

1780 DOYLE ROAD, SUITE 6
DELTONA, FLORIDA 32725
(386)860-1866

BOUNDARY & TOPOGRAPHIC SURVEY
OF
935 HOWLAND BOULEVARD
SECTION 36, TOWNSHIP 18 SOUTH, RANGE 31 EAST
VOLUSIA COUNTY, FLORIDA

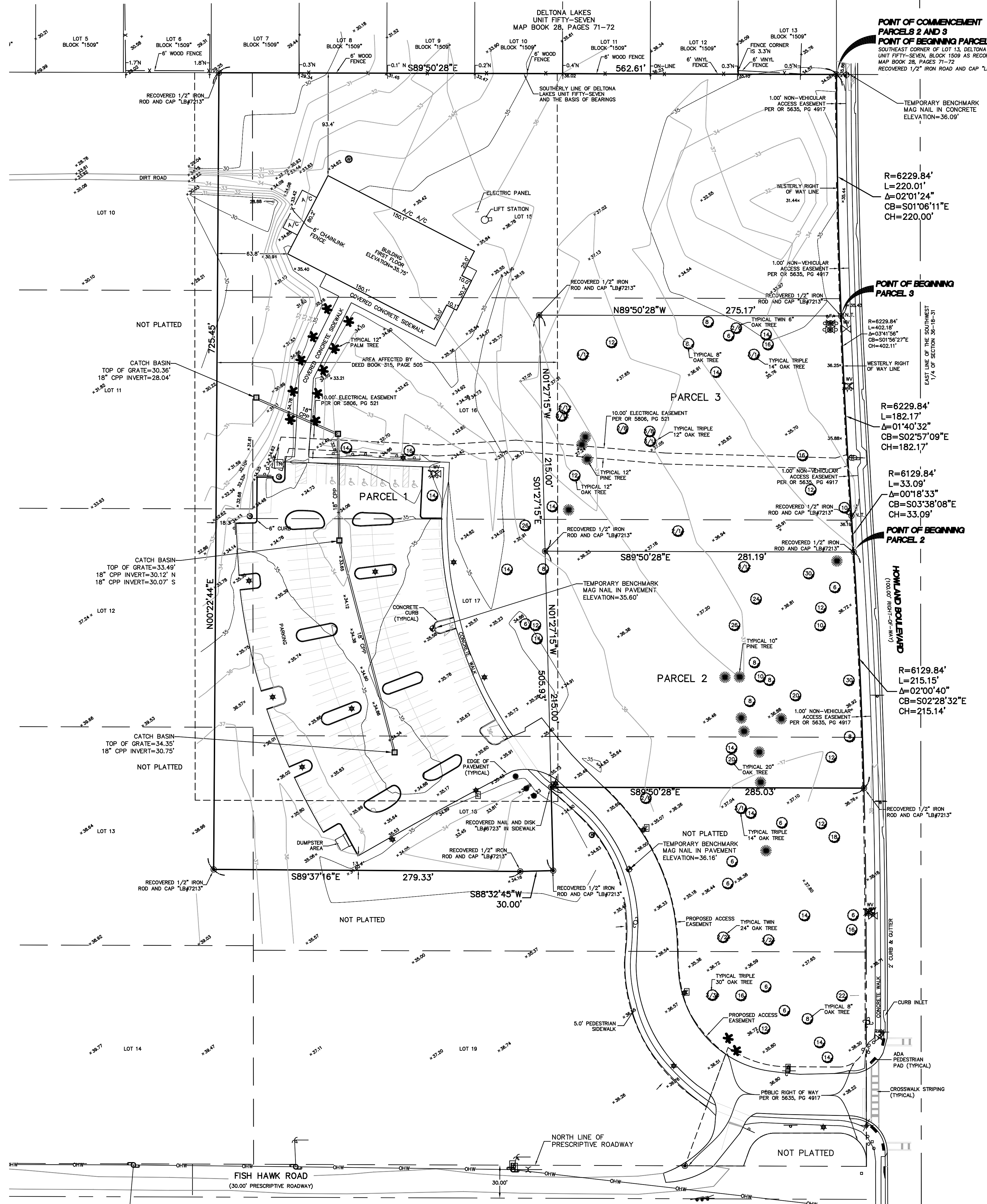
CERTIFIED TO:
FAITH BAPTIST CHURCH

FOR THE LICENSED BUSINESS #7213 BY:
WILLIAM H. ABEL JR., P.S.M. # 6165
SIGNATURE DATE: 7-28-2020

NO.	DATE	REVISIONS

JOB # 2018-238
DATE: 07/28/2020
SCALE: 1" = 50'
CALC BY: WHA
FIELD BY: BA
DRAWN BY: BH
CHECKED BY: JLR

NOT VALID WITHOUT ALL SHEETS
SHEET 1 OF 2



PARCEL 1:
A PORTION OF LOTS 10 THROUGH 13 AND A PORTION OF LOTS 15 THROUGH 18, FAIRVIEW, AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 13, DELTONA LAKES UNIT FIFTY-SEVEN, BLOCK 1509 AS RECORDED IN MAP BOOK 28, PAGE 71 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF HOWLAND BOULEVARD AND A POINT ON A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE HAVING A CENTRAL ANGLE OF 02°01'24", A RADIUS OF 6229.84 FEET, AN ARC LENGTH OF 220.01 FEET, A CHORD BEARING OF SOUTH 01°06'11" EAST AND A CHORD DISTANCE OF 220.00 FEET TO A NON-TANGENT POINT; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 89°50'28" WEST, FOR A DISTANCE OF 275.17 FEET; THENCE RUN SOUTH 01°27'15" EAST, FOR A DISTANCE OF 505.93 FEET; THENCE RUN SOUTH 88°32'45" WEST, FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°37'16" WEST, FOR A DISTANCE OF 279.33 FEET; THENCE RUN NORTH 00°22'44" EAST, FOR A DISTANCE OF 725.45 FEET; THENCE RUN SOUTH 89°50'28" EAST, FOR A DISTANCE OF 562.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PORTION OF LOTS 17 AND 18, FAIRVIEW, AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

