

HOWLAND & CATALINA BLVD

36.6 ± acres

Volusia County, FL

LAND FOR SALE



LOCATION

Property is located approximately two miles east of I-4 in the southwest quadrant of the Howland Boulevard and Catalina Boulevard intersection.

SIZE

36.6 ± acres

PRICE

\$3,500,000 or \$2.20/sq ft

ZONING

Currently zoned Business PUD along Howland Boulevard and Commercial along Catalina Boulevard.

ROAD FRONTAGE

1,361'± on south side of Howland Boulevard
888'± on west side of Catalina Boulevard

UTILITIES

Water and sewer available on Howland Boulevard with force main at intersection of Howland Boulevard and Catalina Boulevard.

Offering subject to errors, omission, prior sale or withdrawal without notice.



— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



HOWLAND & CATALINA BLVD

36.6 ± acres

Volusia County, FL



PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

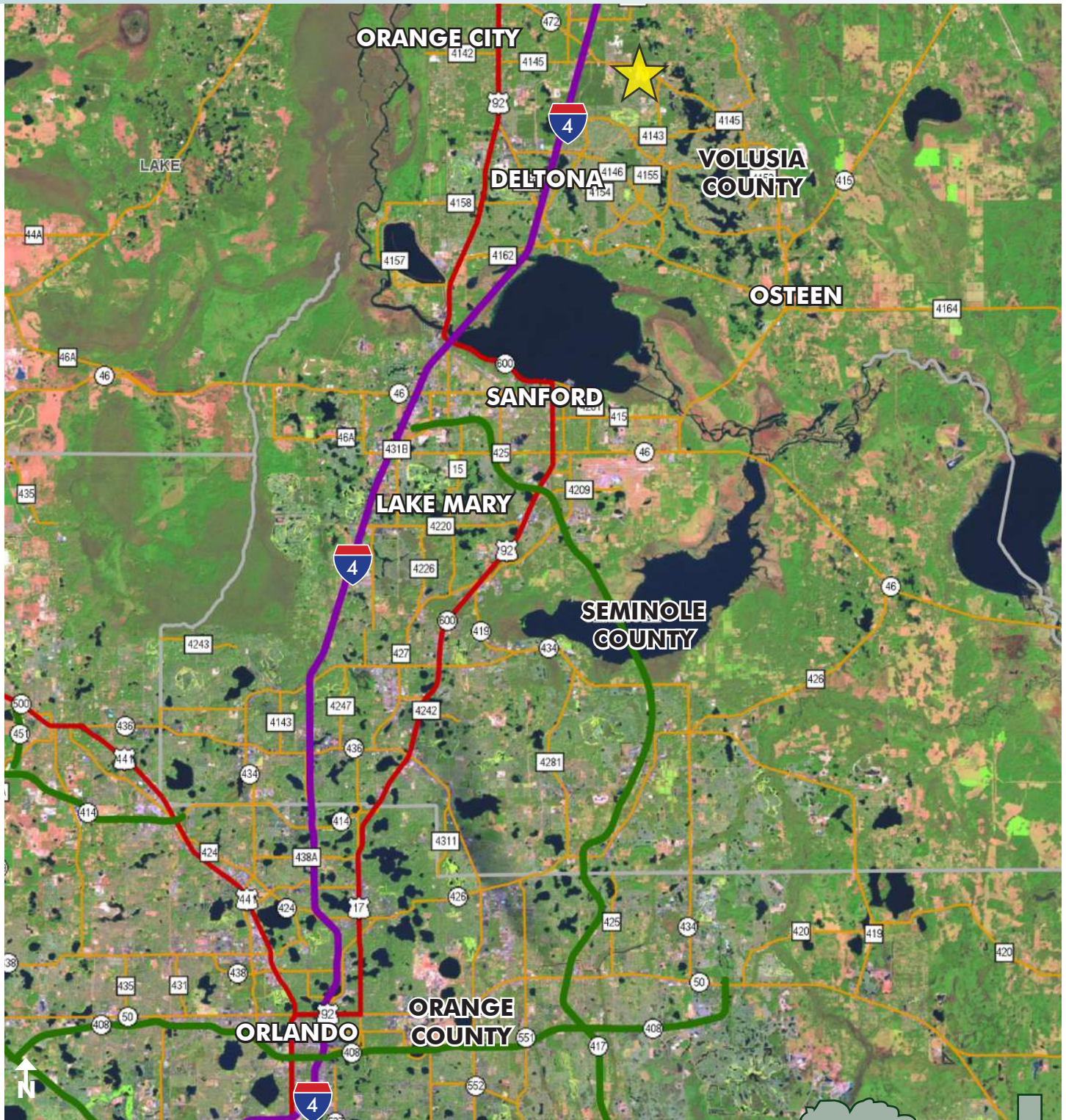
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



