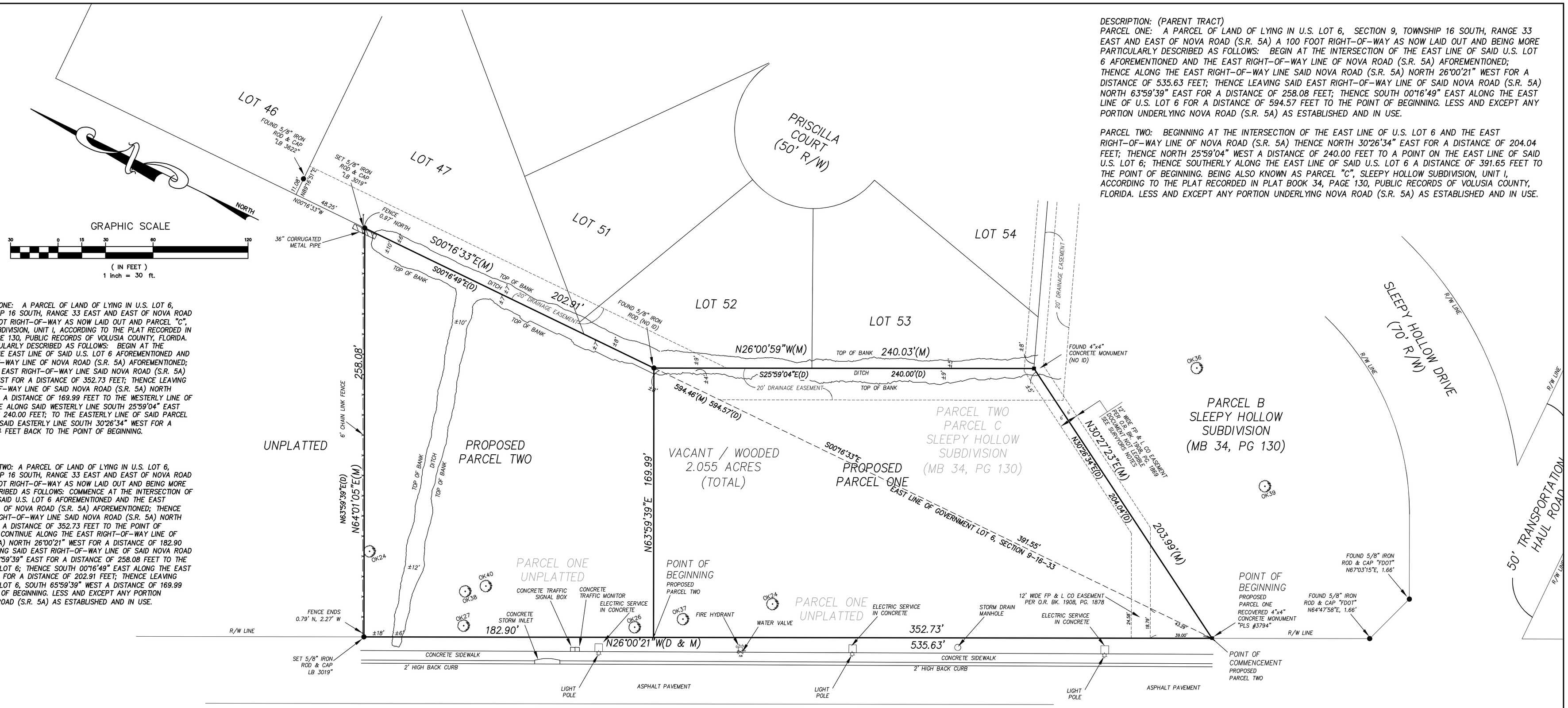
DESCRIPTION: (PARENT TRACT)
PARCEL ONE: A PARCEL OF LAND OF LYING IN U.S. LOT 6, SECTION 9, TOWNSHIP 16 SOUTH, RANGE 33 EAST AND EAST OF NOVA ROAD (S.R. 5A) A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID U.S. LOT 6 AFOREMENTIONED AND THE EAST RIGHT-OF-WAY LINE OF NOVA ROAD (S.R. 5A) AFOREMENTIONED; THENCE ALONG THE EAST RIGHT-OF-WAY LINE SAID NOVA ROAD (S.R. 5A) NORTH 26°00'21" WEST FOR A DISTANCE OF 535.63 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF SAID NOVA ROAD (S.R. 5A) NORTH 63°59'39" EAST FOR A DISTANCE OF 258.08 FEET; THENCE SOUTH 00°16'49" EAST ALONG THE EAST LINE OF U.S. LOT 6 FOR A DISTANCE OF 594.57 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION UNDERLYING NOVA ROAD (S.R. 5A) AS ESTABLISHED AND IN USE.

