

RESOLUTION #2015-R-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWATER, FLORIDA; RELATING TO CHAPTER 163, PART III, FLORIDA STATUTES (THE COMMUNITY REDEVELOPMENT ACT), CREATING A COMMUNITY REDEVELOPMENT AGENCY UNDER SECTION 163.356 AND 163.357, FLORIDA STATUTES, PROVIDING FOR POWERS AND DUTIES, CONFIRMING THE OFFICIAL BOUNDARY FOR THE CITY OF EDGEWATER COMMUNITY REDEVELOPMENT AREA; REPEALING RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the “Community Redevelopment Act:”) establishing the conditions and procedures for the establishment of community redevelopment areas and agencies.

WHEREAS, the City of Edgewater (“City”) has held multiple public meetings to consider the need for redevelopment along the Ridgewood Avenue corridor.

WHEREAS, pursuant to Resolution No. 2014-R-08, adopted by the City Council of the City of Edgewater (“Council”) on May 5, 2014, the City Council expressed its intention to consider the creation of a community redevelopment area, and adopted the finding of necessity, and defined a proposed redevelopment study area within the City.

WHEREAS, through the finding of necessity the Council made findings that the conditions in the Community Redevelopment Area met the criteria described in Section 163.340(8), Florida Statutes.

WHEREAS, the City found within the Community Redevelopment Area that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

WHEREAS, the results of that study have been presented to the Council for its consideration and included in the public record.

WHEREAS, pursuant to Volusia County Resolution No. 2014-159 adopted November 20, 2014 by the Volusia County Council delegated the authority for the creation of a Community Redevelopment Agency to carry out the redevelopment purposes of Chapter 163, Part III, Florida Statutes.

WHEREAS, the City of Edgewater Community Redevelopment Area boundaries are confirmed and represented in Attachment "A", which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, be it resolved by the City Council of the City of Edgewater, Florida as follows:

Section 1. Creation of the Community Redevelopment Agency

Based upon the evidence, data, analysis and facts presented to it, the City Council does hereby establish the creation of the City of Edgewater Community Redevelopment Agency.

Section 2. Community Redevelopment Area.

Based upon facts presented and contained in the public record, the City does hereby find the Area, as legally described in Attachment "A", contains conditions of blight as defined in Section 163.340, Florida Statutes (2011), and that such Area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2011).

Section 3. Community Redevelopment Agency.

The City Council does hereby expressly find that it is necessary, appropriate, proper and timely that a community redevelopment agency be created to carry out the community redevelopment contemplated by Part III, Chapter 163, Florida Statutes, to further cause promote and encourage rehabilitation, conservation and redevelopment within the Area.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or applications hereof.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 6. This resolution shall take effect upon adoption.

After motion by Councilwoman Bennington and second by Councilman Blazi, the vote on this resolution was as follows:

	<u>AYE</u>	<u>NAY</u>
Mayor Mike Ignasiak	<u>X</u>	_____
Councilwoman Christine Power	<u>X</u>	_____
Councilwoman Gigi Bennington	<u>X</u>	_____
Councilman Dan Blazi	<u>X</u>	_____
Councilman Gary Conroy	<u>X</u>	_____

PASSED, APPROVED AND ADOPTED this 2nd day of March, 2015.

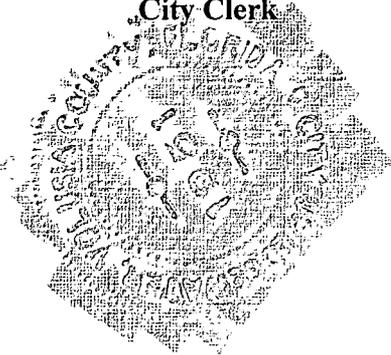
ATTEST:

CITY COUNCIL OF THE
CITY OF EDGEWATER, FLORIDA

Bonnie Wenzel
Bonnie Wenzel
City Clerk

By: Mike Ignasiak
Mike Ignasiak
Mayor

Robin L. Matusick
Robin L. Matusick
Paralegal



<p>For the use and reliance only by the City of Edgewater, Florida. Approved as to form and legality by: Aaron R. Wolfe, Esquire City Attorney Doran, Sims, Wolfe, Kundid, Ciocchetti & Wagner</p>	<p>Approved by the City Council of the City of Edgewater at a meeting held on this <u>2nd</u> day of <u>March</u>, 2015 under Agenda Item No. <u>8 &</u>.</p>
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Attachment "A"

**DESCRIPTION OF
CITY OF EDGEWATER, FLORIDA
COMMUNITY REDEVELOPMENT AREA**

(DESCRIPTION DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY)

A portion of lands lying within the corporate limits of the City of Edgewater, Florida, being described as follows: For a Point of Beginning, commence at the intersection of the easterly right of way of the Florida East Coast Railway and the south line of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 17 South, Range 34 East; thence northerly along the easterly right of way of the Florida East Coast Railway to the south line of the Northwest 1/4 of the Southwest 1/4 of said Section 33; thence east along said south line of the Northwest 1/4 of the Southwest 1/4 of Section 33 to the west line of MENDELL'S HOMESTEAD, according to the map or plat thereof, as recorded in Map Book 3, Page 73, of the Public Records of Volusia County, Florida; thence north along said west line of Mendell's Homestead to the southwesterly corner of Lot 35, said Mendell's Homestead; thence northeasterly along the southerly line of said Lot 35, Mendell's Homestead to the westerly right of way of U.S. Highway No. 1; thence northwesterly along the westerly right of way of U.S. Highway No. 1 to the southerly line of Lot 444, HAWKS PARK COMPANY SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 1, Page 156, of the Public Records of Volusia County, Florida; thence westerly along the southerly line of said Lot 444 and along southerly line of Lots 437 through 443, inclusive, said Hawks Parks Company Subdivision to the southwesterly corner of said Lot 437, said Hawks Parks Company Subdivision; thence northerly along the westerly line of said Lot 437 to the southerly line of Ocean Avenue, a 50-foot right as shown on said plat of Hawks Park Company Subdivision; thence easterly along said southerly line of Ocean Avenue to the intersection of the southerly prolongation of the westerly line of Lot 406, said Hawks Park Company Subdivision; thence northerly along said southerly prolongation of the westerly line of Lot 406 and along the westerly line of said Lot 406 to the southerly line of Block 1, M. A. SNIDER SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 26, of the Public Records of Volusia County, Florida; thence westerly along said southerly line of Block 1 to the southwesterly corner of said Block 1; thence northerly along the westerly line of said Block 1 and the northerly prolongation thereof to the northerly line of Snider Street, a 50-foot right of way as shown on said plat of M. A. Snider Subdivision; thence westerly along said northerly line of Snider Street to the southwesterly corner of Block 3, said M. A.

