

## LEGAL DESCRIPTION:

BEING A PORTION OF THE RE-PLAT OF LOT 3, HALIFAX HABITAT VILLAGE, ACCORDING TO THE MAP AS RECORDED IN MAP BOOK 50, PAGE 74, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

COMMENCEMENT AT THE INTERSECTION OF THE SOUTHEAST CORNER OF LOT 12, CEDAR HILL SUBDIVISION, ACCORDING TO MAP BOOK 26, PAGE 78 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE NORTHERLY RIGHT-OF-WAY OF TAYLOR STREET, A 15 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT, THENCE SOUTH 00 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 31 SECONDS WEST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.05 FEET; THENCE DEPARTING SAID SOUTHERLY-RIGHT-OF-WAY LINE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 542.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS EAST, A DISTANCE OF 77.56 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 43 SECONDS WEST, A DISTANCE OF 51.34 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WESLEY STREET, A VARYING WIDTH RIGHT-OF-WAY LINE AS NOW LAID OUT; THENCE SOUTH 00 DEGREES 05 MINUTES 14 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 192.70 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 89 DEGREES 28 MINUTES 30 SECONDS WEST, A DISTANCE OF 219.94 FEET TO A POINT LYING 42.27 FEET WESTERLY OF THE NORTHWESTERLY CORNER OF LOT 2, HALIFAX HABITAT VILLAGE, ACCORDING TO MAP BOOK 50, PAGE 74, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 19 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 220.10 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 28 SECONDS WEST, A DISTANCE OF 1.65 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 85.70 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 34 SECONDS EAST, A DISTANCE OF 339.87 FEET TO THE POINT OF BEGINNING.

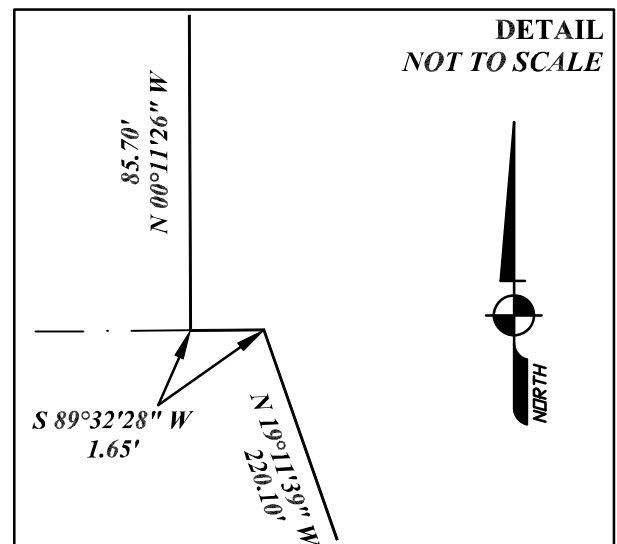
LAND LYING IN VOLUSIA COUNTY, FLORIDA CONTAINS 82,318 SQUARE FEET OR 1.89 ACRES MORE OR LESS.

## GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (S 00°05'14" E) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WESLEY STREET. FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC.

## LEGEND:

FL FLORIDA  
LB LICENSED BUSINESS  
LC LICENSED CORPORATION  
LLC LIMITED LIABILITY COMPANY  
LS LICENSED SURVEYOR  
NO. NUMBER  
OWB OFFICE WORK BY  
P.B. PLAT BOOK  
PG. PAGE  
R/W RIGHT-OF-WAY  
V.C.R. VOLUSIA COUNTY RECORDS



SHEET 1 OF 2

THE FOREGOING SKETCH AND LEGAL IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*David McMillen*  
LS # 6378  
09-09-2022  
DAVID McMILLEN  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR  
DATE: 09-09-2022  
MAP SUBJECT:  
LOT 1  
SCALE: N/A

TYPE OF SURVEY:

SKETCH &  
LEGAL

Professional Surveyor  
Phone: 386.238.9231  
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

**A1A**  
**SURVEYING, INC.**  
Residential Commercial Construction

