

ORDINANCE NO. 2023-69

AN ORDINANCE GRANTING THE PETITION OF KOLTER GROUP ACQUISITIONS, LLC, FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING THE WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR NAME, POWERS, AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; PROVIDING SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Kolter Group Acquisition, LLC (“Kolter Group”), a Florida limited liability company, owns approximately 426.7 acres of land generally located in the southwest corner of the intersection of Interstate 4 and Interstate 95 (“Subject Property”); and

WHEREAS, Kolter Group has petitioned The City of Daytona Beach (“The City”) for establishment of a community development district, to be known as “Waypointe Community Development District” (the “District”), the boundaries of which would coterminous of the Subject Property, and has paid The City the required \$15,000.00; and

WHEREAS, a public hearing has been conducted by the City Commission of The City, in accordance with the requirements and procedures of § 190.005(2)(d), Florida Statutes, and the applicable requirements and procedures of the City’s Charter and Code of Ordinances; and

WHEREAS, the City Commission has determined that the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services within the Subject Property, thereby providing a solution for delivery of capital public infrastructure therein without overburdening residents not residing within the proposed District boundaries, based on the information provided in the Petition, including the following representations:

(a) That the District's stormwater system will tie in to the City's stormwater system, consistent with applicable laws, regulations, and City design standards, and the District will pay required stormwater fees imposed by City ordinance; and

(b) That the District represents an efficient means of connecting properties within the proposed District boundaries with water, sewer, reuse water, stormwater, and solid waste utility services provided by applicable service providers; and

(c) That The City will retain construction permitting and inspection responsibilities regarding District improvements; and

WHEREAS, the City Commission finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State's comprehensive plan or The City's Comprehensive Plan; and

WHEREAS, the area of land within the District (e.g., the Subject Property) is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated development; and

WHEREAS, the creation of the District is the best alternative available for delivering community development facilities and services to the area that will be served by the District; and

WHEREAS, the proposed facilities and services to be provided by the District will be compatible with the capacity and uses of existing local and regional community development facilities and services; and

WHEREAS, the area that will be served by the District is amenable to separate special district government; and

WHEREAS, the Commission finds that the District shall have those general and special powers authorized by §§ 190.011 and 190.012, Florida Statutes, as set forth herein, and that it is in the public interest of all of the citizens of The City that the District have such powers.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF DAYTONA BEACH, FLORIDA:

SECTION 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

SECTION 2. The Petition to establish Waypointe Community Development District over the real property described in Exhibit 2 of the Petition dated June 15, 2022, which is on file in the Office of the City Clerk, is hereby granted. A copy of the Petition is attached and incorporated herein as Attachment A.

SECTION 3. The external boundaries of the District are depicted on the location map attached hereto and incorporated herein as Exhibits 1 and 2 of Attachment A.

SECTION 4. The initial members of the Board of Supervisors shall be as follows:

1. Name: Christopher Reese  
Address: c/o Jere Earlywine, Esq., Authorized Agent  
2016 Delta Boulevard, Suite 101 Tallahassee, FL 32303
2. Name: Candice Smith  
Address: c/o Jere Earlywine, Esq., Authorized Agent  
2016 Delta Boulevard, Suite 101 Tallahassee, FL 32303
3. Name: Jared Lybbert  
Address: c/o Jere Earlywine, Esq., Authorized Agent  
2016 Delta Boulevard, Suite 101 Tallahassee, FL 32303
4. Name: Greg Meath  
Address: c/o Jere Earlywine, Esq., Authorized Agent  
2016 Delta Boulevard, Suite 101 Tallahassee, FL 32303
5. Name: Eric Morrisette  
Address: c/o Jere Earlywine, Esq., Authorized Agent  
2016 Delta Boulevard, Suite 101 Tallahassee, FL 32303

SECTION 5. The name of the District shall be the “Waypoint Community Development District”.

SECTION 6. The Waypoint Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes.

SECTION 7. Pursuant to § 190.005(2)(d), Florida Statutes, the charter for the Waypoint Community Development District shall be §§ 190.006 through 190.041, Florida Statutes, as amended.

SECTION 8. Based on the findings referenced above, the Commission hereby grants to the Waypoint Community Development District all powers authorized pursuant to §§190.011 and 190.012(1)(a)-(h), (2)(a), and (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of The City to grant such general and special powers.

SECTION 9. All bonds issued by the Waypoint Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

SECTION 10. No bond, debt, or other obligation of the Waypoint Community Development District, nor any default thereon, shall constitute a debt or obligation of The City.

SECTION 11. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

SECTION 12. It is the intention of the City Commission, and it is hereby ordained, that the provisions of this ordinance shall be excluded from the City's Code of Ordinances.

SECTION 13. This Ordinance shall become effective immediately upon its adoption.

  
DERRICK L. HENRY  
Mayor

ATTEST:

  
  
LETITIA LAMAGNA  
City Clerk

Passed: February 1, 2023  
Adopted: February 15, 2023

## Exhibit A

### BEFORE THE CITY COMMISSION OF THE CITY OF DAYTONA BEACH, FLORIDA

#### **PETITION TO ESTABLISH THE WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Kolter Group Acquisitions LLC ("Petitioner"), hereby petitions the City Commission of the City of Daytona Beach, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. **Location and Size.** The proposed District is located entirely within the City of Daytona Beach, Florida, and covers approximately 426.70 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located in the southwest corner of the intersection of Interstate 4 and Interstate 95. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. **Excluded Parcels.** There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. **Landowner Consents.** Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 3**. A parcel within the District, identified as Volusia County Parcel Identification Number 620200000130, is owned by the Florida Department of Transportation ("DOT"). Pursuant to Sections 190.003(14) and 190.005(1)(a)2., consent of DOT is not required.

The Parcel Identification Numbers for the property within the proposed District are listed below:

Owner: Katherine Wingard and Thomas Kirton, as Co-Trustees of the "Myron S. Kirton Living Trust of November 17, 2004"

Parcel Identification Numbers: 523400000370, 620200000020, 523400000372, 620300000010, 620300000060

Owner: Florida Department of Transportation

Parcel Identification Number: 620200000130

The parcel identification information and corresponding deed for each parcel are also included in **Exhibit 3**.

4. **Initial Board Members.** The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are Christopher Reese, Candice Smith, Jared Lybbert, Greg Meath and Eric Morrisette. All of the listed persons are residents of the state of Florida and citizens of the United States of America.

DOC2022-001

5. Name. The proposed name of the District is the Waypointe Community Development District.

6. Major Water and Wastewater Facilities. **Exhibit 4** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in six (6) phase(s) over an estimated four (4) year period from 2023 – 2027. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is agricultural. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the City of Daytona Beach Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine of KE Law Group, PLLC, as its authorized agent. See **Exhibit 8** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Jere Earlywine  
Florida Bar No. 155527  
[Jere@kelawgroup.com](mailto:Jere@kelawgroup.com)  
KE LAW GROUP, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303  
(850) 528-6152 (telephone)

11. This petition to establish the Waypointe Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of Daytona Beach Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the City of Daytona Beach from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Daytona Beach, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.



RESPECTFULLY SUBMITTED, this 15<sup>th</sup> day of June, 2022.

**KE LAW GROUP, PLLC**



Jere Earlywine

Florida Bar No. 155527

[Jere@kelawgroup.com](mailto:Jere@kelawgroup.com)

KE LAW GROUP, PLLC

2016 Delta Boulevard, Suite 101

Tallahassee, Florida 32303

(850) 528-6152 (telephone)

Attorneys for Petitioner

DOC2022-001

# EXHIBIT 1

**Management Area**

**LGPA INTERNATIONAL**

**Tiger Bay State Forest**

LPSA



# EXHIBIT 2

# Description Sketch

(Not A Survey)

## DESCRIPTION:

A parcel of land lying in Sections 34 & 35, Township 15 South, Range 32 East and Sections 2 & 3, Township 16 South, Range 32 East, Volusia County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 2, thence run along the South line of said Section 2, N 89°35'33" E, a distance of 385.75 feet to the Easterly Right of Way line of Tomoka Farms Road, a variable width, prescriptive Right of Way as shown on Road Plat Book 1, Page 37 of the public records of said Volusia County, and the POINT OF BEGINNING; thence run along said Easterly Right of Way line the following Fifty-Six (56) courses: (1) N 24°56'43" W, a distance of 62.52 feet; (2) N 15°58'57" W, a distance of 99.95 feet; (3) N 15°28'00" W, a distance of 100.11 feet; (4) N 15°34'52" W, a distance of 100.00 feet; (5) N 15°34'52" W, a distance of 99.94 feet; (6) N 15°45'11" W, a distance of 100.00 feet; (7) N 15°41'45" W, a distance of 100.06 feet; (8) N 15°45'11" W, a distance of 99.94 feet; (9) N 15°34'52" W, a distance of 100.06 feet; (10) N 15°34'52" W, a distance of 99.94 feet; (11) N 15°24'34" W, a distance of 100.06 feet; (12) N 15°34'52" W, a distance of 100.00 feet; (13) N 15°34'52" W, a distance of 99.94 feet; (14) N 15°21'07" W, a distance of 100.00 feet; (15) N 15°34'52" W, a distance of 100.06 feet; (16) N 15°34'52" W, a distance of 99.94 feet; (17) N 15°48'37" W, a distance of 100.06 feet; (18) N 15°41'45" W, a distance of 99.94 feet; (19) N 15°28'00" W, a distance of 100.00 feet; (20) N 15°34'52" W, a distance of 100.00 feet; (21) N 16°09'16" W, a distance of 99.95 feet; (22) N 15°34'52" W, a distance of 100.00 feet; (23) N 13°00'22" W, a distance of 100.16 feet; (24) N 17°35'13" W, a distance of 100.00 feet; (25) N 21°41'43" W, a distance of 102.75 feet; (26) N 20°04'43" W, a distance of 100.06 feet; (27) N 20°33'36" W, a distance of 17.89 feet; (28) N 22°10'21" W, a distance of 446.02 feet; (29) N 22°31'38" W, a distance of 36.10 feet; (30) N 21°47'48" W, a distance of 100.00 feet; (31) N 21°53'51" W, a distance of 99.29 feet; (32) N 21°40'08" W, a distance of 99.41 feet; (33) N 22°01'33" W, a distance of 100.00 feet; (34) N 21°47'48" W, a distance of 100.00 feet; (35) N 22°01'33" W, a distance of 99.94 feet; (36) N 22°01'33" W, a distance of 100.00 feet; (37) N 22°01'33" W, a distance of 100.06 feet; (38) N 22°01'33" W, a distance of 100.00 feet; (39) N 22°04'59" W, a distance of 99.94 feet; (40) N 22°04'59" W, a distance of 100.00 feet; (41) N 22°15'18" W, a distance of 100.06 feet; (42) N 22°04'59" W, a distance of 100.00 feet; (43) N 21°51'14" W, a distance of 99.94 feet; (44) N 22°04'59" W, a distance of 100.06 feet; (45) N 22°04'59" W, a distance of 99.94 feet; (46) N 22°04'59" W, a distance of 100.06 feet;

(CONTINUED ON SHEET 2)

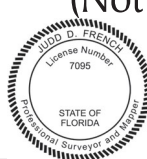
## NOTES:

1) Bearings shown hereon are based on the Westerly Right-of-way line of Interstate 95, having a Grid bearing of S 26°38'46" W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.

SEE SHEETS 1 - 2 FOR DESCRIPTION

SEE SHEETS 3 - 4 FOR SKETCH

SEE SHEET 5 FOR LINE AND CURVE TABLES

PROJECT: TOMOKA			Prepared For: CLIENT		
PHASE: OVERALL			<p style="text-align: center;">(Not A Survey)</p>  <p>Digitally signed by Judd French DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Judd French, email=JFrench@geopointsurvey.com Date: 2022.11.02 15:54:37-04'00'</p> <p><b>Judd D. French</b> FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. <b>LS7095</b></p>		
DRAWN: TJS	DATE: 11/02/22	CHECKED BY: JDF			
<b>REVISIONS</b>			528 Northlake Blvd, Suite 11040 Altamonte Springs, FL 32701 Phone: (321) 270-0440 Licensed Business No.: LB 7768		
DATE	DESCRIPTION	DRAWN BY			

# Description Sketch

(Not A Survey)

DESCRIPTION: (CONTINUED FROM SHEET 1)

(47) N 22°04'59" W, a distance of 100.00 feet; (48) N 22°04'59" W, a distance of 99.94 feet; (49) N 11°19'52" W, a distance of 101.84 feet; (50) N 21°37'29" W, a distance of 100.00 feet; (51) N 21°40'56" W, a distance of 100.00 feet; (52) N 21°13'24" W, a distance of 99.95 feet; (53) N 22°04'59" W, a distance of 0.84 feet; (54) N 12°35'16" W, a distance of 306.96 feet; (55) N 19°11'16" W, a distance of 400.50 feet; (56) N 22°03'01" W, a distance of 107.00 feet to the Southerly Right of Way line of Interstate 4 (state road 400), as shown on the State of Florida Right of Way map for State Road 400, Section 79110-2412; thence along said Southerly Right of Way line the following Two (2) courses: (1) N 68°22'47" E, a distance of 601.96 feet; (2) northeasterly, 1081.82 feet along the arc of a tangent curve to the left having a radius of 11576.76 feet and a central angle of 05°21'15" (chord bearing N 65°42'10" E, 1081.43 feet) to the Westerly Right of Way line of Interstate 95 (state road 9) as shown on the State of Florida Department of Transportation Right of Way Map Section 79002-2401; thence, along said Westerly Right of Way line the following Thirteen (13) courses: (1) N 02°20'45" W, a distance of 38.00 feet; (2) N 89°39'15" E, a distance of 100.00 feet; (3) S 02°20'45" E, a distance of 86.63 feet; (4) southeasterly, 111.39 feet along the arc of a non-tangent curve to the right having a radius of 621.97 feet and a central angle of 10°15'40" (chord bearing S 52°30'47" E, 111.24 feet); (5) S 47°22'57" E, a distance of 441.60 feet; (6) S 66°39'23" E, a distance of 128.72 feet; (7) S 26°38'47" E, a distance of 120.00 feet; (8) S 47°22'57" E, a distance of 399.96 feet; (9) southeasterly, 502.34 feet along the arc of a tangent curve to the right having a radius of 2197.99 feet and a central angle of 13°05'41" (chord bearing S 40°50'07" E, 501.25 feet); (10) southeasterly, 293.15 feet along the arc of a compound curve to the right having a radius of 2197.96 feet and a central angle of 07°38'30" (chord bearing S 30°28'01" E, 292.93 feet); (11) S 26°38'47" E, a distance of 225.00 feet; (12) N 63°21'14" E, a distance of 45.98 feet; (13) S 26°38'46" E, a distance of 5396.06 feet to the intersection of said Westerly Right of Way line and the South line of the aforesaid Section 2; thence departing said Westerly Right of Way line and along said South line, S 89°32'58" W, a distance of 1329.35 feet to the Southwest corner of said Southeast quarter; thence S 89°31'13" W, along the South line of the Southwest quarter of said Section 2, a distance of 2249.66 feet to the POINT OF BEGINNING.

Containing 426.701 acres, more or less.

528 Northlake Blvd, Suite 11040  
Altamonte Springs, FL 32701  
Phone: (321) 270-0440  
Licensed Business No.: LB 7768

The logo for GeoPoint Surveying, Inc. features a stylized 'G' and 'P' intertwined, with a surveying instrument (theodolite) integrated into the design.  
**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)



MATCHLINE "A" - SEE SHEET 3

CENTER  
SECTION 2-16-32

PARCEL NUMBER: 62030000010  
OWNER: WINGARD KATHERINE,  
MYRON S KIRTON LIVING TRUST,  
MYRON S KIRTON LIVING TRUST,  
KIRTON THOMAS

WESTERLY RIGHT-OF-WAY LINE  
**S 26°38'46" E**  
PUBLIC RIGHT-OF-WAY  
INTERSTATE 95  
STATE ROAD 99  
**5386.06'**

WEST LINE SEC. 2-16-32  
SOUTHWEST 1/4  
SECTION 2-16-32

SUBJECT PARCEL  
AREA = 426.701± SQ. FT.

