

NOTES:

THIS IS NOT A SURVEY – No location provided

L – Arc Length

POB – Point of Beginning

CH – Chord Distance

PC – Point of Curvature

ORB – Official Records Book

Δ – Central Angle

PT – Point of Tangency

PG(S) – Page(s)

CB – Chord Bearing

R – Radius

The Legal Description hereon is created this plat.

R/W – Right of Way

Bearings are assumed, based on the northwesterly line of the Parcel shown hereon, bearing N 42°37'16" E, and are based on the subject legal description.

No search or examination of title has been done on the subject property and absolutely no warranties, expressed or implied are made with regard to the state of title or any other aspect thereof.

When multiple sheets comprise the plat or map, no single sheet shall be considered full and complete without the other(s).

This plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

PLAT OF LEGAL DESCRIPTION OF:

PARCEL 1:


A 15 FOOT STRIP OF LAND , BEING A PORTION OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN (POINT OF BEGINNING) AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6310, PAGE 1924, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 47° 20' 13" EAST ALONG THE WESTERLY LINE OF SAID PROPERTY AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 1, A 160 FOOT RIGHT OF WAY, AS NOW LAID OUT, 327.13 FEET TO A POINT OF TANGENCY OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, SAID POINT BEING IN THE WESTERLY RIGHT OF WAY LINE OF PINE TREE DRIVE, A 170 FOOT RIGHT OF WAY PER MAP BOOK 35, PAGES 40 THROUGH 45, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 66° 25' 18", FOR AN ARC LENGTH OF 28.98 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE AND ACROSS SAID PROPERTY NORTH 47° 20' 13" WEST PARALLEL WITH SAID RIGHT OF WAY LINE OF U. S. HIGHWAY 1, 350.05 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PROPERTY; THENCE SOUTH 42° 37' 16" WEST ALONG SAID NORTHERLY LINE, 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.118 ACRES MORE OR LESS.

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Standards of Practice per Sections 5J-17.050 through 5J-17.052, Florida Administrative Code pursuant to Section 472.027 of the Florida Statutes.

17 October, 2022
(plat date)

John J. Matejka, III, P.S.M. #4002
Licensed Business #6883


FOR: VANACORE CONSTRUCTION
1451 NORTH U.S. HIGHWAY 1
SUITE 13
ORMOND BEACH, FLORIDA
PLAT #22A10
PINE RUN/US1 & PINE TREE

J.J. MATEJKA & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
LICENSED BUSINESS #6883
408 HARVEY AVENUE
DAYTONA BEACH, FL 32118 (386) 252-7371

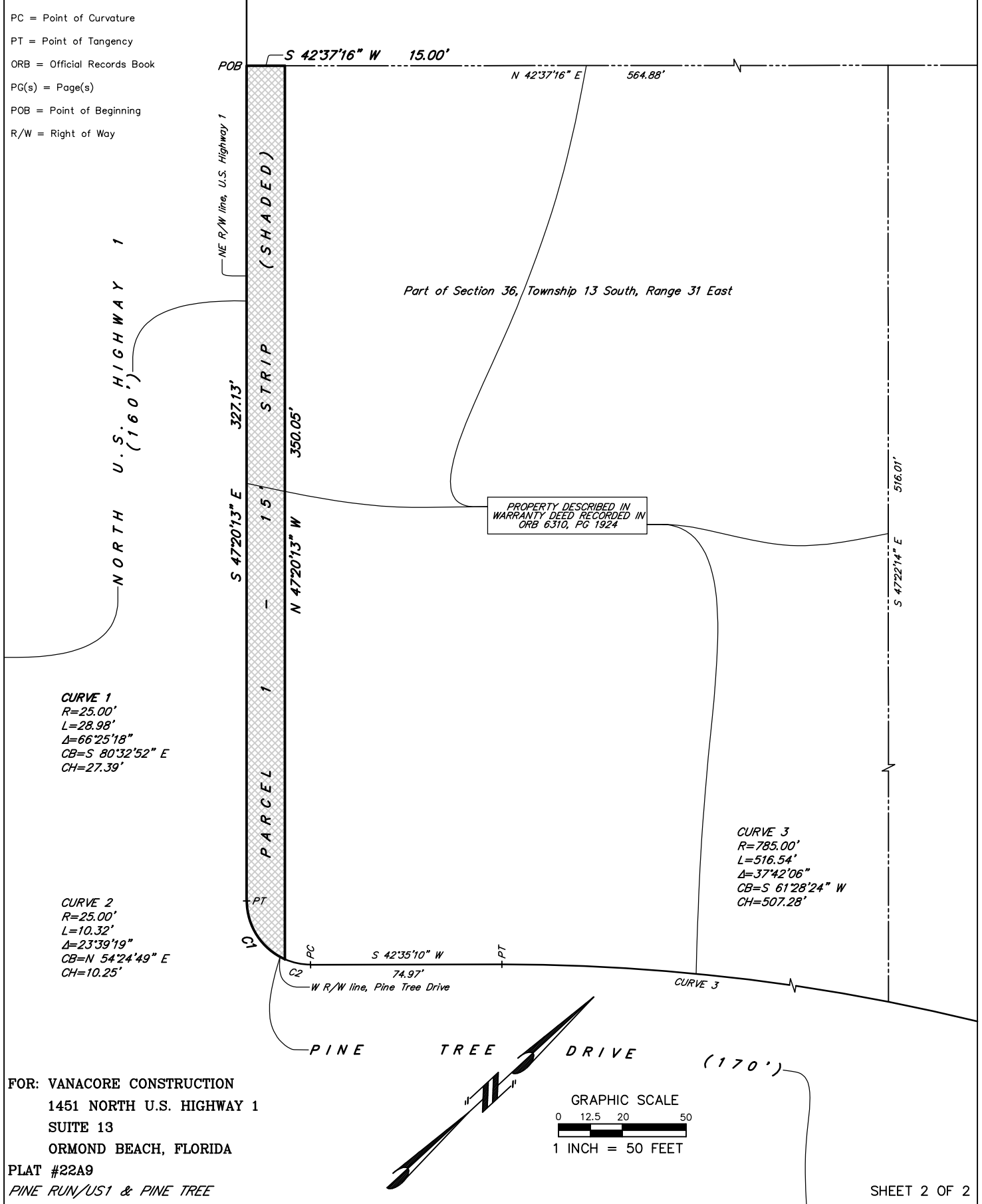
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(386) 252-7371

MBA BUSINESS CENTER, A CONDOMINIUM, per ORB 5556, PG(s) 2669 (DETAILS NOT SHOWN)

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- ORB = Official Records Book
- PG(s) = Page(s)
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- R/W = Right of Way



FOR: VANACORE CONSTRUCTION
 1451 NORTH U.S. HIGHWAY 1
 SUITE 13
 ORMOND BEACH, FLORIDA
 PLAT #22A9
 PINE RUN/US1 & PINE TREE