

# CITY OF HOLLY HILL, FLORIDA

## CITY COMMISSION

AGENDA • FEBRUARY 9, 2016

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City Commission Chamber

Work Session

6:00 PM

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CITY HALL  
1065 RIDGEWOOD AVENUE  
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448



City Commission Chamber  
City Hall  
1065 Ridgewood Avenue  
Holly Hill, FL 32117

### **CITY COMMISSION MEMBERS**

**Mayor**  
John Penny

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**District 1 - Commissioner**  
Arthur J. Byrnes

---

**District 3 - Commissioner**  
John F. Capers

---

**District 2 - Commissioner**  
Penny Currie

---

**District 4 - Commissioner**  
Elizabeth Albert

**CITY MANAGER**  
Joseph Forte

**CITY CLERK**  
Valerie Manning

**I. CALL TO ORDER****II. RIVIERA ESTATES**

1. Riviera Estates: Discussion of the Riviera Estates Unrecorded Subdivision and a Development Proposal for Lots Within the Unrecorded Subdivision Submitted by Mr. Bass on Behalf of BBCOX LLC.

(Requested by Thomas Harowski, Planning)

**III. ADJOURNMENT**

Website Address – [www.hollyhillfl.org](http://www.hollyhillfl.org) (City Clerk)

**NOTICE** – If any person decides to appeal any decision of the City Commission at this meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 248-9441



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Commission proceedings should contact the City Clerk's Office no later than three (3) days prior to the proceedings.



**STAFF REPORT  
CITY OF HOLLY HILL, FLORIDA**

**City Commission  
Agenda Item**

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**MEETING DATE:** February 9, 2016  
**FROM:** Thomas Harowski  
**SUBJECT:** Riviera Estates: Discussion of the Riviera Estates Unrecorded Subdivision and a Development Proposal for Lots Within the Unrecorded Subdivision Submitted by Mr. Bass on Behalf of BBCOX LLC.  
**NUMBER:** (ID # 1284)  
**APPLICANT:** City of Holly Hill  
**PLANNER:** Thomas Harowski

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**DISCUSSION:** The Riviera Estates area was annexed into Holly Hill in 1997 and the City subsequently installed water and sewer facilities along Timber Trail and paved Timber Trail. The other accessways anticipated by the unrecorded subdivision are not improved to City standards or not improved at all, and the area is not fully served with public utilities and storm water management systems typical of modern subdivision. The City has received a development proposal for some, but not all, of the remaining lots and staff will provide information on the area and seek guidance on the specific development proposal and future development of the area. A power point presentation which will be offered at the workshop is attached.

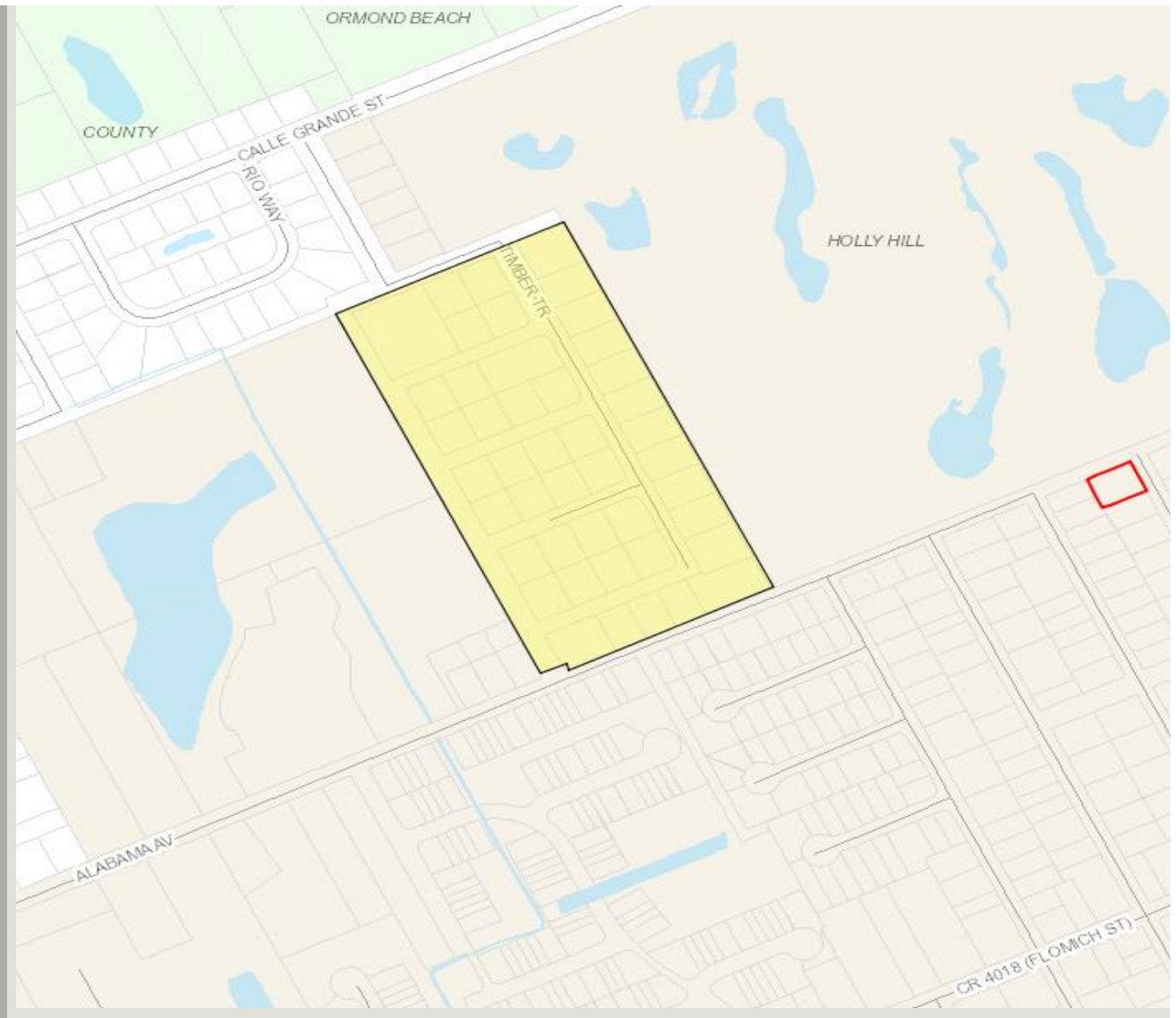
- Riviera Estates Workshop (PDF)
- Bass Proposal (PDF)

# RIVIERA ESTATES

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PROPERTY DEVELOPMENT WORKSHOP

# Riviera Estates Location Map



# Riviera Estates Unrecorded Plat

No guaranteed public  
improvements

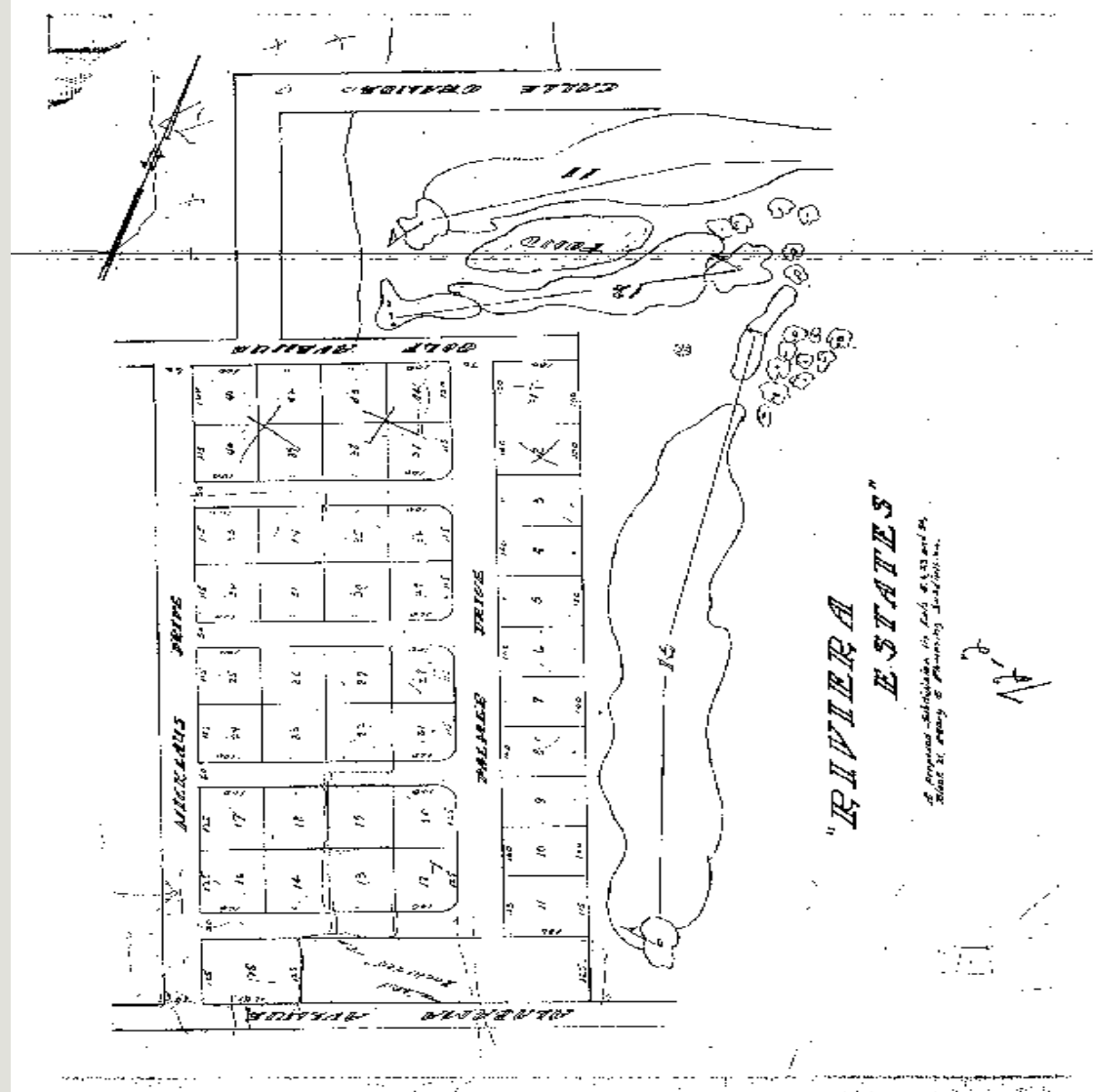
Streets

Utilities

Storm Drainage

Parcels are metes and  
bounds

“Roads” are layered access  
easements



# STATUTORY DISCLAIMER

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THE RECEIPT AND COPYING OF SUCH DOCUMENTS SHALL NOT AFFECT OR IMPAIR THE TITLE TO THE PROPERTY IN ANY MANNER, NOR SHALL IT BE CONSTRUED AS ACTUAL OR CONSTRUCTIVE NOTICE, BUT SHALL BE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE REFERRED TO FOR THE PURPOSE OF CONVEYING PROPERTY OR FOR CIRCUMVENTING THE LAWFUL REGULATION AND CONTROL OF SUBDIVIDING LANDS BY LOCAL GOVERNMENT. FS 177.132

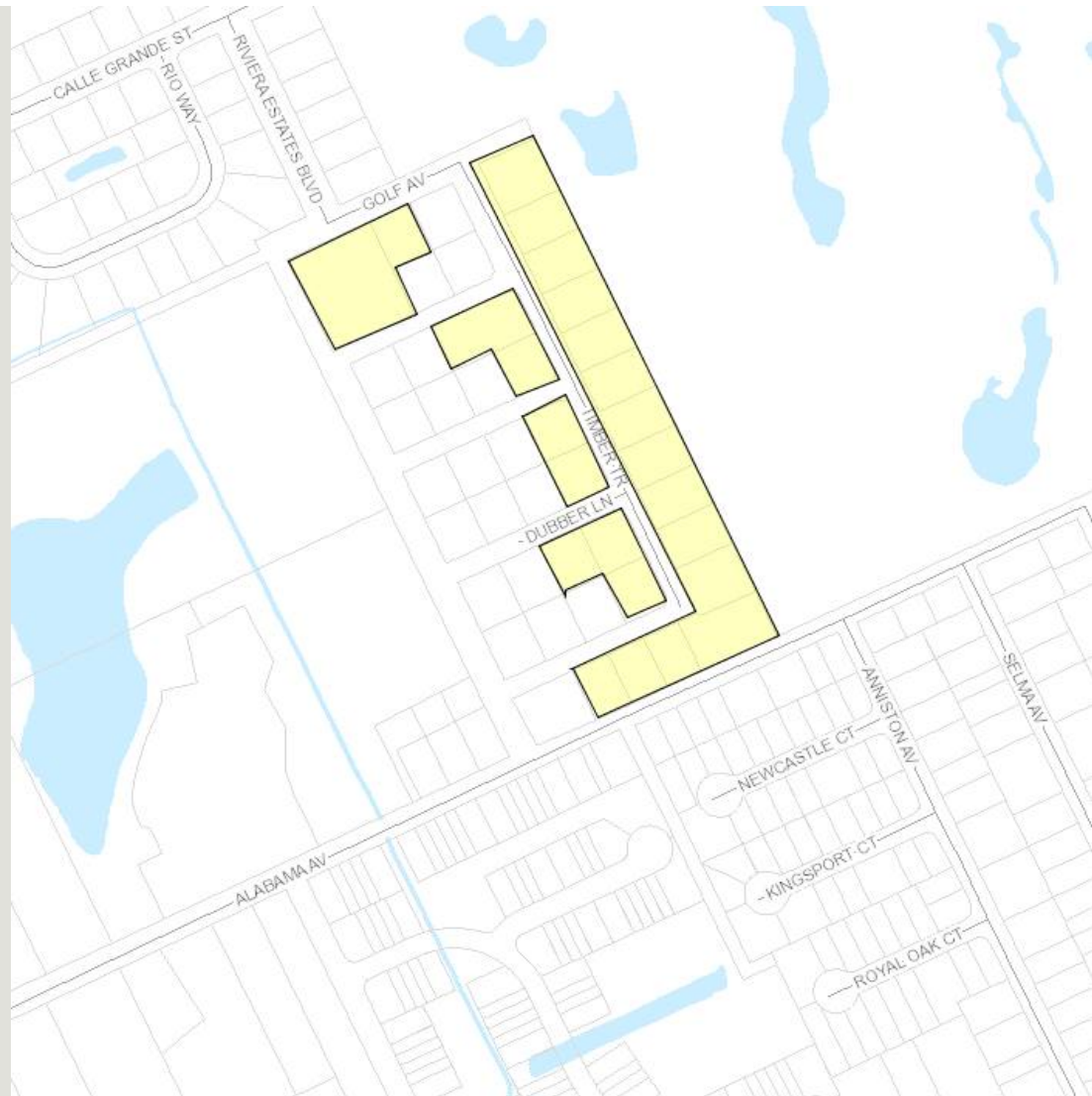


Attachment: Riviera Estates Workshop (1284 : Riviera Estates)

