

LEGEND / ABBREVIATIONS:

R/W - RIGHT-OF-WAY	POB - POINT OF BEGINNING
SR - STATE ROAD	T/W - TOGETHER WITH
CL - CENTERLINE	POR - POINT OF REFERENCE
MB - MAP BOOK	ORB - OFFICIAL RECORDS BOOK
PG - PAGE	D - DELTA (ANGLE)
FCSMR - FLAGLER COUNTY STORM WATER RETENTION	R - RADIUS
○ - FB (FOUND IRON ROD)	L - ARC (LENGTH)
AS NOTED	CH - CHORD (LENGTH)
● - SIR - SET 1/2" DIAMETER IRON ROD WITH CAP (KUHAR LB 7991)	CB - CHORD BEARING
MH - MANHOLE	PRCF - PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
SS - SANITARY SEWER	RLS - REGISTERED LAND SURVEYOR
PLAT: RECORDED DATA	PCP - PERMANENT CONTROL POINT
MEAS: FIELD MEASURED DATA	LB - LICENSED BUSINESS
	DESC - REFERENCE PER LEGAL DESCRIPTION
	Δ : SIGNAGE
	⊕ : UTILITY POLE

SURVEYOR'S GENERAL NOTES:

1. BASIS OF BEARINGS: ASSUMED, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 1 BEING S49°53'06"W, AS SHOWN.
2. THIS SURVEY IS NOT VALID UNLESS SIGNED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR/MAPPER AND EMBOSSED WITH RAISED SEAL.
3. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR OTHER MATTERS NOT SHOWN HEREON THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS. NO TITLE INFORMATION WAS FURNISHED TO THE UNDERSIGNED FOR THE SUBJECT OR ADJACENT LANDS.
4. BOUNDARY INFORMATION AS SHOWN IS BOTH RECORD AND MEASURED UNLESS OTHERWISE INDICATED.
5. NOT SHOWN HEREON: TREES, TOPOGRAPHY, SPECIFIC WETLAND GEOMETRY, UNDERGROUND UTILITIES, UTILITY SERVICE APPURTENANCES (ACCENT LIGHTING, IRRIGATION, ETC), UNDERGROUND FOUNDATIONS.
6. COORDINATES SHOWN HEREON REFER TO NORTH AMERICAN DATUM 1983, FLORIDA STATE PLANE, EAST ZONE.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 26 AND 35, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING #1 BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 1 AND THE SOUTHEASTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4450, PAGE 2231 (PRIOR OFFICIAL RECORDS BOOK 3095, PAGES 496-497) OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 1 (A 160 FOOT WIDE PUBLIC RIGHT OF WAY) S49°53'06"E, A DISTANCE OF 3192.98 FEET TO THE NORTHWESTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 5234, PAGES 4878 - 4883 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID RIGHT OF WAY LINE, S40°00'43"W A DISTANCE OF 649.82 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 100 FOOT WIDE RAILROAD RIGHT OF WAY) AND TO A POINT HEREINAFTER REFERRED TO AS POINT "A" FOR CONVENIENCE, THENCE DEPARTING SAID NORTHWESTERLY LINE N49°44'06"W ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 2858.92 FEET, TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4450, PAGE 2231 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE N00°20'04"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 836.51 FEET TO POINT OF BEGINNING #1...

THENCE RETURNING TO SAID POINT "A" FOR A POINT REFERENCE, THENCE S36°19'14"E A DISTANCE OF 431.05 FEET TO POINT OF BEGINNING #2.

THENCE S40°14'21"W A DISTANCE OF 312.31 FEET, THENCE S74°28'18"W A DISTANCE OF 1564.31 FEET, THENCE N50°47'54"W A DISTANCE OF 159.49 FEET, THENCE N07°52'31"W A DISTANCE OF 83.18 FEET, THENCE N27°57'25"E A DISTANCE OF 63.72 FEET, THENCE N19°27'04"W A DISTANCE OF 614.42 FEET, THENCE N34°58'34"W A DISTANCE OF 61.59 FEET, THENCE N41°57'44"W A DISTANCE OF 100.71 FEET, THENCE N39°19'34"E A DISTANCE OF 293.14 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.00 FEET, AN ARC DISTANCE OF 157.92, A CENTRAL ANGLE OF 11°02'04", A CHORD BEARING OF N50°31'35"W, AND A CHORD DISTANCE OF 157.68 FEET, THENCE N56°02'37"W A DISTANCE OF 189.58 FEET, THENCE N33°02'07"E A DISTANCE OF 179.64 FEET, THENCE N57°27'22"W A DISTANCE OF 91.85 FEET, THENCE N19°19'37"E A DISTANCE OF 115.48 FEET, THENCE N14°36'37"E A DISTANCE OF 125.83, THENCE N03°48'25"E A DISTANCE OF 122.22 FEET, THENCE N02°59'10"W A DISTANCE OF 139.10 FEET, THENCE N13°00'04"W A DISTANCE OF 141.57 FEET, THENCE N23°29'24"W A DISTANCE OF 126.49 FEET, THENCE N31°55'47"W A DISTANCE OF 102.14 FEET, THENCE N40°14'21"E A DISTANCE OF 95.03 FEET TO THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, THENCE S49°44'06"E A DISTANCE OF 2485.42 FEET TO POINT OF BEGINNING #2.

THE ABOVE DESCRIBED NON-CONTIGUOUS PARCELS CONTAIN 103.60 ACRES, IN THE AGGREGATE, MORE OR LESS.

