



NOTES:

- 5/8" Iron Rod and Cap #6883 set
- 1 1/4" Iron Pipe found, Cut set at back of walk
- 5/8" Iron Rod and Cap #5192 found on line & 0.45' N - witness corner
- Nail and Disk #2687 found
- 3/8" Iron Rod and Cap #s 2298 & 4142 found
- Diamond shape lot numbers denotes lots from Block F, Ridgewood Heights, Map Book 4, page 60.
- * Potential are of questionable title, status and/or ownership not determined this survey.
- Overall area (including the east 1/2 of Seagrave Street) = 50,245 square feet (1.153 acres)
- Absolutely no warranties, expressed or implied are made with regard to the state of title or any other aspect thereof. This surveyor does not presume the description lines hereon and the ownership lines are coincident.
- No overhead or underground features shown except as noted.
- SBM1 - Site Bench Mark 1, North Bolt Fire Hydrant, Elevation = 10.19 feet
- SBM2 - Site Bench Mark 2, Cut at Back of Walk, Elevation = 8.40 feet
- Elevations are on National Geodetic Vertical Datum based on monument "HPR-60", having a published elevation of 10.08 feet.
- Record dimensions are shown in parenthesis, dimensions not within parenthesis are field measurements.
- Bearings are assumed, based on the northerly line of Beville Road shown hereon, bearing N 64°24'00" E, and are based on the legal description of the exception parcel.
- This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.
- 4-7-11: The northerly line of that parcel described in that Corporate Warranty Deed recorded in Official Records Book 8485, page 4925, lies southerly or coincident with the line segment from "A" to "B" shown hereon.

SCALE: 1" = 20'

LEGEND:

- FFE - Finished Floor Elevation
- Cut & 1/2" Iron Pipe found
- 5/8" Iron Rod and Cap #5192 found
- POB - Point of Beginning
- POCE - Point of Commencement Exception
- POB - Point of Beginning Exception
- Sign
- Fire Hydrant

TREE TABLE:

- PL = Palm
- M = Magnolia
- P = Pine
- M = Maple
- O = Oak
- C = Cedar
- SP = Sweet Gum

JONES STREET

PLAT OF BOUNDARY SURVEY OF:

LESS AND EXCEPT:

THAT PORTION OF LOTS 14 AND 15, BLOCK 6, WILDER'S SUBDIVISION OF THE BETHUNE GRANT, RECORDED IN MAP BOOK 1, PAGE 56, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF SAID LOT 14, SAID POINT BEING A DISTANCE OF 150.00 FEET WESTERLY FROM THE INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF RIDGEWOOD AVENUE, A 100.00 FOOT STREET AS NOW LAID OUT; THENCE SOUTHERLY, A DISTANCE OF 187.70 FEET TO A POINT IN THE NORTH LINE OF BEVILLE ROAD, A 100.00 FOOT STREET AS NOW LAID OUT, AND SAID POINT BEING A DISTANCE OF 150.00 FEET WESTERLY OF THE INTERSECTION OF SAID NORTH LINE OF BEVILLE ROAD AND THE WESTERLY LINE OF RIDGEWOOD AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF BEVILLE ROAD, A DISTANCE OF 299.04 FEET TO A POINT THAT IS 75.00 FEET WESTERLY FROM THE WEST LINE OF LOT 15; THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID LOT 15, A DISTANCE OF 52.50 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO BEVILLE ROAD, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST LINE OF LOT 15; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 15 AND 14, A DISTANCE OF 131.80 FEET TO THE NORTHWEST CORNER OF LOT 14; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 14, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ANY RIGHT AND TITLE THAT MAY APPLY TO THE EASTERLY 25.00 FEET OF THAT PORTION OF FIRST STREET (SEGRAVE AVENUE), LYING WESTERLY THEREOF.

LESS AND EXCEPT:

PART OF LOTS 14 AND 15, BLOCK 6, WILDER'S SUBDIVISION OF THE BETHUNE GRANT, RECORDED IN MAP BOOK 1, PAGE 56, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 14, BLOCK 6, WITH THE WESTERLY LINE OF THE 100.00 FOOT RIGHT OF WAY OF RIDGEWOOD AVENUE (U.S. HIGHWAY NO. 1), AS THE SAME IS NOW OCCUPIED AND ESTABLISHED; THENCE RUN SOUTH 63 DEGREE 53 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE OF LOT 14, BLOCK 6, A DISTANCE OF 150.00 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 22 DEGREES 31 MINUTES 20 SECONDS EAST, A DISTANCE OF 187.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BEVILLE ROAD, A 100.00 FOOT STREET AS NOW OCCUPIED AND ESTABLISHED; THENCE SOUTH 64 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.14 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 22 DEGREES 31 MINUTES 20 SECONDS WEST, A DISTANCE OF 186.45 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF LOT 14, BLOCK 6; THENCE NORTH 63 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 100.20 FEET TO THE POINT OF BEGINNING.

Description taken from Old Republic National Title Insurance Company Policy No. OXFL-08020263, dated 5-4-11.

The above described property is in zone "X", per the Flood Insurance Rate Map, Community Number 125099, Map and Panel Number 12127C0387 G, dated 15 April, 2002.

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Minimum Technical Standards per Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

1 April, 2011
(field date)

John V. Matejka, III, P.S.M. #4002
Licensed Business #6883

Notes modified per comments... 1-12-12

Topographic details added... 6-24-11

Note added... 4-7-11

Certified to Fraternal Order of Eagles Aerie #4401, Incorporated, Summit Title Group and Old Republic National Title. 4-5-11

WILDER'S SUB. OF BETHUNE GRANT, BLOCK 6, LOTS 14 AND 15		SHEET 1 OF 2
FOR: EAGLES AERIE 4401 933 BEVILLE ROAD SOUTH DAYTONA, FLORIDA		BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA JOB #11 17175 PLAT #11X9