# Riviera Estates Developed Parcels

Developed Parcels – 24

Undeveloped Parcels - 20



# ANNEXATION & DEVELOPMENT HISTORY

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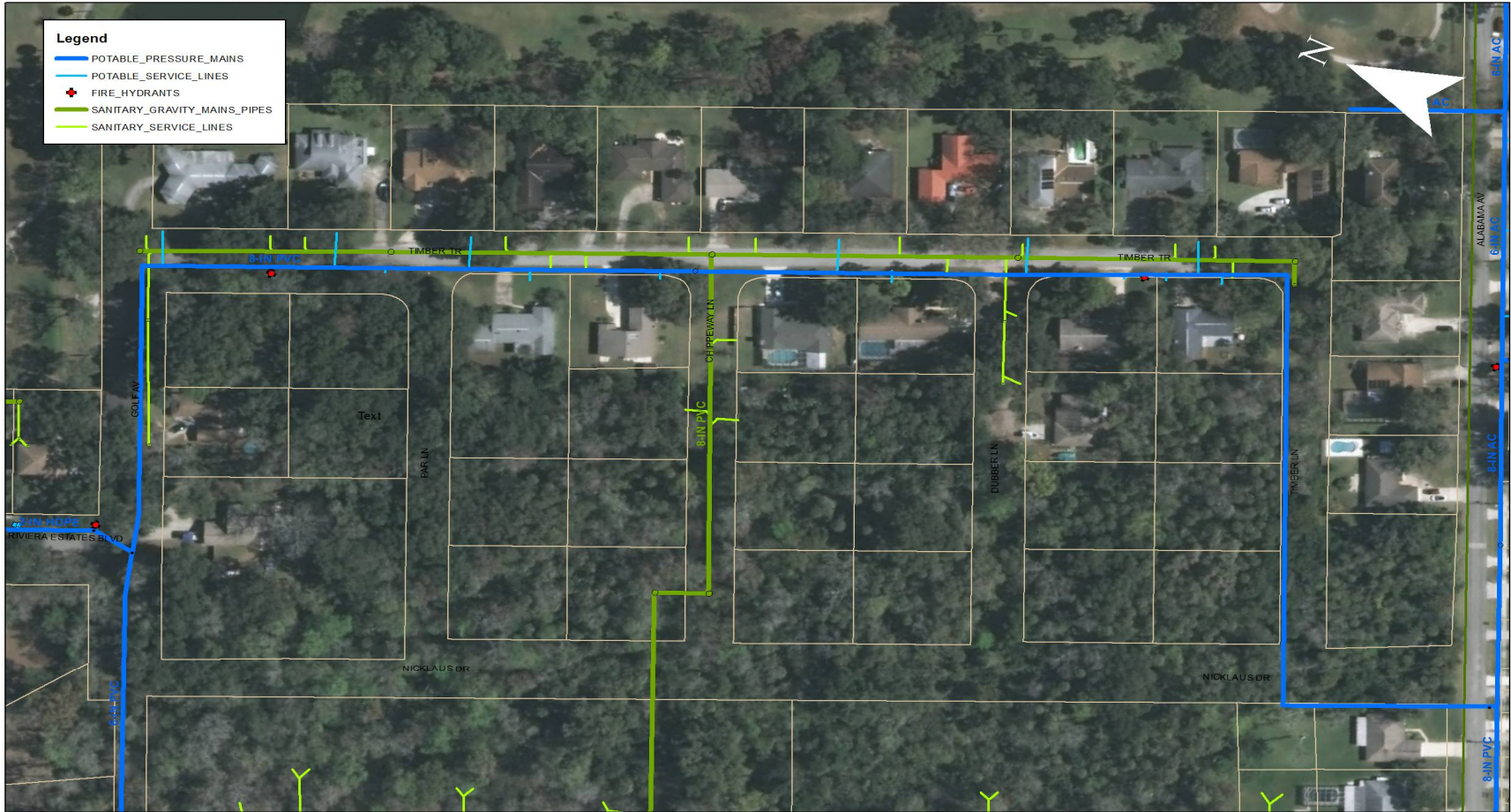
ANNEXED AUGUST 25, 1997 BY ORDINANCE 2475

CITY INSTALLED SEWER AND WATER (1998-99)

CITY PAVED TIMBER TRAIL (1998-99)

CITY PERMITTED 903 DUBBER LANE (2004)

# EXISTING WATER AND SEWER NETWORK



# UTILITY CONSIDERATIONS

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Water only on Timber Trail

Sewer on Timber Trail and Chippeway Avenue

No storm water management plan

# COMPREHENSIVE PLAN AND ZONING

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Future Land Use is Low Density Residential  
Zoning is R-4a Zero Lot Line, Single-Family Residential  
Deed Restricted to Single-Family Homes

# CITY DEVELOPMENT REQUIREMENTS

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§82-242(a) Subdivision of land requires a final plat

§Subdivision plat requires roads, lots, and utilities

§90-82 Private streets may be approved for developments that remain under single ownership and meet City design standards

Riviera Estates fails all of these tests

# CITY DEVELOPMENT REQUIREMENTS

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90-83 Street shall be public unless private streets are permitted in accordance with Section 90-82 **or as may be otherwise approved by the City Commission** upon recommendation of the city planner, city engineer and city attorney.

# BASS DEVELOPMENT PROPOSAL

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Combine lots 25, 26, 27 into one building lot (Chippeway Lane)

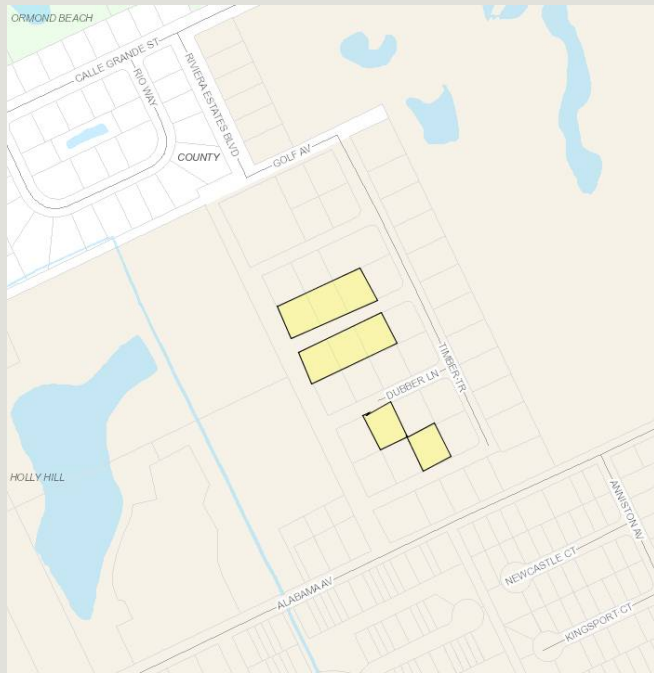
Combine lots 30, 31, 32 into one building lot (Chippeway Lane)

Provide an easement for existing sewer line (Chippeway Lane)

Sell lots 13 and 18 as market transaction

Provide access easement on Lot 13 (Timber Trail)

# BBCOX LLC HOLDINGS



# CHIPPEWAY LANE COMBINED LOTS

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Sewer service is available

Water service must be extended from Timber Trail

Electric service is reportedly available

Storm water retention provided on lot

Road extension proposed lime rock and dirt base

Road extension proposal does not meet City construction standards.

# CONSIDERATIONS AND DECISION POINTS

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Allow development with roads below City standards? (Section 90-83)

Allow development with “long utility services”?

Fire protection limitations beyond 200 feet.

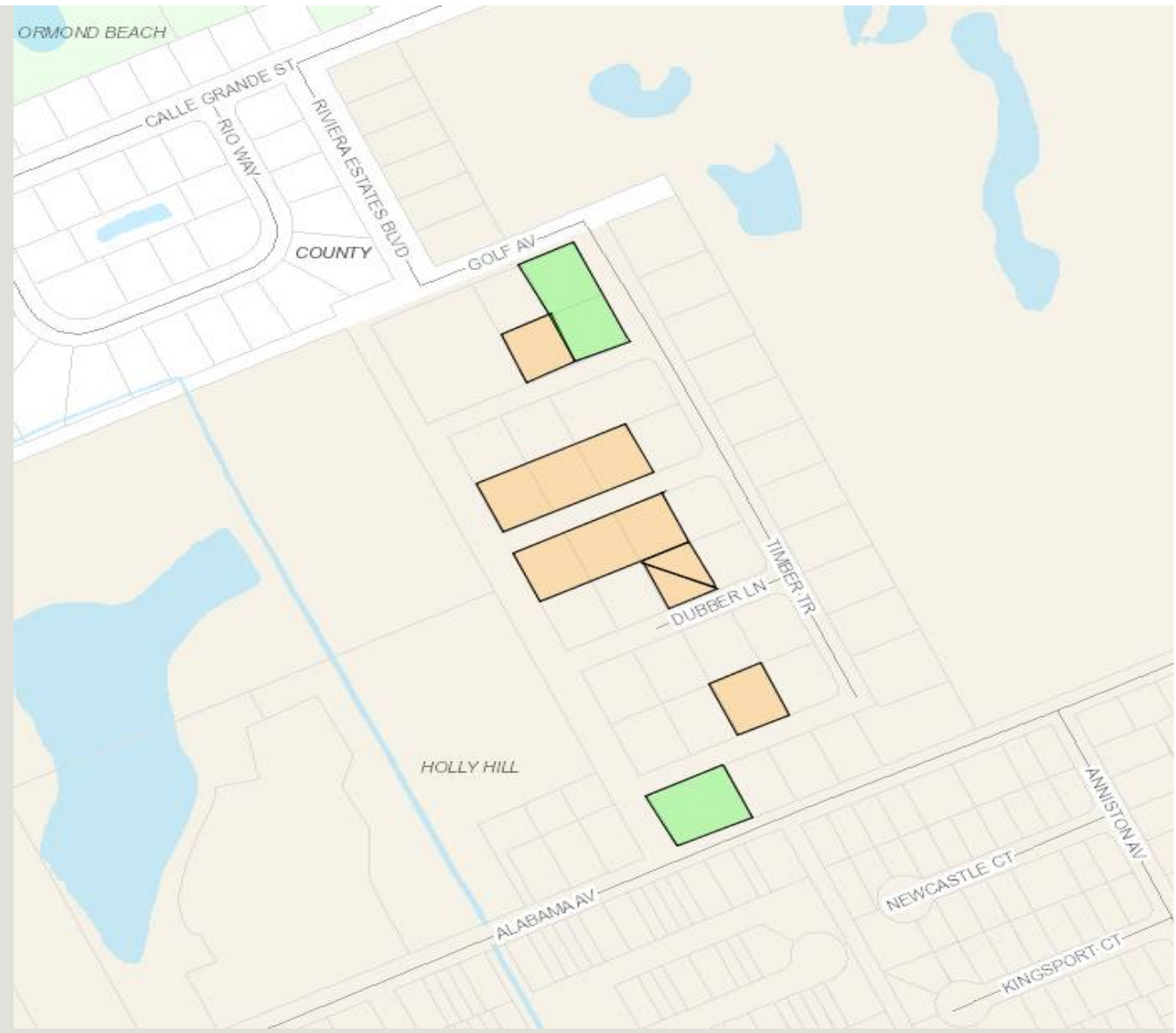
Cost to extend water and sewer mains vs lot value.

# POTENTIAL DEVELOPMENT SITES WITH REVISED POLICY

Tan color shows developable lots with revised policy on road and utility access

Green lots are buildable under current policy

White lots are developed or fall outside the fire service limits without major water line extensions.



# DISCUSSION

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**BCOX, LLC**  
**3802 OLD MULBERRY RD.**  
**PLANT CITY, FL33567**

December 29, 2015

Joe Forte  
City Manager  
Holly Hill, Florida

Dear Joe,

Regarding the properties owned by BBCOX, LLC in Unrecorded Plat Riviera Estates (filed with the map keeper in Volusia County as subdivision no: 233) located in Holly Hill, Florida;

**TIMBER TRAIL AND DUBBER LANE**

**Timber Trail:**

According to a professional survey completed this year for lot 13; Timber Trail is encroaching inside the property line by 10'. Nothing in the deeds transferred to date indicate that the city of Holly Hill or the owners on Alabama have an easement over and across lot 13 although when the plat was filed it provided for a perpetual easement for all of the lot owners in Riviera Estates. This property abuts the current residence located at 903 Dubber Lane to the south. Survey and professional legal description included.

**Dubber Lane:**

Lot 18 per professional survey abuts the current residence at 903 Dubber Lane to the west and is accessible via a road base consisting of a combination lime rock and dirt from Timber Lane. Both Dubber Lane and Timber Trail have available water and sewer which could be extended from Timber Lane respectively. Survey and professional legal description included.

