

**1,339± ACRES
STATE ROAD 415
VOLUSIA COUNTY, FLORIDA**

SIZE: 1,339± acres

PRICE: ~~\$21,678,410 (\$16,190 per acre)~~
\$16,068,000 (\$12,000 per acre)

LOCATION: Property is located on west side of State Road 415, approximately 1.5 miles south of State Road 44 in central Volusia County.

ZONING: Approved for 102 units as follows:
460± acres zoned FR (1 unit per 20 acres) – 23 units
460± acres zoned RC (1 unit per 25 acres) – 19 units
236± acres zoned A1 (1 unit per 10 acres) – 23 units
184± acres zoned A2 (1 unit per 5 acres) – 37 units

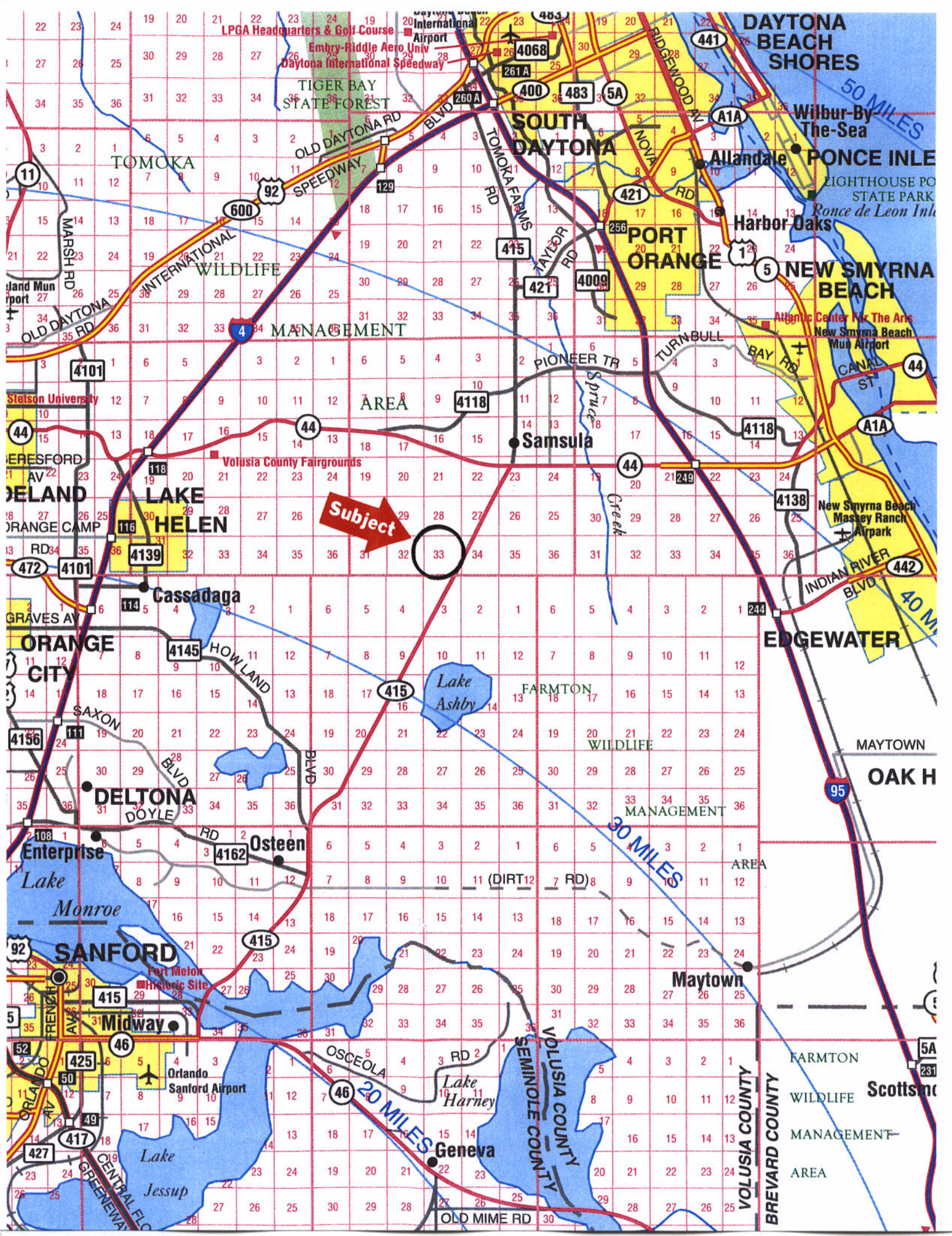
UTILITIES: Septic and well

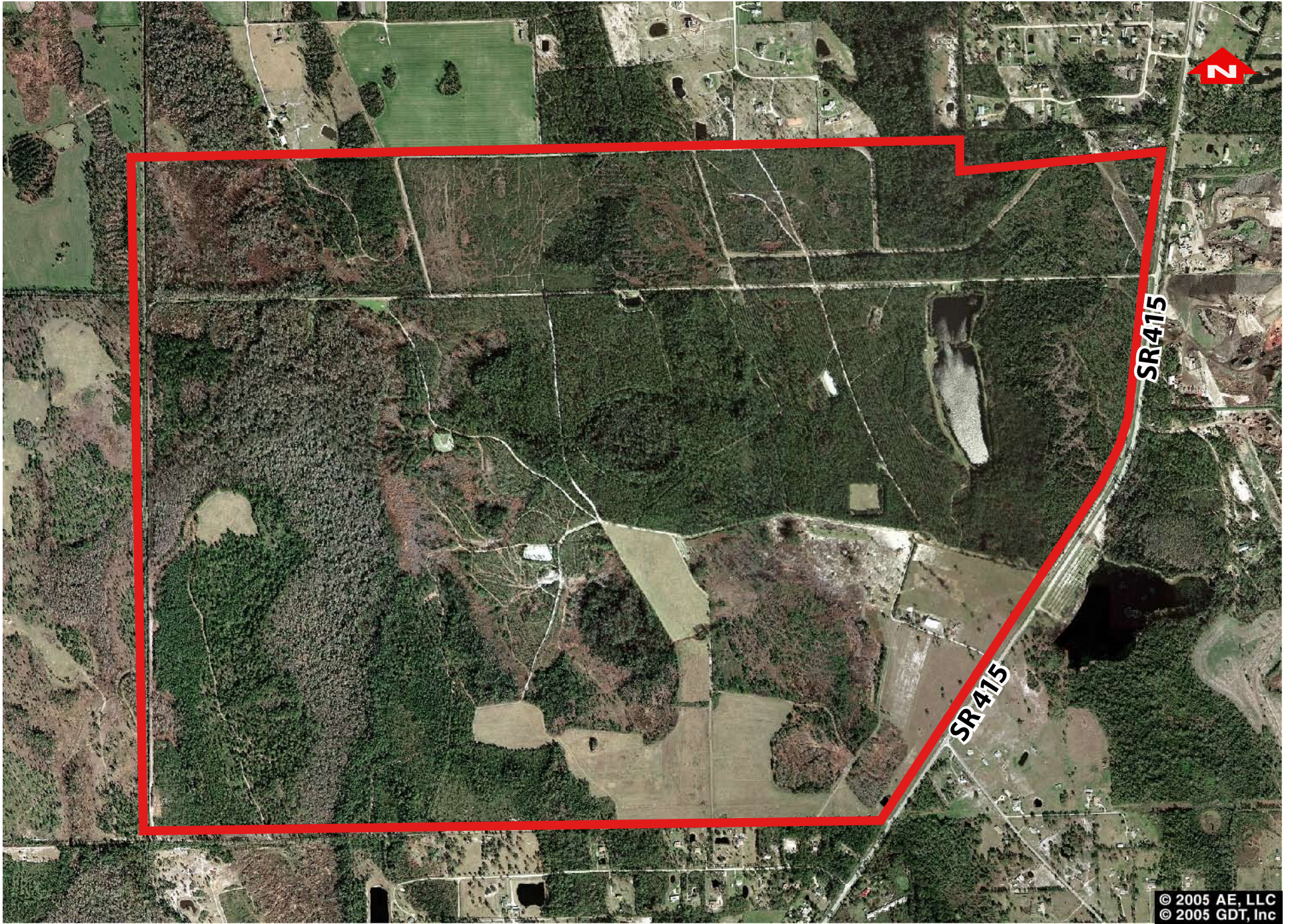
ROAD FRONTAGE: 1.37± miles of frontage on west side of State Road 415