Daniel W. Cory Surveyor, LLC
Certificate of Authorization Number LB 7883
300 Canal Street
New Smyrna Beach, Florida 32168
(386) 427-9575

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Snider Subdivision; thence northerly along the westerly line of said Block 3 to the northwesterly corner of said Block 3; thence northerly to a point on the southerly line of Lot 32A, ASSESSOR'S SUBDIVISION OF THE G. ALVAREZ GRANT, according to the map or plat thereof, as recorded in Map Book 3, Page 137, of the Public Records of Volusia County, Florida; said point being on the monumented and occupied easterly line of Hart Avenue, COLE'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 23, Page 63, of the Public Records of Volusia County, Florida; thence northerly along said monumented and occupied easterly line of Hart Avenue to a point on the northerly line of said Lot 32A, said point also being on the southerly line of Lot 31, said Assessor's Subdivision the G. Alvarez Grant; thence easterly along said southerly line of Lot 31, a distance of 115 feet; thence northerly and parallel with said easterly line of Hart Avenue, a distance of 70 feet; thence westerly and parallel with said southerly line of Lot 31, a distance of 115 feet to said easterly line of Hart Avenue; thence northerly along the said easterly line of Hart Avenue to a point that is 70.2 feet southerly of the northerly line of said Lot 31 as measured along the said easterly line of Hart Avenue; thence easterly and parallel with the said northerly line of Lot 31, a distance of 115 feet; thence northerly and parallel with the said easterly line of Hart Avenue, a distance of 70.2 feet to the northerly line of said Lot 31; thence easterly along the said northerly line of said Lot 31 to the southwest corner of Lot 8, Block 2, FULLER AND SETTLE SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 63, of the Public Records of Volusia County, Florida; thence northerly along the westerly line of said Lot 8, Block 2 and the northerly prolongation thereof to a point on the northerly line of Pine Bluff Street, a 40-foot right of way as shown on said plat of the Fuller and Settle Subdivision; thence westerly along said northerly line of Pine Bluff Street to the northerly prolongation of the easterly line of Lot 9, Block "A", said Coles Subdivision; thence southerly along said northerly prolongation of the easterly line of Lot 9, Block "A" and along said easterly line of Lot 9, Block "A" and along the easterly line of Lot 10, Block "A", said Coles Subdivision, to the southeasterly corner of said Lot 10, Block "A"; thence southerly to the northeasterly corner of Lot 5, Block "B", said Coles Subdivision; thence southerly along the easterly line of said Lot 5 to the southeasterly corner of said Lot 5; thence westerly along the southerly line of said Lot 5 to the northeasterly corner of Lot 12, said Block "B"; thence southerly along the easterly line of said Lot 12 and the southerly prolongation thereof to the northerly line of Block "C", said Coles Subdivision; thence easterly along said northerly line of Block "C" to the northeasterly corner of Lot 6, said Block "C"; thence southerly along the easterly line of said Lot 6 to the southeasterly corner of said Lot 6, said point also being on the northerly line of Lot 13,

said Block "C"; thence easterly along said northerly line of Lot 13 to the northeasterly corner of said Lot 13; thence southerly along the easterly line of said Lot 13 and the southerly prolongation thereof to the southerly line of Snider Street, a 40-foot right of way as shown on said plat of Cole's Subdivision; thence easterly along said southerly line of Snider Street to the northwesterly corner of Block "D", said Cole's Subdivision; thence south along the westerly line of said Block "D" and the southerly prolongation thereof to the northerly line of said Ocean Avenue; thence westerly along the westerly prolongation of said northerly line of said Ocean Avenue to the easterly right of way of the Florida East Coast Railway; thence northerly along the said easterly right of way of the Florida East Coast Railway to the northerly line of Park Avenue, shown as "Wharf Road", a 50-foot right of way on said plat of Assessor's Subdivision the G. Alvarez Grant; thence westerly along the northerly line of Park Avenue to the easterly line of Flagler Avenue, a 50-foot right of way shown on said plat of Assessor's Subdivision the G. Alvarez Grant; thence northerly along said easterly line of Flagler Avenue to the southerly line of the Florida East Coast Railway - Edgewater Cutoff, a 150-foot railroad right-of-way; thence northeasterly along the said southerly line of the Florida East Coast Railway - Edgewater Cutoff to the westerly right of way of the Florida East Coast Railway; thence easterly, and at a right angle to said westerly right of way of the Florida East Coast Railway, to the easterly right of way of the Florida East Coast Railway; thence northerly along said easterly right of way of the Florida East Coast Railway to the westerly line of Old County Road as now laid out; thence southeasterly to the northwesterly corner of the southerly 76.6 feet of the northerly 229.7 feet of Lot 19, said Assessor's Subdivision the G. Alvarez Grant; thence easterly along the northerly line of said southerly 76.6 feet of the northerly 229.7 feet of Lot 19 to the easterly line of said Lot 19; thence northerly along said easterly line of Lot 19 to a point on the northerly line of said Assessor's Subdivision the G. Alvarez Grant, said point also being on the southerly line of the ASSESSOR'S SUBDIVISION OF THE SANCHEZ AND SHEPARD GRANTS, according to the map or plat thereof, as recorded in Map Book 3, Page 49, of the Public Records of Volusia County, Florida; thence easterly along said southerly line of the Assessor's Subdivision of the Sanchez and Shepard Grant to the westerly line of the east 300 feet of Lot 23, said Assessor's Subdivision of the Sanchez and Shepard Grant; thence northerly along said westerly line of the east 300 feet of Lot 23 to the northerly line of said Lot 23; thence easterly along the said northerly line of Lot 23, 300 feet to the westerly right of way of U.S. Highway No. 1; thence northerly along said westerly right of way of U.S. Highway No. 1 to the southerly line of the south 145.22 feet of the north 154.99 feet of Lot 22, said Assessor's Subdivision of the Sanchez and Shepard Grant; thence westerly

