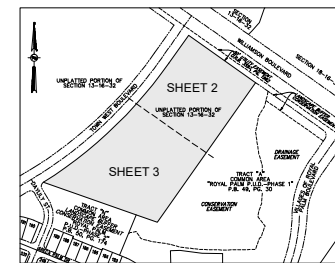


- LEGEND
- © CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - R/W RIGHT-OF-WAY
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - LB LICENSED BUSINESS
 - STATE PLANE COORDINATES
 - TITLE COMMITMENT EXCEPTION NUMBER

PC-A ZONING REQUIREMENT TABLE

MAX. BUILDING HEIGHT	50 FEET
MIN. LIVING AREA	500 SQUARE FEET
BUILDING COVERAGE	50%
SETBACKS:	
FRONT	20 FEET
SIDE	20 FEET
REAR	EQUAL TO GREATER THAN THE HEIGHT OF THE BUILDING
OR	
	EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BUILDING IF ADJOINING PROPERTY IS ZONE FOR SINGLE FAMILY RESIDENTIAL USE
MIN. OPEN SPACE	40%
COMMON OPEN SPACE	1/3 OF MIN. OPEN SPACE REQUIRED
MIN. LANDSCAPE BUFFER ABUTTING PROPERTY ZONED FOR SINGLE FAMILY RESIDENTIAL USE	20 FEET, IF BUFFER INCLUDES A BERM AT LEAST 3 FEET HIGH WITH 6 FOOT VINYL SHADOWBOX FENCE ON TOP OF BERM (UNLESS ACCESSORY STRUCTURES ABUT THE BUFFER)
OR	
	50 FEET



LEGAL DESCRIPTION:
NOT TO SCALE

BEGIN AT THE INTERSECTION OF THE NORTHWEST LINE OF "ROYAL PALM P.U.D. PHASE 1" AS SHOWN ON MAP BOOK 49, PAGES 30 THROUGH 33, AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD, A 200 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 3773, PAGE 0770, ALL BEING RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE SOUTH 35°11'15" WEST ALONG THE BOUNDARY LINE OF THE AFORESAID "ROYAL PALM P.U.D. PHASE 1", A DISTANCE OF 570.65 FEET; THENCE NORTH 70°11'15" WEST CONTINUING ALONG THE BOUNDARY LINE OF THE AFORESAID "ROYAL PALM P.U.D. PHASE 1", A DISTANCE OF 128.39 FEET TO THE NORTHWEST CORNER OF ROYAL PALM P.U.D. PHASE 2, AS RECORDED IN MAP BOOK 50, PAGES 174 THROUGH 178; THENCE CONTINUING NORTH 70°11'15" WEST ALONG THE BOUNDARY LINE OF THE AFORESAID "ROYAL PALM P.U.D. PHASE 2", A DISTANCE OF 558.57 FEET TO A POINT ON A NON-TANGENT CURVE, BEING AN INTERSECTION WITH THE EAST LINE OF THE COLLECTOR ROAD EXTENSION, BEING A 100 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4805, PAGE 2338; THENCE NORTHEASTERLY ALONG THE AFORESAID EAST LINE OF THE COLLECTOR ROAD EXTENSION, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 22°42'22", A CHORD BEARING NORTH 44°45'15" EAST, 945.36 FEET, FOR AN ARC LENGTH OF 990.01 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG THE AFORESAID EAST LINE OF THE COLLECTOR ROAD EXTENSION, NORTH 35°11'15" EAST A DISTANCE OF 194.22 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD; THENCE SOUTH 54°48'45" EAST ALONG THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD, A DISTANCE OF 467.28 FEET TO THE POINT OF BEGINNING.

- NOTES:
- 1) THIS SITE CONTAINS 540,491 SQUARE FEET (12,408 ACRES) MORE OR LESS.
 - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK # 605, ELEVATION: 21.21 FEET.
 - 3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120313 0506H; MAP DATE: 02/19/14.
 - 4) THIS SITE LIES IN SECTION 13, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA.
 - 5) BEARINGS ARE BASED ON THE SW RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD BEING S54°48'45"E.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - 8) THIS SITE CONTAINS NO PARKING SPACES.
 - 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO. 19107084 K/L PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT DATE: SEPTEMBER 29, 2019 AT 11:00 PM.
 - 10) THE FOLLOWING ITEMS ARE SCHEDULE B-1 EXCEPTIONS TO SAID COMMITMENT: ITEMS 1, 2, 3, 4, 5, 6, 7 & 8-NOT ADDRESSED.
 - 11) ITEM 9-INTERLOCAL PLANNING AGREEMENT IN O.R.B. 3455, PG. 450, MAY AFFECT THIS SITE. MAPS IN DOCUMENT ARE ILLEGIBLE.
 - 12) ITEM 10-AGREEMENT IN O.R.B. 3576, PG. 787; AND AMENDMENT IN O.R.B. 4403, PG. 1589, APPLY TO WILLIAMSON BOULEVARD RIGHT-OF-WAY, 30' UTILITY EASEMENT ABUTTING THIS SITE AS DEPICTED HEREON.
 - 13) ITEM 11-30' UTILITY EASEMENT IN O.R.B. 3397, PG. 1982, ABUTS THE NORTHEASTERLY LINE OF THIS SITE AS DEPICTED HEREON.
 - 14) ITEM 12-ROYALTY INTEREST AS RESERVED IN OILY CLAM SEED IN O.R.B. 2605, PG. 1907, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - 15) ITEM 13-INTENTIONALLY DELETED.
 - 16) ITEM 14-MEMORANDUM OF AGREEMENT IN O.R.B. 5528, PG. 680, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - 17) ITEM 15-10' DRAINAGE EASEMENT IN O.R.B. 5903, PG. 3234, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - 18) ALL RECORDED DOCUMENTS ARE PER VOLUSIA COUNTY RECORDS.
 - 19) STATE PLANE COORDINATES ARE BASED ON FIELD OBSERVATION AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT; BEARINGS ARE NOT BASED ON STATE PLANE COORDINATES.
 - 20) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - 21) THERE ARE NO KNOWN PROPOSED CHANGES TO THE ADJACENT RIGHTS-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - 22) SITE ZONE: PC-A, PLANNED COMMUNITY-AGRICULTURAL, LOCATED IN DISTRICT 4; W/NOFPLAGE. SEE TABLE OF REQUIREMENTS ON THIS SHEET. ONLY COMMERCIAL USES ARE CURRENTLY PERMITTED ON THIS SITE.

SHEET 1 OF 3

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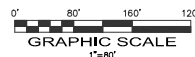
BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY	
POLICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@policeandsurveyors.com WEBSITE: www.policeandsurveyors.com CERTIFICATE OF AUTHORIZATION LB43570	
DRAWN BY: B.E.	SCALE: 1" = 80'
CHECKED BY: J.F.P.	SURVEY DATE: 09/25/19
FILE: BOWMAN CONSULTING GROUP, LTD. ORDER NO.: 66433	

CERTIFICATION:
TO: BOWMAN CONSULTING GROUP, LTD.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CAMERON GENERAL CONTRACTORS, A NEBRASKA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(c), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. OLBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA



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