NOTE: Offering subject to errors, omissions, prior sale or withdrawal without notice.

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BOUNDARY SURVEY

DESCRIPTION:
PARCEL 1:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:
ALL OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING WEST OF HIGHWAY 415; ALL OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING WEST OF HIGHWAY 415; EXCEPT TRACT 7, BLOCK 2, ALL OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING EAST OF DRAINAGE CANAL, ALL AS SHOWN ON MAP OF HOWE AND CURRIERS ALLOTMENT, AS PER MAP IN MAP BOOK 4, PAGE 44 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:
ALL OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING WEST OF HIGHWAY 415; ALL OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING WEST OF HIGHWAY 415; EXCEPT TRACT 7, BLOCK 2, ALL OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING EAST OF DRAINAGE CANAL, ALL AS SHOWN ON MAP OF HOWE AND CURRIERS ALLOTMENT, AS PER MAP IN MAP BOOK 4, PAGE 44 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

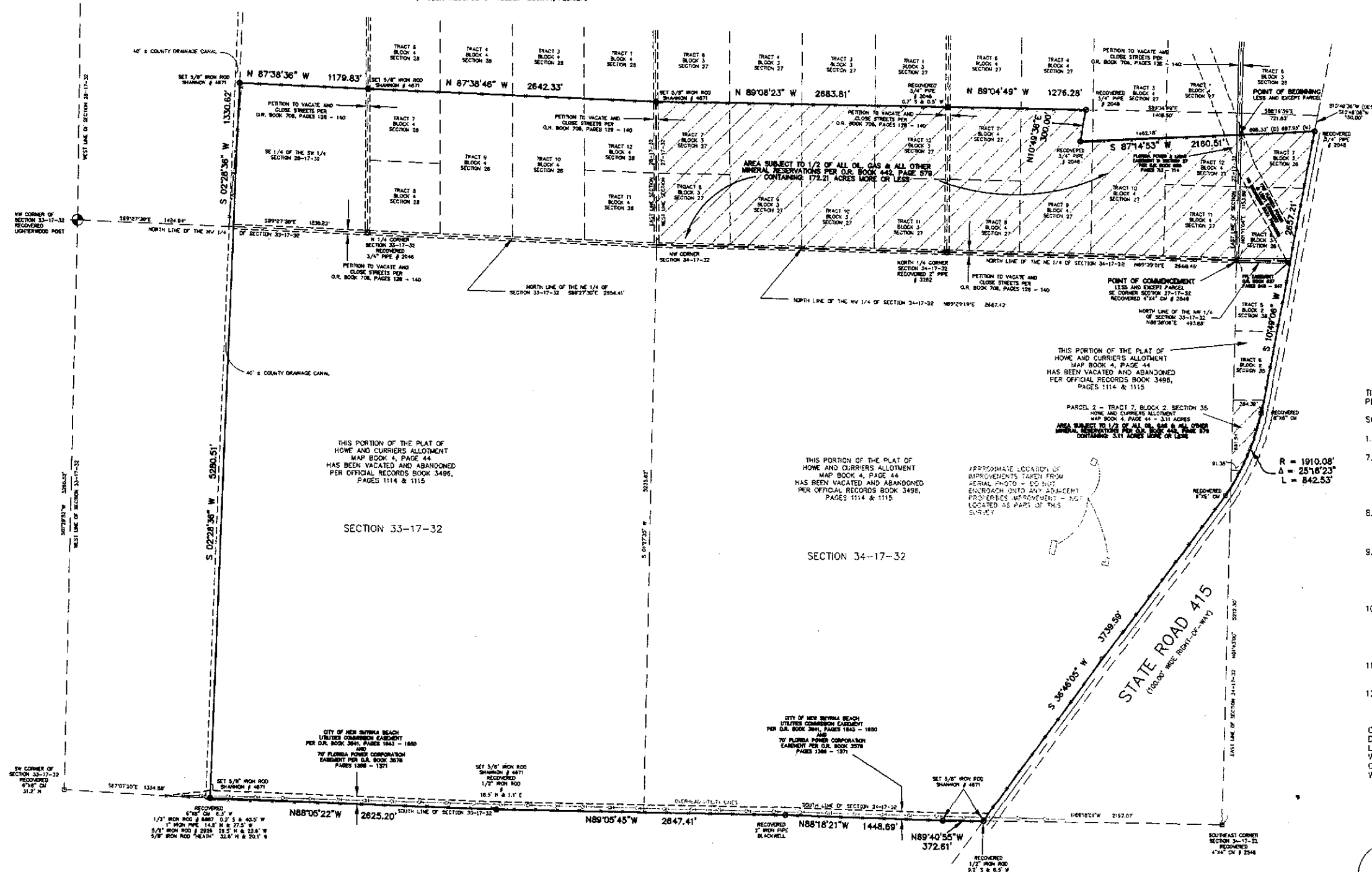
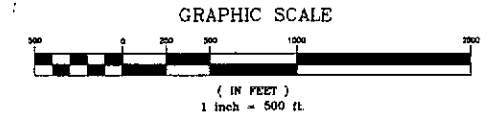
THAT PORTION OF HOWE AND CURRIERS ALLOTMENT IN SECTIONS 26, 27 AND 28, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING THAT PART OF TRACTS 7 AND 8, BLOCK 3, SECTION 26, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 415; ALL TRACTS 7, 8, 9, 10, 11 AND 12, BLOCK 4 AND ALL OF TRACTS 7, 8, 9, 10, 11 AND 12, BLOCK 3, SECTION 27, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; AND ALL OF TRACTS 7, 8, 9, 10, 11 AND 12, BLOCK 4, SECTION 28, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; ACCORDING TO MAP IN MAP BOOK 4, PAGE 44 (U.S. 22, PAGE 147) OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND TO INCLUDE THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 32 EAST, LYING EASTERLY OF A COUNTY DRAINAGE CANAL.

