

GRANADA POINTE, COMMERCIAL CONDOMINIUM, PLOT PLAN

NORTHSIDE OUT PARCEL
3.029 ACRES

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	56°22'11"	125.00'	122.98'	N54°06'57"W	118.08'
C-2	0°36'42"	2079.14'	22.20'	N70°08'51"E	22.20'
C-3	4°22'08"	1960.08'	149.45'	N66°19'53"E	149.42'
C-4	56°22'11"	125.00'	122.98'	S54°06'56"E	118.08'
C-5	3°17'24"	2079.14'	119.39'	S75°10'07"W	119.37'
C-6(M)	14°34'37"	31.00'	7.89'	N88°55'27"E	7.87'
C-7(M)	3°40'16"	1960.08'	125.56'	N79°46'49"E	125.56'
C-8	4°17'20"	65.00'	4.87'	S48°48'39"E	4.86'
C-9	18°03'02"	65.00'	20.48'	N59°58'50"W	20.39'
C-10	138°19'35"	65.00'	156.93'	S64°10'14"W	121.50'

C-6(DESC)	14°34'37"	31.00'	7.89'	N84°06'08"E	7.87'
C-7(DESC)	3°40'41"	1960.08'	125.83'	N79°45'44.3849"E	125.81'

LINE	BEARING	DISTANCE
L-1	N32°27'27"E	6.79'
L-2	N53°51'40"E	34.45'
L-3(M)	S25°55'51"E	58.49'
L-4	N66°15'15"W	37.95'
L-5	S66°03'10"E	17.94'
L-6(M)	S88°36'34"E	30.62'
L-7(M)	S20°03'51"E	29.16'
L-8	N07°37'02"E	28.78'
L-11	S81°25'57"W	21.72'
L-12	N08°48'48"W	31.44'
L-13	N01°56'32"W	95.58'
L-14	N25°32'07"W	49.90'
L-15	N01°56'32"W	142.54'
L-16	S08°48'48"E	32.82'
L-17	S80°40'18"W	20.00'

LEGAL DESCRIPTION CONDOMINIUM UNITS 1-3, AND PARCEL "A" WET
DETENTION POND

A portion of Lot F Grant Lot 6 ½ and a portion of Lot J of Grant Lot 6 and a portion of Lot G of Grant Lot 6 and a portion of Lot F Grant Lot 5 and a portion of Lot K Grant Lot 5, Ormond, per Map Book 2, Page 118, of the Public Records of Volusia County, Florida, being more particularly described as follows: BEGINNING at the Northwest corner of Lot 1, The Arbors at Ormond Beach, as per map recorded in Map Book 47, Page 148, of the Public Records of Volusia County, Florida; thence run South 12°28'00" East a distance of 378.34 feet to an intersection with the Northerly right-of-way line of the 50-foot wide right-of-way of Tomoka Avenue; thence run North 82°18'02" West, along said Northerly right-of-way line a distance of 814.17 feet to a Point of Curve, concave Northeasterly and to the right, said curve having a central angle of 56°22'11", a radius of 125.00 feet, a chord bearing of North 54°06'57" West and a chord distance of 118.08 feet; thence departing said Northerly right-of-way line along the arc of said curve for a distance of 122.98 feet; thence North 25°55'51" West for a distance of 62.37 feet; thence North 32°27'27" East for a distance of 6.79 feet to a point on a non-radial curve, concave Northerly and to the left said curve having a central angle of 00°36'42", a radius of 2079.14 feet, a chord bearing of North 70°08'51" East and a chord distance of 22.20 feet; thence along the arc of said curve for a distance of 22.20 feet; thence North 53°51'40" East for a distance of 34.45 feet, to an intersection with the Southerly right-of-way line of West Granada Boulevard (State Road 40)(a 100 foot right-of-way as now laid out), said point being on a curve, concave Northwesterly and to the left, said curve having a central angle of 04°22'08", a radius of 1960.08 feet, a chord bearing of North 66°19'53" East, and a chord distance of 149.42 feet; thence along the arc of said curve for a distance of 149.42 feet to a Point of Tangent; thence continue along said Southerly line, North 64°08'49" East for a distance of 670.54 feet; thence, departing said Southerly right-of-way line, run South 12°28'00" East a distance of 256.98 feet to the POINT OF BEGINNING of this description, said parcel containing 7.351 acres.