along the said southerly line of the south 145.22 feet of the north 154.99 feet of Lot 22, to the westerly line of the east 200 feet of said Lot 22; thence northerly along the said westerly line of the east 200 feet of Lot 22 to the southerly line of the northerly 10 feet of said Lot 22; thence westerly along the said southerly line of the northerly 10 feet of Lot 22 to the westerly line of the east 230 feet of said Lot 22; thence northerly along the said westerly line of the east 230 feet of Lot 22 and along the westerly line of the east 230 feet of Lot 21, said Assessor's Subdivision of the Sanchez and Shepard Grant to a point on the northerly line of said Lot 21, said point also being on the southerly line of HIGHLAND SHORES, SECTION ONE, according to the map or plat thereof, as recorded in Map Book 9, Page 63, of the Public Records of Volusia County, Florida and being 123.19 feet westerly of the southeasterly corner of Lot 9, Block "E", said Highland Shores, Section One and being the southwest corner of lands described in Quit-Claim Deed recorded in Official Records Book 5778, Page 2983, of the Public Records of Volusia County, Florida; thence northwesterly along the westerly line of said lands described in Quit-Claim Deed recorded in Official Records Book 5778, Page 2983, to the southerly line of Oak Ridge Avenue, per said Highland Shores, Section One; thence easterly, northeasterly and northwesterly along the southerly and easterly line of Oak Ridge Avenue and along the northerly prolongation thereof to a point on the westerly line of Lot 7, Block "B", said Highland Shores, Section One, said point being 30 feet northerly of the southwest corner of said Lot 7; thence easterly to a point on the east line of said Lot 7, said point being 15 feet northerly of the southeasterly corner of said Lot 7; thence northerly along the easterly line of said Lot 7 and along the easterly line of Lot 8, said Block "B" to a point on the northerly line of said Highland Shores, Section One, said point also being on the southerly line of Lot 16, said Assessor's Subdivision of the Sanchez and Shepard Grant; thence westerly along the southerly line of said Lot 16 to a point, said point being 145 feet westerly of the westerly right of way of U.S. Highway No. 1 as measured along said southerly line of Lot 16; thence northerly along the westerly line of the easterly 145 feet of said Lot 16, a distance of 80 feet; thence easterly along the northerly line of the southerly 80 feet of said Lot 16, a distance of 145 feet to the westerly right of way of U.S. Highway No. 1; thence northerly along the westerly right of way of U.S. Highway No. 1 to the southerly line of the northerly 95 feet of said Lot 16; thence westerly along said southerly line of the northerly 95 feet of Lot 16 a distance of 163.56 feet; thence southerly along the easterly line of the westerly 100 feet of the easterly 263.56 feet of said Lot 16 to the southerly line of the northerly 100.53 feet of said Lot 16; thence westerly along the southerly line of the westerly 100 feet of the easterly 263.56 feet of the northerly 100.53 feet of said Lot 16, a distance of 100 feet;

thence northerly along the westerly line of the easterly 263.56 feet of said Lot 16 to a point on the northerly line of said Lot 16, said point also being on the southerly line of the W. S. HART'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 118, of the Public Records of Volusia County, Florida; thence westerly along said southerly line of W. S. Hart's Subdivision to the westerly line of Block 2, said W. S. Hart's Subdivision; thence northerly along said westerly line of Block 2 to the northwesterly corner of said Block 2, said W. S. Hart's Subdivision; thence northerly to the southwest corner of Block 1, said W. S. Hart's Subdivision; thence northerly along the westerly line of said Block 1 to a point on the northerly line of said W. S. Hart's Subdivision, said point also being the southwest corner of Block 1, PHILLIP'S 1ST SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 28, of the Public Records of Volusia County, Florida; thence northerly along the westerly line of said Block 1, Phillip's 1st Subdivision, and the northerly prolongation thereof to the northerly line of Knapp Avenue, as shown on plat of H. H. RAULERSON'S ADDITION, according to the map or plat thereof, as recorded in Map Book 6, Page 155, of the Public Records of Volusia County, Florida; thence westerly along said northerly line of Knapp Avenue to the southwest corner of Lot 5, said H.H. Raulerson's Addition; thence northerly along the westerly line of said Lot 5 to the southerly line of Block 1, MIDWAY PARK, according to the map or plat thereof, as recorded in Map Book 8, Page 65, of the Public Records of Volusia County, Florida; thence westerly along said southerly line of Block 1 to the southwest corner of said Block 1; thence northerly along the westerly line of Block 1 to the northerly line of said Midway Park; thence westerly along the said northerly line of Midway Park to the easterly line of Palmetto Street as shown on plat of POINTER-TALLEY, according to the map or plat thereof, as recorded in Map Book 23, Page 92, of the Public Records of Volusia County, Florida; thence northerly along said easterly line of Palmetto Street and the northerly prolongation thereof to the northerly corporation limits of the City of Edgewater, being the centerline of Gabardy or South Canal; thence easterly along said northerly corporation limits of the City of Edgewater, being the centerline of Gabardy or South Canal, to the northerly prolongation of the easterly line of Lot 4A, PALMETTO PARK, according to the map or plat thereof, as recorded in Map Book 5, Page 184, of the Public Records of Volusia County, Florida; thence southerly along said northerly prolongation of the easterly line of Lot 4A and along said easterly line of Lot 4A to the southeasterly corner of said Lot 4A; thence southerly to the northeasterly corner of Lot 4, said Palmetto Park; thence southerly along the easterly line of said Lot 4 to the southeasterly corner of said Lot 4, said point also being the northwesterly corner of Lot 27, said Palmetto Park;

