

SECTION 15, TOWNSHIP 17 SOUTH, RANGE 29 EAST  
DeLAND  
VOLUSIA COUNTY, FLORIDA

NOTES:

- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
- UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
- BEARINGS AND GEOMETRY SHOWN HEREON BASED ON GPS OBSERVATIONS, FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST COAST ZONE (0901), NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT.
- UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
- SUBJECT PROPERTY LIES WITHIN ZONE "X" AND "AE" WITH A PUBLISHED BASE FLOOD ELEVATION OF 6' PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY COMMUNITY #125155, PANEL #12127C0445 H AND #12127C0465 H, DATED FEBRUARY 19, 2014 THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM.

NOTE:

THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY /SKETCH IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

THOMAS FITCH GRANT

DESCRIPTION: (PER O.R. BOOK 4404, PG. 1612)

Lot 3, St. Johns Gardens, according to the plat thereof recorded in Map Book 19, Page 48, Public Records of Volusia County, Florida.

DESCRIPTION: (PER O.R. BOOK 4404, PG. 1613)

Lot 1, except the Easterly 60 feet and Lot 2, St. Johns Gardens, according to the plat thereof recorded in Map Book 19, Page 48, Public Records of Volusia County, Florida.

DESCRIPTION: (PER O.R. BOOK 4605, PG. 899)

The Westerly seventy feet of the Southerly one hundred feet of that plot of land shown in the Northeasterly corner of the plot of St. Johns Gardens Subdivision, designated thereon as "Excepted, not included", as per map in Map Book 19, Page 48, Public Records of Volusia County, Florida, the said "Exception, Not Included" plot being described as follows: Commencing at the point where the East line of Section 15, Township 17 South, Range 29 East, Volusia County, Florida, intersects the Southerly line of the Thomas Fitch Grant as a point of reference, run thence South 00 degrees, 16'25" East along the East line of said Section 15 a distance of 1223.14 feet to the point of beginning. From said P.O.B. Continue thence South 00 degrees 16'25" East a distance of 335.77 feet to a point in the Northerly right-of-way line of State Road #44; run thence Southwesterly along the Northerly right-of-way line of State Road #44 a distance of 340.08 feet, said R/W line being a curve concave to the South, the radius of which is 11,534.20 feet; run thence North 44 degrees, 50'30" West a distance of 250.00 feet; run thence in a Northerly direction along a curve concave to the South, the radius of which is 11,784.20 feet, a distance of 575.93 feet to the P.O.B. Along with the Easterly 60.00 feet of Lot 1 of aforesaid St. Johns Gardens.

DESCRIPTION: (PER O.R. BOOK 7447, PG. 4652)

That part of the land lying Southerly of a canal which runs along the Northerly boundary of the Plat described as follows: Commencing at the point where the East line of Section 15, Township 17 South, Range 29 East, intersects the Southerly line of the Thomas Fitch Grant as a point of reference, run thence South 00 degrees 16 minutes 25 seconds East along the East line of said Section 15 a distance of 1223.14 feet to the Point of Beginning; from said Point of Beginning continue thence South 00 degrees 16 minutes 25 seconds East a distance of 335.77 feet to a point in the Northerly right of way line of State Road #44; run thence Southwesterly along the Northerly right of way line of State Road #44 a distance of 200 feet, said right of way line being a curve concave to the South, the radius of which is 11,534.20 feet; run thence North 44 degrees 50 minutes 30 seconds West a distance of 250 feet; run thence in a Northerly direction along a curve concave to the South, the radius of which is 17,784.20 feet a distance of 435.85 feet to the Point of Beginning. The same being further described as being the "Exception, Not Included" plot of land in the Northeasterly corner of St. Johns Gardens Subdivision, a subdivision as per Map in Map Book 19, Page 48, Public Records of Volusia County, Florida, except the Southwesterly 140.08 feet thereof (the last described exception being a Lot 140.08 feet along highway by 250 feet in depth), and except the Eastern 30 feet thereof which is reserved for road right of way, and excepting that portion of First Addition to St. Johns Gardens, a subdivision as per Map in Map Book 11, Page 256, Public Records of Volusia County, Florida, lying within said "Exception, Not Included" plot above referred to.

