

BANK OWNED
110± ACRES
ORANGE CAMP ROAD
DELAND
VOLUSIA COUNTY, FLORIDA

SIZE: 110± acres

PRICE: \$589,000.00 — (~~\$5,345.55/acre~~) **PRICE REDUCED**
\$559,000.00 (\$5,081.82/acre)

LOCATION: A portion of Huntington Downs PD, the Property is located on the south side of Orange Camp Road, east of S. Woodland Boulevard (US 17/92) in DeLand, Volusia County, FL

ZONING: Huntington Downs PD (Planned Development – City of DeLand). Single Family Residential – 1.35 dwelling unit / gross acre.

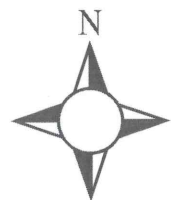
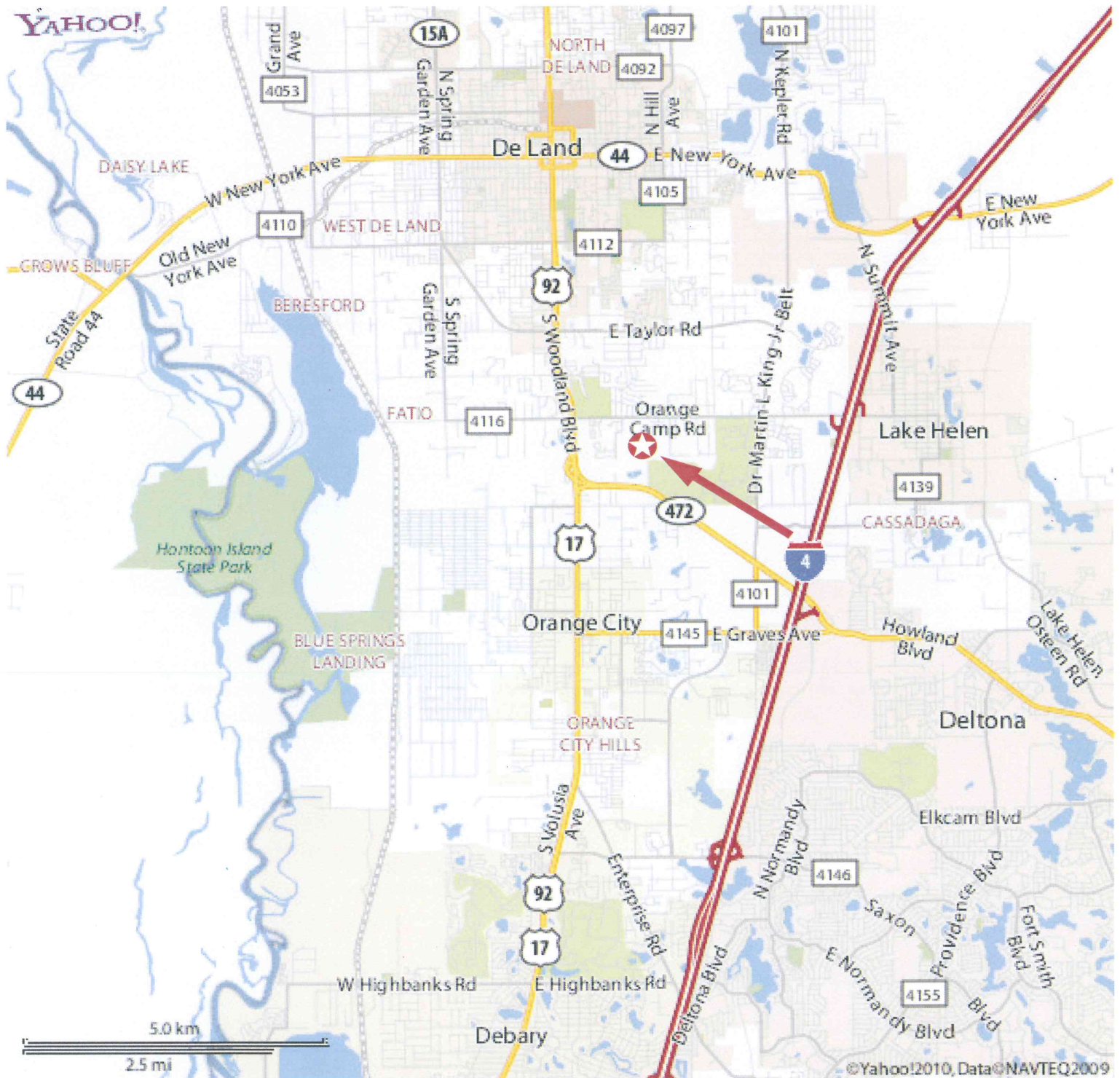
ROAD FRONTAGE: 332± feet on the south side of Orange Camp Road (CR 4116)

