

PLANNED DEVELOPMENT  
for the  
DELAND BUSINESS AND INDUSTRIAL PARK

1. Purpose and Intent of the Project

The proposed Planned Development (PD) is for a 73.88 acre tract, located adjacent to and west of the DeLand Airport and Industrial Park. The property currently has a +/- 58.74 acre area, which is partially developed with 27 buildings. The partially developed area is served by internal roadways, potable water lines, wastewater lines and stormwater facilities. There is an existing plat (not of record) for a portion of the subject property; however, the development of the site has been treated as one lot. The existing development on the subject property occurred during the period 1982 to 1990.

There is also a 15.14 acre undeveloped area, located to the east of the partially developed portion of the site. The 15.14 acre undeveloped area is being platted as Lot #48 of Phase 1 and may be resubdivided in the future.

Initially, the entire tract was owned by James Patterson. In 1989, the City permitted Mr. Patterson to do a property split, separating parcel No. 6 from the remainder of the property. This parcel is owned by Prestige Development Corp.

Via a foreclosure action in 1991, Barnett Bank acquired ownership of approximately 19.76 acres of the subject property, including 19 parcels and buildings. The foreclosure functionally created an unrecorded subdivision, which has not been approved by the City of DeLand.

On January 3, 1995, the City Commission approved Ordinance 95-1, a revision to Section 33-145.03 (T), the definition of subdivision. The revision adds a new exemption to the list of exemptions for subdivisions and reads as follows: "(5) Any division by inheritance (whether testate or intestate), or other order of a court of competent jurisdiction; provided, however, that all future development of or use of such property must be consistent with the City of DeLand Comprehensive Plan and all other provisions of the City of DeLand Land Development Regulations."

The adoption of Ordinance 95-1 permits Barnett Bank to sell its 19 parcels to individual owners, without having to go through the formal subdivision process. In addition, Ordinance 95-1 had the de facto effect of dividing Mr.

Patterson's portion of the partially developed area of the property into four separate parcels. Exhibit E shows the parcels owned by Mr. Patterson and that portion owned by Barnett Bank and all others.

It was discovered that Lakeview Highlands Subdivision covered a portion of the partially developed part of the property. Per a petition from Barnett Bank, on April 3, 1995, the City Commission adopted Resolution 95-18, which abandoned that portion of Lakeview Highlands Subdivision that underlies the parcels owned by Barnett Bank. Exhibit F shows the portion of Lakeview Highlands Subdivision that currently exists.

The owners of the subject property are proposing to subdivide the property into a maximum of 57 lots. Phase I is proposed to contain 47 lots, 46 in the existing partially developed area and 1 lot in the undeveloped portion. Parcel 15 and the existing development on this parcel are not proposed to be included in Phase I of this subdivision. In Phase II, Lot # 48, the 15.14 acre undeveloped area, may be subdivided into as many as 10 lots.

Since the potential subdivision of the subject property was not a consideration at the time of development, the proposed subdivision creates a number of nonconformities. The intent of this PD is to permit subdivision of the subject property while safeguarding the public interest by addressing the existing nonconforming development, by establishing development standards for future development, by addressing the ownership of the internal roadways, potable water and wastewater system, by requiring the infrastructure improvements necessary to meet minimum City standards, and by identifying the necessary parking and access easements and other requirements, which may be necessary for the subdivision of the subject property.

Exhibit A consists of surveys for all improved lots. Exhibit B is a certification of the completion of all improved infrastructure. Exhibit C is a listing of existing use or most recently approved use of all developed parcels. Exhibit D shows the "as built" drawings for potable water, wastewater and the stormwater management system. Exhibit E shows the proposed development plan for the subject property, including existing parcels, buildings and vehicular use areas and identifies ownership of the various parcels. Exhibit F shows the location of the existing and vacated portions of Lakeview Highlands Subdivision.

2. Planned Development Compliance with the City's Comprehensive Plan

The land use of the subject property is Industrial Warehouse. The PD zoning category and the proposed industrial subdivi-

sion are compatible with the existing land use designation.

3. Statement of Internal and External Land Use Relationship and Compatibility

The uses permitted on the subject property shall comply with those contained in the M-1 Industrial Zoning District (Section 33-17.17 of the City's Land Development Regulations). The proposed land uses for the subject property are compatible with the City's M-1 zoned areas to the east and west and with the County's I-1 zoned area to the north, east and west. To the south is Old Daytona Road, which serves as a buffer to the existing C-2 and proposed C-4 zoned areas to the south.

4. Plan for Pedestrian, Bikeway and Vehicular Circulation

With exception of the 15.14 acre undeveloped area to the east, all internal roadways are existing. As a condition of recording the final plat for the DeLand Business and Industrial Park, all existing internal roadways shall be improved, per Exhibit B. All proposed roadways shall be constructed to City standards, per the requirements of the City's Land Development Regulations. All existing roadways shall be dedicated to and accepted by the City of DeLand. Attached is Exhibit B, which identifies the minimum roadway improvements necessary for City ownership of the existing internal roadways.

Sidewalks and bikeways are not required along the internal roadways of the DeLand Business and Industrial Park.

5. Statistical Information

- a. Total site area: +/- 73.89 acres
- b. Maximum number of lots Phase I = 47
- c. Maximum number of lots Phase II = 10
- d. Maximum number of lots Phase I and Phase II = 56

6. Utility and Drainage Plan

Currently, the existing development is being served by City potable water and wastewater services. Also, there is an on-site stormwater management system.

It is the intent of the City of DeLand to own and maintain that portion of the water mains and sewer collection system only within the public right-of-way or within the dedicated easements adjacent to the public right-of-ways. Prior to the recording of the plat, the existing potable water and wastewater system shall be dedicated to the City. All applicable improvements are completed and accepted by the City. All necessary improvements to the stormwater management system are completed and approved by the City, as it relates to the existing infrastructure as of the date of the recordation of

this plat. Exhibit B identifies all completed improvements to the potable water system, the wastewater system and the stormwater management system, the Conklin, Porter and Holmes drawings.

New development, after the date of the recordation of this plat, shall comply with all applicable standards and regulations regarding potable water service, wastewater service and stormwater management service, except as related to stormwater management per paragraph four of Section 6 of this PD agreement.

New development shall comply with all applicable standards and regulations regarding stormwater management, maximum impervious area (70% of the site) and minimum pervious area (30% of the site). If the owner of a property, however, has exercised best management practices and still cannot meet the City's minimum standards regarding on-site stormwater retention, the City agrees to accept that portion of the stormwater that cannot be retained on the minimum pervious area of the site. Such stormwater may be discharged into the City-owned system of stormwater swales and canals and, if required, the City shall be co-applicant with the property owner for any St. Johns River Water Management District permits.

The stormwater management system (swales and canals), including that portion, identified on the plat by easement, within the 15.14 acre undeveloped area, shall be owned and maintained by the City of DeLand; however, the City shall not own and/or maintain that portion of the stormwater management system encompassing Pine Lake. All publicly owned drainage swales shall outfall into City owned drainage canals on DeLand Municipal Airport lands. Any and all said outflows shall be within easements granted to the City of DeLand, as identified on the recorded subdivision plat.

A maintenance bond shall not be required for the City to accept the ownership and maintenance of the internal streets, the potable water system, the wastewater system and the stormwater management system within the DeLand Business and Industrial Park.

7. Generalized Landscaping Plan

Existing development shall be exempt from Section 33-92, Landscaping, of the City's Land Development Regulations. New development or additional development of any lot shall comply with all relevant landscaping requirements of Section 33-92 of the City's Land Development Regulations.

8. Design Standards for Streets and Off-Street Parking

Existing development shall be exempt from complying with Section 33-91, Off-Street Parking and Loading, of the City's Land Development Regulations. At the time of development, redevelopment of existing developed lots or a change of use resulting in 4 or more additional parking spaces [Section 33-132.03 (A)(2)(b)], such development shall comply with the relevant portions of the City's Land Development Regulations and all other applicable regulations.

Currently, there are a number of parcels, with existing development, which have shared driveways. Because the City does not have a copy of a legal instrument regarding the shared driveways, they shall be treated as nonconformities. Regarding new development, any shared driveway will require a legal instrument, in a form acceptable to the City, which grants the right of use to the driveway in perpetuity.

9. Development Schedule

Development shall be market driven; therefore, there is no set schedule for development. As contained in the adopted development plan, however, the City's Land Development Regulations, and/or other applicable regulations, development shall comply with all applicable development standards adopted at that time.

10. Development Standards for the Planned Development

- a. Exhibit A provides for surveys of the individual improved lots and the existing development of the subject property. With the exception of the vehicular parking and access easements required in Section 8 and providing updated surveys for the lots identified in Section 10. g. 2., existing development shall be deemed to be grandfathered and shall not be required to comply with the City's Land Development Regulations.
- b. Additional development or change of use (per Article 12, Section 33-132.03 (A)(2)(b) of the City's Land Development Regulations), whether of an existing vacant lot or of an existing developed lot, shall comply with the relevant provisions of the adopted development plan or the City's Land Development Regulations and/or all other relevant ordinances and resolutions, adopted at the time of development. For purposes of establishing existing use, Exhibit C lists all developed parcels and their existing or most recently approved use.
- c. If there should be a conflict between the adopted Planned Development and the City's Land Development Regulations and other ordinances and regulations, the

adopted development plan shall have precedence. Otherwise, the City's Land Development Regulations and all other applicable requirements shall apply to the proposed development.

- d. No site plan shall be approved unless all relevant infrastructure, called for in the Planned Development, is completed.
- e. With the exception of parking and off-street loading, all activities on the site shall take place within a building or shall be screened within the building envelope. Parking shall comply with all relevant provisions of the City's Land Development Regulations.
- f. Setbacks for existing development shall be deemed to be grandfathered. Minimum building setbacks for new development, additional development on existing developed lots and/or development involving a change of use shall be as follows:

|                       |          |
|-----------------------|----------|
| Front Yard            | = 35' ** |
| Side, abutting street | = 30' ** |
| Side, other           | = 10'    |
| Rear                  | = 25' ** |

\*\* Area outside of landscape buffer may be used for parking.

- g. Prior to the recording of the plat, the applicants shall provide the following documents, in a form acceptable to the City:
  - 1. Certification of the completion of all improved infrastructure, by Barnett Bank.
  - 2. The applicants shall provide surveys for all improved lots.
- h. Commensurate with the recording of the plat for the subject property, the existing underlying subdivision plat shall be vacated and item 1 of Section 10. g. shall be recorded.
- i. Maximum impervious lot coverage = 70%. Existing developed lots, which exceed the 70% maximum impervious coverage standard, shall be grandfathered. Without a variance, no additional impervious coverage shall be permitted on any developed lots which currently exceed 70% impervious coverage.
- j. For lots 1 - 8 and 9B, the minimum first floor elevation shall be not less than 1' above the elevation of the Au

gust 17, 1984, elevation of Pine Lake, then determined to be 76.7', NGVD, as shown on sheet 3 of 9 on the plat.

**11. Tree Protection Requirements**

As a condition of recording the plat, the existing development shall be deemed to be exempt from Section 33-57.06 (C), Specimen Tree Protection, Section 33-57.08 (A), Minimum Tree Coverage and (B), Area Tree Protection Requirements. Existing development, however, shall comply with all other provisions of Section 33-57 of the City's Land Development Regulations.

New development, whether on existing vacant lots or existing developed lots, shall comply with all relevant provision of Section 33-57 of the City's Land Development Regulations.

**12. Variances**

Additional development of existing developed lots and all new development shall comply with all applicable regulations. If the proposed development does not comply with the applicable development standards, per Section 33-32.02 (Q) and Article 9 of the City's Land Development Regulations, individual property owners may request a variance from the development standard.

**13. Infrastructure Improvements**

Prior to recording of the subdivision for the subject property, the infrastructure improvements identified in Exhibit B shall be completed and approved by the City Engineer. No maintenance bond shall be required for infrastructure improvements.

EXHIBIT A  
SURVEYS OF ALL IMPROVED LOTS

EXHIBIT B  
CERTIFICATE OF COMPLETION OF ALL IMPROVED INFRASTRUCTURE

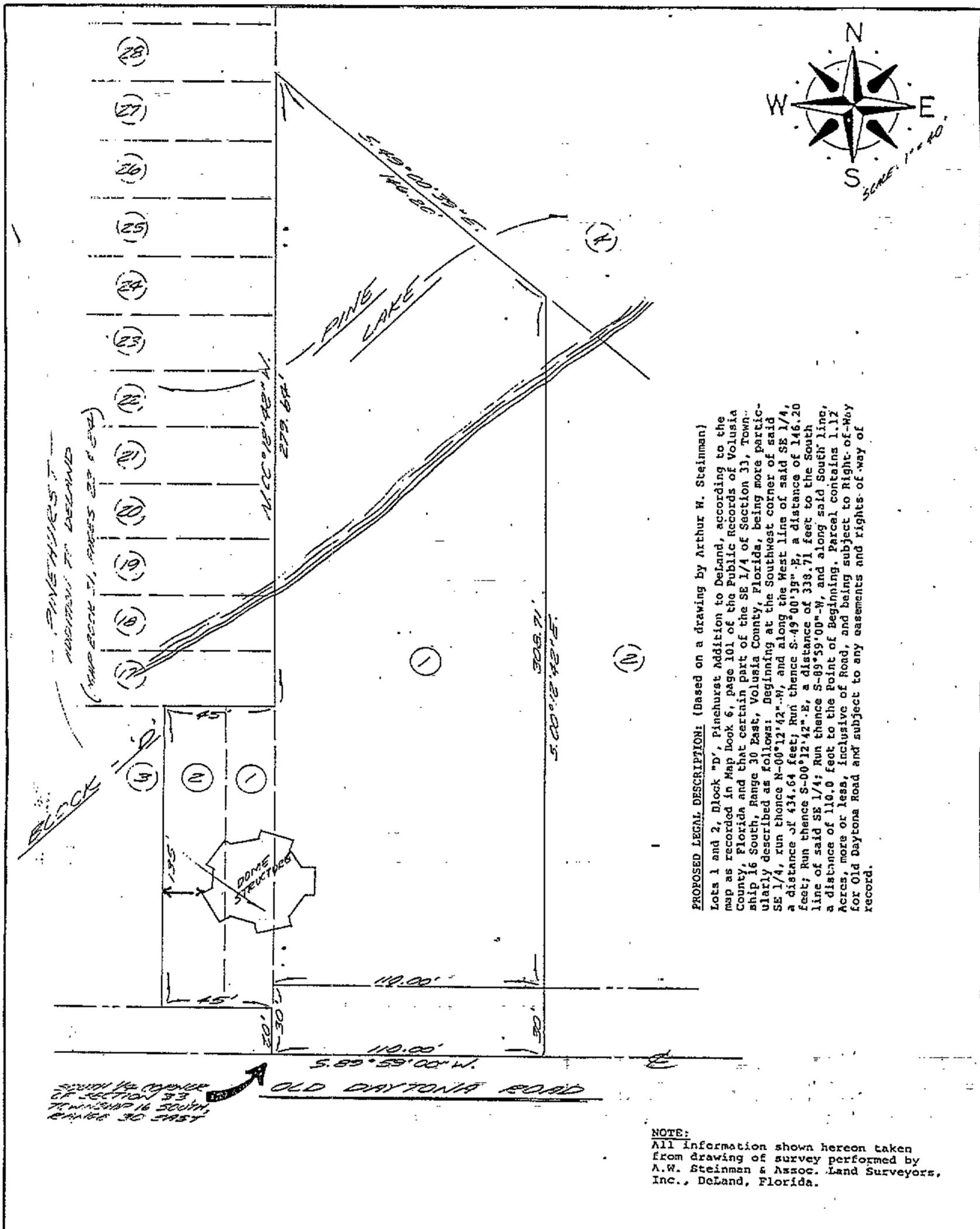
EXHIBIT C  
LISTING OF EXISTING OR MOST RECENT USE  
OF DEVELOPED LOTS

EXHIBIT D  
"AS BUILT" DRAWING OF  
POTABLE WATER, WASTE WATER AND STORMWATER MANAGEMENT SYSTEM

EXHIBIT E  
PROPOSED DEVELOPMENT PLAN

EXHIBIT F  
LAKEVIEW HIGHLANDS SUBDIVISION

EXHIBIT A  
SURVEYS OF ALL IMPROVED LOTS



**PROPOSED LEGAL DESCRIPTION:** (Based on a drawing by Arthur W. Steinman)  
 Lots 1 and 2, Block "D", Pinehurst Addition to DeLand, according to the map as recorded in Map Book 6, page 101 of the Public Records of Volusia County, Florida and that certain part of the SE 1/4 of Section 33, Township 16 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Beginning at the Southwest corner of said SE 1/4, run thence  $N-00^{\circ}12'42''-W.$ , and along the West line of said SE 1/4, a distance of  $434.64$  feet; Run thence  $S-49^{\circ}00'39''-E.$ , a distance of  $146.20$  feet; Run thence  $S-00^{\circ}12'42''-E.$ , a distance of  $338.71$  feet to the South line of said SE 1/4; Run thence  $S-89^{\circ}59'00''-W.$ , and along said South line, a distance of  $110.0$  feet to the Point of Beginning. Parcel contains  $1.12$  Acres, more or less, inclusive of Road, and being subject to Right-of-Way for Old Daytona Road and subject to any easements and rights-of-way of record.

**NOTE:**  
 All information shown hereon taken from drawing of survey performed by A.W. Steinman & Assoc. Land Surveyors, Inc., DeLand, Florida.

~~THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472027 F.L.A. STATUTE~~

I hereby certify that this plot is a correct representation of a survey, of the above described property, made under my direction.

Blackwell & Associates  
 Land Surveyors, Inc.

By: \_\_\_\_\_

Ralph E. Blockwell  
 Registered Land Surveyor  
 Florida Certificate No. 3282

NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL.