thence easterly along the northerly line of said Lot 27 to the northeasterly corner of said Lot 27; thence southerly along the easterly line of said Lot 27 to the southeasterly corner of said Lot 27; thence southerly to the northeasterly corner of Lot 34, said Palmetto Park; thence southerly along the easterly line of said Lot 34 to a point on the southerly line of said Palmetto Park, said point also being on the northerly line of KNAPP SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 120, of the Public Records of Volusia County, Florida; thence westerly along said northerly line of Knapp Subdivision to the northeasterly corner of Lot 4, said Knapp Subdivision; thence southerly along the easterly line of said Lot 4 to the southeasterly corner of said Lot 4; thence southerly to the northeasterly corner of Lot 4, B. C. LEMMING SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 117, of the Public Records of Volusia County, Florida, thence southerly along the easterly line of said Lot 4, B.C. Lemming Subdivision to the northerly line of Lot 4, said Assessor's Subdivision of the Sanchez and Shepard Grant; thence easterly along the said northerly line of Lot 4, Assessor's Subdivision of the Sanchez and Shepard Grant to a point 231.82 feet from the easterly right of way of U.S. Highway No. 1 as measured along said northerly line of Lot 4, Assessor's Subdivision of the Sanchez and Shepard Grant; thence southerly to a point on the southerly line of said Lot 4, Assessor's Subdivision of the Sanchez and Shepard Grant, said point being 232.25 feet from the easterly right of way of U.S. Highway No. 1 as measured along said southerly line of Lot 4, Assessor's Subdivision of the Sanchez and Shepard Grant, said point also being the northeasterly corner of Lot 4, Block A, YELKCA TERRACE, according to the map or plat thereof, as recorded in Map Book 7, Page 36, of the Public Records of Volusia County, Florida; thence southerly along the easterly line of said Lot 4, Block A to the southeasterly corner of said Lot 4, Block A; thence southerly to the northwesterly corner of Lot 5, Block B, said Yelkca Terrace; thence easterly along the northerly line of said Lot 5, Block B to the northeasterly corner of said Lot 5, Block B; thence southerly along the easterly line of said Lot 5, Block B to a point on the southerly line of said Yelkca Terrace, said point also being on the northerly line of the DIXWOOD - P. B. DICK'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 73, of the Public Records of Volusia County, Florida; thence easterly along said northerly line of Dixwood - P.B. Dick's Subdivision to the northeasterly corner of Lot 5, Block "A", said Dixwood - P.B. Dick's Subdivision; thence southerly along the easterly line of said Lot 5, Block "A" and the southerly prolongation thereof to the northerly line of the southerly 10 feet of Dixwood Avenue, a 50-foot right of way as shown on said Dixwood - P.B. Dick's Subdivision; thence westerly along said northerly line of the southerly 10 feet of Dixwood Avenue to the northerly

prolongation of the westerly line of the easterly 25 feet of Lot 5, Block "B", said Dixwood - P.B. Dick's Subdivision, thence southerly along said northerly prolongation of the westerly line of the easterly 25 feet of Lot 5, Block "B" and along said westerly line of the easterly 25 feet of Lot 5, Block "B" to the a point on the southerly line of said Dixwood - P.B. Dick's Subdivision, said point also being on the northerly line of HIGHLAND SHORES, SECTION 2, according to the map or plat thereof, as recorded in Map Book 9, Page 64, of the Public Records of Volusia County, Florida; thence easterly along said northerly line of Highland Shores, Section 2 to the northeasterly corner of Lot 11, Block "B", said Highland Shores, Section 2; thence southerly along the easterly line of said Lot 11 to the southeasterly corner of said Lot 11 and to a point on the northerly line of Erskine Drive as shown on said Highland Shores, Section 2; thence westerly, southwesterly, southerly and southeasterly along the northerly, westerly and southerly line of said Erskine Drive to the southeasterly corner of Lot 10, Block "F", said Highland Shores, Section 2; thence southwesterly along the easterly line of said Lot 10, a distance of 39.83 feet; thence southerly to a point on the southerly line Lot 11, Block "F", said Highland Shores, Section 2, said point being 81.25 feet easterly from the southwesterly corner of said Lot 11, Block "F" as measured along said southerly line of Lot 11, Block "F"; thence westerly along said southerly line of Lot 11, Block "F", a distance of 81.25 feet to said southwesterly corner of Lot 11, Block "F", said point also being the northeasterly corner of Lot 1, Block "A", HIGHLAND SHORES, SECTION 3, according to the map or plat thereof, as recorded in Map Book 8, Page 62, of the Public Records of Volusia County, Florida; thence southerly along the easterly line of Lots 1, 2, 3 and 4, Block "A", said Highland Shores, Section 3 to the southeasterly corner of Lot 4, Block "A", said Highland Shores, Section 3; thence southerly to the northeasterly corner of Lot 4, Block "C", said Highland Shores, Section 3; thence southerly along the easterly line of Lots 1, 2, 3 and 4, Block "C", said Highland Shores, Section 3 to a point on the southerly line of said Highland Shores, Section 3, said point also being on the northerly line Lot 10, said Assessor's Subdivision the G. Alvarez Grant; thence easterly along said northerly line of Lot 10 and along the northerly line of Lot 1, said Assessor's Subdivision the G. Alvarez Grant to the northeasterly corner of the west 183 feet of said Lot 1; thence southerly along the easterly line of said west 183 feet of Lot 1 to the southerly line of said Lot 1; thence westerly along said southerly line of Lot 1 to the southwesterly corner of said Lot 1, said point also being the northeasterly corner of Lot 11, said Assessor's Subdivision the G. Alvarez Grant; thence southerly along the easterly line of said Lot 11 and along the easterly line of Lots 12, 13, 14 and 15, said Assessor's Subdivision the G. Alvarez Grant and the southerly prolongation thereof to the southerly line of Lamont Street, a 50