The current Dubber Lane residents have confirmed with the planning department that adding these two additional parcels to their current legal description ( making it one parcel ) would exempt them from being required to build a single family home on the parcels prior to building an out building for storage, because they already have a home at 903 Dubber Lane. The residents desire to purchase these two parcels and build an out building for storage.

Attachment: Bass Proposal (1284 : Riviera Estates)

**\*AS A PART OF THIS SALE: BBCOX, LLC WILL SELL THE PROPERTIES SUBJECT TO A 10' MOL EASEMENT FOR INGRESS AND EGRESS FOR THE CITY OF HOLLY HILL AND OWNERS IN RIVIERA ESTATES SUBDIVISION TO REMEDY THE 10' ENCROUCEMENT MENTIONED ABOVE AND ACCORDING TO THE UPDATED SURVEYS AND LEGAL DISCRIPTIONS PROVIDED BY A PROFFESIONAL SURVEYOR, ATTACHED TO THE DEEDS AND AT NO COST TO THE CITY.**

### PROPOSAL

BBCOX, LLC will sell the Dubber Lane and Timber Trail properties to the Duber Lane residents with confirmation from the city of Holly Hill that it will issue a building permit for an out building according to the planning department's requirements and recommendations.

### ALTERNATIVELY

Should the Dubber Lane residents not purchase the properties; BBCOX, LLC will sell the properties to other buyers and the buyers will be responsible for extending the water and sewer, connecting existing electric service and extending the existing road base for Dubber Lane.

### CHIPPEWAY (PAPER) LANE

Holly Hill Utilities improperly installed the main sewer line including manhole covers for Riviera Estates deviating from the Chippeway easement onto lot 32 by 13' running west approximately 80' to a point off the property. This installation has created an encroachment on the property and requires immediate resolution.

BBCOX, LLC is the current owner of all remaining lots on Chippeway (Paper) Lane including lot 32 and desires to assist the city in remedying any future issues including the improper sewer line installation.

### **STRATEGY:**

Reduce density on Chippeway (Paper) Lane from six building lots to two by combining lots 25, 26 and 27 into one and lots 30, 31 and 32 into a single building lot as well.

At no cost to the city; provide easements for ingress and egress over and across Chippeway and lot 32 to the point of the sewer line for the city of Holly Hill for maintenance and improvements to the main sewer line.

PROPOSAL

BBCOX, LLC will re-deed all properties on Chippeway (Paper) Lane including lot 32 to itself providing for the aforementioned easements allowing immediate access for inspections and maintenance of the Riviera Estates Subdivision main sewer line by the city of Holly Hill Utilities.

The deed will also combine the lots as previously described to create two Estate size lots approximately 105' x 315' which have existing sewer line stub outs. In addition the deeds will include stipulations that restrict buyers from further subdivision of the lots after they have purchased them.

The properties will be sold subject to all easements and the city would issue building permits for the larger lots allowing for one single family residence and normal allowable out buildings for each property. The buyers will be responsible for extending the existing water line from Timber Lane, connecting to existing electric service and installing a road base for access consistent with the existing Dubber Lane construction design.

These proposals are designed to provide a compromise for correcting many of the issues regarding surveying and easement access in Riviera Estates along with relieving the city of Holly Hill from paying expenses associated in moving the main sewer line off lot 32 to the proper easement, Chippeway (Paper) Lane.

Thank you for your expeditious response to these proposals and we believe these issues can be resolved administratively as they are corrective in nature.

Please contact David Bass at 813.957.2534 at your earliest convenience with any concerns and questions.

Thank you,

David M. Bass  
Managing Member BBCOX, LLC

Cc: Tom Harowski

Attachment: Bass Proposal (1284 : Riviera Estates)

**INCLUDED:**

COVER LETTER AND PROPOSALS  
CITY LETTER TO PROPERTY OWNERS  
MINUTES OF BOARD MEETINGS APPROVING ACTIONS  
PLAT LOCATON AND LEGAL FOR 903 DUBBER LANE  
WARRANTY DEED TO ALBERTS AND LEGAL  
LOCATION PLAT 903 DUBBER LANE  
MYER LAND SURVEYING LEGALS  
PLATS AND SURVEYS FOR EACH LOT



# CITY OF HOLLY HILL

The City with a Heart

1065 Ridgewood Avenue ♥ Holly Hill, Florida 32117  
www.hollyhillfl.org

## Building, Zoning, Licensing & Inspections

386-248-9442  
Fax 386-248-9498

## City Clerk

386-248-9441  
Fax 386-248-9448

## City Manager

386-248-9425  
Fax 386-248-9448

## Community Services

386-248-9435  
Fax 386-248-9448

## Economic Development

386-248-9444  
Fax 386-248-9448

## Finance

386-248-9427  
Fax 386-248-9497

## Human Resources

386-248-9440  
Fax 386-248-9448

## Information Technology

386-248-9459  
Fax 386-248-9448

## Public Works

386-248-9463  
Fax 386-248-9499

## Utility Billing

386-248-9432  
Fax 386-248-9458

## Mayor & City Commission

386-248-9441  
Fax 386-248-9448

October 28, 2015

BBCOX LLC

3802 Old Mulberry Road  
Plant City, FL 33567

Dear Property Owner:

The Volusia County Property Appraiser's records identify you as owner of real property within the Riviera Estates unrecorded plat. The City of Holly Hill has received a number of recent requests for building permits for parcels within Riviera Estates, and we are writing this letter to inform you of the City's position regarding permitting development on the subject parcels.

This unrecorded subdivision was prepared before the property was annexed into the City. The City's Land Development Regulations (LDR) do not recognize an unrecorded subdivision. The City's LDRs require the property be subdivided through the legal subdivision process under State law. This formal subdivision process assures that lots created meet City minimum standards, legal ingress and egress is provided, potential flooding is addressed through stormwater management and utility services are provided. None of those issues have been addressed in Riviera Estates unrecorded subdivision and before development proceeds with the remainder of this unrecorded subdivision, these issues should be addressed.

Until these issues are addressed, the City does not consider parcels that do not front on Timber Trail or Golf Avenue to be buildable parcels. In order to issue construction permits the City must receive evidence that the parcel has sewer and water access provided to the lot by a utility system meeting City design standards and at a minimum in easements allowing the City right of access for maintenance of the system. Access to the property must also be provided via an improved road meeting City standards for a public road or private road meeting City standards. Stormwater management will need to be provided based on storage of stormwater on each individual lot if a general system cannot be constructed.



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In the event that property owners within Riviera Estates wish to cooperatively pursue the necessary improvements to allow residential construction, the City is willing to work with the property owners to achieve these ends. In order to facilitate a cooperative effort to provide the necessary public services, we have enclosed a listing of the property owners as of this date along with basic contact information. Questions may be addressed to the city planner at (386) 248-9424.

Sincerely,

Thomas A. Harowski, AICP  
City Planner

Attachment: Bass Proposal (1284 : Riviera Estates)

MINUTES  
REGULAR COUNCIL MEETING  
HOLLY HILL, FLORIDA  
AUGUST 12, 1997

**CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

*Councilman Heyman moved to ADOPT the ordinance being seconded by Councilman Mellette.*  
The motion CARRIED 5-0 on the following roll call:

Heyman, yes; Mellette, yes; Byrnes, yes; Elliott, yes; Arthur, yes.

**7. ORDINANCE NO. 2474 - ANNEXATION OF ALABAMA AVENUE PROPERTY (Second and final Reading)**

City Attorney Simpson read:

**ORDINANCE NO. 2474**

**AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA ANNEXING CERTAIN PROPERTY INTO THE CITY BY VOLUNTARY PETITION; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

*Councilman Mellette moved to ADOPT the ordinance being seconded by Councilman Byrnes.*  
The motion CARRIED 5-0 on the following roll call:

Mellette, yes; Byrnes, yes; Heyman, yes; Elliott, yes; Arthur, yes.

**8. ORDINANCE NO. 2475 - ANNEXATION OF RIVIERA ESTATES PROPERTIES (Second and final reading)**

City Attorney Simpson read:

**ORDINANCE NO. 2475**

**AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA ANNEXING CERTAIN PROPERTY INTO THE CITY BY VOLUNTARY PETITION; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

*Councilman Elliott moved to ADOPT the ordinance being seconded by Councilman Heyman.*  
The motion CARRIED 5-0 on the following roll call.:

Elliott, yes; Heyman, yes; Mellette, yes; Byrnes, yes; Arthur, yes.

MINUTES  
REGULAR CITY COMMISSION MEETING  
MARCH 24, 1998

relationship between rainfall and wastewater strength. This establishes the magnitude of the problem and the rest of the report looks at where is the majority coming in. We don't want to look at everything. We want to look at the systems that are the worst first. The program that has been developed is a program to look at the worst first.

Commissioner Byrnes said, "My main concern is the impact on the users while this is occurring."

Mr. Fernandez said, "The way the smoke testing works is we will go into each subsystem one at a time. Before they start any smoke testing in a subsystem service area, door knockers will be placed on each of the individual homes letting them know that in the next week or the following week this activity will go on."

*Commissioner Via moved to **APPROVE** testing as recommended by Staff being seconded by Commissioner Mellette. The motion **CARRIED** 5-0 on roll call.*

**11. RESOLUTION 98-R-11- SUPPORTING HOMEOWNERS' PROTECTION ACT (SB 1478 & HB 3827)**

City Attorney Simpson read:

**RESOLUTION 98-R-11**

**A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, SUPPORTING PASSAGE OF SENATE BILL 1478 AND HOUSE BILL 3827, THE HOMEOWNERS' PROTECTION ACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.**

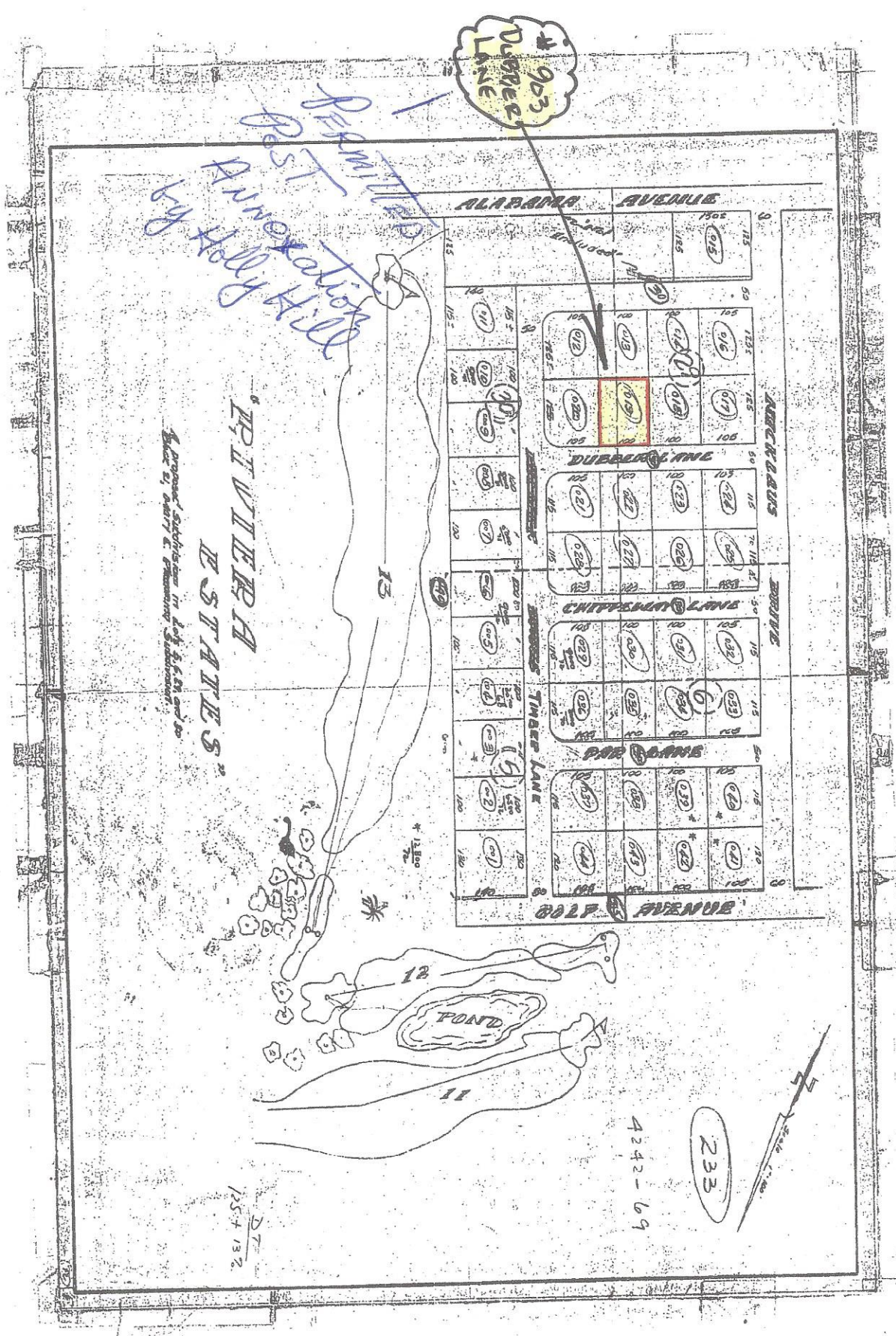
*Commissioner Via moved to **ADOPT** Resolution 98-R-11 being seconded by Commissioner Mellette. The motion **CARRIED** 5-0 on the following roll call.*

Via, yes; Mellette, yes; Byrnes, yes; Heyman, yes; Arthur, yes.

**12. REQUEST AWARD OF BIDS ON RIVIERA ESTATES UTILITY IMPROVEMENTS**

Acting City Manager Joe Forte said, "This brings the water and sewer into the area of the Riviera Estates and doing the road repair afterwards. This is all part of annexation agreement established with the people at Riviera Estates. The cost for this is not going to exceed \$254,212. This is going to be funded through contingency money."

