STATE ROAD 100 RIGHT OF WAY VARIES

S87°48'45"W 215.25' (DEED)

N87°48'41"E 225.00' (DEED)

634.00' (DEED)

25' WIDE INGRESS & EGRESS EASEMENT 298-401

25' WIDE INGRESS & EGRESS EASEMENT 298-401 (DEED) 20.00' M.S.U.I.E.

50' WIDE INGRESS & EGRESS EASEMENT 298-401 (DEED) 20.00' M.S.U.I.E.

INGRESS & EGRESS EASEMENT O.R.B. 342-652

OFFICIAL RECORDS BOOK 298-401

S87°48'41"W 225.00' (DEED)

INGRESS & EGRESS EASEMENT O.R.B. 342-652

INGRESS & EGRESS EASEMENT O.R.B. 342-652
RELEASED IN O.R.B. 540, PAGE 1210

BII-5
45' ACCESS EASEMENT
GRANTED
O.R.B. 1933, PAGE 1469

BII-5
DRAINAGE EASEMENT
O.R.B. 780, PAGE 621
REVISED
O.R.B. 1933, PAGE 1469

BII-5
DRAINAGE EASEMENT
O.R.B. 780, PAGE 621
REVISED
O.R.B. 1933, PAGE 1469

BII-5
45' ACCESS EASEMENT
GRANTED
O.R.B. 1933, PAGE 1469

ELEVATIONS REFERENCED TO N.G.V.D. 1929.
PER FDOT BENCHMARK #26 HB730215
PUBLISHED ELEVATION 26.11 (NGVD 1929)

TREE DESCRIPTIONS
O / OAK DENOTES OAK TREE
CY / CYP DENOTES CYPRESS TREE
SG DENOTES SWEETGUM TREE
B / BAY DENOTES BAY TREE
MAG DENOTES MAGNOLIA TREE

GENERAL NOTES:
1. DATE OF FIELD SURVEY: 04/18/14
2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. THIS SURVEY IS BASED ON EXISTING FIELD MONUMENTATION.
4. NO UNDERGROUND FOUNDATIONS WERE LOCATED.
5. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
6. BEARINGS REFERENCED TO THE NORTH LINE OF SUBJECT PROPERTY, BEING N78°38'00"E.
7. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
8. THIS SURVEY BASED ON TITLE COMMITMENT:
COMMITMENT #: 61-2014-000104
February 27, 2014
9. LEGAL DESCRIPTION FURNISHED BY CLIENT.

SUBDIVISION PLAT OF
REGIONAL PLAZA
MAP BOOK 28, PAGES 21-22

BII-5
15' OVERFLOW EASEMENT O.R.B. 780-621

N78°38'00"E 396.21' (DEED & F.M.)

SUBDIVISION PLAT OF
REGIONAL PLAZA PHASE II
MAP BOOK 28, PAGES 21-22

BII-5
DRAINAGE EASEMENT
O.R.B. 780, PAGE 621
REVISED
O.R.B. 1933, PAGE 1469

N11°22'00"W 78.30' (DEED & F.M.)

N78°38'00"E 559.41' (DEED & F.M.) (BEARING BASE)

C.M. (FND.) #2238

INTERSTATE 95 R/W VARIES

R = 3725.72' (DEED & F.M.)
A = 198.90'
DELTA = 3°03'31"
CB = N12°12'52"W
C = 198.87'

N13°43'36"W 198.64' (DEED & F.M.)

BILLBOARD SIGN & ACCESS EASEMENT -582-174

BII-6

C.M. (FND.) #2238

VACANT 04-18-14
444340 SQ. FEET
10.2 ACRES

WETLANDS LINE AS FLAGGED BY ENVIRONMENTAL SERVICES

WETLANDS

EXISTING WATER
ELEV: 22.3

BII-4
100' WIDE DRAINAGE EASEMENT O.R.B. 342-677

BII-3
100' WIDE DRAINAGE EASEMENT O.R.B. 401-163

S87°41'E 598.85' (DEED & F.M.)

FLAGLER REGIONAL BUSINESS PARK
MAP BOOK 31 - PAGE 21

FLAGLER REGIONAL BUSINESS PARK
MAP BOOK 31 - PAGE 21

FLAGLER REGIONAL BUSINESS PARK
MAP BOOK 31 - PAGE 21

FLAGLER REGIONAL BUSINESS PARK
MAP BOOK 31 - PAGE 21

M.E.S.
INV: 17.3±

WOOD SHED

WOOD WALK

5/8" I.R.
(FND.) #6422 (TYP.)

S87°48'45"W 1147.30' (DEED & F.M.)

BII-9
A NON-EXCLUSIVE EASEMENT AND/OR RIGHT-OF-WAY, IN PERPETUITY, FOR THE PURPOSE OF INGRESS AND EGRESS, PASSAGE AND DELIVERY BY VEHICLE OR PEDESTRIANS AS MORE FULLY SET FORTH IN THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 585, PAGE 1874 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-1

EXHIBIT B-1

A EXCLUSIVE EASEMENT RESERVED FOR ALL NATURALLY OCCURRING DRAINAGE AND FLOWAGE INTO AND WITHIN THE LAND CONVEYED AS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN O. R. BOOK 785, PAGE 1373 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

COMMITMENT BY:
ATTORNEYS' TITLE FUND SERVICES, LLC
DATE: FEBRUARY 27, 2014
FUND FILE NUMBER: 61-2014-00010
COUNTY: FLAGLER
REFERENCE: SUN GLOW P/F BB&T #1

