ALTA/NSPS LAND TITLE SURVEY

FOR

CLEAR CHANNEL OUTDOOR

SECTION 36, TOWNSHIP 18 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION

TRACT "A", DELTONA LAKES REPLAT OF UNITS 29 AND 37, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 181 THROUGH 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1.) SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.

2.) NO UNDERGROUND INSTALLATIONS OR VISIBLE IMPROVEMENTS LOCATED OTHER THAN SHOWN.

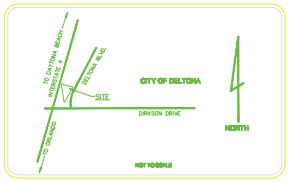
3.) BEARINGS ARE BASED ON THE CENTERLINE OF DELTONA BLVD. ASSUMED S.39°07'36"W. PER PLAT.

4.) THE PROPERTY DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

5.) NO TABLE "A" WAS PROVIDED TO THE SURVEYOR.

6.) THE EASEMENTS ON THE REPORT ARE ALL TO OLD FOR US TO FIND, THE ACTUAL INSTRUMENTS NEED TO BE PROVIDED.

7.) HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA PER FIRM PANEL # 12127C0630 K, DATED SEPTEMBER 29, 2017, VOLUSIA COUNTY, FLORIDA.



Vicinity Map

THIS SURVEY IS CERTIFIED TO AND MADE FOR THE BENEFIT OF:

CLEAR CHANNEL OUTDOORS

I HEREBY CERTIFY THAT THIS SURVEY, DATED SEPTEMBER 25, 2024:

(a) WAS MADE ON THE GROUND AND PLATTED UNDER MY SUPERVISION CORRECTLY SHOWS: (I) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY, (II) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH ARE REFLECTED ON THE PROPERTY REPORT NO. 11830243, DATED JULY 2, 2024 PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AFFECTING OR BENEFITING THE SUBJECT PROPERTY, AND (III) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF;

(b) SHOWS THAT THERE ARE NO: (I) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (II) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (III) PARTY WALLS; (IV) CONFLICTS OR PROTRUSIONS; (V) OVERLAPS OR BOUNDARY LINE DISPUTES; OR (VI) EASEMENTS ABOVE GROUND OR BELOW GROUND WHICH ARE IN USE AND NOT OF RECORD;

(c) SHOWS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY DELTONA BOULEVARD THE SAME BEING PAVED, WITH DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY EITHER VOLUSIA COUNTY OR THE CITY OF DELTONA

(d) MEETS ALL REQUIREMENTS FOR SURVEYS ESTABLISHED BY FLORIDA LAW INCLUDING CHAPTERS 177 AND 472, FLORIDA STATUTES, AND THE SO-CALLED "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE);

(e) SHOWS THAT THE OVERALL SUBJECT PROPERTY 0.11 ACRES +/-

(f) THE SUBJECT PROPERTY IS COMPRISED OF ONE OR MORE SUBPARCELS. THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AND THERE ARE NO GAPS, GORES OR HIATUS BETWEEN SAID PARCELS AND TAKEN AS A TRACT, THEY CONSTITUTE ONE COMPLETE PARCEL OF LAND.

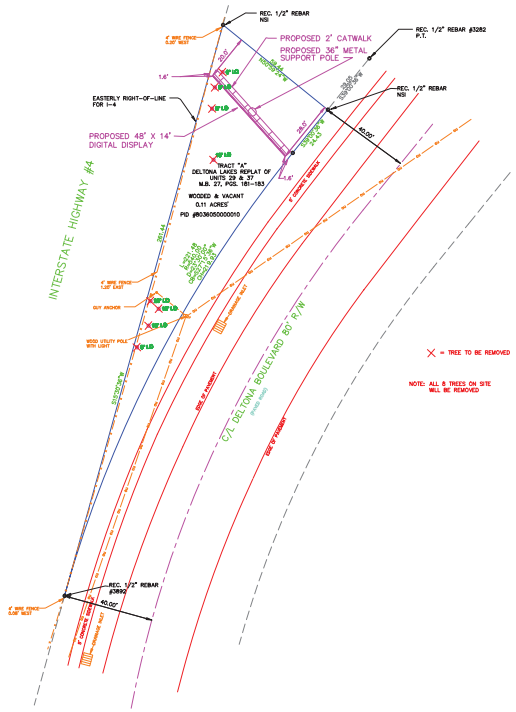
THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, CLIENT DID NOT PROVIDE A TABLE "A" BUT SURVEY INCLUDES ITEMS 1,2,3,4,,7,8,9,13,14,16,17 AND 18 OF TABLE "A" THEREOF.