NOTE: Offering subject to error, omission, prior sale or withdrawal without notice.

3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500
Post Office Box 568821 • Orlando, Florida 32856-8821
Telephone (407) 422-3144
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www.maurycarter.com



110+/- acres Orange Camp Road, DeLand, Volusia Co., FL



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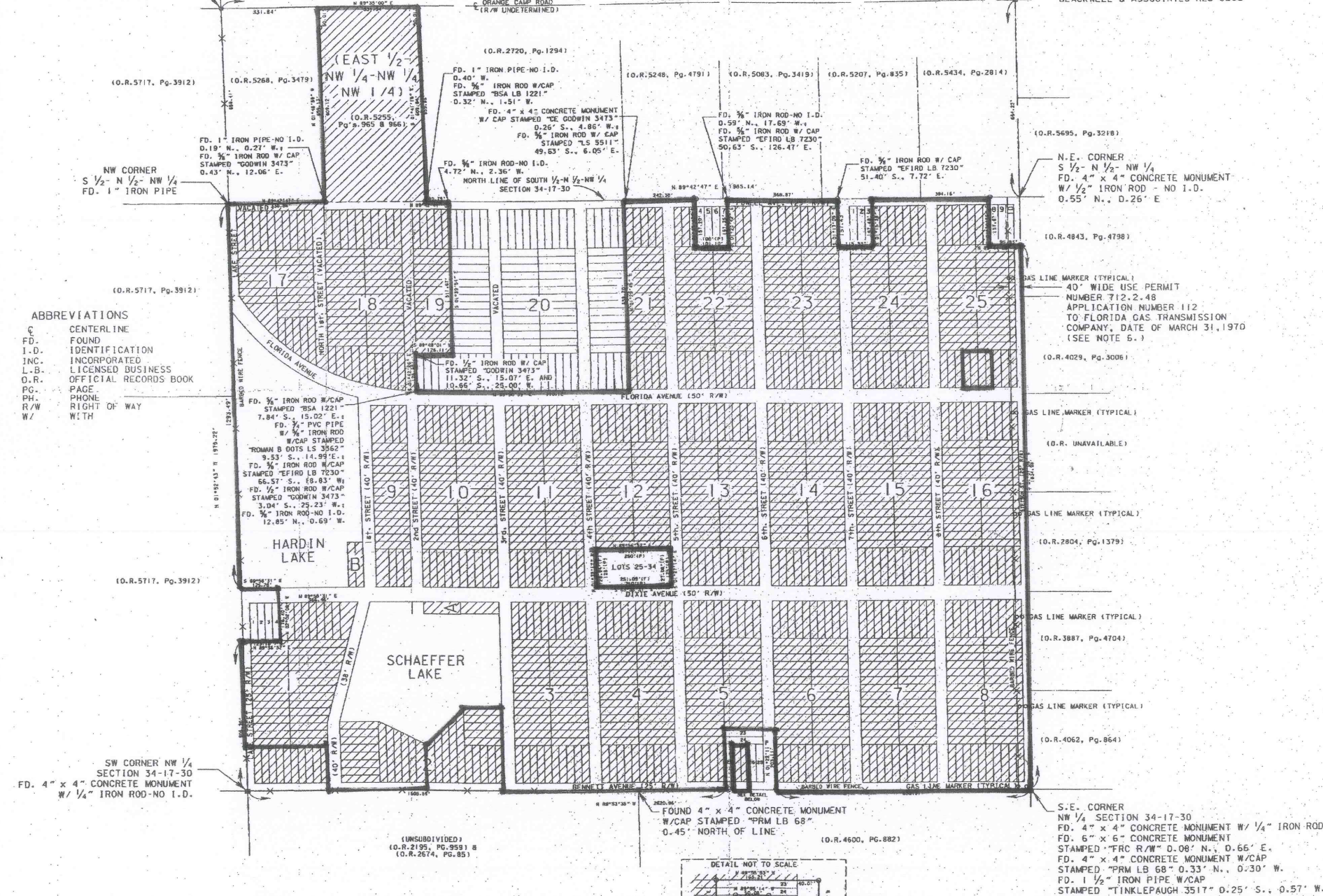


