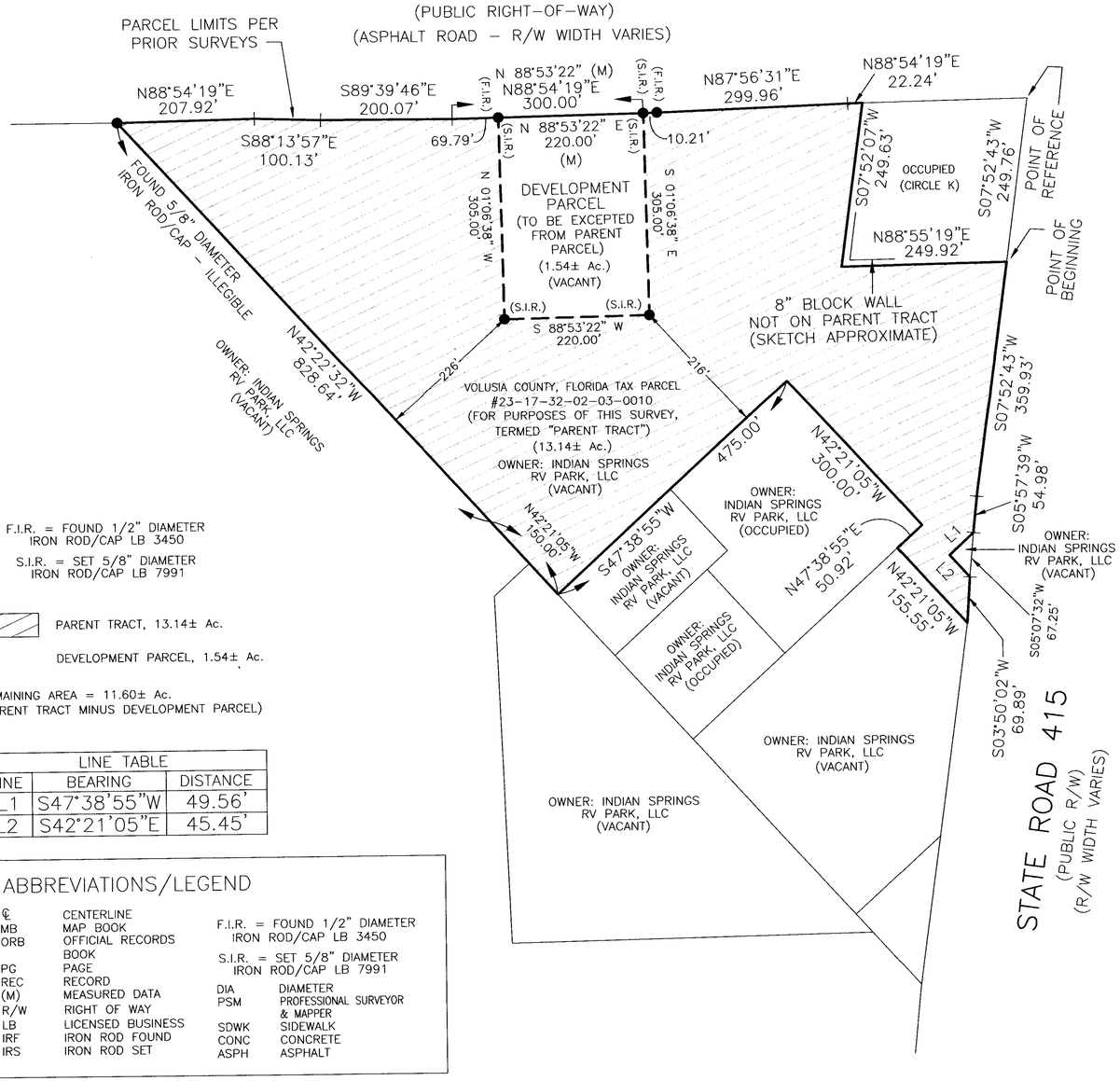
SPECIFIC PURPOSE SURVEY

LOCATED IN VOLUSIA COUNTY, FLORIDA



F.I.R. = FOUND 1/2" DIAMETER IRON ROD/CAP LB 3450

S.I.R. = SET 5/8" DIAMETER IRON ROD/CAP LB 7991

PARENT TRACT, 13.14± Ac.

DEVELOPMENT PARCEL, 1.54± Ac.

REMAINING AREA = 11.60± Ac.
(PARENT TRACT MINUS DEVELOPMENT PARCEL)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47°38'55"W	49.56'
L2	S42°21'05"E	45.45'

ABBREVIATIONS/LEGEND

℄	CENTERLINE
MB	MAP BOOK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
REC	RECORD
(M)	MEASURED DATA
R/W	RIGHT OF WAY
LB	LICENSED BUSINESS
IRF	IRON ROD FOUND
IRS	IRON ROD SET

F.I.R. = FOUND 1/2" DIAMETER IRON ROD/CAP LB 3450

S.I.R. = SET 5/8" DIAMETER IRON ROD/CAP LB 7991

DIA	DIAMETER
PSM	PROFESSIONAL SURVEYOR & MAPPER
SDWK	SIDEWALK
CONC	CONCRETE
ASPH	ASPHALT

LAND DEVELOPMENT ACTIVITY
NOV 01 2017
RECEIVED

NORTH ARROW

0' 100' 200' 300' 400'

GRAPHIC SCALE

LEGAL DESCRIPTION – PER TITLE COMMITMENT #6334596, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE APRIL 17, 2017

BLOCKS 2, 3, 7, 8, 29 AND INCLUDING BLOCK 30 LYING WEST OF STATE ROAD 415 AND ABANDONED RAILROAD RIGHT-OF-WAY SOUTH OF STATE ROAD 44 AND WEST OF STATE ROAD 415 AND ALL OF BLOCK 4, INDIAN SPRINGS, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 5, PAGE 12, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPT EASTERLY 260 OF THE NORTH 280 FEET AND EXCEPT NEW RIGHT-OF-WAY FOR STATE ROAD 44 AND THE NEW RIGHT-OF-WAY FOR STATE ROAD 415.

