ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE
0 30 60
1 INCH = 30 FEET

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF RHODE ISLAND AVENUE WEST; BEING: 84°38'01"W PER PLAT BOOK 15, PAGE 163, OF THE PUBLIC RECORDS FOR VOLUSIA COUNTY, FLORIDA. ASSUMED.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12127C0620K, COMMUNITY NO. 120179, CITY OF ORANGE CITY, VOLUSIA COUNTY, FLORIDA AND HAVING AN EFFECTIVE DATE OF 09/29/2017.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 2061-4489985, EFFECTIVE: SEPTEMBER 26, 2019, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 2061-4489944, EFFECTIVE: SEPTEMBER 26, 2019, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 2061-4490009, EFFECTIVE: SEPTEMBER 26, 2019, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

7. THERE ARE 17 STRIPED PARKING SPACES INCLUDING 1 HANDICAP SPACES.

8. THIS ***"BOUNDARY AND TOPOGRAPHIC" SURVEY*** WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

9. THE PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 17-92 (VOLUSIA AVENUE SOUTH), A DEDICATED PUBLIC HIGHWAY WITHIN THE CITY OF ORANGE CITY, VOLUSIA COUNTY, FLORIDA.

10. THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGULATION BY FEDERAL OR MUNICIPAL AUTHORITY AS INLAND COASTAL WETLANDS, BEACH, ESTUARY OR THE LIKE.

11. VISIBLE ABOVE GROUND EVIDENCE OF MUNICIPAL WATER, STORM SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXISTS IN THE LOCATIONS INDICATED HEREON.

12. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

14. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION, VOLUSIA COUNTY, FLORIDA . THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

15. THERE IS NO OBSERVED EVIDENCE OF USE AS A CEMETERY OR REFUSE ON SITE.

16. LEGAL DESCRIPTION SHOWN HEREON IS NOT THE SAME AS LEGAL DESCRIPTION SHOWN IN THE TITLE COMMITMENTS REFERENCED HEREON. LEGAL DESCRIPTION IN TITLE COMMITMENT DOES NOT "LESS OUT" ROAD RIGHT-OF-WAY.

17. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION R 470, BEING: 22.93 FEET, NAVD 88, PUBLISHED BY THE CITY OF ORANGE CITY, VOLUSIA COUNTY, FLORIDA.

18. NO DELINEATED WETLANDS WERE OBSERVED.

LIST OF POSSIBLE ENCROACHMENTS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING POSSIBLE ENCROACHMENTS ARE NOTED. ADDITIONAL ITEMS MAY BE DEPICTED HEREON THAT HAVE NOT BEEN INCLUDED IN THIS LIST.