N/F A.W. & PATRICIA A. BAYLOR
O.R.B. 4540 PAGE 2231
(PRIOR O.R.B 3095, PAGES 496-497)

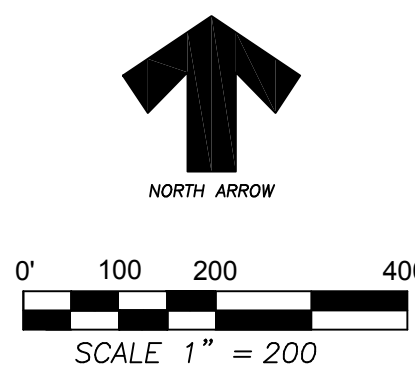
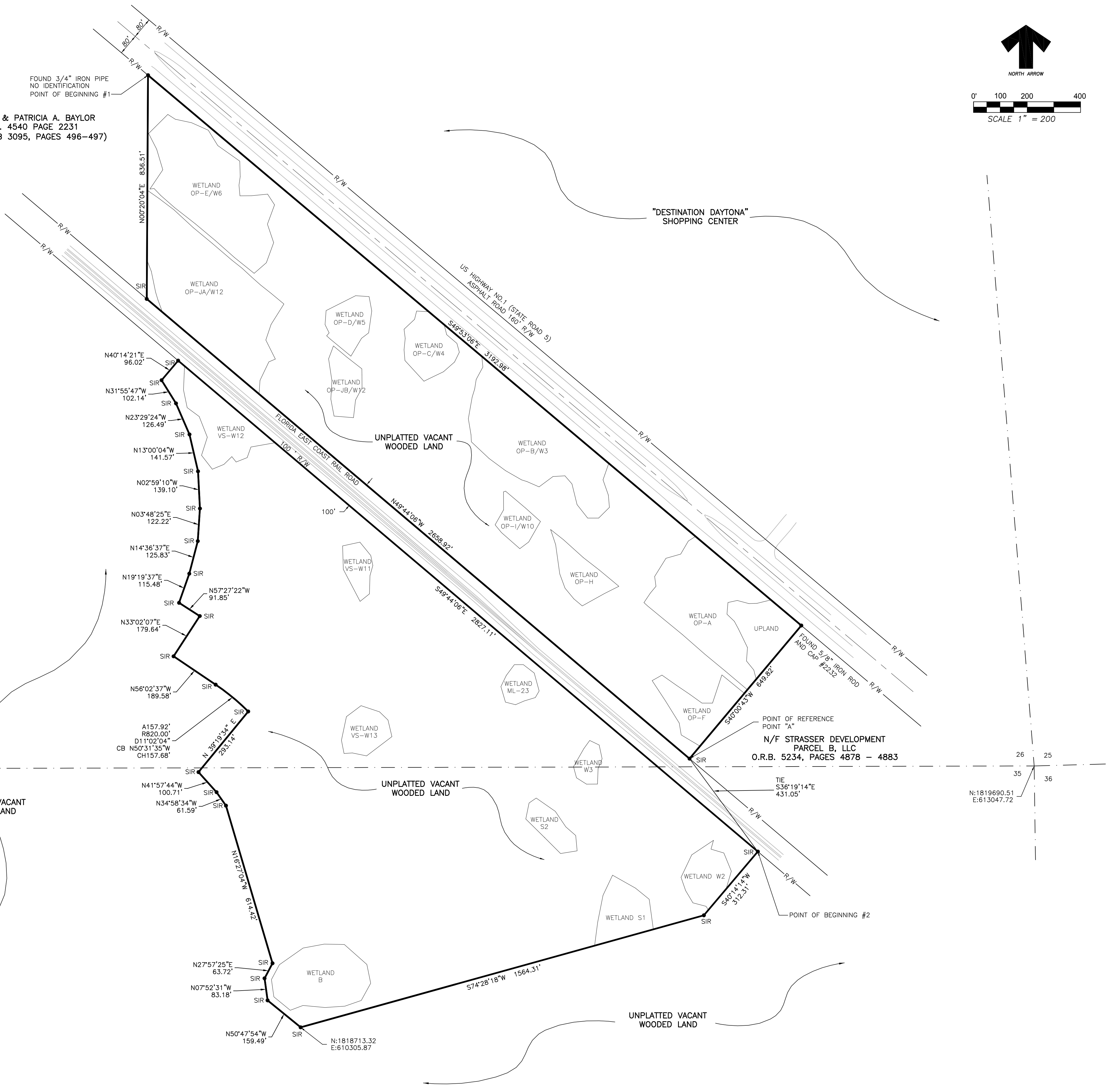
UNPLATTED VACANT
WOODED LAND

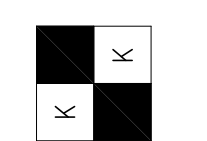
UNPLATTED VACANT
WOODED LAND

UNPLATTED VACANT
WOODED LAND

"DESTINATION DAYTONA"
SHOPPING CENTER

N/F STRASSER DEVELOPMENT
PARCEL B, LLC
O.R.B. 5234, PAGES 4878 - 4883




KUHAR
SURVEYING AND MAPPING, LLC
 112 OCEAN GROVE DRIVE, ORMOND BEACH, FL 32176
 386-295-8051 - www.kuharsurveying.com
 LB 7991
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NO.	DATE	DESCRIPTION

BOUNDARY SURVEY
SEC 26 & 35, TWP 13 SOUTH, RGE 31 EAST
PREPARED FOR: PALM COAST HOLDINGS, INC.

PROJECT NO.	K14003
DRAWING REFERENCE NO.	K14003-BOUNDARY
REVISION NO./DATE	
ORIGINAL ISSUE DATE	12/01/2014
SHEET	1 OF 1

KENNETH J. KUHAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105