LEGAL DESCRIPTION – VER BATIM PER DEED AS RECORDED IN ORB 6579-873
PARCEL 7223-02-03-0010 – DESCRIPTION NOT SUFFICIENT TO SURVEY

BLKS 2, 3, 7, 8 & 29 INC BLK 30 W OF SR 415 & ABND RR S OF HWY 44 & W OF SR 415 & ALL BLK 4 INDIAN SPRINGS MB 5 PG 12 EXC E 260 FT OF N 280 FT & EXC NEW R/W FOR ST RD 44 & EXC NEW R/W FOR ST RD 415

LEGAL DESCRIPTION – WRITTEN BY THE UNDERSIGNED – PER SURVEY, EXISTING OCCUPATION & OLD RECORDS – NOT TO BE USED AS AN INSTRUMENT OF OWNERSHIP TRANSFER

A PARCEL OF LAND LOCATED IN GOVERNMENT SECTION 23, TOWNSHIP 17 SOUTH, RANGE 32 EAST, FORMERLY A PART OF THE INDIAN SPRINGS SUBDIVISION (APPARENTLY VACATED, RESOLUTION UNKNOWN) VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY R/W LINE OF SR 415 AND THE SOUTHERLY R/W LINE OF SR 44 AS CURRENTLY LAID-OUT AND OCCUPIED; THENCE ALONG SAID WESTERLY R/W LINE S07°52'43"W FOR A DISTANCE OF 249.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG SAID R/W LINE S07°52'43"W FOR A DISTANCE OF 359.93 FEET; THENCE S05°57'39"W FOR A DISTANCE OF 359.03 FEET; THENCE DEPARTING SAID R/W LINE S47°38'55"W FOR A DISTANCE OF 49.56 FEET; THENCE S42°21'05"E FOR A DISTANCE OF 45.45 FEET, RETURNING TO SAID WESTERLY R/W LINE; THENCE ALONG SAID R/W LINE S03°50'02"W FOR A DISTANCE OF 69.89 FEET; THENCE DEPARTING SAID R/W LINE N42°21'05"W FOR A DISTANCE OF 155.55 FEET; THENCE N47°38'55"E FOR A DISTANCE OF 50.92 FEET; THENCE N42°21'05"W FOR A DISTANCE OF 300.00 FEET; THENCE S47°38'55"W FOR A DISTANCE OF 475.00 FEET; THENCE N42°21'05"W FOR A DISTANCE OF 150.00 FEET; THENCE N42°22'32"W FOR A DISTANCE OF 828.64 FEET TO THE AFOREMENTIONED SOUTHERLY R/W LINE OF SR 44; THENCE ALONG SAID R/W, AS OCCUPIED, THE FOLLOWING COURSES; N88°54'19"E FOR A DISTANCE OF 207.92 FEET; THENCE S88°13'57"E FOR A DISTANCE OF 100.13 FEET; S89°39'46"E FOR A DISTANCE OF 200.07 FEET; THENCE N88°54'19"E FOR A DISTANCE OF 300.00 FEET; THENCE N87°56'31"E FOR A DISTANCE OF 299.96 FEET; THENCE N88°54'19"E FOR A DISTANCE OF 22.24 FEET; THENCE DEPARTING SAID R/W LINE S07°52'07"W FOR A DISTANCE OF 249.63 FEET; THENCE N88°55'19"E FOR A DISTANCE OF 249.92 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THIS DESCRIPTION IS SOLELY TO DEPICT THE APPROXIMATE LOCATION OF A PARCEL OF LAND, AS A PARENT TRACT, FOR PURPOSES OF A ONE-TIME LOT-SPLIT AND/OR REPLAT.

SURVEYOR'S NOTES

1. BEARINGS BASED (FIELD GENERATED GPS), ON THE SOUTHERLY RIGHT OF WAY LINE OF SR 44 BEING N88°53'22"E ALONG THE SUBJECT LAND BOUNDARY AS SHOWN.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
3. FDOT CALLS (BEARINGS/DISTANCES) SHOWN FOR REFERENCE VS KUHAR FIELD.
4. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
5. THE SPECIFIC PURPOSE OF THIS SURVEY WAS TO SHOW THE APPROXIMATE "PARENT" PARCEL LOCATION IN RELATION TO A PROPOSED DEVELOPMENT TRACT WITH ACREAGES AS SHOWN HEREON.
6. THIS IS NOT A BOUNDARY SURVEY, ENCROACHMENTS MAY NOT BE SHOWN HEREON.
7. LEGAL DESCRIPTIONS AS QUALIFIED ABOVE, UNDERLYING PLAT (VACATED), REFERENCES NOT SHOWN HEREON.
8. TREES, WETLANDS, FENCING, TRAILS AND OTHER MATTERS RELATIVE TO A BOUNDARY SURVEY NOT SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE.

KENNETH J. KUHAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER NO. 6105

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LS (PSM) 6105
LB 7991

REVISIONS		
NO	DATE	DESCRIPTION

ALTA/NSPS SPECIFIC PURPOSE SURVEY
VOLUSIA COUNTY, FLORIDA
DOLLAR GENERAL, STATE ROAD 44

PROJECT NO.
K17082

DRAWING REFERENCE NO.
NSB DOLLAR GEN

REVISION NO./DATE

ORIGINAL ISSUE DATE
10/04/2017

SHEET 1 OF 1

2018-S-00P-0025

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