*Commissioner Mellette moved to **APPROVE** award of bids on Riviera Estates Utility Improvements being seconded by Commissioner Via. The motion **CARRIED** 5-0 on roll call.*



BOOK: 4893  
 PAGE: 1651  
 Diana H. Matousek  
 Volusia County, Clerk of Court

## Schedule A

THAT PORTION OF LOTS 29 AND 30, BLOCK 21, MARY C. FLEMING  
 SUBDIVISION, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF  
 VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE EASTERLY LINE OF SAID LOT 30, SAID  
 POINT BEING A DISTANCE OF 820 FEET SOUTHERLY OF THE INTERSECTION  
 OF SAID LINE WITH THE SOUTH LINE OF GOLF AVENUE; THENCE WESTERLY  
 AND PARALLEL TO GOLF AVENUE, A DISTANCE OF 295 FEET TO THE POINT  
 OF BEGINNING; FROM SAID POINT OF BEGINNING GO WESTERLY AND  
 PARALLEL TO GOLF AVENUE, A DISTANCE OF 100 FEET TO A POINT;  
 THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT 30, A  
 DISTANCE OF 150 FEET TO A POINT; THENCE EASTERLY AND PARALLEL TO  
 GOLF AVENUE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTHERLY A  
 DISTANCE OF 150 FEET TO THE POINT OF BEGINNING AND TOGETHER WITH  
 A PERPETUAL EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE  
WESTERLY 50 FEET OF THE EASTERLY 190 FEET OF LOTS 5 AND 30 IN  
SAID BLOCK 21 EXCEPT THE SOUTHERLY 125 FEET THEREOF AND ALSO  
OVER AND UPON A 50 FOOT STRIP OF LAND IN LOTS 29 AND 30 OF SAID  
BLOCK 21, THE SOUTH LINE OF SAID STRIP OF LAND BEING 845 FEET  
SOUTH OF AND PARALLEL TO THE SOUTH LINE OF GOLF AVENUE EXCEPT  
THE EASTERLY 190 FEET THEREOF.

50' ESMT)  
 TIMBER  
 LANE

(50' ESMT)  
 DUBBER LANE

File No: 14730

Attachment: Bass Proposal (1284 : Riviera Estates)

# This Warranty Deed

07/11/2002 11:03  
Doc stamps 70.00  
(Transfer Amt \$ 10000)  
Instrument # 2002-155310  
Book: 4873  
Page: 1650

2.1.b

Made this 2nd day of July  
by CHARLES WIDMAIER, JR

A.D. 2002

hereinafter called the grantor, to  
WILLIAM ALBERT AND ELIZABETH ALBERT

HUSBAND AND WIFE

whose post office address is:

PO BOX 731116  
ORMOND BEACH FL 32173  
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in VOLUSIA County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.  
SAID PROPERTY IS VACANT LAND

Parcel Identification Number: 4242-69-00-0190

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 01

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Babara Lemmon

Name & Address: CHARLES WIDMAIER, JR LS

Name: Billie Jo Kaler

Name & Address: \_\_\_\_\_ LS

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me this 2nd day of July, 2002, by  
CHARLES WIDMAIER, JR

who is personally known to me or who has produced

N/A

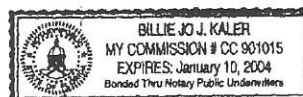
as identification.

Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

PREPARED BY: BILLIE JO KALER  
RECORD & RETURN TO:  
ADAMS CAMERON TITLE SERVICES, INC.  
319 N. ATLANTIC AVENUE  
DAYTONA BEACH, FLORIDA, 32118  
File No: 14730



WD-1  
5/93

Attachment: Bass Proposal (1284 : Riviera Estates)

Book: 4893  
 Page: 1651  
 Diane M. Matousek  
 Volusia County, Clerk of Court

Schedule A

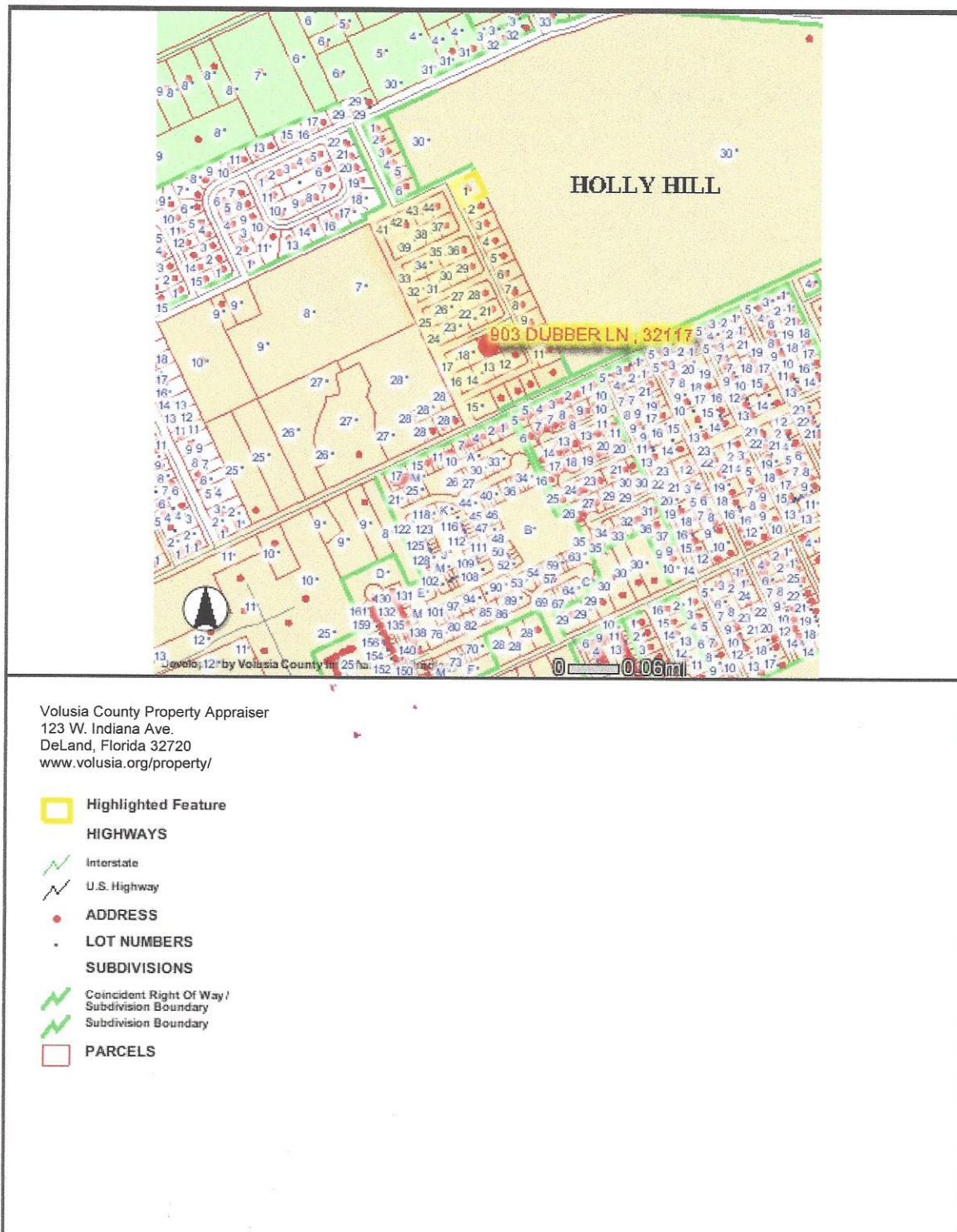
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 THE EASTERLY 190 FEET THEREOF.

7 Diffie  
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Attachment: Bass Proposal (1284 : Riviera Estates)

File No: 14730



## MYER LAND SURVEYING

*Incorporated*

*Michael M. Myer, Professional Surveyor and Mapper*

Bachelor of Land Surveying, University of Florida

Phone 386255-6304

[Mmyer4006@bellsouth.net](mailto:Mmyer4006@bellsouth.net)

316 Ridgewood Avenue

Holly Hill, Florida 32117

December 15, 2015

Job No. 15247-2

*TIMBER TRAIL LOT 13*

4242-69-00-0130

A portion of Lots 29 and 30, Block 21, Mary C. Fleming's Subdivision, as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 13, Riviera Estates Unrecorded Subdivision #233 and being more particularly described as follows: The southerly 175 feet of the northerly 535 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision and the southerly 175 feet of the northerly 535 feet of the westerly 35 feet of Lot 30, Block 21 Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida. Subject to an easement for ingress and egress over and upon the southerly 50 feet, thereof and together with an easement for ingress and egress over the northerly 50 feet of the southerly 175 feet of Lot 29, Block 21 and the northerly 50 feet of the southerly 175 feet of the westerly 165 feet of Lot 30, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida as shown on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 60 feet of Lot 29, Block 21 and the westerly 60 feet of the southerly 325 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida, and shown as Nicklaus Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 50 feet of the easterly 190 feet of the northerly 485 feet of Lot 30, Block 21, and the westerly 50 feet of the easterly 190 feet of the southerly 325 feet of Lot 5, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Timber Lane on the drawing of Riviera Estates unrecorded Subdivision #233.

4242-69-00-0180

*DUBBER LANE LOT 18*

A portion of Lot 29, Block 21, Mary C. Fleming's Subdivision, as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 18, Riviera Estates Unrecorded Subdivision #233 and being more particularly described as follows: The southerly 150 feet of the northerly 360 feet of the westerly 100 feet of the easterly 165 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision of the Public Records of Volusia County, Florida. Subject to an easement for ingress and egress over the northerly 25 feet thereof and together with an easement for ingress and egress over the southerly 50 feet of the northerly 235 feet of Lot 29, Block 21 and the southerly 50 feet of the northerly 235 feet of the westerly 165 feet of Lot 30, Block 21, Mary C. Fleming's Subdivision and shown as Dubber Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 60 feet of Lot 29, Block 21 and the westerly 60 feet of the southerly 325 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public

Attachment: Bass Proposal (1284 : Riviera Estates)

Records of Volusia County, Florida, and shown as Nicklaus Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 50 feet of the easterly 190 feet of the northerly 485 feet of Lot 30, Block 21, and the westerly 50 feet of the easterly 190 feet of the southerly 325 feet of Lot 5, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Timber Lane on the drawing of Riviera Estates unrecorded Subdivision #233.

### *Lot 25 Chippeway*

4242-69-00-0250

A portion of Lots 6 and 29, Block 21, Mary C. Fleming's Subdivision, as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 25, Riviera Estates Unrecorded Subdivision #233 and being more particularly described as follows: The southerly 70 feet of the westerly 165 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision and the northerly 70 feet of the westerly 165 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida. Subject to an easement for ingress and egress over the northerly 25 fee thereof and together with an easement for ingress and egress over the northerly 50 feet of the southerly 95 feet of the westerly 165 feet of Lot 5, Block 21 and the northerly 50 feet of the southerly 95 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Chippeway Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 60 feet of Lot 29, Block 21 and the westerly 60 feet of the southerly 325 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida, and shown as Nicklaus Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 50 feet of the easterly 190 feet of the northerly 485 feet of Lot 30, Block 21, and the westerly 50 feet of the easterly 190 feet of the southerly 325 feet of Lot 5, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Timber Lane on the drawing of Riviera Estates unrecorded Subdivision #233.

### *Lot 26 Chippeway*

4242-69-00-0260

A portion of Lots 6 and 29, Block 21, Mary C. Fleming's Subdivision, as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 26, Riviera Estates Unrecorded Subdivision #233 and being more particularly described as follows: The southerly 70 feet of the westerly 100 feet of the easterly 165 feet Lot 6, Block 21, Mary C. Fleming's Subdivision and the northerly 70 feet of the westerly 100 feet of the easterly 165 feet Lot 29, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida. Subject to an easement for ingress and egress over the northerly 25 fee thereof and together with an easement for ingress and egress over the northerly 50 feet of the southerly 95 feet of the westerly 165 feet of Lot 5, Block 21 and the northerly 50 feet of the southerly 95 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Chippeway Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 60 feet of Lot 29, Block 21 and the westerly 60 feet of the southerly 325 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida, and shown as Nicklaus Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 50 feet of the easterly 190 feet of the northerly 485 feet of Lot 30, Block 21, and the westerly 50 feet of the easterly 190 feet of the southerly 325 feet of Lot 5, Block 21, Mary C. Fleming's

Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Timber Lane on the drawing of Riviera Estates unrecorded Subdivision #233.

*Lot 27 Chippeway*

4242-69-00-0270

A portion of Lots 5, 6, 29 and 30, Block 21, Mary C. Fleming's Subdivision, as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 27, Riviera Estates Unrecorded Subdivision #233 and being more particularly described as follows: The southerly 70 feet of the westerly 35 feet of Lot 5, Block 21, Mary C. Fleming's Subdivision and the southerly 70 feet of the easterly 65 feet of Lot 6, Block 21, and the northerly 70 feet of the easterly 65 feet of Lot 29, Block 21, and the northerly 70 feet of the westerly 35 feet of Lot 30, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida. Subject to an easement for ingress and egress over the northerly 25 feet thereof and together with an easement for ingress and egress over the northerly 50 feet of the southerly 95 feet of the westerly 165 feet of Lot 5, Block 21 and the northerly 50 feet of the southerly 95 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Chippeway Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 60 feet of Lot 29, Block 21 and the westerly 60 feet of the southerly 325 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida, and shown as Nicklaus Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 50 feet of the easterly 190 feet of the northerly 485 feet of Lot 30, Block 21, and the westerly 50 feet of the easterly 190 feet of the southerly 325 feet of Lot 5, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Timber Lane on the drawing of Riviera Estates unrecorded Subdivision #233.