foot right of way as shown on plat of EDGEWATER HIGHLANDS, according to the map or plat thereof, as recorded in Map Book 7, Page 107, of the Public Records of Volusia County, Florida; thence easterly along said southerly line of Lamont Street to the westerly line of North Riverside Drive as now monumented and occupied; thence southerly along the said westerly line of said North Riverside Drive to the south line of the north 134 feet of the south 269 feet of Lot 4L, said Assessor's Subdivision the G. Alvarez Grant; thence easterly along the easterly prolongation of said south line of the north 134 feet of the south 269 feet of Lot 4L to the approximate mean high water line of the westerly bank of the Indian River North; thence southerly along the said approximate mean high water line to the easterly prolongation of the northerly line of Pine Bluff, a 41.5 foot right of way as shown on plat of FERNALD AND CHADWICK'S, according to the map or plat thereof, as recorded in Map Book 4, Page 192, of the Public Records of Volusia County, Florida; thence westerly along said easterly prolongation of the northerly line of Pine Bluff and along said northerly line of Pine Bluff to the northerly prolongation of the easterly line of Lot 37, said Fernald and Chadwick's Subdivision; thence southerly along said northerly prolongation of the easterly line of Lot 37 and along said easterly line of Lot 37, to the southeasterly corner of said Lot 37, said point also being the northwesterly corner of Lot 61, said Fernald and Chadwick's Subdivision; thence easterly along the northerly line of said Lot 61 and along the northerly line of Lot 60, said Fernald and Chadwick's Subdivision, to the northeasterly corner of said Lot 60; thence southerly along the easterly line of said Lot 60 to the southeasterly corner of said Lot 60; thence westerly along the southerly line of said Lots 60 and 61 to the intersection of the northerly prolongation of the easterly line of Lot 4, INDIAN RIVER ESTATES RE-PLAT, according to the map or plat thereof, as recorded in Map Book 8, Page 289, of the Public Records of Volusia County, Florida; thence southerly along said northerly prolongation of the easterly line of Lot 4 and along said easterly line of Lot 4 to the northerly line of lands described in Official Records Book 5827, Page 0222 of the Public Records of Volusia County, Florida; thence easterly along said northerly line of lands described in Official Records Book 5827, Page 0222 to the northeasterly corner of said lands described in Official Records Book 5827, Page 0222; thence southerly along the easterly line of said lands described in Official Records Book 5827, Page 0222 to the southeasterly corner of said lands described in Official Records Book 5827, Page 0222; thence westerly along the southerly line of said lands described in Official Records Book 5827, Page 0222 to the northerly prolongation of the easterly line of Lot 5, COLBY AND JEPSON SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 215, of the Public Records of Volusia County, Florida; thence southerly along said northerly

prolongation of the easterly line of Lot 5 and along said easterly line of Lot 5 to the southeasterly corner of said Lot 5; thence southerly to the northeasterly corner of Lot 16, said Colby and Jenson Subdivision; thence southerly along the easterly line of said Lot 16 to a point on the southerly line of said Colby and Jenson Subdivision, said point also being on the northerly line of said Hawks Park Company Subdivision; thence easterly along said northerly line of Hawks Park Company Subdivision to the northeasterly corner of the west 1/2 of Lot 215, said Hawks Park Company Subdivision; thence southerly along the easterly line of said west 1/2 of Lot 215 to the northerly line of said Ocean Avenue; thence westerly along said northerly line of Ocean Avenue to the northerly prolongation of the easterly line of Lot 223, said Hawks Park Company Subdivision; thence southerly along said northerly prolongation of the easterly line of Lot 223 and along said easterly line of Lot 223 and along the easterly line of Lot 254, said Hawks Park Company Subdivision, and the southerly prolongation thereof to the southerly line of said Connecticut Avenue; thence easterly along said southerly line of Connecticut Avenue to the northeasterly corner of Lot 262, said Hawks Park Company Subdivision; thence southerly along the easterly line of said Lot 262 to the southeasterly corner of said Lot 262, said point being on the northerly line of Lot 5, MENDELL'S HAWKS PARK, according to the map or plat thereof, as recorded in Map Book 3, Page 73; thence westerly along said northerly line of Lot 5 to the easterly line of the west 200 feet of said Lot 5; thence southerly along said easterly line of the west 200 feet of Lot 5 and the southerly prolongation thereof to the southerly line of Hotel Avenue, a 30-foot right of way as shown on plat of DR. DAVIS FORSTER, TRUSTEE'S RESUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 56, of the Public Records of Volusia County, Florida; thence easterly along said southerly line of Hotel Avenue to the northeasterly corner of Lot 30, said Dr. Davis Forster, Trustee's Resubdivision; thence southerly along the easterly line of said Lot 30 to the southeasterly corner of said Lot 30; thence southerly to the northeasterly corner of Lot 29, said Dr. Davis Forster, Trustee's Resubdivision; thence easterly along the easterly line of said Lot 29 to the southeasterly corner of said Lot 29, said point being on the northerly line of New Hampshire Avenue; thence easterly along northerly line of New Hampshire Avenue to the intersection with the northerly prolongation of the westerly line of Block "B", MENDELL'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 4, Page 122, of the Public Records of Volusia County, Florida; thence southerly along said northerly prolongation of the westerly line of Block "B" to the northwesterly corner of said Block "B"; thence southerly along said westerly line of Block "B", being the easterly line of New York Street, to the southwesterly corner of said Block "B", said point also being on the northerly

