




AC	AIR CONDITIONER
C	CALCULATED
COV.	COVERED
CONC.	CONCRETE
C/O	CARE OF
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
(D)	DESCRIPTION OR DEED
DWG	DRAWING
EP	EDGE OF PAVEMENT
EL	ELEVATION
FAX	FACSIMILE
FDOT	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDEP	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
FL	FLORIDA
ID	IDENTIFICATION
IP	IRON PIPE (AS NOTED)
IPC	IRON PIPE & CAP (AS NOTED)
IR	IRON ROD (AS NOTED)
IRC	IRON ROD & CAP (AS NOTED)
INV	INVERT
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR

(M)	MEASURED
NA	NOT APPLICABLE AND/OR NOT AVAILABLE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N	NUMBER
ND	NAIL & DISK (AS NOTED)
NP	NOT POSTED ON PANEL
OA	OVERALL
(P)	PLAT
PR	PROFESSIONAL ASSOCIATION
PG	PERMANENT CONTROL POINT
P.G.	PAGE
PGS	PAGES
PK/D	PARKER KALON NAIL & DISK
P.M.	POST OFFICE
PR	PERMANENT REFERENCE MONUMENT
(R)	RECORD
R/W	RIGHT-OF-WAY
ROW	WORK ORDER NUMBER
CA	CENTRAL ANGLE
CH	CHORD BEARING
CB	CHORD BEARING
L	LENGTH
R	RADIUS

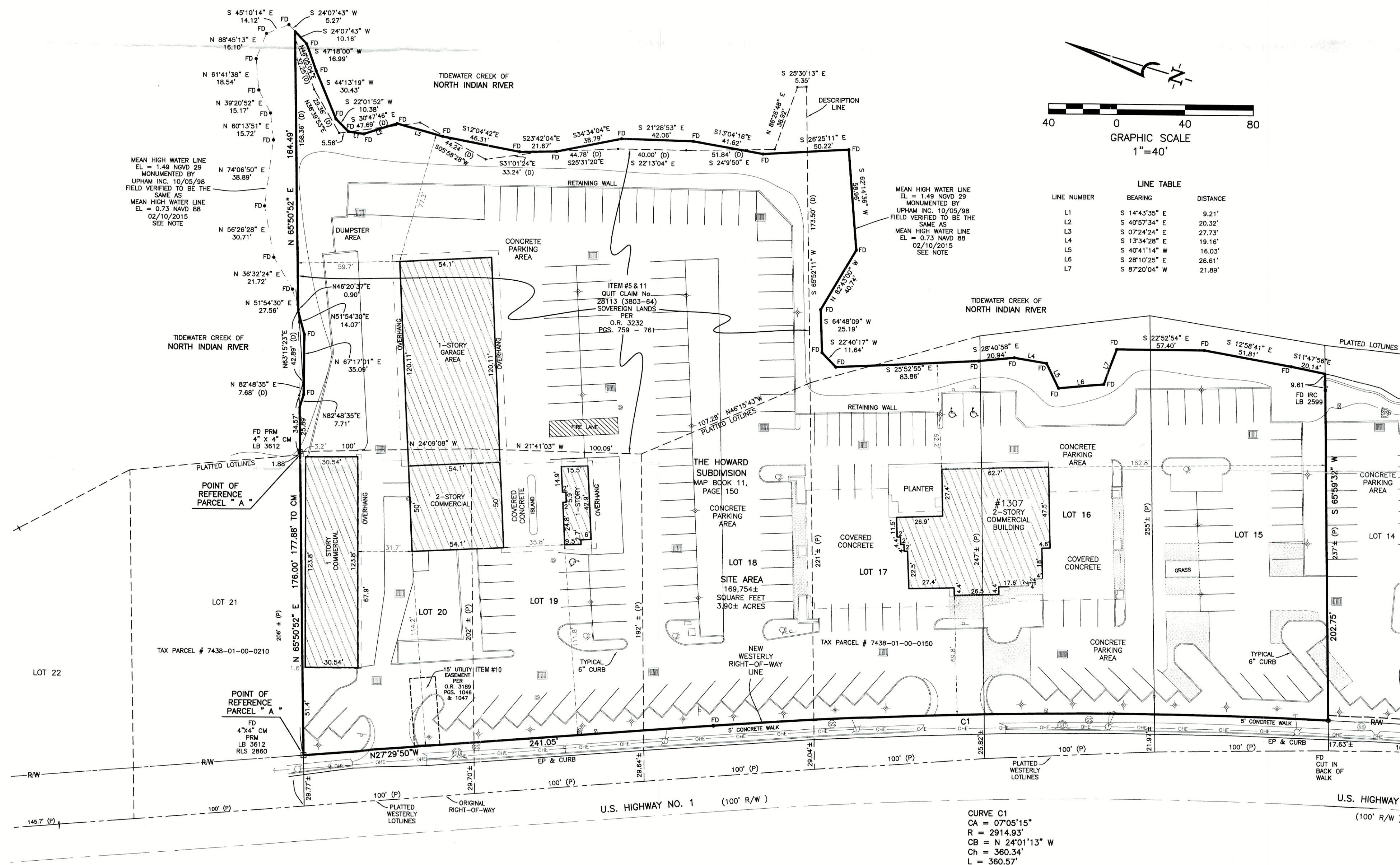
- * ... FOUND 5/8" IRON ROD & CAP LB 3612
- o ... FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ⊗ ... CUT (AS NOTED)
- ⊗ ... 4" x 4" CONCRETE MONUMENT (AS NOTED)
- o ... NAIL AND WASHER (AS NOTED)
- ⊗ ... STORM MANHOLE
- o ... SANITARY SEWER MANHOLE
- ⊗ ... LIGHT
- ... CATCH BASIN
- o ... CLEAN OUT
- ✦ ... LIGHT POLE
- ∞ ... WATER METER
- ... GUY ANCHOR
- ⊗ ... WOOD POWER POLE
- o ... SIGN
- ♿ ... HANDICAP PARKING

