

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN BLOCK 23, MASON AND CARSWELL'S HOLLY HILL, MAP
 BOOK 2, PAGE 90, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN BLOCK 23, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 90, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK 23, THENCE NORTH 64°35'12" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 23, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 3, AS RECORDED IN OFFICIAL RECORD BOOK 4860, PAGE 435 OF THE OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA, TO THE POINT OF **BEGINNING**.
 THENCE NORTH 25°28'08" WEST, ALONG THE EASTERLY RIGHT OF WAY OF RIDGEWOOD AVENUE, A DISTANCE OF 589.03 FEET TO A POINT ON THE NORTH LINE OF LOT 13, OF SAID BLOCK 23, SAID POINT MEASURING 20.00 FEET EASTERLY OF SAID RIGHT OF WAY;
 THENCE NORTH 64°30'23" EAST, ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 309.58 FEET TO A POINT ON SOUTHERLY RIGHT OF WAY OF MIRIAM AVENUE AS RECORDED IN MAP BOOK 7, PAGE 18 (NOW PLAT BOOK 22, PG 102) OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING 25.00 FEET EASTERLY OF THE WEST RIGHT OF WAY, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 13;
 THENCE SOUTH 25°25'11" EAST, A DISTANCE OF 200.50 FEET, TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK 23;
 THENCE NORTH 64°32'01" EAST, ALONG THE NORTH LINE OF LOT 22 OF SAID BLOCK 23, A DISTANCE OF 170.00 FEET;
 THENCE 25°25'11" EAST, A DISTANCE OF 120.57 FEET;
 THENCE SOUTH 64°33'40" WEST, A DISTANCE OF 10.00 FEET;
 THENCE SOUTH 25°25'11" EAST, A DISTANCE OF 180.29 FEET TO THE SOUTH LINE OF LOT 20 FO SAID BLOCK 23;
 THENCE SOUTH 64°34'29" WEST, ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 180.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20;
 THENCE SOUTH 25°25'11" EAST, ALONG THE EAST LINE OF LOT 18 OF SAID BLOCK 23, A DISTANCE OF 88.22 FEET TO THE SOUTH LINE OF SAID BLOCK 23;
 THENCE SOUTH 64°35'12" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 23, A DISTANCE OF 309.07 FEET TO THE POINT OF **BEGINNING**.

SAID PARCEL CONTAINING 5.40 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE PLAT OF MASON AND CARSWELL'S HOLLY HILL, AS RECORDED IN MAP BOOK 2, PAGE 90 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE SOUTH LINE OF BLOCK 23 OF SAID PLAT BEING SOUTH 64°35'12" WEST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEETS 2 OF 2 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY



Digitally signed
 by Steven N.
 Brickley
 Date: 2019.07.16
 15:38:44 -04'00'

STEVEN N. BRICKLEY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS - 6841

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman
 CONSULTING**

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Professional Surveyors and Mapper Business Certificate # LB 8030