*Lot 30 Chippeway*

4242-69-00-0300

A portion of Lots 5, and 6, Block 21, Mary C. Fleming's Subdivision, as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 30, Riviera Estates Unrecorded Subdivision #233 and being more particularly described as follows: The southerly 140 feet of the northerly 540 feet of the westerly 35 feet of Lot 5 and the southerly 140 feet of the northerly 540 feet of the easterly 65 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 30, Riviera Estates Unrecorded Subdivision #233; subject to an easement for ingress and egress over the southerly 25 feet thereof and together with an easement for ingress and egress over the northerly 50 feet of the southerly 95 feet of the westerly 165 feet of Lot 5, Block 21 and the northerly 50 feet of the southerly 95 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Chippeway Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 60 feet of Lot 29, Block 21, and the westerly 60 feet of the southerly 325 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida, and shown as Nicklaus Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 50 feet of the easterly 190 feet of the northerly 485 feet of Lot 30, Block 21, and the westerly 50 feet of the easterly 190 feet of the southerly 325 feet of Lot 5, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia

County, Florida and shown as Timber Lane on the drawing of Riviera Estates unrecorded Subdivision #233.

### *Lot 31 Chippeway*

4242-69-00-0310

A portion of Lot 6, Block 21, Mary C. Fleming's Subdivision, as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 31, Riviera Estates Unrecorded Subdivision #233 and being more particularly described as follows: The southerly 140 feet of the northerly 540 feet of the westerly 100 feet of the easterly 165 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County; subject to an easement for ingress and egress over the southerly 25 feet thereof and together with an easement for ingress and egress over the northerly 50 feet of the southerly 95 feet of the westerly 165 feet of Lot 5, Block 21 and the northerly 50 feet of the southerly 95 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Chippeway Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 60 feet of Lot 29, Block 21 and the westerly 60 feet of the southerly 325 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida, and shown as Nicklaus Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 50 feet of the easterly 190 feet of the northerly 485 feet of Lot 30, Block 21, and the westerly 50 feet of the easterly 190 feet of the southerly 325 feet of Lot 5, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Timber Lane on the drawing of Riviera Estates unrecorded Subdivision #233.

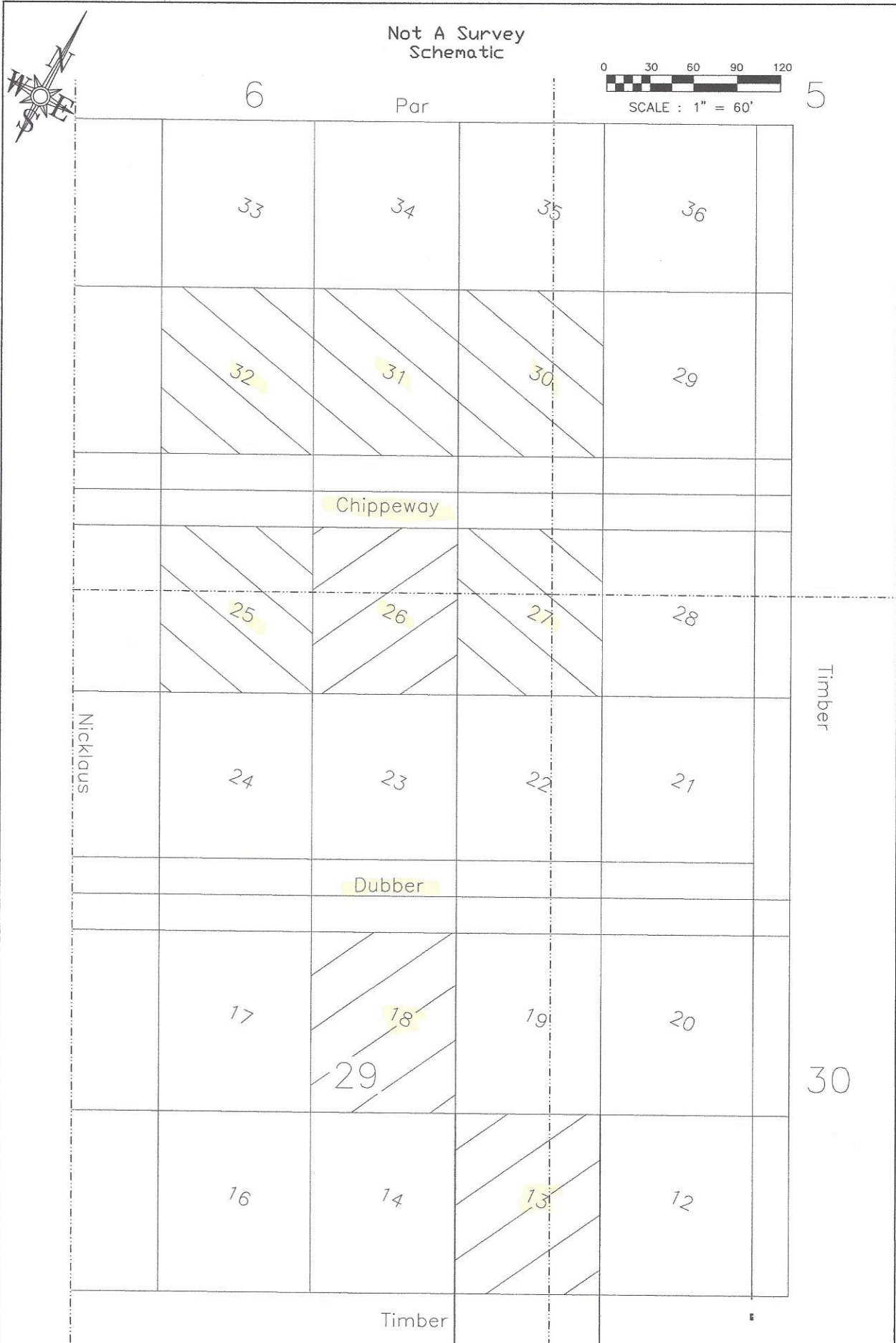
### *Lot 32 Chippeway*

4242-69-00-0320

A portion of Lot 6, Block 21, Mary C. Fleming's Subdivision, as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida also known as Lot 32, Riviera Estates Unrecorded Subdivision #233 and being more particularly described as follows: The southerly 140 feet of the northerly 540 feet of the westerly 165 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County; subject to an easement for ingress and egress over the southerly 25 feet thereof and together with an easement for ingress and egress over the northerly 50 feet of the southerly 95 feet of the westerly 165 feet of Lot 5, Block 21 and the northerly 50 feet of the southerly 95 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Chippeway Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 60 feet of Lot 29, Block 21 and the westerly 60 feet of the southerly 325 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida, and shown as Nicklaus Lane on the drawing of Riviera Estates Unrecorded Subdivision #233. And together with an easement for ingress and egress over the westerly 50 feet of the easterly 190 feet of the northerly 485 feet of Lot 30, Block 21, and the westerly 50 feet of the easterly 190 feet of the southerly 325 feet of Lot 5, Block 21, Mary C. Fleming's Subdivision as recorded in Map Book 1, page 1 of the Public Records of Volusia County, Florida and shown as Timber Lane on the drawing of Riviera Estates unrecorded Subdivision #233.



Michael M. Myer FL PSM LS4006



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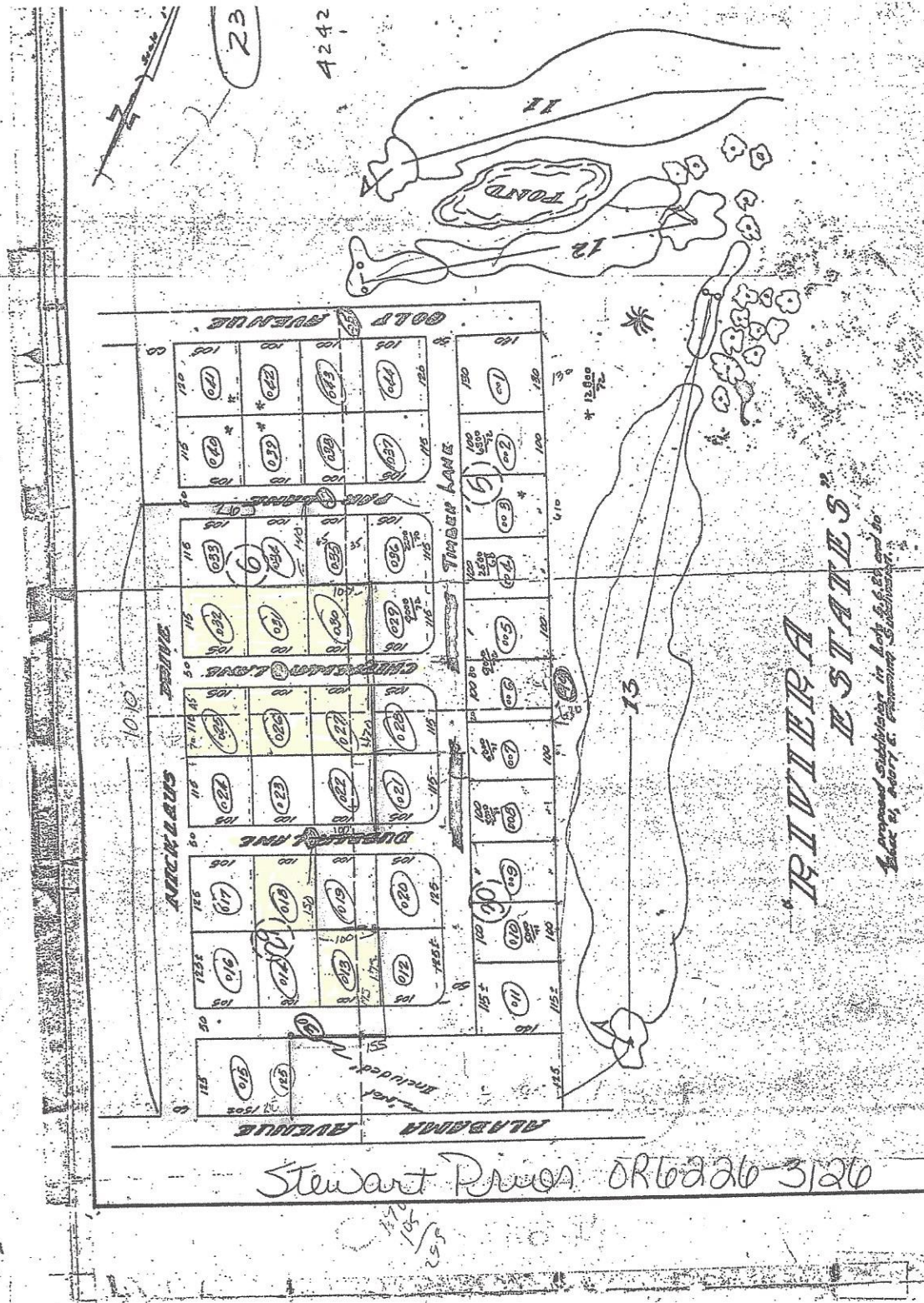
MYER LAND SURVEYING, INC. LICENSED BUSINESS #6877 Phone 386 255-6304

MICHAEL M. MYER #LS 4006 PROFESSIONAL LAND SURVEYOR 316 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117

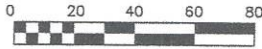
SCALE  
1" = 60'

Drawn  
ALH

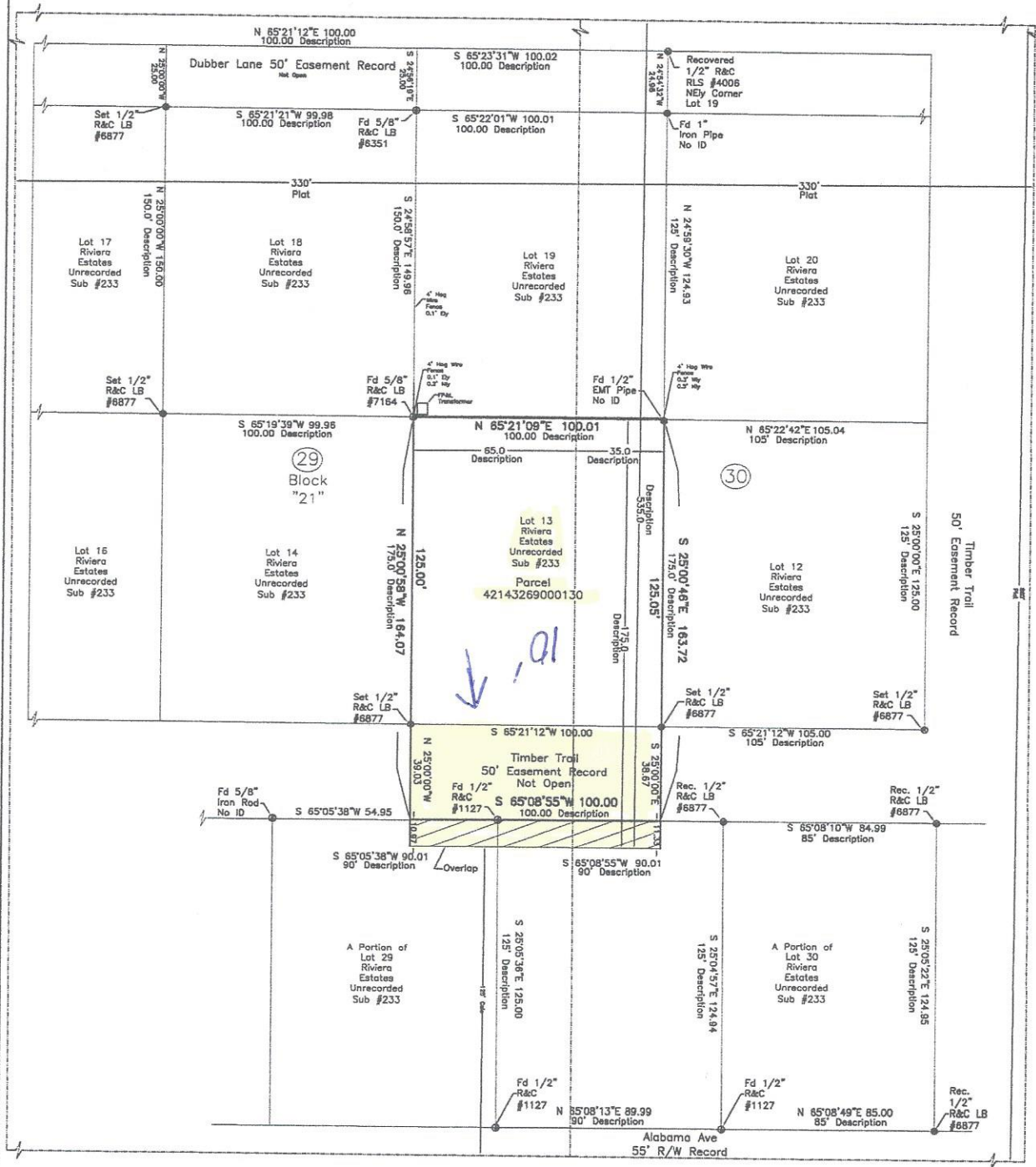
DATE  
11/2/15



## BOUNDARY SURVEY Sheet 1 of 2



SCALE : 1" = 40'

