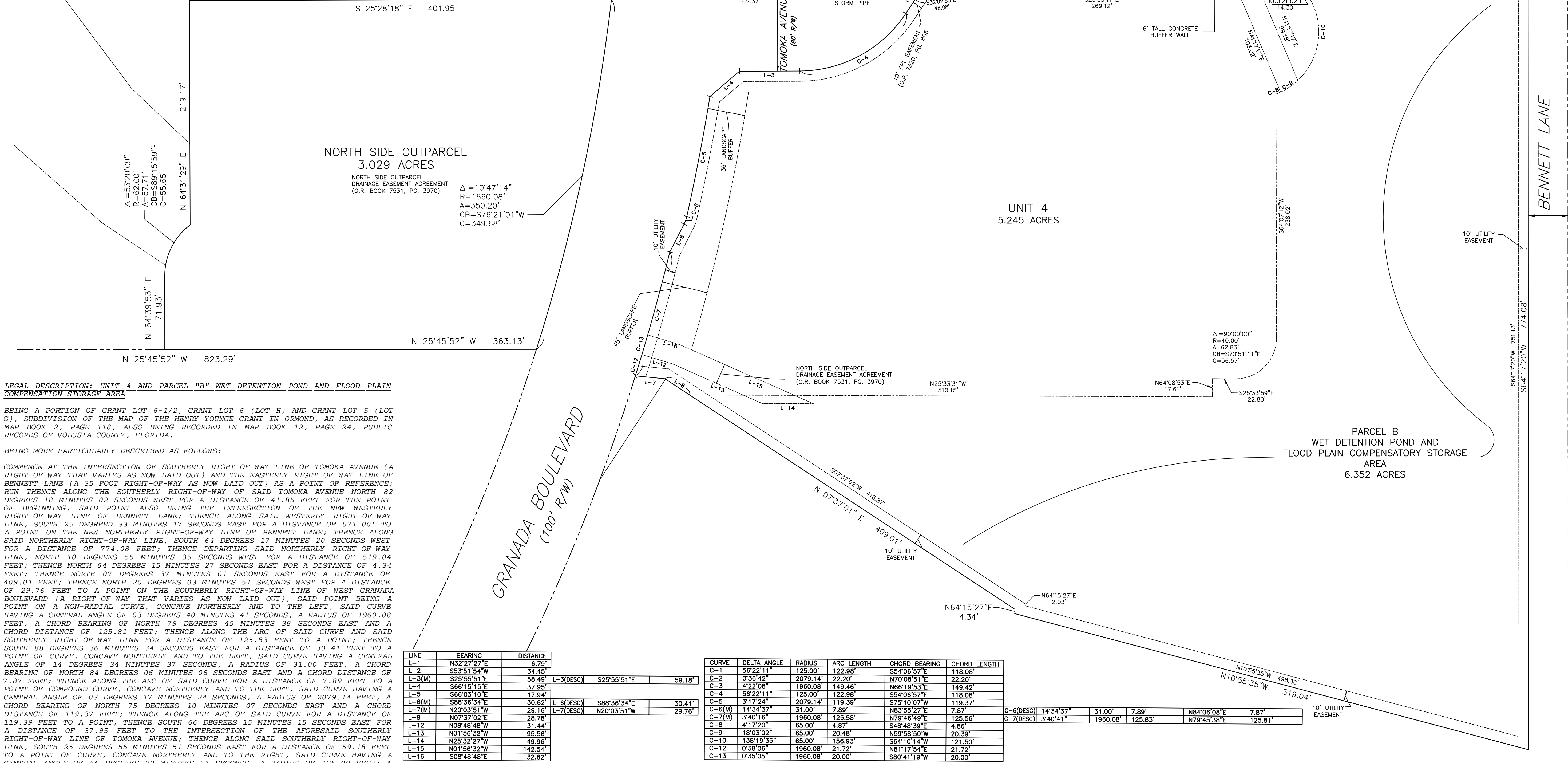
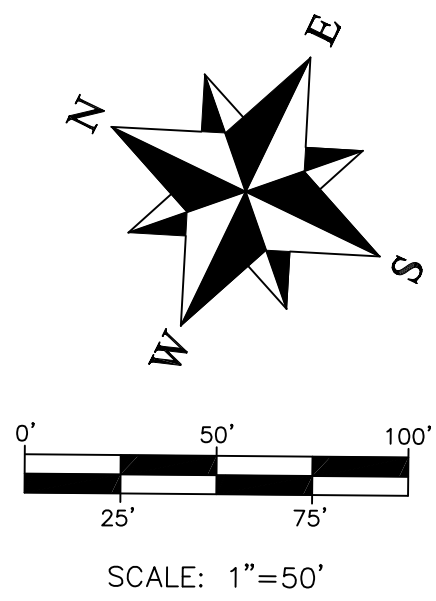