BOUNDARY SURVEY FOR MIDWAY PARK PLAT I SECTION 34, TOWNSHIP 17 SOUTH, RANGE 30 EAST LOCATED IN VOLUSIA COUNTY, FLORIDA

N.W. CORNER SECTION 34
FOUND 1/2" IRON PIPE
W/ NAIL IN CENTER
NO I.D. (16" BELOW PAVEMENT)

NORTH 1/4 CORNER SECTION 34
FOUND NAIL B CAP STAMPED
"BLACKWELL B ASSOCIATES-RLS 3282"

SCALE: 1" = 200'



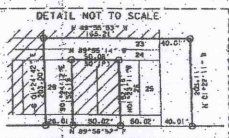
LEGAL DESCRIPTION (WRITTEN - SEE SURVEYORS REPORT)

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, AND

ALL OF BLOCKS 'A' AND 'B';
ALL OF BLOCK 1, EXCEPT LOTS 1 THROUGH 4 INCLUSIVE;
ALL OF BLOCKS 2, 3 AND 4;
ALL OF BLOCK 5, EXCEPT LOTS 23, 24, 25, 26 AND 29 THEREOF;
ALL OF BLOCKS 6 THROUGH 11 INCLUSIVE;
ALL OF BLOCK 12, EXCEPT LOTS 25 THROUGH 29 AND LOTS 30 THROUGH 34, INCLUSIVE;
ALL OF BLOCKS 13 THROUGH 16, INCLUSIVE;
ALL OF BLOCKS 17 AND 18, AND LOTS 1 THROUGH 5 INCLUSIVE, AND LOTS 30 THROUGH 48, INCLUSIVE;
IN BLOCK 19, TOGETHER WITH THE FOLLOWING DESCRIBED RIGHTS OF WAY OR PORTIONS THEREOF:
THAT PORTION OF NORTH 1st STREET, A 40 FOOT WIDE PLATTED RIGHT OF WAY, LYING BETWEEN
AFOREMENTIONED BLOCKS 17 AND 18, AND THAT PORTION OF 2nd STREET, A 40 FOOT WIDE PLATTED
RIGHT OF WAY WHICH LIES EAST OF AND CONTIGUOUS TO LOTS 10 THROUGH 24 INCLUSIVE, IN SAID
BLOCK 18, AND LYING WEST OF AND CONTIGUOUS TO LOTS 1, AND 35 THROUGH 48 INCLUSIVE,
IN SAID BLOCK 19, AND BEING BOUNDED ON THE SOUTH BY A LINE RUNNING FROM THE SOUTHEAST
CORNER OF LOT 24 IN SAID BLOCK 18 EASTERLY TO THE SOUTHWEST CORNER OF LOT 35 IN SAID BLOCK
19, AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF POWELL AVENUE, A 50 FOOT WIDE
PLATTED RIGHT OF WAY AS SHOWN ON SAID MAP OF MIDWAY PARK PLAT I;
AND
THAT PORTION OF AFOREMENTIONED POWELL AVENUE, A 50 FOOT WIDE PLATTED RIGHT OF WAY,
LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF LAKE STREET, A 50 FOOT WIDE PLATTED
RIGHT OF WAY AND LYING WESTERLY OF A LINE BEING THE NORTHERLY PROJECTION OF THE EAST
RIGHT OF WAY LINE OF AFORESAID NORTH 1ST STREET;
AND
ALL OF LOTS 6 THROUGH 29, BLOCK 21;
ALL OF BLOCK 22, EXCEPT LOTS 4 THROUGH 7 INCLUSIVE;
ALL OF BLOCK 23;
ALL OF BLOCK 24, EXCEPT LOTS 1 THROUGH 3 INCLUSIVE;
AND ALL OF BLOCK 25, EXCEPT LOTS 8 THROUGH 10 INCLUSIVE,
ALL BEING WITHIN THE PLAT OF MIDWAY PARK PLAT I, AS SHOWN ON THE PLAT THEREOF RECORDED
IN MAP BOOK 22, PAGES 132 AND 133 (TRUE COPY OF MAP IN MAP BOOK 7, PAGE 81),
PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SURVEYORS REPORT