line of MASON'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 188, of the Public Records of Volusia County, Florida; thence along the northerly line of said Mason's Subdivision, to the northwesterly corner of Lot 3, said Mason's Subdivision; thence southerly along the westerly line of said Lot 3 and along the westerly line of Lot 4, said Mason's Subdivision, being the easterly line of New York Street, to the southwest corner of said Lot 4, said point being on the northerly line of Lot 9, said Mendell's Hawk Park; thence along said northerly line of Lot 9, Mendell's Hawks Park to a point being 280 feet easterly of the westerly line of said Lot 9, Mendell's Hawks Park; thence southerly along the easterly line of the westerly 280 feet of said Lot 9, Mendell's Hawks Park, along the easterly line of New York Street, to a point on the southerly line of said Lot 9, said point also being on the northerly line of Lot 10, said Mendell's Hawk Park, and being 246.2 feet from the easterly right of way of U.S. Highway No. 1 as measured along said northerly line of Lot 10; thence southerly along the easterly line of the westerly 246.2 feet of said Lot 10 and along the easterly line of the westerly 246.2 feet of Lot 11, said Mendell's Hawk Park, along the easterly line of New York Street, to a point on the northerly line of the southerly half of said Lot 11; thence easterly along said northerly line of the southerly 1/2 of Lot 11 to the westerly line of the easterly 234.8 feet of said Lot 11 lying west of Fernald Street; thence southerly along the said westerly line of the easterly 234.8 feet of Lot 11 lying west of Fernald Street to the northerly line of Lot 12, said Mendell's Hawk Park; thence easterly along said northerly line of Lot 12 to the easterly line of the westerly 325 feet of said Lot 12; thence southerly along said easterly line of the westerly 325 feet of Lot 12 to the northerly line of TURGOT TERRACE, according to the map or plat thereof, as recorded in Map Book 9, Page 103, of the Public Records of Volusia County, Florida; thence westerly along said northerly line of said Turgot Terrace to the northeasterly corner of Lot 7, Block "A", said Turgot Terrace; thence southerly along the easterly line of said Lot 7, Block "A" to the southeasterly corner of said Lot 7, Block "A"; thence southerly to the northeasterly corner of Lot 6, Block "C", said Turgot Terrace; thence southerly along the easterly line of said Lot 6, Block "C", to the southerly line of said Turgot Terrace Subdivision, said point also being on the northerly line of TOTEM PARK, according to the map or plat thereof, as recorded in Map Book 4, Page 46, of the Public Records of Volusia County, Florida; thence westerly along said northerly line of Totem Park to the northeasterly corner of the west 1/2 of Lot 16, Block "15", said Totem Park; thence southerly along the easterly line of said west 1/2 of Lot 16, Block "15" and the southerly prolongation thereof to the northerly line of Block "14", said Totem Park; thence westerly along said northerly line of Block "14" to the easterly line of the west 20 feet of Lot 16, said Block "14";

thence southerly along said easterly line of the west 20 feet of Lot 16, Block "14" to the southerly line of said Totem Park, said point also being on the northerly line of UNSER SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 19, Page 295, of the Public Records of Volusia County, Florida; thence easterly along the northerly line of said Unser Subdivision to the northeasterly corner of said Unser Subdivision; thence southerly along the easterly line of said Unser Subdivision and the southerly prolongation thereof to the northerly line of Magnolia Avenue, a 30-foot right of way as shown on said plat of Totem Park; thence westerly along said northerly line of Magnolia Avenue to the northerly prolongation of the easterly line of Lot 15, Block "11", said Totem Park; thence southerly along said northerly prolongation of the easterly line of Lot 15, Block "11" and along said easterly line of Lot 15, Block "11" to the southerly line of said Block "11", Totem Park, also being the northerly line of Lot 18, said Mendell's Homestead; thence easterly along said southerly line of Block "11" and the northerly line of Lot 18, Mendell's Homestead to the southeasterly corner of Lot 6, Block "11", said Totem Park; thence southerly along the southerly prolongation of said Lot 6, Block "11" to the southerly line of the northerly 50 feet of said Lot 18, Mendell's Homestead; thence westerly along said southerly line of the northerly 50 feet of Lot 18, Mendell's Homestead to a point being 250 feet from the easterly right of way of U.S. Highway No. 1; thence southerly, parallel with and 250 feet from the easterly right of way of U.S. Highway No. 1 to the southerly line of said Lot 18, Mendell's Homestead, also being a point on the northerly line of Block "7", said Totem Park, thence westerly along said northerly line of Block "7", Totem Park to the northwesterly corner of said Block "7", Totem Park; thence southerly along the westerly line of said Block "7", Totem Park to the southwest corner of said Block "7", Totem Park; thence southeasterly to the northwesterly corner of Block "4", said Totem Park; thence southerly along the westerly line of said Block "4", Totem Park, to the southwest corner of said Block "4", Totem Park, said point being on the northerly line of Lot 11, RIVER HEIGHTS, according to the map or plat thereof, as recorded in Map Book 19, Page 139, of the Public Records of Volusia County, Florida; thence easterly along the northerly line of said Lot 11, River Heights to the northeasterly corner of said Lot 11, River Heights; thence southerly along the easterly line of said Lot 11, River Heights to the southeasterly corner of said Lot 11, River Heights; thence southeasterly to the northeasterly corner of Lot 10, said River Heights; thence southerly along the easterly line of said Lot 10, River Heights to a point on the northerly line of lands described in Warranty Deed, recorded in Official Records Book 6214, Page 2774 of the Public Records of Volusia County, Florida; thence easterly and southeasterly along the northerly and easterly lines of said lands described in Warranty Deed, recorded in Official

Records Book 6214, Page 2774 and southeasterly and south along the easterly lines of lands described in Warranty Deed, recorded in Official Records Book 6465, Page 694 of the Public Records of Volusia County, Florida to a point on the north line of "Parcel 25" as shown on Un-recorded Plat #149 of Lots 1 and 2, LOWDS SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 3, Page 81, of the Public Records of Volusia County, Florida; thence east along the north line of said "Parcel 25" a distance of 50 feet more or less, to the west line of Monroe Drive, a 40-foot right of way as now laid out; thence south along said west line of Monroe Drive and the southerly prolongation thereof to the north line of Lot 1, EDGEWATER SHORES, according to the map or plat thereof, as recorded in Map Book 8, Page 271, of the Public Records of Volusia County, Florida; thence east along the north line of said Lot 1 and along the north line of Lot 18 and Lot 17, said Edgewater Shores to the northeast corner of said Lot 17; thence south along the east line of said Lot 17, Edgewater Shores to the southeast corner of said Lot 17, Edgewater Shores; thence west along the south line of said Lot 17, Edgewater Shores to the northeast corner of the west 30 feet of Lot 3, said Edgewater Shores; thence south along the east line of said west 30 feet of Lot 3 to the south line of said Lot 3, Edgewater Shores; thence west along said south line of Lot 3, Edgewater Shores and along the south line of Lot 2, said Edgewater Shores to the northerly prolongation of the west line of the east 20 feet of Lot 2, HARDIN SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 257, of the Public Records of Volusia County, Florida; thence south along said northerly prolongation of the west line of the east 20 feet of Lot 2 and along said west line of the east 20 feet of Lot 2 to the north line of Lot 1, said Hardin Subdivision; thence east along said north line of Lot 1, Hardin Subdivision to the northeast corner of said Lot 1, Hardin Subdivision; thence south along the east line of said Lot 1, Hardin Subdivision to the southeast corner of said Lot 1, Hardin Subdivision, said point being on the southerly line of said Hardin Subdivision; thence easterly along said southerly line of Hardin Subdivision to the northeast corner of lands described in Warranty Deed, recorded in Official Records Book 5972, Page 2725 of the Public Records of Volusia County, Florida; thence south along the east line of said lands described in Warranty Deed, recorded in Official Records Book 5972, Page 2725 and the southerly prolongation thereof to the north line of lands described in Warranty Deed, recorded in Official Records Book 5339, Page 1467 of the Public Records of Volusia County, Florida; thence east along said north line of lands described in Warranty Deed recorded in Official Records Book 5339, Page 1467, northwesterly along the westerly line of said lands described in Warranty Deed, recorded in Official Records Book 5339, Page 1467, east along said north line of lands