Lot 13

(Not valid unless accompanied by sheet 2, Survey Report)

Job Number 15247-130 CRD #92392  
FB 312 © 1-3MYER LAND SURVEYING, INC.  
LICENSED BUSINESS #6877MICHAEL M. MYER #LS 4006  
PROFESSIONAL LAND SURVEYOR  
316 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117  
386 255-6304 Phone

| SCALE    | DESIGNED | DRAWN | CHECKED | DATE    |
|----------|----------|-------|---------|---------|
| 1" = 40' |          | ALH   | MMM     | 10/1/15 |

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**SURVEY REPORT**

Sheet 2 of 2

**LEGAL DESCRIPTION:**

The southerly 175 feet of the northerly 535 feet of the easterly 65 feet of Lot 29 and the southerly 175 feet of the northerly 535 feet of the westerly 35 feet of Lot 30, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant, as per map recorded in Map Book 1, page 1, of the Public Records of Volusia County, Florida, also known as Lot 13, Riviera Estates Unrecorded Subdivision No. 233

**GENERAL NOTES:**

1. Field survey completed 9-23-15.
2. Bearing basis assumed: N65°21'09"E along the northerly line of the southerly 175 feet of the northerly 535 feet of Lots 29 and 30, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant.
3. Underground utilities were not located, except as shown.
4. No title search has been performed by or provided to MYER LAND SURVEYING, INC.
5. Dimensions shown are feet and decimals thereof.
6. Underground foundation, if any, not located.
7. Easements as shown appear in several descriptions of surrounding properties. The tax deed description of the subject property does not mention any easements.
8. There is an apparent overlap with property to the south that is described as the southerly 125 feet of the above referenced Lots 29 and 30, Block 21. The discrepancy seems to come from a widening of Alabama Avenue that took a portion of Lots 29 and 30, Block 21. Subsequently the parcels were surveyed as the northerly right of way being the southerly line of Lots 29 and 30, Block 21.

**GENERAL LEGEND:**

|       |                                    |       |                            |
|-------|------------------------------------|-------|----------------------------|
| A     | Arc length                         | OR    | Official Records           |
| A/C   | Air conditioning pad               | P     | Pool pump                  |
| A/U   | Aerial utilities                   | PC    | Point of curve             |
| BM    | Benchmark                          | PCC   | Point of compound curve    |
| C     | Cable TV service                   | PCP   | Permanent control point    |
| CALC  | Calculation                        | PKND  | Parker Kraylon Nail & Disk |
| CB    | Catch basin                        | POB   | Point of beginning         |
| CL    | Centerline                         | POC   | Point of commencement      |
| CLF   | Chain link fence                   | PP    | Pinched pipe               |
| CM    | Concrete monument                  | PRC   | Point of reverse curve     |
| CMP   | Corrugated metal pipe              | PT    | Point of tangent           |
| CONC  | Concrete                           | PVC   | Polyvinyl chloride         |
| CR    | Cable riser                        | R     | Radius                     |
| Δ     | Delta                              | R&C   | Rod and cap                |
| DESC  | Description                        | RCP   | Reinforced Concrete Pipe   |
| (E)   | Electric meter                     | REC   | Recovered                  |
| E(LY) | East(ery)                          | RLS   | Registered land surveyor   |
| EMT   | Electrical metal tubing            | R/W   | Right of Way               |
| FD    | Found                              | (S)   | Utility services           |
| FFE   | Finished Floor Elevation           | S(LY) | South(ery)                 |
| FLD   | Field                              | T     | Telephone service          |
| FPL   | Florida Power and Light            | TYP   | Typical                    |
| FPLS  | Florida Professional Land Surveyor | UG    | Underground                |
| (G)   | Gas meter                          | (U)   | Utility pole               |
| IP    | Iron pipe                          | (V)   | Valve                      |
| L     | Light pole                         | (W)   | Water meter                |
| LB    | Licensed business                  | W(LY) | Westerly                   |
| N(LY) | North(ery)                         | WF    | Wooden fence               |
| N&D   | Nail and disk                      |       |                            |
| NGVD  | National Geodetic Vertical Datum   |       |                            |

(This Survey Report is not valid unless signed, embossed with signatory's seal and accompanied by Map of Boundary Survey, Job No. 15247-130)

MICHAEL M. MYER, PSM LS4006 (Copyright reserved)

Report and map of survey are exclusively prepared for the benefit of:

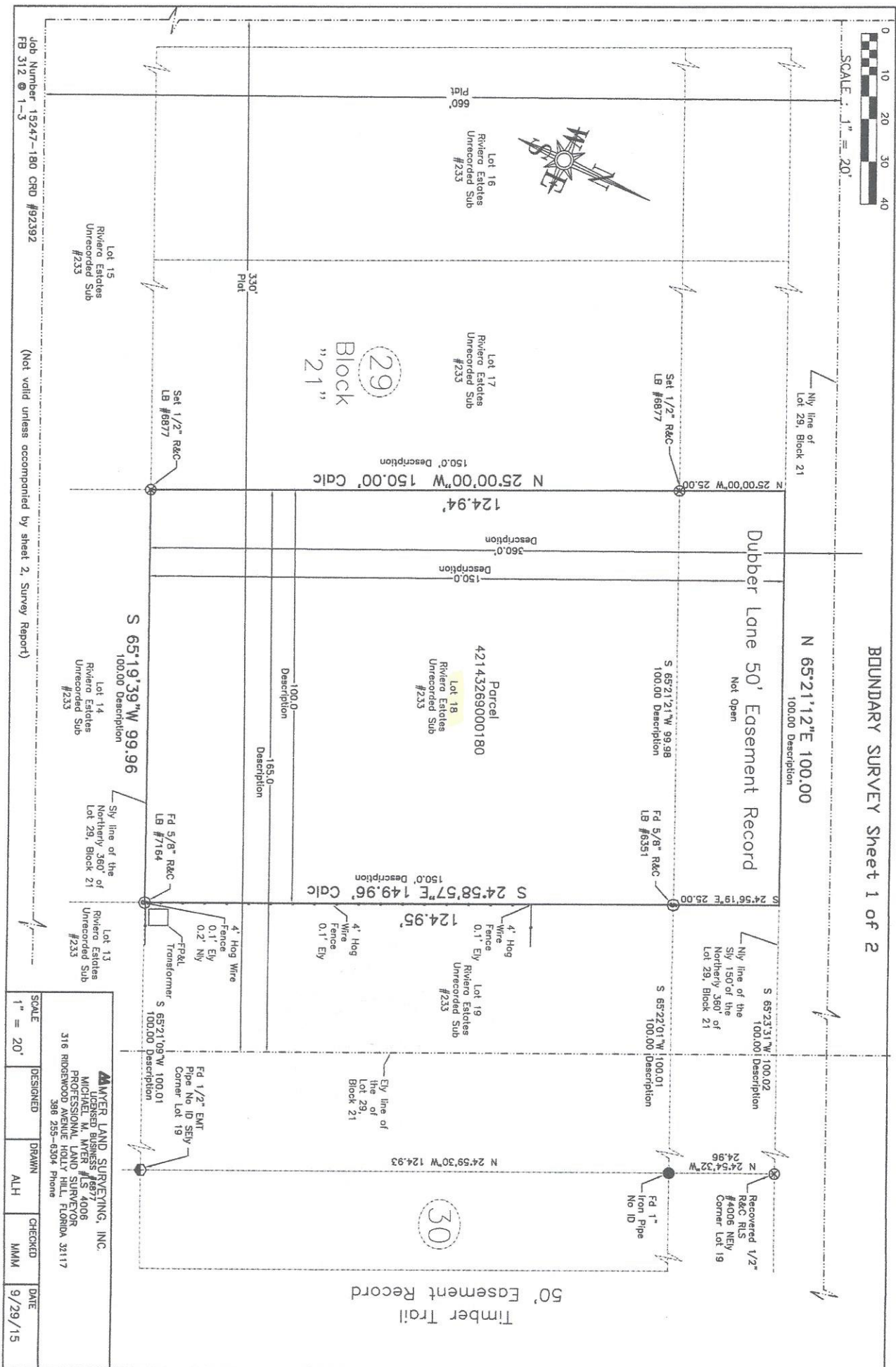
David Bass

Job No. 15247-130

FB 312, pp 1-3

CRD 92392

Attachment: Bass Proposal (1284 : Riviera Estates)



**SURVEY REPORT**

Sheet 2 of 2

**LEGAL DESCRIPTION:**

The southerly 150 feet of the northerly 360 feet of the easterly 165 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant, as per map recorded in Map Book 1, page 1, of the Public Records of Volusia County, Florida, also known as Lot 18, Riviera Estates Unrecorded Subdivision No. 233

**GENERAL NOTES:**

1. Field survey completed 9-23-15.
2. Bearing basis assumed: S65°19'39"W along the southerly line of the southerly 150 feet of the northerly 360 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant.
3. Underground utilities were not located, except as shown.
4. No title search has been performed by or provided to **MYER LAND SURVEYING, INC.**
5. Dimensions shown are feet and decimals thereof.
6. Underground foundation, if any, not located.
7. Easements as shown appear in several descriptions of surrounding properties. The tax deed description of the subject property does not mention any easements.

**GENERAL LEGEND:**

|       |                                  |       |                            |
|-------|----------------------------------|-------|----------------------------|
| A     | Arc length                       | OR    | Official Records           |
| A/C   | Air conditioning pad             | P     | Pool pump                  |
| AU    | Aerial utilities                 | PC    | Point of curve             |
| BM    | Benchmark                        | PCC   | Point of compound curve    |
| C     | Cable TV service                 | PCP   | Permanent control point    |
| CALC  | Calculation                      | PKND  | Parker Kraylon Nail & Disk |
| CB    | Catch basin                      | POB   | Point of beginning         |
| CL    | Centerline                       | POC   | Point of commencement      |
| CLF   | Chain link fence                 | PP    | Pinched pipe               |
| CM    | Concrete monument                | PRC   | Point of reverse curve     |
| CMP   | Corrugated metal pipe            | PT    | Point of tangent           |
| CONC  | Concrete                         | PVC   | Polyvinyl chloride         |
| CR    | Cable riser                      | R     | Radius                     |
| Δ     | Delta                            | R&C   | Rod and cap                |
| DESC  | Description                      | RCP   | Reinforced Concrete Pipe   |
| ⓔ     | Electric meter                   | REC   | Recovered                  |
| E(LY) | East(erly)                       | RLS   | Registered land surveyor   |
| EMT   | Electrical metal tubing          | R/W   | Right of Way               |
| FD    | Found                            | Ⓢ     | Utility services           |
| FFE   | Finished Floor Elevation         | S(LY) | South(erly)                |
| FLD   | Field                            | T     | Telephone service          |
| FPL   | Florida Power and Light          | TYP   | Typical                    |
| FPLS  | Florida Professional             | UG    | Underground                |
|       | Land Surveyor                    | Ⓤ     | Utility pole               |
| ⓖ     | Gas meter                        | Ⓥ     | Valve                      |
| IP    | Iron pipe                        | Ⓦ     | Water meter                |
| L     | Light pole                       | W(LY) | Westerly                   |
| LB    | Licensed business                | WF    | Wooden fence               |
| N(LY) | North(erly)                      |       |                            |
| N&D   | Nail and disk                    |       |                            |
| NGVD  | National Geodetic Vertical Datum |       |                            |



(This Survey Report is not valid unless signed, embossed with signatory's seal and accompanied by Map of Boundary Survey, Job No. 15247-180)

