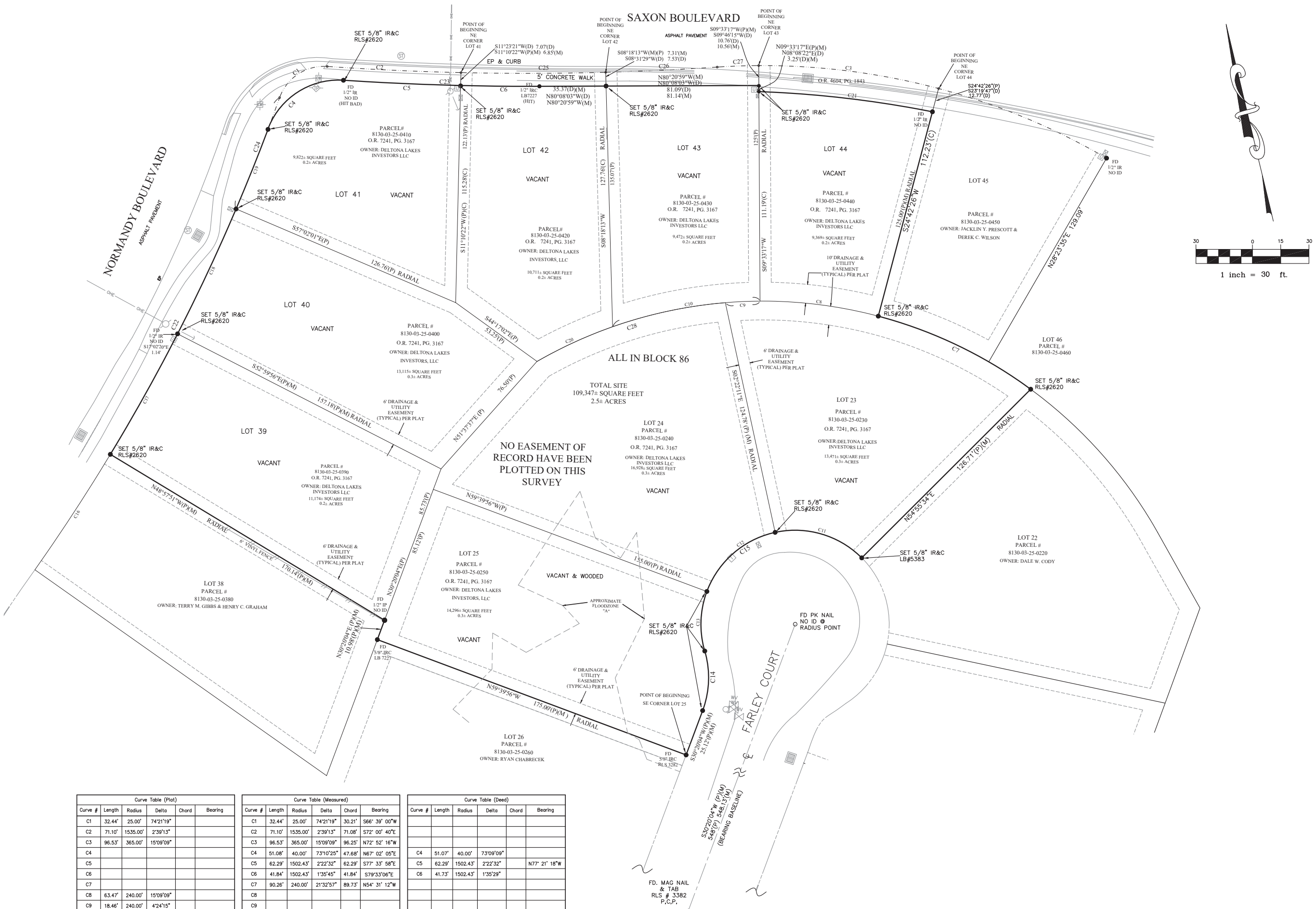

LEGAL DESCRIPTION (This is a NEW description prepared for this transaction)

