

LEGAL DESCRIPTION:

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 SURVEY OF A PARCEL OF LAND IN SECTION 15, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 89°41'25" WEST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1845.87 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING IN THE WESTERLY LINE OF THAT PARCEL OF LAND DEEDED FROM CONSOLIDATED TOMOKA LAND COMPANY TO J. LESLIE SENSENBRENNER, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 109, PAGE 88 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 24°10'48" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 1523.96 FEET TO THE POINT OF BEGINNING, SAID POINT BEING NORTH 24°10'48" WEST A DISTANCE OF 328.14 FEET FROM THE NORTH LINE OF A 100 FOOT DRAINAGE DITCH EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 82, PAGES 619-621 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS SAID EASEMENT IS NOW LAID OUT; THENCE CONTINUE SOUTH 24°10'48" EAST A DISTANCE OF 328.14 FEET; THENCE SOUTH 87°36'13" WEST ALONG THE NORTH LINE OF SAID DITCH EASEMENT AS NOW LAID OUT A DISTANCE OF 664.43 FEET TO THE EAST RIGHT OF WAY LINE OF FENTRESS BOULEVARD; THENCE NORTH 24°21'48" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 328.17 FEET; THENCE NORTH 87°36'13" EAST A DISTANCE OF 664.45 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS AND SUBJECT TO A 110 FOOT FLORIDA POWER AND LIGHT RIGHT OF WAY OVER THE EASTERLY 110 FEET OF THE ABOVE DESCRIBED PROPERTY.

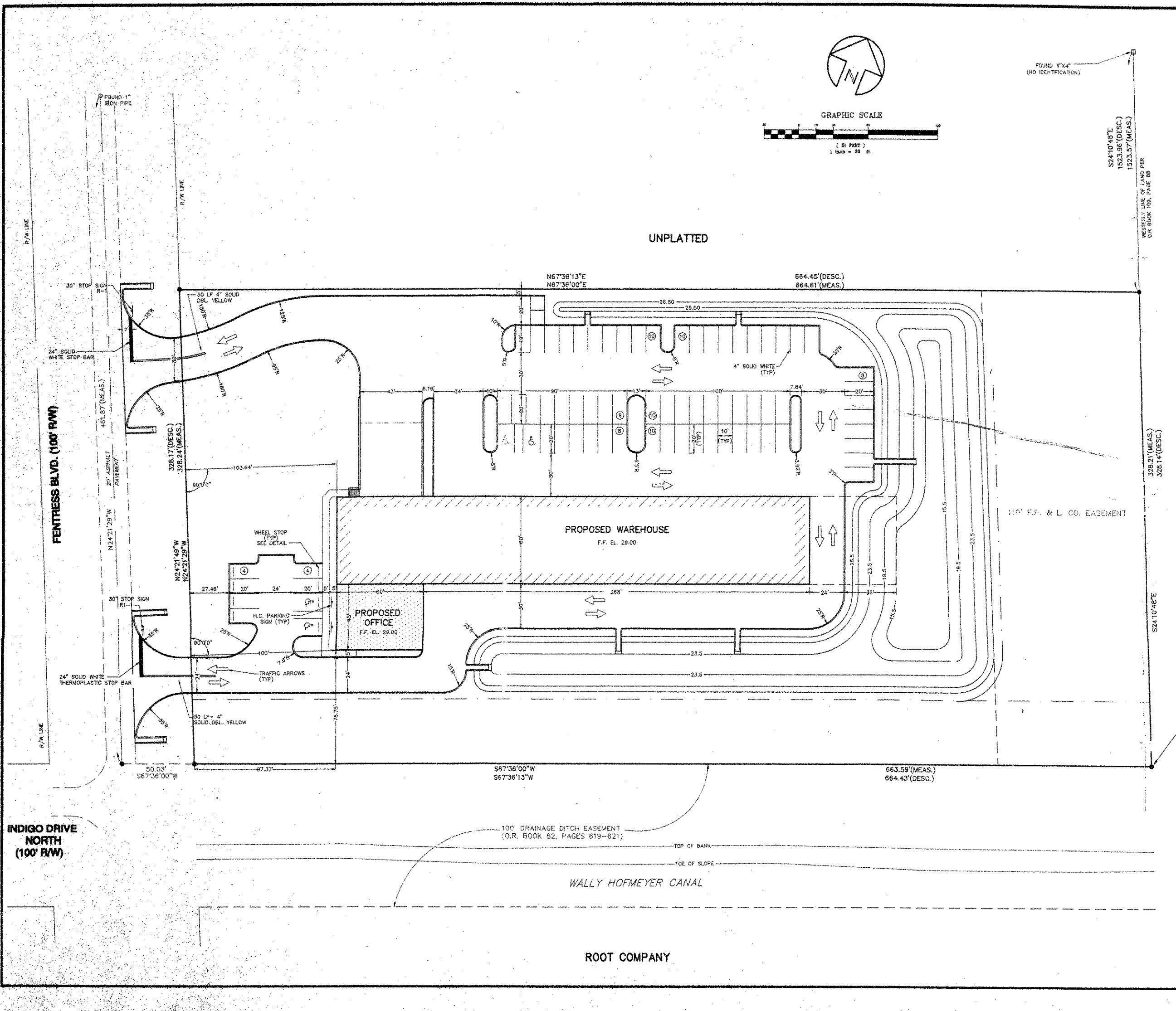
SITE DATA:

