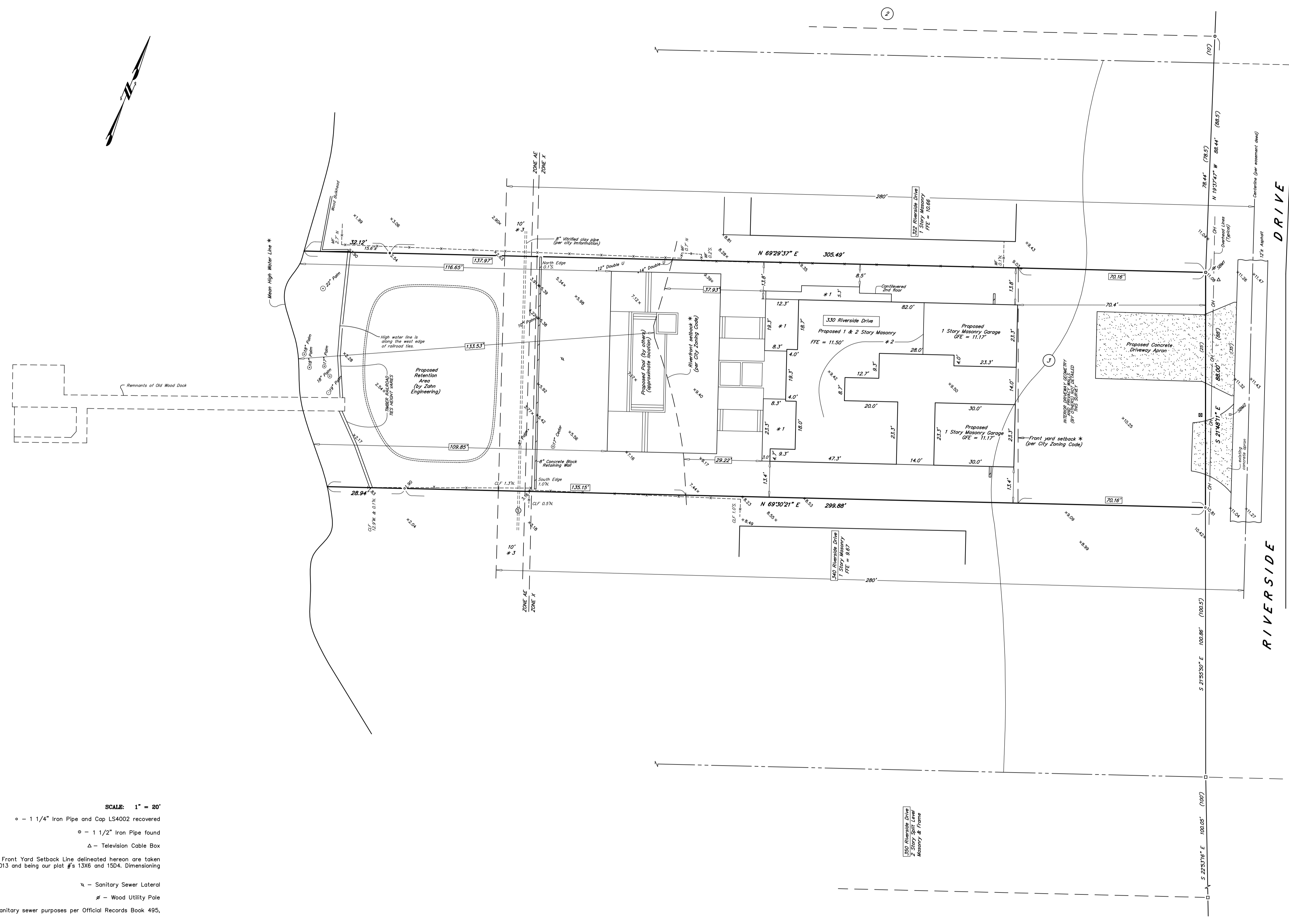


\*This does not grant permission to violate any applicable law, code or ordinance.

**BP19-00003561**

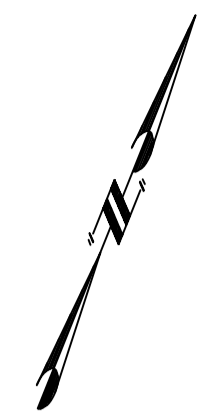
Stamped By: Roxanne Deknatel

07/17/19 04:36 PM



**NOTES:**

- - 1 1/4" Iron Pipe found WF - Wood Fence ○ - 1 1/4" Iron Pipe and Cap LS4002 recovered
- - 1" Iron Pipe found ○ - 1 1/2" Iron Pipe found
- - 4" x 4" Concrete Monument found no identification △ - Television Cable Box
- \* The Mean High Water Line, Riverfront Setback Line and the Front Yard Setback Line delineated hereon are taken from previous surveys and plots by this firm dated 17 June, 2013 and being our plot # 13X6 and 1504. Dimensioning within rectangles are from said Setback Lines.
- \* 1 Living Space second floor (open below) ⚙ - Sanitary Sewer Lateral
- \* 2 Living Space second floor (living space below) ⚙ - Wood Utility Pole
- \* 3 Easement Deed in favor of the City of Ormond Beach for sanitary sewer purposes per Official Records Book 495, Page 714
- All of Lot 3, Assessor's Lower Ormond Beach, not shown. Ⓞ - Sanitary Manhole
- Nearest street intersection not shown. Ⓜ - Water Meter
- Tree types believed correct but not certified. MF - Metal Fence
- Some dimensioning shown to the nearest 0.1'. CLF - Chain Link Fence
- No overhead or underground features shown except as noted. GFE - Garage Floor Elevation
- Record dimensions are shown in parenthesis, field measurements are not. FFE - Finished Floor Elevation
- 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'.
- SBM 1 - Site Bench Mark 1 - nail in wood utility pole, elevation = 12.32 feet U - Unknown tree type
- SBM 2 - Site Bench Mark 2 - Box Cut set, elevation = 11.26 feet LS - Licensed Surveyor
- 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. Mean high water elevation is -0.06 feet taken from LABINS, Central Tide Station Location, I.D. 672-0854 at the Granada Bridge.
- No search or examination of title has been done on the subject property and absolutely no warranties, expressed or implied.
- 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.



**PLAT OF BOUNDARY SURVEY OF:**  
 SOUTH 88 FEET OF NORTH 166.5 FEET OF LOT 3, WEST OF RIVERSIDE DRIVE AND RIPARIAN RIGHTS, ASSESSOR'S SUBDIVISION OF ORMOND BEACH, AS PER MAP BOOK 3, PAGE 78, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Description taken from Official Records Book 2828, page 1226.  
 The above described property is in zone "X" and "AE" (5) per the Flood Insurance Rate Map, Community Number 125136, Map and Panel Number 12127C0218K, dated 29 September, 2017. Said zones are approximately delineated hereon.

**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.

30 April, 2019 (field date)  
**John J. Matejka III**  
 Digitally signed by John J. Matejka III, P.S.M. #4002  
 Date: 2019.05.24 09:02:13 -04'00'  
 Licensed Business #6883

Floor elevation(s) revised per comments... 5-24-19

ASSESSOR'S LOWER ORMOND BEACH, LOT 3	
FOR: COLEMAN GOODMOTE CONSTRUCTION 619 NORTH BEACH STREET DAYTONA BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA
PLAT #19XB	