

Form 3722-A (Stocked) 7/94

Exhibit "A"

LEGAL DESCRIPTION:

A PORTION OF TRACT 2, "THE PINES" AS RECORDED IN MAP BOOK 42, PAGE 16, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID TRACT 2 AND THE EASTERLY RIGHT-OF-WAY OF DUNLAWTON AVENUE (S.R. 421), THENCE ALONG SAID RIGHT-OF-WAY N 16°34'56" E A DISTANCE OF 68.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1841.86 FEET, AND A CENTRAL ANGLE OF 01°10'44"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 37.89 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY 10.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1841.86 FEET, AND A CENTRAL ANGLE OF 00°19'18"; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF DUNLAWTON AVENUE S 86°49'18" E 54.00 FEET; THENCE N 19°53'56" E 192.39 FEET; THENCE S 65°28'37" E 113.61 FEET; THENCE S 63°46'03" E 168.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 2; THENCE SOUTHWESTERLY 10.01 FEET ALONG SAID EASTERLY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1511.86 FEET, A CENTRAL ANGLE OF 00°22'45" AND A CHORD BEARING OF S 24°22'08" W; THENCE, DEPARTING SAID EASTERLY TRACT LINE N 63°46'03" W 168.40 FEET; THENCE N 65°28'37" W 102.62 FEET; THENCE S 19°53'56" W 189.39 FEET; THENCE N 86°49'18" W 66.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,286 SQUARE FEET, MORE OR LESS.



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION # 3019

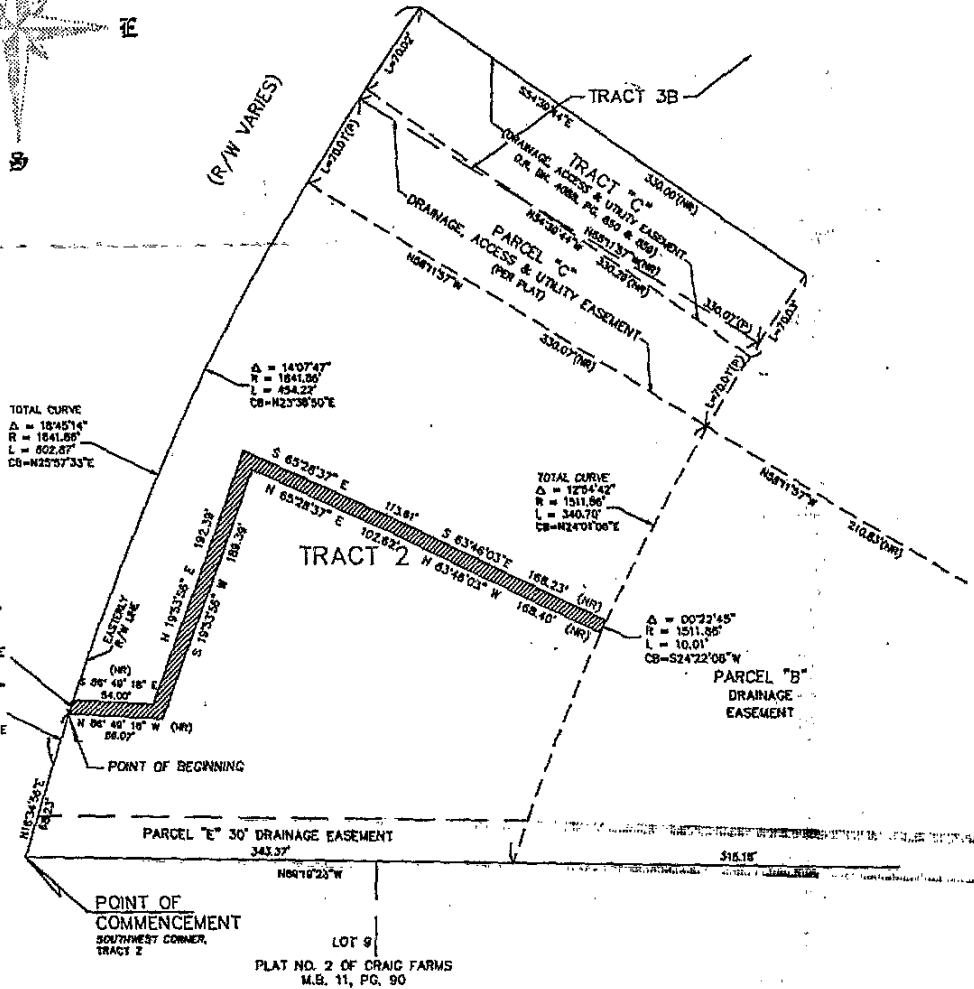
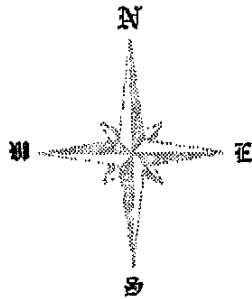
3921 SOUTH NOVA ROAD

PORT ORANGE, FL 32127

(904) 761-5385

Copyright © 1999 Sliger & Associates, Inc.

BOOK: 4510
PAGE: 1654
DATE: 11/10/99
VOLUME: COUNTY, CLERK OF COURT



FOR: **SUNCOAST REAL ESTATE VENTURES, LLC**

DESCRIPTION: (SEE SHEET 2 OF 2)

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

ABBREVIATIONS

SEC	SECTION
TWP	TOWNSHIP
RGE	RANGE
OR	OFFICIAL RECORDS
BN	BOOK
PG	PAGE
D	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
FP&L CO.	FLORIDA POWER & LIGHT COMPANY
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT