



LOCATION MAP
Not to Scale



Community number: 125099 Panel: 0356
Suffix: G F.I.R.M. Date: 4/15/2002 Flood Zone: X
Date of field work: 6/14/2010 Completion Date: 6/15/2010

Certified to:
Daytona Holdings, LLC; Garrett Law Firm, P.A.; Fidelity National Title Insurance Company, its' successors and/or assigns.

Property Address:
1210 North Nova Road
Daytona Beach, FL 32117

Survey number: SL 110845

Title Commitment Number 3104343, effective date April, 12, 2010, by Fidelity National Title Insurance Company.

- Easement in favor of The City of Daytona Beach, recorded July 14, 1968 in Official Records Book 1112, Page 258, Public Records of Volusia County, Florida. PLOTTED AND SHOWN
- Easement in favor of The City of Daytona Beach, recorded in Official Records Book 1131, Page 105, Public Records of Volusia County, Florida. PLOTTED AND SHOWN
- Easement in favor of The City of Daytona Beach, recorded in Official Records Book 1131, Page 187, Public Records of Volusia County, Florida. PLOTTED AND SHOWN
- Easement in favor of Florida Power and Light Company recorded in Official Records Book 3734, Page 2128, Public Records of Volusia County, Florida. PLOTTED AND SHOWN
- Terms and Provisions of that Beneficial Easement granted by Jack Jennings and Jean Jennings, his wife, recorded March 26, 1992, in Official Records Book 3734, Page 2132, Public Records of Volusia County, Florida. PLOTTED AND SHOWN
- Easements reservation as set forth in Warranty Deed from Jack Jennings and Jean Jennings, his wife, recorded March 25, 1992, in Official Records Book 3734, Page 2129, Public Records of Volusia County, Florida. PLOTTED AND SHOWN

Legal Description

A portion of Lot 7, Block 20, Mason and Carswell Holly Hill, as per map recorded in Map Book 2, Page 90, Public Records of Volusia County, Florida, being more particularly described as follows: Commence at the intersection of the Southerly line of 6th Street (a 40 foot right-of-way) with the Westerly line of Lot 8, Block 20, Mason and Carswell Subdivision; thence Easterly along the Southerly line of 6th Street, a distance of 813.65 feet to a point on the Westerly right-of-way of Nova Road; thence S24°58'17"E along the Westerly line of said Nova Road, a distance of 150.00 feet to the Point of Beginning of the following described parcel: thence continue S24°58'17"E, a distance of 150.73 feet to a point; thence S65°08'23"W, a distance of 8.04 feet to a point; thence S24°45'59"E along the Westerly line of said Nova Road, a distance of 334.89 feet to a point; thence S65°08'23"W, a distance of 125.00 feet; thence N24°58'17"W, a distance of 105.00 feet; thence S65°08'23"W, a distance of 51.46 feet; thence N24°58'17"W, a distance of 530.62 feet to a point in the Southerly right-of-way line of 6th Street (a 40 foot right-of-way); thence N65°08'23"E along said Southerly right-of-way line, a distance of 35.69 feet; thence S24°58'17"E, a distance of 150.00 feet; thence N65°08'23"E, a distance of 150.00 feet to the Point of Beginning.

TOGETHER WITH an Easement for Ingress and Egress as described in Official Records Book 3734, Page 2132, Public Records of Volusia County, Florida, across the following described property:

A portion of Lot 7, Block 20, Mason and Carswell Holly Hill, as per map recorded in Map Book 2, Page 90, Public Records of Volusia County, Florida, being more particularly described as follows: Commence at the intersection of the Southerly line of 6th Street (a 40 foot right-of-way) with the Westerly line of Lot 8, Block 20, Mason and Carswell Subdivision; thence Easterly along the Southerly line of 6th Street, a distance of 813.65 feet to a point on the Westerly right-of-way of Nova Road; thence S24°58'17"E along the Westerly line of said Nova Road, a distance of 150.00 feet; thence continue S24°58'17"E, a distance of 150.73 feet to a point; thence S65°08'23"W, a distance of 8.04 feet to a point; thence S24°45'59"E along the Westerly line of said Nova Road, a distance of 334.89 feet to the Point of Beginning of the following described lands: thence continue S24°45'59"E along the Westerly line of said Nova Road, a distance of 25.00 feet; thence S65°08'23"W, a distance of 125.00 feet; thence N24°45'59"W, a distance of 25.00 feet; thence N65°08'23"E, a distance of 125.00 feet to the Point of Beginning.

PER DEED

NOTES:
Adjoining properties shown hereon are per plat and/or from the best available sources. Swerdloff & Perry Surveying Inc. does not take responsibility for the reliability of this information.

In compliance with Florida Statutes 61G17-6.0031 (5) (E) if the location of easements or Right-Of-Way of record, other than those on record plat, is required, this information must be furnished to the surveyor and mapper.

GRAPHIC SCALE



370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691

LEGEND			
—○—	Wood Fence	W.M.	Water Meter
—○—	Wire Fence	TEL.	Telephone Facilities
C.L.F.	Chain Link Fence	TEL.	Covered Area
F.N.	Found Nail	B.R.	Bearing Reference
CONC.	Concrete	CH	Chord
R.	Record	RAD	Radial
M.	Field Measured	N.R.	Non Radial
CL	Clear	A/C	Air Conditioner
ENCR	Encroachment	B.M.	Bench Mark
C	Centerline	Calculated	Calculated
EL	Enclosure	Block Wall	Block Wall
P	Property Line	Central Angle/Delta	Central Angle/Delta
C.M.	Concrete Monument	D.B.	Deed Book
F.I.R.	Found Iron Rod	D.	Description or Deed
F.J.P.	Found Iron Pipe	D.H.	Drill Hole
R/W	Right of Way	D/W	Driveway
N&D	Nail & Disk	ESMT	Easement
D.E.	Drainage Easement	EL	Elevation
U.E.	Utility Easement	F.F.	Finished Floor
FD.	Found	F.C.M.	Found Concrete Monument
P	Plat	F.P.K.	Found Parker-Kalon Nail
O.H.U.	Overhead Utilities	L	Length
P.P.	Power Pole	L.B.	Licensed Business
TX	Transformer	L.A.E.	Limited Access Easement
CATV	Cable Riser	Line Break	Line Break Not to Scale
CB	Chord Bearing	M.H.	Manhole
F.C.C.	Found Cross Cut	O	Found
F.	Field	OHL	Overhead Lines

N.T.S.	Not to Scale		
O.R.	Official Records		
O.R.B.	Official Records Book		
P.C.P.	Permanent Control Point		
P.R.M.	Permanent Reference Monument		
PG	Page		
P.V.M.T.	Pavement		
E.O.P.	Edge Of Pavement		
P.B.	Plat Book		
P.O.B.	Point of Beginning		
P.O.C.	Point of Commencement		
P.O.L.	Point on Line		
P.C.	Point of Curvature		
P.R.C.	Point of Reverse Curvature		
P.T.	Point of Tangency		
R.	Radius (Radial)		
R.O.E.	Roof Overhang Easement		
S.I.R.	Set Iron Rod & Cap		
S/W	Sidewalk		
T.O.B.	Top of Bank		
TYP.	Typical		
W.C.	Witness Corner		
10.05	Existing Elevation		
E.O.W.	Edge of Water		
P.C.C.	Point of Compound Curve		
P.I.	Point of Intersection		
R/W	Right of Way		
T.B.M.	Temporary Bench Mark		

1.

Legal description provided by others.

2.

The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.

3.

Underground portions of footings, foundations or other improvements were not located.

4.

Wall ties are to the face of the wall.

5.

Only visible encroachments located.

6.

No identification found on property corners unless noted.

7.

Dimensions shown are plat and measured unless otherwise noted.

8.

Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.

9.

Adjoining lots are within the same block, unless otherwise noted.

10.

This is a BOUNDARY SURVEY unless otherwise noted.

11.

Not valid unless sealed with the signing surveyors embossed seal.

12.

FLOOD ZONE DETERMINATIONS ARE PROVIDED AS A COURTESY ONLY, AND ARE DERIVED FROM THE BEST SOURCES AVAILABLE TO THE SURVEYOR. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR FLOOD INSURANCE PURPOSES, AND MAY DIFFER FROM INFORMATION PROVIDED BY OTHERS.

13.

Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.

14.

Bearing basis shown per plat unless otherwise shown.

15.

Survey is for reference only unless signed and sealed by a Florida Registered Land Surveyor.

16.

All lines are not radial unless otherwise noted.

17.

Recertification does not indicate an update.

L.B. 7132

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

SP

Ralph Swerdloff
Louis R. Ramirez

Registered Land Surveyor No. 3411
Professional Surveyor and Mapper No. 6304