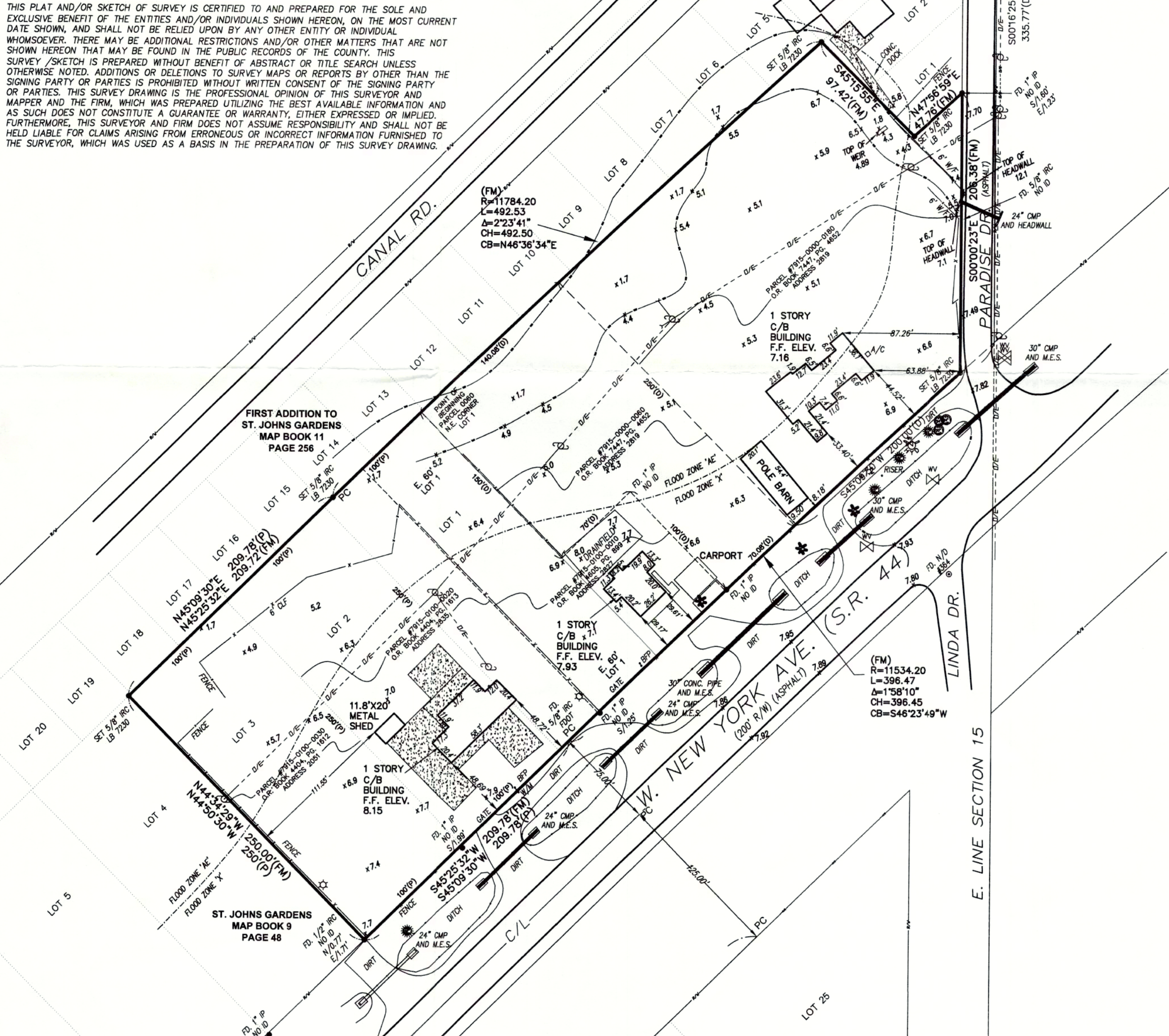
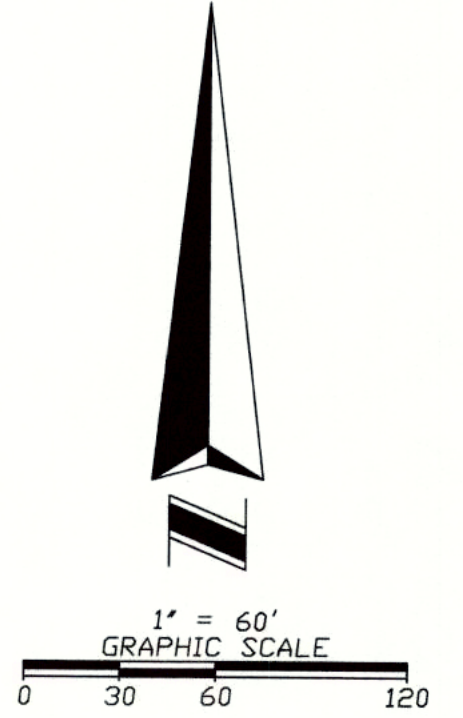
And