SOUTHEAST 1/4  
SECTION 2-16-32

SOUTH LINE  
SECTION 2-16-32

**S 89°31'13" W 2249.66'**

**1329.35'**  
**S 89°32'58" W**

SOUTH 1/4 CORNER  
SECTION 2-16-32

PARCEL NUMBER:  
62110000013  
OWNER: STATE OF  
FLORIDA DOT

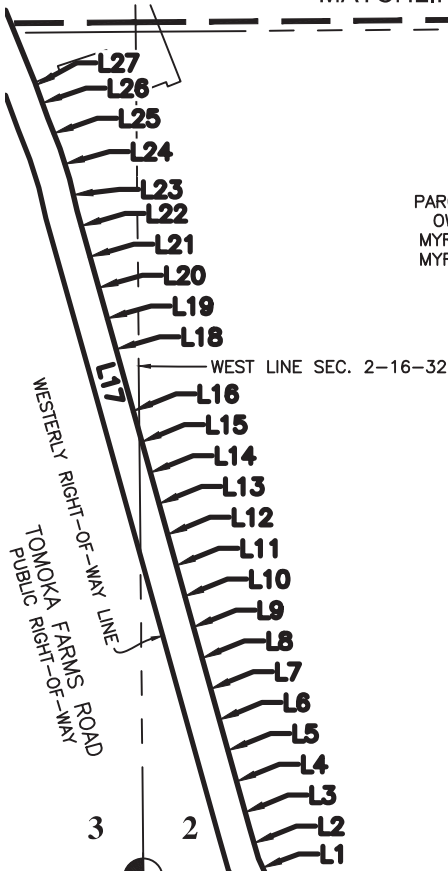
PARCEL NUMBER: 62110000010  
OWNER: FL P70 LLC

POINT OF BEGINNING

**N 89°30'06" E**  
**385.79'**

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF SECTION 2-16-32



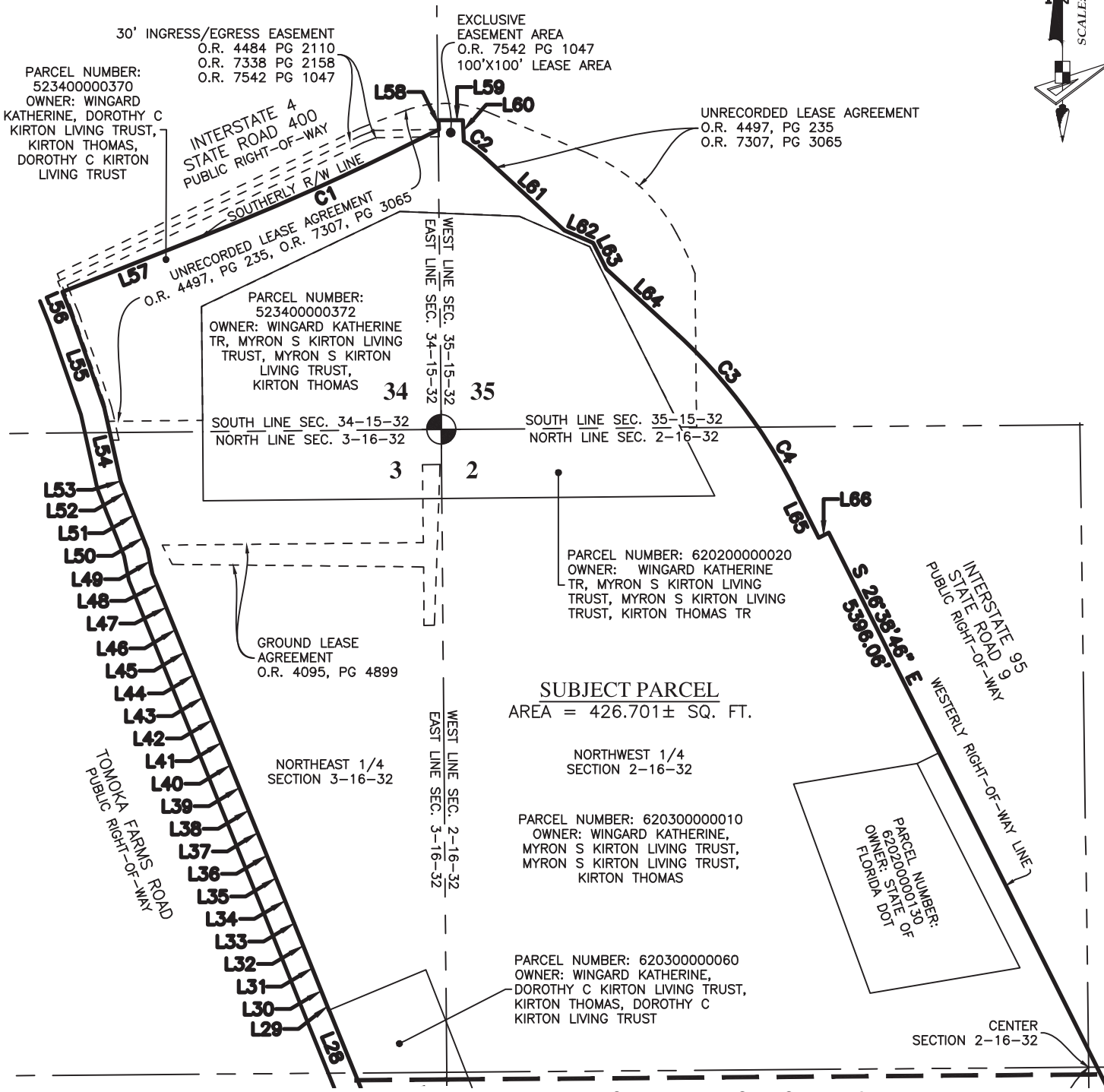
NOTE:  
SEE SHEET 1 FOR DESCRIPTION  
SEE SHEETS 2 - 3 FOR SKETCH  
SEE SHEET 4 FOR LINE AND CURVE TABLES

555 Winderly Pl, Suite 120  
Maitland, Florida 32751  
Phone: (321) 270-0440  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)



NOTE:  
SEE SHEET 1 FOR DESCRIPTION  
SEE SHEETS 2 - 3 FOR SKETCH  
SEE SHEET 4 FOR LINE AND CURVE TABLES

555 Winderly Pl, Suite 120  
Maitland, Florida 32751  
Phone: (321) 270-0440  
Licensed Business No.: LB 7768





# Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 24°56'43" W	62.52'
L2	N 15°58'57" W	99.95'
L3	N 15°28'00" W	100.11'
L4	N 15°34'52" W	100.00'
L5	N 15°34'52" W	99.94'
L6	N 15°45'11" W	100.00'
L7	N 15°41'45" W	100.06'
L8	N 15°45'11" W	99.94'
L9	N 15°34'52" W	100.06'
L10	N 15°34'52" W	99.94'
L11	N 15°24'34" W	100.06'
L12	N 15°34'52" W	100.00'
L13	N 15°34'52" W	99.94'
L14	N 15°21'07" W	100.00'
L15	N 15°34'52" W	100.06'
L16	N 15°34'52" W	99.94'
L17	N 15°48'37" W	100.06'
L18	N 15°41'45" W	99.94'
L19	N 15°28'00" W	100.00'
L20	N 15°34'52" W	100.00'
L21	N 16°09'16" W	99.95'
L22	N 15°34'52" W	100.00'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L23	N 13°00'22" W	100.16'
L24	N 17°35'13" W	100.00'
L25	N 21°41'43" W	102.75'
L26	N 20°04'43" W	100.06'
L27	N 20°33'36" W	17.89'
L28	N 22°10'21" W	446.02'
L29	N 22°31'38" W	36.10'
L30	N 21°47'48" W	100.00'
L31	N 21°53'51" W	99.29'
L32	N 21°40'08" W	99.41'
L33	N 22°01'33" W	100.00'
L34	N 21°47'48" W	100.00'
L35	N 22°01'33" W	99.94'
L36	N 22°01'33" W	100.00'
L37	N 22°01'33" W	100.06'
L38	N 22°01'33" W	100.00'
L39	N 22°04'59" W	99.94'
L40	N 22°04'59" W	100.00'
L41	N 22°15'18" W	100.06'
L42	N 22°04'59" W	100.00'
L43	N 21°51'14" W	99.94'
L44	N 22°04'59" W	100.06'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L45	N 22°04'59" W	99.94'
L46	N 22°04'59" W	100.06'
L47	N 22°04'59" W	100.00'
L48	N 22°04'59" W	99.94'
L49	N 11°19'52" W	101.84'
L50	N 21°37'29" W	100.00'
L51	N 21°40'56" W	100.00'
L52	N 21°13'24" W	99.95'
L53	N 22°04'59" W	0.84'
L54	N 12°35'16" W	306.96'
L55	N 19°11'16" W	400.50'
L56	N 22°03'01" W	107.00'
L57	N 68°22'47" E	601.96'
L58	N 02°20'45" W	38.00'
L59	N 89°39'15" E	100.00'
L60	S 02°20'45" E	86.63'
L61	S 47°22'57" E	441.60'
L62	S 66°39'23" E	128.72'
L63	S 26°38'47" E	120.00'
L64	S 47°22'57" E	399.96'
L65	S 26°38'47" E	225.00'
L66	N 63°21'14" E	45.98'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	11576.76'	5°21'15"	1081.82'	1081.43'	N 65°42'10" E
C2	621.97'	10°15'40"	111.39'	111.24'	S 52°30'47" E
C3	2197.99'	13°05'41"	502.34'	501.25'	S 40°50'07" E
C4	2197.96'	7°38'30"	293.15'	292.93'	S 30°28'01" E

NOTE:  
 SEE SHEET 1 FOR DESCRIPTION  
 SEE SHEETS 2 - 3 FOR SKETCH  
 SEE SHEET 4 FOR LINE AND CURVE TABLES

555 Winderly Pl, Suite 120  
 Maitland, Florida 32751  
 Phone: (321) 270-0440  
 Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

---

5 of 5

# EXHIBIT 3

This instrument was prepared by and upon recording should be returned to:

KE LAW GROUP, PLLC  
PO Box 6386  
Tallahassee, Florida 32314

---

**Consent and Authorization of Landowner  
to the Establishment of a Community Development District \***  
***[Proposed Tomoka Farms Community Development District]***

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District. The undersigned acknowledges that the petitioner has the right by contract for the establishment of the Community Development District, and Jere Earlywine of KE Law Group, PLLC is hereby authorized to file and prosecute the petition to establish the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

\* Originally, the proposed District was named the "Tomoka Farms Community Development District." Subsequent to the execution of the Consent and Authorization of Landowner, the Petitioner decided to change the name of the District to the "Waypointe Community Development District."

Consent and Joinder of Landowner  
to the Establishment of a Community Development District  
[Proposed Tomoka Farms Community Development District]

Executed this 2 day of March, 2022.

Witnessed:

Katherine Wingard  
Thomas Kirtan Co-trustee  
LANDOWNER

Clyton D. Parker  
Print Name: Clyton D. Parker

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

Alyssa Monaghan  
Print Name: Alyssa Monaghan

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of March 2022, by Katherine Wingard and Thomas Kirtan, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

Cyndi H. Parker  
NOTARY PUBLIC, STATE OF Florida

Name: Cyndi H. Parker  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description



DOC2022-001

# Description Sketch

(Not A Survey)

**EXHIBIT A**

**DESCRIPTION:**

A parcel of land lying in Sections 34 & 35, Township 15 South, Range 32 East and Sections 2 & 3, Township 16 South, Range 32 East, Volusia County, Florida, and being more particularly described as follows:

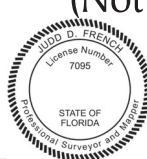

COMMENCE at the Southwest corner of said Section 2, thence run along the South line of said Section 2, N 89°35'33" E, a distance of 385.75 feet to the Easterly Right of Way line of Tomoka Farms Road, a variable width, prescriptive Right of Way as shown on Road Plat Book 1, Page 37 of the public records of said Volusia County, and the POINT OF BEGINNING; thence run along said Easterly Right of Way line the following Fifty-Six (56) courses: (1) N 24°56'43" W, a distance of 62.52 feet; (2) N 15°58'57" W, a distance of 99.95 feet; (3) N 15°28'00" W, a distance of 100.11 feet; (4) N 15°34'52" W, a distance of 100.00 feet; (5) N 15°34'52" W, a distance of 99.94 feet; (6) N 15°45'11" W, a distance of 100.00 feet; (7) N 15°41'45" W, a distance of 100.06 feet; (8) N 15°45'11" W, a distance of 99.94 feet; (9) N 15°34'52" W, a distance of 100.06 feet; (10) N 15°34'52" W, a distance of 99.94 feet; (11) N 15°24'34" W, a distance of 100.06 feet; (12) N 15°34'52" W, a distance of 100.00 feet; (13) N 15°34'52" W, a distance of 99.94 feet; (14) N 15°21'07" W, a distance of 100.00 feet; (15) N 15°34'52" W, a distance of 100.06 feet; (16) N 15°34'52" W, a distance of 99.94 feet; (17) N 15°48'37" W, a distance of 100.06 feet; (18) N 15°41'45" W, a distance of 99.94 feet; (19) N 15°28'00" W, a distance of 100.00 feet; (20) N 15°34'52" W, a distance of 100.00 feet; (21) N 16°09'16" W, a distance of 99.95 feet; (22) N 15°34'52" W, a distance of 100.00 feet; (23) N 13°00'22" W, a distance of 100.16 feet; (24) N 17°35'13" W, a distance of 100.00 feet; (25) N 21°41'43" W, a distance of 102.75 feet; (26) N 20°04'43" W, a distance of 100.06 feet; (27) N 20°33'36" W, a distance of 17.89 feet; (28) N 22°10'21" W, a distance of 446.02 feet; (29) N 22°31'38" W, a distance of 36.10 feet; (30) N 21°47'48" W, a distance of 100.00 feet; (31) N 21°53'51" W, a distance of 99.29 feet; (32) N 21°40'08" W, a distance of 99.41 feet; (33) N 22°01'33" W, a distance of 100.00 feet; (34) N 21°47'48" W, a distance of 100.00 feet; (35) N 22°01'33" W, a distance of 99.94 feet; (36) N 22°01'33" W, a distance of 100.00 feet; (37) N 22°01'33" W, a distance of 100.06 feet; (38) N 22°01'33" W, a distance of 100.00 feet; (39) N 22°04'59" W, a distance of 99.94 feet; (40) N 22°04'59" W, a distance of 100.00 feet; (41) N 22°15'18" W, a distance of 100.06 feet; (42) N 22°04'59" W, a distance of 100.00 feet; (43) N 21°51'14" W, a distance of 99.94 feet; (44) N 22°04'59" W, a distance of 100.06 feet; (45) N 22°04'59" W, a distance of 99.94 feet; (46) N 22°04'59" W, a distance of 100.06 feet;

(CONTINUED ON SHEET 2)

**NOTES:**

1) Bearings shown hereon are based on the Westerly Right-of-way line of Interstate 95, having a Grid bearing of S 26°38'46" W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.

SEE SHEETS 1 - 2 FOR DESCRIPTION  
 SEE SHEETS 3 - 4 FOR SKETCH  
 SEE SHEET 5 FOR LINE AND CURVE TABLES

PROJECT: TOMOKA		Prepared For: CLIENT	
PHASE: OVERALL		<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  <p><b>(Not A Survey)</b></p> <p>Digitally signed by Judd French                      DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Judd French, email=JFrench@geopointsurveying.com                      Date: 2022.11.02 15:54:37-04'00'</p> </div> <div style="text-align: right;"> <p>528 Northlake Blvd, Suite 11040                      Altamonte Springs, FL 32701                      Phone: (321) 270-0440                      Licensed Business No.: LB 7768</p> </div> </div> <div style="text-align: right; margin-top: 10px;">  <p><b>GeoPoint</b> Surveying, Inc.</p> </div>	
DRAWN: TJS	DATE: 11/02/22		
<b>REVISIONS</b>			
DATE	DESCRIPTION	DRAWN BY	
<p><b>Judd D. French</b>                      FLORIDA PROFESSIONAL                      SURVEYOR &amp; MAPPER NO. <b>LS7095</b></p>			
			<b>1 of 5</b>

# Description Sketch

(Not A Survey)

DESCRIPTION: (CONTINUED FROM SHEET 1)

(47) N 22°04'59" W, a distance of 100.00 feet; (48) N 22°04'59" W, a distance of 99.94 feet; (49) N 11°19'52" W, a distance of 101.84 feet; (50) N 21°37'29" W, a distance of 100.00 feet; (51) N 21°40'56" W, a distance of 100.00 feet; (52) N 21°13'24" W, a distance of 99.95 feet; (53) N 22°04'59" W, a distance of 0.84 feet; (54) N 12°35'16" W, a distance of 306.96 feet; (55) N 19°11'16" W, a distance of 400.50 feet; (56) N 22°03'01" W, a distance of 107.00 feet to the Southerly Right of Way line of Interstate 4 (state road 400), as shown on the State of Florida Right of Way map for State Road 400, Section 79110-2412; thence along said Southerly Right of Way line the following Two (2) courses: (1) N 68°22'47" E, a distance of 601.96 feet; (2) northeasterly, 1081.82 feet along the arc of a tangent curve to the left having a radius of 11576.76 feet and a central angle of 05°21'15" (chord bearing N 65°42'10" E, 1081.43 feet) to the Westerly Right of Way line of Interstate 95 (state road 9) as shown on the State of Florida Department of Transportation Right of Way Map Section 79002-2401; thence, along said Westerly Right of Way line the following Thirteen (13) courses: (1) N 02°20'45" W, a distance of 38.00 feet; (2) N 89°39'15" E, a distance of 100.00 feet; (3) S 02°20'45" E, a distance of 86.63 feet; (4) southeasterly, 111.39 feet along the arc of a non-tangent curve to the right having a radius of 621.97 feet and a central angle of 10°15'40" (chord bearing S 52°30'47" E, 111.24 feet); (5) S 47°22'57" E, a distance of 441.60 feet; (6) S 66°39'23" E, a distance of 128.72 feet; (7) S 26°38'47" E, a distance of 120.00 feet; (8) S 47°22'57" E, a distance of 399.96 feet; (9) southeasterly, 502.34 feet along the arc of a tangent curve to the right having a radius of 2197.99 feet and a central angle of 13°05'41" (chord bearing S 40°50'07" E, 501.25 feet); (10) southeasterly, 293.15 feet along the arc of a compound curve to the right having a radius of 2197.96 feet and a central angle of 07°38'30" (chord bearing S 30°28'01" E, 292.93 feet); (11) S 26°38'47" E, a distance of 225.00 feet; (12) N 63°21'14" E, a distance of 45.98 feet; (13) S 26°38'46" E, a distance of 5396.06 feet to the intersection of said Westerly Right of Way line and the South line of the aforesaid Section 2; thence departing said Westerly Right of Way line and along said South line, S 89°32'58" W, a distance of 1329.35 feet to the Southwest corner of said Southeast quarter; thence S 89°31'13" W, along the South line of the Southwest quarter of said Section 2, a distance of 2249.66 feet to the POINT OF BEGINNING.

