



DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHERLY ONE-HALF OF LOT 3, SECTION 16, TOWNSHIP 13 SOUTH, RANGE 32 EAST, ALL BEING IN VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF FAIRWINDS ESTATES SUBDIVISION, AS RECORDED IN MAP BOOK 37, PAGE 164 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N88°13'2"E, 319.54 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OCEAN SHORE BOULEVARD (ALSO KNOWN AS STATE ROAD A-1-A), AN 80 FOOT RIGHT OF WAY; THENCE S22°05'22"E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OCEAN SHORE BOULEVARD 197.01 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF OCEAN SHORE BOULEVARD S87°41'10"W, 318.80 FEET TO A POINT ON THE EASTERLY LINE OF AFORESAID FAIRWINDS ESTATES SUBDIVISION; THENCE N22°05'22"W ALONG SAID EASTERLY LINE OF FAIRWINDS ESTATES SUBDIVISION 199.19 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

ALSO KNOWN AS LOT 3, FAIRWINDS SHORES CONDOMINIUM CONTAINS 1.36 ACRES MORE OR LESS (1.37 ACRES MEASURED)

NOTES

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND OR OWNERSHIP FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
2. DESCRIPTION PROVIDED BY CLIENT.
3. NO UNDERGROUND STRUCTURES AND OR FOUNDATIONS, IF ANY, WERE LOCATED EXCEPT AS MAY BE SHOWN.
4. BEARING BASE N22°05'22"W ALONG EAST LINE OF FAIRWINDS ESTATES SUBDIVISION.
5. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL
6. COASTAL CONSTRUCTION CONTROL LINE REFERENCE MONUMENTS: R-22, R-23, A-78-2