OCTOBER 21, 2024

Scott R Bechir

Digitally signed by Scott R Bechir
Date: 2024.12.04 12:38:43 -05'00'

BY: SCOTT BECHIR
PROFESSIONAL SURVEYOR AND MAPPER
No.: 5807
STATE OF FLORIDA



X = TREE TO BE REMOVED

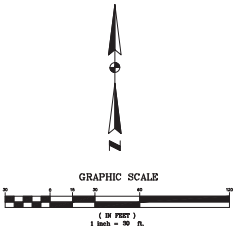
NOTE: ALL 8 TREES ON SITE WILL BE REMOVED

ABBREVIATION LEGEND:

P.R.M. = PERMANENT REFERENCE MONUMENT	C.M. = CONCRETE MONUMENT	EL. = ELEVATION
P.C.C. = POINT OF COMMENCEMENT	P.B. = PLAT BOOK	A/C = AIR CONDITIONER
P.O.C. = POINT OF CURVATURE	NO. = NUMBER	U.E. = UTILITY
P.O.T. = POINT OF TANGENCY	N.D. = NON-RADIAL	U.E. = UTILITY EASEMENT
P.C.C. = POINT OF COMPOUND CURVATURE	RAD. = RADIUS	D.E. = DRAINAGE EASEMENT
P.R.C. = POINT OF REVERSE	R = RADIUS	B.E. = BUFFER EASEMENT
P.I. = POINT OF INTERSECTION	L = ARC LENGTH	B.S. = BUILDING SETBACK
P.C.P. = PERMANENT CONTROL POINT	Δ = DELTA	C.B.S. = CONCRETE BLOCK STRUCTURE
P.O.B. = POINT OF BEGINNING	P.O.B. = POINT	W. = WOOD
C.B. = CHORD BEARING	R/W = RIGHT-OF-WAY	M. = MEASURED
T.B. = TANGENT BEARING	℄ = CENTER LINE	C. = CALCULATED
C.L. = CENTER LINE	L.P. = LIGHT POLE	P.I.D./PARCEL ID# = PARCEL IDENTIFICATION PID
C.L.F. = CHAIN LINK FENCE	C.O. = CLEAN OUT	W.M. = WINDOW
W.F. = WOOD FENCE	N.G. = NATURAL GROUND	(A) = ACTUAL
O.H.L. = OVER HEAD LINES	SQ.FT. = SQUARE FEET	(P) = PLATTED
C.A.T.V. = CABLE TELEVISION RISER	W.M. = WATER METER	PVMT. = PAVEMENT
W.M. = WATER METER	N & D = NAIL AND DISC	F.B. = FIELD BOOK
F.H. = FIRE HYDRANT	B.M. = BENCH MARK	

TREE LEGEND

LO = LIVE OAK
CHN BWTY = CHINA BERRY
WTR OAK = WATER OAK



10/4/24	ADDED TREE NOTE	S.R.B.	S.R.B.
DATE	REVISION	DRAWN BY	CHECKED BY

SCOTT'S SURVEYING SERVICES, INC.
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA
PH. (386) 668-7332 FAX 668-7337

CONSTRUCTION	DRAWN BY	CHECKED BY	PROJECT MGR.	DATE
S.R.B.	S.R.B.	S.R.B.	B.W.	9/25/24

ALTA/NSPS LAND TITLE SURVEY
FOR
CLEAR CHANNEL OUTDOOR
VOLUSIA COUNTY, FLORIDA

PROJECT NUMBER: 24-40
DATE: 10/20/24
SCALE: 1" = 20'
SHEET 1 OF 1