**BLACKWELL & ASSOCIATES**  
**LAND SURVEYORS, INC.**  
 P.O. BOX 1013, ORANGE CITY, FLORIDA PH. 775-3550

*SKETCH FOR:*

**JIM PATTERSON**

| LEGEND:                  |                             |
|--------------------------|-----------------------------|
| (EM) = Field Measurement | ○ = R.L.S. Cap Set          |
| (IP) = Plot Measurement  | ● = Iron Pipe Found         |
| (D) = Deed Description   | ■ = Concrete Monument Found |
| ● = Road Found           | □ = Concrete Monument Set   |
| ○ = Road Set             |                             |
| Date:                    | OCTOBER 9, 1989             |
| W.O. No.:                | 16-260-89                   |
| Drawn By:                | B.A. BRYTT                  |
| Field Book:              |                             |
| File No.:                | 51462                       |

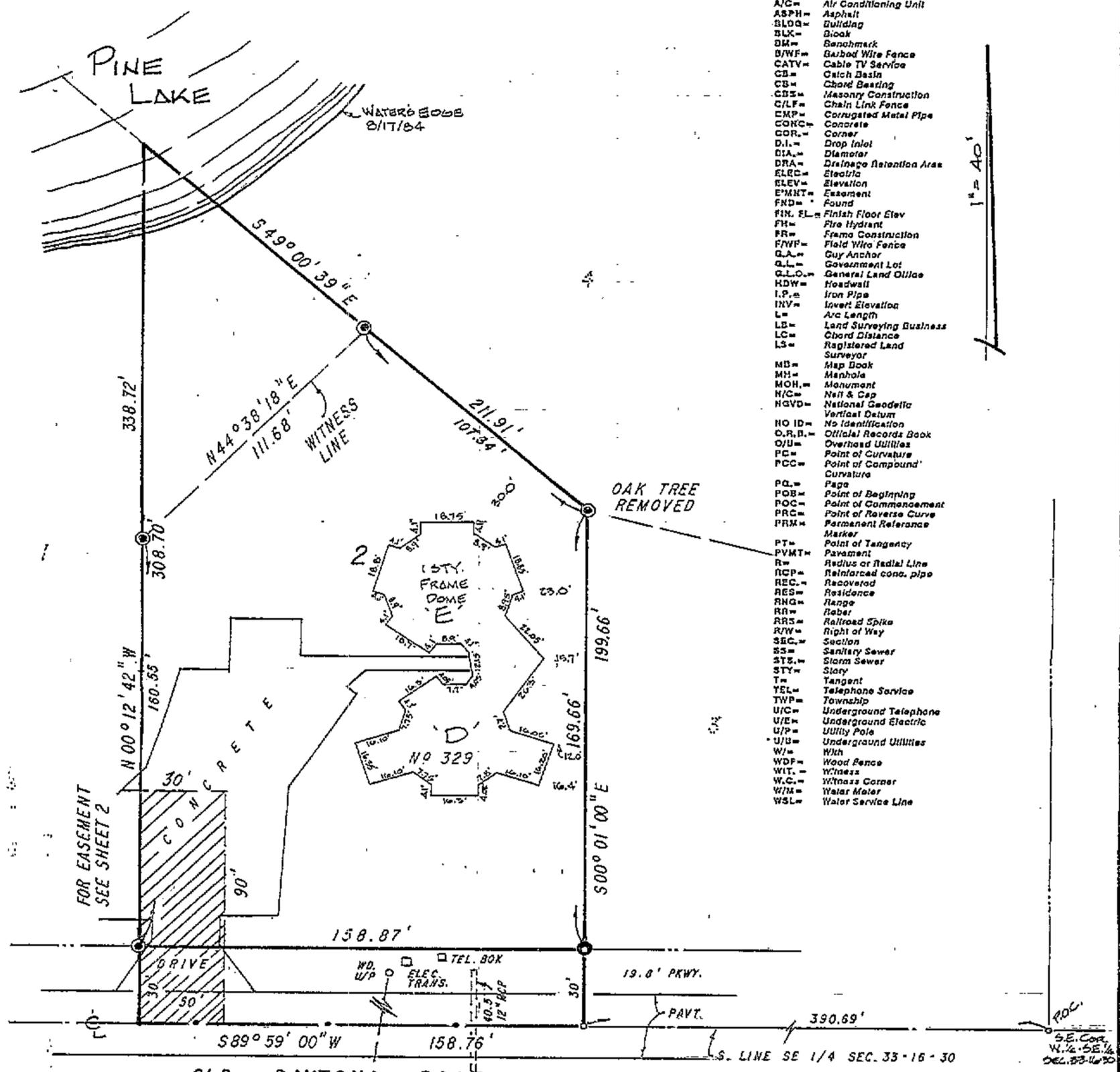


BOOK: 4129  
PAGE: 4760

ABBREVIATIONS

- AC= Area
- A/C= Air Conditioning Unit
- ASPH= Asphalt
- BLOQ= Building
- BLK= Book
- BM= Benchmark
- B/WF= Barbed Wire Fence
- CATV= Cable TV Service
- CB= Catch Basin
- CB= Chain Link Fence
- CBS= Masonry Construction
- C/LF= Chain Link Fence
- CMP= Corrugated Metal Pipe
- CONC= Concrete
- COR= Corner
- D.I.= Drop Inlet
- DIA.= Diameter
- DRA= Drainage Retention Area
- ELEC= Electric
- ELEV= Elevation
- EMNT= Easement
- FOU= Found
- FIN. EL.= Finish Floor Elev
- FH= Fire Hydrant
- FR= Frame Construction
- FRWF= Field Wire Fence
- G.A.= Guy Anchor
- G.L.= Government Lot
- G.L.O.= General Land Office
- HDW= Headwall
- I.P.= Iron Pipe
- INV= Invert Elevation
- L= Arc Length
- LS= Land Surveying Business
- LC= Chord Distance
- LS= Registered Land
- MS= Map Book
- MH= Manhole
- MON.= Monument
- N/C= Nut & Cap
- NGVD= National Geodetic Vertical Datum
- NO ID= No Identification
- O.R.B.= Official Records Book
- O/U= Overhead Utilities
- PC= Point of Curvature
- PCC= Point of Compound Curvature
- PAGE= Page
- POB= Point of Beginning
- POC= Point of Commencement
- PRC= Point of Reverse Curve
- PRM= Permanent Reference Marker
- PT= Point of Tangency
- PVMT= Pavement
- R= Radius or Radial Line
- RCP= Reinforced conc. pipe
- REC= Recovered
- RES= Residence
- RNG= Range
- RR= Railroad
- RRS= Railroad Spike
- R/W= Right of Way
- SEC= Section
- SS= Sanitary Sewer
- STS= Storm Sewer
- STY= Story
- T= Tangent
- TEL= Telephone Service
- TWP= Township
- U/C= Underground Telephone
- U/E= Underground Electric
- U/P= Utility Pole
- U/S= Underground Utilities
- W= With
- WDF= Wood Fence
- WIT.= Witness
- W.C.= Witness Corner
- WM= Water Meter
- WSL= Water Service Line

1" = 40'



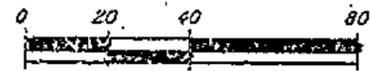
PARCEL 2 OLD DAYTONA ROAD

THAT PORTION OF THE WEST 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/4 OF THE SE 1/4 OF SECTION 33, RUN THENCE S 89° 59' 00" W ALONG THE SOUTH LINE OF SAID SE 1/4, SAID S 89° 59' 00" W ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD, A DISTANCE OF 390.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 59' 00" W ALONG SAID SOUTH LINE OF SECTION 33 (CENTERLINE OF OLD DAYTONA ROAD) A DISTANCE OF 158.76 FEET; THENCE N 00° 12' 42" W, A DISTANCE OF 338.72 FEET; THENCE S 49° 00' 39" E, A DISTANCE OF 211.91 FEET TO THE CENTER OF AN EXISTING OAK TREE; THENCE S 00° 01' 00" E, A DISTANCE OF 199.67 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY FOR OLD DAYTONA ROAD OVER THE SOUTH 30 FEET THEREOF; CONTAINING 0.87 ACRES, MORE OR LESS.

BOUNDARY SURVEY CERTIFIED TO SOUTHTRUST BANK & VOLUSIA TITLE SERVICES, INC.

( ) DENOTES DATA PER RECORD PLAT OR DEED  
ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.



SHEET 1 OF 2

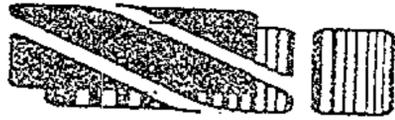
- CONCRETE MON. FOUND
- CONCRETE MON. SET
- 7" IRON SET (ALL POINTS SET WITH CAP & R.L.S. NO.)
- IRON PIPE FD.
- IRON PIPE SET
- RE-BAR FD.
- RE-BAR SET
- RR BPK. FD.
- RR BPK. SET

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND MEETS THE REQUIREMENTS OF CHAP 616 17, F.A.C.

*M. D. ROSKIN*  
M. D. ROSKIN  
PLS 3461

RECERT 12-18-95

DATE 8/5/85  
PROJ CODE B12 DG-2  
DRAWN



**STEINMAN SURVEYING, INC.**  
professional land surveyors

LEGAL DESCRIPTION OF THE RECIPROCAL EASEMENT AGREEMENT  
(LOTS 1 AND 2)

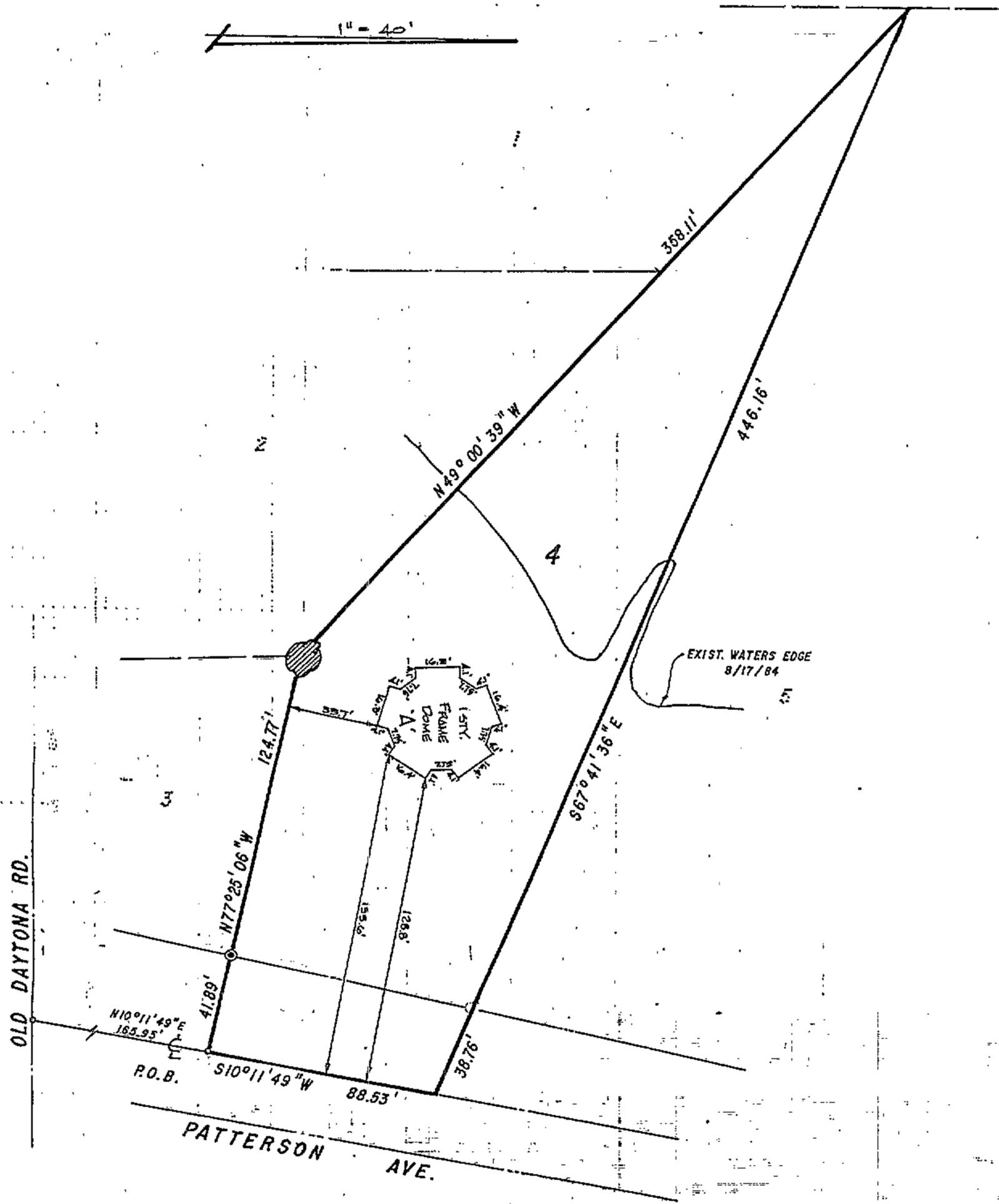
THE SOUTH 90 FEET OF THE WEST 30 FEET OF THE FOLLOWING DESCRIBED LANDS (LOT 2):  
That portion of the West 1/4 of the Southeast 1/4 of Section 33, Township 16  
South, Range 30 East, Volusia County, Florida, being described as follows:  
Commence at the southeast corner of the West 1/4 of the Southeast 1/4 of Section  
33, run thence S89°59'00"W along the south line of said Southeast 1/4, said  
south line also known as the centerline of Old Daytona Road, a distance of  
390.69 feet to the POINT OF BEGINNING; thence continue S89°59'00"W along said  
south line of Section 33 (centerline of Old Daytona Road) a distance of 158.76  
feet; thence N00°12'42"W a distance of 338.71 feet; thence S49°00'39"E a  
distance of 211.91 feet to the center of an existing oak tree; thence  
S00°01'00"E a distance of 199.67 feet to the Point of Beginning; subject to  
right of way for Old Daytona Road over the South 30 feet thereof; containing  
0.87 acres, more or less.

# ARTHUR W. STEINMAN & ASSOCIATES, INC.

## professional land surveyors

Post Office Box 1596 • DeLand, Florida 32721-1596 • Telephone (904) 734-8050

Book: 4129  
 Page: 4762



BOUNDARY SURVEY FOR JIM PATTERSON

SEE SUPPLEMENTAL SHEET FOR LEGAL DESCRIPTION

NOTE: BEARING STRUCTURE SHOWN HEREON BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST; BEING  $S 89^{\circ} 16' 00'' W$  IS ASSUMED; FOR ANGLE PURPOSES ONLY.

( ) DENOTES DATA PER RECORD PLAT OR DEED  
 ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.

- CONCRETE MON. POUND    ● IRON PIPE PD.    ○ RE-BAR PD.    • RR SPK. PD.
- CONCRETE MON. SET    ○ IRON PIPE SET    ● RE-BAR SET    • RR SPK. SET
- △ IRON SET (ALL POINTS SET WITH CAP & RLS. NO.)

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND MEETS THE REQUIREMENTS OF CHAR 211H-6, F.A.C.

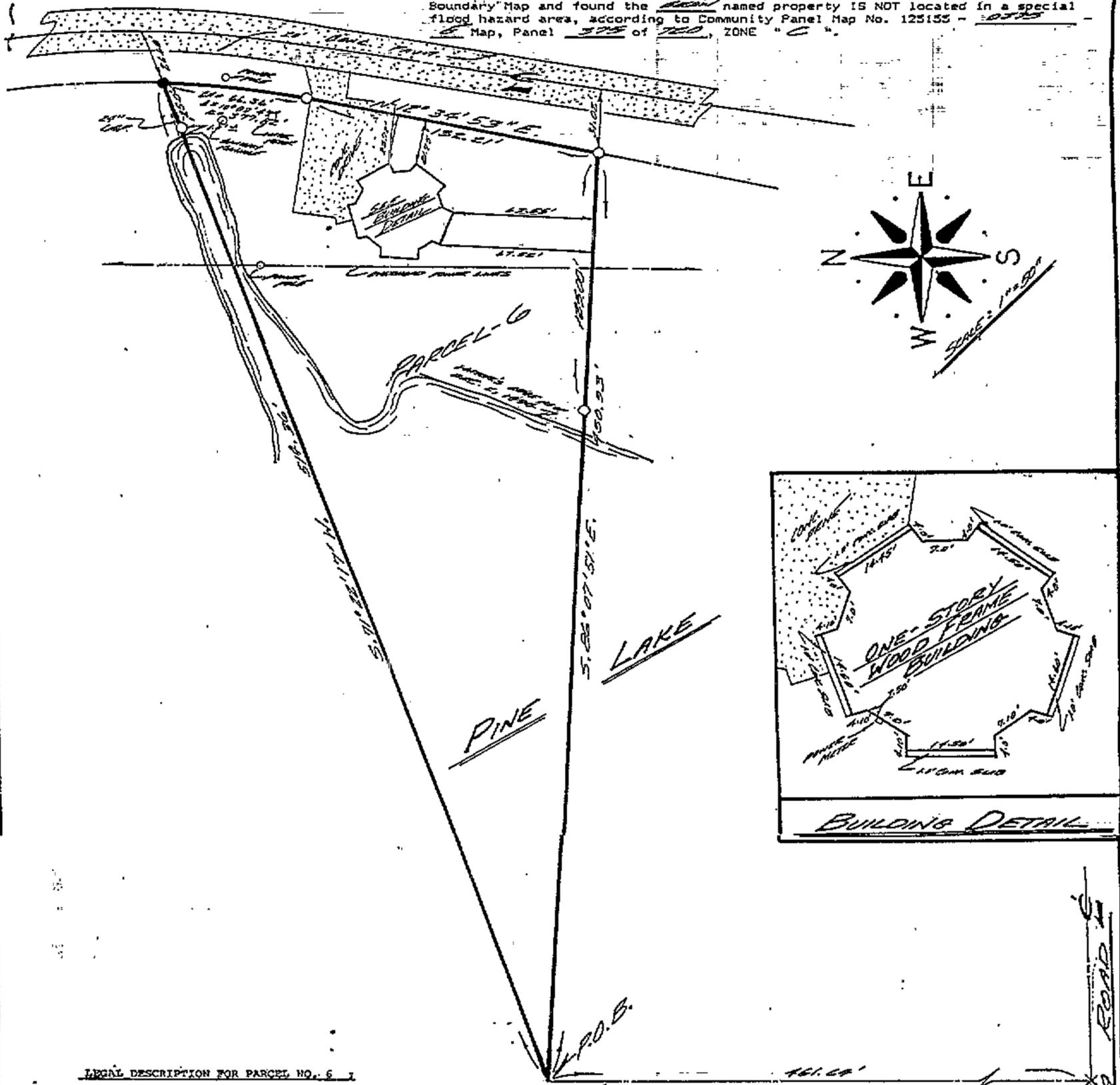
  
 A.W. STEINMAN, R.L.S.  
 F.L.A. REG. NO. 1514

NOT VALID WITHOUT EMBOSSED SEAL

DATE 8/10/85  
 PROJ CODE B1286-4  
 DRAWN JL

BOOK: 4129  
PAGE: 4763

FLOOD CERTIFICATION: (per map dated June 4, 1998)  
This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the        named property IS NOT located in a special flood hazard area, according to Community Panel Map No. 125135 - 0713  
Map, Panel 308 of 710, ZONE "C".



**LEGAL DESCRIPTION FOR PARCEL NO. 6**

That part of the West 1/4 of the SE 1/4 of Section 33, Township 16 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Commence at the Southwest corner of the SE 1/4 of said Section 33; Run thence N-00°12'42"-W, a distance of 461.64 feet along the West line of the SE 1/4 of said Section 33 to the Point of Beginning; Run thence S-86°07'51"-E, a distance of 450.93 feet to a point on the Westerly line of a road, as shown on a drawing of Huckminster Fuller Research & Development Park by A. W. Steinman; Run thence N-12°34'53"-E, a distance of 132.21 feet along the West line of said road to a point of curvature, being concave to the Northwest, having a radius of 377.82 feet; Run thence Northeasterly along said curve, through a central angle of 10°03'47", an arc distance of 66.36 feet, along said road to a point; Run thence S-71°22'17"-W, a distance of 524.36 feet to the Point of Beginning. This parcel contains 1.03 Acres, more or less and subject to any easements or rights-of-way of record.

461.64'  
N. 00° 12' 42" W.  
THE WEST LINE OF THE S.E. 1/4 OF SECTION 33-17-30

THIS IS A CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

I hereby certify that this plat is a correct representation of a survey, of the above described property, made under my direction.

Blackwell & Associates  
Land Surveyors, Inc.

By: [Signature]  
Ralph E. Blackwell  
Registered Land Surveyor  
Florida Certificate No. 3282

NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL

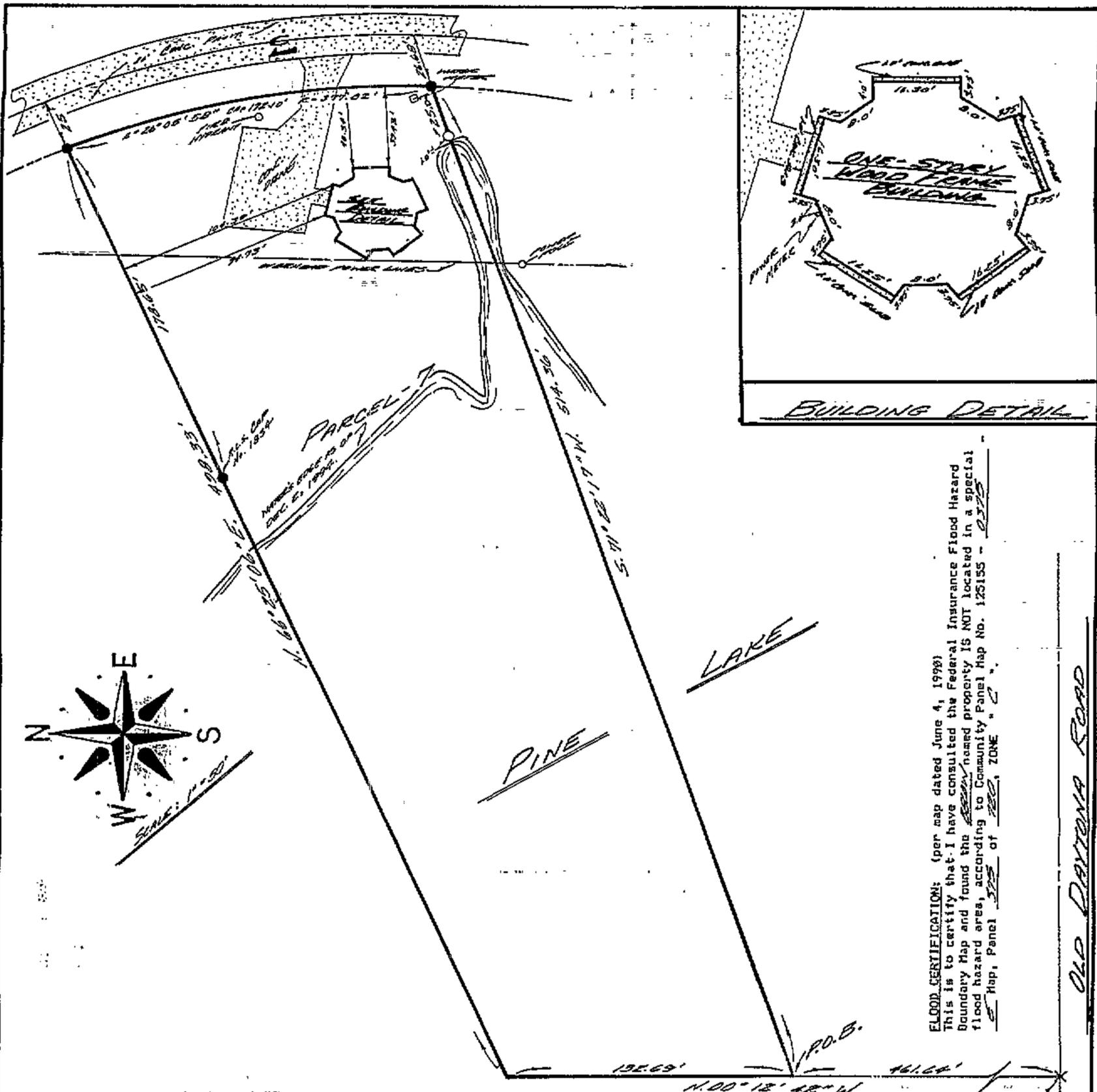
**BLACKWELL & ASSOCIATES**  
LAND SURVEYORS, INC.  
P.O. BOX 1013 ORANGE CITY, FLORIDA

BOUNDARY & LOCATION SURVEY/RECORD

JIM PATTERSON

|                           |                             |
|---------------------------|-----------------------------|
| <b>Legend:</b>            |                             |
| (FM) = Field Measurement  | ○ = Iron Pipe Found         |
| (P) = Plot Measurement    | ○ = Set P.L.S. Cap          |
| (D) = Deed Description    | ● = Rerod Found             |
| ● = Rerod Set             | ■ = Concrete Monument Found |
| ○ = Concrete Monument Set |                             |
| Date:                     | February 2, 1998            |
| W.O. No.:                 | 12-1924-86                  |
| Drawn By:                 | S.A.E.                      |
| Field Book:               | None                        |
| File No.:                 | Small                       |

OLD DAYTONA ROAD S



**LEGAL DESCRIPTION FOR PARCEL NO. 7**

That part of the West 1/4 of the SE 1/4 of Section 33, Township 16 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Commence at the Southwest corner of the SE 1/4 of said Section 33; Run thence N-00°12'42"-W, a distance of 461.64 feet along the West line of the SE 1/4 of said Section 33 to the Point of Beginning; Continue thence N-00°12'24"-W, a distance of 132.69 feet along the West line of the SE 1/4 of said Section 33; Run thence N-66°25'06"-E, a distance of 498.33 feet to the Westerly line of a road, as shown on a drawing of Buckminster Fuller Research & Development Park by A. W. Steinman, and the point of curvature, being concave to the Southwest, having a radius of 377.82 feet; Run thence Southeasterly along said curve, through a central angle of 26°05'58", an arc distance of 172.10 feet, along said road to a point; Run thence S-71°22'17"-W, a distance of 514.36 feet to the Point of Beginning. This parcel contains 1.72 Acres, more or less and subject to any easements or rights-of-way of record.