Beginning at a point at the Northeasterly corner of Lot 1, St. Johns Gardens, a subdivision according to Map Book 19, Page 48, Public Records of Volusia County, Florida; thence Southerly 150 feet along the Easterly boundary line of said Lot 1; thence Easterly 70 feet on a straight line parallel to the Northerly and Southerly boundary lines of said Lot 1, extended Easterly, thence Southerly 100 feet in a straight line parallel to the Easterly boundary line of said Lot 1; thence Easterly 70.08 feet in a straight line parallel to the Northerly boundary line of said Lot 1, extended Easterly; thence Northerly 250 feet in a straight line parallel to the Easterly boundary line of said Lot 1 to a point intersecting the Northerly boundary line of said Lot 1, extended Easterly; thence Westerly in a straight line to the Point of Beginning.

Parcel Identification Number: 15-17-29-00-00-0060

and

Parcel Identification Number: 15-17-29-00-00-0180



x.45 = ELEVATIONS

TOPOGRAPHY SURVEY

ABBREVIATIONS:			
A/C = AIR CONDITIONER	BFP = BACKFLOW PREVENTER	CMP = CORRUGATED METAL PIPE	☆ = WOOD LIGHT POLE
(C) = CALCULATED	ELEV. = ELEVATION	N/W = NAIL AND WASHER	S = SOUTH
CL = CENTERLINE	F.F. = FINISHED FLOOR	O.R. = OFFICIAL RECORDS	S/T = SEPTIC TANK
CLF = CHAIN LINK FENCE	FD. = FOUND	O/H = OVERHANG	S.F. = SQUARE FEET
CONC. = CONCRETE	(FM) = FIELD MEASURED	O/E = OVERHEAD ELECTRIC LINE	TYP. = TYPICAL
CSL = CONCRETE SLAB	I.D. = IDENTIFICATION	PG. = PAGE	W = WEST
CB = CONCRETE BLOCK	IP = IRON PIPE	(P) = PLAT (MAP) DIMENSION	W/F = WOOD FENCE
CM = CONCRETE MONUMENT	IR = IRON ROD	P/P = POWER POLE	W/M = WATER METER
(D) = DEED OR DESCRIPTION	IR&C = IRON ROD AND CAP	P.C. = POINT OF CURVATURE	Δ = DELTA ANGLE
D/U = DRAINAGE/UTILITY EASEMENT	LS = LICENSED SURVEYOR	F.F. = FINISHED FLOOR	L = LENGTH OF CURVE
E = EAST	LB = LICENSED SURVEY BUSINESS	P.O.B. = POINT OF BEGINNING	R = RADIUS
E/P = EDGE OF PAVEMENT	N = NORTH	P/L = PROPERTY LINE	T = TANGENT DISTANCE
ESM/T = EASEMENT	N/D = NAIL AND DISK	R/W = RIGHT-OF-WAY	C.B. = CHORD BEARING
			CH. = CHORD DISTANCE

EFIRD SURVEYING GROUP, INC.

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Certificate of Authorization Licensed Business Number 7230

Boundary Survey			I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLY IN FORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
Survey Date: 1/20/2021	Drawing Number: 21-0012-C	Scale: 1"=60'	
For: JINGOLI POWER CHARLES WRIGHT			LARRY R. EFIRD JR. Professional Surveyor & Mapper No. 5823
2051, 2835, 2827, 2819 W. NEW YORK AVE., DeLAND			