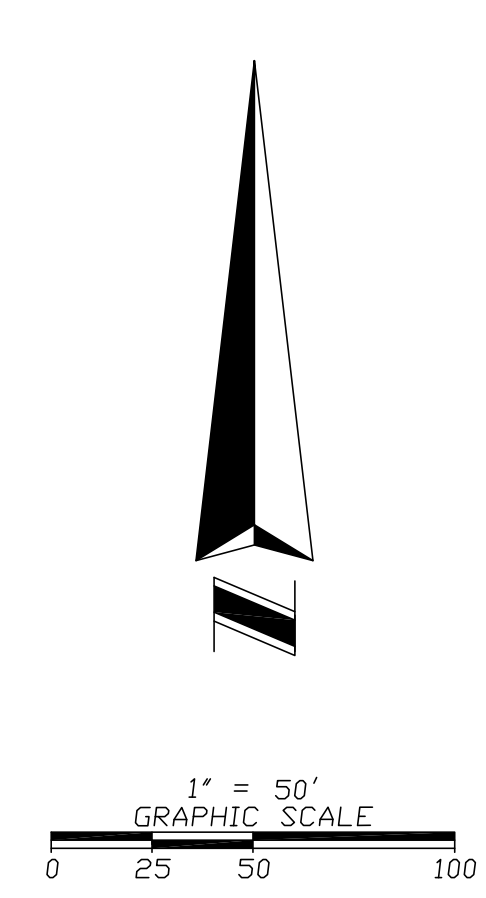
COMMENCE AT THE SOUTHEAST CORNER OF LOT 13, DELTONA LAKES UNIT FIFTY-SEVEN, BLOCK 1509 AS RECORDED IN MAP BOOK 28, PAGE 71 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF HOWLAND BOULEVARD AND A POINT ON A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE HAVING A RADIUS OF 6229.84 FEET, A CENTRAL ANGLE OF 03°41'56", A CHORD BEARING OF SOUTH 01°56'27" EAST AND A CHORD DISTANCE OF 402.11 FEET, FOR AN ARC LENGTH OF 402.18 FEET TO A NON-TANGENT POINT OF A CURVE CONCAVE WESTERLY; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE HAVING A RADIUS OF 6129.84 FEET, A CENTRAL ANGLE OF 00°18'33", THE CHORD OF WHICH BEARS SOUTH 03°38'08" EAST FOR A DISTANCE OF 33.09 FEET, FOR AN ARC LENGTH OF 33.09 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE HAVING A RADIUS OF 6129.84 FEET, A CENTRAL ANGLE OF 02°00'40", THE CHORD OF WHICH BEARS SOUTH 02°28'32" EAST FOR A DISTANCE OF 215.14 FEET, FOR AN ARC LENGTH OF 215.15 FEET TO A POINT; THENCE DEPARTING SAID CURVE AND WESTERLY RIGHT OF WAY LINE RUN NORTH 89°50'28" WEST FOR A DISTANCE OF 285.03 FEET; THENCE RUN NORTH 01°27'15" WEST FOR A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 89°50'28" EAST FOR A DISTANCE OF 281.19 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A PORTION OF LOTS 16 AND 17, FAIRVIEW, AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 13, DELTONA LAKES UNIT FIFTY-SEVEN, BLOCK 1509 AS RECORDED IN MAP BOOK 28, PAGE 71 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF HOWLAND BOULEVARD AND A POINT ON A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE HAVING A RADIUS OF 6229.84 FEET, A CENTRAL ANGLE OF 02°01'24", A CHORD BEARING OF SOUTH 01°06'11" EAST AND A CHORD DISTANCE OF 220.00 FEET, FOR AN ARC LENGTH OF 220.01 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE HAVING A RADIUS OF 6229.84 FEET, A CENTRAL ANGLE OF 01°40'32", THE CHORD OF WHICH BEARS SOUTH 02°57'09" EAST FOR A DISTANCE OF 182.17 FEET, FOR AN ARC LENGTH OF 182.17 FEET TO A NON-TANGENT POINT OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 6129.84 FEET, A CENTRAL ANGLE OF 00°18'33", THE CHORD OF WHICH BEARS SOUTH 03°38'08" EAST FOR A DISTANCE OF 33.09 FEET, FOR AN ARC LENGTH OF 33.09 FEET TO A POINT; THENCE DEPARTING SAID CURVE AND WESTERLY RIGHT OF WAY LINE RUN NORTH 89°50'28" WEST FOR A DISTANCE OF 281.19 FEET; THENCE RUN NORTH 01°27'15" WEST FOR A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 89°50'28" EAST FOR A DISTANCE OF 275.17 FEET TO THE POINT OF BEGINNING.

- SURVEYORS NOTES:**
- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were abstracted for rights of way, easements, ownership, or other instruments of record, by First American Title Insurance Company in Commitment Number FA18-577, with an Effective Date of March 15, 2019 at 8:00 AM.
 - Revisions do not constitute a recertification of the existing field conditions of this survey.
 - Bearings shown hereon are based on the south line of Deltona Lakes Unit Fifty-Seven, Block 1509, as being South 89°50'28" East (assumed).
 - The description shown hereon was supplied by the above referenced Title Commitment.
 - All adjoining provided by the client have been shown hereon.
 - Underground improvements and installations have not been located.
 - There is no gap, gore or hiatus between the subject property and the proposed access easement. There is also no gap, gore or hiatus between the proposed access easement and the public right of way described in Official Records Book 5635, Page 4917.
 - Precision of closure 1:10,000 - Commercial Class Survey.
 - The lands shown hereon lie entirely within Zone X (areas determined to be outside the 0.2% annual chance flood plain) according to "FIRM" map no. 12127C0645K and Community No. 120677 K, dated September 9, 2017.
 - No interior improvements have been located unless otherwise indicated.
 - The property as described hereon contains 397,314.63 square feet or 9.121 acres, more or less.
 - Elevations shown hereon are based on the Florida Permanent Reference Network (FPRN), (NAVD 88 datum).