Lots 23, 24, 25, 39, 40 and a portion of Lots 41, 42, 43 and 44, all in Block 86, DELTONA LAKES UNIT 3, according to the map or plat thereof in Plat Book 25, Page 105, Public Records of Volusia County, Florida, being more particularly described as follows: BEGINNING at the Southeast corner of Lot 25; thence run North 59°39'56" West, along the Southwesterly line of said Lot 25, a distance of 175.00 feet to a point in the Southeasterly line of Lot 38, Block 26; thence run North 30°20'04" East, along the Southeasterly line of said Lot 38, a distance of 10.98 feet to the Northeasterly corner of said Lot 38, being also the Southeasterly corner of Lot 39; thence run North 48°57'51" West, along the Southwesterly line of Lot 39, a distance of 170.14 feet to the Southwesterly corner of said Lot 39, said point lying on a curve, concave Northwesterly, and having a radius of 1040.00 feet; thence Northeasterly, along said curved Northwesterly line of Lots 39, 40, and 41, a distance of 192.19 feet, or through a central angle of 10°35'17", said curve subtended by a chord of 191.91 feet bearing North 35°44'31" East to a Point of Cusp of a curve, concave Southeasterly and having a radius of 40.00 feet; thence run Northerly and Easterly, along said curved line, a distance of 51.08 feet, or through a central angle of 73°10'25", said curve subtended by a chord of 47.88 feet bearing North 67°02'05" East, to a Point of Reverse Curvature of a curve, concave Northerly, said curve being the Southerly right-of-way line of the variable width right-of-way of Saxon Boulevard, and having a radius of 1502.43 feet; thence run Southerly and Easterly, along said curved line, a distance of 104.14 feet, or through a central angle of 3°58'17", said curve subtended by a chord of 104.12 feet bearing South 78°21'50" East to the Point of Tangency thereof; thence run South 80°20'59" East, along said Southerly right-of-way of Saxon Boulevard, a distance of 116.51 feet; thence run South 09°33'17" West a distance of 3.25 feet to a point on a curve, concave Southerly and having a radius of 1163.73 feet; thence run Southerly and Easterly, along said curved Southerly right-of-way of Saxon Boulevard, a distance of 92.78 feet, or through a central angle of 04°34'05", said curve subtended by a chord of 92.76 feet bearing South 73°30'26" East, to an intersection with the Easterly line of Lot 44; thence, departing the Southerly line of Saxon Boulevard, run South 24°42'26" West, along the Easterly line of said Lot 44, a distance of 112.23 feet to the Southeasterly corner of said Lot 44, being also a point on the curved Northerly line of Lot 23, having a radius of 240.00 feet; thence run Southerly and Easterly, along the curved Northerly line of Lot 23,a distance of 90.26 feet, or through a central angle of 21°32'57", said curve subtended by a chord of 89.73 feet bearing South 54°31'12" East to the Northeasterly corner of said Lot 23; thence run South 54°55"34" West, along the Southeasterly line of said Lot 23, a distance of 126.71 feet to the Southeasterly corner thereof, said point lying on the curved right-of-way line of Farley Court, having a radius of 50.00 feet; thence run Southerly and Westerly, along said curved right-of-way line of Farley Court, a distance of 132.18 feet, or through a central angle of 151°27'42", said curve subtended by a chord of 96.91 feet bearing South 69°11'40" West to the Point of Reverse Curvature of a curve, concave Westerly, and having a radius of 50.00 feet; thence run Southerly and Westerly, along said curved right-of-way line of Farley Court, a distance of 32.17 feet, said curve subtended by a chord of 31.62 feet bearing South 11°53'58" West, to the Point of Tangency thereof; thence run South 30°20'04" West, along the right-of-way of said Farley Court, being also the Southeasterly line of Lot 25, a distance of 25.12 feet to the POINT OF BEGINNING of this description.

SURVEYOR'S NOTES:

(1) The expected use of the land is Commercial.

(2) The description of the property was provided by the client. An Ownership and Encumbrance Report from Attorneys' Title Insurance Fund, Inc., dated December 3, 2024, was provided for reference. Plats of record of the subject properties and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and or ownership were furnished this surveyor, except as shown

(3) There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Covenants and Restrictions for this subdivision, that are not shown on this survey or have not been provided for reference.

(4) All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.

(5) There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.

(6) Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.

(7) Bearings are based on the record plat of DELTONA LAKES UNIT THREE, with the monumented centerline of Farley Court having a bearing of South 3020'04" West.