**MICHAEL M. MYER, PSM LS4006 (Copyright reserved)**

**Report and map of survey are exclusively prepared for the benefit of:**

David Bass

Job No. 15247-180

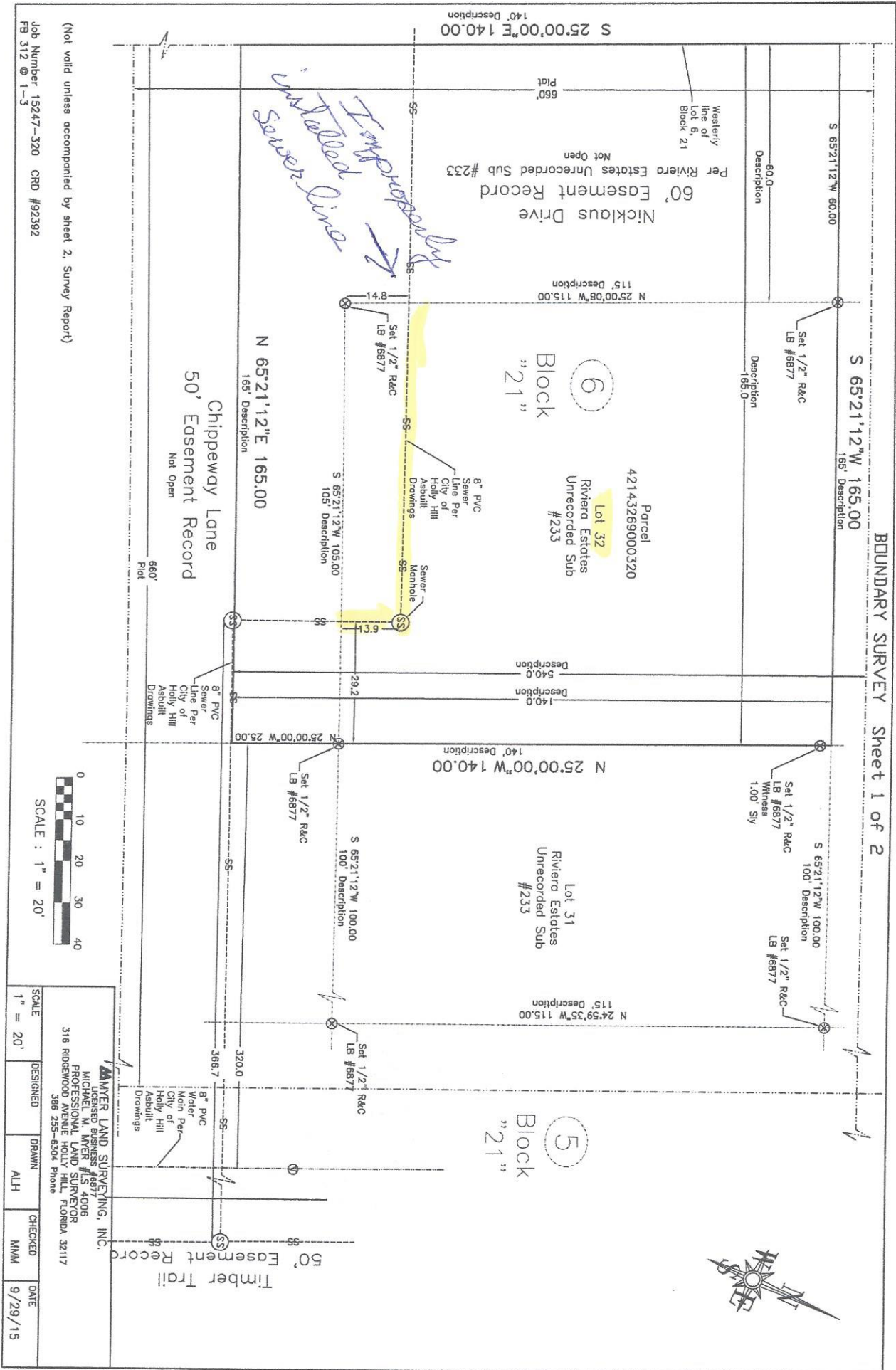
FB 312, pp 1-3

CRD 92392

**Attachment: Bass Proposal (1284 : Riviera Estates)**

Boundary on 560

BOUNDARY SURVEY Sheet 1 of 2



**SURVEY REPORT**

Sheet 2 of 2

**LEGAL DESCRIPTION:**

The southerly 140 feet of the northerly 540 feet of the westerly 165 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant, as per map recorded in Map Book 1, page 1, of the Public Records of Volusia County, Florida, also known as Lot 32, Riviera Estates Unrecorded Subdivision No. 233

**GENERAL NOTES:**

1. Field survey completed 9-23-15.
2. Bearing basis assumed: N25°00'00"W along the easterly line of the westerly 60 feet of the westerly 165 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant.
3. Underground utilities were not located, except as shown.
4. No title search has been performed by or provided to **MYER LAND SURVEYING, INC.**
5. Dimensions shown are feet and decimals thereof.
6. Underground foundation, if any, not located.
7. Easements as shown appear in several descriptions of surrounding properties. The tax deed description of the subject property does not mention any easements.

**GENERAL LEGEND:**

|       |                                    |       |                            |
|-------|------------------------------------|-------|----------------------------|
| A     | Arc length                         | OR    | Official Records           |
| A/C   | Air conditioning pad               | P     | Pool pump                  |
| A/U   | Aerial utilities                   | PC    | Point of curve             |
| BM    | Benchmark                          | PCC   | Point of compound curve    |
| C     | Cable TV service                   | PCP   | Permanent control point    |
| CALC  | Calculation                        | PKND  | Parker Kraylon Nail & Disk |
| CB    | Catch basin                        | POB   | Point of beginning         |
| CL    | Centerline                         | POC   | Point of commencement      |
| CLF   | Chain link fence                   | PP    | Pinched pipe               |
| CM    | Concrete monument                  | PRC   | Point of reverse curve     |
| CMP   | Corrugated metal pipe              | PT    | Point of tangent           |
| CONC  | Concrete                           | PVC   | Polyvinyl chloride         |
| CR    | Cable riser                        | R     | Radius                     |
| Δ     | Delta                              | R&C   | Rod and cap                |
| DESC  | Description                        | RCP   | Reinforced Concrete Pipe   |
| ⓔ     | Electric meter                     | REC   | Recovered                  |
| E(LY) | East(erly)                         | RLS   | Registered land surveyor   |
| EMT   | Electrical metal tubing            | R/W   | Right of Way               |
| FD    | Found                              | Ⓢ     | Utility services           |
| FFE   | Finished Floor Elevation           | S(LY) | South(erly)                |
| FLD   | Field                              | T     | Telephone service          |
| FPL   | Florida Power and Light            | TYP   | Typical                    |
| FPLS  | Florida Professional Land Surveyor | UG    | Underground                |
| ⓖ     | Gas meter                          | Ⓤ     | Utility pole               |
| IP    | Iron pipe                          | Ⓥ     | Valve                      |
| L     | Light pole                         | Ⓦ     | Water meter                |
| LB    | Licensed business                  | W(LY) | Westerly                   |
| N(LY) | North(erly)                        | WF    | Wooden fence               |
| N&D   | Nail and disk                      |       |                            |
| NGVD  | National Geodetic Vertical Datum   |       |                            |

(This Survey Report is not valid unless signed, embossed with signatory's seal and accompanied by Map of Boundary Survey, Job No. 15247-320)

**MICHAEL M. MYER, PSM LS4006 (Copyright reserved)**

**Report and map of survey are exclusively prepared for the benefit of:**  
David Bass

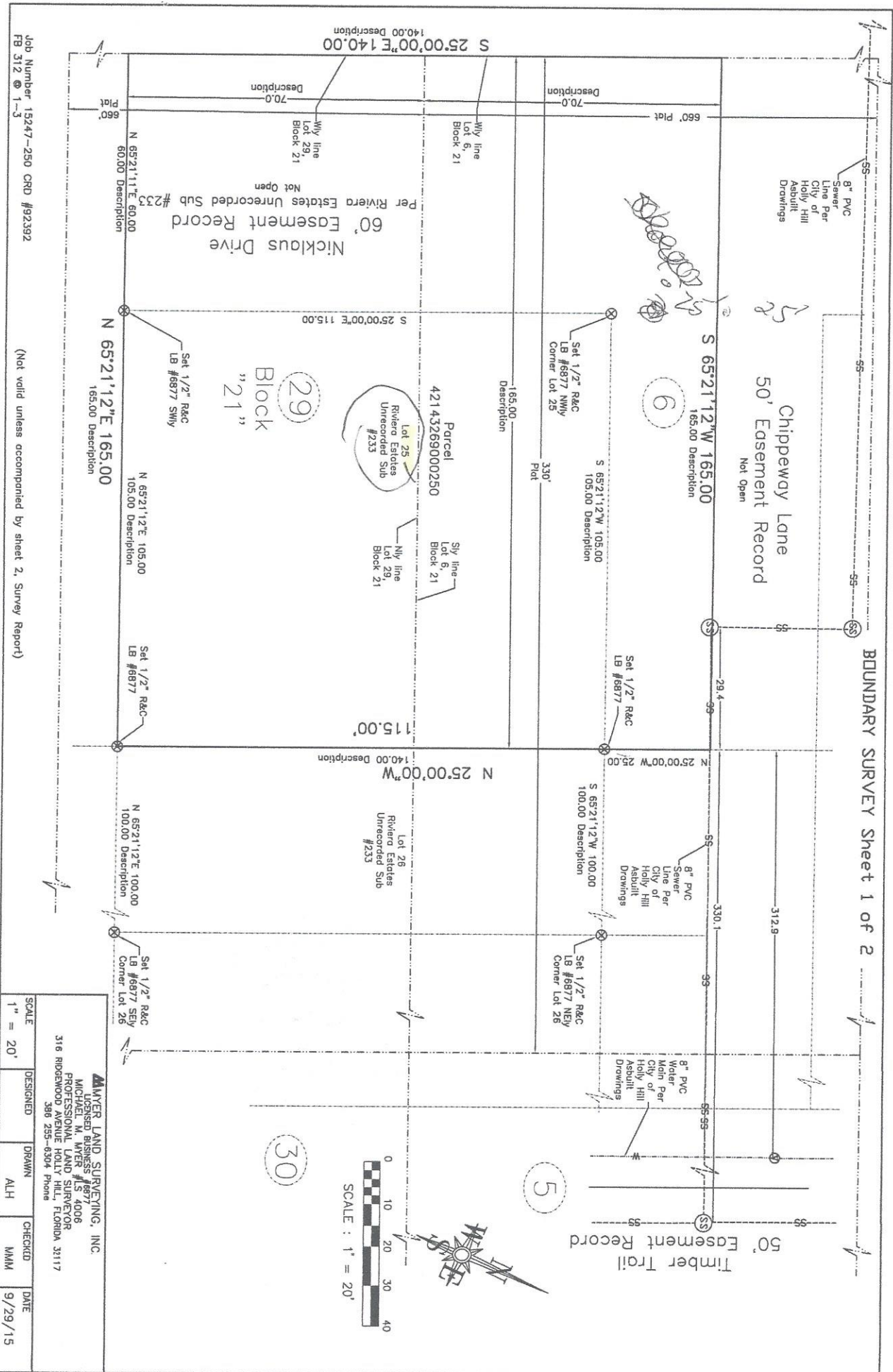
Job No. 15247-320  
FB 312, pp 1-3  
CRD 92392

Attachment: Bass Proposal (1284 : Riviera Estates)

**Attachment: Bass Proposal (1284 : Riviera Estates)**

Tom  
Joe  
+ Scott

BOUNDARY SURVEY Sheet 1 of 2



**SURVEY REPORT**

Sheet 2 of 2

**LEGAL DESCRIPTION:**

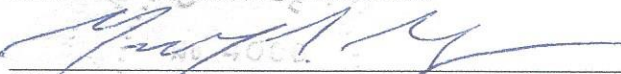
The southerly 70 feet of the westerly 165 feet of Lot 6 and the northerly 70 feet of the westerly 165 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant, as per map recorded in Map Book 1, page 1, of the Public Records of Volusia County, Florida, also known as Lot 25, Riviera Estates Unrecorded Subdivision No. 233

**GENERAL NOTES:**

1. Field survey completed 9-23-15.
2. Bearing basis assumed: N65°21'12"E along the southerly line of the northerly 70 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant.
3. Underground utilities were not located, except as shown.
4. No title search has been performed by or provided to MYER LAND SURVEYING, INC.
5. Dimensions shown are feet and decimals thereof.
6. Underground foundation, if any, not located.
7. Easements as shown appear in several descriptions of surrounding properties. The tax deed description of the subject property does not mention any easements.

**GENERAL LEGEND:**

|       |                                    |       |                            |
|-------|------------------------------------|-------|----------------------------|
| A     | Arc length                         | OR    | Official Records           |
| A/C   | Air conditioning pad               | P     | Pool pump                  |
| A/U   | Aerial utilities                   | PC    | Point of curve             |
| BM    | Benchmark                          | PCC   | Point of compound curve    |
| C     | Cable TV service                   | PCP   | Permanent control point    |
| CALC  | Calculation                        | PKND  | Parker Kraylon Nail & Disk |
| CB    | Catch basin                        | POB   | Point of beginning         |
| CL    | Centerline                         | POC   | Point of commencement      |
| CLF   | Chain link fence                   | PP    | Pinched pipe               |
| CM    | Concrete monument                  | PRC   | Point of reverse curve     |
| CMP   | Corrugated metal pipe              | PT    | Point of tangent           |
| CONC  | Concrete                           | PVC   | Polyvinyl chloride         |
| CR    | Cable riser                        | R     | Radius                     |
| Δ     | Delta                              | R&C   | Rod and cap                |
| DESC  | Description                        | RCP   | Reinforced Concrete Pipe   |
| (E)   | Electric meter                     | REC   | Recovered                  |
| E(LY) | East(erly)                         | RLS   | Registered land surveyor   |
| EMT   | Electrical metal tubing            | R/W   | Right of Way               |
| FD    | Found                              | (S)   | Utility services           |
| FFE   | Finished Floor Elevation           | S(LY) | South(erly)                |
| FLD   | Field                              | T     | Telephone service          |
| FPL   | Florida Power and Light            | TYP   | Typical                    |
| FPLS  | Florida Professional Land Surveyor | UG    | Underground                |
| (G)   | Gas meter                          | (U)   | Utility pole               |
| IP    | Iron pipe                          | (V)   | Valve                      |
| L     | Light pole                         | (W)   | Water meter                |
| LB    | Licensed business                  | W(LY) | Westerly                   |
| N(LY) | North(erly)                        | WF    | Wooden fence               |
| N&D   | Nail and disk                      |       |                            |
| NGVD  | National Geodetic Vertical Datum   |       |                            |



