

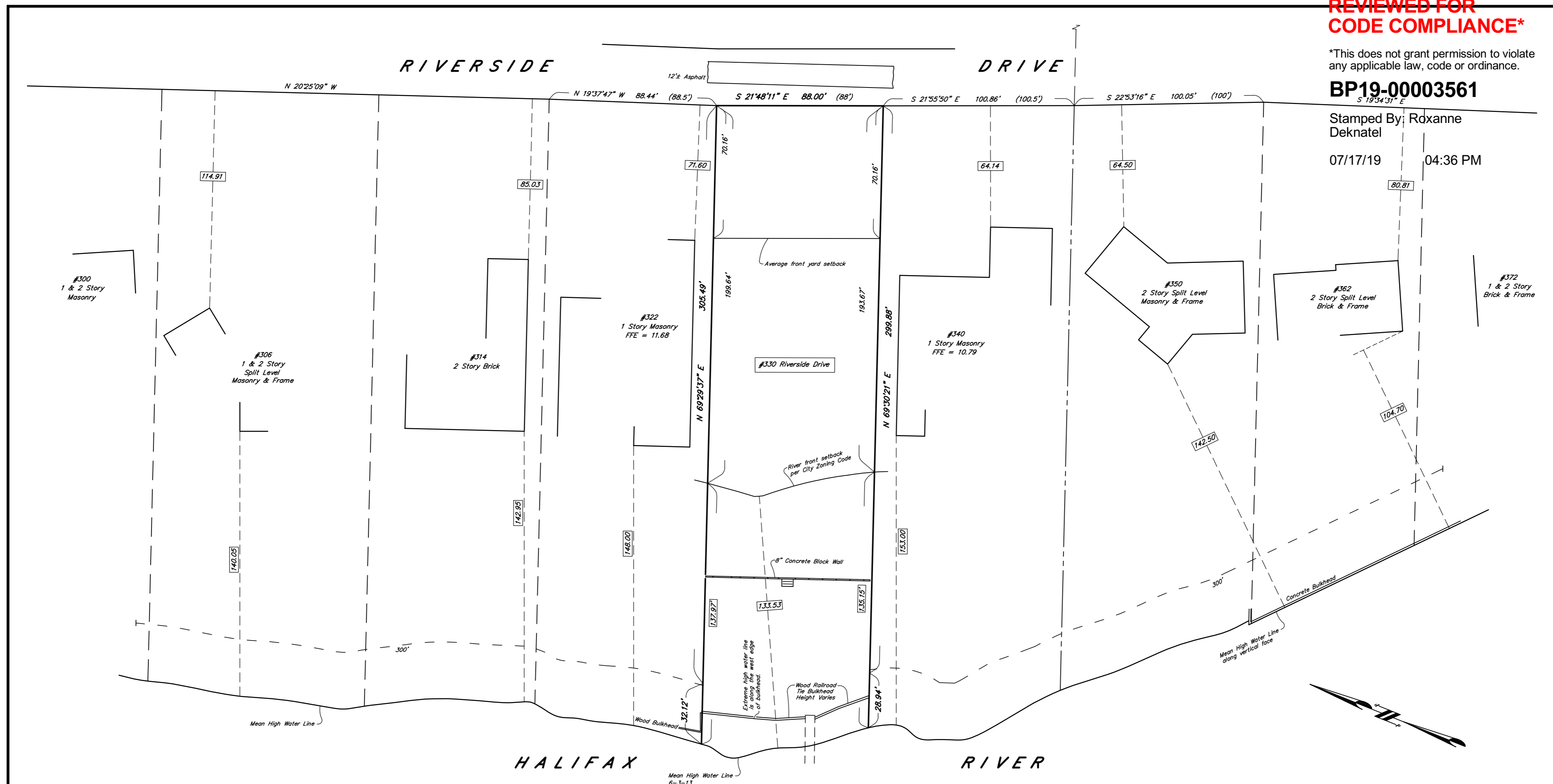
**City of Ormond Beach
REVIEWED FOR
CODE COMPLIANCE***

*This does not grant permission to violate any applicable law, code or ordinance.

BP19-00003561

Stamped By: Roxanne Deknatel

07/17/19 04:36 PM



NOTES:

SCALE: 1" = 40'

For additional site details see previous survey and plat by this office dated 6-17-13 being Plat #13X6.
No overhead or underground features shown except as noted. FFE - Finished Floor Elevation
Record dimensions are shown in parenthesis, field measurements are not.
Bearings are assumed based on the northerly line of the parcel delineated hereon, bearing N 69°29'37" E.
Elevations are on North American Vertical Datum of 1988 based on the monument "79-89-A64", published elevation 11.03'.
Mean high water elevation is -0.06 feet taken from LABINS, Central Tide Station Location, I.D. 872-0854 at the Granada Bridge.
The westerly water boundary of this property maybe subject to change due to natural or man made causes. The Mean High Water Line depicted hereon has a field date of 6-17-13.

The term "certificate", "certify and "certified", hereon is understood to be the professional opinion of this surveyor and this firm which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, this surveyor and firm does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the owner, lender, or owner's contractors or others, which is used as a basis to formulate this surveyors opinion.

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

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

ASSESSORS LOWER ORMOND BEACH\ASSR\WROBL3\NEIGHBORS

LEGAL DESCRIPTION:

SOUTH 88 FEET OF NORTH 166.5 FEET OF LOT 3, WEST OF RIVERSIDE DRIVE AND RIPARIAN RIGHTS, ASSESSORS' SUBDIVISION OF ORMOND BEACH, AS PER MAP BOOK 3, PAGE 78, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 330 RIVERSIDE DRIVE, ORMOND BEACH, FLORIDA

PLAT OF RECORD SURVEY OF:

THIS RECORD SURVEY IS TO DETERMINE THE MINIMUM WATERFRONT YARD SET BACK USING EXISTING CITY DIMENSIONAL STANDARDS. THIS PLAT DELINEATES THE MINIMUM DWELLING UNIT SET BACKS FROM THE MEAN HIGH WATER LINE 300 FEET NORTH AND 300 FEET SOUTH OF THE NORTHERLY AND SOUTHERLY PROPERTY LINES RESPECTIVELY. AN AVERAGE OF SAID MINIMUM DWELLING UNIT SET BACKS LESS 5.00 FEET IS 133.53 FEET. SAID 133.53 FEET BEING THE MINIMUM RIVER FRONT YARD DWELLING UNIT SET BACK FOR THIS SITE. THE AVERAGE STREET FRONT SET BACK, AS DEPICTED HEREON, FOR AFORESAID AREA IS 70.16 FEET.

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Standards of Practice per Sections 5J-17.050 to 5J-17.053, Florida Administrative Code pursuant to Section 472.027 of the Florida Statutes.

17 June, 2013
(field date)

**John J
Matejka III**

Digitally signed by John J. Matejka III, P.S.M. #4002
Date: 2019.06.19 15:49:30 -04'00'
Licensed Business #6883



Elevations updated to North American Vertical Datum of 1988...

6-19-19

ASSESSOR'S LOWER ORMOND BEACH, LOT 3

FOR: UTPAL SURESHKUMAR DESAI
C/O: BILL CHAPIN, ARCHITECT
315 N. ATLANTIC AVENUE
DAYTONA BEACH, FLORIDA

BY: J. J. MATEJKA & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
408 HARVEY AVENUE
DAYTONA BEACH, FLORIDA
JOB #15 17899 PLAT #15D4