Containing 426.701 acres, more or less.

528 Northlake Blvd, Suite 11040  
Altamonte Springs, FL 32701  
Phone: (321) 270-0440  
Licensed Business No.: LB 7768

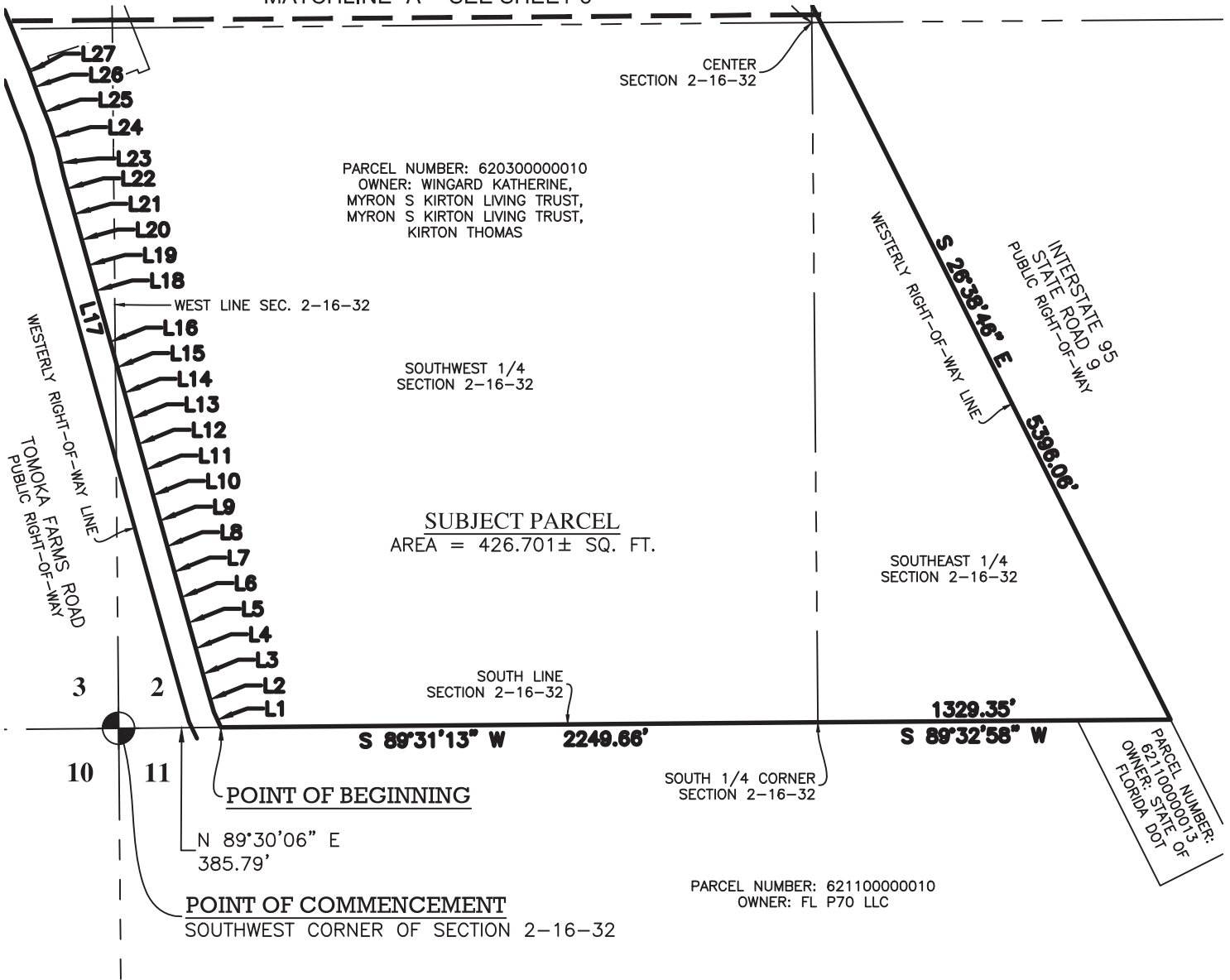
  
**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)



MATCHLINE "A" - SEE SHEET 3



NOTE:  
SEE SHEET 1 FOR DESCRIPTION  
SEE SHEETS 2 - 3 FOR SKETCH  
SEE SHEET 4 FOR LINE AND CURVE TABLES

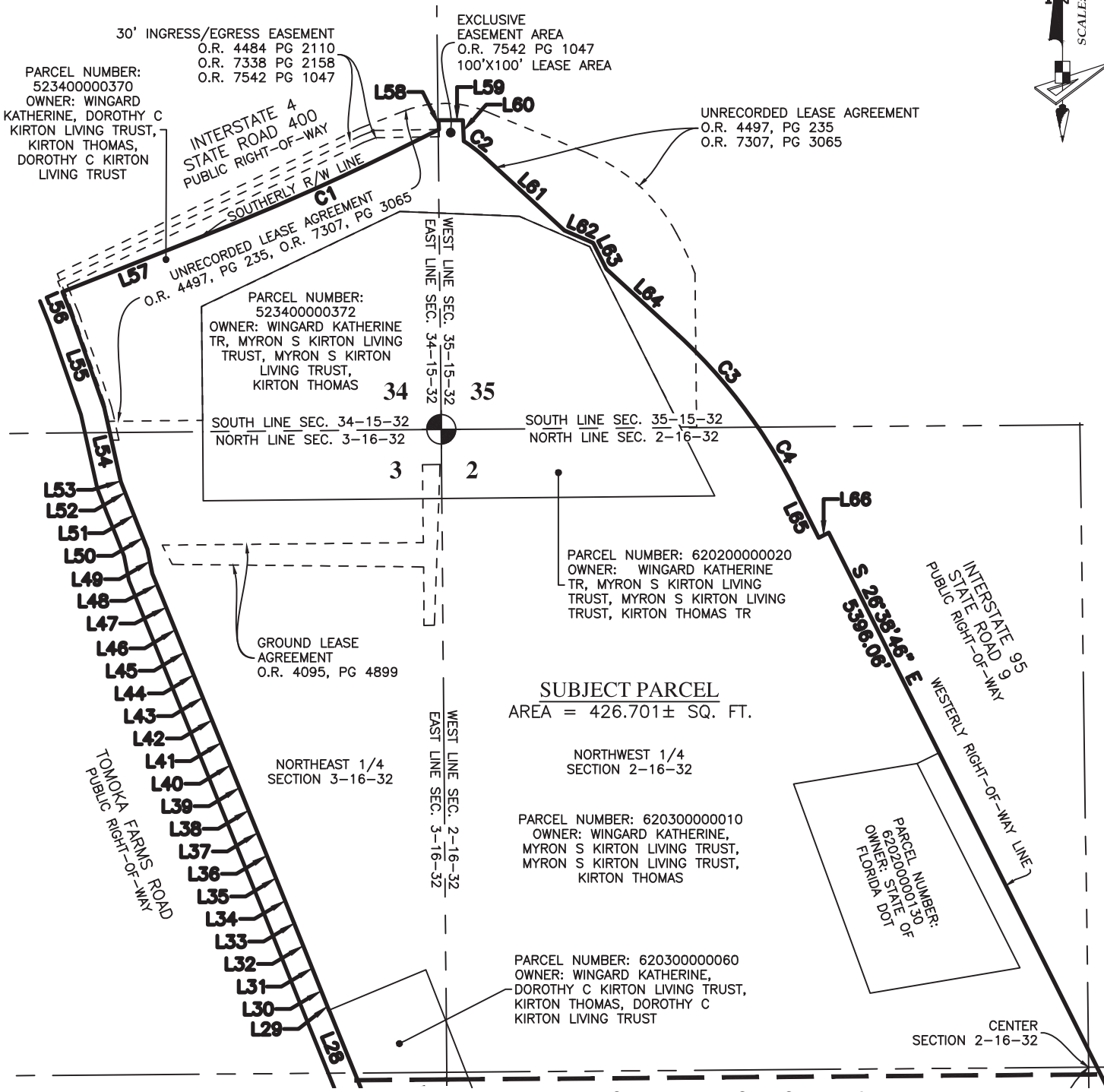
555 Winderly Pl, Suite 120  
Maitland, Florida 32751  
Phone: (321) 270-0440  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.



# Description Sketch

(Not A Survey)



30' INGRESS/EGRESS EASEMENT  
O.R. 4484 PG 2110  
O.R. 7338 PG 2158  
O.R. 7542 PG 1047

PARCEL NUMBER:  
523400000370  
OWNER: WINGARD  
KATHERINE, DOROTHY C  
KIRTON LIVING TRUST,  
KIRTON THOMAS,  
DOROTHY C KIRTON  
LIVING TRUST

EXCLUSIVE  
EASEMENT AREA  
O.R. 7542 PG 1047  
100'X100' LEASE AREA

UNRECORDED LEASE AGREEMENT  
O.R. 4497, PG 235  
O.R. 7307, PG 3065

PARCEL NUMBER:  
523400000372  
OWNER: WINGARD KATHERINE  
TR, MYRON S KIRTON LIVING  
TRUST, MYRON S KIRTON  
LIVING TRUST,  
KIRTON THOMAS

PARCEL NUMBER: 620200000020  
OWNER: WINGARD KATHERINE  
TR, MYRON S KIRTON LIVING  
TRUST, MYRON S KIRTON LIVING  
TRUST, KIRTON THOMAS TR

GROUND LEASE  
AGREEMENT  
O.R. 4095, PG 4899

**SUBJECT PARCEL**  
AREA = 426.701± SQ. FT.

NORTHWEST 1/4  
SECTION 2-16-32

PARCEL NUMBER: 620300000010  
OWNER: WINGARD KATHERINE,  
MYRON S KIRTON LIVING TRUST,  
MYRON S KIRTON LIVING TRUST,  
KIRTON THOMAS

PARCEL NUMBER: 620300000060  
OWNER: WINGARD KATHERINE,  
DOROTHY C KIRTON LIVING TRUST,  
KIRTON THOMAS, DOROTHY C  
KIRTON LIVING TRUST

PARCEL NUMBER:  
620200000130  
OWNER: STATE OF  
FLORIDA DOT

CENTER  
SECTION 2-16-32

MATCHLINE "A" - SEE SHEET 2

NOTE:  
SEE SHEET 1 FOR DESCRIPTION  
SEE SHEETS 2 - 3 FOR SKETCH  
SEE SHEET 4 FOR LINE AND CURVE TABLES

555 Winderly Pl, Suite 120  
Maitland, Florida 32751  
Phone: (321) 270-0440  
Licensed Business No.: LB 7768





# Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 24°56'43" W	62.52'
L2	N 15°58'57" W	99.95'
L3	N 15°28'00" W	100.11'
L4	N 15°34'52" W	100.00'
L5	N 15°34'52" W	99.94'
L6	N 15°45'11" W	100.00'
L7	N 15°41'45" W	100.06'
L8	N 15°45'11" W	99.94'
L9	N 15°34'52" W	100.06'
L10	N 15°34'52" W	99.94'
L11	N 15°24'34" W	100.06'
L12	N 15°34'52" W	100.00'
L13	N 15°34'52" W	99.94'
L14	N 15°21'07" W	100.00'
L15	N 15°34'52" W	100.06'
L16	N 15°34'52" W	99.94'
L17	N 15°48'37" W	100.06'
L18	N 15°41'45" W	99.94'
L19	N 15°28'00" W	100.00'
L20	N 15°34'52" W	100.00'
L21	N 16°09'16" W	99.95'
L22	N 15°34'52" W	100.00'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L23	N 13°00'22" W	100.16'
L24	N 17°35'13" W	100.00'
L25	N 21°41'43" W	102.75'
L26	N 20°04'43" W	100.06'
L27	N 20°33'36" W	17.89'
L28	N 22°10'21" W	446.02'
L29	N 22°31'38" W	36.10'
L30	N 21°47'48" W	100.00'
L31	N 21°53'51" W	99.29'
L32	N 21°40'08" W	99.41'
L33	N 22°01'33" W	100.00'
L34	N 21°47'48" W	100.00'
L35	N 22°01'33" W	99.94'
L36	N 22°01'33" W	100.00'
L37	N 22°01'33" W	100.06'
L38	N 22°01'33" W	100.00'
L39	N 22°04'59" W	99.94'
L40	N 22°04'59" W	100.00'
L41	N 22°15'18" W	100.06'
L42	N 22°04'59" W	100.00'
L43	N 21°51'14" W	99.94'
L44	N 22°04'59" W	100.06'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L45	N 22°04'59" W	99.94'
L46	N 22°04'59" W	100.06'
L47	N 22°04'59" W	100.00'
L48	N 22°04'59" W	99.94'
L49	N 11°19'52" W	101.84'
L50	N 21°37'29" W	100.00'
L51	N 21°40'56" W	100.00'
L52	N 21°13'24" W	99.95'
L53	N 22°04'59" W	0.84'
L54	N 12°35'16" W	306.96'
L55	N 19°11'16" W	400.50'
L56	N 22°03'01" W	107.00'
L57	N 68°22'47" E	601.96'
L58	N 02°20'45" W	38.00'
L59	N 89°39'15" E	100.00'
L60	S 02°20'45" E	86.63'
L61	S 47°22'57" E	441.60'
L62	S 66°39'23" E	128.72'
L63	S 26°38'47" E	120.00'
L64	S 47°22'57" E	399.96'
L65	S 26°38'47" E	225.00'
L66	N 63°21'14" E	45.98'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	11576.76'	5°21'15"	1081.82'	1081.43'	N 65°42'10" E
C2	621.97'	10°15'40"	111.39'	111.24'	S 52°30'47" E
C3	2197.99'	13°05'41"	502.34'	501.25'	S 40°50'07" E
C4	2197.96'	7°38'30"	293.15'	292.93'	S 30°28'01" E

NOTE:  
 SEE SHEET 1 FOR DESCRIPTION  
 SEE SHEETS 2 - 3 FOR SKETCH  
 SEE SHEET 4 FOR LINE AND CURVE TABLES

555 Winderly Pl, Suite 120  
 Maitland, Florida 32751  
 Phone: (321) 270-0440  
 Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.