- SCHEDULE B - SECTION II OF THE HEREON REFERENCED TITLE COMMITMENT:**
- Reservations to the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed No. 1714, recorded November 17, 1944 in Deed Book 315, Page 505. Note: The right of entry and exploration has been released pursuant to S270.11, F.S. (Parcel 1) Affects subject property as shown hereon.
 - Easement(s) contained in Declaration of Restrictions and Easements, recorded February 4, 1987 in Book 2934, Page 320, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Parcel 1) Benefits subject property as shown hereon. Note: Not all easements contained in this document can be shown due to the distance from the subject property.
 - Road Maintenance Easement recorded February 2, 1988 in Book 3093, Page 1404. (Parcel 1) Affects Lots 10 through 13 of the subject property and contains no plottable easements therein.
 - Subject to rights of others in and to the use of Easement for ingress, egress and public utilities over the West 30.00 feet thereof described in Quit Claim Deed(s) recorded January 17, 1995 in Book 3977, Page 3340; Book 3977, Page 3344; and, Book 3977, Page 3347 and shown on Unrecorded Development Plan of FAIRVIEW dated May 2, 1986. (Parcel 1) Benefits Lots 10 through 13 of the subject property as shown hereon.
 - Terms and conditions contained in Resolution No. 2001-14 granting Conditional Use for property recorded August 3, 2001 in Book 4724, Page 750. (Parcels 1-3) Affects subject property and is blanket in nature.
 - Developer's Agreement for Pine Ridge Fellowship United Methodist Church located at 935 Howland Boulevard Project No. 03-SP-025 by and between the City of Deltona, Florida and Pine Ridge Fellowship United Methodist Church, Inc. recorded August 26, 2005 in Book 5635, Page 4917. (Parcels 1-3) Affects subject property as shown hereon.
 - Easement granted to Florida Power & Light Company recorded April 11, 2006 in Book 5806, Page 521. (Parcels 1 and 2) Affects subject property as shown hereon.
 - Terms and conditions for Property Agreement by and between the City of Deltona, Florida and United Methodist Church Inc. recorded December 29, 2011 in Book 6665, Page 3503. (Parcels 1 and 2) Affects subject property and is blanket in nature.
 - Property Agreement for Subdivision Exemption for the Lot located at 935 Howland Blvd. by and between the City of Deltona, Florida and Rev. Benjamin Stillwell-Hernandez for United Methodist Church Inc. recorded April 23, 2012 in Book 6703, Page 2842. (Parcels 1-3) Affects subject property and is blanket in nature.



- LEGEND:**
- OR - OFFICIAL RECORDS BOOK
 - PG - PAGE
 - NT - NON TANGENT
 - R - RADIUS
 - L - LENGTH
 - Δ - DELTA ANGLE
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - ADA - AMERICAN DISABILITIES ACT
 - CPP - CORRUGATED PLASTIC PIPE
 - ★ - CONCRETE LIGHT POLE
 - ★ - FIRE HYDRANT
 - - SIGN
 - - UTILITY POLE
 - - WATER VALVE
 - - ELECTRIC BOX
 - - PHONE RISER
 - - GUY WIRE
 - - OVERHEAD WIRE
 - - TRANSFORMER
 - - CATCH BASIN
 - - RECLAIMED WATER VALVE
 - - WELL