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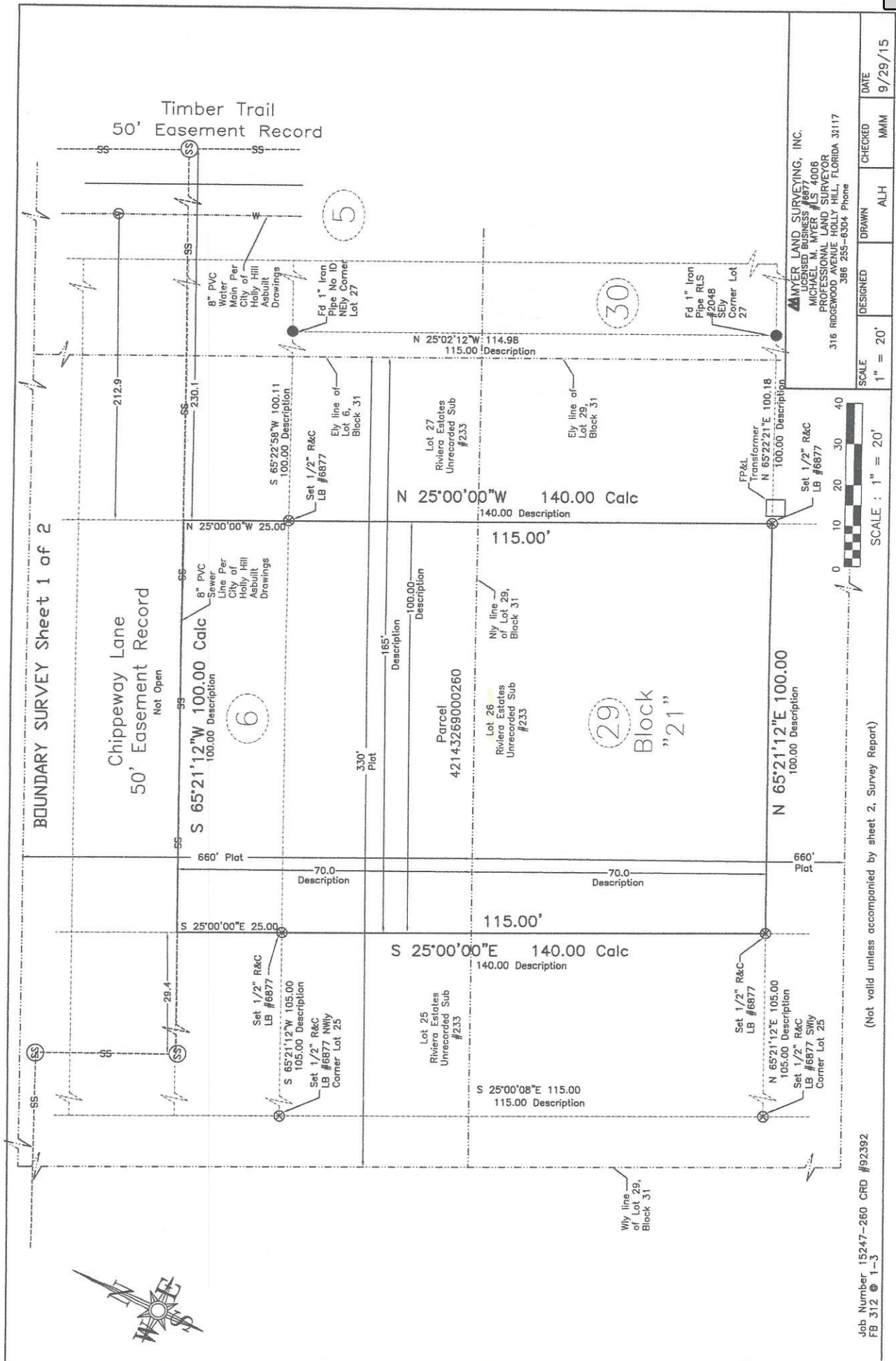
David Bass

Job No. 15247-250

FB 312, pp 1-3

CRD 92392

Attachment: Bass Proposal (1284 : Riviera Estates)



**SURVEY REPORT**

Sheet 2 of 2

**LEGAL DESCRIPTION:**

The southerly 70 feet of the westerly 100 feet of the easterly 165 feet of Lot 6 and the northerly 70 feet of the westerly 100 feet of the easterly 165 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant, as per map recorded in Map Book 1, page 1, of the Public Records of Volusia County, Florida, also known as Lot 26, Riviera Estates Unrecorded Subdivision No. 233

**GENERAL NOTES:**

1. Field survey completed 9-23-15.
2. Bearing basis assumed: N65°21'12"E along the southerly line of the northerly 70 feet of Lot 29, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant.
3. Underground utilities were not located, except as shown.
4. No title search has been performed by or provided to **MYER LAND SURVEYING, INC.**
5. Dimensions shown are feet and decimals thereof.
6. Underground foundation, if any, not located.
7. Easements as shown appear in several descriptions of surrounding properties. The tax deed description of the subject property does not mention any easements.

**GENERAL LEGEND:**

|       |                                    |       |                            |
|-------|------------------------------------|-------|----------------------------|
| A     | Arc length                         | OR    | Official Records           |
| A/C   | Air conditioning pad               | P     | Pool pump                  |
| A/U   | Aerial utilities                   | PC    | Point of curve             |
| BM    | Benchmark                          | PCC   | Point of compound curve    |
| C     | Cable TV service                   | PCP   | Permanent control point    |
| CALC  | Calculation                        | PKND  | Parker Kraylon Nail & Disk |
| CB    | Catch basin                        | POB   | Point of beginning         |
| CL    | Centerline                         | POC   | Point of commencement      |
| CLF   | Chain link fence                   | PP    | Pinched pipe               |
| CM    | Concrete monument                  | PRC   | Point of reverse curve     |
| CMP   | Corrugated metal pipe              | PT    | Point of tangent           |
| CONC  | Concrete                           | PVC   | Polyvinyl chloride         |
| CR    | Cable riser                        | R     | Radius                     |
| Δ     | Delta                              | R&C   | Rod and cap                |
| DESC  | Description                        | RCP   | Reinforced Concrete Pipe   |
| ⓔ     | Electric meter                     | REC   | Recovered                  |
| E(LY) | East(erly)                         | RLS   | Registered land surveyor   |
| EMT   | Electrical metal tubing            | R/W   | Right of Way               |
| FD    | Found                              | Ⓢ     | Utility services           |
| FFE   | Finished Floor Elevation           | S(LY) | South(erly)                |
| FLD   | Field                              | T     | Telephone service          |
| FPL   | Florida Power and Light            | TYP   | Typical                    |
| FPLS  | Florida Professional Land Surveyor | UG    | Underground                |
| ⓖ     | Gas meter                          | Ⓤ     | Utility pole               |
| IP    | Iron pipe                          | Ⓥ     | Valve                      |
| L     | Light pole                         | Ⓦ     | Water meter                |
| LB    | Licensed business                  | W(LY) | Westerly                   |
| N(LY) | North(erly)                        | WF    | Wooden fence               |
| N&D   | Nail and disk                      |       |                            |
| NGVD  | National Geodetic Vertical Datum   |       |                            |

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**Report and map of survey are exclusively prepared for the benefit of:**  
David Bass

Job No. 15247-260  
FB 312, pp 1-3  
CRD 92392

**Attachment: Bass Proposal (1284 : Riviera Estates)**



**SURVEY REPORT**

Sheet 2 of 2

**LEGAL DESCRIPTION:**

The southerly 70 feet of the westerly 35 feet of Lot 5 and the southerly 70 feet of the easterly 65 feet of Lot 6, and the northerly 70 feet of the easterly 65 feet of Lot 29 and the northerly 70 feet of the westerly 35 feet of Lot 30, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant, as per map recorded in Map Book 1, page 1, of the Public Records of Volusia County, Florida, also known as Lot 27, Riviera Estates Unrecorded Subdivision No. 233

**GENERAL NOTES:**

1. Field survey completed 9-23-15.
2. Bearing basis assumed: S25°00'00"E along the westerly line of the easterly 65 feet of Lots 6 & 29, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant.
3. Underground utilities were not located, except as shown.
4. No title search has been performed by or provided to **MYER LAND SURVEYING, INC.**
5. Dimensions shown are feet and decimals thereof.
6. Underground foundation, if any, not located.
7. Easements as shown appear in several descriptions of surrounding properties. The tax deed description of the subject property does not mention any easements.

**GENERAL LEGEND:**

|       |                                  |       |                            |
|-------|----------------------------------|-------|----------------------------|
| A     | Arc length                       | OR    | Official Records           |
| A/C   | Air conditioning pad             | P     | Pool pump                  |
| A/U   | Aerial utilities                 | PC    | Point of curve             |
| BM    | Benchmark                        | PCC   | Point of compound curve    |
| C     | Cable TV service                 | PCP   | Permanent control point    |
| CALC  | Calculation                      | PKND  | Parker Kraylor Nail & Disk |
| CB    | Catch basin                      | POB   | Point of beginning         |
| CL    | Centerline                       | POC   | Point of commencement      |
| CLF   | Chain link fence                 | PP    | Pinched pipe               |
| CM    | Concrete monument                | PRC   | Point of reverse curve     |
| CMP   | Corrugated metal pipe            | PT    | Point of tangent           |
| CONC  | Concrete                         | PVC   | Polyvinyl chloride         |
| CR    | Cable riser                      | R     | Radius                     |
| Δ     | Delta                            | R&C   | Rod and cap                |
| DESC  | Description                      | RCP   | Reinforced Concrete Pipe   |
| Ⓔ     | Electric meter                   | REC   | Recovered                  |
| E(LY) | East(erly)                       | RLS   | Registered land surveyor   |
| EMT   | Electrical metal tubing          | R/W   | Right of Way               |
| FD    | Found                            | Ⓔ     | Utility services           |
| FFE   | Finished Floor Elevation         | S(LY) | South(erly)                |
| FLD   | Field                            | T     | Telephone service          |
| FPL   | Florida Power and Light          | TYP   | Typical                    |
| FPLS  | Florida Professional             | UG    | Underground                |
|       | Land Surveyor                    | Ⓢ     | Utility pole               |
| Ⓖ     | Gas meter                        | Ⓢ     | Valve                      |
| IP    | Iron pipe                        | Ⓢ     | Water meter                |
| L     | Light pole                       | Ⓢ     | Westerly                   |
| LB    | Licensed business                | Ⓢ     | Wooden fence               |
| N(LY) | North(erly)                      |       |                            |
| N&D   | Nail and disk                    |       |                            |
| NGVD  | National Geodetic Vertical Datum |       |                            |

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**Report and map of survey are exclusively prepared for the benefit of:**  
David Bass

Job No. 15247-270  
FB 312, pp 1-3  
CRD 92392

**Attachment: Bass Proposal (1284 : Riviera Estates)**



**SURVEY REPORT**

Sheet 2 of 2

**LEGAL DESCRIPTION:**

The southerly 140 feet of the northerly 540 feet of the westerly 35 feet of Lot 5 and the southerly 140 feet of the northerly 540 feet of the easterly 65 feet of Lot 6, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant, as per map recorded in Map Book 1, page 1, of the Public Records of Volusia County, Florida, also known as Lot 30, Riviera Estates Unrecorded Subdivision No. 233

**GENERAL NOTES:**

1. Field survey completed 9-23-15.
2. Bearing basis assumed: N25°00'00"W along the westerly line of the easterly 65 feet of Lots 6 & 29, Block 21, Mary C. Fleming's Subdivision of the Thomas Fitch Grant.
3. Underground utilities were not located, except as shown.
4. No title search has been performed by or provided to MYER LAND SURVEYING, INC.
5. Dimensions shown are feet and decimals thereof.
6. Underground foundation, if any, not located.
7. Easements as shown appear in several descriptions of surrounding properties. The tax deed description of the subject property does not mention any easements.

**GENERAL LEGEND:**

|       |                                    |       |                            |
|-------|------------------------------------|-------|----------------------------|
| A     | Arc length                         | OR    | Official Records           |
| A\C   | Air conditioning pad               | P     | Pool pump                  |
| A\U   | Aerial utilities                   | PC    | Point of curve             |
| BM    | Benchmark                          | PCC   | Point of compound curve    |
| C     | Cable TV service                   | PCP   | Permanent control point    |
| CALC  | Calculation                        | PKND  | Parker Kraylon Nail & Disk |
| CB    | Catch basin                        | POB   | Point of beginning         |
| CL    | Centerline                         | POC   | Point of commencement      |
| CLF   | Chain link fence                   | PP    | Pinched pipe               |
| CM    | Concrete monument                  | PRC   | Point of reverse curve     |
| CMP   | Corrugated metal pipe              | PT    | Point of tangent           |
| CONC  | Concrete                           | PVC   | Polyvinyl chloride         |
| CR    | Cable riser                        | R     | Radius                     |
| Δ     | Delta                              | R&C   | Rod and cap                |
| DESC  | Description                        | RCP   | Reinforced Concrete Pipe   |
| (E)   | Electric meter                     | REC   | Recovered                  |
| E(LY) | East(erly)                         | RLS   | Registered land surveyor   |
| EMT   | Electrical metal tubing            | R\W   | Right of Way               |
| FD    | Found                              | (S)   | Utility services           |
| FFE   | Finished Floor Elevation           | S(LY) | South(erly)                |
| FLD   | Field                              | T     | Telephone service          |
| FPL   | Florida Power and Light            | TYP   | Typical                    |
| FPLS  | Florida Professional Land Surveyor | UG    | Underground                |
| (G)   | Gas meter                          | (U)   | Utility pole               |
| IP    | Iron pipe                          | (V)   | Valve                      |
| L     | Light pole                         | (W)   | Water meter                |
| LB    | Licensed business                  | W(LY) | Westerly                   |
| N(LY) | North(erly)                        | WF    | Wooden fence               |
| N&D   | Nail and disk                      |       |                            |
| NGVD  | National Geodetic Vertical Datum   |       |                            |

  
 (This Survey Report is not valid unless signed, embossed with signatory's seal and accompanied by Map of Boundary Survey, Job No. 15247-300)  
**MICHAEL M. MYER, PSM LS4006 (Copyright reserved)**

**Report and map of survey are exclusively prepared for the benefit of:**  
 David Bass

Job No. 15247-300  
 FB 312, pp 1-3  
 CRD 92392

Attachment: Bass Proposal (1284 : Riviera Estates)