PARCEL TWO: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF U.S. LOT 6 AND THE EAST RIGHT-OF-WAY LINE OF NOVA ROAD (S.R. 5A) THENCE NORTH 30°26'34" EAST FOR A DISTANCE OF 204.04 FEET; THENCE NORTH 25°59'04" WEST A DISTANCE OF 240.00 FEET TO A POINT ON THE EAST LINE OF SAID U.S. LOT 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID U.S. LOT 6 A DISTANCE OF 391.65 FEET TO THE POINT OF BEGINNING. BEING ALSO KNOWN AS PARCEL "C", SLEEPY HOLLOW SUBDIVISION, UNIT I, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 130, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION UNDERLYING NOVA ROAD (S.R. 5A) AS ESTABLISHED AND IN USE.



DESCRIPTION:
PROPOSED PARCEL ONE: A PARCEL OF LAND OF LYING IN U.S. LOT 6, SECTION 9, TOWNSHIP 16 SOUTH, RANGE 33 EAST AND EAST OF NOVA ROAD (S.R. 5A) A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND PARCEL "C", SLEEPY HOLLOW SUBDIVISION, UNIT I, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 130, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID U.S. LOT 6 AFOREMENTIONED AND THE EAST RIGHT-OF-WAY LINE OF NOVA ROAD (S.R. 5A) AFOREMENTIONED; THENCE ALONG THE EAST RIGHT-OF-WAY LINE SAID NOVA ROAD (S.R. 5A) NORTH 26°00'21" WEST FOR A DISTANCE OF 352.73 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF SAID NOVA ROAD (S.R. 5A) NORTH 63°59'39" EAST FOR A DISTANCE OF 169.99 FEET TO THE WESTERLY LINE OF PARCEL "C"; THENCE ALONG SAID WESTERLY LINE SOUTH 25°59'04" EAST FOR A DISTANCE OF 240.00 FEET; TO THE EASTERLY LINE OF SAID PARCEL "C" THENCE ALONG SAID EASTERLY LINE SOUTH 30°26'34" WEST FOR A DISTANCE OF 204.04 FEET BACK TO THE POINT OF BEGINNING.

DESCRIPTION:
PROPOSED PARCEL TWO: A PARCEL OF LAND OF LYING IN U.S. LOT 6, SECTION 9, TOWNSHIP 16 SOUTH, RANGE 33 EAST AND EAST OF NOVA ROAD (S.R. 5A) A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID U.S. LOT 6 AFOREMENTIONED AND THE EAST RIGHT-OF-WAY LINE OF NOVA ROAD (S.R. 5A) AFOREMENTIONED; THENCE ALONG THE EAST RIGHT-OF-WAY LINE SAID NOVA ROAD (S.R. 5A) NORTH 26°00'21" WEST FOR A DISTANCE OF 352.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF NOVA ROAD (S.R. 5A) NORTH 26°00'21" WEST FOR A DISTANCE OF 182.90 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF SAID NOVA ROAD (S.R. 5A) NORTH 63°59'39" EAST FOR A DISTANCE OF 258.08 FEET TO THE EAST LINE OF SAID LOT 6; THENCE SOUTH 00°16'49" EAST ALONG THE EAST LINE OF U.S. LOT 6, FOR A DISTANCE OF 202.91 FEET; THENCE LEAVING SAID EAST LINE OF LOT 6, SOUTH 65°59'39" WEST A DISTANCE OF 169.99 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION UNDERLYING NOVA ROAD (S.R. 5A) AS ESTABLISHED AND IN USE.

SURVEYORS NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT NO. C-7217242, DATED MAY 18, 2007. ALL SURVEY MATTERS REFERENCED IN SAID COMMITMENT ARE SHOWN OR NOTED HEREON.