**FLOOD CERTIFICATION:** (per map dated June 4, 1998)  
This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the named property IS NOT located in a special flood hazard area, according to Community Panel Map No. 125155 - 0375  
Map, Panel of 1998, ZONE "C"

FIG. 10 IN BOOK  
PART. 10, VOL. 33,  
CORNER OF SEC. 33,  
PART. OF CONDORMENT

ADDED  
12-14-94

BOUNDARY SURVEY CERTIFIED TO:  
JIM PATTERSON; DATED: DEC. 2, 1994.

I hereby certify that this plot is a correct representation of a survey of the above described property, made under my direction.

Blackwell B Associates  
Land Surveyors, Inc.

By: *[Signature]*  
Ralph E. Blackwell  
Registered Land Surveyor  
Florida Certificate No. 3282  
NOT VALID UNLESS EMBOSSED  
WITH SURVEYORS SEAL

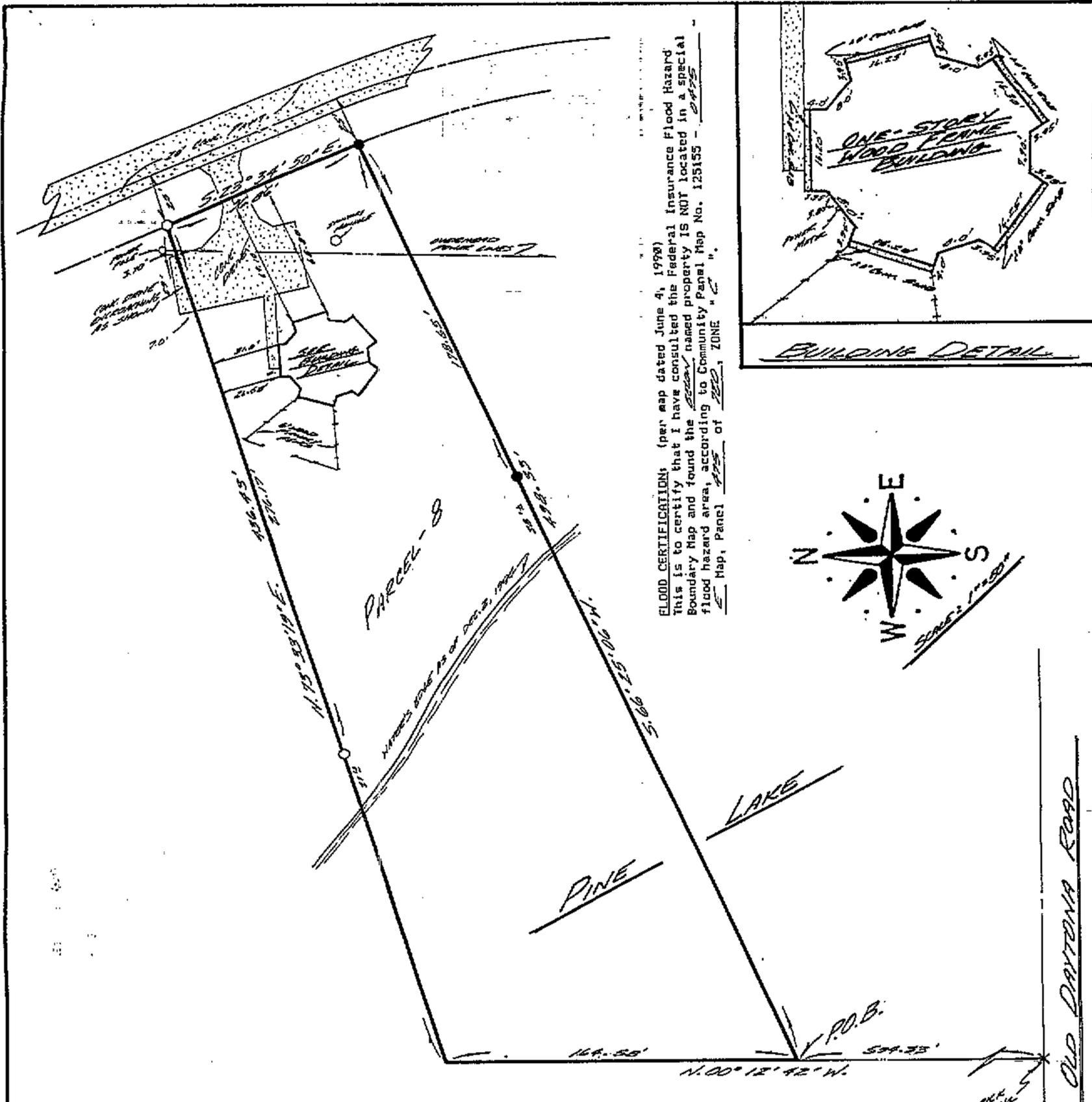
**BLACKWELL & ASSOCIATES**  
LAND SURVEYORS, INC.  
P.O. BOX 1013 ORANGE CITY, FLORIDA

BOUNDARY & LOCATION SURVEY FOR:

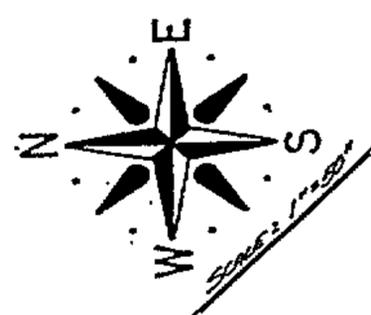
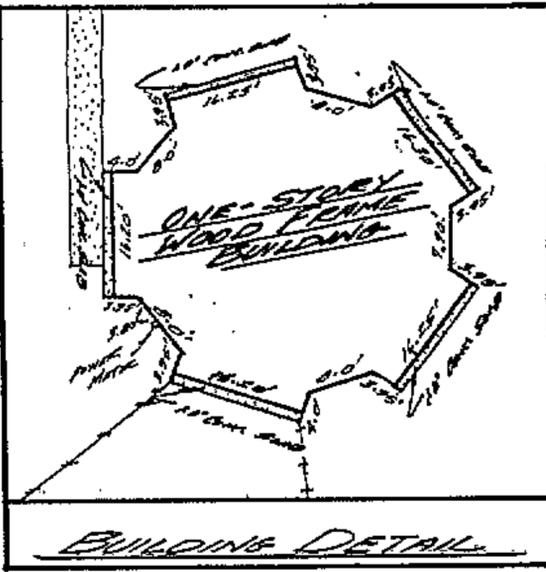
JIM  
PATTERSON

RECEIVED  
DEC 9 1994

|                             |                     |
|-----------------------------|---------------------|
| <b>Legend:</b>              |                     |
| (FM) • Field Measurement    | ○ • Iron Pipe Found |
| (P) • Plat Measurement      | ◉ • Set R.L.S. Cap  |
| (D) • Deed Description      | ● • Rerod Found     |
| ■ • Concrete Monument Found | ◌ • Rerod Set       |
| □ • Concrete Monument Set   |                     |
| Date:                       | December 2, 1994    |
| W.O. No.:                   | 12-1925-86          |
| Drawn By:                   | B.A.S.              |
| Field Book:                 | NONE                |
| File No.:                   | SMALL               |



FLOOD CERTIFICATION: (per map dated June 4, 1998)  
This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the Parcel named property IS NOT located in a special flood hazard area, according to Community Panel Map No. 125155 - 2-1-95  
Map, Panel 4255 of Zone 2



**LEGAL DESCRIPTION FOR PARCEL NO. 8**

That part of the West 1/4 of the SE 1/4 of Section 33, Township 16 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Commence at the Southwest corner of the SE 1/4 of said Section 33; Run thence N-00°12'42"-W, a distance of 594.33 feet along the West line of the SE 1/4 of said Section 33 to the Point of Beginning; Continue thence N-00°12'42"-W, a distance of 164.58 feet along the West line of the SE 1/4 of said Section 33; Run thence N-73°33'19"-E, a distance of 436.43 feet to the westerly line of a road, as shown on a drawing of Buckminster Fuller Research & Development Park by A. W. Steinman; Run thence S-23°34'50"-E, a distance of 96.86 feet along the westerly line of said road; Run thence S-66°25'06"-W, a distance of 498.33 feet to the Point of Beginning; This parcel contains 1.35 Acres, more or less and subject to any easements or rights-of-way of record.

POB IN BECK  
POINT, SOUTH 1/4  
CORNER, SEC. 33  
POINT OF  
COMMENCEMENT

ADDED  
12-14-94

RECOMMENDATION RECEIVED TO:  
JIM PATTERSON, dated: DEC. 2, 1994.

I hereby certify that this plot is a correct representation of a survey, of the above described property, made under my direction.

Blackwell & Associates  
Land Surveyors, Inc.

By: Ralph E. Blackwell  
Ralph E. Blackwell  
Registered Land Surveyor  
Florida Certificate No. 3282  
NOT VALID UNLESS EMBOSSED  
WITH SURVEYORS SEAL

**BLACKWELL & ASSOCIATES**  
LAND SURVEYORS, INC.  
P.O. BOX 1013 ORANGE CITY, FLORIDA

BOUNDARY & LOCATION SURVEY FOR:

JIM PATTERSON

|                               |                             |
|-------------------------------|-----------------------------|
| <b>Legend:</b>                |                             |
| (FM) = Field Measurement      | (P) = Plot Measurement      |
| (D) = Deed Description        | (O) = Iron Pipe Found       |
| (R) = Rod Found               | (S) = Set A.L.S. Cap        |
| (C) = Concrete Monument Found | (M) = Concrete Monument Set |
| Date:                         | December 8, 1994            |
| W.D. No.:                     | 12-1486-86                  |
| Drawn By:                     | B.A.S.                      |
| Field Book:                   | NONE                        |
| File No.:                     | SMALL                       |

RECORDED  
LIBRARY

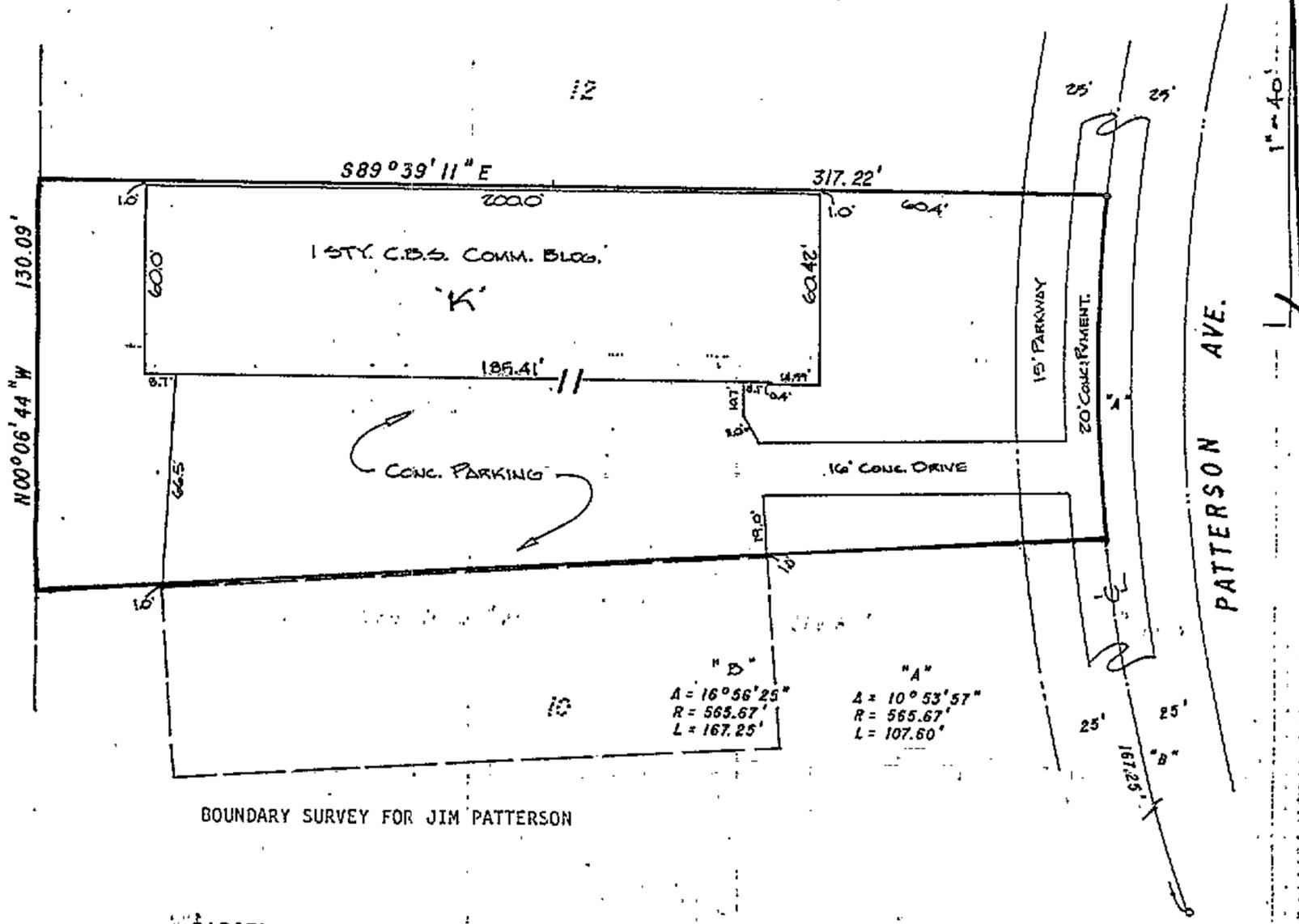


# ARTHUR W. STEINMAN & ASSOCIATES, INC.

## professional land surveyors

Post Office Box 1596 • DeLand, Florida 32721-1596 • Telephone (904) 734-8050

Book: 4129  
Page: 4767



BOUNDARY SURVEY FOR JIM PATTERSON

**PARCEL 11**

THAT PORTION OF THE WEST 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

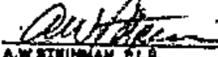
COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/4 OF THE SE 1/4 OF SECTION 33, RUN THENCE S 89°59'00" W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 33, SAID SOUTH LINE ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD, A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROAD KNOWN AS PATTERSON AVE.; THENCE N 10°11'49" E ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 580.28 FEET TO THE POINT OF CURVATURE OF A CENTERLINE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 402.81 FEET; THENCE FROM SAID POINT OF CURVATURE, RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 33°46'43", A DISTANCE OF 237.47 FEET TO THE POINT OF TANGENCY OF SAID CENTERLINE CURVE; THENCE N 23°34'54" W, ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 245.11 FEET TO THE POINT OF CURVATURE OF A CENTERLINE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM SAID CENTERLINE POINT OF CURVATURE, RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 16°56'25", A DISTANCE OF 167.25 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE FROM A RADIAL BEARING OF N 83°21'32" E, RUN S 86°16'52" W, A DISTANCE OF 319.87 FEET; THENCE N 00°06'44" W, A DISTANCE OF 130.09 FEET; THENCE S 89°39'11" E, A DISTANCE OF 317.22 FEET TO A POINT ON THE CENTERLINE OF SAID PATTERSON AVE., SAID POINT BEING IN A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM A RADIAL BEARING OF S 85°44'32" E, RUN SOUTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 10°53'57", A DISTANCE OF 107.60 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AND SUBJECT TO RIGHT-OF-WAY FOR PATTERSON AVE. OVER THE EASTERLY 25.0 FEET THEREOF; CONTAINING 0.80 ACRES, MORE OR LESS.

( ) DENOTES DATA PER RECORD PLAT OR DEED  
ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.

NOTE: Bearing structure shown hereon based on the South line of the SE 1/4 of Section 33, Township 16 South, Range 30 East, being S 89°59'00"W is assumed; for angle purposes only.

- CONCRETE MON. FOUND    ● IRON PIPE FD.    ○ RE-BAR FD.    \* RR SPK. FD.
- CONCRETE MON. SET    ○ IRON PIPE SET    ● RE-BAR SET    \* RR SPK. SET
- △ T MON SET (ALL POINTS SET WITH CAP & RLS. NO.)

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND MEETS THE REQUIREMENTS OF CHAP 21HH-6, F.A.C.