BII-7 - EASEMENT AGREEMENT O.R.B. 610, PAGE 580 NOT PLOTTABLE

SCHEDULE A

A parcel of land being a portion of Parcel 440.02 recorded at Page 1777, of Official Records Book 553, Pages 1539 through 1840, said parcel lying East of Interstate-95 within Government Section 9, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

BEGINNING at the Southwest Corner of the Subdivision Map Flagler Regional Plaza, Phase II, recorded in Map Book 29, Pages 19 and 20, of the Public Records of Flagler County, Florida, thence along the South line of said Plat Flagler Regional Plaza Phase II, the following courses North 78°38'00" East a distance of 559.41 feet, thence North 11° 22' 00" West a distance of 78.30 feet, thence departing Flagler Regional Plaza Phase II, North 78°38'00" East along the Southerly line of the Plat Flagler Regional Plaza, recorded in Map Book 28, Pages 21 and 22, of the Public Records of Flagler County, Florida, a distance of 396.21 feet, thence departing said Plat Flagler Regional Plaza South 29°23'11" East a distance of 595.95 feet, thence South 87°48'45" West along the South line of lands recorded at Page 1777 of Official Records Book 553, Pages 1539 through 1840, a distance of 1147.30 feet to a point on the Easterly right of way of Interstate-95, thence North 13°44'38" West a distance of 106.64 feet to a point of curvature , thence along the East right of way line of Interstate-95 a distance of 198.90 feet along the arc of a curve to the right (concave Easterly) having a central angle of 03°03'31", a radius of 3725.72 feet, a chord Bearing of North 12° 12' 52" West and a chord distance of 198.87 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement and/or right-of-way, in perpetuity, for the purpose of ingress and egress, passage and delivery by vehicle or pedestrians as more fully set forth in that certain Cross Easement Agreement recorded in O. R. Book 585, Page 1874 of the Public Records of Flagler County, Florida.

TOGETHER WITH an exclusive easement reserved for all naturally occurring drainage and flowage into and within the land conveyed as set forth in that certain QUIT CLAIM DEED RECORDED IN O. R. BOOK 785, PAGE 1373 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

N

LEGEND / ABBREVIATIONS / SYMBOLS

R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK
EL.	ELEVATION
PR.	PROPOSED
P.C.	POINT OF CURVATURE
E.P.	EDGE OF PAVEMENT
B.O.C.	BACK OF CURB
BLDG.	BUILDING
A/C	AIR CONDITIONER
D/W	DRIVEWAY
S/W	SIDEWALK
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
(TOOT)	FLORIDA DEPARTMENT OF TRANSPORTATION INFORMATION
Δ	CENTRAL ANGLE
O.R.	OFFICIAL RECORDS
PG.	PAGE
MB.	MAP BOOK
F.F.E.	FINISHED FLOOR ELEVATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.L.F.	CHAIN LINK FENCE
C	ARC DISTANCE
R	RADIUS
RES.	RESIDENCE
CL	CENTER LINE
ESMT.	EASEMENT
TWP.	TOWNSHIP
SECT.	SECTION
U.E.	UNDERGROUND SERVICE
W.S.	WATER SERVICE
E.S.	ELECTRIC SERVICE
O/H	OVERHEAD UTILITY LINE
UTILITY	AERIAL UTILITY
DRAIN.	DRAINAGE
ASPHL.	ASPHALT
CONC.	CONCRETE
C.M.	CONCRETE MONUMENT
I.P.	IRON PIPE
I.R.	IRON ROD
F.N.	FIELD MEASUREMENT
CALC.	CALCULATED
MISC.	MISCELLANEOUS
FND.	FOUND
MANHOLE	
SIGN	
FIRE HYDRANT	
UTILITY RISER	
STORM MANHOLE	
POWER POLE	
MAILBOX	
WATER METER	
LIGHT POLE	
UNDERGROUND TELEPHONE	
UNDERGROUND GAS	
UNDERGROUND ELECTRIC	
UNDERGROUND DRAINAGE	
CONCRETE POWER POLE	
SEWER VALVE	
WATER VALVE	
SANITARY SEWER MANHOLE	
UTILITY POLE	
POINT OF REVERSE CURVATURE	
POINT OF TANGENCY	
POINT OF CURVATURE	
TYPICAL	
LICENSED BUSINESS	
LIGHT STANDARD	
GUY WIRE	
UNDERGROUND SANITARY	
AERIAL UTILITIES	

REVISIONS

NUMBER	DATE	DESCRIPTION
1	06-26-14	O.R.B. 1933 PAGE 1469 ACCESS & DRAINAGE EASEMENT
2		
3		
4		

CULLUM LAND SURVEYING INC.
GREGG S. CULLUM
PROFESSIONAL SURVEYOR & MAPPER #5095
LICENSED BUSINESS #7129
5889 S. WILLIAMSON BLVD.
SUITE 115
PORT ORANGE, FLORIDA 32128
386-761-7866
(FAX) 386-761-7869

CLS

BOUNDARY SURVEY

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT IT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

GREGG S. CULLUM P.S.M. #5095 — DATE:

CERTIFIED TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
REGIONS BANK OF FLORIDA
REGIONS BANK, AS AGENT
SUN GLOW CONSTRUCTION, INC., A FLORIDA CORP.

NOT VALID UNLESS SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SEALED WITH AN EMBOSSED SEAL.

JOB #:	2014-089
DATE:	04-18-14
SCALE:	1" = 60'
DRAWN BY:	GSC
CHECKED BY:	GSC
FIELD BOOK/PAGE:	LOOSE
SHEET	1 OF 1