GRANADA BOULEVARD
(100' R/W)UNIT 3
2.124 ACRESUNIT 2
2.573 ACRESUNIT 1
1.400 ACRESUNIT 4
5.245 ACRES

SURVEYOR'S CERTIFICATE

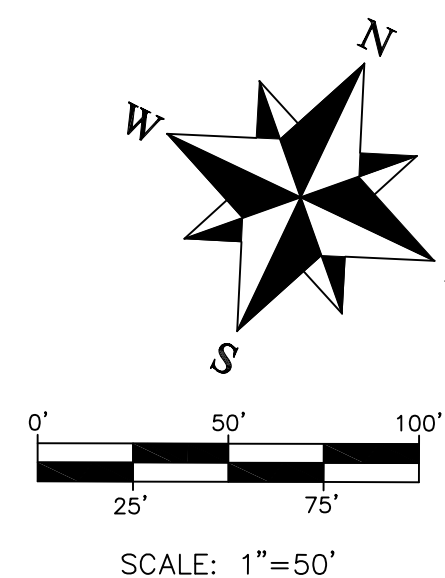
THE UNDERSIGNED, A LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE REAL PROPERTY DESCRIBED HEREIN AND FURTHER CERTIFIES THAT THE SURVEY DESIGNATED AS GRANADA POINTE COMMERCIAL CONDOMINIUM, CONSISTING OF SHEETS 1 AND 2, ATTACHED HERETO IS A CORRECT REPRESENTATION OF THE REAL PROPERTY DESCRIBED HEREIN AS TO UNITS 1 THRU 4, INCLUSIVE, AND THE IMPROVEMENTS LOCATED THEREON AS TO UNITS 1 THROUGH 4, INCLUSIVE, AND IS COMPLETE SO THAT THIS SURVEY, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE UNITS DESCRIBED ABOVE, AND THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS, IF ANY, AND EACH CONDOMINIUM UNIT DESCRIBED ABOVE CAN BE DETERMINED FROM THIS SURVEY.

ANDREW A. WILBERT JR
FLORIDA REGISTERED
LAND SURVEYOR # 2620

DATE

EMBOSSSED SEAL

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL-1	S25°51'11"E	216.22'
EL-2	N19°04'58"E	34.19'
EL-3	N64°04'58"E	196.58'
EL-4	N85°29'47"E	178.97'
EL-5	S82°18'02"E	27.54'
EL-6	S07°29'23"W	14.50'
EL-7	S85°29'47"W	199.09'
EL-8	S64°04'58"W	184.52'
EL-9	S19°04'58"W	45.96'
EL-10	S25°51'11"E	28.32'



PROPERTY LIES IN FLOOD ZONE _____ PER PLOT OF DESCRIBED PROPERTY (AS SCALED)	PUBLISHED BASE FLOOD ELEVATION _____	ELEVATIONS BASED ON _____	PUBLISHED ELEVATION _____
ON FIRM COMMUNITY PANEL NUMBER _____ DATED _____	COMMUNITY ESTIMATED BASE FLOOD ELEVATION _____	BM DESCRIPTION _____	