2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

3. BEARING STRUCTURE BASED ON DEED DESCRIPTION WITH THE BEARING ON THE EASTERLY RIGHT OF WAY LINE OF NOVA ROAD BEING S26°00'21"E.

4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.

5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0507J . MAP EFFECTIVE DATE: SEPT. 29, 2017. APPROXIMATE SCALE: 1"= 500'.

6. CLIENT REQUESTED TREES SHOWN.

7. DESCRIPTION PER DEED RECORDED IN OFFICIAL RECORD BOOK 4035, PAGE 820 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

9. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

10. DOCUMENT FOR EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN OFFICIAL RECORD BOOK 1909, PAGE 1869 IS NOT COMPLETELY LEGIBLE. EASEMENT SHOWN AS ACCURATELY AS POSSIBLE.

11. REVISED MAY 31, 2007 PER ATTORNEY COMMENTS. NO ADDITIONAL FIELD WORK DONE THIS DATE. (STK)

ADDITIONAL ABBREVIATIONS-TREE LEGEND

CP	CAMPHOR TREE	MG	MAGNOLIA
MP	MAPLE TREE	BY	BAY TREE
SC	SYCAMORE TREE	EM	ELM TREE
OK	OAK TREE	CT	CHERRY TREE
SG	SWEET GUM TREE	PN	PINE TREE
HK	HICKORY TREE	PM	PALM TREE
BH	BIRCH TREE	MU	MULBERRY TREE

TREE TYPE — OK24 8 — TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT — TREE SYMBOL — MULTIPLE TRUNKS

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com
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PARCEL C, SLEEPY HOLLOW SUBDIVISION UNIT I, TOGETHER WITH A PORTION OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 33 EAST, PORT ORANGE, VOLUSIA COUNTY

FOR: MARC GREENBERG

JOB NO. 18-0536

ABBREVIATIONS

W/	WITH	TC	TOP COVER					RES	RESIDENCE	IRC	IRON ROD & CAP
CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	ROE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
STA	STATION	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	IV	IRRIGATION VALVE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	IP	IRON PIPE
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	ORB	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CORRUGATED PLASTIC PIPE			(NR)	NON RADIAL	— · —	AERIAL UTILITY LINE	PG	PAGE
HDP	HIGH DENSITY POLYETHYLENE PIPE	DIP	DUCTILE IRON PIPE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(R)	RADIAL	(P)	PLATTED DIMENSION	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			N&D	NAIL AND DISK	(D)	DEEDED DIMENSION	(TYP)	TYPICAL
CV	CHECK VALVE	DW	DRIVEWAY	℄	CENTERLINE	RV	REUSE VALVE	(M)	MEASURED DIMENSION	REC	RECOVERED
								(C)	CALCULATED DIMENSION		

LEGEND

EB	ELECTRIC BOX	TSB	TRAFFIC SIGNAL BOX
MB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT
	TREE		PERMANENT REFERENCE MONUMENT
FH	FIRE HYDRANT		PERMANENT CONTROL POINT
WM	WATER METER		
GA	GUY ANCHOR	LP	LIGHT POLE
	UTILITY POLE	WV	WATER VALVE
	IRON ROD WITH CAP		
	IRON PIPE	8.0 ×	EXISTING ELEVATION
TB	TELEPHONE BOX	TV	CABLE TELEVISION BOX

FOR: MARC GREENBERG

SCALE: 1"=30' FIELD BOOK: 1233 PAGE(S): 01 SHEET 1 OF 1

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	03/14/2007	07-0388	J LAMB	S KRUGER	S KRUGER
TOPOGRAPHIC SURVEY	–	–	–	–	–
FOUNDATION LOCATION	–	–	–	–	–
FINAL IMPROVEMENTS	–	–	–	–	–
RECERTIFICATION	04/16/2018	18-0536	J LAMB	M BLUM	S KRUGER

PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY)

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND\OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
BOUNDARY	MARC GREENBERG	APRIL 16, 2018	18-0536
NOT CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS OTHER THAN THOSE LISTED ABOVE			

BOUNDARY SURVEY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEPHEN B. SLIGER, P.L.S. NO. 3794
J.E. ZAPERT, P.L.S. NO. 4046
STEVEN T. KRUGER, P.L.S. NO. 4722

VALID WITH SIGNATURE & EMBOSSED SEAL ONLY