(8) Ownership of fences, if any, was not known or determined.

(9) No underground foundations or improvements have been located except as noted.

(10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5J-17.053(4)(a)1, F.A.C.)

(11) All easements shown, if any, are determined from the plat of record or provided legal documents.
NO EASEMENTS OF RECORD HAVE BEEN PLOTTED ON THIS SURVEY.

(12) Property lines should only be recovered from boundary corners and not from shown building ties.

(13) Tax Parcel Identification Numbers, adjacent property owners names and addresses, when shown, are either supplied by the client and/or taken from the County Tax Appraisers Website and may not be the most current.

EMBOSSED SEAL

Curve Table (Plat)

Curve #	Length	Radius	Delta	Chord	Bearing
C1	32.44'	25.00'	74°21'19"		
C2	71.10'	1535.00'	2°39'13"		
C3	96.53'	365.00'	15°09'09"		
C4					
C5					
C6					
C7					
C8	63.47'	240.00'	15°09'09"		
C9	18.46'	240.00'	4°24'15"		
C10	79.82'	240.00'	19°03'16"		
C11	50.00'	50.00'	57°17'45"		
C12	50.00'	50.00'	57°17'45"		
C13	32.17'	50.00'	36°52'11"		
C14	32.17'	50.00'	36°52'11"	31.62'	N11° 53' 58"E
C15	132.18'	50.00'	151°27'42"	96.91'	S69° 32' 35"W
C16	73.33'	1040.00'	4°02'04"	73.22'	N43° 24' 03"E
C17	73.24'	1040.00'	4°02'05"		
C18	73.24'	1040.00'	4°02'05"		
C19		1040.00'			
C20	44.25'	240.00'	10°33'50"		
C24	63.44'	1040.00'	3°29'43"		
C25	76.87'	1535.00'	2°52'09"		
C26	59.29'	1535.00'	2°12'48"		
C27	22.07'	1535.00'	3°27'52"		
C28	105.61'	240.00'	25°12'48"		

Curve Table (Measured)

Curve #	Length	Radius	Delta	Chord	Bearing
C1	32.44'	25.00'	74°21'19"	30.21'	S66° 39' 00"W
C2	71.10'	1535.00'	2°39'13"	71.08'	S72° 00' 40"E
C3	96.53'	365.00'	15°09'09"	96.25'	N72° 52' 16"W
C4	51.08'	40.00'	73°10'25"	47.68'	N67° 02' 05"E
C5	62.29'	1502.43'	2°22'32"	62.29'	S77° 33' 58"E
C6	41.84'	1502.43'	1°35'45"	41.84'	S79°33'06"E
C7	90.26'	240.00'	21°32'57"	89.73'	N54° 31' 12"W
C8					
C9					
C10					
C11	50.00'	50.00'	57°17'45"	47.94'	N63° 43' 20"W
C12	50.00'	50.00'	57°17'45"	47.94'	S58° 59' 00"W
C13	32.17'	50.00'	36°52'11"	31.62'	S11° 54' 00"W
C14	32.17'	50.00'	36°52'11"	31.62'	N11° 54' 00"E
C15	132.18'	50.00'	151°27'42"	96.91'	S69° 11' 40"W
C16	73.23'	1040.00'	4°02'04"	73.22'	N43° 03' 00"E
C17	73.24'	1040.00'	4°02'05"	73.22'	N39° 01' 29"E
C18	73.24'	1040.00'	4°02'05"	73.22'	N34° 58' 50"E
C19	45.72'	1040.00'	2°31'07"	45.71'	N31° 42' 26"E
C20					
C21	92.78'	1163.73'	4°34'05"	92.76'	N73° 30' 26"E
C22	192.19'	1040.00'	10°35'17"	191.91'	N35° 44' 31"W
C23	104.14'	1502.43'	3°58'17"	104.12'	S78° 21' 50"E
C24	63.44'	1040.00'	3°29'43"	63.43'	N31° 13' 08"E
C25	76.87'	1535.00'	2°52'09"	76.86'	S80° 15' 27"E
C26	59.29'	1535.00'	2°12'48"	59.29'	S82° 48' 24"E
C27	22.07'	365.00'	3°27'52"	22.07'	S82° 11' 55"E
C28					