**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

**Property Summary**

<b>Alternate Key:</b>	3251229
<b>Parcel ID:</b>	523400000370
<b>Township-Range-Section:</b>	15 - 32 - 34
<b>Subdivision-Block-Lot:</b>	00 - 00 - 0370
<b>Business Name:</b>	
<b>Owner(s):</b>	WINGARD KATHERINE CO-TR - 50% DOROTHY C KIRTON LIVING TRUST - 50% KIRTON THOMAS CO-TR - 50% DOROTHY C KIRTON LIVING TRUST - 50%
<b>Mailing Address On File:</b>	2355 TOMOKA FARMS RD PORT ORANGE FL 32128
<b>Physical Address:</b>	1667 TOMOKA FARMS RD, PORT ORANGE 32128
<b>Building Count:</b>	0
<b>Neighborhood:</b>	3285 - TOWNSHIP 16 RANGE 32 SECTIONS
<b>Subdivision Name:</b>	
<b>Property Use:</b>	6100 - GRAZING CLASS II
<b>Tax District:</b>	204-DAYTONA BEACH
<b>2021 Certified Millage Rate:</b>	19.3364
<b>Homestead Property:</b>	No
<b>Agriculture Classification:</b>	Yes
<b>Short Description:</b>	34 & 35 15 32 THAT PART OF SEC 34 & SEC 35 SO OF I 4 R/W & W OF 1 95 EXC BORROW PIT 1 PER D/C 6745 PG 1992 PER OR 6768 PG 3403 & OR 6837 PG 3629 EXC PARCEL 102 AS DESCRIBED IN FL

DOC2022-001

Property Values

<b>Tax Year:</b>	2022 Working	2021 Final	2020 Final
<b>Valuation</b>	1-Market	1-Market	1-Market
<b>Method:</b>	Oriented Cost	Oriented Cost	Oriented Cost
<b>Improvement</b>	\$0	\$0	\$0
<b>Value:</b>	\$224,107	\$224,107	\$217,580
<b>Land Value:</b>	\$224,107	\$224,107	\$217,580
<b>Just/Market</b>	\$222,550	\$222,550	\$216,023
<b>Value:</b>			
<b>Agriculture</b>			
<b>Savings:</b>			

Working Tax Roll Values by Taxing Authority

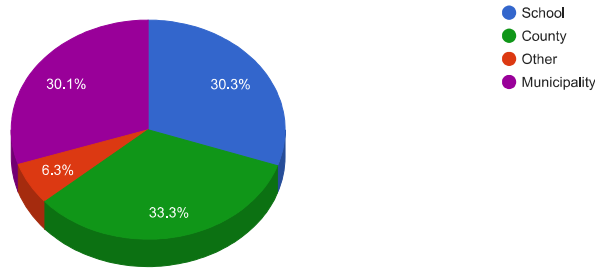
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILL. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estim
0017 CAPITAL IMPROVEMENT	\$224,107	\$1,557	\$0	\$1,557	1.5000	
0012 DISCRETIONARY	\$224,107	\$1,557	\$0	\$1,557	0.7480	
0011 REQ LOCAL EFFORT	\$224,107	\$1,557	\$0	\$1,557	3.5540	
0050 GENERAL FUND	\$224,107	\$1,557	\$0	\$1,557	5.3812	
0055 LIBRARY	\$224,107	\$1,557	\$0	\$1,557	0.5174	
0520 MOSQUITO CONTROL	\$224,107	\$1,557	\$0	\$1,557	0.1781	
0530 PONCE INLET PORT AUTHORITY	\$224,107	\$1,557	\$0	\$1,557	0.0845	
0058 VOLUSIA ECHO	\$224,107	\$1,557	\$0	\$1,557	0.2000	
0057 VOLUSIA FOREVER	\$224,107	\$1,557	\$0	\$1,557	0.2000	
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$224,107	\$1,557	\$0	\$1,557	0.0320	
0100 HALIFAX HOSPITAL AUTHORITY	\$224,107	\$1,557	\$0	\$1,557	0.9529	
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$224,107	\$1,557	\$0	\$1,557	0.2189	
0210 DAYTONA BEACH	\$224,107	\$1,557	\$0	\$1,557	5.5300	
0211 DAYTONA BEACH I&S 2004	\$224,107	\$1,557	\$0	\$1,557	0.2394	
					19.3364	

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:
				Estimated Non-Ad Valorem Tax:
				<b>Estimated Taxes:</b>
				Estimated Tax Amount without SOH/10CAP

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$224,107	\$0	\$224,107	\$1,557	\$0	\$1,557	\$0
2020	\$217,580	\$0	\$217,580	\$1,557	\$0	\$1,557	\$0
2019	\$217,580	\$0	\$217,580	\$1,557	\$0	\$1,557	\$0
2018	\$226,196	\$0	\$226,196	\$1,557	\$0	\$1,557	\$0
2017	\$226,196	\$0	\$226,196	\$1,557	\$0	\$1,557	\$0
2016	\$226,196	\$0	\$226,196	\$1,557	\$0	\$1,557	\$0
2015	\$352,903	\$0	\$352,903	\$2,773	\$0	\$2,773	\$0
2014	\$348,832	\$0	\$348,832	\$2,773	\$0	\$2,773	\$0
2013	\$348,832	\$0	\$348,832	\$2,773	\$0	\$2,773	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value	Miscellaneous Improvement(s)	
1	0013-VAC PVD 15 - 19.99 AC <a href="#">Show Agriculture Data</a>	Y	A- ACRE		19.7800				11,330	\$224,107	# Type Year Area Units L x W Depreciated Value	
<b>Total Land Value:</b>										\$224,107	<b>Total Miscellaneous Value:</b>	\$0

DOC2022-001

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
6837 / 3629	<a href="#">2013061296</a>	03/15/2013	PR1-PERSONAL REP	UNQUALIFIED	VACANT	\$320,100
6768 / 3403	<a href="#">2012182565</a>	09/07/2012	DC-DEATH CERTIFICATE	MULTI-PARCEL	VACANT	\$100
6745 / 1992	<a href="#">2012142749</a>	06/11/2012	DC-DEATH CERTIFICATE	MULTI-PARCEL	VACANT	\$100
1943 / 1762		12/15/1977	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$7,100

## Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created	Annexed
34 & 35 15 32 THAT PART OF SEC 34 & SEC 35 SO OF I 4 R/W & W OF I 95 EXC BORROW PIT 1 PER D/C 6745 PG 1992 PER OR 6768 PG 3403 & OR 6837 PG 3629 EXC PARCEL 102 AS DESCRIBED IN FL DOT FP NO 242715-2 SECTION 79002 SAID PARCEL LYING S & W OF BEVILLE RD & I-95 & ALSO LYING E OF TOMOKA FARMS RD	204	15 - 32 - 34	00 - 00 - 0370	27-DEC-81	2019

## Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
05/09/2019	20190326059	UPGRADE LTE EQUIPMENT ON AN EXISTING CELL TOWER	\$30,000
03/29/2019	20181005057	AT	\$7,000
08/02/2017	20170802008	ELEC UPGRD/REP/MISCRELOCATE EXISTING CONDUIT AND WIRE, DUE TO DOT RIGHT OF WAY CHANGE	\$9,216
03/17/2017	20170201020	NONRESIDENTIALNAME: AT & T **UPGRADE LTE EQUIPMENT ON AN EXISTING CELL TOWER**	\$30,000
04/28/2016	20160316030	NONRESIDENTIALNAME: AT & T ADD (2) POWER CABLES, (1) FIBER CABLE, (6) RADIOS, (1) SURGE PROTECTOR & (2) DIPLEXERS	\$14,500
08/05/2014	20140710017	NONRESIDENTIALNAME: AT&T REPLACE ANTENNAS ON EXISTING COMMUNICATIONS TOWER	\$50,000
10/25/2012	20121004034	NONRESIDENTIAL	\$25,000
07/11/2012	20120530007	NONRESIDENTIAL	\$45,000
09/13/2010	20100908015	ELEC UPGRD/REP/MISC	\$1,500
01/31/2008	20071213028	GOVT RPT NOT DEFINED	\$15,000
06/20/2007	20070307076	GOVT RPT NOT DEFINED	\$30,000
09/30/2005	20050714019	MISCELLANEOUS	\$9,000
12/08/2004	20040920059	NON RESIDENTIAL BLDG	\$25,000
05/09/2003	20030425028	ELEC UPGRD/REP/MISC	\$0
04/29/2002	20020415098	MISCELLANEOUS	\$30,000
05/05/2000	20000417029	STRU OTHER THAN BLDG	\$18,000
11/01/1999	19991019034	STRU OTHER THAN BLDG	\$85,000
12/29/1998	19981204020	MISCELLANEOUS	\$2,170
12/17/1998	19980902059	MISCELLANEOUS	\$430
09/22/1997	19970918014	WELL/PUMP/IRRIGATION	\$0
06/19/1997	19970619064	ELEC UPGRD/REP/MISC	\$0
09/03/1996	19960903018	ELEC UPGRD/REP/MISC	\$0

DOC2022-001

Prepared By: Cyndi H. Parker  
Professional Title Agency, Inc.  
747 South Ridgewood Avenue, Suite 204  
Daytona Beach, Florida 32114  
incidental to the issuance of a title insurance policy.  
File Number: P-19028  
Parcel ID # 5234-00-00-0370

**PERSONAL REPRESENTATIVE'S DEED**

This PERSONAL REPRESENTATIVE'S DEED, Dated 03/15/2013 by  
**KATHERINE WINGARD and THOMAS KIRTON, as Co-Personal Representatives of the ESTATE OF DOROTHY C. KIRTON, DECEASED**

Whose post office address is 2355 Tomoka Farms Rd., Port Orange, FL 32128  
hereinafter called the GRANTOR, to

**KATHERINE WINGARD and THOMAS KIRTON, as Co-Trustees of the "DOROTHY C. KIRTON LIVING TRUST OF NOVEMBER 17, 2004"**

whose post office address is 2355 Tomoka Farms Rd., Port Orange, FL 32128  
hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Volusia County, Florida, viz:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**  
(Sliger Parcel 2)

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrict prohibitions imposed by governmental authorities, if any

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: <u><i>Cyndi H Parker</i></u>	<u><i>Katherine Wingard</i></u>
Witness #1 Print Name: <u>Cyndi H Parker</u>	<b>KATHERINE WINGARD, as Co-Personal Representative</b>
Witness #2 Signature: <u><i>Bruce S Sliger</i></u>	<u><i>Thomas Kirton</i></u>
Witness #2 Print Name: <u>Bruce S Sliger</u>	<b>THOMAS KIRTON, as Co-Personal Representative</b>

STATE OF FLORIDA )  
 ) ss  
COUNTY OF VOLUSIA

DOC2022-001

I am a notary public of the state of FLORIDA, and my commission expires: \_\_\_\_\_

Exhibit "A"  
(Sliger Parcel 2)

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Volusia, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST, SAID VOLUSIA COUNTY, AND LYING SOUTHERLY OF INTERSTATE 4 (STATE ROAD 400) AND WESTERLY OF INTERSTATE 95 (STATE ROAD 9), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, PER CERTIFIED CORNER REPORT NO. 69877 & 75222 RUN ALONG THE SOUTH LINE OF SAID SECTION 34, S89°27'31"W, A DISTANCE OF 918.13 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID SOUTH LINE OF SECTION 34, S89°27'31"W, A DISTANCE OF 416.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TOMOKA FARMS (SAMSULA) ROAD, AS SHOWN ON THE STATE OF FLORIDA RIGHT OF WAY MAP FOR STATE ROAD 400, SECTION 4 (STATE ROAD 400) AS SHOWN ON SAID RIGHT OF WAY MAP ; THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF INTERSTATE 95 (STATE ROAD 9) THE FOLLOWING EIGHT (8) COURSES: N64°21'42"E A DISTANCE OF 1448.78 FEET; THENCE N68°51'42"E, A DISTANCE OF 196.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 43°31'51" AND RADIUS OF 456.00 WITH A CHORD BEARING S89°22'22"E, 338.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, 346.45 FEET; THENCE S67°36'24"E, A DISTANCE OF 449.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 33°57'39" AND RADIUS OF 724.51 FEET WITH A CHORD BEARING S50°37'37"E, 423.18 FEET; THENCE ALONG THE ARC OF SAID CURVE 429.44 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 7°00'02" AND RADIUS OF 1543.02 FEET WITH A CHORD BEARING S30°08'34"E, 188.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, 188.53 FEET; THENCE S26°38'46"E, A DISTANCE OF 418.36 FEET; THENCE S29°23'39"E, A DISTANCE OF 250.29 FEET; THENCE S26°38'46"E, A DISTANCE OF 76.95 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE, DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 95 AND ALONG THE SOUTHERLY LINE OF SAID SECTION 35, S89°35'22"W, A DISTANCE OF 390.18 FEET; THENCE, DEPARTING SAID SOUTH SECTION LINE, N26°38'48"W, A DISTANCE OF 831.78 FEET; THENCE N66°38'48"W, A DISTANCE OF 315.24 FEET; THENCE N87°38'48"W, A DISTANCE OF 490.65 FEET; THENCE S64°23'42"W, A DISTANCE OF 903.58 FEET; THENCE S00°33'48"E, A DISTANCE OF 514.37 FEET TO THE POINT OF BEGINNING. CONTAINING 1,391,117 SQ. FEET OR 31.94 ACRES MORE OR LESS.



**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

**Property Summary**

**Alternate Key:** 3251237  
**Parcel ID:** 523400000372  
**Township-Range-Section:** 15 - 32 - 34  
**Subdivision-Block-Lot:** 00 - 00 - 0372  
**Business Name:**  
**Owner(s):** WINGARD KATHERINE TR - TR - Trust - 100%  
MYRON S KIRTON LIVING TRUST - TR - Trust - 100%  
MYRON S KIRTON LIVING TRUST - TR - Trust - 100%  
KIRTON THOMAS TR - TR - Trust - 100%  
**Mailing Address On File:** 2335 TOMOKA FARMS RD  
PORT ORANGE FL 32129  
**Physical Address:** TOMOKA FARMS RD, DAYTONA BEACH 32128  
**Building Count:** 0  
**Neighborhood:** 3285 - TOWNSHIP 16 RANGE 32 SECTIONS  
**Subdivision Name:**  
**Property Use:** 9600 - WASTE LAND/DRAINAGE/BORROW PITS  
**Tax District:** 204-DAYTONA BEACH  
**2021 Certified Millage Rate:** 19.3364  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 34 & 35 15 32 IRREG PARCEL IN SE 1/4 OF SEC 34 & SW 1/4 OF S  
EC 35 BEING 514.94 FT ON W/L & 1961.36 FT ON S/L & 829.67 FT  
ON E/L AKA PART OF BORROW PIT NO 1 PER OR 2169 PG 963 PER

DOC2022-001

Property Values

<b>Tax Year:</b>	2022 Working	2021 Final	2020 Final
<b>Valuation</b>	1-Market	1-Market	1-Market
<b>Method:</b>	Oriented Cost	Oriented Cost	Oriented Cost
<b>Improvement</b>	\$0	\$0	\$0
<b>Value:</b>	\$14,500	\$14,500	\$14,500
<b>Land Value:</b>	\$14,500	\$14,500	\$14,500
<b>Just/Market Value:</b>			

Working Tax Roll Values by Taxing Authority

Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILL. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estirn
0017 CAPITAL IMPROVEMENT	\$14,500	\$14,500	\$0	\$14,500	1.5000	
0012 DISCRETIONARY	\$14,500	\$14,500	\$0	\$14,500	0.7480	
0011 REQ LOCAL EFFORT	\$14,500	\$14,500	\$0	\$14,500	3.5540	
0050 GENERAL FUND	\$14,500	\$14,500	\$0	\$14,500	5.3812	
0055 LIBRARY	\$14,500	\$14,500	\$0	\$14,500	0.5174	
0520 MOSQUITO CONTROL	\$14,500	\$14,500	\$0	\$14,500	0.1781	
0530 PONCE INLET PORT AUTHORITY	\$14,500	\$14,500	\$0	\$14,500	0.0845	
0058 VOLUSIA ECHO	\$14,500	\$14,500	\$0	\$14,500	0.2000	
0057 VOLUSIA FOREVER	\$14,500	\$14,500	\$0	\$14,500	0.2000	
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$14,500	\$14,500	\$0	\$14,500	0.0320	
0100 HALIFAX HOSPITAL AUTHORITY	\$14,500	\$14,500	\$0	\$14,500	0.9529	
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$14,500	\$14,500	\$0	\$14,500	0.2189	
0210 DAYTONA BEACH	\$14,500	\$14,500	\$0	\$14,500	5.5300	
0211 DAYTONA BEACH I&S 2004	\$14,500	\$14,500	\$0	\$14,500	0.2394	
					19.3364	

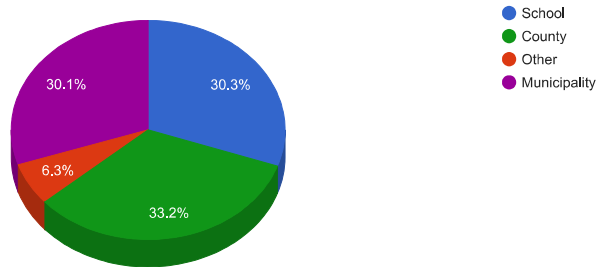
Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
---------	--------	------	--------

Estimated Ad Valorem Tax:  
Estimated Non-Ad Valorem Tax:

**Estimated Taxes:**  
Estimated Tax Amount without SOH/10CAP ②

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$14,500	\$0	\$14,500	\$14,500	\$0	\$14,500	\$0
2020	\$14,500	\$0	\$14,500	\$7,975	\$0	\$7,975	\$0
2019	\$7,250	\$0	\$7,250	\$7,250	\$0	\$7,250	\$0
2018	\$7,250	\$0	\$7,250	\$7,250	\$0	\$7,250	\$0
2017	\$7,250	\$0	\$7,250	\$7,250	\$0	\$7,250	\$0
2016	\$7,250	\$0	\$7,250	\$7,250	\$0	\$7,250	\$0
2015	\$7,250	\$0	\$7,250	\$7,250	\$0	\$7,250	\$0
2014	\$7,250	\$0	\$7,250	\$7,250	\$0	\$7,250	\$0
2013	\$7,250	\$0	\$7,250	\$7,250	\$0	\$7,250	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9600-WASTE LAND	N	A-ACRE		29.0000				500	\$14,500
<b>Total Land Value:</b>										\$14,500

Miscellaneous Improvement(s)

#	Type	Year	Area	Units L x W	Depreciated Value
<b>Total Miscellaneous Value:</b>					\$0

DOC2022-001



**Sales History**

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7802 / 1509	<a href="#">2020010970</a>	01/15/2020	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100,000
7802 / 1506	<a href="#">2020010969</a>	01/04/2020	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
7767 / 0050	<a href="#">2019213096</a>	10/23/2019	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
6513 / 1525	<a href="#">2010163545</a>	08/30/2010	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
6513 / 1524	<a href="#">2010163544</a>	02/19/2008	DC-DEATH CERTIFICATE	UNQUALIFIED	VACANT	\$100
6047 / 0736	<a href="#">2007092043</a>	04/17/2007	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
6047 / 0735	<a href="#">2007092042</a>	04/17/2007	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
2169 / 0963		05/15/1980	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$3,000

**Property Description**

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created	Annexed
34 & 35 15 32 IRREG PARCEL IN SE 1/4 OF SEC 34 & SW 1/4 OF SEC 35 BEING 514.94 FT ON W/L & 1961.36 FT ON S/L & 829.67 FT ON E/L AKA PART OF BORROW PIT NO 1 PER OR 2169 PG 963 PER OR 6047 PG 0735 PER OR 6047 PG 0736 PER OR 6513 PG 1524 PER OR 6513 PG 1525 PER OR 7767 PG 0050 PER OR 7802 PGS 1506-1509	204	15 - 32 - 34	00 - 00 - 0372	27-DEC-81	2019

**Permit Summary**

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
------	--------	-------------	--------



**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

**Property Summary**

**Alternate Key:** 3308123  
**Parcel ID:** 620200000020  
**Township-Range-Section:** 16 - 32 - 02  
**Subdivision-Block-Lot:** 00 - 00 - 0020

**Business Name:**  
**Owner(s):** WINGARD KATHERINE TR - TR - Trust - 100%  
MYRON S KIRTON LIVING TRUST - TR - Trust - 100%  
MYRON S KIRTON LIVING TRUST - TR - Trust - 100%  
KIRTON THOMAS TR - TR - Trust - 100%

**Mailing Address On File:** 2335 TOMOKA FARMS RD  
PORT ORANGE FL 32129

**Physical Address:** S I-95, DAYTONA BEACH 32128

**Building Count:** 0  
**Neighborhood:** 3285 - TOWNSHIP 16 RANGE 32 SECTIONS  
**Subdivision Name:**  
**Property Use:** 8000 - VACANT GOVERNMENTAL  
**Tax District:** 204-DAYTONA BEACH  
**2021 Certified Millage Rate:** 19.3364  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 2 & 3-16-32 IRREG PARCEL IN NW 1/4 OF SEC 2 & NE 1/4 OF SEC  
3 BEING 2100 FT ON S/L & 1961.36 FT ON N/L & 315.33 FT ON E/  
L AKA PART OF BORROW PIT NO 1 EXC 50 PC SUBSRFC RTS PER DB 4

DOC2022-001

Property Values

<b>Tax Year:</b>	2022 Working	2021 Final	2020 Final
<b>Valuation</b>	1-Market	1-Market	1-Market
<b>Method:</b>	Oriented Cost	Oriented Cost	Oriented Cost
<b>Improvement</b>	\$0	\$0	\$0
<b>Value:</b>	\$7,000	\$7,000	\$7,000
<b>Land Value:</b>	\$7,000	\$7,000	\$7,000
<b>Just/Market Value:</b>			

Working Tax Roll Values by Taxing Authority

Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILL. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimate
0017 CAPITAL IMPROVEMENT	\$7,000	\$7,000	\$0	\$7,000	1.5000	
0012 DISCRETIONARY	\$7,000	\$7,000	\$0	\$7,000	0.7480	
0011 REQ LOCAL EFFORT	\$7,000	\$7,000	\$0	\$7,000	3.5540	
0050 GENERAL FUND	\$7,000	\$7,000	\$0	\$7,000	5.3812	
0055 LIBRARY	\$7,000	\$7,000	\$0	\$7,000	0.5174	
0520 MOSQUITO CONTROL	\$7,000	\$7,000	\$0	\$7,000	0.1781	
0530 PONCE INLET PORT AUTHORITY	\$7,000	\$7,000	\$0	\$7,000	0.0845	
0058 VOLUSIA ECHO	\$7,000	\$7,000	\$0	\$7,000	0.2000	
0057 VOLUSIA FOREVER	\$7,000	\$7,000	\$0	\$7,000	0.2000	
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$7,000	\$7,000	\$0	\$7,000	0.0320	
0100 HALIFAX HOSPITAL AUTHORITY	\$7,000	\$7,000	\$0	\$7,000	0.9529	
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$7,000	\$7,000	\$0	\$7,000	0.2189	
0210 DAYTONA BEACH	\$7,000	\$7,000	\$0	\$7,000	5.5300	
0211 DAYTONA BEACH I&S 2004	\$7,000	\$7,000	\$0	\$7,000	0.2394	
						19.3364

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
---------	--------	------	--------

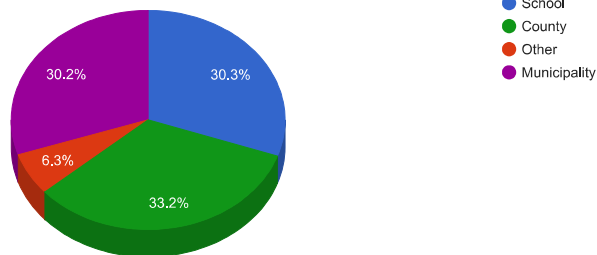
Estimated Ad Valorem Tax:

Estimated Non-Ad Valorem Tax:

Estimated Taxes:

Estimated Tax Amount without SOH/10CAP

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$7,000	\$0	\$7,000	\$7,000	\$7,000	\$0	\$0
2020	\$7,000	\$0	\$7,000	\$7,000	\$7,000	\$0	\$0
2019	\$7,000	\$0	\$7,000	\$7,000	\$7,000	\$0	\$0
2018	\$7,000	\$0	\$7,000	\$7,000	\$7,000	\$0	\$0
2017	\$181,300	\$0	\$181,300	\$181,300	\$181,300	\$0	\$0
2016	\$181,300	\$0	\$181,300	\$181,300	\$181,300	\$0	\$0
2015	\$181,300	\$0	\$181,300	\$181,300	\$181,300	\$0	\$0
2014	\$179,200	\$0	\$179,200	\$179,200	\$179,200	\$0	\$0
2013	\$179,200	\$0	\$179,200	\$179,200	\$179,200	\$0	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	8087-VAC GOV - STATE	N	A- ACRE		14.0000				500	\$7,000
<b>Total Land Value:</b>										\$7,000

Miscellaneous Improvement(s)

#	Type	Year	Area	Units L x W	Depreciated Value
<b>Total Miscellaneous Value:</b>					\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
6745 / 1992	<a href="#">2012142749</a>	06/11/2012	DC-DEATH CERTIFICATE	MULTI-PARCEL	IMPROVED	\$100

DOC2022-001

## Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created	Annexed
2 & 3-16-32 IRREG PARCEL IN NW 1/4 OF SEC 2 & NE 1/4 OF SEC 3 BEING 2100 FT ON S/L & 1961.36 FT ON N/L & 315.33 FT ON E/L AKA PART OF BORROW PIT NO 1 EXC 50 PC SUBSRFC RTS PER DB 442 PG 10 PER OR 82 PG 288 PER OR 76 PG 409 OR 79 PG 617 PER OR 6745 PG 1992 PER OR 6748 PGS 2765-2775	204	16 - 32 - 02	00 - 00 - 0020	28-DEC-81	2019

## Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
------	--------	-------------	--------

DOC2022-001

**Prepared by and Return To:**

Diana Main  
Professional Title Agency, a division of LandCastle  
Title Group, LLC  
747 S. Ridgewood Ave, #204  
Daytona Beach, FL 32114

**Order No.:** DE [REDACTED]

APN/Parcel ID(s): 5234-00-00-0372 (AltKey:  
3251237)

**WARRANTY DEED**

THIS WARRANTY DEED dated this 15 day of January, 2020, by Bonnie L. Hutchinson and Laura L. Curtis and April L. Morgan, hereinafter called the grantor, to Katherine Wingard and Thomas Kirton, as Co-Trustees of the Myron S. Kirton Living Trust, under trust agreement dated November 17, 2004, whose post office address is 2335 Tomoka Farms Road, Port Orange, FL 32129, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Volusia, State of Florida, to wit:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 34, and the West 1046.76 feet of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 15 South, Range 32 East, lying within the following boundaries:

Commence on the South line of said Section 35 at a point 1537.44 feet East of the Southwest corner thereof and run North 26°41'50" West 1074.44 feet; thence South 63°18'10" West 500 feet to the POINT OF BEGINNING; thence North 66°41'50" West 315 feet; thence North 87°41'50" West 490.65 feet; thence South 64°20'40" West, 903.58 feet; thence South 0°36'50" West 798.16 feet; thence North 89°23'10" East 2100 feet; thence North 26°41'50" West 1145 feet to the POINT OF BEGINNING.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

**DOC2022-001**

**WARRANTY DEED**

(continued)

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Thomas Begley  
Witness Signature  
Thomas Begley  
Print Name

Tracey Begley  
Witness Signature  
Tracey Begley  
Print Name

Bonnie L. Hutchinson  
Bonnie L. Hutchinson (Bonny)  
Laura L. Curtis  
Laura L. Curtis

Address: 1526 Maple Ridge Drive  
Suwanee, GA 30024

State of Georgia .  
County of Gwinnett

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2020, by Bonnie L. Hutchinson and Laura L. Curtis, to me known to be the persons described in or who have produced Driver's License as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 14<sup>th</sup> day of January, 2020.

Tracey Begley  
NOTARY PUBLIC  
My Commission Expires: 12/01/2023



IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Diana L. Main  
Witness Signature

April L. Morgan  
April L. Morgan

Diana L. Main  
Print Name

Address: 12 Meadowmist Ct.  
Ormond Beach, FL 32174

Arva Ferguson  
Witness Signature

**Arva Ferguson**

Print Name

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me this 15 day of January, 2020, by April L. Morgan to me known to be the person described in or who has produced FL ID as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 15 day of January, 2020.

Diana L. Main  
NOTARY PUBLIC  
My Commission Expires: 5/29/2020





**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL 32720  
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

**Property Summary**

**Alternate Key:** 7181738  
**Parcel ID:** 62020000130  
**Township-Range-Section:** 16 - 32 - 02  
**Subdivision-Block-Lot:** 00 - 00 - 0130  
**Business Name:**  
**Owner(s):** STATE OF FLORIDA DOT - S - State Owned (other than TITF) - 100%  
**Mailing Address On File:** 719 S WOODLAND BLVD  
 DELAND FL 32720 6834  
**Physical Address:** , PORT ORANGE 32128  
**Building Count:** 0  
**Neighborhood:** 3285 - TOWNSHIP 16 RANGE 32 SECTIONS  
**Subdivision Name:**  
**Property Use:** 8000 - VACANT GOVERNMENTAL  
**Tax District:** 200-UNINCORPORATED - NORTHEAST  
**2021 Certified Millage Rate:** 19.5165  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 2 16 32 NEW R/W FOR I-95 IN E 12 FT W OF 1-95 OF N 484.98 FT  
 AS MEAS ON I-95 & WATER RETENTION AREA IN N 939.00 FT OF AP  
 PROX S 4459.01 FT AS MEAS ON BASE LINE OF I-95 OF W 623.34 F

**Property Values**

Tax Year:	2022 Working	2021 Final	2020 Final
<b>Valuation</b>	1-Market	1-Market	1-Market
<b>Method:</b>	Oriented Cost	Oriented Cost	Oriented Cost
<b>Improvement Value:</b>	\$0	\$0	\$0
<b>Land Value:</b>	\$5,860	\$5,860	\$5,860
<b>Just/Market Value:</b>			

**Working Tax Roll Values by Taxing Authority**

**Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILL.**  
 The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estim
● 0017 CAPITAL IMPROVEMENT	\$5,860	\$5,860	\$5,860	\$0	1.5000	
● 0012 DISCRETIONARY	\$5,860	\$5,860	\$5,860	\$0	0.7480	
● 0011 REQ LOCAL EFFORT	\$5,860	\$5,860	\$5,860	\$0	3.5540	
● 0510 FIRE DISTRICT	\$5,860	\$5,860	\$5,860	\$0	3.8412	
● 0050 GENERAL FUND	\$5,860	\$5,860	\$5,860	\$0	5.3812	
● 0055 LIBRARY	\$5,860	\$5,860	\$5,860	\$0	0.5174	
● 0520 MOSQUITO CONTROL	\$5,860	\$5,860	\$5,860	\$0	0.1781	
● 0530 PONCE INLET PORT AUTHORITY	\$5,860	\$5,860	\$5,860	\$0	0.0845	
● 0310 VOLUSIA COUNTY MSD	\$5,860	\$5,860	\$5,860	\$0	2.1083	
● 0058 VOLUSIA ECHO	\$5,860	\$5,860	\$5,860	\$0	0.2000	
● 0057 VOLUSIA FOREVER	\$5,860	\$5,860	\$5,860	\$0	0.2000	
● 0065 FLORIDA INLAND NAVIGATION DISTRICT	\$5,860	\$5,860	\$5,860	\$0	0.0320	
● 0100 HALIFAX HOSPITAL AUTHORITY	\$5,860	\$5,860	\$5,860	\$0	0.9529	
● 0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$5,860	\$5,860	\$5,860	\$0	0.2189	
					19.5165	

**Non-Ad Valorem Assessments**

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:
				Estimated Non-Ad Valorem Tax:
				<b>Estimated Taxes:</b>
				Estimated Tax Amount without SOH/10CAP

Where your tax dollars are going:



**Previous Years Certified Tax Roll Values**

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$5,860	\$0	\$5,860	\$5,860	\$5,860	\$0	\$0
2020	\$5,860	\$0	\$5,860	\$5,860	\$5,860	\$0	\$0
2019	\$5,860	\$0	\$5,860	\$5,860	\$5,860	\$0	\$0
2018	\$5,860	\$0	\$5,860	\$5,860	\$5,860	\$0	\$0
2017	\$11,720	\$0	\$11,720	\$11,720	\$11,720	\$0	\$0
2016	\$11,850	\$0	\$11,850	\$7,169	\$7,169	\$0	\$0
2015	\$11,850	\$0	\$11,850	\$6,517	\$6,517	\$0	\$0
2014	\$5,925	\$0	\$5,925	\$5,925	\$5,925	\$0	\$0
2013	\$5,925	\$0	\$5,925	\$5,925	\$5,925	\$0	\$0

**Land Data**

**Miscellaneous Improvement(s)**

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value	#	Type	Year	Area	Units L x W	Depreciated Value	
1	8087-VAC GOV - STATE	N	A- ACRE		11.7200				500	\$5,860							
<b>Total Land Value:</b>										\$5,860	<b>Total Miscellaneous Value:</b>					\$0	

**Sales History**

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7334 / 3557	<a href="#">2016226119</a>	08/12/2016	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
6530 / 2333	<a href="#">2010196689</a>	06/29/2010	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100

**Property Description**

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
2 16 32 NEW R/W FOR I-95 IN E 12 FT W OF 1-95 OF N 484.98 FT AS MEAS ON I-95 & WATER RETENTION AREA IN N 939.00 FT OF APPROX S 4459.01 FT AS MEAS ON BASE LINE OF I-95 OF W 623.34 FT ON S/L OF E 873.34 FT W OF BASELINE PER OR 6530 PGS 2333-2335 INC PER OR 7334 PG 3557	200	16 - 32 - 02	00 - 00 - 0130	07-JUL-10

**Permit Summary**

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
------	--------	-------------	--------

04-QCD01-08/01

July 27, 2016

This instrument prepared by  
Marika Tremblay

Under the direction of  
FREDRICK W. LOOSE, ATTORNEY

Department of Transportation  
719 South Woodland Boulevard  
DeLand, Florida 32720-6834

**TAX EXEMPT**

**F.S. 337.27**

**Please Return To:**  
Fla Department of Transportation  
719 S Woodland Blvd  
R / W Records Mgmt, MS 551  
DeLand, FL 32720-6834  
Attn: S. Hutchison

PARCEL NO. 109.6  
SECTION 79002  
F.P. NO. 242715 2  
STATE ROAD 9  
COUNTY VOLUSIA

**QUITCLAIM DEED**

THIS QUITCLAIM DEED, Made this 12 day of August 2016 by KIM CONOWAY, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the said grantee forever, all right, title, interest, claim and demand, which said grantor has in and to the hereinafter described parcel of land arising out of that certain unrecorded lease, together with all other right, title, interest, claim and demand, if any, which the said grantor has in and to said parcel situate in the County of Volusia, Florida, viz:

**PARCEL NO. 109  
LIMITED ACCESS RIGHT OF WAY**

**SECTION NO. 79002  
FP NO. 242715 2**

That part of:

The Northwest 1/4 (one quarter) Sections 2, Township 16 South, Range 32 East lying West of State Road 9 (I-95), Volusia County, Florida.