A UTILITIES CROSS BOUNDARIES WITH NO EASEMENT

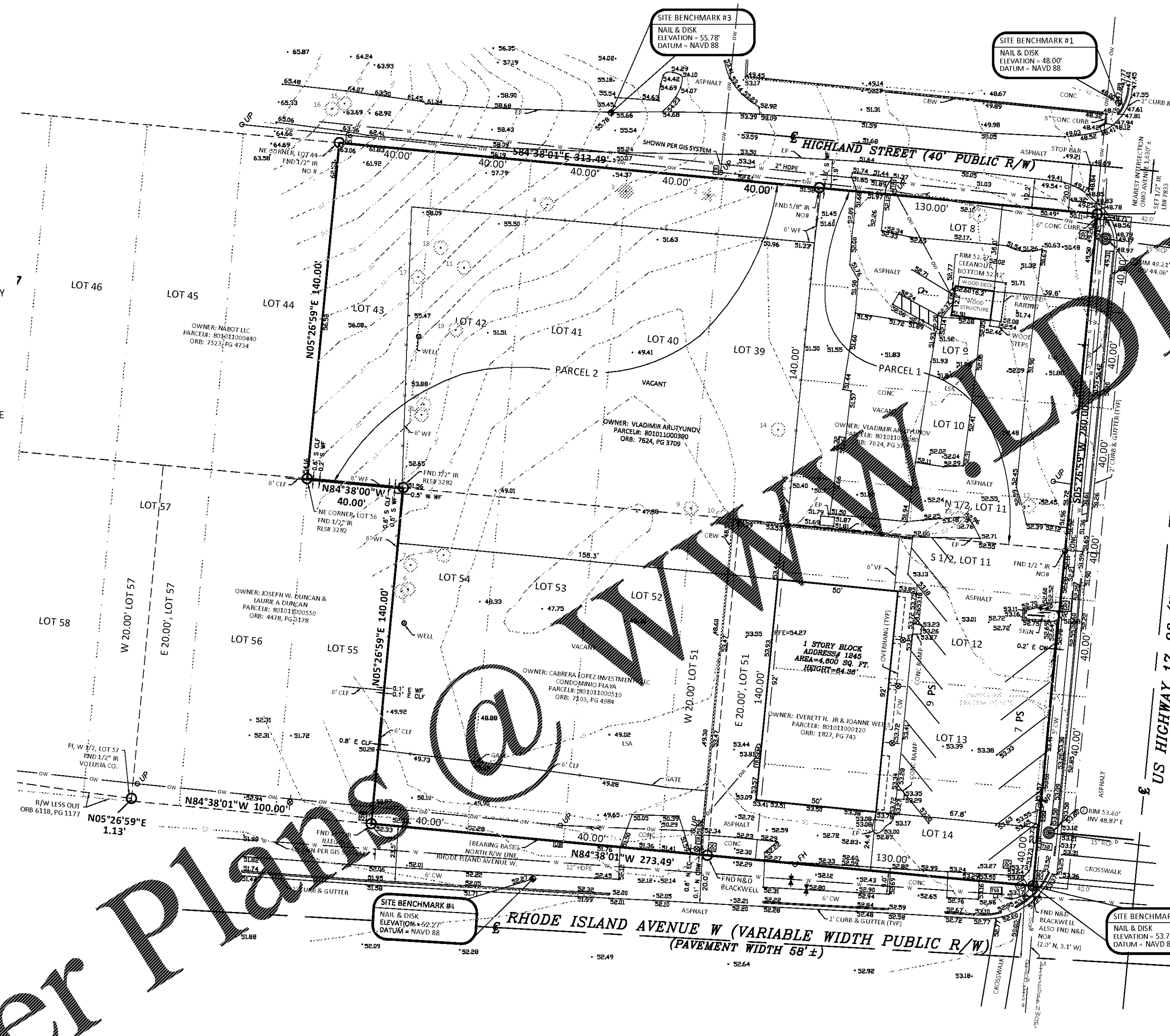
B CONCRETE WALK CROSSES BOUNDARY LINES

ZONING INFORMATION:

NOT PROVIDED AT TIME OF SURVEY

LAND AREA:

82,177 SQ. FT.
1.886 ACRES



DESCRIPTION: Title No. 2061-4489944

PARCEL 1:
LOTS 8 TO 10, INCLUSIVE, AND THE NORTH 1/2 OF LOT 11, CHAS. R. TREVASKIS' SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 4, PAGE 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (LESS ROAD RIGHT-OF-WAY ON EAST)

PARCEL 2:
LOTS 39 TO 43, INCLUSIVE, CHAS. R. TREVASKIS' SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 4, PAGE 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (LESS ROAD RIGHT-OF-WAY ON EAST)

DESCRIPTION: Title No. 2061-4489985

THE SOUTH 1/2 OF LOT 11, ALL OF LOTS 12 TO 14, INCLUSIVE, AND THE EAST 20 FEET OF LOT 51, TREVASKIS SUBDIVISION, ACCORDING TO THE MAP IN MAP BOOK 4, PAGE 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

DESCRIPTION: Title No. 2061-4490009

THE WESTERLY 20 FEET OF LOT 51 AND ALL OF LOTS 52, 53 AND 54, CHAS R. TREVASKIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TREE CHART

Tree ID#	DBH Size	Tree Type
1	24"	OAK
2	15"	PALM
3	8"	MAGNOLIA
4	24"	OAK
5	15"	OAK
6	20"	OAK
7	18"	OAK
8	15"	OAK
9	18"	OAK
10	27"	OAK
11	60"	OAK
12	20"	OAK
13	26"	OAK
14	80"	OAK
15	8"	OAK
16	10"	OAK
17	8"	OAK
18	30"	OAK
19	10"	OAK
20	6"	OAK
21	6"	OAK

SCHEDULE B-2 EXCEPTIONS NOTES:

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TREVASKIS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE(S) 174, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

10. EASEMENT GRANTED TO ORANGE CITY WATER COMPANY BY INSTRUMENT RECORDED IN BOOK 1838, PAGE 1975.
(DOCUMENTS NOT PROVIDED AT TIME OF SURVEY)

ALTA/NSPS Land Title Survey Certification

To: RKM DEVELOPMENT CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; INVESTORS REALTY TITLE COMPANY, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 15, 16, 17, 18, 20 and 21 of Table A thereof. The field work was completed on 10-15-2019.