Curve Table (Deed)

Curve #	Length	Radius	Delta	Chord	Bearing
C4	51.07'	40.00'	73°09'09"		
C5	62.29'	1502.43'	2°22'32"		N77° 21' 18"W
C6	41.73'	1502.43'	1°35'29"		
C21	92.82'	1163.73'	4°34'12"		

LEGEND

° = DEGREES, ' = MINUTES, " = SECONDS: WHEN USED IN A BEARING
' = FEET, " = INCHES: WHEN USED IN A DISTANCE
℄ = CENTERLINE
Δ = DELTA = CENTRAL ANGLE
—x— = FENCE
= FIRE HYDRANT
= LIGHT POLE
± = MORE OR LESS
= UTILITY POLE
= WOOD POWER POLE
= WATER METER
= WATER VALVE
OH-E = OVERHEAD ELECTRIC
OH-T = OVERHEAD TELEPHONE
◉ = SET 5/8" IR&C (#2620) UNLESS OTHERWISE NOTED
⊗ = WATER VALVE
A/C = AIR CONDITIONER
AC = ACRES
ASPH = ASPHALT
BFE = BASE FLOOD ELEVATION
BM = BENCHMARK
= SLASH PINE
(C) = CALCULATED
CATV = CABLE TV
C&G = CURB & GUTTER
CH = CHORD DISTANCE
CH BR = CHORD BEARING
CLF = CHAIN-LINK FENCE
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
C.O. = CLEAN OUT
CONC = CONCRETE
(D) = DEED CALL
D.I.P. = DUCTILE IRON PIPE
E/P = EDGE OF PAVEMENT
E = EAST
EL = ELEVATION
EM = ELEC. METER
ESMT = EASEMENT
(F) = FIELD MEASUREMENT
FD. = FOUND
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
FP&L = FLORIDA POWER & LIGHT
FH = FIRE HYDRANT
INV. = INVERT
IR&C = IRON ROD & CAP
IP = IRON PIPE
L = ARC LENGTH
(M) = 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
PCP = PERMANENT CONTROL POINT
PG = PAGE
PHE = PERPETUAL HARMONIZING EASEMENT PER F.D.O.T.
POB = POINT OF BEGINNING
P.O.R. = POINT OF REFERENCE
PRM = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PVC = POLYVINYL CONDUIT
(R) = RADIAL LINE
R = RADIUS
R&C = RE-ROD & CAP
RCP = REINFORCED CONCRETE PIPE
RES = RESIDENCE
RGE = RANGE
ROD = REINFORCING ROD
RR SPK = RAILROAD SPIKE
R/W = RIGHT-OF-WAY
S = SOUTH
S/W = SIDEWALK
SBT&T = SOUTHERN BELL
SEC = SECTION
STY = STORY
T = TANGENT
TWP = TOWNSHIP
LS = LIFT STATION & SATELLITE RECREATION AREA
W = WEST
WF = WOOD FENCE
WM = WATER METER
T = TELEPHONE BOX
F = FIBER OPTIC CABLE BOX
C = CATV BOX
E = ELECTRIC SERVICE
FPL = FP&L TRANSFORMER ON CONCRETE PAD

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GENERAL NOTES:
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THIS 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.

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SHEET 1 OF 1 SHEETS	JOB NO. 24-7637	FILE NO. 24-7637	SCALE 1"=30'

PREPARED BY: © 2024
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORMOND BEACH, FLORIDA 32175
(386) 676-9056
Andrew A Wilbert Jr.
Digitally signed by Andrew A Wilbert Jr.
Date: 2024.12.17 09:41:20 -05'00'
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

DATE	TYPE OF SURVEY	REVISIONS	PARTY CHIEF	FIELD BOOK	FIELD SURVEYED	DRAWN BY	CHECKED BY
12/16/24	BOUNDARY		PARKIN	180/85-88,LL.DC	12/12/24	CDJ	AAW

THIS PLAT IS HEREBY CERTIFIED TO:
1.) DELTONA LAKES INVESTORS, LLC
2.) JEFFREY C. SWEET, P.A.
3.) CITY OF DELTONA
4.)

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS (5J-17.050, F.A.C.) SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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