Daniel W. Cory Surveyor, LLC
Certificate of Authorization Number LB 7883
300 Canal Street
New Smyrna Beach, Florida 32168
(386) 427-9575

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described in Warranty Deed recorded in Official Records Book 5339, Page 1467, south along the east line of said lands described in Warranty Deed, recorded in Official Records Book 5339, Page 1467 and west along the south line of said lands described in Warranty Deed recorded in Official Records Book 5339, Page 1467 to the northeast corner of the westerly 350 feet of the northerly 100 feet of the southerly 200 feet, as measured along the easterly right of way of U.S. Highway No. 1, of Lot 3, LOWD'S SUBDIVISION of U.S. Lot 2, Section 2, Township 18 South, Range 34 East, according to the map or plat thereof, as recorded in Map Book 3, Page 81, of the Public Records of Volusia County, Florida; thence southerly along the easterly line of said westerly 350 feet of the northerly 100 feet of the southerly 200 feet, as measured along the east right of way of U.S. Highway No. 1, of Lot 3, to the north line of the south 100 feet, as measured along the east right of way of U.S. Highway No. 1, of said Lot 3, Lowd's Subdivision; thence east along said north line of the south 100 feet, as measured along the east right of way of U.S. Highway No. 1, of Lot 3, Lowd's Subdivision to the northerly prolongation of the east line of Lot 4, VIRGINIA HEIGHTS, according to the map or plat thereof, as recorded in Map Book 8, Page 300, of the Public Records of Volusia County, Florida; thence south along said northerly prolongation of the east line of Lot 4 to the northeast corner of said Lot 4, Virginia Heights; thence west along the north line of Lots 4, 5 and 6, said Virginia Heights, to the northwest corner of Lot 6, said Virginia Heights; thence south along the west line of said Lot 6, Virginia Heights and the southerly prolongation thereof to the south line of "Virginia Street", as dedicated per the map or plat thereof, as recorded in Map Book 8, Page 283, of the Public Records of Volusia County, Florida; thence east along said south line of "Virginia Street" to the northwest corner of Lot 8, said Virginia Heights; thence south along the east line of said Lot 8, Virginia Heights to the southwest corner of said Lot 8, Virginia Heights; thence east along the south line of said Lot 8, Virginia Heights and the easterly prolongation thereof to the northerly prolongation of the east line of U.S. Lot 3, Section 2, Township 18 South, Range 34 East; thence south along said northerly prolongation of the east line of U.S. Lot 3, Section 2, Township 18 South, Range 34 East and along said east line of U.S. Lot 3, Section 2, Township 18 South, Range 34 East to the northwest corner of Lot 6, Block 2, RIVEREDGE ACRES, according to the map or plat thereof, as recorded in Map Book 9, Page 260, of the Public Records of Volusia County, Florida; thence southeasterly, a distance of 97.79 feet to a point on the southerly line of said Lot 6, Block 2, said point being 51.71 feet from the northeasterly corner of said Lot 6, Block 2; thence northeasterly along the southerly line of said Lot 6, Block 2 to the northeasterly corner of Lot 10, Block 2, said Riveredge Acres; thence southeasterly along the easterly line of said Lot 10, Block 2 to the

southeasterly corner of said Lot 10, Block 2; thence southeasterly to the northeasterly corner of Lot 22, Block 3, said Riveredge Acres; thence southeasterly along the easterly line of Lots 13 through 22, inclusive, Block 3, said Riveredge Acres, to the south line of said Block 3, said Riveredge Acres; thence east along the south line of said Block 3, Riveredge Acres to the northwest corner of BELMONT'S RIVERVIEW SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 42, Page 75, of the Public Records of Volusia County, Florida; thence south along the west line of said Belmont's Riverview Subdivision to the southwesterly corner of said Belmont's Riverview Subdivision, said point being on the north line of South Riverside Drive as monumented; thence west along said north line of South Riverside Drive to the easterly right of way of U.S. Highway No. 1; thence southeasterly along the easterly right of way of U.S. Highway No. 1 to the easterly prolongation of the southerly line of "Parcel #1" of Exhibit A-3 as described in Quit-Claim Deed, recorded in Official Records Book 6537, Page 2301 of the Public Records of Volusia County, Florida; thence southwesterly along said easterly prolongation of the southerly line of "Parcel #1" to the southeasterly corner of said "Parcel #1"; thence southwesterly, northwesterly, northerly, westerly, northerly and northeasterly along the southerly and westerly lines of said "Parcel #1" and "Parcel #2" of said Exhibit A-3 to the south line of Falcon Avenue as shown on PELICAN COVE WEST SUBDIVISION PHASE I, according to the map or plat thereof, as recorded in Map Book 38, Pages 172-173, of the Public Records of Volusia County, Florida; thence west along said south line of Falcon Avenue, a distance of 155.00 feet to a point of curvature; thence west along the westerly prolongation of said south line of Falcon Avenue to the west line of the HIGHWAY SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 222, of the Public Records of Volusia County, Florida; thence north along said west line of the Highway Subdivision to the southeast corner of Lot 42, MARINER'S GATE PHASE II, according to the map or plat thereof, as recorded in Map Book 50, Pages 198 and 199, of the Public Records of Volusia County, Florida; thence continue north along said west line of the Highway Subdivision and along the east line of said Lot 42, Mariner's Gate Phase II, a distance of 36.06 feet to a corner of said Lot 42, Mariner's Gate Phase II; thence northwesterly, westerly, northerly, westerly and northerly along the easterly line of said Mariner's Gate Phase II subdivision to the northeast corner of Lot 75, said Mariner's Gate Phase II; thence west along the north line of said Lot 75, Mariner's Gate Phase II to the east line of PINE SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 19, Page 229 of the Public Records of Volusia County, Florida; thence north along the east line of said Pine Subdivision and the northerly prolongation thereof to the

