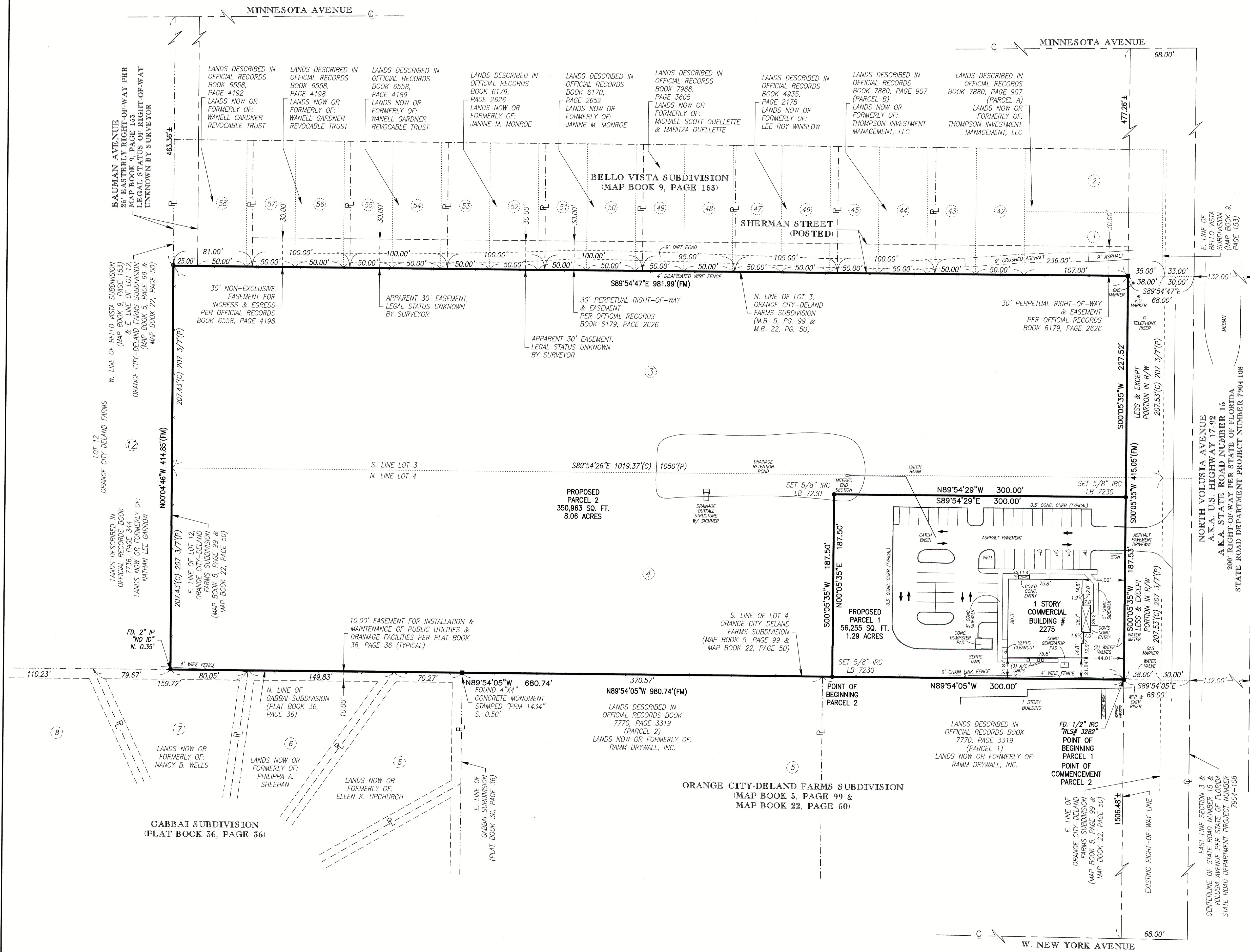


SECTION 3, TOWNSHIP 18 SOUTH, RANGE 30 EAST
CITY OF ORANGE CITY, VOLUSIA COUNTY, FLORIDA



ABBREVIATION LIST & LEGEND

(C)	= CALCULATED
(D)	= PER DEED OR DESCRIPTION
(FM)	= FIELD MEASURED
(P)	= PER PLAT OR MAP
CHD	= CHORD DISTANCE
CHB	= CHORD BEARING
CM	= CONCRETE MONUMENT
CONC.	= CONCRETE
COR.	= CORNER
ELEC.	= ELECTRIC / POWER
FD	= FOUND
GOV'T	= GOVERNMENT
ID	= IDENTIFICATION
IP	= IRON PIPE
IRC	= IRON PIPE, CAPPED
IR	= IRON ROD
IRC	= IRON ROD, CAPPED
LB	= LICENSED SURVEY BUSINESS
LS	= LICENSED SURVEYOR
M.B.	= MAP BOOK
NL	= NAIL
NL&D	= NAIL & DISC
NO.	= NUMBER
ORB.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR & MAPPER
R	= RADIUS
RGE	= RAILROAD
R/S	= RAILROAD SPIKE
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.R.	= STATE ROAD
SWK.	= SIDEWALK
TWP.	= TOWNSHIP
UGD.	= UNDERGROUND
U.S.	= CENTERLINE
W.P.	= PROPERTY LINE
FZL	= FLOOD ZONE LINE, SEE NOTE 10
E/L	= OVERHEAD ELECTRIC LINES
SBL	= SETBACK LINE

DESCRIPTION: (PER ORB 6663 PG. 4255) (OVERALL PARENT PARCEL)

LOT 3, EXCEPT STATE ROAD, ORANGE CITY DELAND FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 99, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

LOT 4, EXCEPT STATE ROAD, ORANGE CITY DELAND FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 99, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

DESCRIPTION: (PROPOSED PARCEL 1)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6663, PAGE 4255, BEING A PORTION OF LOT 4, EXCEPT STATE ROAD, ORANGE CITY DELAND FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 99, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 AND THE WEST RIGHT OF WAY LINE OF NORTH VOLUSIA AVENUE; THENCE NORTH 89°54'05" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°05'35" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°54'29" EAST, A DISTANCE OF 300.00 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF NORTH VOLUSIA AVENUE; THENCE SOUTH 00°05'35" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 187.53 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: (PROPOSED PARCEL 2)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6663, PAGE 4255, BEING A PORTION OF LOT 3 AND LOT 4, EXCEPT STATE ROAD, ORANGE CITY DELAND FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 99, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 AND THE WEST RIGHT OF WAY LINE OF NORTH VOLUSIA AVENUE; THENCE NORTH 