LESS AND EXCEPT:

A PORTION OF HOWE AND CURRIERS ALLOTMENT IN TRACT 7, BLOCK 3, SECTION 26, TOWNSHIP 17 SOUTH, RANGE 32 EAST, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 415; AND A PORTION OF TRACTS 8, 10 AND 12, BLOCK 4, SECTION 27, TOWNSHIP 17 SOUTH, RANGE 32 EAST, ACCORDING TO MAP IN MAP BOOK 4, PAGE 44 (REFILED IN MAP BOOK 32, PG 147) OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT STAMPED "R.L.S. 2546" MARKING THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 11°04'41" E, ALONG THE EAST LINE OF SECTION 27, 1153.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID EAST LINE OF SECTION 27, S 87°14'53" W, 1462.18 FEET; THENCE NORTH 48°36' E AND PARALLEL TO SAID STATE ROAD 415, 300.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACTS 9, 10 AND 12, BLOCK 4, SECTION 27; THENCE S 88°04'49" E, ALONG SAID NORTHERLY LINE OF TRACTS 9, 10 AND 12, BLOCK 4, SECTION 27, 1408.50 FEET; THENCE S 88°19'58" E, ALONG THE NORTHERLY LINE OF TRACT 7, BLOCK 3, SECTION 26, 721.85 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 415; THENCE S 10°49'38" W, ALONG WESTERLY RIGHT-OF-WAY OF STATE ROAD 415, 150.00 FEET; THENCE S 87°14'53" W, 698.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TRACT 7, BLOCK 2, HOWE AND CURRIERS ALLOTMENT, LYING WEST OF STATE ROAD 415 IN SECTION 35, TOWNSHIP 17 SOUTH, RANGE 32 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 4, PAGE 44, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