southeast corner of Lot 9, READ SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 19, Page 298, of the Public Records of Volusia County, Florida; thence north along the east line of said Lot 9, Read Subdivision and along the east line of Lot 8, said Read Subdivision to the northeast corner of said Lot 8, Read Subdivision; thence west along the north line of said Lot 8, Read Subdivision to the easterly line of Alamanda Drive, FLORIDA SHORES NO. 1, according to the map or plat thereof, as recorded in Map Book 23, Page 57, of the Public Records of Volusia County, Florida; thence northwesterly along said easterly line of Alamanda Drive to the easterly prolongation of the north line of 19th Street, said Florida Shores No. 1; thence west along said easterly prolongation of the north line of 19th Street and along the north line of said 19th Street to the westerly line of Banyan Drive, said Florida Shores No. 1; thence northwesterly along said westerly line of Banyan Drive to the north line of U.S. Lot 3, Section 2, Township 18 South, Range 34 East; thence east along said north line of U.S. Lot 3, Section 2 to the west line of LOWD'S SUBDIVISION of U.S. Lot 2, Section 2, Township 18 South, Range 34 East, according to the map or plat thereof, as recorded in Map Book 3, Page 81, of the Public Records of Volusia County, Florida; thence north along said west line of Lowd's Subdivision to the easterly prolongation of the south line of the north 150 feet of Lot 7, HATCH'S HOMESTEAD of U.S. Lot 1, Section 2, Township 18 South, Range 34 East, according to the map or plat thereof, as recorded in Map Book 3, Page 81, of the Public Records of Volusia County, Florida; thence west along said easterly prolongation of the south line of the north 150 feet of Lot 7, Hatch's Homestead and along said south line of the north 150 feet of Lot 7, Hatch's Homestead to the east line of the west 325 feet of the north 150 feet of said Lot 7, Hatch's Homestead; thence north along said east line of the west 325 feet of the north 150 feet of Lot 7, Hatch's Homestead a distance of 150 feet to the north line of said Lot 7, Hatch's Homestead; thence east along said north line of Lot 7, Hatch's Homestead to a line 250 feet westerly of and parallel with the westerly right of way of U.S. Highway No. 1; thence northwesterly along said line 250 feet westerly of and parallel with the westerly right of way of U.S. Highway No. 1 to the southerly line of West Marion Avenue, as now laid out; thence southwestwesterly along said southerly line of West Marion Avenue to the southerly prolongation of the westerly line of the HALIFAX COURT CONDOMINIUM PHASE 1 parcel, according to the map or plat thereof, as recorded in Map Book 40, Page 82, of the Public Records of Volusia County, Florida; thence northwesterly along said southerly prolongation of the westerly line of the Halifax Court Condominium Phase 1 parcel and along said westerly line of the Halifax Court Condominium Phase 1 parcel to the northwest corner of said Halifax Court Condominium Phase 1 parcel; thence northeasterly

along the northerly line of said Halifax Court Condominium Phase 1 parcel to the northeast corner of said Halifax Court Condominium Phase 1 parcel, said point being on a line 250 feet westerly of and parallel with the westerly right of way of U.S. Highway No. 1; thence northwesterly along said line 250 feet westerly of and parallel with the westerly right of way of U.S. Highway No. 1 to the northerly line of Lot 28, MENDELL'S HOMESTEAD, according to the map or plat thereof, as recorded in Map Book 3, Page 73, of the Public Records of Volusia County, Florida, said point also being on the southerly line of Lot 29, said Mendell's Homestead; thence westerly along said southerly line of Lot 29 to the southwesterly corner of said Lot 29, said point also being the northwesterly corner of SHANGRI-LA VILLAGE, according to the map or plat thereof, as recorded in Map Book 38, Page 104, of the Public Records of Volusia County, Florida; thence south along the west line of said Shangri-La Village Subdivision to the southwesterly corner of Lot 43, said Shangri-La Village Subdivision, said point also being the northwesterly corner of the Recreation and Drainage Retention Area as shown on said Shangri-La Village Subdivision; thence easterly, southeasterly and southwesterly along the northerly, easterly and southerly line of said Recreation and Drainage Retention Area, returning to a point on the west line of said Shangri-La Village Subdivision, said point being the northwesterly corner of Lot 34, said Shangri-La Village Subdivision; thence south along said west line of the Shangri-La Village Subdivision to the southwesterly corner of said Shangri-La Village Subdivision, said point being on the south line of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 17 South, Range 34 East; thence west along said south line of the Southwest 1/4 of the Southwest 1/4 of Section 33, to the easterly right of way of the Florida East Coast Railway and to the Point of Beginning.

REPORT:

DATE PREPARED: 07/28/2014

1. Description prepared by the undersigned at the request of the client.
2. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
3. This description and report prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
4. This description and report is subject to any facts that may be disclosed by a full and accurate title search.
5. The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
6. Dimensions are in U. S. standard feet and decimals thereof, unless otherwise noted.

I hereby certify that this description of the subject property is true and correct to the best of my knowledge, information and belief as prepared under my supervision on the date(s) shown thereon. I further certify that this description meets the minimum technical standards set forth in F.A.C. Rule 5J-17, adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes Ch. 472.027, subject to the qualifications noted hereon.

Signed: Jeffrey W. Cory

Seal:

Jeffrey W. Cory
Professional Surveyor and Mapper License Number 4139

Daniel W. Cory Surveyor, LLC
Certificate of Authorization Number LB 7883
300 Canal Street
New Smyrna Beach, Florida 32168
(386) 427-9575

FILE # 3000
City of Edgewater
COMMUNITY
REDEVELOPMENT AREA
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