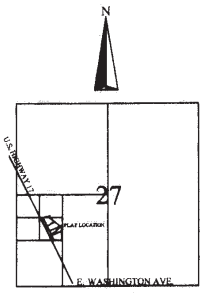
02/22/2006 03:53 PM
Instrument# 2006-045327 # 1
Book: 53
Page: 13
Diane M. Matousek
Volusia County, Clerk of Court

TUCKER SUBDIVISION

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOTS 277, 283 AND 288, LYING EAST OF U.S. HIGHWAY NO. 17, LAKE GEORGE THERMAL ARTESIAN VEGTABLE DELTA SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGE 165, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE S.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 28 EAST AS A POINT OF BEGINNING, THENCE N 89°19'39" W A DISTANCE OF 437.07 FEET TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 17, THENCE N 27° 57' 42" W ALONG SAID RIGHT OF WAY A DISTANCE OF 1542.00 FEET, THENCE DEPARTING SAID RIGHT OF WAY N 76°53'31" E A DISTANCE OF 305.47 FEET, THENCE S 53° 01' 23" E A DISTANCE OF 1073.02 FEET, THENCE S 00° 23' 11" E A DISTANCE OF 791.00 FEET TO THE POINT OF BEGINNING.



SPECIAL NOTE:
NONE OF THE PLATTED LOTS SHALL HAVE ACCESS TO THE AIRPORT.

SYMBOL LEGEND
1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET, 4 X 4 CONCRETE MONUMENT STAMPED "LB2622 PRM" (UNLESS OTHERWISE SHOWN).
2. DENOTES PERMANENT CONTROL POINT (P.C.P.) STAMPED "LB2622 PCP".

ABBREVIATIONS

P.R.M.	PERMANENT REFERENCE MONUMENT	PG.	PAGE
P.C.P.	P.C.P.	R/W	RIGHT OF WAY
C.M.	CONCRETE MONUMENT	SEC.	SECTION
D	DELTA	TWP	TOWNSHIP
R	RADIUS	RGE.	RANGE
L	LENGTH	POB	POINT OF BEGINNING
CB	CHORD BEARING	EASMT.	EASEMENT
CH	CHORD	P.O.C.	POINT OF COMMENCEMENT
O.R.B.	OFFICIAL RECORDS BOOK	(R)	RADIAL

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ACCURACY
   THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
   THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON N27°-57-42"W ALONG EASTERLY R/W OF US 17.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITY AND CONSERVATION EASEMENTS DEDICATED HEREON WHICH SHALL BE LOCATED AS NOTED ON THE PLAT.

CERTIFICATE OF REVIEW BY FLORIDA REGISTERED SURVEYOR

THIS IS TO CERTIFY, THAT ON THE 24th DAY OF JANUARY 2006, THE FOREGOING PLAT WAS REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES,
BY: _____
PRINT NAME: LARRY R. EGIAD, JR. P.S.M. NO.: 5823

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY, THAT ON 2/1/06 THIS PLAT WAS APPROVED BY:
_____
TOWN ATTORNEY

CERTIFICATE OF APPROVAL THE PLANNING COMMISSION

THE DEVELOPMENT REGULATIONS ADMINISTRATION DOES HEREBY APPROVE THE PLAT OF TUCKER SUBDIVISION
BY: _____
LAND DEVELOPMENT MANAGER
OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TOWN COUNCIL OF THE TOWN OF PIERSON, FLORIDA

THIS IS TO CERTIFY, THAT ON THE 24 DAY OF January 2006 THE FOREGOING PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PIERSON, FLORIDA
BY: _____
MAYOR, TOWN OF PIERSON
ATTEST: _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THE 22 DAY OF February 2006 AT DeLand, FL FILE NO. 2006-045327
_____ - Deputy Clerk
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA

PLAT BOOK 53 PAGE 13

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that EDWARD S. TUCKER being the owner in fee simple of the lands described in that attached plat, entitled TUCKER SUBDIVISION, located in the Town of Pierson, Volusia County, Florida, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate all streets, avenues, roads, thoroughfares, utility easements, utility right of way and drainage easements shown on, or described thereon, to the perpetual use of the public, for proper purposes.

IN WITNESS WHEREOF, the foregoing instrument was signed by EDWARD S. TUCKER.
on the 24 day of January, 2006.

SIGNED: _____
EDWARD S. TUCKER

Signed, sealed and delivered
in the presence of:
_____
Witness
_____
Witness

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was executed and acknowledged before me this 24 day of January, 2006 by EDWARD S. TUCKER.
who is personally known by me
or produced _____ for identification.

DEBRA J. BASS
MY COMMISSION # DD 307035
EXPIRES: April 6, 2008
Bonded Thru Notary Public Underwriters

Seal

_____
NOTARY PUBLIC - State of Florida
Name: Debra J Bass
My commission expires: 4/6/2008

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED TUCKER SUBDIVISION" WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS IN THE TOWN OF PIERSON, VOLUSIA COUNTY, FLORIDA.
BY: _____ DATE 1-23-2006
LAWRENCE R. DANIELS P.S.M. NO. 2622