



SELBY REALTY

Brokers ♦ Managers ♦ Developers

Vacant Land FOR SALE

4465 Spruce Creek Road * Port Orange, FL



Property Details:

Address: 4465 Spruce Creek Road,
Port Orange, FL 32127

Lot Size: 12 +/- acres

Price: \$1,160,000

Property ID: 10-16-33-13-04-0040

Zoning: Light Manufacturing

Description: 12 acres +/- suitable for light manufacturing. Incentives available from County of Volusia and City of Port Orange.

Other Information: Two parcels side by side totaling 12 acres zoned light industrial, located within Eastport Business Center Redevelopment district. Property currently has a RV storage facility, kennel and a rental house on it. Wetlands survey completed with DEP acceptance. Adjoining 2 acre site for sale with different seller.

FOR MORE INFORMATION CALL:

Dwight Selby, CCIM

Office Phone: 386.238.4456, ext. 304

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Email: dselby@selbyrealty.com

Selby Realty, Inc.

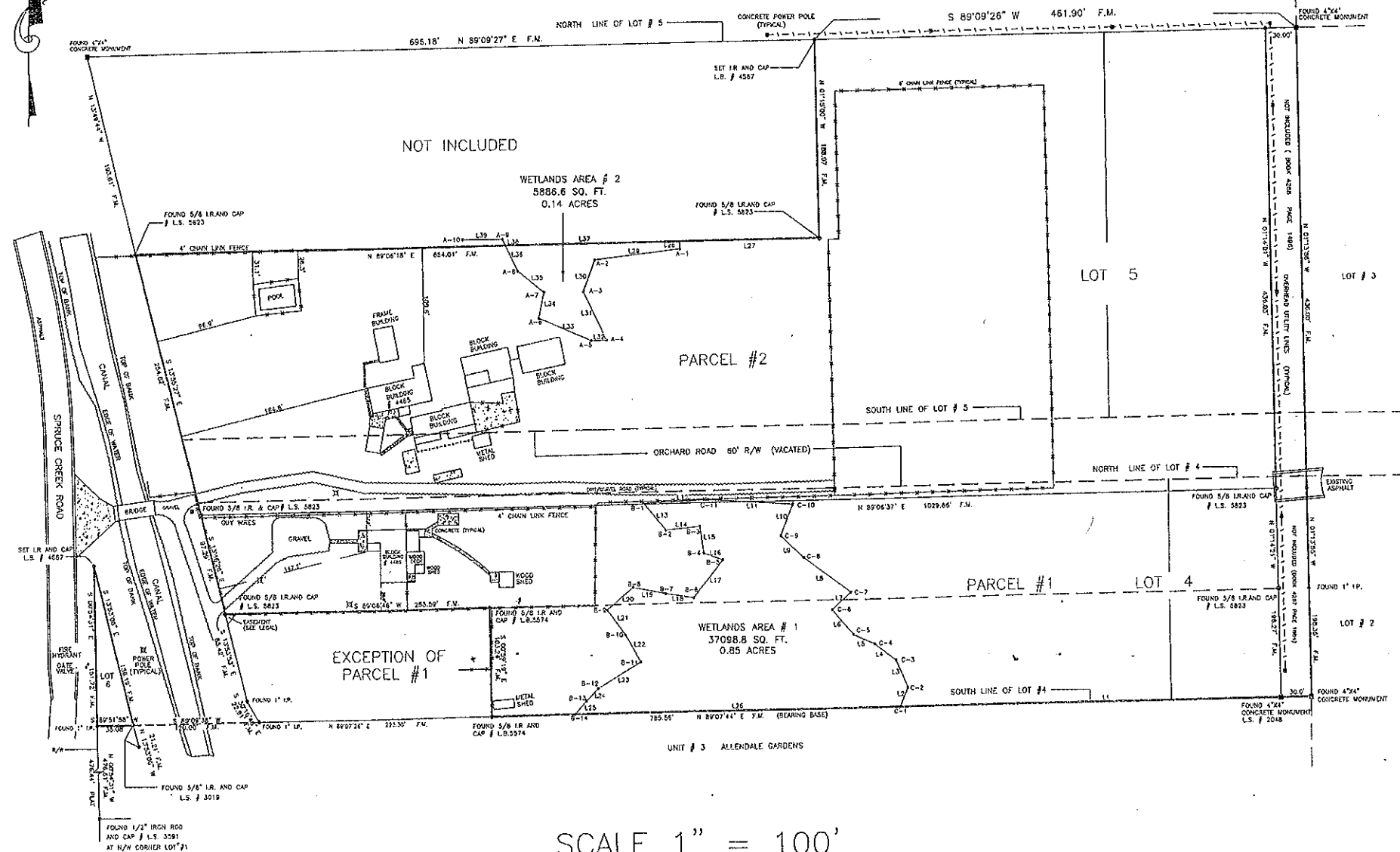
200 E. Granada Blvd, Suite 200 | Ormond Beach, FL 32176