89°54'05" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°54'05" W, A DISTANCE OF 680.74 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00°04'46" WEST, ALONG THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 414.85 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89°54'47" EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 981.99 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF NORTH VOLUSIA AVENUE; THENCE SOUTH 00°05'35" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 227.52 FEET; THENCE NORTH 89°54'29" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°05'35" WEST, A DISTANCE OF 187.50 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
- UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- WHERE APPLICABLE, MONUMENT DIAMETERS, ETC. AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
- BEARINGS ASSUMED FROM PLAT, DEED, LEGAL DESCRIPTION.
- UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
- SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, CITY OF ORANGE CITY COMMUNITY #120633, PANEL #12127C0610 DATED FEBRUARY 19, 2014. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.
- REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- THIS DRAWING IS PROPERTY OF EFIRD SURVEYING GROUP, INC. AND PROTECTED BY UNITED STATES COPYRIGHT LAWS. REPRODUCTION OR DISTRIBUTION WITHOUT WRITTEN PERMISSION OF THE AUTHOR IS PROHIBITED. CERTIFICATION DOES NOT CONSTITUTE AUTHORIZATION, TRANSFER, POSSESSION, OR OWNERSHIP OF THIS DOCUMENT BY OTHER THAN THE AUTHOR DOES NOT REMOVE THE COPYRIGHT FROM THE AUTHOR OF THE WORK OR CONVEY ANY RIGHTS IN THE COPYRIGHT FROM THE AUTHOR TO OTHERS.

NOTE:

THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY/SKETCH IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION 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 HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

PROPOSED LOT SPLIT

EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX: (386) 740-4155
WEBSITE: www.efirdsurveying.com
E-MAIL: larry@efirdsurveying.com
Certificate of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date: 04-27-2023
Drawing Number: 21-0287-B
Scale: 1" = 50'
Drawn By: BE/JM

AFERE HOLDINGS, LLC

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIED WITH THE STANDARDS OF PRACTICE AS SET FORTH IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS' CHAPTER 472.027, FLORIDA STATUTES.
LARRY R. EFIRD JR. 04/27/2023
Professional Surveyor & Mapper No. 5823