- WITHIN NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AND MIDWAY PARK PLAT I
- THE LEGAL DESCRIPTION NOTED AS "WRITTEN" HEREON WAS COMPILED BY THE SURVEYOR OF RECORD FROM INFORMATION THAT WAS FURNISHED BY CLIENT AS BEING THE LANDS UNDER CONTRACT. THERE WAS NOT ANY ABSTRACT(S) OR TITLE POLICY FURNISHED TO VERIFY THE LEGAL DESCRIPTION AS WRITTEN AND MAY BE SUBJECT TO ADDITIONAL ITEMS OF RECORD THAT WERE NOT FURNISHED.
 - CORNERS SHOWN WERE EITHER SET OR FOUND AS DEPICTED AND WERE ARRANGED TO THIS CONFIGURATION PER CLIENT'S REQUEST. AS DEPICTED, SAME CORNERS WILL SERVE AS "REFERENCE" TYPE MONUMENTATION UNTIL STREETS PROPOSED FOR VACATING HAVE BEEN ACKNOWLEDGED.
 - THE ORIGINAL PLAT OF MIDWAY PARK PLAT I WAS FILED FOR RECORDATION IN VOLUSIA COUNTY ON THE 11TH DAY OF MAY, 1925, AND WAS RECORDED IN MAP BOOK 7, PAGE 91. SINCE THE RECORDING OF THIS PLAT, A "TRUE COPY" OF THIS MAP WAS DRAWN AND DESIGNATED UNDER MAP BOOK 22, PAGES 132 AND 133 INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE SURVEYOR OF RECORD PURCHASED COPIES OF THE "TRUE COPY" AND COMPARED THEM WITH THE "ORIGINAL" RECORD DOCUMENT AND FOUND NOTHING OF SIGNIFICANCE DURING THE COMPARISON. THE SURVEYOR OF RECORD HAS ALSO REVIEWED SAID PLATS IN RELATION TO THE RESULTS OF A FIELD SURVEY OF THE ORIGINAL DESCRIPTION OF THE PLAT AND HAS INTERPRETED THE INTENT OF THE ORIGINAL PLAT TO CONVEY "HALF" RIGHTS OF WAYS ON ALL EXTERIOR STREETS SHOWN ON SAID PLAT. SINCE THIS WAS A COMMON PRACTICE IN 1925, AND THE PLAT ITSELF DOES NOT DISTINGUISH THE RELATIONSHIP OF THE ORIGINAL BOUNDARY TO THE INTENT OF THE EXTERIOR STREETS, THIS METHOD WAS USED TO SET UP PROPORTION FOR THE INTERIOR BLOCKS. DURING THE FIELD SURVEY WHEN CORNERS WERE SET AND/OR FOUND AS SHOWN, IT IS EVIDENT THAT THE INTENT OF SAID PLAT HAS BEEN INTERPRETED BOTH WAYS IN RELATION TO THE EXTERIOR STREETS EITHER BEING "HALF" DEDICATIONS, OR WHOLE DEDICATIONS AS SHOWN ON SAID PLATS. THIS COULD ULTIMATELY HAVE A DIRECT IMPACT ON THE "BOUNDARY" LINE AS SHOWN. ALL EVIDENCE OF EXISTING MONUMENTATION FOUND TO DATE HAS BEEN NOTED AND MAY DEFINE SENIOR RIGHTS TO THE INTERPRETATION MADE BY THE SURVEYOR OF RECORD.