Telephone: (386) 238-4456 | Fax: (386) 238-8377

www.selbyrealty.com

Survey map shows approximate location of wetland line per site inspection on October 31, 2007, James B Zee FDEP 177608

SPRUCE CREEK LAND SURVEYORS INC.
3869 SOUTH NOVA ROAD, PORT ORANGE, FL. 32127
PHONE - (386) 767-0740



SCALE 1" = 100'

Wetlands line flagged by BCS, Inc.
Wetlands line reviewed and approved by FDEP representative, Jim Lee, on October 31, 2007.

STANDARD LEGEND

*ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. PER CHAPTER 81G17-6.003, FLORIDA ADMINISTRATIVE CODE. SHEET # 1 OF 3 VALID ONLY WITH SHEET 2 AND 3

L.S.	LICENSED SURVEYOR	F.F.E.	FINISHED FLOOR ELEVATION
L.B.	LICENSED BUSINESS	P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY	P.C.P.	POINT OF BEGINNING
S/W	SIDEWALK	P.R.M.	PERMANENT REFERENCE MONUMENT
D/W	DRIVEWAY	Q.L.F.	QUADRANT
A/C	AIR CONDITIONER	T.P.	TRIP
F.U.D.	FOUND	T.C.	TRUNC CURVATURE
REC.	RECOVERED	P.T.	POINT OF TANGENCY
DESC.	DESCRIPTION	P.R.C.	POINT OF REVERSE CURVATURE
C.A.L.C.	FIELD MEASUREMENT	P/B	POINT OF BEGINNING
P.M.	IRON PIPE	M.B.	MAP BOOK
I.R.	IRON ROD	P.A.G.E.	PAGE
L.C.	IRON PIPE	O.R.	OFFICIAL RECORDS
C.M.	CONCRETE MONUMENT	E.S.M.T.	EASMENT
C.O.N.C.	CONCRETE	C.L.	CENTER LINE
A.S.P.H.	ASPHALT	R.E.S.	RESIDENCE
D.R.A.I.N.	DRAINAGE	A	RADIUS / RADIAL
U.T.I.L.I.T.Y.	UTILITY	L	CHORD DISTANCE
A.U.	AERIAL UTILITY LINE	C.B.	CHORD BEARING
U.G.	UNDERGROUND	E.L.	ELEVATION
E.S.	ELECTRIC SERVICE	P.R.	PROPOSED
N.S.	NEED SERVICE	E.P.	EDGE OF PAYMENT
S.E.C.T.	SECTION	B.Q.C.	BACK OF CURB
R.A.N.G.	RANGE	M.H.	MANHOLE
I.R.C.	IRON ROD & CAP		

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LEGAL DESCRIPTION PARCEL # 1

The Northern 95 feet of the Southerly 196.27 feet of Lot 4, Unit 4, lying East of the canal, ALLANDALE GARDENS SUBDIVISION, as per map in Map Book 9, Page 193, Public Records of Volusia County, Florida, together with an easement across parcel to the South, more particularly described as follows: A triangular portion of Lot 4, Unit 4, lying North of the Canal, described as follows: Commence at the South line of said Lot 4, Unit 4, with the Easterly right of way line of the Drainage Canal; thence Northernly along said Easterly right of way line to the Point of Beginning of this description; thence continue Northernly along said Easterly Drainage Canal right of way line a distance of 10.0 feet; thence Easterly along the North line of the Southerly 103.27 feet of said Lot 4, Unit 4, a distance of 10.0 feet; thence Southwesterly to the POINT OF BEGINNING.

Excepting therefrom that portion of the above which was conveyed to the City of Port Orange by Deed filed in Official Records Book 4257, Page 1884, Public Records of Volusia County, Florida.