Date: 10-15-2019

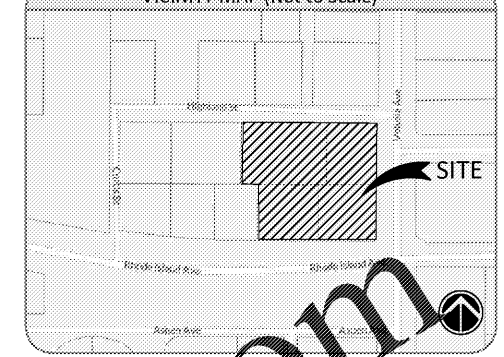
Digital Signer:IGC CA 1
DN:CN=James D Bray,
OU=A01427D000001667EAAC3E3000(
1793, O=Unaffiliated, C=US
Date:2019.10.28
12:56:45 -04:00

James D. Bray PSM 6507

JAMES DENNIS BRAY
License Number
PSM6507
STATE OF
FLORIDA
Professional Surveyor and Mapper

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

VICINITY MAP (Not to Scale)



LEGEND

BWF - BARB WIRE FENCE
BB - BOTTOM OF BANK
BC - BACK OF CURB
- BACKFLOW PREVENTER
BFP - BACKFLOW PREVENTER
BHM - BUILDING HEIGHT MEASUREMENT
BM - BENCHMARK
- BOLLARD
-E- - BURIED ELECTRIC
- CURB INLET
CBW - CONCRETE BLOCK WALL
CC - COVERED CONCRETE
CF - CONCRETE FLUME
CHW - CONCRETE HEADWALL
CLF - CHAIN LINK FENCE
℄ - CENTERLINE
CM - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
COVD - COVD
CP - CONCRETE PAD
CW - CONCRETE WALK
(D) - DESCRIBED
DB - DEED BOOK
DE - DRAINAGE EASEMENT
- DOT INLET
DP - DUMPSTER PAD
DW - DRIVEWAY
EM - ELECTRIC METER
EB - ELECTRIC BOX
ESMT - EASEMENT
EP - EDGE OF PAVEMENT
FIRM - FLOOD INSURANCE RATE MAP
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FND - FOUND
FOC - FIBER OPTIC CABLE BOX
-F- - FIBER OPTIC CABLE LINE
-G- - GAS LINE
GIS - GEOGRAPHIC INFORMATION SYSTEM
GM - GAS METER
GV - GAS VALVE
- GUY WIRE ANCHOR
- HANDICAP PARKING
HDPE - HIGH-DENSITY POLYETHYLENE PIPE
HR - HANDICAP RAMP
INV - INVERT ELEVATION
IP - IRON PIPE
IR - IRON ROD
JB - STORM JUNCTION BOX
L - ARC LENGTH
- LIGHT POLE
LSA - LANDSCAPED AREA
(M) - MEASURED
MF - METAL FENCE
ML - METAL LID
MS - METAL SHED
- MITERED END SECTION
- MONITORING WELL
N&D - NAIL AND DISK
NAVD - NORTH AMERICAN VERTICAL DATUM
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NTS - NOT TO SCALE
OL - ON LINE
ORB - OFFICIAL RECORDS BOOK
OW - OVERHEAD WIRE
(P) - PLAT
PB - PLAT BOOK
PC - POINT OF CURVATURE
PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
PEP - PER ENGINEERING PLANS
PG - PAGE
PI - POINT OF INTERSECTION
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PS - PARKING SPACES
PSP - PEDESTRIAN SIGNAL POLE
PT - POINT OF TANGENCY
PVC - PLASTIC PIPE
R - CURVE RADIUS
(R) - RECORD
RP - RAMP
RCP - REINFORCED CONCRETE PIPE
- REUSE WATER METER
- REUSE WATER VALVE
-RU- - REUSE WATER LINE
R/W - RIGHT OF WAY
- SANITARY MANHOLE
-S- - SANITARY LINE
SDO - SHOWN FOR DIRECTION ONLY
SN - SIGN
SWF - STOCK WIRE FENCE
00.00 - SPOT ELEVATION
-D- - STORM/DRAIN LINE
- STORM INLET
- STORM MANHOLE
-T- - TELEPHONE LINE
-TB- - TOP OF BANK
TP - TRAFFIC POLE
- TRAFFIC SIGN
- TRANSFORMER/JUNCTION BOX
TR - TELEPHONE RISE
TSB - TRAFFIC SIGNAL BOX
TSW - TRAFFIC SIGNAL WIRE
TV - CABLE TV RISER
TYP - TYPICAL
UE - UTILITY EASEMENT
UP - UTILITY POLE
UM - UTILITY MARKER
VCP - VITRIFIED CLAY PIPE
VF - VINYL FENCE
-W- - WATER LINE
WF - WOOD FENCE
WLF - WETLAND FLAG
WS - WOOD SHED
- WATER METER
- WATER VALVE
- NUMBER
- EASEMENT NUMBER

ADDRESS:
1245 S. VOLUSIA AVENUE
ORANGE CITY, FL 32763

Job Information

JOB NO. 903107
CF NO. VLS-15-163-LOTS8-14_39-43_51-54
FIELD DATE: 10-15-2019
SCALE: 1"=30'
DRAWN BY: AFF

Revisions

Date:	Description	By:

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

SHEET 1 OF 1

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