- NOTES:
- Dirt Trails inside of property are used by property owner for access around perimeter and through the property and are not accessible by adjacent properties - were not located as part of this survey.
 - Underground utilities were not located.
 - Bearings based on the North line of the NE 1/4 of Section 34-17-32 as being N 89°39'01" E.
 - Section corners not found along South line, used recovered property corners to establish the South boundary.
 - R = Radius
 - Δ = Delta or Central Angle
 - L = Length
 - CM = Concrete Monument
 - O.R. Book = Official Records Book
 - Site contains 1339.7 acres.

TITLE COMMITMENT# CM-1-FL-1084-7
PROVIDED BY: WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE B-II COMMENTS

1. - 6.) ARE STANDARD EXCEPTIONS
- 7.) PROPERTY IS SUBJECT TO RESERVATIONS AFFECTING 1/2 OF ALL OIL, GAS, AND ANY OTHER MINERALS PER O.R. BOOK 442, PAGE 579; AS PARTIALLY RELEASED BY WARRANTY DEED PER O.R. BOOK 1519, PAGE 394 - SURVEY SHOWS AREAS NOT RELEASED OF RESERVATIONS.
- 8.) PROPERTY IS SUBJECT TO A RIGHT OF WAY AGREEMENT BETWEEN SANTONA LAND CORPORATION AND FLORIDA POWER AND LIGHT COMPANY PER O.R. BOOK 637, PAGE 246 (PLOTTED ON SURVEY).
- 9.) PROPERTY IS SUBJECT TO A 20' FLORIDA POWER AND LIGHT COMPANY EASEMENT PER O.R. BOOK 3030, PAGE 1989. EASEMENT EXIST WERE FLORIDA POWER AND LIGHT COMPANY FACILITIES ARE LOCATED WITHIN SECTION 34, TOWNSHIP 17 SOUTH, RANGE 32 EAST, ALL WEST OF HIGHWAY (NOT PLOTTABLE).
- 10.) PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION PER O.R. BOOK 3578, PAGE 1369 AND AN EASEMENT IN FAVOR OF THE UTILITIES COMMISSION, CITY OF NEW SYRINA BEACH PER O.R. BOOK 3841, PAGE 1643 (PLOTTED ON SURVEY).
- 11.) THERE ARE NO RIPARIAN OF LITTORAL RIGHTS AFFECTING THIS PROPERTY.
- 12.) PROPERTY IS SUBJECT TO A RIGHT OF WAY AGREEMENT BETWEEN CRESTWOOD ENTERPRISES AND FLORIDA POWER AND LIGHT COMPANY PER O.R. BOOK 658, PAGE 713 (PLOTTED ON SURVEY)

CERTIFIED TO:
DARYL M. CARTER, TRUSTEE OF CARTER-VOLUSIA 1339 HIGHWAY 415 LAND TRUST
LUTHERA PROPERTIES, LLC
WINDERWEEDE, HAINES, WARD & WOODMAN, P.A.
COMMUNITY FINANCIAL TITLE, LLC
WESTCOR LAND TITLE INSURANCE COMPANY

UPDATED SURVEY: 03/15/07
REVISED: 03/15/07 - ADDED APPROXIMATE LOCATION OF IMPROVEMENTS

James R. Shannon, Jr.
JAMES R. SHANNON, JR., P.L.S. #4671
NOT A VALID SURVEYOR UNLESS THE SIGNATURE AND THE ORIGINAL WRITTEN SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2153
ALFAMANTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898
DATE OF SURVEY: JUNE 07, 2004
FIELD BY: J.R.S. SCALE: 1" = 500'
FILE NUMBER: 34-17-32