HOWLAND & CATALINA BLVD

36.6 ± acres

Volusia County, FL

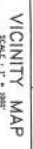
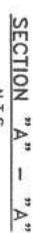


REGIONAL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com





LEGAL DESCRIPTION

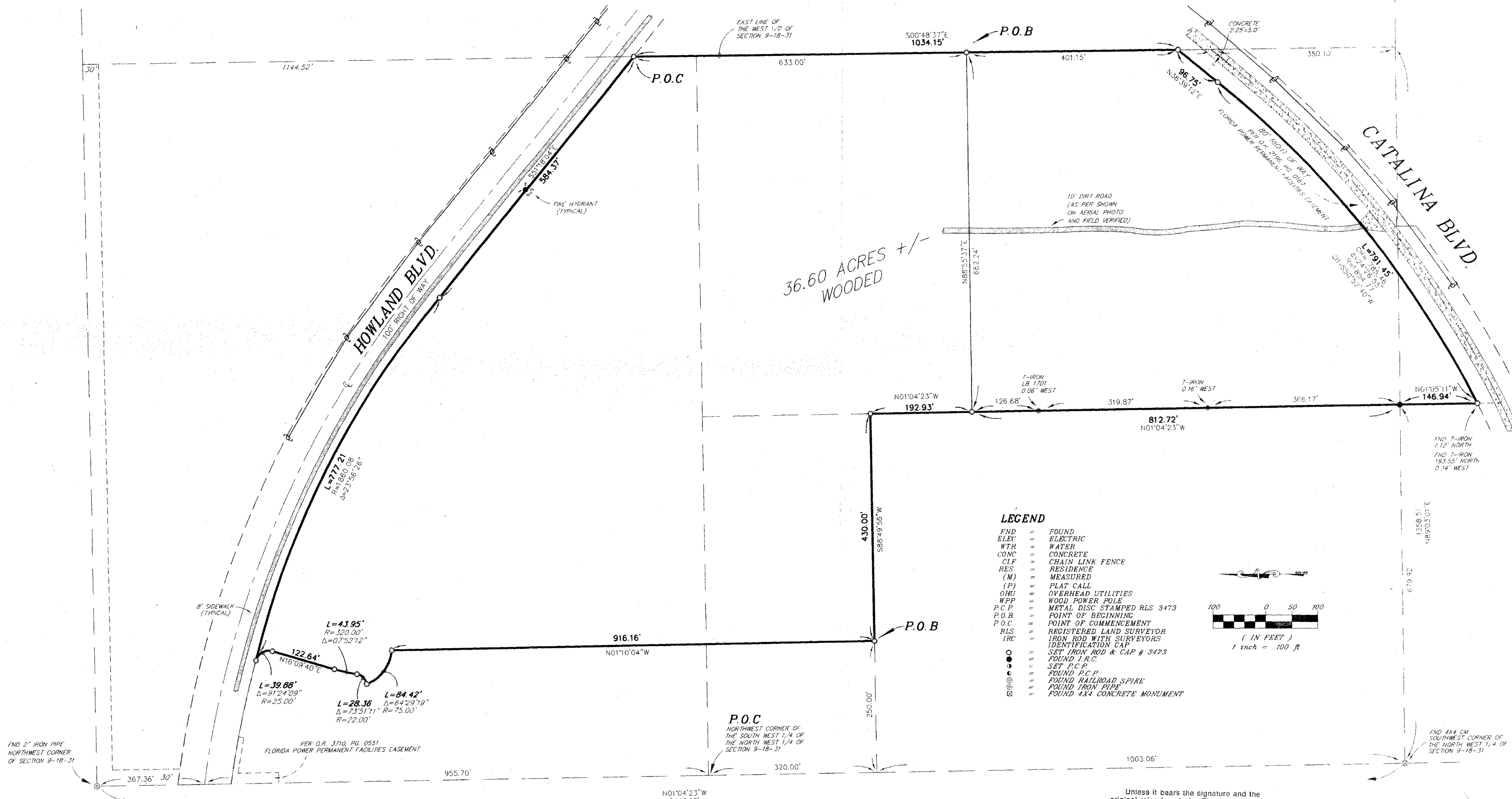
That portion of the North West 1/4 of Section 9, Township 18 South, Range 31 East, Volusia County, Florida, described as follows:

Commencing at the southwest corner of the North 320.00 feet of the South West 1/4 of the North West 1/4 of aforesaid Section 9, run thence North 88° 49' 56" East, parallel with the north line of the South West 1/4 of the North West 1/4 of said Section 9, a distance of 250.00 feet to the POINT OF BEGINNING; Thence North 01° 10' 04" West, a distance of 916.16 feet, to an intersection with a curve concave Northeastly and having a radius of 75.00 feet; Thence Northeastly, along aforesaid curve concave Northeastly, said curve having a central angle of 64° 29' 19", a radius of 75.00 feet, a chord bearing of North 53° 33' 53" West and a chord distance of 80.03 feet, to the end of said curve and to the beginning of a curve concave Northwestly and having a radius of 22.00 feet; Thence Northeastly, along aforesaid curve concave Northwestly, said curve having a central angle of 73° 51' 11", a radius of 22.00 feet, a chord bearing of North 45° 13' 04" West and a chord distance of 26.43 feet, to the end of said curve and to the beginning of a curve concave Southeastly and having a radius of 320.00 feet; Thence Northeastly, along aforesaid curve concave Southeastly, said curve having a central angle of 7° 52' 12", a radius of 320.00 feet, a chord bearing of North 12° 13' 34" East and a chord distance of 43.92 feet, to the end of said curve; Thence North 16° 00' 40" East, a distance of 122.64 feet, to the beginning of a curve concave Southwestly and having a radius of 25.00 feet; Thence Southwestly, along aforesaid curve concave Southwestly, said curve having a central angle of 91° 24' 09", a radius of 25.00 feet, a chord bearing of North 29° 32' 25" West and a chord distance of 35.79 feet, to an intersection with the southerly line of Howland Boulevard, a 100.00 foot right of way; Thence Southeastly, along the southerly line of aforesaid Howland Boulevard and along a curve concave Southwestly, said curve having a central angle of 23° 56' 26", a radius of 1860.00 feet, a chord bearing of South 63° 16' 17" East and a chord distance of 771.57 feet, to the end of said curve; Thence South 51° 18' 04" East, along the southerly line of aforesaid Howland Boulevard, a distance of 594.37 feet, to an intersection with the east line of the West 1/2 of the North West 1/4 of aforesaid Section 9; Thence South 00° 48' 37" East, along the east line of the West 1/2 of the North West 1/4 of aforesaid Section 9, a distance of 633.00 feet, to the southeast corner of the North 512.93 feet of the West 680.00 feet of the South West 1/4 of the North West 1/4 of aforesaid Section 9; Thence North 01° 04' 23" West, parallel with the west line of the North West 1/4 of aforesaid Section 9, a distance of 192.93 feet; Thence South 88° 49' 56" West, a distance of 430.00 feet, to the POINT OF BEGINNING, ALONG WITH AND INCLUDING,

AND

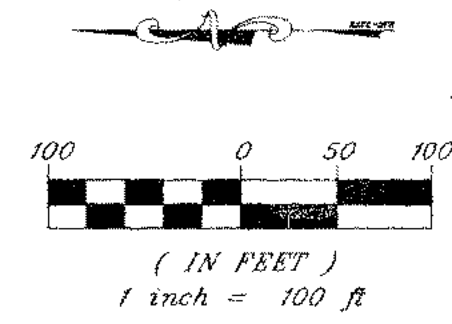
A portion of the North West 1/4 and a portion of the South West 1/4 of Section 9, Township 18 South, Range 31 East, Volusia County, Florida, described as follows:

Commencing at the intersection of the east line of the West 1/2 of aforesaid North West 1/4 with the southerly right of way line of Howland Boulevard, run thence South 00° 48' 37" East, a distance of 633.00 feet to the POINT OF BEGINNING; Thence South 00° 48' 37" East along the west line of the West 1/2 of the North West 1/4 of aforesaid Section 9, a distance of 401.15 feet, to an intersection with the northerly right of way line of Catalina Boulevard; Thence South 39° 39' 12" West, along the northerly right of way line of aforesaid Catalina Boulevard, a distance of 96.75 feet, to the beginning of a curve concave Northwestly and having a radius of 1854.71 feet; Thence Southwestly, along the northerly right of way of aforesaid Catalina Boulevard and along aforesaid curve concave Northwestly, said curve having a central angle of 24° 26' 55", a radius of 1854.71 feet, a chord bearing of South 50° 58' 40" West and a chord distance of 185.46 feet, to an intersection with the east line of the West 1/2 of the North West 1/4 of aforesaid Section 9; Thence North 01° 05' 11" West, a distance of 146.94 feet, to the northeast corner of the West 680.00 feet of the South West 1/4 of aforesaid Section 9; Thence North 01° 04' 23" West, a distance of 812.72 feet, to the southeast corner of the North 512.93 feet of the West 680.00 feet of the South West 1/4 of the North West 1/4 of aforesaid Section 9; Thence North 88° 49' 56" East, a distance of 682.24 feet, to the POINT OF BEGINNING.



LEGEND

- FND = FOUND
- ELEV = ELEVATION
- WTR = WATER
- CONC = CONCRETE
- CLF = CHAIN LINK FENCE
- RES = RESIDENCE
- (M) = MEASURED
- (P) = PLAT CALL
- OHU = OVERHEAD UTILITIES
- WPP = WOOD POWER POLE
- P.C.P. = METAL DISC STAMPED RLS 3473
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- RLS = REGISTERED LAND SURVEYOR
- IRC = IRON ROD WITH SURVEYORS IDENTIFICATION CAP
- SET IRON ROD & CAP # 3473
- FOUND I.R.C.
- SET P.C.P.
- FOUND P.C.P.
- FOUND RAILROAD SPIKE
- FOUND IRON PIPE
- FOUND 4X4 CONCRETE MONUMENT



CERTIFICATE OF CONTINUITY

I, CARROL E. GODWIN, II, a Registered Land Surveyor in the State of Florida, Number 3473, in good standing, do hereby certify that the parcels of land depicted on this survey are contiguous with each other.

Carrol E. Godwin
Carrol E. Godwin, II
R.L.S. # 3473

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTH WEST 1/4 OF SECTION 9-18-31 AS BEING N 01°04'23" W (ASSUMED)
EASEMENTS SHOWN HEREON WERE ESTABLISHED PER INFORMATION FURNISHED BY ATTORNEY'S
TITLE INSURANCE FUND COMMITMENT NUMBER CPO336066
NO TITLE OPINION FURNISHED

Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

I hereby certify that this survey meets or exceeds the minimum technical standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.07, Florida Statutes.

Carrol E. Godwin
CARROL E. GODWIN, II
Reg. Land Surveyor No. 3473

1	02/19/2001	COMBINE 2 DWG'S, W.O. # 01-01-024	S.W.B.
NO.	DATE	DESCRIPTION & W.O.	BY

DATE:
10/27/00

SCALE:
1" = 100'

CHECKED BY:
C.E.G.

GODWIN AND ASSOCIATES, INC.



BOUNDARY CERTIFIED TO:
CARTER - HOWLAND BLVD. LAND TRUST
ATTORNEY'S TITLE INS. FUND.
JEFFREY C. SWEET, ESQUIRE

DRAWN BY:
S.W.B.
WORK ORDER:
10-00-346
CIVIL FILE:
CONDEVI
DRAWING NUMBER:

PROFESSIONAL LAND SURVEYING
220 S. WOODLAND BLVD., DELAND, FLORIDA (904) 734-6629