**MADISON BAY - HOLLY HILL
 PROPOSED PARCEL**

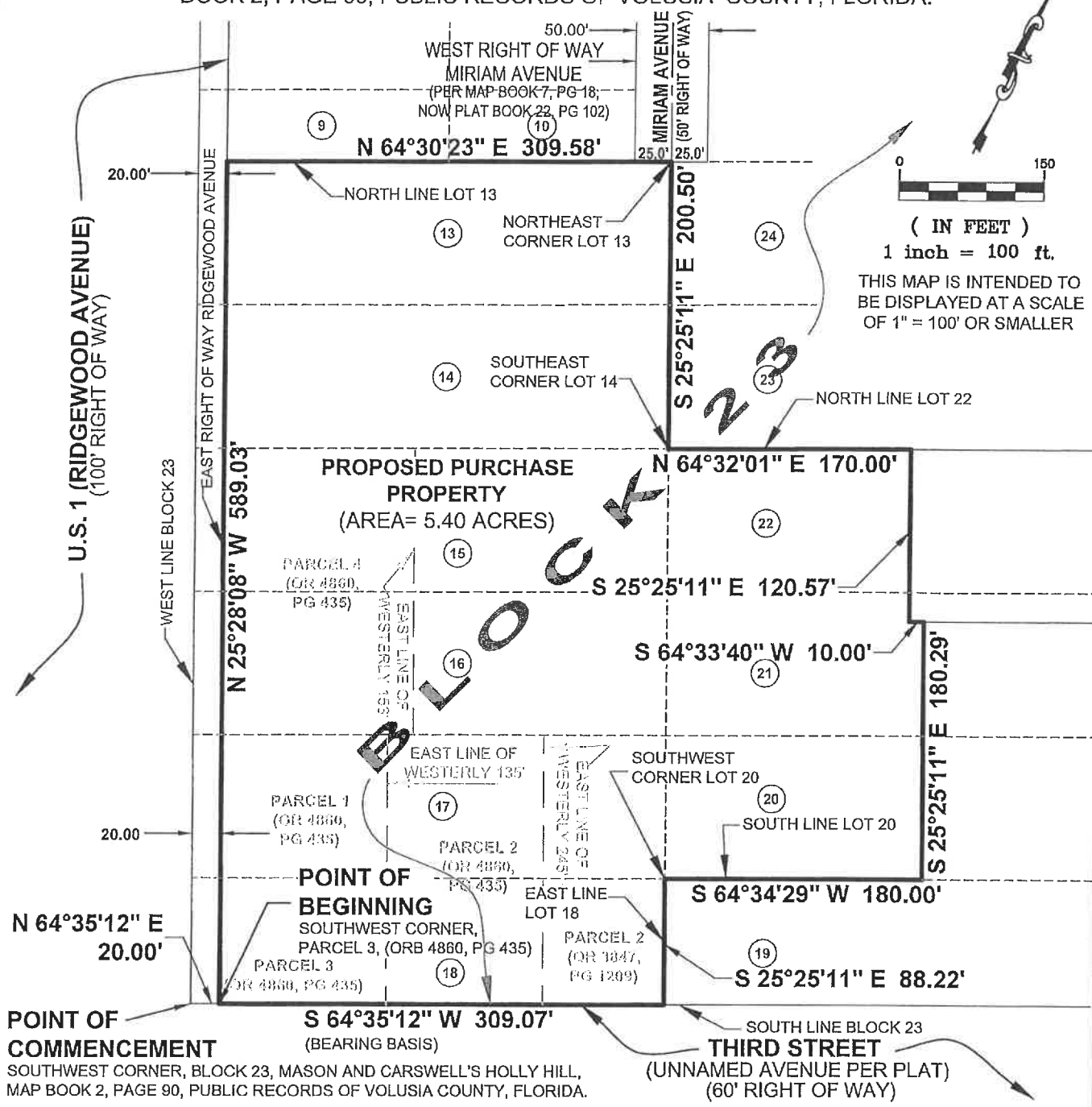
VOLUSIA COUNTY

FLORIDA

PATH: \\FL-STUA-DCI-SRV\SHARED\MARKETING...RTE - MADISON BAY - HOLLY HILL\HOLLY-HILL SKETCH.DWG
 PROJECT NO. MADISON BAY - HOLLY HILL REVISD DATE: DATE: JULY 15, 2019
 CADD FILE: HOLLY-HILL SKETCH.DWG SCALE: N/A SHEET 1 OF 2

SKETCH OF DESCRIPTION

LYING IN BLOCK 23, MASON AND CARSWELL'S HOLLY HILL, MAP BOOK 2, PAGE 90, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

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**MADISON BAY - HOLLY HILL
 PROPOSED PARCEL**

VOLUSIA COUNTY FLORIDA

PATH: \\FL-STUA-DCI-SRV\SHARED\MARKETING\...RTC - MADISON BAY - HOLLY HILL\HOLLY-HILL SKETCH.DWG
 PROJECT NO. MADISON BAY - HOLLY HILL REVISED DATE: DATE: JULY 15, 2019
 CADD FILE: HOLLY-HILL SKETCH.DWG SCALE: 1"=100' SHEET 2 OF 2