  
 A.W. STEINMAN, R.L.S.  
 F.L.A. REG. NO. 1814

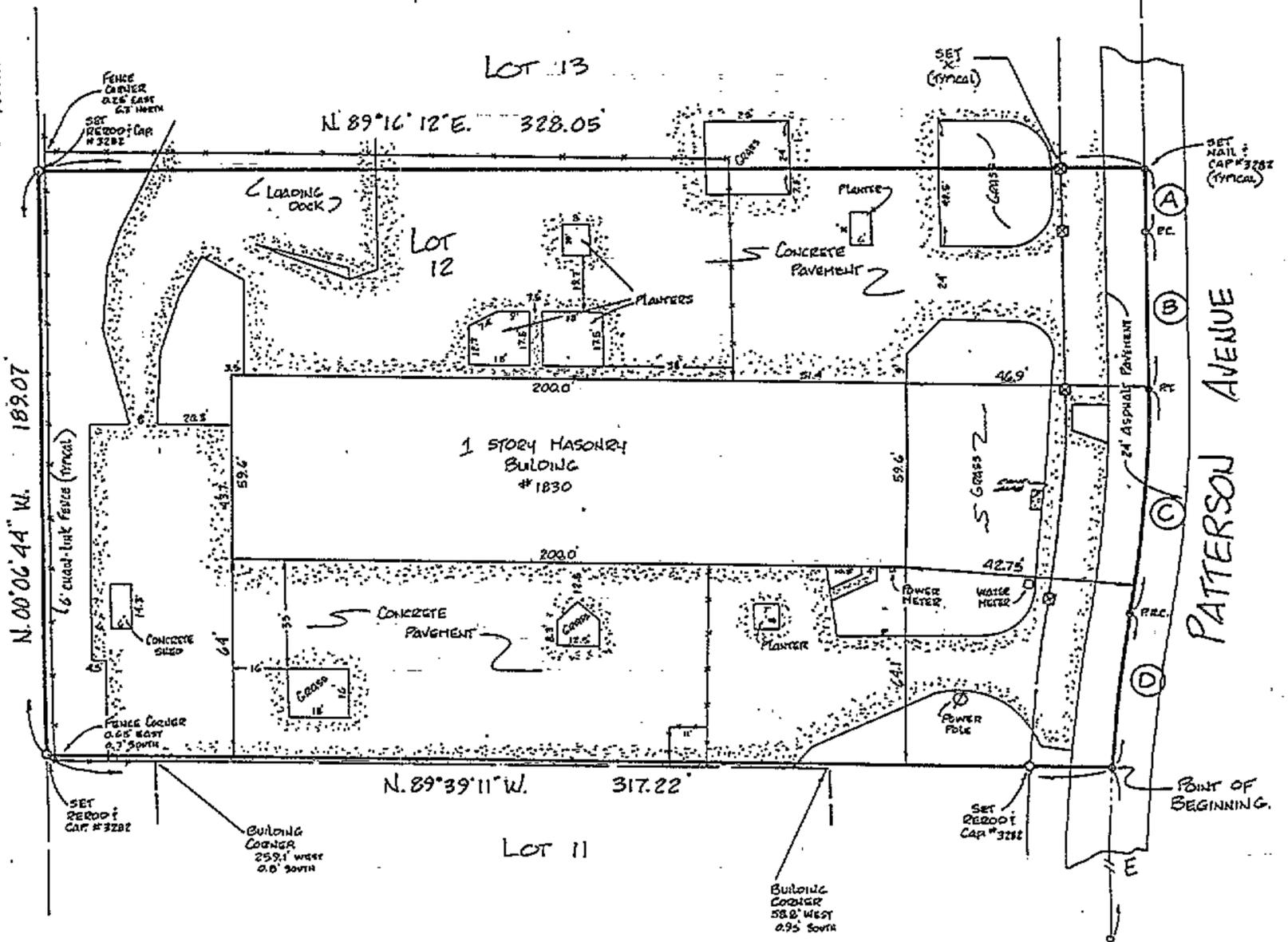
NOT VALID WITHOUT EMBOSSED SEAL

DATE 8/3/85  
PROJ CODE 81206-11  
DRAWN 



BEST AVAILABLE COPY

This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the BELOW named property IS NOT located in a special flood hazard area, according to Community Panel Map No. 125153 - 0375 - E Map, Panel 375 of 720, ZONE "C".



**CURB DATA**

- (A) R=1707.21  
Δ=00°42'01"  
L=20.87  
C.B. S.00°34'04"E.  
20.87
- (B) S.00°55'05"E. 51.08
- (C) R=404.80  
Δ=10°19'58"  
L=73.00  
C.B. S.04°14'54"W.  
72.90
- (D) R=565.67  
Δ=05°09'25"  
L=50.91  
C.B. S.06°50'11"W.  
50.90
- (E) R=565.67  
Δ=27°50'22"  
L=274.85  
C.B.

**LEGAL DESCRIPTION PARCEL 12:**

THAT PORTION OF THE W 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID W 1/4 OF THE SE 1/4 OF SECTION 33, RUN THENCE S 89°59'08" W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 33, SAID SOUTH LINE ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD, A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROAD KNOWN AS PATTERSON AVENUE; THENCE N 10°11'49" E ALONG THE CENTERLINE OF SAID PATTERSON AVENUE, A DISTANCE OF 588.28 FEET TO THE POINT OF CURVATURE OF A CENTERLINE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 402.81 FEET; THENCE FROM SAID POINT OF CURVATURE, RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 33°46'43", A DISTANCE OF 237.47 FEET TO THE POINT OF TANGENCY OF SAID CENTERLINE CURVE; THENCE N 23°34'54" W, ALONG THE CENTERLINE OF SAID PATTERSON AVENUE, A DISTANCE OF 245.11 FEET TO THE POINT OF CURVATURE OF A CENTERLINE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM SAID CENTERLINE POINT OF CURVATURE, RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 27°50'22", A DISTANCE OF 274.85 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE FROM A RADIAL BEARING OF S 85°44'32" E, A DISTANCE OF 317.22 FEET; THENCE N 00°06'44" W, A DISTANCE OF 189.07 FEET; THENCE N 89°16'12" E, A DISTANCE OF 328.05 FEET TO A POINT OF THE CENTERLINE OF SAID PATTERSON AVENUE, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1707.27 FEET; THENCE FROM A RADIAL BEARING OF N 89°46'56" E, RUN THENCE SOUTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE, THROUGH A CENTRAL ANGLE OF 08°42'01", A DISTANCE OF 20.87 FEET TO THE POINT OF TANGENCY OF SAID CENTERLINE CURVE; THENCE S 00°55'05" E, ALONG THE CENTERLINE OF SAID PATTERSON AVENUE, A DISTANCE OF 51.08 FEET TO THE POINT OF CURVATURE OF A CENTERLINE CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 404.80 FEET; THENCE FROM SAID CENTERLINE POINT OF CURVATURE, RUN SOUTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 19°19'58", A DISTANCE OF 73.00 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM SAID CENTERLINE POINT OF REVERSE CURVE, RUN SOUTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 05°09'25", A DISTANCE OF 50.91 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY FOR PATTERSON AVENUE OVER THE EASTERLY 25.8 FEET THEREOF, CONTAINING 1.32 ACRES MORE OR LESS.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472-027 FLA. STATUTE.

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY OF THE ABOVE DESCRIBED PROPERTY, MADE UNDER MY DIRECTION.

BLACKWELL & ASSOCIATES  
LAND SURVEYORS, INC.

BY: *[Signature]*

RALPH E. BLACKWELL  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3282

NOT VALID UNLESS EMBOSSED  
WITH SURVEYORS SEAL.

BLACKWELL & ASSOCIATES  
LAND SURVEYORS, INC.

P.O. BOX 741013, ORANGE CITY, FLORIDA PH. 725-3550

BOUNDARY SURVEY CERTIFIED TO:

JIM PATTERSON

**LEGEND:**

- (F.M.) = FIELD MEASUREMENT
- (P.) = PLAT MEASUREMENT
- (D.) = DEED DESCRIPTION
- = CONCRETE MONUMENT FOUND
- = CONCRETE MONUMENT SET
- ◆ = RAILROAD SPIKE FOUND
- = BOLT FOUND
- = PK NAIL FOUND
- = R.L.S. CAP FOUND
- = R.L.S. CAP SET
- = IRON PIPE FOUND
- = REERO SET
- = REERO FOUND

DATE: 12-6-94 / SCALE: 1"=40'

M.O. NO.: 11-706-94

DRAWN BY: SAH

FIELD BOOK: 194 P.G. 55

FILE NO.: SMALL





**STEINMAN SURVEYING, INC.**  
professional land surveyors

LEGAL DESCRIPTION OF THE RECIPROCAL EASEMENT AGREEMENT  
(LOTS 13 AND 14)

THE NORTH 41 FEET OF THE FOLLOWING DESCRIBED LANDS (LOT 13): That portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 AND the West 1/4 of the Southeast 1/4 of Section 33, Township 16 South, Range 30 East, Volusia County, Florida, being described as follows: Commence at the southeast corner of the West 1/4 of the Southeast 1/4 of Section 33, run thence S89°59'00"W along the south line of said Southeast 1/4, said line also known as the centerline of Old Daytona Road, a distance of 257.47 feet to its intersection with the centerline of a private road known as Patterson Ave.; thence N10°11'49"E along the centerline of said Patterson Ave. a distance of 580.28 feet to the P.C. of a centerline curve concave to the southwest and having a radius of 402.81 feet; thence from said centerline P.C. run northerly along the arc of said centerline curve through a central angle of 33°46'43" an arc distance of 237.47 feet to the P.T. of said centerline curve; thence N23°34'54"W along the centerline of said Patterson Ave. a distance of 245.11 feet to the P.C. of a centerline curve concave to the northeast and having a radius of 565.67 feet; thence from said centerline P.C. run northerly along the arc of said centerline curve through a central angle of 32°59'47" an arc distance of 325.76 feet to the Point of Reverse Curve of a centerline curve concave to the west and having a radius of 404.80 feet; thence from said centerline Point of Reverse Curve, run northerly along the arc of said centerline curve through a central angle of 10°19'58" a distance of 73.0 feet to the Point of Tangency of said centerline curve; thence N00°55'05"W along said centerline of Patterson Ave. a distance of 51.08 feet to the Point of Curvature of a curve concave to the east and having a radius of 1707.27 feet; thence run northerly along the arc of said centerline curve through a central angle of 00°42'01" a distance of 20.87 feet to the Point of Beginning of the lands herein described; thence from said Point of Beginning and a radial bearing of N89°46'56"E, run S89°16'12"W a distance of 328.05 feet; thence N00°06'44"W a distance of 167.76 feet; thence S89°51'13"E a distance of 344.83 feet to the centerline of said Patterson Ave.; thence S01°29'21"E along said centerline of Patterson Ave. a distance of 8.98 feet to a point of intersection with the centerline of said Patterson Ave., said point being on a curve concave to the southeast having a radius of 51.08 feet; thence from said centerline intersection and from a radial bearing of S48°28'29"E, run southerly along the arc of said centerline curve through a central angle of 37°36'00" a distance of 33.52 feet to the Point of Compound Curve of a centerline curve concave to the east and having a radius of 1707.27 feet; thence from said centerline Point of Compound Curve run southerly along the arc of said centerline curve through a central angle of 04°08'34" a distance of 123.45 feet to the Point of Beginning; subject to right of way for Patterson Ave. over the easterly 25.0 feet thereof; together with an easement for ingress, egress and utilities as recorded in Official Records Book 3707, Page 4215, Public Records of Volusia County, Florida.

BOOK: 4129  
PAGE: 4771



**STEINMAN SURVEYING, INC.**  
 professional land surveyors

LEGAL DESCRIPTION OF THE RECIPROCAL EASEMENT AGREEMENT  
 (LOTS 13 AND 14)

THE SOUTH 41.6 FEET OF THE FOLLOWING DESCRIBED LANDS (LOT 14): That portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 AND the West 1/4 of the Southeast 1/4 of Section 33, Township 16 South, Range 30 East, Volusia County, Florida, being described as follows: Commence at the southeast corner of the West 1/4 of the Southeast 1/4 of Section 33, run thence S89°59'00"W along the south line of said Southeast 1/4, said line also known as the centerline of Old Daytona Road, a distance of 257.47 feet to its intersection with the centerline of a private road known as Patterson Ave.; thence N10°11'49"E along the centerline of said Patterson Ave. a distance of 580.28 feet to the P.C. of a centerline curve concave to the southwest and having a radius of 402.81 feet; thence from said centerline P.C. run northerly along the arc of said centerline curve through a central angle of 33°46'43" an arc distance of 237.47 feet to the P.T. of said centerline curve; thence N23°34'54"W along the centerline of said Patterson Ave. a distance of 245.11 feet to the P.C. of a centerline curve concave to the northeast and having a radius of 565.67 feet; thence from said centerline P.C. run northerly along the arc of said centerline curve through a central angle of 32°59'47" an arc distance of 325.76 feet to the Point of Reverse Curve of a centerline curve concave to the west and having a radius of 404.80 feet; thence from said centerline Point of Reverse Curve, run northerly along the arc of said centerline curve through a central angle of 10°19'58" a distance of 73.0 feet to the Point of Tangency of said centerline curve; thence N00°55'05"W along said centerline of Patterson Ave. a distance of 51.08 feet to the Point of Curvature of a curve concave to the east and having a radius of 1707.27 feet; thence run northerly along the arc of said centerline curve through a central angle of 04°50'35" a distance of 144.31 feet to the Point of Compound Curve of a centerline curve concave to the southeast and having a radius of 51.08 feet; thence from said centerline Point of Compound Curve run northerly along the arc of said centerline curve through a central angle of 37°36'00" a distance of 33.52 feet to its intersection with the centerline of a 50 ft. wide easement also known as Patterson Ave.; thence from a radial bearing of S48°28'29"E, run N01°29'21"W along centerline of said Patterson Ave. a distance of 8.98 feet to the Point of Beginning of the lands herein described; thence from said Point of Beginning run N89°51'13"W a distance of 344.83 feet; thence N00°06'44"W a distance of 141.56 feet; thence S89°50'36"E a distance of 341.41 feet to the centerline of said Patterson Ave.; thence S01°29'21"E along the centerline of said 50 ft. wide easement for road purposes a distance of 141.55 feet to the Point of Beginning; subject to right of way for Patterson Ave. over the easterly 25.0 feet thereof; together with an easement for ingress, egress and utilities as recorded in Official Records Book 3707, Page 4215, Public Records of Volusia County, Florida.

BOOK: 4129  
 PAGE: 4772



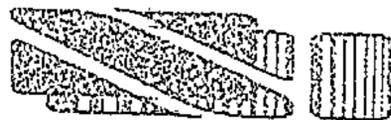
STEINMAN SURVEYING, INC.  
Professional Land Surveyors

BOOK = 4129  
PAGE = 4773

LEGAL DESCRIPTION OF THE RECIPROCAL EASEMENT AGREEMENT  
(LOTS 14 AND 15)

THE SOUTH 29.0 FEET OF THE FOLLOWING DESCRIBED LANDS (LOT 15): That portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 AND the West 1/4 of the Southeast 1/4 of Section 33, Township 16 South, Range 30 East, Volusia County, Florida, being described as follows: Commence at the southeast corner of the West 1/4 of the Southeast 1/4 of Section 33, run thence  $S89^{\circ}59'00''W$  along the south line of said Southeast 1/4, said line also known as the centerline of Old Daytona Road, a distance of 257.47 feet to its intersection with the centerline of a private road known as Patterson Ave.; thence  $N10^{\circ}11'49''E$  along the centerline of said Patterson Ave. a distance of 580.28 feet to the P.C. of a centerline curve concave to the southwest and having a radius of 402.81 feet; thence from said centerline P.C. run northerly along the arc of said centerline curve through a central angle of  $33^{\circ}46'43''$  an arc distance of 237.47 feet to the P.T. of said centerline curve; thence  $N23^{\circ}34'54''W$  along the centerline of said Patterson Ave. a distance of 245.11 feet to the P.C. of a centerline curve concave to the northeast and having a radius of 565.67 feet; thence from said centerline P.C. run northerly along the arc of said centerline curve through a central angle of  $32^{\circ}59'47''$  an arc distance of 325.76 feet to the Point of Reverse Curve of a centerline curve concave to the west and having a radius of 404.80 feet; thence from said centerline Point of Reverse Curve, run northerly along the arc of said centerline curve through a central angle of  $10^{\circ}19'58''$  a distance of 73.0 feet to the Point of Tangency of said centerline curve; thence  $N00^{\circ}55'05''W$  along said centerline of Patterson Ave. a distance of 51.08 feet to the Point of Curvature of a curve concave to the east and having a radius of 1707.27 feet; thence run northerly along the arc of said centerline curve through a central angle of  $04^{\circ}50'35''$  a distance of 144.31 feet to the Point of Compound Curve of a centerline curve concave to the southeast and having a radius of 51.08 feet; thence from said centerline Point of Compound Curve run northerly along the arc of said centerline curve through a central angle of  $37^{\circ}36'00''$  a distance of 33.52 feet to its intersection with the centerline of a 50 ft. wide easement also known as Patterson Ave.; thence from a radial bearing of  $S48^{\circ}28'29''E$ , run  $N01^{\circ}29'21''W$  along centerline of said Patterson Ave. a distance of 150.53 feet to the Point of Beginning of the lands herein described; thence from said Point of Beginning run  $N89^{\circ}50'36''W$  a distance of 341.41 feet; thence  $N00^{\circ}06'44''W$  a distance of 180.73 feet; thence  $N88^{\circ}30'39''E$  a distance of 336.94 feet to the centerline of said Patterson Ave.; thence  $S01^{\circ}29'21''E$  along the centerline of said 50 ft. wide easement for road purposes a distance of 190.48 feet to the Point of Beginning; subject to right of way for Patterson Ave. over the easterly 25.0 feet thereof; together with an easement for ingress, egress and utilities as recorded in Official Records Book 3707, Page 4215, Public Records of Volusia County, Florida.

BEST AVAILABLE COPY



STEINMAN SURVEYING, INC.  
Professional Land Surveyors

BOOK : 4129  
PAGE : 4774

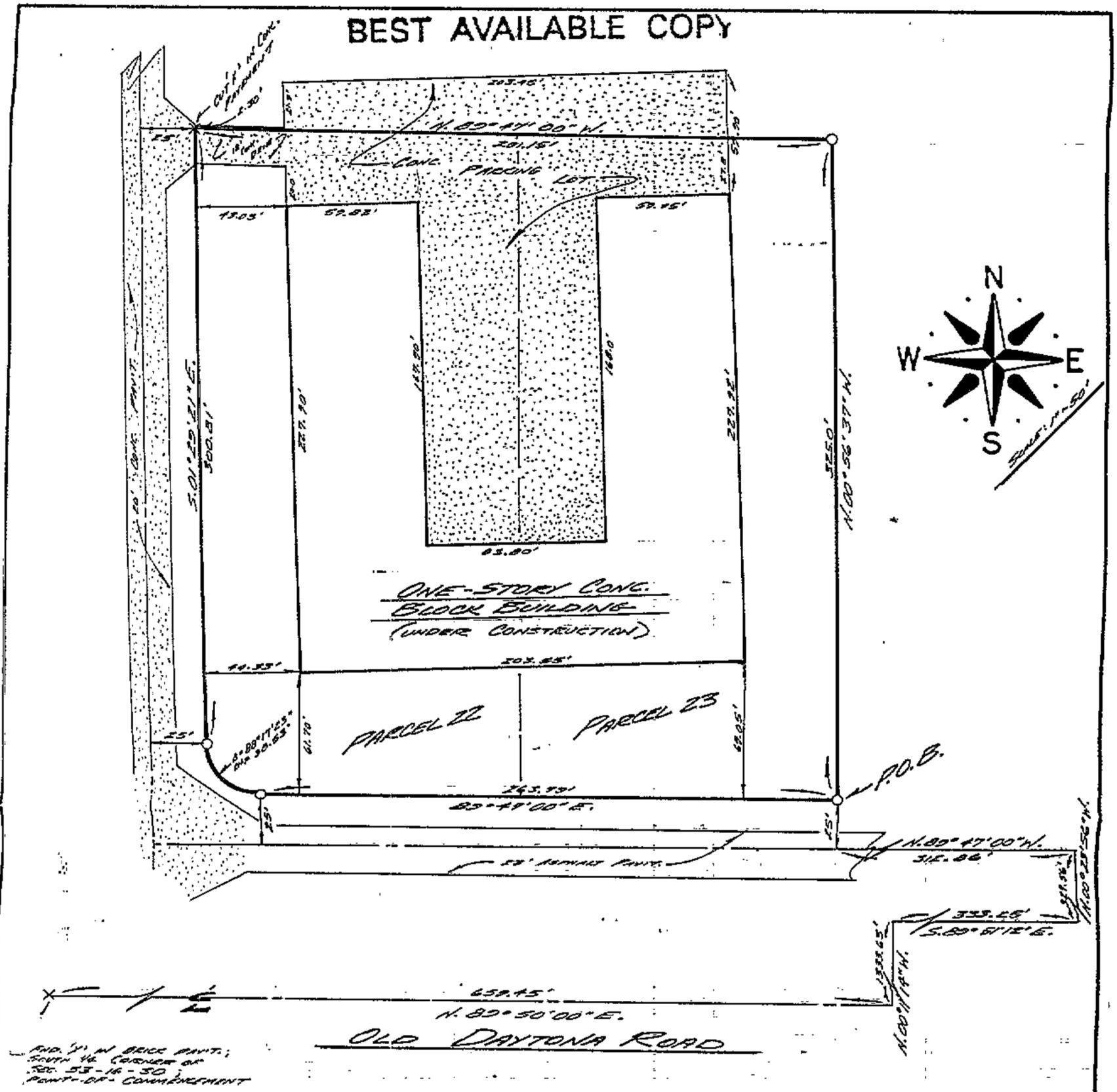
LEGAL DESCRIPTION OF THE RECIPROCAL EASEMENT AGREEMENT  
(LOTS 14 AND 15)

THE NORTH 38.0 FEET OF THE FOLLOWING DESCRIBED LANDS (LOT 14): That portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 AND the West 1/4 of the Southeast 1/4 of Section 33, Township 16 South, Range 30 East, Volusia County, Florida, being described as follows: Commence at the southeast corner of the West 1/4 of the Southeast 1/4 of Section 33, run thence S89°59'00"W along the south line of said Southeast 1/4, said line also known as the centerline of Old Daytona Road, a distance of 257.47 feet to its intersection with the centerline of a private road known as Patterson Ave.; thence N10°11'49"E along the centerline of said Patterson Ave. a distance of 580.28 feet to the P.C. of a centerline curve concave to the southwest and having a radius of 402.81 feet; thence from said centerline P.C. run northerly along the arc of said centerline curve through a central angle of 33°46'43" an arc distance of 237.47 feet to the P.T. of said centerline curve; thence N23°34'54"W along the centerline of said Patterson Ave. a distance of 245.11 feet to the P.C. of a centerline curve concave to the northeast and having a radius of 565.57 feet; thence from said centerline P.C. run northerly along the arc of said centerline curve through a central angle of 32°59'47" an arc distance of 325.76 feet to the Point of Reverse Curve of a centerline curve concave to the west and having a radius of 404.80 feet; thence from said centerline Point of Reverse Curve, run northerly along the arc of said centerline curve through a central angle of 10°19'58" a distance of 73.0 feet to the Point of Tangency of said centerline curve; thence N00°55'05"W along said centerline of Patterson Ave. a distance of 51.08 feet to the Point of Curvature of a curve concave to the east and having a radius of 1707.27 feet; thence run northerly along the arc of said centerline curve through a central angle of 04°50'35" a distance of 144.31 feet to the Point of Compound Curve of a centerline curve concave to the southeast and having a radius of 51.08 feet; thence from said centerline Point of Compound Curve run northerly along the arc of said centerline curve through a central angle of 37°36'00" a distance of 33.52 feet to its intersection with the centerline of a 50 ft. wide easement also known as Patterson Ave.; thence from a radial bearing of S48°28'29"E, run N01°29'21"W along centerline of said Patterson Ave. a distance of 8.98 feet to the Point of Beginning of the lands herein described; thence from said Point of Beginning run N89°51'13"W a distance of 344.83 feet; thence N00°06'44"W a distance of 141.56 feet; thence S89°50'36"E a distance of 341.41 feet to the centerline of said Patterson Ave.; thence S01°29'21"E along the centerline of said 50 ft. wide easement for road purposes a distance of 141.55 feet to the Point of Beginning; subject to right of way for Patterson Ave. over the easterly 25.0 feet thereof; together with an easement for ingress, egress and utilities as recorded in Official Records Book 3707, Page 4215, Public Records of Volusia County, Florida.