LEGEND

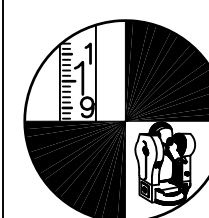
* = DEGREES, ' = MINUTES, " = SECONDS; WHEN USED IN A BEARING ° = FEET, " = INCHES; WHEN USED IN A DISTANCE C = CENTERLINE Δ = DELTA = CENTRAL ANGLE — = FENCE ⬠ = FIRE HYDRANT ⬢ = LIGHT POLE ± = MORE OR LESS ⬢ = UTILITY POLE	OH-E = OVERHEAD ELECTRIC OH-T = OVERHEAD TELEPHONE ⊙ = SET 5/8" IRAC (#2520) UNLESS OTHERWISE NOTED ⊙ = WATER VALVE A/C = AIR CONDITIONER A = ARC LENGTH AC = ACRES ASPH = ASPHALT BFE = BASE FLOOD ELEVATION	BM = BENCHMARK (C) = CALCULATED CATV = CABLE TV CH = CHORD DISTANCE CH BR = CHORD BEARING CLF = CHAIN-LINK FENCE CM = CONCRETE MONUMENT COP = CORRUGATED METAL PIPE C.O. = CLEAN OUT	(D) = DEED CALL E = EAST EL = EASEMENT LINE EM = ELEC. METER ESMT = EASEMENT (F) = FIELD MEASUREMENT FD = FOUND F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION F&L = FLORIDA POWER & LIGHT	FR = FRAME IR&C = IRON ROD & CAP I.P. = IRON PIPE (W) = FIELD MEASURED MAS = MASONRY MB = MAP BOOK MH = MANHOLE N = NORTH N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM	N&C = NAIL & CAP N.G.V.D. 1929 = NATIONAL GEODETIC VERTICAL DATUM NO ID. = NO IDENTIFICATION (NR) = NON-RADIAL LINE N&T = NAIL & TAB OR = OFFICIAL RECORDS BOOK & PAGE (P) = PLAT P.C. = POINT OF CURVATURE POP = PERMANENT CONTROL POINT	PG = PAGE POB = POINT OF BEGINNING P.O.R. = POINT OF REFERENCE PRM = PERMANENT REFERENCE MONUMENT P.T. = POINT OF TANGENCY (R) = RADIAL LINE R = RADIUS R&C = RE-ROD & CAP RCP = REINFORCED CONCRETE PIPE RES = RESIDENCE	RGE = RANGE RRD = REINFORCING ROD RR SPIK = RAILROAD SPIKE R/W = RIGHT-OF-WAY S = SOUTH SB&T = SOUTHERN BELL SEC = SECTION STY = STORY T = TANGENT TWP = TOWNSHIP	W = WEST WF = WOOD FENCE WM = WATER METER ⬢ = TELEPHONE BOX ⬢ = FIBER OPTIC CABLE BOX ⬢ = CATV BOX ⬢ = ELECTRIC SERVICE ⬢ = F&L TRANSFORMER ON CONCRETE PAD
---	--	--	--	---	--	--	--	---

GENERAL NOTES:
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THE 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 HUNDREDTHS 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 OWNERS CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

SHEET 1 OF 2 SHEETS

JOB NO.
17-7404FILE NO.
17-7404SCALE
1"=50'PREPARED BY: © 2018
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORMOND BEACH, FLORIDA 32175
(386) 676-9056P.L.S. # 2620 L.B. # 4267 VALID ONLY WITH EMBOSSSED SEAL
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

DATE	TYPE OF SURVEY	REVISIONS	PARTY FIELD	FIELD BOOK	FIELD SURVEYED	DRAWN BY	CHECKED BY
6/16/17	SKETCH					MC	A&W
6/16/17	SKETCH					MC	A&W
7/16/18	SKETCH					D.O.P.	A&W
7/16/18	SKETCH					D.O.P.	A&W
7/16/18	SKETCH					D.O.P.	A&W
7/16/18	SKETCH					D.O.P.	A&W

THIS PLAT IS HEREBY CERTIFIED TO:

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

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE STANDARDS OF PRACTICE (S.P.) OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.007 OF THE FLORIDA STATUTES.

C-405