ZONING:	M-4
LAND USE:	INDUSTRIAL
PARKING REQUIRED:	WAREHOUSE: 1 SP / 1000 SF x 19,890 SF = 20 SPACES OFFICE: 3.5 SP / 1000 SF x 2,700 SF = 10 SPACES
TOTAL PARKING REQUIRED:	30 SPACES
TOTAL PARKING PROVIDED:	89 STANDARD, 4 HANDICAPPED
TOTAL LOT AREA:	5.00 ACRES
TOTAL PROJECT AREA:	3.68 ACRES

DESCRIPTION	S.F.	AC.	%
BUILDING	22,050	0.51	16%
PAVED AREA	71,874	1.65	52%
POND AREA (0 NW)	18,285	0.42	13%
TOTAL IMPERVIOUS AREA:	112,219	2.58	81%
TOTAL PERVIOUS AREA:	26,571	0.61	19%

- SOS SOIL TYPES: 49 POMONA FINE SAND, HYDROLOGIC GROUP D, 50 POMONA FINE SAND, HYDROLOGIC GROUP D
- PARCEL LOCATED IN FLOOD ZONES "AH" (AREAS WITHIN 100-YEAR FLOOD PLAIN), EL. 27.0 AS SCALED FROM FLOOD INSURANCE RATE MAP 1250980010 D, MAP REVISED JUNE 4, 1990.
- TAX PARCEL NUMBER: 5215-00-00-0022
- STREET ADDRESS: 701 FENTRESS BLVD DAYTONA BEACH, FL 32114

FOUND 4"x4" (NO IDENTIFICATION)
 524°10'48"E
 1523.96'(DESC.)
 1523.57'(MEAS.)
 WESTERLY LINE OF LAND PER O.R. BOOK 109, PAGE 88



FOUND 4"x4" TOMOKA RLS #2642 (0.90°N./2.18°E.) SET 3/8" LB# 3019

TECHNICAL REVIEW COMMITTEE
 City of Daytona Beach
 APPROVAL OR: *[Signature]*
 DATE: 10/10/95

REVISION	NO.	DATE	APPR.	BY
	1			

THE PERFORMANCE GROUP
 P.O. BOX 15166, DAYTONA BEACH, FLORIDA 32115
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NOT RELEASED FOR CONSTRUCTION

THE PERFORMANCE GROUP
 CIVIL ENGINEERING / PLANNING / DEVELOPMENT

DIMENSION PLAN
AIRBORNE EXPRESS

PROJECT NO. 207
 207-DIMR
 SHEET 1 OF 3

ROOT COMPANY