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END. 1/4 W. BRIDGE PART;  
SOUTH 1/4 CORNER OF  
SEC. 53-16-50  
POINT-OF-BEGINNEMENT

**PROPOSED LOCAL DESCRIPTION FOR PARCELS NO. 22 AND 23:**

That part of the SE 1/4 of section 33, Township 16 South, Range 33 East, Volusia County, Florida, being more particularly described as follows: Commence at the Southwest corner of the SE 1/4 of said Section 33; Run thence N-89°39'00"-E, a distance of 659.45 feet along the South line of the SE 1/4 of said Section 33; Run thence N-00°11'14"-W, a distance of 1332.61 feet; Run thence S-89°31'12"-E, a distance of 331.25 feet; Run thence N-00°22'56"-W, a distance of 327.56 feet; Run thence N-89°47'00"-E, a distance of 112.86 feet; Run thence N-00°56'37"-W, a distance of 25.01 feet to the Point of Beginning; Continue thence N-00°56'37"-W, a distance of 325.0 feet; Run thence N-89°47'00"-E, a distance of 291.15 feet to the Easterly line of a road, as shown on a drawing of Buckminster Fuller Research & Development Park by A. W. Steinman; Run thence S-01°29'21"-E, a distance of 300.81 feet along said road to a point of curvature, being concave to the Northeast, having a radius of 23.0 feet; Run thence Southeasterly along the curve and said road, through a central angle of 88°17'23", an arc distance of 38.53 feet to a point of tangency; Run thence S-89°47'00"-E, a distance of 261.79 feet along said road to the Point of Beginning. This parcel contains 2.16 Acres, more or less and subject to any easements or rights-of-way of record.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472.07 FLA. STATUTE.

I hereby certify that this plat is a correct representation of a survey, of the above described property, made under my direction

Blackwell & Associates  
Land Surveyors, Inc.

By: *[Signature]*  
Ralph E. Blackwell  
Registered Land Surveyor  
Florida Certificate No. 3282

NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL

**BLACKWELL & ASSOCIATES**  
LAND SURVEYORS, INC.  
P.O. BOX 1013 ORANGE CITY, FLORIDA

*BOUNDARY & LOCATION SURVEY FOR:*

*[Signature]*  
**PATTERSON**

**Legend:**

(FM) • Field Measurement  
(P) • Plot Measurement    (I) • Iron Pipe Found  
(D) • Deed Description    (S) • Set R.L.S. Cap  
(R) • Rod Found    (C) • Concrete Monument Found  
(RS) • Rod Set    (CM) • Concrete Monument Set

Date: DECEMBER 15, 1986

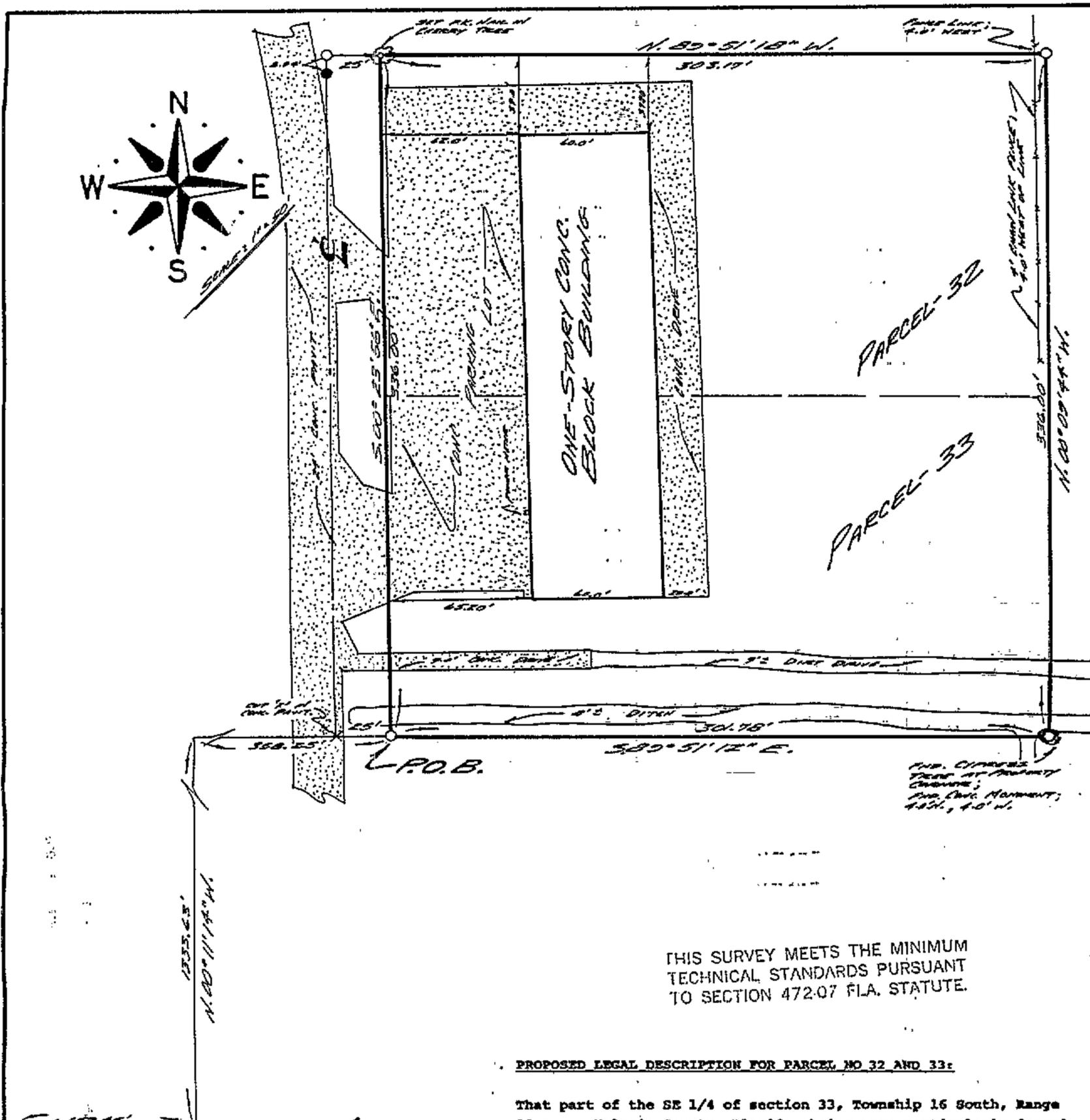
W.O. No.: 12-1928-86

Drawn By: E.A.S.

Field Book: NONE

File No.: SMALL

Book: 4129  
Page: 4777



THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472.07 FLA. STATUTE.

PROPOSED LEGAL DESCRIPTION FOR PARCEL NO 32 AND 33:

That part of the SE 1/4 of section 33, Township 16 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Commence at the South-west corner of the SE 1/4 of said Section 33; Run thence N-89°59'00"-E, a distance of 659.45 feet along the South line of the SE 1/4 of said Section 33; Run thence N-00°11'14"-W, a distance of 1333.63 feet; Run thence S-89°51'12"-E, a distance of 358.25 feet to the Point of Beginning; Continue thence S-89°51'12"-E, a distance of 301.78 feet; Run thence N-00°09'44"-W, a distance of 336.0 feet; Run thence N-89°51'18"-W, a distance of 303.17 feet to the Easterly line of a road, as shown on a drawing of Buckminster Fuller Research & Development Park by A. W. Steinman; Run thence S-00°23'56"-E, a distance of 336.0 feet along the Easterly line of said road to the Point of Beginning. This parcel contains 2.33 Acres, more or less and subject to any easements or rights-of-way of record.

1333.63' N-00°11'14"W  
659.45' N-89°59'00"E  
OLD DAYTONA ROAD  
FIND 'X' IN BEAR PRINTS;  
WITH IN CORNER OF  
SECTION 33-16-30;  
PART OF COMMENCEMENT

|  |  |   |
|--|--|---|
| <p>I hereby certify that this plot is a correct representation of a survey, of the above described property, made under my direction</p> <p>Blackwell &amp; Associates<br/>Land Surveyors, Inc.</p> <p>By: <i>R. E. Blackwell</i><br/>Ralph E. Blackwell<br/>Registered Land Surveyor<br/>Florida Certificate No. 3282<br/>NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL</p> | <p>BLACKWELL &amp; ASSOCIATES<br/>LAND SURVEYORS, INC.<br/>PO BOX 1013 ORANGE CITY, FLORIDA</p> <p>Surveyor &amp; Location Surveyor For:</p> <p><i>JIM PATTERSON</i></p> | <p>Legend:<br/>(FM) = Field Measurement<br/>(P) = Plot Measurement    (I) = Iron Pipe Found<br/>(D) = Deed Description    (S) = Set R.L.S. Cap<br/>(R) = Rod Found    (C) = Concrete Monument Found<br/>(O) = Rod Set    (M) = Concrete Monument Set</p> <p>Date: DECEMBER 12, 1986</p> <p>W.O. No.:</p> <p>Drawn By: E.A.S.</p> <p>Field Book: NONE</p> <p>File No. 5411</p> |
|--|--|---|

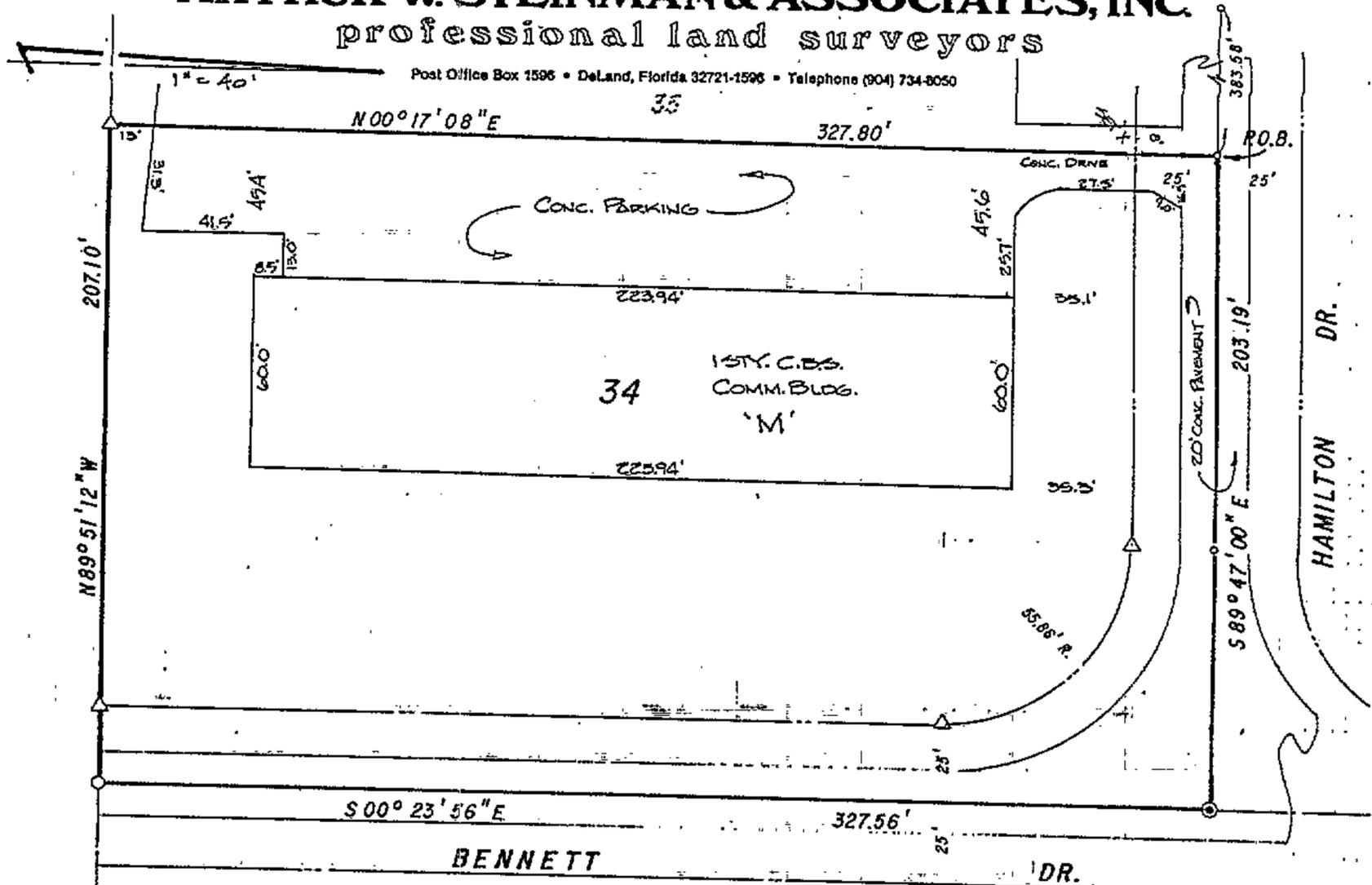
# ARTHUR W. STEINMAN & ASSOCIATES, INC.

## professional land surveyors

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Book: 4129  
 Page: 4778

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BOUNDARY SURVEY FOR JIM PATTERSON

**PARCEL 34**  
 THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4  
 -AND- THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH,  
 RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF SAID WEST 1/4 OF THE SOUTHWEST 1/4  
 OF SECTION 33, RUN THENCE S 89°59'00" W, ALONG THE SOUTH LINE OF SAID  
 SOUTHWEST 1/4 OF SECTION 33, SAID LINE ALSO KNOWN AS THE CENTERLINE OF  
 OLD DAYTONA ROAD, A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH  
 THE CENTERLINE OF A PRIVATE ROAD KNOWN AS PATTERSON AVE.; THENCE N 10°  
 11'49" E ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF  
 580.28 FEET TO THE P.C. OF A CENTERLINE CURVE CONCAVE TO THE SOUTHWEST  
 AND HAVING A RADIUS OF 402.81 FEET; THENCE FROM SAID CENTERLINE P.C.,  
 RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL  
 ANGLE OF 33°46'43", AN ARC DISTANCE OF 237.47 FEET TO THE P.T. OF SAID  
 CENTERLINE CURVE; THENCE N 23°34'55" W ALONG THE CENTERLINE OF SAID  
 PATTERSON AVE., A DISTANCE OF 245.11 FEET TO THE P.C. OF A CENTERLINE  
 CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 565.67 FEET; THENCE  
 FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE  
 CURVE THROUGH A CENTRAL ANGLE OF 32°59'46", AN ARC DISTANCE OF 325.77  
 FEET TO THE P.R.C. OF A CENTERLINE CURVE CONCAVE TO THE WEST AND HAVING A  
 RADIUS OF 404.80 FEET; THENCE FROM SAID CENTERLINE P.R.C., RUN NORTHERLY  
 ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 10°19'  
 58", AN ARC DISTANCE OF 73.00 FEET TO THE P.T. OF SAID CENTERLINE CURVE;  
 THENCE N 00°55'05" W ALONG THE CENTERLINE OF SAID PATTERSON AVE., A  
 DISTANCE OF 51.08 FEET TO THE P.C. OF A CENTERLINE CURVE CONCAVE TO THE  
 EAST AND HAVING A RADIUS OF 1707.27 FEET; THENCE FROM SAID CENTERLINE P.C.,  
 RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL  
 ANGLE OF 04°50'35", AN ARC DISTANCE OF 144.31 FEET TO THE P.C.C. OF A  
 CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 51.08 FEET; THENCE  
 FROM SAID CENTERLINE P.C.C., RUN NORTHERLY AND EASTERLY ALONG THE ARC OF  
 SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 86°17'26", AN ARC  
 DISTANCE OF 76.93 FEET TO THE P.T. OF SAID CENTERLINE CURVE; THENCE S 89°  
 47'00" E ALONG THE CENTERLINE OF HAMILTON DRIVE, A DISTANCE OF  
 383.58 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;  
 THENCE CONTINUE S 89°47'00" E ALONG THE CENTERLINE OF SAID HAMILTON DRIVE,  
 A DISTANCE OF 203.19 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A  
 CENTERLINE OF SAID BENNETT AVENUE; THENCE S 00°23'56" E ALONG THE  
 INTERSECTION WITH THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE  
 SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N 89°51'12" W ALONG THE SOUTH LINE  
 OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33,  
 A DISTANCE OF 207.10 FEET; THENCE N 00°17'08" E, A DISTANCE OF 327.80 FEET  
 TO THE POINT OF BEGINNING; TOGETHER WITH AND SUBJECT TO RIGHT-OF-WAY FOR  
 HAMILTON DRIVE, AND SAID HAMILTON DRIVE EAST OF THE ABOVE DESCRIBED PARCEL  
 BEING OVER THE NORTH 25.0 FEET THEREOF AND OVER THE EAST 25.0 FEET THEREOF,  
 AND OVER THAT PORTION IN THE NORTHEAST QUADRANT LYING WITHIN A TURN-OUT  
 RADIUS HAVING A RADIUS OF 55.86 FEET, AND BEING CONTIGUOUS WITH THE SOUTH  
 AND WEST LINES OF SAID NORTH 25.0 FEET AND THE EAST 25.0 FEET AS DESCRIBED  
 HEREIN.

( ) DENOTES DATA PER RECORD PLAT OR DEED  
 ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.  
 NOTE: BEARING STRUCTURE SHOWN HEREON BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 33,  
 TOWNSHIP 16 SOUTH, RANGE 30 EAST BEING S 89°59'00" W IS ASSUMED; FOR ANGLE PURPOSES ONLY.

- CONCRETE MON. FOUND
- IRON PIPE SET
- RE-BAR SET
- IRON PIPE PD.
- RE-BAR PD.
- FIR SPK. SET
- FIR SPK. PD.

THIS PLAT REPRESENTS A SURVEY MADE  
 UNDER MY DIRECTION, AND MEETS THE  
 REQUIREMENTS OF CHAP. 211H-6, F.S.