 BUILDING HATCH

 CONCRETE HATCH

 TILE / BRICK HATCH

— OHE — OVERHEAD ELECTRIC



1. BEARING STRUCK (N 27°29'50" W) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 100' RIGHT-OF-WAY), FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT ORDER NO.: 5094474, DATED DECEMBER 29, 2014 @ 5:00 PM.
3. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS (), WHEN DIFFERS FROM MEASURED. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. ACCURACY STATEMENT: THE ACCURACY OF THE BOUNDARY CONTROL OF THE SUBJECT PROPERTY IS:
Commercial / High Risk Linear: 1 foot in 10,000 feet
5. DATA SOURCES: VERTICAL DATA
ELEVATIONS REFER TO (NAVD 83) FEET AND DECIMAL PART THEREOF NORTH AMERICAN VERTICAL DATUM 1983.
BENCHMARK REFERENCE NATIONAL GEODETIC SURVEY DESIGNATION PD A22696, U 404, ELEVATION = 8.45.
6. MEASUREMENT METHODS: HORIZONTAL, AND VERTICAL, MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS:
TOPCON INSTRUMENTS ES-105, TOPCON HYPER 58 GPS INSTRUMENTS, PAL2 LUKFERN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUKFERN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
7. CORNERS FOUND AND NOT FOUND AS SHOWN ON THIS SURVEY ARE REFERENCED TO THE FOLLOWING HELPER SURVEYS AND ORIGINAL PLAT / PLATS:
A.) THE HOWARD'S SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 150, OF THE PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA.
B.) UPHAM, INC. BOUNDARY SURVEY, FILE D-184, DATED NOVEMBER 12, 1998.
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT AS SHOWN.
9. RETRACEMENT SURVEY OF UPHAM, INC., BOUNDARY SURVEY, FILE D-184, DATED NOVEMBER 12, 1998. MEAN HIGH WATER LINE REVEY TO 0.73 NAVD 83 DATUM, BETWEEN STATION 3952 AND 3984 FLORIDA DEPARTMENT OF ENVIRONMENT OF PROTECTION TIDAL STUDY.