Except.

That part of:

PARCEL NO. 101  
Part A:  
WATER RETENTION AREA

COMMENCE at a 4"x 4" Concrete Monument with a 3/8" Iron Rod and no identification marking the Southeast corner of Section 2, Township 16 South, Range 32 East, Volusia County, Florida; thence run South 89° 31' 04" West along the South line of said Section 2, a distance of 1138.71 feet to a point on the baseline of survey of State Road 9 (I-95), as shown on the Florida Department of Transportation Right of Way Map, Section 79002, F.P. No. 406869-6; thence departing said South line of Section 2, run North 26° 39' 28" West, along the baseline of said survey, a distance of 2802.75 Feet to a point of intersection equation station being Station 5125+31.91 (Back) for said Section 79002, F.P. No. 406869-6 and Begin Survey Station 5125+33.01 (Ahead) for Section 79002, F.P. No. 242715-2; thence run North 26° 38' 46" West along said baseline, a distance of 1656.26 feet to a point; thence departing said baseline of survey, run South 63° 21' 14" West a distance of 150.00 feet to the existing Westerly Limited Access Right of Way line of said State Road 9 (I-95); thence continue South 63° 21' 14" West a distance of 100.00 feet to the Point of Beginning; thence run South 26° 38' 46" East a distance of 939.00 feet; thence South 80° 24' 09" West a distance of 623.34 feet; thence North 20°

PARCEL NO. 109.6  
SECTION 79002  
F.P. NO. 242715 2  
PAGE 2

03'22" West a distance of 912.90 feet; thence North 80° 24' 09" East a distance of 513.75 feet to the Point of Beginning.

Being a portion of the lands described in Official Records Book 6530, Page 2333, Public Records of Volusia County, Florida.

DESCRIBED AS FOLLOWS:

From a 5/8 inch iron bar with a cap stamped "FDOT JWG LB 1" at the Southeast corner of the Southwest 1/4 of Section 35, Township 15 South, Range 32 East, Volusia County, Florida as shown on the Florida Department of Transportation Right of Way Map for State Road 9 (Interstate 95), Section 79002, F.P. ID 242715 2 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run South 89 degrees 35 minutes 33 seconds West 1095.49 feet along the South boundary of said Southwest 1/4 to a 5/8 inch iron bar and cap stamped "FDOT LB 6429" on the centerline of survey of said State Road 9 at station 5156+11.05; thence continue South 89 degrees 35 minutes 33 seconds West 180.61 feet along said South boundary for the POINT OF BEGINNING, said point being on the existing Westerly limited access right of way line of the aforesaid State Road 9; thence continue South 89 degrees 35 minutes 33 seconds West 59.67 feet along said South boundary to a point of a curve concave Southwesterly and having a radius of 2198.00 feet; thence run Southerly 293.15 feet along the arc of said curve, with a chord bearing of South 30 degrees 28 minutes 01 seconds East through a central angle of 07 degrees 38 minutes 30 seconds to the end of said curve at 196.00 feet left of, when measured perpendicular to the centerline of State Road 9 (Interstate 95 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 9 (Interstate 95), Section 79002, F.P. ID 242715 2 at station 5154+25.00; thence South 26 degrees 38 minutes 47 East 225.00 feet; thence North 63 degrees 21 minutes 14 seconds East 34.00 feet to the existing Westerly limited access right of way line of the aforesaid State Road 9; thence North 26 degrees 38 minutes 47 seconds West 490.90 feet; to the Point of Beginning.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

CONTAINING: 0.431 Acres, more or less.

This legal description prepared under the direction of:

Russell D. Kessler, P.L.S. No. 5115  
Florida Department of Transportation  
719 South Woodland Boulevard  
DeLand, Florida 32720  
June 11, 2015

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

DOC2022-001

PARCEL NO. 109.6  
SECTION 79002  
F.P. NO. 242715 2  
PAGE 3

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of: Two witnesses required by Florida Law.

Angela Williams  
SIGNATURE LINE  
PRINT/TYPE NAME: Angela Williams

Leah M. Carrell  
SIGNATURE LINE  
PRINT/TYPE NAME: Leah M. Carrell

Kim Conway  
KIM CONWAY  
Conway

ADDRESS OF GRANTOR:  
1515 Arredondo Grant Rd.  
De Leon Springs, FL. 32130

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 12 day of August, 2014 by Kim Conway, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Randi M. White  
PRINT/TYPE NAME: \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_

**ACQUISITION OF THIS LAND IS  
NECESSARY FOR R/W PURPOSES  
UNDER THREAT OF CONDEMNATION  
PURSUANT TO SEC. 337. 27 F.S.**

MW  
FL B.C.N.





**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

**Property Summary**

<b>Alternate Key:</b>	3308174
<b>Parcel ID:</b>	620300000010
<b>Township-Range-Section:</b>	16 - 32 - 03
<b>Subdivision-Block-Lot:</b>	00 - 00 - 0010
<b>Business Name:</b>	
<b>Owner(s):</b>	WINGARD KATHERINE - TR - Trust - 50% MYRON S KIRTON LIVING TRUST - TR - Trust - 50% MYRON S KIRTON LIVING TRUST - TR - Trust - 50% KIRTON THOMAS - TR - Trust - 50%
<b>Mailing Address On File:</b>	2355 TOMOKA FARMS RD PORT ORANGE FL 32128
<b>Physical Address:</b>	1661 TOMOKA FARMS RD, PORT ORANGE 32128
<b>Building Count:</b>	4
<b>Neighborhood:</b>	3285 - TOWNSHIP 16 RANGE 32 SECTIONS
<b>Subdivision Name:</b>	
<b>Property Use:</b>	6100 - GRAZING CLASS II
<b>Tax District:</b>	204-DAYTONA BEACH
<b>2021 Certified Millage Rate:</b>	19.3364
<b>Homestead Property:</b>	No
<b>Agriculture Classification:</b>	Yes
<b>Short Description:</b>	2 & 3 16 32 ALL E OF TOMOKA RD IN SEC 3 & INC ALL W OF I-9 5 & E OF TOMOKA RD IN SEC 2 EXC PART PER DB 82 PG 288 (AKA P ART OF BORROW PIT #1) & EXC IRREG PARCEL IN SECTIONS 2 & 3 M

DOC2022-001

Property Values

<b>Tax Year:</b>	2022 Working	2021 Final	2020 Final
<b>Valuation</b>	1-Market	1-Market	1-Market
<b>Method:</b>	Oriented Cost	Oriented Cost	Oriented Cost
<b>Improvement</b>	\$173,576	\$161,909	\$165,236
<b>Value:</b>	\$2,252,634	\$2,252,634	\$2,121,840
<b>Land Value:</b>	\$2,426,210	\$2,414,543	\$2,287,076
<b>Just/Market</b>	\$2,191,831	\$2,191,831	\$2,063,487
<b>Value:</b>			
<b>Agriculture</b>			
<b>Savings:</b>			

Working Tax Roll Values by Taxing Authority

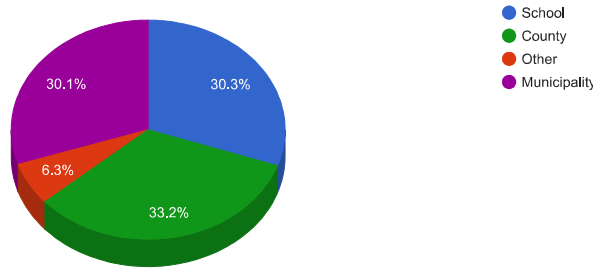
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILL. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estim
0017 CAPITAL IMPROVEMENT	\$2,426,210	\$234,379	\$0	\$234,379	1.5000	
0012 DISCRETIONARY	\$2,426,210	\$234,379	\$0	\$234,379	0.7480	
0011 REQ LOCAL EFFORT	\$2,426,210	\$234,379	\$0	\$234,379	3.5540	
0050 GENERAL FUND	\$2,426,210	\$234,379	\$0	\$234,379	5.3812	
0055 LIBRARY	\$2,426,210	\$234,379	\$0	\$234,379	0.5174	
0520 MOSQUITO CONTROL	\$2,426,210	\$234,379	\$0	\$234,379	0.1781	
0530 PONCE INLET PORT AUTHORITY	\$2,426,210	\$234,379	\$0	\$234,379	0.0845	
0058 VOLUSIA ECHO	\$2,426,210	\$234,379	\$0	\$234,379	0.2000	
0057 VOLUSIA FOREVER	\$2,426,210	\$234,379	\$0	\$234,379	0.2000	
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$2,426,210	\$234,379	\$0	\$234,379	0.0320	
0100 HALIFAX HOSPITAL AUTHORITY	\$2,426,210	\$234,379	\$0	\$234,379	0.9529	
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$2,426,210	\$234,379	\$0	\$234,379	0.2189	
0210 DAYTONA BEACH	\$2,426,210	\$234,379	\$0	\$234,379	5.5300	
0211 DAYTONA BEACH I&S 2004	\$2,426,210	\$234,379	\$0	\$234,379	0.2394	
					19.3364	

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	Estimated Non-Ad Valorem Tax:	Estimated Taxes:
						Estimated Tax Amount without SOH/10CAP

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$2,252,634	\$161,909	\$2,414,543	\$216,665	\$0	\$216,665	\$0
2020	\$2,121,840	\$165,236	\$2,287,076	\$199,318	\$0	\$199,318	\$0
2019	\$2,121,840	\$185,866	\$2,307,706	\$183,548	\$0	\$183,548	\$0
2018	\$2,141,440	\$186,826	\$2,328,266	\$169,212	\$0	\$169,212	\$0
2017	\$2,141,440	\$177,083	\$2,318,523	\$156,179	\$0	\$156,179	\$0
2016	\$2,141,440	\$66,378	\$2,207,818	\$144,331	\$0	\$144,331	\$0
2015	\$2,144,235	\$62,050	\$2,206,285	\$140,046	\$0	\$140,046	\$0
2014	\$2,110,302	\$53,920	\$2,164,222	\$131,316	\$0	\$131,316	\$0
2013	\$2,110,302	\$259,948	\$2,370,250	\$337,344	\$0	\$337,344	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9910-OVER 100 AC	Y	A-ACRE		320.8600			6,900		\$2,213,934
3	9600-WASTE LAND	Y	A-ACRE		7.5000			500		\$3,750
4	9901-+20AC W/SFR	N	A-ACRE		5.0000			6,990		\$34,950
<b>Total Land Value:</b>										\$2,252,634

DOC2022-001

**Building(s) - Residential**

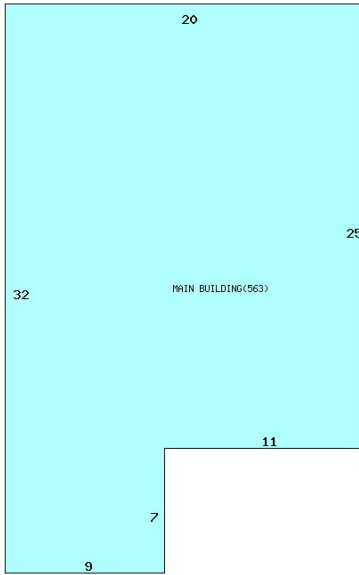
**Card (Bldg) #: 1**

<b>Style:</b>		<b># Stories:</b>	1	<b>2 Fixture Baths:</b>	0
<b>Description:</b>	R1 - Single Family	<b># Bedrooms:</b>	0	<b>3 Fixture Baths:</b>	1
<b>Quality Grd:</b>	275	<b>Floor Type:</b>	14 - CARPET	<b>4 Fixture Baths:</b>	0
<b>Arch Design:</b>		<b>Wall Type:</b>	5 - DRYWALL	<b>5 Fixture Baths:</b>	0
<b>Year Built:</b>	1942	<b>Exterior Wall:</b>	40 - SIDING - VINYL	<b>6 Fixture Baths:</b>	0
<b>Total SFLA:</b>	563	<b>Foundation:</b>	2 - CONCRETE BLOCK	<b>7 Fixture Baths:</b>	0
<b>HVAC:</b>	N - NONE	<b>Roof Cover:</b>	3 - ASPHALT SHINGLE	<b>Add'l Fixtures:</b>	0
<b>Heat Method:</b>	6 - FORCED DUCTED	<b>Roof Type:</b>	03 - GABLE		
<b>Heat Source:</b>	1 - ELECTRICITY	<b>FPL:</b>	//		

**Total Building Value: \$19,556**

**Additions to Base Area - Card (Bldg) #: 1**

Description	Area	Year Built
MAIN BUILDING	563	
<b>Total Building Area</b>	<b>563</b>	



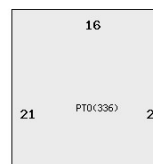
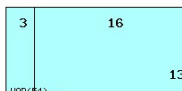
**Card (Bldg) #: 2**

<b>Style:</b>		<b># Stories:</b>	1	<b>2 Fixture Baths:</b>	0
<b>Description:</b>	R1 - Single Family	<b># Bedrooms:</b>	3	<b>3 Fixture Baths:</b>	2
<b>Quality Grd:</b>	300	<b>Floor Type:</b>	14 - CARPET	<b>4 Fixture Baths:</b>	0
<b>Arch Design:</b>		<b>Wall Type:</b>	5 - DRYWALL	<b>5 Fixture Baths:</b>	0
<b>Year Built:</b>	1960	<b>Exterior Wall:</b>	15 - CONCRETE - CINDER BLOCK	<b>6 Fixture Baths:</b>	0
<b>Total SFLA:</b>	2,664	<b>Foundation:</b>	3 - CONCRETE SLAB	<b>7 Fixture Baths:</b>	0
<b>HVAC:</b>	Y - AIR CONDITIONING	<b>Roof Cover:</b>	3 - ASPHALT SHINGLE	<b>Add'l Fixtures:</b>	0
<b>Heat Method:</b>	6 - FORCED DUCTED	<b>Roof Type:</b>	03 - GABLE		
<b>Heat Source:</b>	1 - ELECTRICITY	<b>FPL:</b>	//		

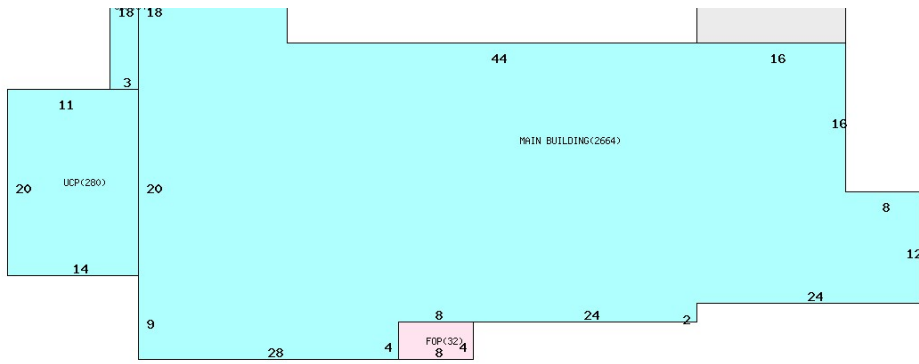
**Total Building Value: \$77,200**

**Additions to Base Area - Card (Bldg) #: 2**

Description	Area	Year Built
MAIN BUILDING	2664	
Patio	336	
Porch, Open Unfinished	54	
Carport, Unfinished	280	
Porch, Open Finished	32	
<b>Total Building Area</b>	<b>3,366</b>	