DATE 8/5/05  
 PROJ CODE B1226-04  
 DRAWN JWC

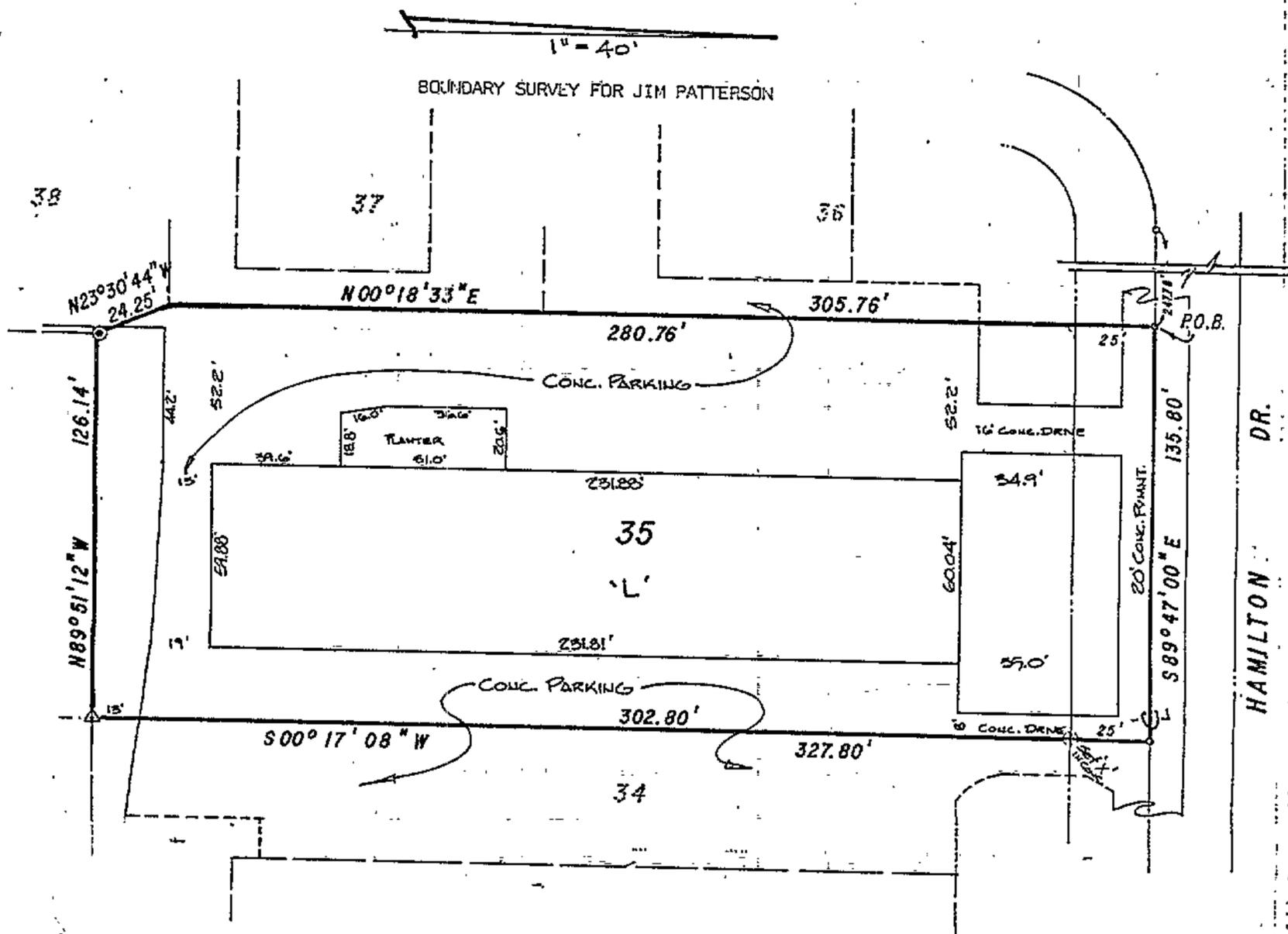
# ARTHUR W. STEINMAN & ASSOCIATES, INC.

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BOOK: 4129  
PAGE: 4779

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**PARCEL 35**  
 THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 -AND- THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, RUN THENCE S 89°59'00" W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 33, ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD, A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROAD KNOWN AS PATTERSON AVE.; THENCE N 10°11'49" E ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 580.28 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 402.81 FEET; THENCE FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 33°46'43", AN ARC DISTANCE OF 237.47 FEET TO THE P.T. OF SAID CENTERLINE CURVE; THENCE N 23°34'34" W ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 245.11 FEET TO THE CENTERLINE P.C. OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 32°59'46", AN ARC DISTANCE OF 325.77 FEET TO THE P.R.C. OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 404.80 FEET; THENCE FROM SAID CENTERLINE P.R.C., RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°19'58", AN ARC DISTANCE OF 73.00 FEET TO THE P.T. OF SAID CENTERLINE CURVE; THENCE N 00°55'05" W ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 51.08 FEET TO THE P.C. OF A CENTERLINE CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1707.27 FEET; THENCE FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°50'35", AN ARC DISTANCE OF 144.31 FEET TO THE P.C.C. OF A CENTERLINE CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 51.08 FEET; THENCE RUN NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 86°17'26", AN ARC DISTANCE OF 76.93 FEET TO THE P.T. OF SAID CENTERLINE CURVE; THENCE S 89°47'00" E, ALONG THE CENTERLINE OF HAMILTON DRIVE, A DISTANCE OF 247.78 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 89°47'00" E ALONG SAID CENTERLINE OF HAMILTON DRIVE, A DISTANCE OF 135.80 FEET; THENCE S 00°17'08" W, A DISTANCE OF 327.80 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE N 89°51'12" W ALONG SAID SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 126.14 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE N 23°30'44" W, A DISTANCE OF 24.25 FEET; THENCE N 00°18'33" E, A DISTANCE OF 305.76 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY FOR HAMILTON DRIVE OVER THE NORTH 25.0 FEET THEREOF.

( ) DENOTES DATA PER RECORD PLAT OR DEED  
 ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.

NOTE: BEARING STRUCTURE SHOWN HEREON BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST BEING S 89°39'00" W IS ASSUMED; FOR ANGLE PURPOSES ONLY.

- CONCRETE MON. FOUND    ● IRON PIPE FD.
- CONCRETE MON. SET    ○ IRON PIPE SET
- ▲ "T" IRON SET (ALL POINTS SET WITH CAP & PL)

- IR. SPLIC. FD.
- IR. SPLIC. SET

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND MEETS THE REQUIREMENTS OF CHAP. 21111-6, F.A.C.

*Arthur W. Steinman*  
 A.W. STEINMAN, P.L.S.  
 FLA. REG. NO. 1031

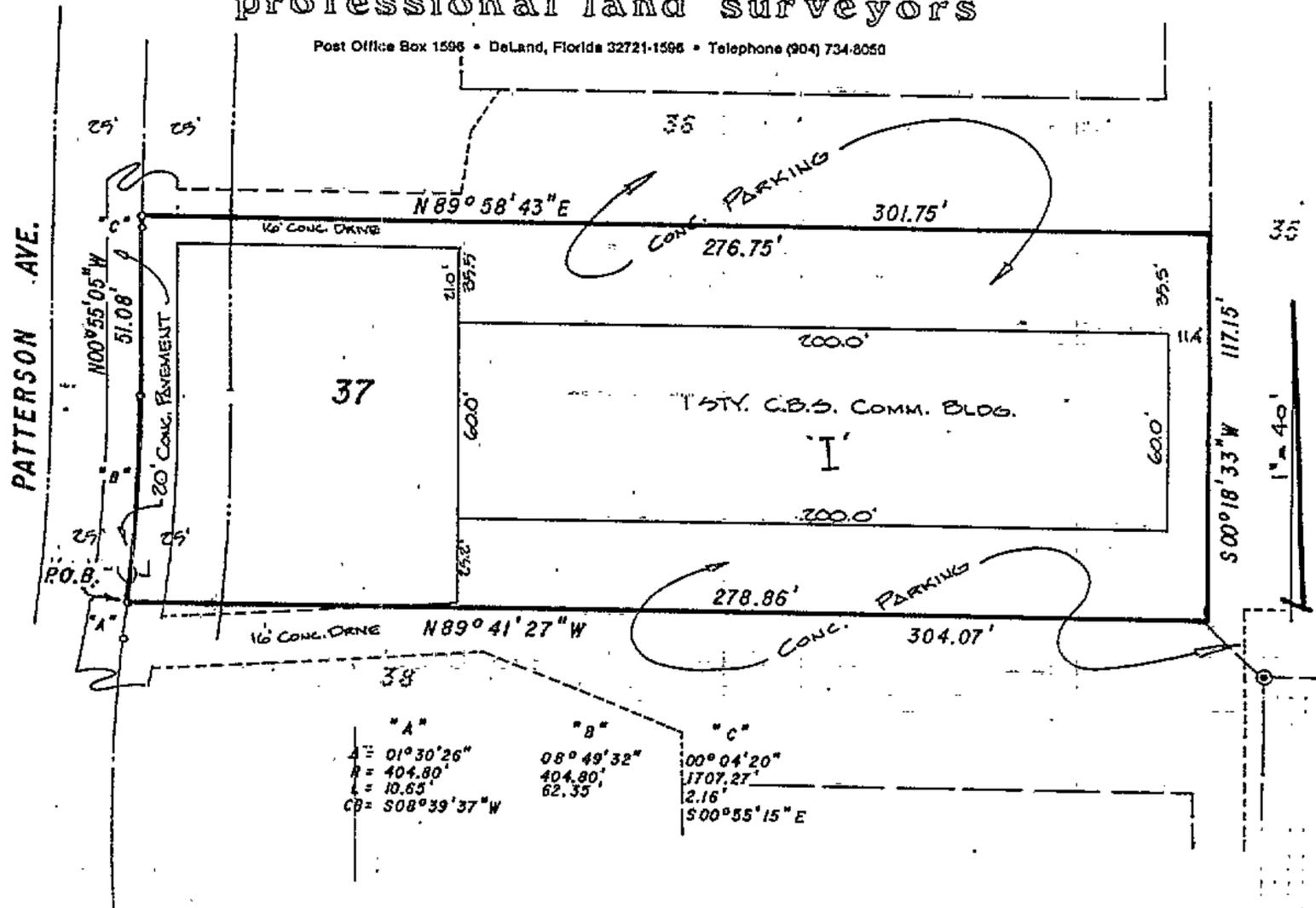
NOT VALID WITHOUT EMBOSSED SEAL

DATE 8/5/85  
 PROJ CODE 01206-35  
 DRAWN *gic*



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BOUNDARY SURVEY FOR JIM PATTERSON

PARCEL 37  
 THAT PORTION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4  
 -AND- THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH,  
 RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/4 OF THE SOUTHEAST 1/4 OF  
 SECTION 33, RUN THENCE S 89°59'00" W, ALONG THE SOUTH LINE OF SAID SOUTH-  
 EAST 1/4 OF SECTION 33, ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD,  
 A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A  
 PRIVATE ROAD KNOWN AS PATTERSON AVE.; THENCE N 10°11'49" E, ALONG THE  
 CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 580.28 FEET TO THE P.C.  
 OF A CENTERLINE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF  
 402.81 FEET; THENCE FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC  
 OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 33°46'43", AN ARC  
 DISTANCE OF 237.47 FEET TO THE P.T. OF SAID CENTERLINE CURVE; THENCE  
 N 23°34'54" W ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF  
 245.11 FEET TO THE P.C. OF A CENTERLINE CURVE CONCAVE TO THE NORTHEAST  
 AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM SAID CENTERLINE P.C., RUN  
 NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE  
 OF 32°59'46", AN ARC DISTANCE OF 325.77 FEET TO THE P.R.C. OF A CENTERLINE  
 CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 404.80 FEET; THENCE FROM  
 SAID CENTERLINE P.R.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE  
 CURVE THROUGH A CENTRAL ANGLE OF 01°30'26", AN ARC DISTANCE OF 10.65 FEET  
 TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE FROM A  
 CENTERLINE CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 404.80 FEET,  
 THROUGH A CENTRAL ANGLE OF 08°49'32", AN ARC DISTANCE OF 62.35 FEET TO THE  
 P.T. OF SAID CENTERLINE CURVE; THENCE N 00°55'05" W, ALONG THE CENTERLINE  
 OF SAID PATTERSON AVE., A DISTANCE OF 51.08 FEET TO THE P.C. OF A CENTER-  
 LINE CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1707.27 FEET; THENCE  
 FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE  
 CURVE THROUGH A CENTRAL ANGLE OF 00°04'20", AN ARC DISTANCE OF 2.16 FEET;  
 THENCE FROM A CHORD BEARING OF S 00°55'15" E, RUN N 89°58'43" E, A DISTANCE  
 OF 301.75 FEET; THENCE S 00°18'33" W, A DISTANCE OF 117.15 FEET; THENCE  
 N 89°41'27" W, A DISTANCE OF 304.07 FEET TO THE POINT OF BEGINNING;  
 SUBJECT TO RIGHT-OF-WAY FOR PATTERSON AVE. OVER THE WESTERLY 25.0 FEET  
 THEREOF.

NOTE: Bearing structure shown hereon based on the South line of the SE 1/4 of Section 33,  
 Township 16 South, Range 30 East, being S 89°59'00"W, is assumed; for angle purposes only.

( ) DENOTES DATA PER RECORD PLAT OR DEED  
 ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.

- CONCRETE MON. FOUND    ● IRON PIPE FD.    ○ RE-BAR FD.    ○ FR. SPK. FD.
- CONCRETE MON. SET    ○ IRON PIPE SET    ○ RE-BAR SET    ○ FR. SPK. SET
- △ 'T' IRON SET (ALL POINTS SET WITH CAP & PLS. NO.)

THIS PLAT REPRESENTS A SURVEY MADE  
 UNDER MY DIRECTION, AND MEETS THE  
 REQUIREMENTS OF CHAP. 214H-6, F.A.C.

*Arthur W. Steinman*  
 A.W. STEINMAN, P.L.S.  
 F.L.A. REG. NO. 1622

NOT VALID  
 WITHOUT  
 EMBOSSED  
 SEAL

DATE 8/2/85  
 PROJ. CODE 0126-07  
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 PAGE: 4781

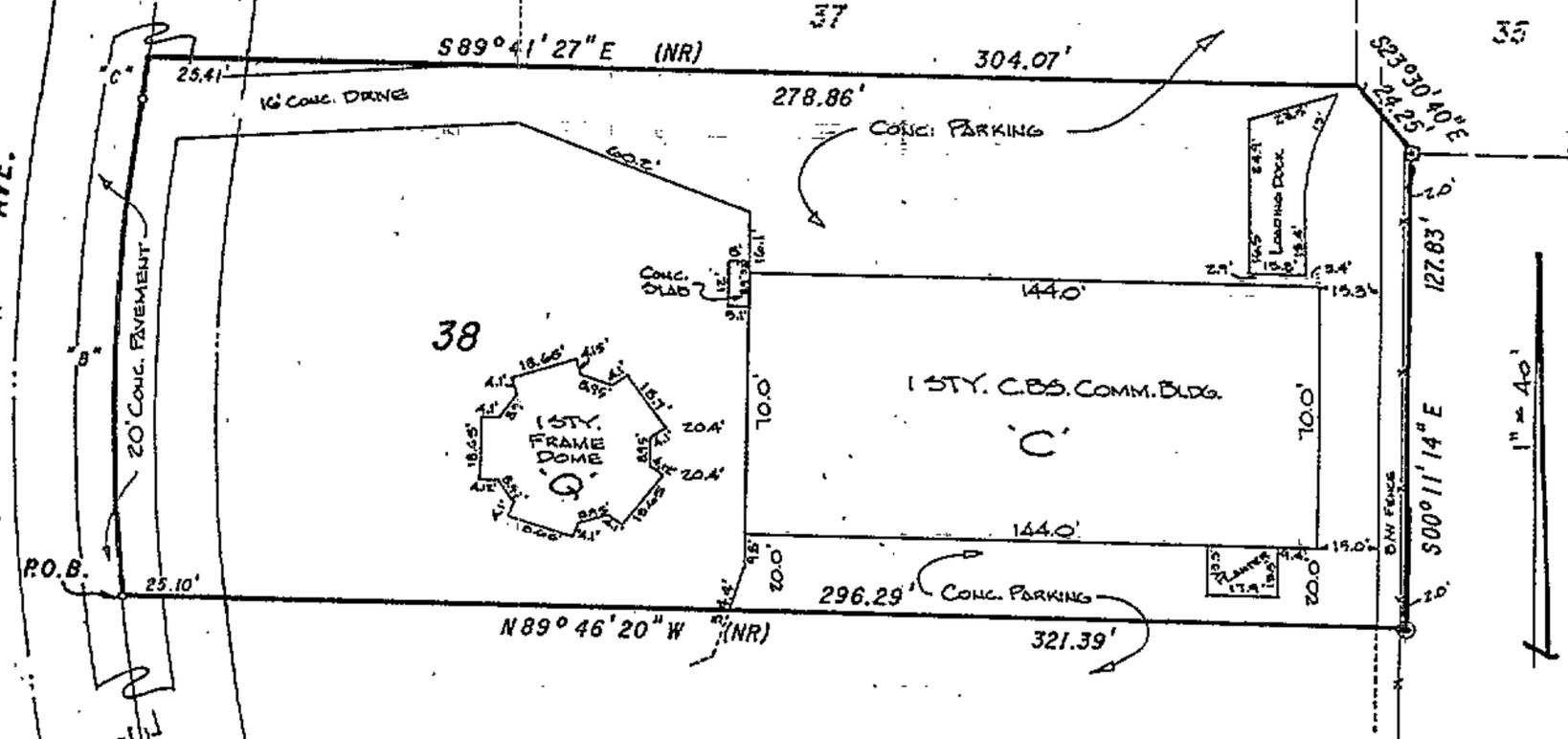
# ARTHUR W. STEINMAN & ASSOCIATES, INC.

## professional land surveyors

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Book: 4129  
Page: 4782

PATTERSON AVE.



|          | "A"                   | "B"                 | "C"                   |
|----------|-----------------------|---------------------|-----------------------|
| $\Delta$ | $18^{\circ}46'44''$   | $14^{\circ}13'03''$ | $01^{\circ}30'26''$   |
| R        | 565.67'               | 565.67'             | 404.80'               |
| L        | 185.40'               | 140.37'             | 10.65'                |
| CB       | $S14^{\circ}11'32''E$ |                     | $S08^{\circ}39'37''W$ |

### BOUNDARY SURVEY FOR JIM PATTERSON

NOTE: Bearing structure shown hereon based on the South line of the SE 1/4 of Section 33, Township 16 South, Range 30 East, being  $S 89^{\circ}59'00''W$ , is assumed; for angle purposes only.

**PARCEL 38**  
 THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 -AND- THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, RUN THENCE  $S 89^{\circ}59'00'' W$ , ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 33, ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD,, A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROAD KNOWN AS PATTERSON AVE.; THENCE  $N 10^{\circ}11'49'' E$ , ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 580.28 FEET TO THE P.C. OF A CENTERLINE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 402.81 FEET; THENCE FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF  $33^{\circ}46'43''$ , AN ARC DISTANCE OF 237.47 FEET TO THE P.T. OF SAID CENTERLINE CURVE; THENCE  $N 23^{\circ}34'54'' W$ , ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 245.11 FEET TO THE P.C. OF A CENTERLINE CURVE CONCAVE TO THE NORTH-EAST AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM SAID P.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ}46'44''$ , AN ARC DISTANCE OF 185.40 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE FROM A CHORD BEARING OF  $S14^{\circ}11'32'' E$ , CONTINUE NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 565.67 FEET, THROUGH A CENTRAL ANGLE OF  $14^{\circ}13'03''$ , AN ARC DISTANCE OF 140.37 FEET TO THE P.R.C. OF A CENTERLINE CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 404.80 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}30'26''$ , AN ARC DISTANCE OF 10.65 FEET; THENCE FROM A CHORD BEARING OF  $S 08^{\circ}39'37'' W$ , RUN  $S 89^{\circ}41'27'' E$ , A DISTANCE OF 304.07 FEET; THENCE  $S 23^{\circ}30'40'' E$ , A DISTANCE OF 24.25 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE  $S 00^{\circ}11'14'' E$  ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, A DISTANCE OF 127.83 FEET; THENCE  $N 89^{\circ}46'20'' W$ , A DISTANCE OF 321.39 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY FOR PATTERSON AVE. OVER THE WESTERLY 25.0 FEET THEREOF.