10. TITLE INFORMATION FURNISHED CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT ORDER NO.: 5094744, DATE DECEMBER 29, 2014 @ 5:00 PM.
SCHEDULE B, SECTION I, EXCEPTIONS:
ITEMS:
5. QUITCLAIM LAND NO.: 28113 (3803-64) OF SOVEREIGN LANDS PER OFFICIAL RECORD BOOK 3232, PAGE 739 - 761 - PLOTTED ON SURVEY AS SHOWN.
6. UTILITY EASEMENT PER OFFICIAL RECORD BOOK 3188, PAGE 1046 - PLOTTED ON SURVEY AS SHOWN.
11. QUITCLAIM DEED NO.: 28113 (3803-64) OF SOVEREIGN LANDS PER OFFICIAL RECORD BOOK 3232, PAGE 739 - 761 - PLOTTED ON SURVEY AS SHOWN.

11. LIMITATIONS:
A.) SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WHERE FURNISHED TO THIS SURVEYOR PER CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT ORDER NO.: 5094744, DATED DECEMBER 29, 2014 @ 5:00 PM, EXCEPT AS SHOWN, THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT. ANY SUCH MATTERS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO SUCH AS UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES CHAPTER 55-17.052(2)(d)(4)

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER WRITTEN OR IMPLIED, FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM A MISREAD 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.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 55-1.051(3)(b)(6)

D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF THE CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND UNALTERED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.

E) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPLICANTS' INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.

F) SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:

- 1) WHEN TREES AS SHOWN ON THE SURVEY IT IS THE LOCATION OF THE TREES 2" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4 1/2 FEET ABOVE GROUND LEVEL, TREE IDENTIFICATION AND HEALTH OTHER THAN LOCATION AND SIZE. SEE AN ARBORIST.
- 2) JURISDICTIONAL WETLANDS WHEN SHOWN SHOULD COME FROM FLAG/MARKS BY BIOLOGIST / ENVIRONMENTALIST, AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
- 3) ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES AN ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
- 4) WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
- 5) GEO-TECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.

G) AS-BUILT / RECORD SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:

- 1) WHEN UNDERGROUND UTILITIES, SUCH AS UNDERGROUND CABLES, GAS MAINS, WATER MAINS, SANITARY SEWER SYSTEMS AND STORM COLLECTORS ARE SHOWN, THE LIMITS OF THIS SURVEY INCLUDE UNDERGROUND UTILITIES / IMPROVEMENTS IN COMBINATION WITH AS-BUILT / RECORD DRAWINGS SUPPLIED BY OTHERS.
- 2) WHEN THE PERCENTAGE OF SLOPES ARE SHOWN IT IS BASED ON THE INVERTS BETWEEN VISIBLE STRUCTURES. THIS SURVEY DOES NOT INCLUDE VIDEO PIPELINE INSPECTIONS. VERIFICATION OF LINE OF SITE HAS NOT BEEN VERIFIED. THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONALS PROVIDING SERVICE OF THAT SPECIALTY.
- 3) THIS SURVEYOR SUGGEST VIDEO PIPELINE INSPECTION BY A PROFESSIONAL PROVIDING SERVICE OF THAT SPECIALTY.

H) TOPOGRAPHIC SURVEY:

- 1) CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN 100 FOOT GRIDS, VISIBLE GRADE READINGS, ALONG WITH RANDOM GROUND ELEVATIONS.
- 2) OFFSITE TOPOGRAPHIC INFORMATION MAY BE USED WHEN REQUESTED ON THE REQUEST BY THE CLIENT AND/OR THE CLIENTS AGENT, BEING AN ARCHITECT OR ENGINEER.

