THE MINIMUM TECHNICAL REQUIREMENTS AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY AS ADOPTED BY ALTA AND ACSM.

6) BEARINGS SHOWN HEREON ARE BASED LEGAL DESCRIPTION PROVIDED IN THE TITLE COMMITMENT POLICY. THE NORTHWEST RIGHT-OF-WAY LINE OF GRANADA BLVD HAVING A BEARING OF N.46°09'09".

7) DATE OF FIELD SURVEY: MARCH 1-24, 2006.

8) ELEVATIONS SHOWN HEREON ARE BASED ON NGS MONUMENT DESIGNATION #F477 HAVING AN ELEVATION OF 24.58 (NAVD 88).

9) THIS PROPERTY LIES WITHIN ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 125136 0213 H, EFFECTIVE DATE FEBRUARY 19, 2003, CITY OF ORMOND BEACH, FLORIDA.

10) UTILITY PROVIDERS PER SUNSHINE LOCATE:

AQUA UTILITY FLORIDA, INC., 762 W. LANCASTER AVE, BRYNAMAWR, PA 19010
 BELLSOUTH, 500 N. ORANGE AVENUE, ROOM 360, ORLANDO, FL 32801
 BRIGHTHOUSE NETWORKS, 333 W. GRANADA BLVD., ORMOND BEACH, FL 32174
 CITY OF ORMOND BEACH, 22 S. BEACH STREET, ORMOND BEACH, FL 32174
 FLORIDA POWER & LIGHT, P.O. BOX 2851, DAYTONA BEACH, FL 32120
 PEOPLE'S GAS, 600 W. ROBINSON STREET, ORLANDO, FL 32802

LEGAL DESCRIPTION:

THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1A (19), TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD 40, A 100 FOOT RIGHT OF WAY NOW ESTABLISHED, EXCEPTING THEREFROM A TRIANGULAR PARCEL OF LAND LYING SOUTHEASTERLY OF A GRADED ROAD (TOMOKA ROAD) LYING NORTHWESTERLY OF STATE ROAD 40 AS DESCRIBED IN OFFICIAL RECORDS BOOK 769, PAGE 68, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, THENCE RUN SOUTH 89°51'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 675.35 FEET TO THE NORTHWESTERLY LINE OF GRANADA BOULEVARD (STATE ROAD 40) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°51'19" WEST ALONG SAID SOUTH LINE A DISTANCE OF 643.48 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE RUN NORTH 00°57'53" WEST ALONG SAID WEST LINE A DISTANCE OF 328.52 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 88°47'27" EAST ALONG SAID NORTH LINE A DISTANCE OF 742.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD TOMOKA ROAD; SAID POINT LYING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 150.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°09'52" A DISTANCE OF 147.04 FEET (CURVE HAVING A CHORD BEARING OF SOUTH 14°31'21" EAST AND A CHORD DISTANCE OF 141.22 FEET) TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF GRANADA BOULEVARD; THENCE RUN SOUTH 2°31'04" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 130.94 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 46°09'09" WEST A DISTANCE OF 107.12 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 5.538 ACRES (241,220 SQUARE FEET).

ALSO EXCEPTING ANY PORTION LYING WITHIN OLD TOMOKA ROAD AND GRANADA WEST PROFESSIONAL CENTER RECORDED IN MAP BOOK 42, PAGE 182, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CURVE TABLE

CURVE	RADIUS	ARC	TAN.	CHORD	CHORD BRG.	DELTA
1	150.00	147.04	80.03	141.22	S14°31'21"E	56°09'52"

- SCHEDULE B-2 EXCEPTIONS**
- THE RIGHT-OF-WAY TO THE CITY OF ORMOND BEACH RECORDED IN O.R. BOOK 3317, PAGE 1435 DOES NOT ENCUMBER THIS PROPERTY.
 - THIS SITE IS SUBJECT TO THE COVENANTS AND RESTRICTIONS PER OFFICIAL RECORDS BOOK 2653, PAGE 1964.
 - THIS SITE IS SUBJECT TO ORDINANCE 85-2 PER OFFICIAL RECORDS BOOK 2656, PAGE 1636.
 - THE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 3151, PAGE 818 AND RECORDED IN O.R. BOOK 3160, PAGE 563 BENEFITS THIS PROPERTY. 10. THE DEED OF CONVERSION EASEMENT RECORDED IN O.R. BOOK 3856, PAGE 2622 DOES NOT ENCUMBER THIS PROPERTY.
 - PUBLIC UTILITIES/SANITARY SEWER LIFT STATION EASEMENT RECORDED IN O.R. BOOK 3856, PAGE 2622 DOES NOT ENCUMBER THIS PROPERTY.
 - THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R. BOOK 3856, PAGE 2624 DOES NOT ENCUMBER THIS PROPERTY.
 - THE BLANKET PUBLIC UTILITIES EASEMENT RECORDED IN O.R. BOOK 4176 DOES NOT ENCUMBER THIS PROPERTY.
 - THIS PROPERTY IS SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT RECORDED IN O.R. BOOK 4082, PAGE 4173.
 - THE EASEMENT OF COVENANTS AND RESTRICTIONS RECORDED IN O.R. BOOK 4340, PAGE 4634 DOES NOT ENCUMBER THIS PROPERTY.
 - THE FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R. BOOK 4752, PAGE 4423 DOES NOT ENCUMBER THIS PROPERTY.
 - THE FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R. BOOK 4752, PAGE 4425 DOES NOT ENCUMBER THIS PROPERTY.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND EMBOSSED SEAL

GREGORY R. CRAWFORD, PSM
 FL REG. #5192
 DATE

Rev #	Date	By	Revision Comment
1	05/04/06	GRC	AMSOUTH CERT REVISED PER TITLE COMMITMENT
2	06/05/06	GRC	PER CLIENT COMMENTS
3	10/30/06	GRC	ADDITIONAL TOPO & UTILITY LOCATES

AMSOUTH BANK
ORMOND BEACH

Ormond Beach, Volusia County, Florida
 (Granada Blvd on the west side of Old Tomoka Rd)

BOUNDARY & TOPOGRAPHIC SURVEY

Interplan, LLC

933 Lee Road, Suite 120
 Orlando, Florida 32810
 (407) 645-5008, (407) 629-9124 Fax

Engineering & Design Group

257 Plaza Drive, Suite D, Oviedo, Florida 32765
 Phone: (407) 971-0856, Fax: (407) 977-1033
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 Survey & Mapping Licensed Business Number 717

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GRC/GRC

Project No.:
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Scale:
1"=30'

Date:
03/14/06

Sheet Name:
S01

Sheet No.:
1 of **1**

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