The South 103.27 feet of that portion of Lot 4, Unit 4, lying East of the canal, and all of Lot 5, Unit 4, ALLANDALE GARDENS SUBDIVISION, as per map in Map Book 9, Page 193 of the Public Records of Volusia County, Florida, Excepting therefrom the following described property - A triangular portion of land in Lot 4, Unit 4, ALLANDALE GARDENS, as recorded in Map Book 9, Page 193, Public Records of Volusia County, Florida, described as - follows: Commence at the intersection of the South line of said Lot 4, Unit 4, with the Easterly right of way line of the Drainage Canal; thence Northernly along said Easterly right of way line of drainage canal a distance of 95.02 feet to the Point of Beginning of this description; thence continue Northernly along said Easterly drainage canal right of way line a distance of 10.0 feet; thence Easterly along the North line of the Southerly 103.27 feet of said Lot 4, Unit 4, a distance of 10.0 feet; thence Southwesterly to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING

A portion of Lot 4, Unit 4, lying East of canal, ALLANDALE GARDENS, as recorded in Map Book 9, Page 193, Public Records of Volusia County, Florida, described as follows: As a point of reference, commence at the concrete monument marking the Southeast corner of said Lot 4; thence North 89 degrees, 31 minutes, 05 seconds West, along the Southerly line of said Lot 4, 785.67 feet to the Point of Beginning; thence continue North 89 degrees, 31 minutes, 05 seconds West, along the said Southerly line of Lot 4, 2233.19 feet; thence North 28 degrees, 46 minutes, 03 seconds West, along said Easterly right of way, 22.95 feet; thence continue along said Easterly right of way of canal, North 2 degrees, 28 minutes, 20 seconds West, 85.26 feet; thence departing said right of way, South 89 degrees, 31 minutes, 20 seconds East, 252.66 feet; thence South 00 degrees, 20 minutes, 40 seconds West, 103.23 feet to the Point of Beginning.

LEGAL DESCRIPTION PARCEL # 2

Survey is a portion of Unit 04, Lying East of the Canal, Allendale Gardens Subdivision, as recorded in Map Book 9, Page 193, of the Public Records of Volusia County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of Lot Five (5) of said Unit #4, Allendale Gardens Subdivision; Thence South 0° 38' 50" East along the East line of Lot 5 of said Unit #4, a distance of 435.73 feet to a point; thence North 89° 41' 10" West a distance of 1059.96 feet to a point in the Easterly right-of-way of the drainage canal (a 127.5 feet right-of-way); Thence North 13° 14' 40" West along the Easterly right-of-way line of said drainage canal a distance of 254.82 feet; Thence South 89° 42' 10" East a distance of 654.50 feet to a point; Thence North 0° 38' 50" West a distance of 188.80 feet to a point in the North line of Lot 5 of Unit # 4, Allendale Gardens Subdivision; Thence South 89° 42' 10" East along said North line of Allendale Gardens Subdivision a distance of 461.44 feet to the Point of Beginning.

Less and except that portion of Official Records Book 4288, Page 1495, Public Records of Volusia County, Florida.

WETLANDS AREA # 1

LINE	BEARING	DISTANCE
L1	S 89°07'44" W	395.13'
L2	N 22°11'17" E	19.72'
L3	N 23°03'14" W	28.33'
L4	N 52°39'01" W	26.00'
L5	N 65°58'44" W	22.13'
L6	N 39°56'43" W	31.15'
L7	N 46°50'35" E	24.20'
L8	N 53°28'31" W	55.69'
L9	N 46°26'05" W	29.95'
L10	N 20°59'13" E	32.27'
L11	N 86°34'40" W	81.56'
L12	S 87°03'45" W	61.33'
L13	S 40°09'02" E	33.26'
L14	N 84°29'29" E	32.30'
L15	S 08°12'36" E	25.71'
L16	S 70°12'16" E	18.98'
L17	S 37°28'27" W	45.23'
L18	N 80°57'56" W	26.79'
L19	N 79°06'40" W	31.82'
L20	S 49°53'41" W	32.57'
L21	S 35°56'39" E	29.60'
L22	S 29°43'34" E	30.06'
L23	S 59°14'10" W	48.26'
L24	S 43°33'41" W	16.32'
L25	S 41°08'36" W	16.56'
L26	N 89°07'44" E	310.80'