GRANADA POINTE, COMMERCIAL CONDOMINIUM, PLOT PLAN



LEGAL DESCRIPTION: UNIT 4 AND PARCEL "B" WET DETENTION POND AND FLOOD PLAIN COMPENSATION STORAGE AREA

BEING A PORTION OF GRANT LOT 6-1/2, GRANT LOT 6 (LOT H) AND GRANT LOT 5 (LOT G), SUBDIVISION OF THE MAP OF THE HENRY YOUNGE GRANT IN ORMOND, AS RECORDED IN MAP BOOK 2, PAGE 118, ALSO BEING RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY LINE OF TOMOKA AVENUE (A RIGHT-OF-WAY THAT VARIES AS NOW LAID OUT) AND THE EASTERLY RIGHT OF WAY LINE OF BENNETT LANE (A 35 FOOT RIGHT-OF-WAY AS NOW LAID OUT) AS A POINT OF REFERENCE, RUN THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID TOMOKA AVENUE NORTH 82 DEGREES 18 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 41.85 FEET FOR THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION OF THE NEW WESTERLY RIGHT-OF-WAY LINE OF BENNETT LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 25 DEGREES 33 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 571.00' TO A POINT ON THE NEW NORTHERLY RIGHT-OF-WAY LINE OF BENNETT LANE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 64 DEGREES 17 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 774.08 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 10 DEGREES 55 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 519.04 FEET; THENCE NORTH 64 DEGREES 15 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 4.34 FEET; THENCE NORTH 07 DEGREES 37 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 409.01 FEET; THENCE NORTH 20 DEGREES 03 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 29.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANADA BOULEVARD (A RIGHT-OF-WAY THAT VARIES AS NOW LAID OUT), SAID POINT BEING A POINT ON A NON-RADIAL CURVE, CONCAVE NORTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 40 MINUTES 41 SECONDS, A RADIUS OF 1960.08 FEET, A CHORD BEARING OF NORTH 79 DEGREES 45 MINUTES 38 SECONDS EAST AND A CHORD DISTANCE OF 125.81 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 125.83 FEET TO A POINT; THENCE SOUTH 88 DEGREES 36 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 30.41 FEET TO A POINT OF CURVE, CONCAVE NORTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 14 DEGREES 34 MINUTES 37 SECONDS, A RADIUS OF 31.00 FEET, A CHORD BEARING OF NORTH 84 DEGREES 06 MINUTES 08 SECONDS EAST AND A CHORD DISTANCE OF 7.87 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.89 FEET TO A POINT OF COMPOUND CURVE, CONCAVE NORTHERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 17 MINUTES 24 SECONDS, A RADIUS OF 2079.14 FEET, A CHORD BEARING OF NORTH 75 DEGREES 10 MINUTES 07 SECONDS EAST AND A CHORD DISTANCE OF 119.37 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 119.39 FEET TO A POINT; THENCE SOUTH 66 DEGREES 15 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 37.95 FEET TO THE INTERSECTION OF THE APRESAID SOUTHERLY RIGHT-OF-WAY LINE OF TOMOKA AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 25 DEGREES 55 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 59.18 FEET TO A POINT OF CURVE, CONCAVE NORTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 56 DEGREES 22 MINUTES 11 SECONDS, A RADIUS OF 125.00 FEET; A CHORD BEARING OF SOUTH 54 DEGREES 06 MINUTES 57 SECONDS EAST AND A CHORD DISTANCE OF 118.08 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 122.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82 DEGREES 18 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 68.51 FEET TO THE POINT OF BEGINNING.