**DOC2022-001**



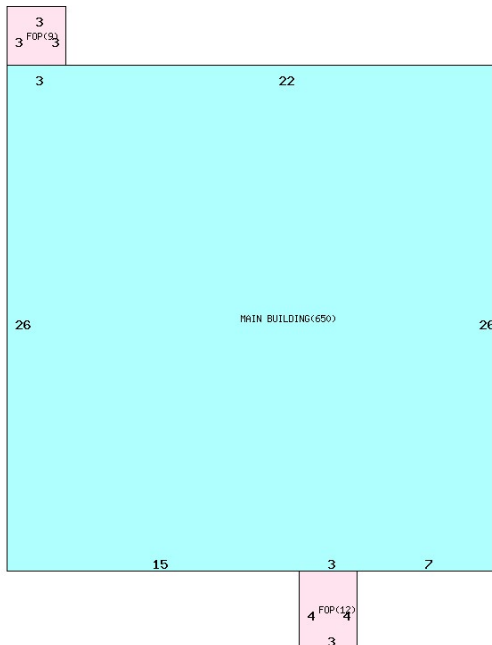
**Card (Bldg) #: 3**

<b>Style:</b>		<b># Stories:</b>	1	<b>2 Fixture Baths:</b>	0
<b>Description:</b>	R1 - Single Family	<b># Bedrooms:</b>	3	<b>3 Fixture Baths:</b>	1
<b>Quality Grd:</b>	200	<b>Floor Type:</b>	14 - CARPET	<b>4 Fixture Baths:</b>	0
<b>Arch Design:</b>		<b>Wall Type:</b>	5 - DRYWALL	<b>5 Fixture Baths:</b>	0
<b>Year Built:</b>	1951	<b>Exterior Wall:</b>	15 - CONCRETE - CINDER BLOCK	<b>6 Fixture Baths:</b>	0
<b>Total SFLA:</b>	650	<b>Foundation:</b>	2 - CONCRETE BLOCK	<b>7 Fixture Baths:</b>	0
<b>HVAC:</b>	N - NONE	<b>Roof Cover:</b>	1 - ASPHALT ROLLED	<b>Add'l Fixtures:</b>	0
<b>Heat Method:</b>	7 - ELECT - RADIANT	<b>Roof Type:</b>	03 - GABLE		
<b>Heat Source:</b>	1 - ELECTRICITY	<b>FPL:</b>	//		

**Total Building Value: \$15,175**

**Additions to Base Area - Card (Bldg) #: 3**

Description	Area	Year Built
MAIN BUILDING	650	
Porch, Open Finished	9	
Porch, Open Finished	12	
<b>Total Building Area</b>	<b>671</b>	



**Card (Bldg) #: 4**

<b>Style:</b>		<b># Stories:</b>	1	<b>2 Fixture Baths:</b>	0
<b>Description:</b>	R1 - Single Family	<b># Bedrooms:</b>	2	<b>3 Fixture Baths:</b>	1
<b>Quality Grd:</b>	250	<b>Floor Type:</b>	14 - CARPET	<b>4 Fixture Baths:</b>	0
<b>Arch Design:</b>		<b>Wall Type:</b>	5 - DRYWALL	<b>5 Fixture Baths:</b>	0
<b>Year Built:</b>	1951	<b>Exterior Wall:</b>	16 - WOOD FRAME	<b>6 Fixture Baths:</b>	0
<b>Total SFLA:</b>	1,074	<b>Foundation:</b>	3 - CONCRETE SLAB	<b>7 Fixture Baths:</b>	0
<b>HVAC:</b>	Y - AIR CONDITIONING	<b>Roof Cover:</b>	1 - ASPHALT ROLLED	<b>Add'l Fixtures:</b>	0
<b>Heat Method:</b>	6 - FORCED DUCTED	<b>Roof Type:</b>	03 - GABLE		
<b>Heat Source:</b>	1 - ELECTRICITY	<b>FPL:</b>	//		

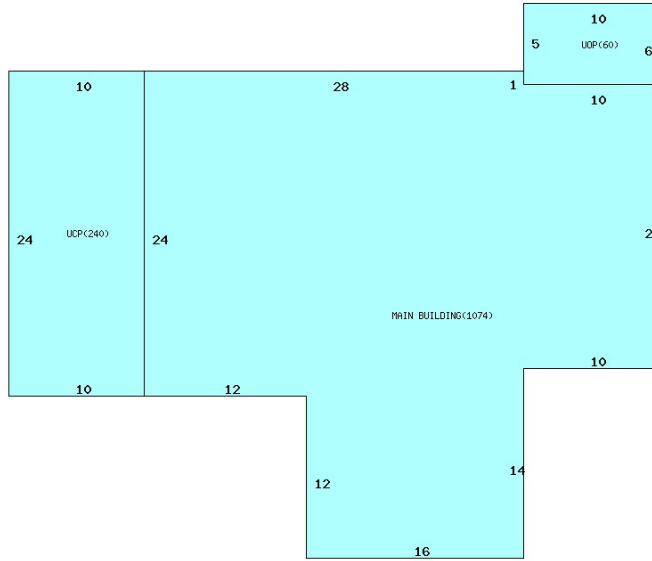
DOC2022-001



Total Building Value: \$26,153

Additions to Base Area - Card (Bldg) #: 4

Description	Area	Year Built
MAIN BUILDING	1074	
Carport, Unfinished	240	
Porch, Open Unfinished	60	
<b>Total Building Area</b>	<b>1,374</b>	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSH-STORAGE, SHED RESIDENTIAL	1958	120	1	10 x 12	\$120
2	PBN-BARN, POLE	1958	208	1	13 x 16	\$82
3	RSH-STORAGE, SHED RESIDENTIAL	1958	560	1	20 x 28	\$559
4	PBN-BARN, POLE	1958	1,174	1		\$463
5	RSH-STORAGE, SHED RESIDENTIAL	1958	80	1	8 x 10	\$80
6	PBN-BARN, POLE	1958	9,068	1		\$3,575
7	CPR-CARPORT, UNFINISHED	1958	528	1	22 x 24	\$1,140
8	RSP-POOL, RESIDENTIAL SWIMMING	1960	720	1		\$23,882
9	PTO-PATIO/CONCRETE SLAB	1960	1,090	1		\$1,020
11	SER-ENCLOSURE, SCREEN RESIDENTIAL	1980	1,810	1		\$2,382
12	UOP-PORCH, OPEN UNFINISHED	2002	288	1	12 x 24	\$2,189
<b>Total Miscellaneous Value:</b>						<b>\$35,492</b>

DOC2022-001

**Sales History**

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
6894 / 3061	<a href="#">2013156514</a>	05/31/2013	PR1-PERSONAL REP	UNQUALIFIED	IMPROVED	\$100
6837 / 3984	<a href="#">2013061409</a>	03/15/2013	PR1-PERSONAL REP	UNQUALIFIED	IMPROVED	\$2,357,400
6745 / 1992	<a href="#">2012142749</a>	06/11/2012	DC-DEATH CERTIFICATE	MULTI-PARCEL	IMPROVED	\$100

**Property Description**

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created	Annexed
2 & 3 16 32 ALL E OF TOMOKA RD IN SEC 3 & INC ALL W OF I-95 & E OF TOMOKA RD IN SEC 2 EXC PART PER DB 82 PG 288 (AKA PART OF BORROW PIT #1) & EXC IRREG PARCEL IN SECTIONS 2 & 3 MEAS 446.01 FT ON E/L TOMOKA FARMS RD & MEAS 431.24 FT ON N/L & EXC 50% SUBSURFACE RIGHTS& EXC NEW R/W & RETENTION AREA FOR I-95 IN E 12 FT W OF I-95 OF N 484.98 FT AS MEAS ON I-95 & N 939.00 FT OF APPROX S 4459.01 FT AS MEAS ON BASELINE OF I-95 OF W 623.34 FT ON S/L OF E 873.34 FT W OF BASELINE PER D/C 6745 PG 1992 PER OR 6837 PG 3984 PER OR 6894 PG 3061 EXC PARCEL 109 AS DESCRIBED IN FL DOT FP NO 242715-2 SECTION 79002 SAID PARCEL LYING W OF I-95	204	16 - 32 - 03	00 - 00 - 0010	28-DEC-81	2019

**Permit Summary**

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
10/25/2018	20181023044	** RE-ROOF / TEAR OFF / SHINGLE / NO SKYLIGHTS **	\$15,000
10/15/2018	20181004002	1755 TOMOKA FARMS ROAD DEMOLITION OF (1) BLOCK BUILDING	\$4,500
08/02/2018	20180725041	REPLACE H/P SYSTEM 5 TON CARRIER 15 SEER	\$6,317
01/22/2018	20180111057	MECHANICAL MISCREPLACEMENT OF 3.5 TON 15 SEER H/P SYS	\$4,642
09/16/2014	20140912025	SFR DEMOLITIONDEMOLISH 563 S.F. SFR (ADDRESS IS 1753 TOMOKA FARMS RD) ****SEPTIC ABANDONMENT PERMIT #64-SE-1551617 ****WELL TO BE RETAINED	\$5,255
07/12/2013	20130712009	ELEC UPGRD/REP/MISC	\$2,300
05/07/2013	20130423039	MECHANICAL MISC	\$4,685
08/19/2011	20110819027	ELEC UPGRD/REP/MISC	\$100
08/19/2011	20110819031	MECHANICAL MISC	\$5,485
03/08/2005	20050218013	SFR DEMOLITION	\$0
01/11/2001	20010111041	MISCELLANEOUS	\$1,320
03/09/1998	19980303033	AG EXEMPT STRUCTURE	\$0
03/06/1998	19980306014	MECHANICAL MISC	\$0
02/11/1997	19970207034	MISCELLANEOUS	\$2,000
01/03/1995	19950103001	MISCELLANEOUS	\$2,000

Prepared By: Cyndi H. Parker  
Professional Title Agency, Inc.  
747 South Ridgewood Avenue, Suite 204  
Daytona Beach, Florida 32114  
incidental to the issuance of a title insurance policy.  
File Number: P-18936  
Parcel ID # 6203-00-00-0010

**CORRECTIVE PERSONAL REPRESENTATIVE'S DEED**

This PERSONAL REPRESENTATIVE'S DEED, Dated May 31, 2013 by  
**KATHERINE WINGARD and THOMAS KIRTON**, as Co-Personal Representatives of the ESTATE OF  
**MYRON S. KIRTON, DECEASED**  
Whose post office address is 2355 Tomoka Farms Rd., Port Orange, FL 32128  
hereinafter called the GRANTOR, to

**KATHERINE WINGARD and THOMAS KIRTON**, as Co-Trustees of the "MYRON S. KIRTON LIVING  
TRUST OF NOVEMBER 17, 2004"  
whose post office address is 2355 Tomoka Farms Rd., Port Orange, FL 32128  
hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this  
instrument and the heirs, legal representatives and assigns of individuals, and the successors and  
assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations,  
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto  
the GRANTEE, all that certain land situate in Volusia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
(Sliger Parcel 8)

**THIS PERSONAL REPRESENTATIVE'S DEED IS BEING RECORDED TO CORRECT THE LEGAL  
DESCRIPTION IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED 04/01/2013 IN  
OFFICIAL RECORDS BOOK 6837, PAGE 3984 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,  
FLORIDA.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes  
and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrict prohibitions  
imposed by governmental authorities, if any

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized  
of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the  
GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons  
whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: [Signature]  
Witness #1 Print Name: Luigi Bowen

[Signature]  
KATHERINE WINGARD, as Co-Personal  
Representative

Witness #2 Signature: [Signature]  
Witness #2 Print Name: Randi M. White

[Signature]  
THOMAS KIRTON, as Co-Personal  
Representative

DOC2022-001

## PARCEL 8

DESCRIPTION: (BY SLIGER &amp; ASSOCIATES, INC.)

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 RUN ALONG THE SOUTH LINE OF SAID SECTION 3 N89°30'56"E, A DISTANCE OF 386.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A VARIABLE WIDTH, PRESCRIPTIVE RIGHT OF WAY AS SHOWN ON ROAD PLAT BOOK 1, PAGE 37 OF THE PUBLIC RECORDS OF SAID VOLUSIA COUNTY, AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIFTY-FIVE (55) COURSES: N24°56'43"W, A DISTANCE OF 62.31 FEET; THENCE N15°58'57"W, A DISTANCE OF 99.95 FEET; THENCE N15°28'00"W, A DISTANCE OF 100.11 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.00 FEET; THENCE N15°34'52"W, A DISTANCE OF 99.94 FEET; THENCE N15°45'11"W, A DISTANCE OF 100.00 FEET; THENCE N15°41'45"W, A DISTANCE OF 100.06 FEET; THENCE N15°45'11"W, A DISTANCE OF 99.94 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.06 FEET; THENCE N15°34'52"W, A DISTANCE OF 99.94 FEET; THENCE N15°24'34"W, A DISTANCE OF 100.06 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.00 FEET; THENCE N15°34'52"W, A DISTANCE OF 99.94 FEET; THENCE N15°21'07"W, A DISTANCE OF 100.00 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.06 FEET; THENCE N15°34'52"W, A DISTANCE OF 99.94 FEET; THENCE N15°48'37"W, A DISTANCE OF 100.06 FEET; THENCE N15°41'45"W, A DISTANCE OF 99.94 FEET; THENCE N15°28'00"W, A DISTANCE OF 100.00 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.00 FEET; THENCE N16°09'16"W, A DISTANCE OF 99.95 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.00 FEET; THENCE N13°00'22"W, A DISTANCE OF 100.16 FEET; THENCE N17°35'13"W, A DISTANCE OF 100.00 FEET; THENCE N21°41'43"W, A DISTANCE OF 102.75 FEET; THENCE N20°04'43"W, A DISTANCE OF 100.06 FEET; THENCE N22°22'11"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.06 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N21°47'48"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N21°51'15"W, A DISTANCE OF 100.06 FEET; THENCE N22°01'33"W, A DISTANCE OF 100.00 FEET; THENCE N21°47'48"W, A DISTANCE OF 100.00 FEET; THENCE N22°01'33"W, A DISTANCE OF 99.94 FEET; THENCE N22°01'33"W, A DISTANCE OF 100.00 FEET; THENCE N22°01'33"W, A DISTANCE OF 100.06 FEET; THENCE N22°01'33"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N22°15'18"W, A DISTANCE OF 100.06 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N21°51'14"W, A DISTANCE OF 99.94 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.06 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.06 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N11°19'52"W, A DISTANCE OF 101.84 FEET; THENCE N21°37'29"W, A DISTANCE OF 100.00 FEET; THENCE N21°40'56"W, A DISTANCE OF 100.00 FEET; THENCE N21°13'24"W, A DISTANCE OF 99.95 FEET; THENCE N22°04'59"W, A DISTANCE OF 214.90 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY LINE OF SAID SECTION 3; THENCE, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID SECTION 3, N89°27'31"E, A DISTANCE OF 416.69 FEET; THENCE, DEPARTING SAID NORTHERLY SECTION LINE, S00°33'48"E, A DISTANCE OF 283.79 FEET; THENCE N89°26'12"E, A DISTANCE OF 2100.00 FEET; THENCE N26°38'48"W, A DISTANCE OF 312.63 FEET; THENCE N89°35'22"E, A DISTANCE OF 376.82 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 79002-2401; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: S26°38'48"E, A DISTANCE OF 490.86 FEET; THENCE N64°03'35"E, A DISTANCE OF 11.98 FEET; THENCE S26°38'46"E, A DISTANCE OF 5396.06 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHTH OF WAY LINE AND THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 2; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE, S89°31'21"W, A DISTANCE OF 1328.89 FEET TO THE SOUTHWEST CORNER OF SAD SOUTHEAST ONE-QUARTER (SE 1/4); THENCE

DOC2022-001

S89°30'56"W, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2, A DISTANCE OF 2249.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,824,135 SQ. FT. OR 363.27 ACRES, MORE OR LESS

LESS AND EXCEPT (EXCEPTION PARCEL ONE)

THAT PORTION OF THE NW 1/4 OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SECTION 2, N89°31'21"E 1328.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (SR 9), A 300 FOOT RIGHT OF WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 9, SECTION 79002-2601; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 9, N26°38'46"W, A DISTANCE OF 4385.35 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S63°21'38"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE S26°38'22"E, A DISTANCE OF 939.00 FEET; THENCE S80°24'33"W, A DISTANCE OF 623.34 FEET; THENCE N20°02'58"W, A DISTANCE OF 912.90 FEET; THENCE N80°24'33"E, A DISTANCE OF 513.76 FEET TO THE POINT OF BEGINNING

CONTAINING 510,405 SQ. FT. OR 11.72 ACRES, MORE OR LESS

AND ALSO LESS AND EXCEPT (EXCEPTION PARCEL TWO)

DESCRIPTION: (SUPPLIED BY CLIENT.)

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET TO THE POINT OF BEGINNING; THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET; THENCE N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N71°38'19"E, A DISTANCE OF 160.35 FEET; THENCE S19°55'46"E, A DISTANCE OF 159.83 FEET; THENCE N69°24'32"E, A DISTANCE OF 139.89 FEET; THENCE S22°05'50"E, A DISTANCE OF 14.54 FEET; THENCE N67°54'10"E, A DISTANCE OF 42.80 FEET; THENCE N21°18'55"W, A DISTANCE OF 617.93 FEET; THENCE S67°32'25"W, A DISTANCE OF 431.24 FEET TO THE EAST RIGHT OF WAY LINE OF AFORESAID TOMOKA FARMS ROAD, A 100 FOOT RIGHT OF WAY; THENCE S22°05'50"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 446.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,693 SQUARE FEET OR 5.00 ACRES OF LAND, MORE OR LESS.