WETLANDS AREA # 2

LINE	BEARING	DISTANCE
L27	S 89°06'18" W	133.27'
L28	S 00°53'42" E	7.28'
L29	S 83°13'40" W	82.10'
L30	S 20°19'33" W	31.98'
L31	S 26°04'45" E	51.36'
L32	S 88°49'57" W	14.72'
L33	N 66°51'37" W	54.91'
L34	N 11°11'33" E	25.05'
L35	N 50°40'55" W	31.86'
L36	N 25°40'20" W	27.11'
L37	N 89°06'18" E	166.70'
L38	N 25°40'20" W	6.50'
L39	S 89°56'41" W	38.40'

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SHEET # 2 OF 3
VALID ONLY WITH SHEET 1 AND 3

STANDARD LEGEND

L.S.	LICENSED SURVEYOR	G.M.	CONCRETE MONUMENT	ESMT.	EASEMENT	F.F.E.
L.B.	LICENSED BUSINESS	CONG.	CONCRETE	CL.	CENTER LINE	FLOOR ELEVATION
R/W	RIGHT-OF-WAY	ASPH.	ASPHALT	RES.	RESIDENCE	POINT OF BEGINNING
D/W	DRIVEWAY	DRAIN.	DRAINAGE	A	RADIUS / CENTRAL ANGLE	POINT OF BEGINNING
A/C	AIR CONDITIONER	AU	UTILITY	R	ARC DISTANCE	PERMANENT CONTROL POINT
FOUND.	FOUND	UG	AERIAL UTILITY LINE	L	CHORD DISTANCE	PERMANENT REFERENCE MONUMENT
REC.	RECOVERED	E.S.	UNDERGROUND	C.B.	CHORD BEARING	TYPICAL
DESC.	DESCRIPTION CALL	W.S.	ELECTRIC SERVICE	EL.	ELEVATION	POINT OF TANGENCY
CALC.	FIELD MEASUREMENT	S.S.	WATER SERVICE	E.X.	EXISTING	POINT OF TANGENCY
F.B.	IRON ROD	S.T.	SEWER SERVICE	E.P.	PROPOSED	UTILITY POLE
I.R.	IRON PIPE	TRIP.	TOWNSHIP RANGE	R.D.C.	BACK SIGHT	UTILITY POLE
I.P.		R.N.C.	IRON ROD & CAP	M.H.	MANHOLE	UTILITY POLE
		L.R.C.				OFFICIAL RECORDS

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 PHONE - (386) 767-0740

GENERAL NOTES

- 1- BEARINGS REFER TO SOUTH LINE LOT # 4.
- 2- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN THAT COULD AFFECT THIS PROPERTY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3- THIS SURVEY IS BASED ON EXISTING FIELD MONUMENTATION.
- 4- NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
- 5- NO UNDERGROUND FOUNDATIONS WERE LOCATED.
- 6- DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 7- UNLESS OTHERWISE NOTED, BEARINGS AND DISTANCES AGREE WITH DEED PROVIDED OR RECORD PLAT.
- 8- THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS IS HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT 10,000. THE ACCURACY OBTAINED BY MEASUREMENT WITH AN ELECTRONIC TOTAL STATION AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 9- VALID ONLY WITH ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, ELEVATIONS REFER TO _____ REQUIREMENTS
- 10- LANDSCAPING TO MEET _____
- 11- FLOOD ZONE A, COMMUNITY # 120313 0386 G, DATED 4-15-2002
- 12- CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.)
- 13- SET FORTH BY FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472-027 FLORIDA STATUTES.
- 14- LEGAL DESCRIPTION PROVIDED BY WATERSIDE TITLE

PREPARED FOR THE SOLE USE AND EXCLUSIVE BENEFIT OF THE INDIVIDUAL AND/OR ENTITIES LISTED BELOW, AND SHOULD NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY

SPRUCE CREEK PARTNERS LLC.

VALID ONLY WITH SHEET 1 AND 2

JOB NO. JOB # 1-06-04

SHEET 3 OF 3

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SURVEYORS CERTIFICATE	DATE
SKETCH OF DESCRIPTION	
BOUNDARY SURVEY	DATE 12-29-2005
PROPOSED HOUSE LOCATION	
TOPOGRAPHIC SURVEY	
FOUNDATION SURVEY	
FINAL SURVEY	
RECERTIFICATION SURVEY	
WETLAND LOCATIONS	DATE 12-14-2007


 KENNETH E. BLIZZARD P.S.M. # 3865
 CORPORATE # LB. 4567

VALID ONLY WITH EMBOSSED SEAL.