LOTS 15-20, INCLUSIVE, HOWARD'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN MAP BOOK 11, PAGE 150, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS THEREUNTO APPERTAINING OR IN ANYWISE BELONGING, EXCEPTING THEREFROM THAT PORTION OF THE DESCRIBED REAL PROPERTY LYING IN THE RIGHT-OF-WAY OF U.S. HIGHWAY #1 AND

A PARCEL OF FILLED SOVEREIGNTY LAND LYING ADJACENT TO SECTION 38, TOWNSHIP 17 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (NORTH DIXIE FREEWAY) A 100 FT. RIGHT-OF-WAY AS PRESENTLY ESTABLISHED WITH THE NORTHERLY LINE OF LOT 20, HOWARDS SUBDIVISION AS RECORDED IN MAP BOOK 150, PAGE 150, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 65°50'52" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 176.00 FEET TO THE ORIGINAL RIVERS EDGE OF INDIAN RIVER NORTH AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUE NORTH 65°50'52" EAST ALONG SAID NORTHERLY LINE OF LOT 20 A DISTANCE OF 34.57 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE (ELEV. 1.49 FEET) OF SAID INDIAN RIVER NORTH; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSE AND DISTANCES: NORTH 82°35'58" EAST, 7.68 FEET; NORTH 63°15'23" EAST, 42.89 FEET; NORTH 46°20'37" EAST 0.90 FEET TO INTERSECT THE EXTENSION OF THE NORTHERLY LINE OF LOT 20; THENCE NORTH 65°50'52" EAST ALONG SAID LOT LINE THE EXTENSION DISTANCE TO INTERSECT THE MEAN HIGH WATER LINE (ELEV. 1.49 FEET) OF SAID INDIAN RIVER NORTH; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 46°05'04" WEST, 32.25 FEET; SOUTH 36°39'53" WEST 29.36 FEET; SOUTH 30°47'46" EAST 47.69 FEET; SOUTH 05°58'28" WEST, 44.24 FEET; SOUTH 31°01'24" EAST 33.24 FEET; SOUTH 25°31'20" EAST 44.78 FEET; SOUTH 22°13'04" EAST 40.00 FEET; SOUTH 24°09'50" EAST 51.84 FEET; NORTH 36°26'48" EAST, 38.92 FEET; SOUTH 25°30'13" EAST 5.38 FEET, TO INTERSECT THE EASTERLY LINE OF LOT 18, HOWARDS SUBDIVISION, AFORESAID, THENCE SOUTH 65°52'11" WEST ALONG SAID EASTERLY LINE OF LOT 18, AFORESAID, THENCE SOUTH 65°52'11" WEST ALONG THE EDGE OF INDIAN RIVER NORTH, AFORESAID, THENCE SOUTH 65°52'11" WEST 107.28 FEET, NORTH 21°41'03" WEST 107.28 FEET, NORTH 24°09'08" WEST 100.00 FEET TO THE AFORESAID NORTHERLY LINE OF LOT 20, AND THE POINT OF BEGINNING; DESCRIBED PARCEL CONTAINING 1.22 ACRES, MORE OR LESS.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE AS 1"=20' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER SJ17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ANTHONY SANZONE

PREPARED FOR THE EXCLUSIVE USE OF:

- NEW SWIRNA BEACH STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- THOMAS & DONNA WILSON
- MMR HOLDINGS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
- CHICAGO TITLE INSURANCE COMPANY

TYPE OF SURVEY:
BOUNDARY, TOPOGRAPHIC
& SPECIAL PURPOSE

MAP SUBJECT:
1307 U.S. HIGHWAY 1

ADDRESS:
1307 U.S. HIGHWAY 1
NEW SMYRNA BEACH, FLORIDA

REVISIONS: -- ADDED TITLE COMMITMENT 2/24/15

PROJECT No:	2015-15
FIELD WORK BY:	DM
DATE:	02/10/15
OFFICE WORK BY:	AM
DATE:	02/16/15
FIELD BOOK - PAGE:	4-51
SCALE:	1" = 40'
FILE:	2015-15

SHEET:
SU-1
OF 1

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