 - BEARINGS SHOWN HEREON ARE AN ASSUMED BASIS WHICH IS BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 30 EAST BEING NORTH 89° 50' 00" EAST.
 - A CLOSED TRAVERSE RESULTING IN A CLOSURE OF 1126.400 WAS PERFORMED DURING THE FIELD SURVEY OF THIS PARCEL.
 - AS NOTED ALONG THE EASTERLY LIMITS OF THIS SURVEY, A 40 FOOT WIDE USE PERMIT, NUMBER 712.2-48, APPLICATION NUMBER 112, TO FLORIDA GAS TRANSMISSION COMPANY, DATE OF MARCH, 31st 1970, WAS FURNISHED TO THE SURVEYOR OF RECORD BY MR. TERRY COLEMAN OF SAID FLORIDA GAS TRANSMISSION COMPANY ON SEPTEMBER 23rd, 2008. THE DRAWING NUMBER 712.2-48, ATTACHED TO SAID USE PERMIT DEPICTS "STEVENSON STREET" AS BEING 40 FEET IN WIDTH WITH THE EASTERLY RIGHT OF WAY BEING THE 1/2 OR 1/4 SECTION LINE AND LYING WESTERLY THEREOF. THE EXISTING PVC MARKERS FOR THE GAS LINE HAVE BEEN FIELD LOCATED AND DEPICTED HEREON. THE GAS LINE WAS MARKED IN THE FIELD BY OTHERS THROUGH THE SUBJECT PARCEL AND FOLLOWS THE PVC MARKERS THROUGHOUT LIMITS.
 - UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
 - WETLAND AREAS WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
 - ACCORDING TO THE RIGHT OF WAY DEPARTMENT, NO RIGHT OF WAY FOR ORANGE CAMP ROAD HAS BEEN DEDEDICATED OR DEDICATED AT THIS TIME.
 - THE VOLUSIA COUNTY ROAD SECTION INVENTORY INDICATES THAT THE VOLUSIA ROAD AND BRIDGE DEPARTMENT IS MAINTAINING 24 FEET OF ASPHALT AND 10 TO 20 FEET EACH SIDE OF ASPHALT ALONG SAID ORANGE CAMP ROAD.
 - THE SYMBOL "o" DENOTES SETTING OF 1/2" IRON ROD WITH CAP STAMPED "LB 6423".
 - ALL MEASUREMENTS SHOWN ARE BASED ON FIELD MEASUREMENT.



THIS BOUNDARY SURVEY IS SPECIFICALLY
CERTIFIED TO THE FOLLOWING ENTITIES:
Deland Investments, LLC, a Florida Limited Liability Company,
Shuffield, Lowman & Wilson, P.A.,
First American Title Insurance Company,
Colonial Bank, N.A.

BOUNDARY SURVEY

THIS BOUNDARY SURVEY PREPARED BY:
ECHZABAL & ASSOCIATES, INC.
Surveying & Mapping
340-B East New York Avenue, Deland, Florida 32724
PH: (386)736-1030 FAX: (386)736-4870
L.B. #6429

DATE: 03/03/06
BY: J. VIERS
CHECKED: J. VIERS

REVISION	BY	DATE
PRELIM	K. JOHNS	01/25/06
FINAL	K. JOHNS	03/03/06
CHECKED	J. VIERS	03/03/06

VOLUSIA COUNTY
STATE OF FLORIDA

MAPS PREPARED BY: ECHZABAL & ASSOCIATES, INC.	SCALE: 1" = 200'
E.A.I. No. 2005029-01	SHEET 1 OF 1