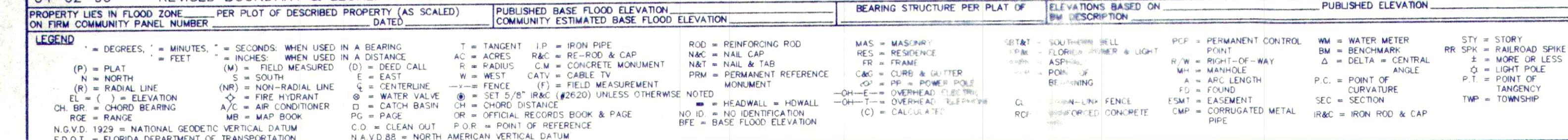


09-03-96 - BOUNDARY SURVEY  
04-02-96 - REVISED BOUNDARY & LEGAL



A portion of Section 28, Township 14 South, Range 31 East, Volusia County, Florida, being more particularly described as follows: As a Point of Reference, commence at a concrete monument marking the Northeast corner of said Section 28; thence run south 00°58'28" East, along the East line of said Section 28, a distance of 2610.45 feet to an intersection with the baseline of survey of the 200-foot wide right-of-way of Florida State Road #40, as shown on the State of Florida State Road Department Right-of-Way Map, Section 79100-2503, sheets 11 and 12, revision dated September 14, 1963, thence, departing said intersection, run North 48°20'58" West, a distance of 1639.63 feet to the Point of Curvature of a curve to the left; thence run Northerly and Westerly, along said curved baseline of survey, having a radius of 1910.08 feet, an arc distance of 1180.82 feet, or through a central angle of 35°25'14", having a chord distance of 1162.11 feet, and a chord bearing of North 66°03'35" West, to a point therein, said point being at baseline station 864 + 71, said point, also being the baseline of a Lateral Ditch Easement, to the left of said point, departing the baseline of survey of the baseline of State Road #40 and along the baseline of said Lateral Ditch Easement, run South 06°13'48" West a distance of 132.00 feet to a point in the Southerly right-of-way line of said State Road #40, said point being the POINT OF BEGINNING of this description; thence, departing said Southerly right-of-way line of State Road #40, run South 01°09'58" East, parallel with the East line of said section 28, a distance of 1375.25 feet; thence run South 88°50'02" West a distance of 800.00 feet; thence run North 01°09'58" West parallel with the East line of said section 28, a distance of 129.83 feet to an intersection with the Southerly right-of-way line of aforesaid State Road #40, said point lying in a curve, concave Southerly, thence run Northerly and Easterly, along said curved right-of-way line, having a radius of 1778.08 feet, an arc distance of 810.94 feet, or through a central angle of 26°07'53", having a chord distance of 803.93 feet, and a chord bearing of North 83°09'52" East, to the POINT OF BEGINNING of this description, said parcel containing 25.1 acres, more or less, said parcel being subject to the aforesaid Lateral Ditch Easement. See Official Record Book 648, Page 76, Page 90 and Official Record Book 648, Page 512, all of the Public Records of Volusia County, Florida, said parcel also being subject to any other easements or rights-of-way of record.

NOTES:  
(1) Bearings are based on the Baseline Survey of Florida State Road #40, as shown on the State of Florida State Road Department Right-of-Way Map, Section 79100-2503, sheets 11 and 12, revision dated September 24, 1963.

PREPARED BY:  
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P.L.S. NO. 2620      VALID ONLY WITH EMBOSSED SEAL

GENERAL NOTES:  
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. ALL MEASUREMENTS SHOWN ARE IN FEET AND HUNDRETHS THEREOF.

THE TERM CERTIFIED AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FIRM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

TYPE OF SURVEY: BOUNDARY

THIS PLAT IS ALSO HEREBY CERTIFIED TO:

- 1.)
- 2.)
- 3.)
- 4.)

PARTY CHIEF MFP	DRAWN BY: WWB DATE: 09/03/96	CH
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SURVEY FOR THE EXCLUSIVE USE OF:

INDIGO DEVELOPMENT INC

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS (61G17-6, F.A.C.) SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

BOOK	JOB NO. 96-4762	FIELD SURVEYED 09/03/96	SCALE 1" = 100'
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