LINE	BEARING	DISTANCE
L-1	N32°27'27"E	6.79'
L-2	S53°51'54"W	34.45'
L-3(M)	S25°55'51"E	58.49'
L-4	S86°15'15"E	37.95'
L-5	S68°03'10"E	17.94'
L-6(M)	S88°36'34"E	30.62'
L-7(M)	N20°03'51"W	29.16'
L-8	N07°37'02"E	28.78'
L-12	N08°48'48"W	31.44'
L-13	N01°56'32"W	95.58'
L-14	N25°32'27"W	49.96'
L-15	N01°56'32"W	142.54'
L-16	S08°48'48"E	32.82'

L-3(DESC)	S25°55'51"E	58.18'
L-6(DESC)	S88°36'34"E	30.41'
L-7(DESC)	N20°03'51"W	28.78'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	56°22'11"	125.00'	122.98'	S54°06'57"E	118.08'
C-2	0°36'42"	2079.14'	22.20'	N70°08'51"E	22.20'
C-3	4°22'08"	1960.08'	149.46'	N66°19'53"E	149.42'
C-4	56°22'11"	125.00'	122.98'	S54°06'57"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'	N83°55'27"E	7.87'
C-7(M)	3°40'16"	1960.08'	125.83'	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'	N69°58'50"W	20.39'
C-10	138°19'55"	65.00'	156.93'	S64°10'14"W	121.50'
C-12	0°38'06"	1960.08'	21.72'	N81°17'54"E	21.72'
C-13	0°35'05"	1960.08'	20.00'	S80°41'19"W	20.00'

PROPERTY LIES IN FLOOD ZONE _____ PER PLOT OF DESCRIBED PROPERTY (AS SCALED)
ON FIRM COMMUNITY PANEL NUMBER _____ DATED _____

PUBLISHED BASE FLOOD ELEVATION _____
COMMUNITY ESTIMATED BASE FLOOD ELEVATION _____

ELEVATIONS BASED ON _____ PUBLISHED 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
± = 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
C&G = CURB & GUTTER
CH = CHORD DISTANCE
CH BR = CHORD BEARING
CLF = CHAIN-LINK FENCE
CM = CONCRETE MONUMENT
CORR = CORRUGATED METAL PIPE
C.O. = CLEAN OUT
(D) = DEED CALL
E = EAST
EL = ELEVATION
EM = ELEC. METER
ESMT = EASEMENT
(F) = FIELD MEASUREMENT
FO = FOUND
F.O.D.T. = FLORIDA DEPARTMENT
OF TRANSPORTATION
FP&L = FLORIDA POWER & LIGHT
FR = FRAME
IR&C = IRON ROD & CAP
IP = IRON PIPE
(W) = FIELD MEASURED
MAS = MASONRY
MO = MAP BOOK
MH = MANHOLE
(P) = PLAT
N = NORTH
N.A.V.G.B. = 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
R&C = RE-ROD & CAP
RCP = REINFORCED CONCRETE PIPE
RES = RESIDENCE
RGE = RANGE
IR&C = REINFORCING ROD
RR SPI = 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
T = TELEPHONE BOX
FIBER OPTIC CABLE BOX
= CATV BOX
E = ELECTRIC SERVICE
= 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 WHEN FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND
BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR
IMPLIED, THAT THIS SURVEYOR'S WORK 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.

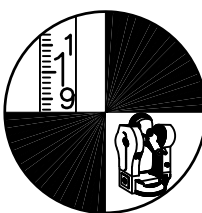
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED
ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS
SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS
SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY
DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON
OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

SHEET 2 OF 2 SHEETS

JOB NO.
17-7404

FILE NO.
17-7404

SCALE
1"=50'



PREPARED BY: © 2018
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORMOND BEACH, FLORIDA 32175
(386) 676-9056

P.L.S. # 2620 L.B. # 4267 VALID ONLY WITH EMBOSSED 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

SEE SHEET 1 OF 2 FOR CERTIFICATION

DATE	TYPE OF SURVEY	REVISIONS	PARTY CHIEF	FIELD BOOK	FIELD SURVEYED	DRAWN BY	CHECKED BY
6/29/17	SKETCH					MC	AAW
6/16/17	SKETCH					MC	AAW
7/17/17	SKETCH					D.O.P.	AAW
7/16/18	SKETCH					D.O.P.	AAW
7/8/18	SKETCH					D.O.P.	AAW
6/2/18	SKETCH					D.O.P.	AAW
4/13/18	SKETCH					D.O.P.	AAW

THIS PLAT IS HEREBY CERTIFIED TO:

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

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE STANDARDS
OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.