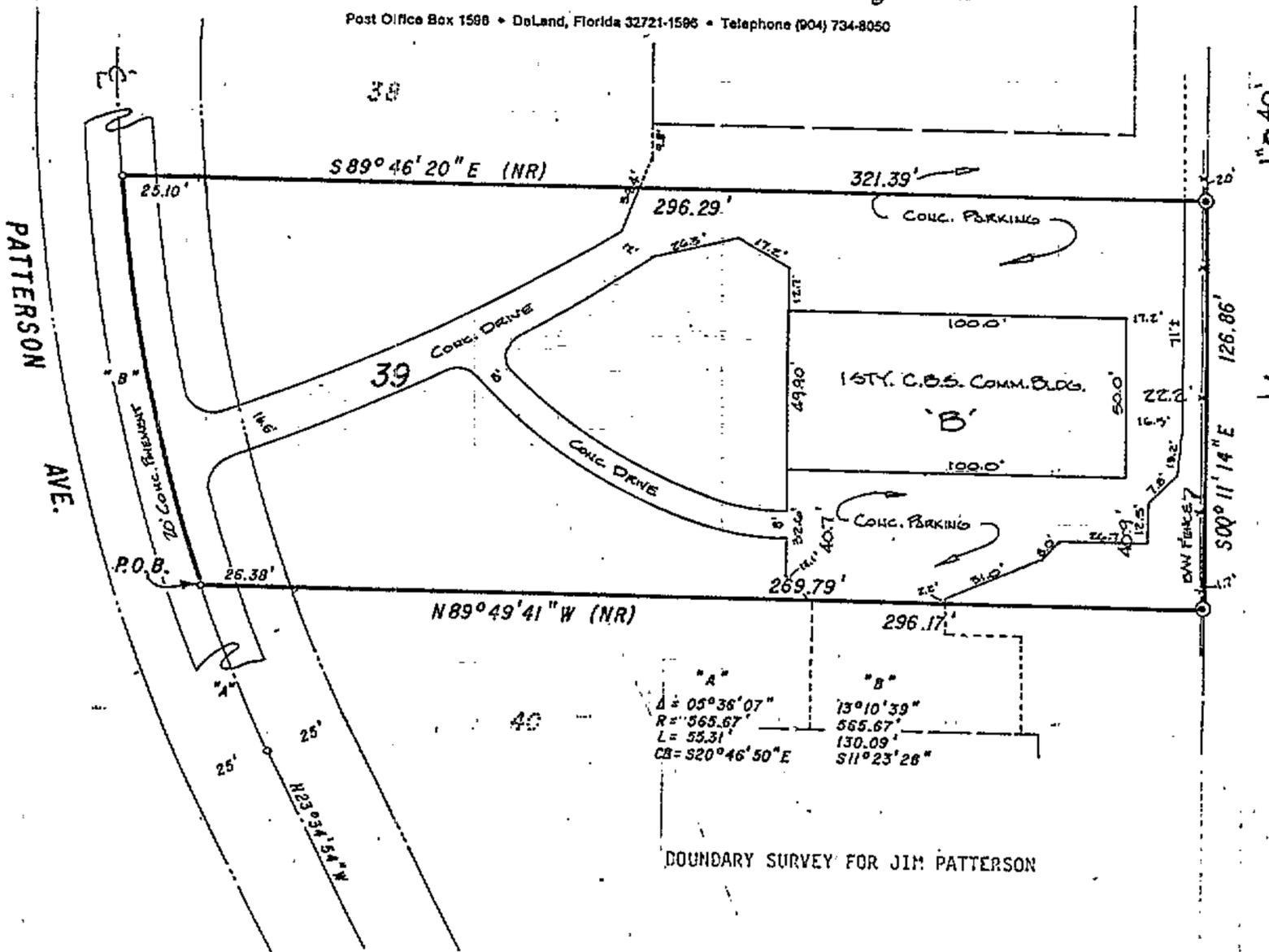
( ) DENOTES DATA PER RECORD PLAT OR DEED  
 ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.

|  |  |  |  |  |   |                                 |   |
|--|--|--|--|--|---|---------------------------------|---|
| <ul style="list-style-type: none"> <li>■ CONCRETE MON. FOUND</li> <li>□ CONCRETE MON. SET</li> <li>△ T. IRON SET (ALL POINTS SET WITH CAP &amp; PLS. NO.)</li> </ul> | <ul style="list-style-type: none"> <li>● IRON PIPE FD.</li> <li>○ IRON PIPE SET</li> </ul> | <ul style="list-style-type: none"> <li>⊙ RE-BAR FD.</li> <li>⊙ RE-BAR SET</li> </ul> | <ul style="list-style-type: none"> <li>• RR SPL. FD.</li> <li>• RR SPL. SET</li> </ul> | THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND MEETS THE REQUIREMENTS OF CHAP 21HH-6, F.A.C. | A.W. STEINMAN, P.L.S.<br>P.L.S. REG. NO. 1134 | NOT VALID WITHOUT EMBOSSED SEAL | DATE <u>8/5/85</u><br>PROJ CODE <u>81286-20</u><br>DRAWN <u>JSC</u> |
|--|--|--|--|--|---|---------------------------------|---|

# ARTHUR W. STEINMAN & ASSOCIATES, INC.

## professional land surveyors

Post Office Box 1588 • DeLand, Florida 32721-1588 • Telephone (904) 734-8050



BOUNDARY SURVEY FOR JIM PATTERSON

**PARCEL 39**  
 THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 -AND- THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, RUN THENCE S 89°59'00" W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, SAID LINE ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD, A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROAD KNOWN AS PATTERSON AVE. THENCE N 10°11'49" E, ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 580.28 FEET TO THE P.C. OF A CENTERLINE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 402.81 FEET; THENCE FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 33°46'43", AN ARC DISTANCE OF 237.41 FEET TO THE P.T. OF SAID CENTERLINE CURVE; THENCE N 23°34'54" W, ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 246.11 FEET TO THE P.C. OF A CENTERLINE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM SAID CENTERLINE P.C., RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 05°36'07", AN ARC DISTANCE OF 55.31 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE FROM A CHORD BEARING OF S 20°46'50" E, CONTINUE NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 565.67 FEET, THROUGH A CENTRAL ANGLE OF 13°10'39", AN ARC DISTANCE OF 130.09 FEET; THENCE FROM A CHORD BEARING OF S 11°23'28" E, RUN S 89°46'20" E, A DISTANCE OF 321.39 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE S 00°11'14" E ALONG SAID EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, A DISTANCE OF 126.86 FEET; THENCE N 89°49'41" W, A DISTANCE OF 296.17 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY FOR PATTERSON AVE. OVER THE WESTERLY 25.0 FEET THEREOF.

NOTE: Bearing structure shown hereon based on the South line of the SE 1/4 of Section 33, Township 16 South, Range 30 East, being S 89°59'00" W, is assumed; for angle purposes only

( ) DENOTES DATA PER RECORD PLAT OR DEED  
 ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.

- CONCRETE MON. FOUND    ● IRON PIPE FD.    ○ RE-BAR FD.    ○ RR BPK. FD.
- CONCRETE MON. SET    ○ IRON PIPE SET    ○ RE-BAR SET    ○ RR BPK. SET
- △ T.M. MON. SET (ALL POINTS SET WITH CAP & PLS. NO.)

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND MEETS THE REQUIREMENTS OF CHAP 21HH-6, F.A.C.

*Arthur W. Steinman*  
 A.W. STEINMAN, P.L.S.  
 P.L.A. REG. NO. 1924

NOT VALID WITHOUT EMBOSSED SEAL

DATE 01/5/85  
 PROJ CODE 81206-39  
 DRAWN JLW

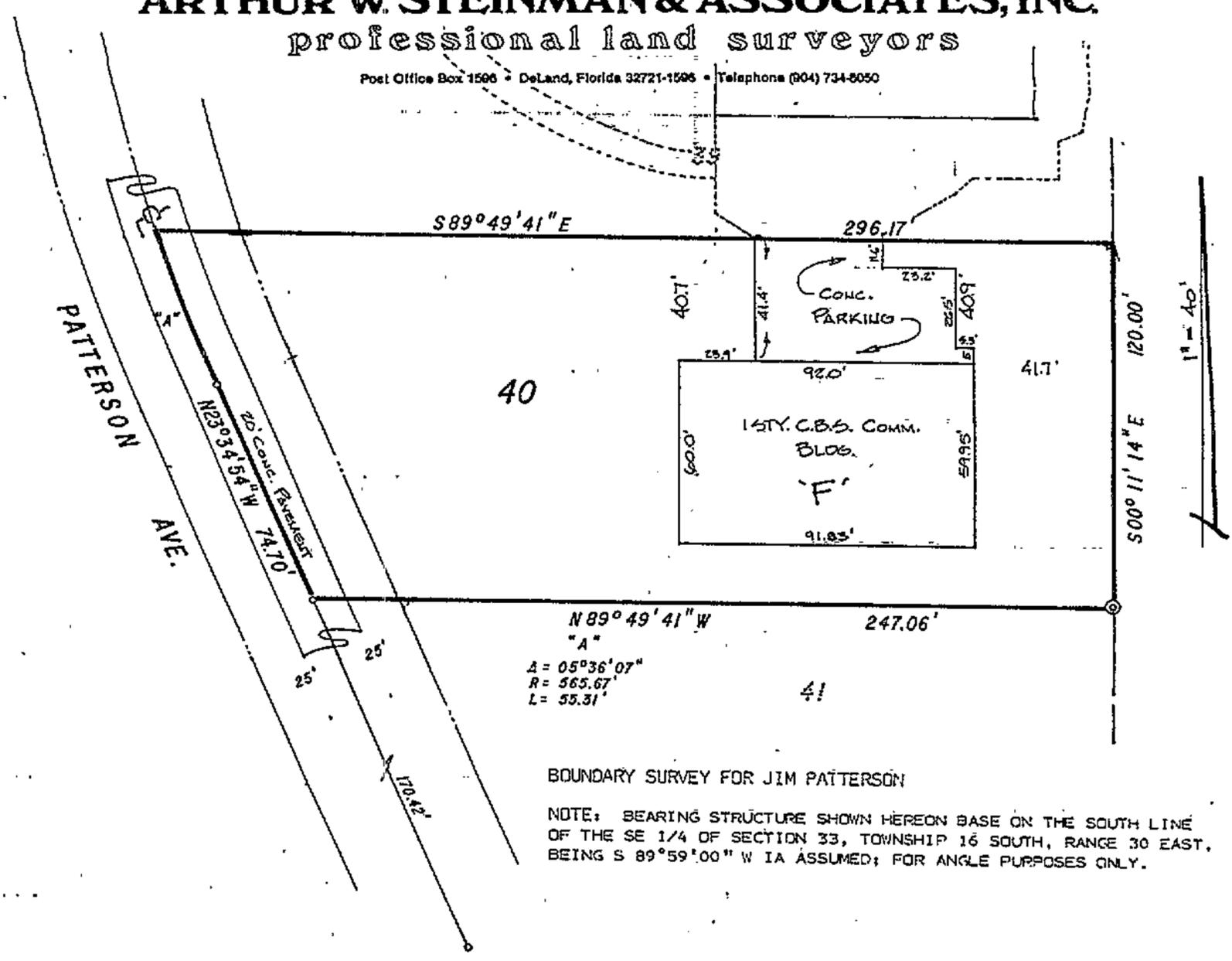
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 Page: 4783

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Book: 4129  
 Page: 4784



BOUNDARY SURVEY FOR JIM PATTERSON

NOTE: BEARING STRUCTURE SHOWN HEREON BASE ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, BEING S 89°59'00" W IA ASSUMED; FOR ANGLE PURPOSES ONLY.

### PARCEL 40

THAT PORTION OF THE WEST 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/4 OF THE SE 1/4 OF SECTION 33, RUN THENCE S 89°59'00" W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 33, SAID SOUTH LINE ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD, A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROAD KNOWN AS PATTERSON AVE.; THENCE N 10°11'49" E, ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 580.28 FEET TO THE POINT OF CURVATURE OF A CENTERLINE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 402.81 FEET; THENCE FROM SAID POINT OF CURVATURE, RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 33°46'43", A DISTANCE OF 237.47 FEET TO THE POINT OF TANGENCY OF SAID CENTERLINE CURVE; THENCE N 23°34'54" W, ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 170.42 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE N 23°34'54" W, ALONG THE CENTERLINE OF SAID PATTERSON AVE. A DISTANCE OF 74.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 565.67 FEET; THENCE FROM SAID CENTERLINE POINT OF CURVATURE, RUN NORTHERLY ALONG THE ARC OF SAID CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF 05°36'07", A DISTANCE OF 55.31 FEET; THENCE FROM A RADIAL BEARING OF N 72°01'14" E, RUN S 89°49'41" E, A DISTANCE OF 296.17 FEET TO THE EAST LINE OF SAID WEST 1/4 OF THE SE 1/4 OF SECTION 33; THENCE S 00°11'14" E, ALONG THE EAST LINE OF SAID WEST 1/4 OF THE SE 1/4 OF SECTION 33, A DISTANCE OF 120.00 FEET; THENCE N 89°49'41" W, A DISTANCE OF 247.06 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY FOR PATTERSON AVE. OVER THE WESTERLY 25.0 FEET THEREOF; CONTAINING 0.68 ACRES, MORE OR LESS.

( ) DENOTES DATA PER RECORD PLAT OR DEED  
 ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.

|   |                                    |                              |                                |  |  |                                 |  |
|---|------------------------------------|------------------------------|--------------------------------|--|--|---------------------------------|--|
| ■ CONCRETE MON. POUND<br>□ CONCRETE MON. SET<br>△ IRON SET (ALL POINTS SET WITH CAP & RLS. NO.) | ● IRON PIPE FD.<br>○ IRON PIPE SET | ⊙ RE-BAR FD.<br>⊙ RE-BAR SET | • RR SPK. FD.<br>• RR SPK. SET | THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND MEETS THE REQUIREMENTS OF CHAP 21HH-6, F.A.C. | <br>A.W. STEINMAN, R.L.S.<br><small>P.L.S. REG. NO. 1034</small> | NOT VALID WITHOUT EMBOSSED SEAL | DATE <u>8.5.05</u><br>PROJ CODE <u>D1286-4</u><br>DRAWN <u>JVE</u> |
|---|------------------------------------|------------------------------|--------------------------------|--|--|---------------------------------|--|

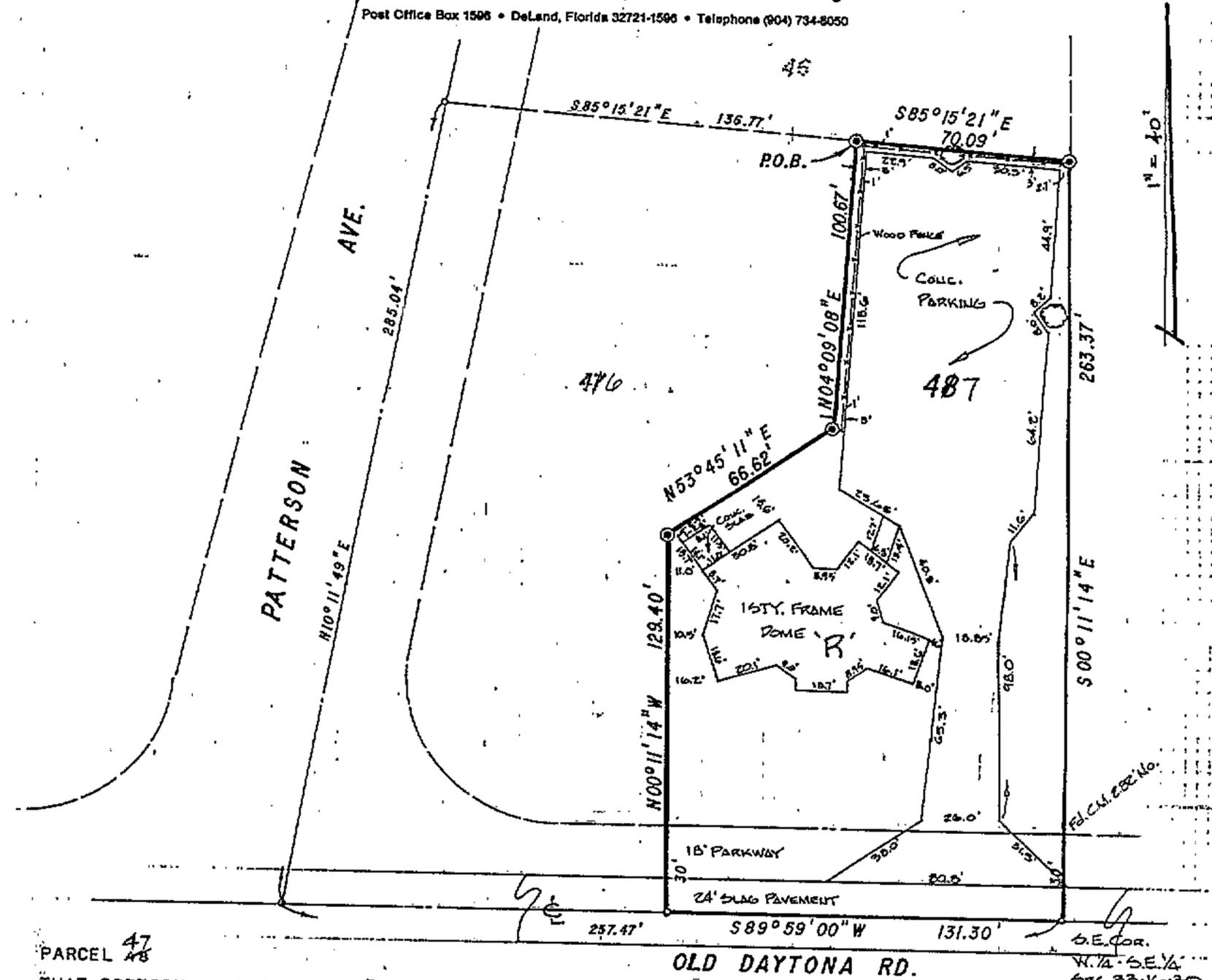
# ARTHUR W. STEINMAN & ASSOCIATES, INC.

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BOOK: 4129  
PAGE: 4785



PARCEL 47  
48

S.E. COR.  
W. 1/4 - SE 1/4  
SEC. 33-16-30

THAT PORTION OF THE WEST 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/4 OF THE SE 1/4 OF SECTION 33, RUN THENCE S 89°59'00" W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 33, SAID SOUTH LINE ALSO KNOWN AS THE CENTERLINE OF OLD DAYTONA ROAD, A DISTANCE OF 257.47 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROAD KNOWN AS PATTERSON AVE.; THENCE N 10°11'49" E, ALONG THE CENTERLINE OF SAID PATTERSON AVE., A DISTANCE OF 285.04 FEET; THENCE S 85°15'21" E, A DISTANCE OF 136.77 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING, CONTINUE S 85°15'21" E, A DISTANCE OF 70.09 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE SE 1/4 OF SAID SECTION 33; THENCE S 00°11'14" E, ALONG THE EAST LINE OF THE WEST 1/4 OF THE SE 1/4 OF SAID SECTION 33, A DISTANCE OF 263.37 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/4 OF THE SE 1/4 OF SAID SECTION 33; THENCE RUN S 89°59'00" W, ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF OLD DAYTONA ROAD AS NOW LAID OUT, A DISTANCE OF 131.30 FEET; THENCE N 00°11'14" W, PARALLEL WITH THE EAST LINE OF SAID WEST 1/4 OF THE SE 1/4 OF SECTION 33, A DISTANCE OF 129.40 FEET; THENCE N 53°45'11" E, A DISTANCE OF 66.62 FEET; THENCE N 04°09'08" E, A DISTANCE OF 100.67 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY FOR OLD DAYTONA ROAD OVER THE SOUTH 30.0 FEET THEREOF; CONTAINING 0.56 ACRES, MORE OR LESS.

BOUNDARY SURVEY FOR JIM PATTERSON

NOTE: BEARING STRUCTURE SHOWN! HEREON IS BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST BEING S 89°59'00" W, IS ASSUMED FOR ANGLE PURPOSES ONLY.

( ) DENOTES DATA PER RECORD PLAT OR DEED  
ALL OTHER DATA SHOWN IS PER FIELD MEASUREMENT.

- CONCRETE MON. FOUND    ● IRON PIPE FD.    ⊙ RE-BAR FD.    ◆ IR. SPK. FD.
- CONCRETE MON. SET    ○ IRON PIPE SET    ⊙ RE-BAR SET    ◆ IR. SPK. SET
- ▲ T. IRON SET (ALL POINTS SET WITH CAP & PLS. NO.)

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND MEETS THE REQUIREMENTS OF CHAP 21HH-6, F.A.C.

*Arthur W. Steinman*  
A.W. STEINMAN, P.L.S.  
P.L.S. REG. NO. 1424

NOT VALID WITHOUT EMBOSSED SEAL

DATE 8/15/85  
PROJ CODE 01206-4-B  
DRAWN *jc*

BOOK: 4129  
Page: 4786

EXHIBIT B  
CERTIFICATE OF COMPLETION OF ALL IMPROVED INFRASTRUCTURE

BEST AVAILABLE COPY

August 1, 1996

**Conklin, Porter and Holmes**  
**ENGINEERS, INC.**  
MAINSTREET CENTER, SUITE 100  
101 N. WOODLAND BLVD.  
DELAND, FLORIDA 32720  
TEL 904-736-4142 FAX 904-736-8412  
SANFORD 407-322-6841

Mr. Wayne Sanborn, City Manager  
City of DeLand  
P. O. Drawer 449  
DeLand, Florida 32720-0449

Re: Patterson Industrial Park  
Completion Certification  
CPH Job No. B2503.00

Dear Mr. Sanborn:

This letter has been prepared, at the request of the City of DeLand, to certify the completion of the work performed at the Patterson Industrial Park, as contracted by Barnett Bank. Our certification is based on limited inspection and observation of the contractor's work. Our contract with Barnett Bank states that the City will furnish their own inspection for compliance with City requirements.

We hereby certify that the work has been completed in substantial compliance with the plans and specifications as revised and dated September 1995, with the exception of the following which were deleted as part of a contract change order:

1. Deletion of mitered end section, Fabriform, and guardrail on west side of culvert crossing between Lots 6 and 7.
2. Deletion of Fabriform and curbing on east side of culvert adjacent to Lot 33.
3. Deletion of guardrail, Fabriform, and curbing on culvert crossing in the area of Lots 30 and 31 along Bennett Boulevard.
4. Deletion of Fabriform, curbing, and guardrail at the culvert crossing adjacent to Lots 29 and 30.

As noted during previous meetings with Barnett Bank and the City, the improvements did not provide a positive outfall for the ditch line adjacent to Lots 8 and 9A. During the original design, it was planned that the existing swale running between Lots 8 and 9A would be better defined, providing a more positive outfall. However, the final plat of the Industrial Park, purposely deleted a drainage easement in this area, thereby not allowing further improvements of this swale in this area.

If there are any additional questions, regarding the execution of this project, please contact us.

Sincerely,

  
James C. Branch, P.E.  
Senior Vice President

cc: Laura Small, Barnett Bank  
Gary Schindler, City of DeLand  
Andrew Nicholson, P.E., City of DeLand

**RECEIVED**  
AUG 5 1996

COMMUNITY DEVELOPMENT

A:\B2503.00\ej5-21.ltr:ss



BOOK: 4129  
PAGE: 4787

EXHIBIT C  
LIST OF EXISTING OR MOST RECENT USE  
OF DEVELOPED LOTS

Office work

Child Care Facility

Restaurant

Church

Dance Studio

Health and Fitness Spa and Exercise Facility

Any type of school or institutional facility for children, adults or individuals with specific impairments

Research and Development of various and sundry high and low tech entities

Office buildings with live-in care takers or guards

Storage, maintenance and sale of all type of machinery and equipment

Storage and maintenance of engines, motors and related parts thereto

Storage and maintenance of vehicles, equipment and boats

Complete maintenance of equipment, vehicles and boats not stored in building

Storage of building materials and related items

Electronic design, assembly and sales

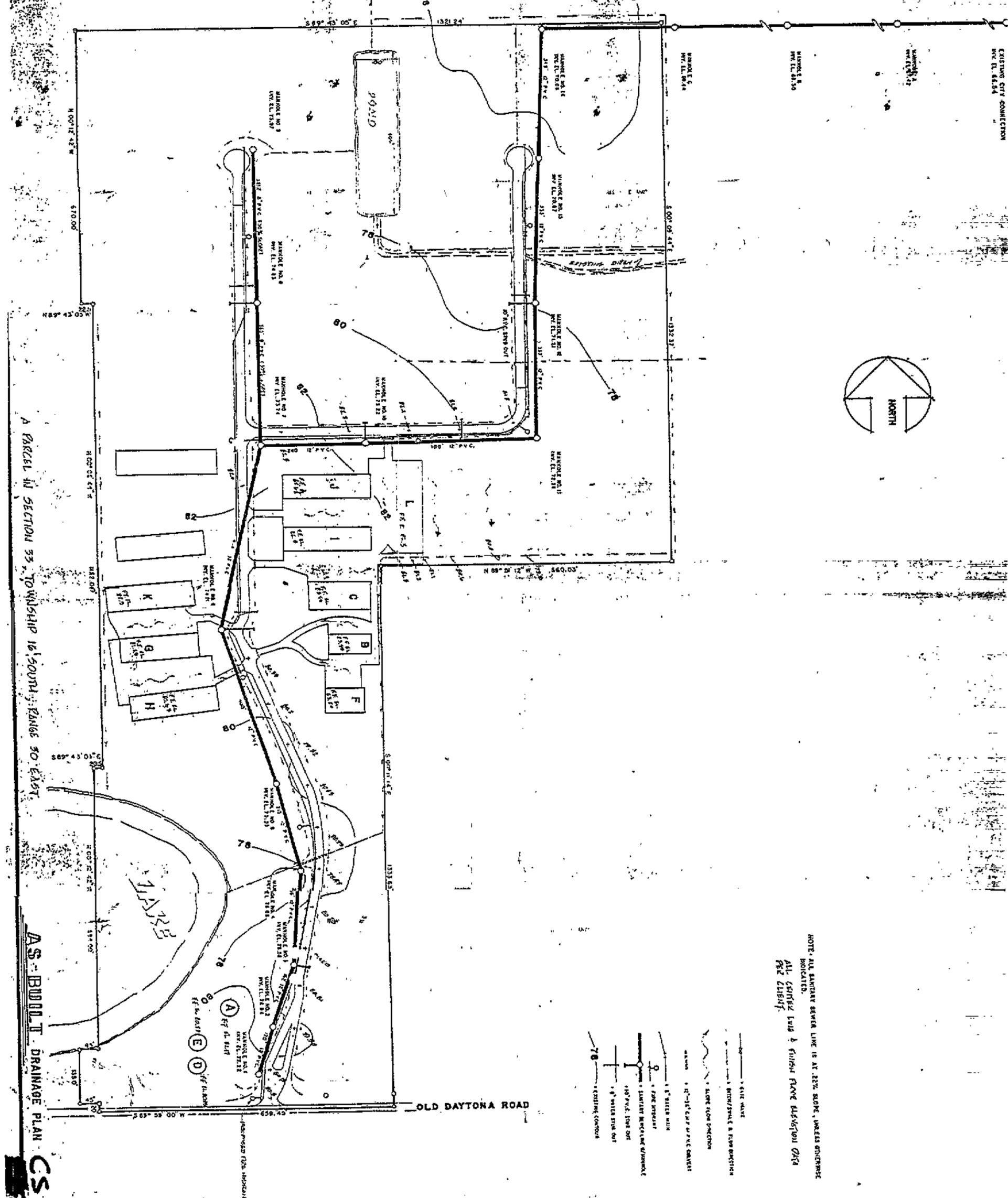
Finishing, refinishing and fabrication of marble, rock, tile, wood, fiberglass and associated materials

Gymnastics/tumbling school

Machine shop- manufacture of various steel, plastic, wood and other materials for sale as parts or assembly into an entire functional entity

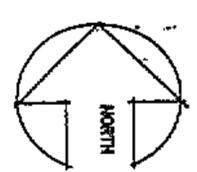
BOOK: 4129  
PAGE: 4789

EXHIBIT D  
"AS BUILT" DRAWING OF  
POTABLE WATER, WASTE WATER AND STORMWATER MANAGEMENT SYSTEM

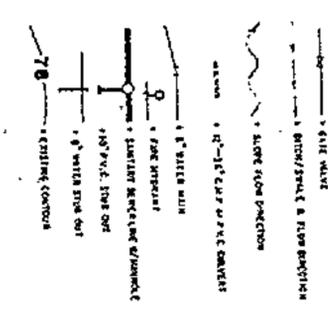


A PARCEL IN SECTION 33, TOWNSHIP 16S, RANGE 30E, EAST.

A S-BUILD T DRAINAGE PLAN



NOTE: ALL SANITARY SERVICE LINE IS AT 2% SLOPE, UNLESS OTHERWISE INDICATED.  
ALL SERVICE LINES & STORM PIPES ASSUMED ON PER SURFACE.



BUCKMINSTER FULLER RESEARCH AND DEVELOPMENT PARK

PROJECT: DRAINAGE PLAN  
DRAWN BY: JAMES A. PATTERSON III  
DATE: 08-14-12  
SCALE: 1" = 100'

**DYNAMIC TESTING & ENGINEERING INC.**  
1425 SOUTH VOLUSIA AVENUE  
P.O. BOX 1001  
ORANGE CITY, FLORIDA 32763

PROJECT: **JAMES A. PATTERSON III**  
333 OLD DAYTONA ROAD  
DELAND, FLORIDA 32720

BOOK: 4129  
PAGE: 4791

EXHIBIT E  
PROPOSED DEVELOPMENT PLAN

11



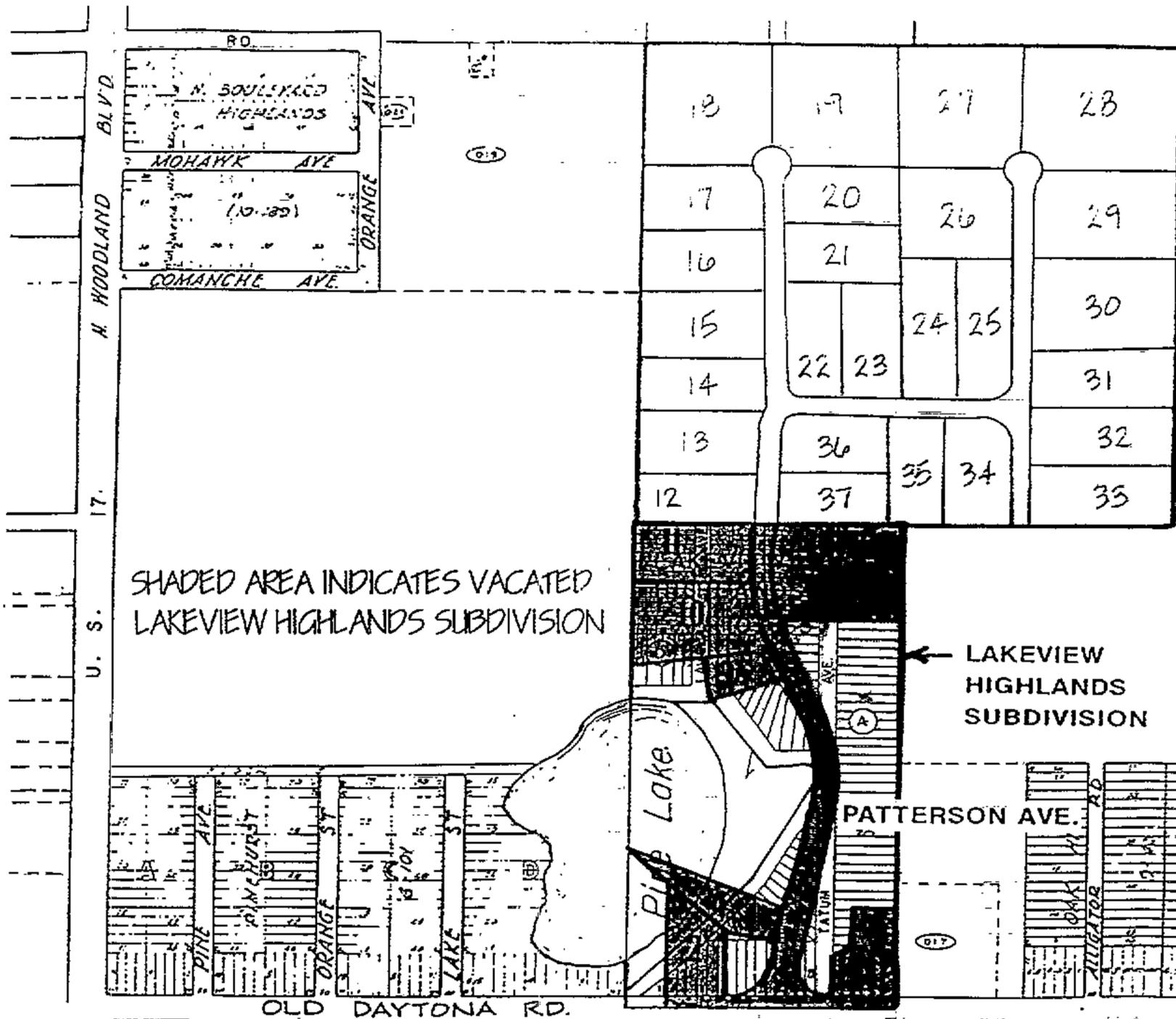
BOOK: 4129  
PAGE: 4793

EXHIBIT F  
LAKEVIEW HIGHLANDS SUBDIVISION

12

BOOK: 4129  
PAGE: 4794

Diane M. Matousek  
Volusia County Clerk of Court



# PLANNING BOARD MEETING

CITY of DeLAND

P.O. DRAWER 449, DELAND, FL. 32721-0449

DATE: DECEMBER 20, 1995

FILE: Z-95-12-42

DRAWN: SMF

SCALE: NOT TO SCALE



ORDINANCE 96-1

AN ORDINANCE OF THE CITY OF DELAND, FLORIDA CHANGING THE ZONING FROM M-1, INDUSTRIAL DISTRICT, TO PD, PLANNED DEVELOPMENT DISTRICT, ON DESCRIBED PROPERTY LOCATED ADJACENT TO AND WEST OF THE DELAND AIRPORT AND INDUSTRIAL PARK; APPROVING A DEVELOPMENT PLAN FOR DELAND BUSINESS AND INDUSTRIAL PARK, AN INDUSTRIAL PLANNED DEVELOPMENT CONSISTING OF APPROXIMATELY 73.89 ACRES OF PROPERTY; DIRECTING A CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT APPROVAL ON A DETERMINATION OF CONCURRENCY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Barnett Bank of Volusia County, James Patterson, Robert Schalk, ACCIM-2 Corporation, Richard and Carol Langford, Gary and Joan Tesserro, Edwin D. and Connie G. Leonard, Edward and Evelyn Tascher, Leslie P. Whalen, Guy Pirillo, Robert Tomko and Yvonnia Wills (hereinafter collectively referred to as "the Applicants") own a 73.89 acre parcel of land located adjacent to and west of the DeLand Airport and Industrial Park, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the Applicants have applied for a change of zoning from the present zoning classification of M-1, Industrial District, to PD, Planned Development District; and

WHEREAS, said rezoning as a PD District is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand ("the Code"); and

WHEREAS, the Applicants have submitted an application for approval of a development plan for the DeLand Business and Industrial Park to encompass all of the property described in Exhibit "A" (hereinafter "the Property" or "the Project"); and

WHEREAS, the proposed development plan meets or exceeds the minimum conditions and standards for the Planned Development District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

WHEREAS, the proposed development plan is consistent with the Industrial Warehouse land use designation, which encourages intensified development in outlying or newly developed areas for a variety of industrial needs; encourages clustering of new development to promote shared

facilities and access and to discourage linear development along collector and arterial level roadways; permits energy and cost effective delivery of services; and, requires properly designed ingress and egress to avoid undue traffic hazards or congestion;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:**

**Section 1.** The City Commission has held a public hearing to approve the change of zoning from M-1, Industrial District, to PD, Planned Development District.

**Section 2.** Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as PD, Planned Development District.

**Section 3.** The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Report, Narrative, Maps and other supporting documentation submitted by the Applicants which shall be filed and retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

**Section 4.** The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicants of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

**Section 5.** The approved Development Plan for the DeLand Business and Industrial Park, including the Development Plan Report, Maps and other supporting documentation (on file with the City Planning Department), are incorporated herein by reference and shall be amended to include the conditions as set forth in the document entitled "Conditions for the Approval of the DeLand Business and Industrial Park Planned Development," which is attached hereto as Exhibit "B" and incorporated herein by reference.

**Section 6.** At the time of development, the Applicants shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supercede comparable standards contained in the Code of Ordinances.

**Section 7.** Pursuant to Article 5 of the City's Land Development Regulations, the Applicants shall comply with all applicable infrastructure regulations.

**Section 8.** The City Commission may rezone any phase of the Project which has not obtained a certificate of occupancy within five years from the date of adoption of this Ordinance.

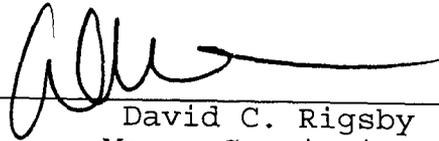
**Section 9.** The City Engineer, Planning Director and Building Department are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

**Section 10.** No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to, subdivision and site plan approval shall be subject to a determination of concurrency.

**Section 11.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 12.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND DULY ADOPTED** this 5th day of February, 1996.



David C. Rigsby  
Mayor-Commissioner

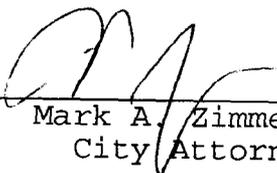
**ATTEST:**



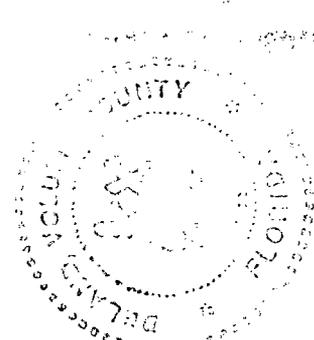
Viola H. Ballentine  
City Clerk - Auditor

**Passed on first reading:** January 3, 1996  
**Adopted on second reading:** February 5, 1996

**APPROVED AS TO FORM AND LEGALITY:**



Mark A. Zimmerman  
City Attorney



Book: 4080  
Page: 83

EXHIBIT A

DELAND BUSINESS AND INDUSTRIAL PARK  
LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF THE SOUTH-EAST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, EXCEPT THE WEST 22.50 FEET ON THE NORTH LINE AND THE WEST 20.50 FEET ON THE SOUTH LINE OF THE SOUTH 1152 FEET OF THE NORTH 1822 FEET THEREOF; BEING SUBJECT TO RIGHT OF WAY FOR OLD DAYTONA ROAD AND THE WEST 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33.

DBIPLEG

Exhibit B

LIST OF CONDITIONS RELATING  
TO APPROVAL OF THE PLANNED DEVELOPMENT  
FOR THE  
DELAND BUSINESS AND INDUSTRIAL PARK

1. Barnett Bank and James Patterson shall provide Exhibit A, updated surveys for all improved lots.
2. Barnett Bank shall provide Exhibit B, drawings showing the infrastructure improvements necessary to meet minimum City requirements.
3. Barnett Bank and Mr. Patterson shall provide Exhibit C, a listing of existing use or most recently approved use of each developed parcel.
4. Barnett Bank shall provide Exhibit D, "as built" drawings for potable water, wastewater and the stormwater management system.
5. Barnett Bank shall extend the swale along the west side of Patterson Drive from its existing terminus at Parcel 9A to the drainage easement/swale located between Parcels 6 and Parcel 7 and Parcels 42 and 43.

# The News-Journal

Published Daily and Sunday  
Daytona Beach, Volusia County, Florida

State of Florida,  
County of Volusia:

Before the undersigned authority personally appeared

Bryan P. Stephens

who, on oath says that he is.....

Classified Advertising Manager

of The News-Journal, a daily and Sunday newspaper, published at Daytona Beach in Volusia County, Florida; that the attached copy of advertisement, being a.....

Notice of Public Hearing

in the matter of.....

Ordinance 96-1

in the .....Court, was published

in said newspaper in the issues.....

January 5, 1996

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida, each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me

5th January

this.....day of.....

96

A.D. 19.....



CAROL A. TAYLOR  
Notary Public, State of Florida  
My Comm. Exp. Apr. 13, 1999  
Comm. No. CC 452734

### LEGAL ADVERTISEMENT

#### NOTICE OF PUBLIC HEARING CITY COMMISSION CITY OF DELAND, FLORIDA

NOTICE IS HEREBY GIVEN that there will be a Public Hearing on the following ordinance on January 16, 1996, at the regular meeting of the DeLand City Commission. The meeting will take place at 7:00 P.M. in the City Commission Chambers, 121 West Rich Avenue, City Hall Annex. All interested parties are invited to attend and be heard on the matter. Any person who appeals any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceeding and, thus, may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which an appeal may be based. The original of the ordinance is on file in the office of the City Clerk and may be inspected Monday through Friday from 8:00 A.M. to 4:30 P.M.

#### ORDINANCE 96-1

AN ORDINANCE OF THE CITY OF DELAND, FLORIDA CHANGING THE ZONING FROM M-1, INDUSTRIAL DISTRICT, TO PD, PLANNED DEVELOPMENT DISTRICT, ON DESCRIBED PROPERTY LOCATED ADJACENT TO AND WEST OF THE DELAND AIRPORT AND INDUSTRIAL PARK; APPROVING A DEVELOPMENT PLAN FOR DELAND BUSINESS AND INDUSTRIAL PARK. AN INDUSTRIAL PLANNED DEVELOPMENT CONSISTING OF APPROXIMATELY 73.89 ACRES OF PROPERTY; DIRECTING A CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT APPROVAL ON A DETERMINATION OF CONCURRENCY, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Legal L22411, January 5, 1996 lt.

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**PROOF OF PUBLICATION**

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**IN RE**

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**NEWS-JOURNAL CORPORATION**  
**Daytona Beach, Florida**  
**Publication Fee, \$ . . . . .**