AND BEING SUBJECT TO THE FOLLOWING "RIGHT TO USE AND INGRESS/EGRESS EASEMENT" BEING DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS

ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET;  
THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET TO THE POINT OF BEGINNING; THENCE  
N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N17°38'19"E, A DISTANCE OF 160.35 FEET;  
THENCE S19°55'46"E, A DISTANCE OF 159.53 FEET; THENCE S69°24'32"W, A DISTANCE OF 154.03  
FEET; THENCE N22°05'50"W, A DISTANCE OF 147.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,552 SQUARE FEET OR 0.59 ACRES, MORE OR LESS.



**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

**Property Summary**

**Alternate Key:** 6859795  
**Parcel ID:** 620300000060  
**Township-Range-Section:** 16 - 32 - 03  
**Subdivision-Block-Lot:** 00 - 00 - 0060

**Business Name:**  
**Owner(s):** WINGARD KATHERINE - TR - Trust - 50%  
MYRON S KIRTON LIVING TRUST - TR - Trust - 50%  
MYRON S KIRTON LIVING TRUST - TR - Trust - 50%  
KIRTON THOMAS - TR - Trust - 50%

**Mailing Address On File:** 2355 TOMOKA FARMS RD  
PORT ORANGE FL 32128

**Physical Address:** 1749 TOMOKA FARMS RD, DAYTONA BEACH 32128

**Building Count:** 2  
**Neighborhood:** 3285 - TOWNSHIP 16 RANGE 32 SECTIONS

**Subdivision Name:**  
**Property Use:** 0100 - SINGLE FAMILY  
**Tax District:** 204-DAYTONA BEACH  
**2021 Certified Millage Rate:** 19.3364  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 2 & 3-16 32 IRREG PARCEL IN SECTIONS 2 & 3 MEAS 446.01 FT ON  
E/L TOMOKA FARMS RD & MEAS 431.24 FT ON N/L EXC 50% SUBSURF  
ACE RIGHTS PER D/C 6745 PG 1992 PER OR 6894 PG 3076

DOC2022-001

Property Values

<b>Tax Year:</b>	2022 Working	2021 Final	2020 Final
<b>Valuation</b>	1-Market	1-Market	1-Market
<b>Method:</b>	Oriented Cost	Oriented Cost	Oriented Cost
<b>Improvement</b>	\$178,102	\$167,310	\$166,956
<b>Value:</b>	\$67,000	\$67,000	\$67,500
<b>Land Value:</b>	\$245,102	\$234,310	\$234,456
<b>Just/Market Value:</b>			

Working Tax Roll Values by Taxing Authority

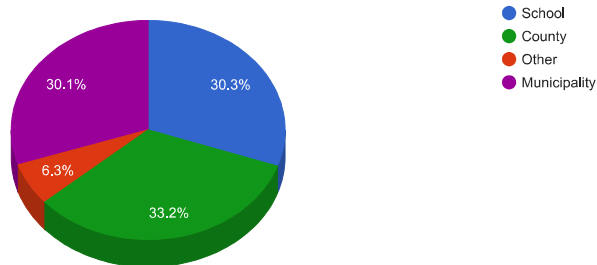
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILL. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimate
0017 CAPITAL IMPROVEMENT	\$245,102	\$245,102	\$0	\$245,102	1.5000	
0012 DISCRETIONARY	\$245,102	\$245,102	\$0	\$245,102	0.7480	
0011 REQ LOCAL EFFORT	\$245,102	\$245,102	\$0	\$245,102	3.5540	
0050 GENERAL FUND	\$245,102	\$245,102	\$0	\$245,102	5.3812	
0055 LIBRARY	\$245,102	\$245,102	\$0	\$245,102	0.5174	
0520 MOSQUITO CONTROL	\$245,102	\$245,102	\$0	\$245,102	0.1781	
0530 PONCE INLET PORT AUTHORITY	\$245,102	\$245,102	\$0	\$245,102	0.0845	
0058 VOLUSIA ECHO	\$245,102	\$245,102	\$0	\$245,102	0.2000	
0057 VOLUSIA FOREVER	\$245,102	\$245,102	\$0	\$245,102	0.2000	
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$245,102	\$245,102	\$0	\$245,102	0.0320	
0100 HALIFAX HOSPITAL AUTHORITY	\$245,102	\$245,102	\$0	\$245,102	0.9529	
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$245,102	\$245,102	\$0	\$245,102	0.2189	
0210 DAYTONA BEACH	\$245,102	\$245,102	\$0	\$245,102	5.5300	
0211 DAYTONA BEACH I&S 2004	\$245,102	\$245,102	\$0	\$245,102	0.2394	
						19.3364

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
Estimated Ad Valorem Tax:			
Estimated Non-Ad Valorem Tax:			
<b>Estimated Taxes:</b>			
Estimated Tax Amount without SOH/10CAP ①			

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$67,000	\$167,310	\$234,310	\$234,310	\$0	\$234,310	\$0
2020	\$67,500	\$166,956	\$234,456	\$234,456	\$0	\$234,456	\$0
2019	\$67,500	\$160,218	\$227,718	\$227,718	\$0	\$227,718	\$0
2018	\$67,500	\$158,372	\$225,872	\$225,872	\$0	\$225,872	\$0
2017	\$67,500	\$149,142	\$216,642	\$216,642	\$0	\$216,642	\$0
2016	\$67,500	\$280,792	\$348,292	\$348,292	\$0	\$348,292	\$0
2015	\$59,700	\$265,930	\$325,630	\$325,630	\$0	\$325,630	\$0
2014	\$59,000	\$261,257	\$320,257	\$320,257	\$0	\$320,257	\$0
2013	\$59,000	\$0	\$59,000	\$59,000	\$0	\$59,000	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0111-IMP PVD 5 - 9.99 AC	N	A- ACRE		5.0000				13,400	\$67,000
<b>Total Land Value:</b>										\$67,000

Building(s) - Residential

Card (Bldg) #: 1

<b>Style:</b>		<b># Stories:</b>	1	<b>2 Fixture Baths:</b>	0
<b>Description:</b>	R1 - Single Family	<b># Bedrooms:</b>	3	<b>3 Fixture Baths:</b>	2
<b>Quality Grd:</b>	275	<b>Floor Type:</b>	14 - CARPET	<b>4 Fixture Baths:</b>	0

DOC2022-001



**Arch Design:**  
**Year Built:** 1993  
**Total SFLA:** 1,972  
**HVAC:** Y - AIR  
 CONDITIONING  
**Heat Method:** 6 - FORCED DUCTED  
**Heat Source:** 1 - ELECTRICITY

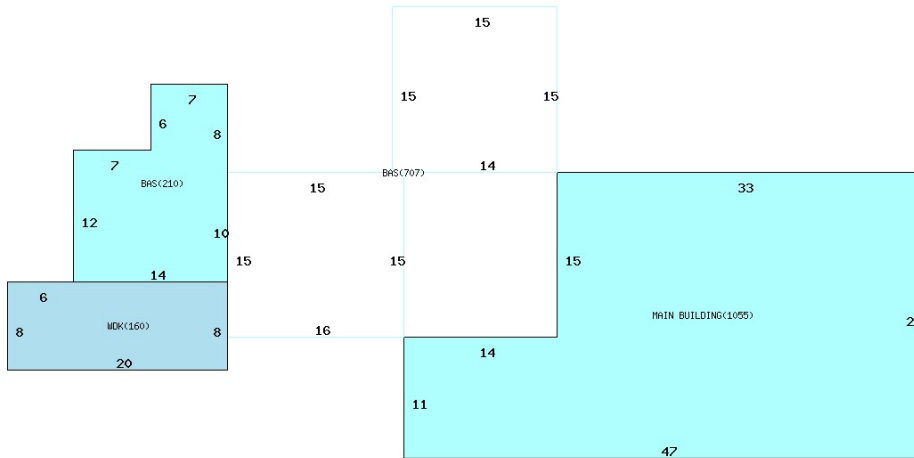
**Wall Type:** 5 - DRYWALL  
**Exterior Wall:** 17 - CONCRETE  
 BLOCK STUCCO  
**Foundation:** 3 - CONCRETE SLAB  
**Roof Cover:** 3 - ASPHALT SHINGLE  
**Roof Type:** 03 - GABLE  
**FPL:** //

**5 Fixture Baths:** 0  
**6 Fixture Baths:** 0  
**7 Fixture Baths:** 0  
**Add'l Fixtures:** 0

**Total Building Value: \$125,355**

**Additions to Base Area - Card (Bldg) #: 1**

Description	Area	Year Built
MAIN BUILDING	1055	
Base Area	707	
Base Area	210	
Wood Deck	160	
<b>Total Building Area</b>	<b>2,132</b>	



**Card (Bldg) #: 2**

**Style:**  
**Description:** R1 - Single Family  
**Quality Grd:** 300  
**Arch Design:**  
**Year Built:** 1942  
**Total SFLA:** 1,899  
**HVAC:** Y - AIR  
 CONDITIONING  
**Heat Method:** 6 - FORCED DUCTED  
**Heat Source:** 1 - ELECTRICITY

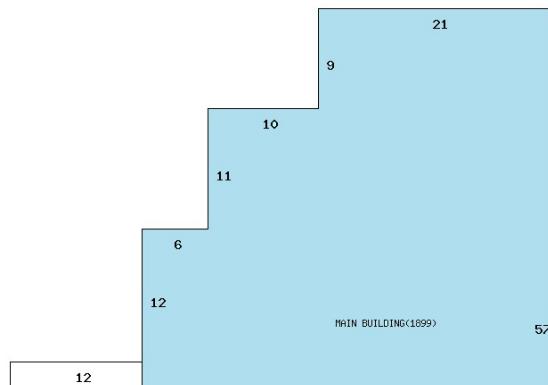
**# Stories:** 1  
**# Bedrooms:** 3  
**Floor Type:** 14 - CARPET  
**Wall Type:** 5 - DRYWALL  
**Exterior Wall:** 40 - SIDING - VINYL  
**Foundation:** 2 - CONCRETE BLOCK  
**Roof Cover:** 3 - ASPHALT SHINGLE  
**Roof Type:** 03 - GABLE  
**FPL:** //

**2 Fixture Baths:** 0  
**3 Fixture Baths:** 1  
**4 Fixture Baths:** 0  
**5 Fixture Baths:** 0  
**6 Fixture Baths:** 0  
**7 Fixture Baths:** 0  
**Add'l Fixtures:** 0

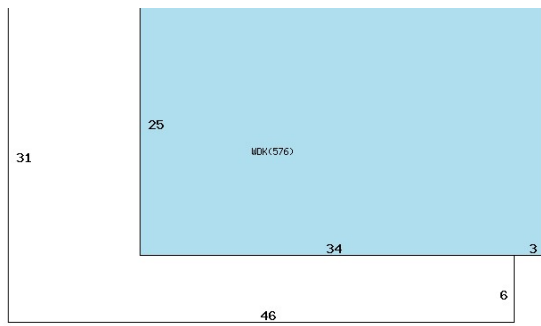
**Total Building Value: \$52,358**

**Additions to Base Area - Card (Bldg) #: 2**

Description	Area	Year Built
MAIN BUILDING	1899	
Wood Deck	576	
<b>Total Building Area</b>	<b>2,475</b>	



DOC2022-001



**Miscellaneous Improvement(s)**

#	Type	Year	Area	Units	L x W	Depreciated Value
1	PBN-BARN, POLE	1960	168	1	14 x 12	\$66
2	PBN-BARN, POLE	2002	820	1	20 x 41	\$323
<b>Total Miscellaneous Value:</b>						\$389

**Sales History**

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
6894 / 3076	<a href="#">2013156516</a>	05/31/2013	PR1-PERSONAL REP	UNQUALIFIED	VACANT	\$100
6745 / 1992	<a href="#">2012142749</a>	06/11/2012	DC-DEATH CERTIFICATE	MULTI-PARCEL	VACANT	\$100

**Property Description**

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created	Annexed
2 & 3-16 32 IRREG PARCEL IN SECTIONS 2 & 3 MEAS 446.01 FT ON E/L TOMOKA FARMS RD & MEAS 431.24 FT ON N/L EXC 50% SUBSURFACE RIGHTS PER D/C 6745 PG 1992 PER OR 6894 PG 3076	204	16 - 32 - 03	00 - 00 - 0060	06-DEC-07	2019

**Permit Summary**

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
09/16/2014	20140912025	DEMO SFR 1152 SQ FT AK# 6859795	\$0

Prepared By: Cyndi H. Parker  
Professional Title Agency, Inc.  
747 South Ridgewood Avenue, Suite 204  
Daytona Beach, Florida 32114  
incidental to the issuance of a title insurance policy.  
File Number: P-18934  
Parcel ID # 6203-00-00-0060

**CORRECTIVE PERSONAL REPRESENTATIVE'S DEED**

This PERSONAL REPRESENTATIVE'S DEED, Dated May 31, 2013 by  
**KATHERINE WINGARD and THOMAS KIRTON**, as Co-Personal Representatives of the ESTATE OF  
**MYRON S. KIRTON, DECEASED**  
Whose post office address is 2355 Tomoka Farms Rd., Port Orange, FL 32128  
hereinafter called the GRANTOR, to  
**KATHERINE WINGARD and THOMAS KIRTON**, as Co-Trustees of the "MYRON S. KIRTON LIVING  
TRUST OF NOVEMBER 17, 2004"  
whose post office address is 2355 Tomoka Farms Rd., Port Orange, FL 32128  
hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Volusia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
(Sliger Parcel 12)

**THIS PERSONAL REPRESENTATIVE'S DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED 03/28/2013 IN OFFICIAL RECORDS BOOK 6837, PAGE 3637 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrict prohibitions imposed by governmental authorities, if any

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: [Signature]  
Witness #1 Print Name: Lyndi Deucas

[Signature]  
KATHERINE WINGARD, as Co-Personal Representative

Witness #2 Signature: [Signature]  
Witness #2 Print Name: Randi M. White

[Signature]  
THOMAS KIRTON, as Co-Personal Representative

DOC2022-001

PARCEL 12

DESCRIPTION: (SUPPLIED BY CLIENT.)

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET TO THE POINT OF BEGINNING; THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET; THENCE N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N71°38'19"E, A DISTANCE OF 160.35 FEET; THENCE S19°55'46"E, A DISTANCE OF 159.83 FEET; THENCE N69°24'32"E, A DISTANCE OF 139.89 FEET; THENCE S22°05'50"E, A DISTANCE OF 14.54 FEET; THENCE N67°54'10"E, A DISTANCE OF 42.80 FEET; THENCE N21°18'55"W, A DISTANCE OF 617.93 FEET; THENCE S67°32'25"W, A DISTANCE OF 431.24 FEET TO THE EAST RIGHT OF WAY LINE OF AFORESAID TOMOKA FARMS ROAD, A 100 FOOT RIGHT OF WAY; THENCE S22°05'50"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 446.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 227,092 SQUARE FEET OR 5.213 ACRES OF LAND, MORE OR LESS.

AND BEING SUBJECT TO THE FOLLOWING "RIGHT TO USE AND INGRESS/EGRESS EASEMENT" BEING DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET; THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET TO THE POINT OF BEGINNING; THENCE N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N17°38'19"E, A DISTANCE OF 160.35 FEET; THENCE S19°55'46"E, A DISTANCE OF 159.53 FEET; THENCE S69°24'32"W, A DISTANCE OF 154.03 FEET; THENCE N22°05'50"W, A DISTANCE OF 147.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,552 SQUARE FEET OR 0.59 ACRES, MORE OR LESS.

DOC2022-001

# EXHIBIT 4









# EXHIBIT 5

## WAYPOINTE CDD

### PROPOSED FACILITIES & ESTIMATED COSTS

Improvement	Financing Entity	Ownership & Operation	Estimated Cost
Stormwater Management System	CDD	CDD	\$ 20,130,000.00
Roadways	CDD	CITY	\$ 7,480,000.00
Water, Wastewater & Reuse Systems	CDD	CITY	\$ 11,550,000.00
Hardscaping, Landscape, Irrigation	CDD	CDD	\$ 6,160,000.00
Amenities	CDD	CDD	\$ 3,300,000.00
Conservation Areas	CDD	CDD	\$ 1,100,000.00
Offsite Improvements	CDD	CITY	\$ 12,500,000.00
20% Contingency			\$ 12,444,000.00
12% Design & Permitting			\$ 7,466,400.00
<b>TOTAL:</b>			<b>\$ 82,130,400.00</b>

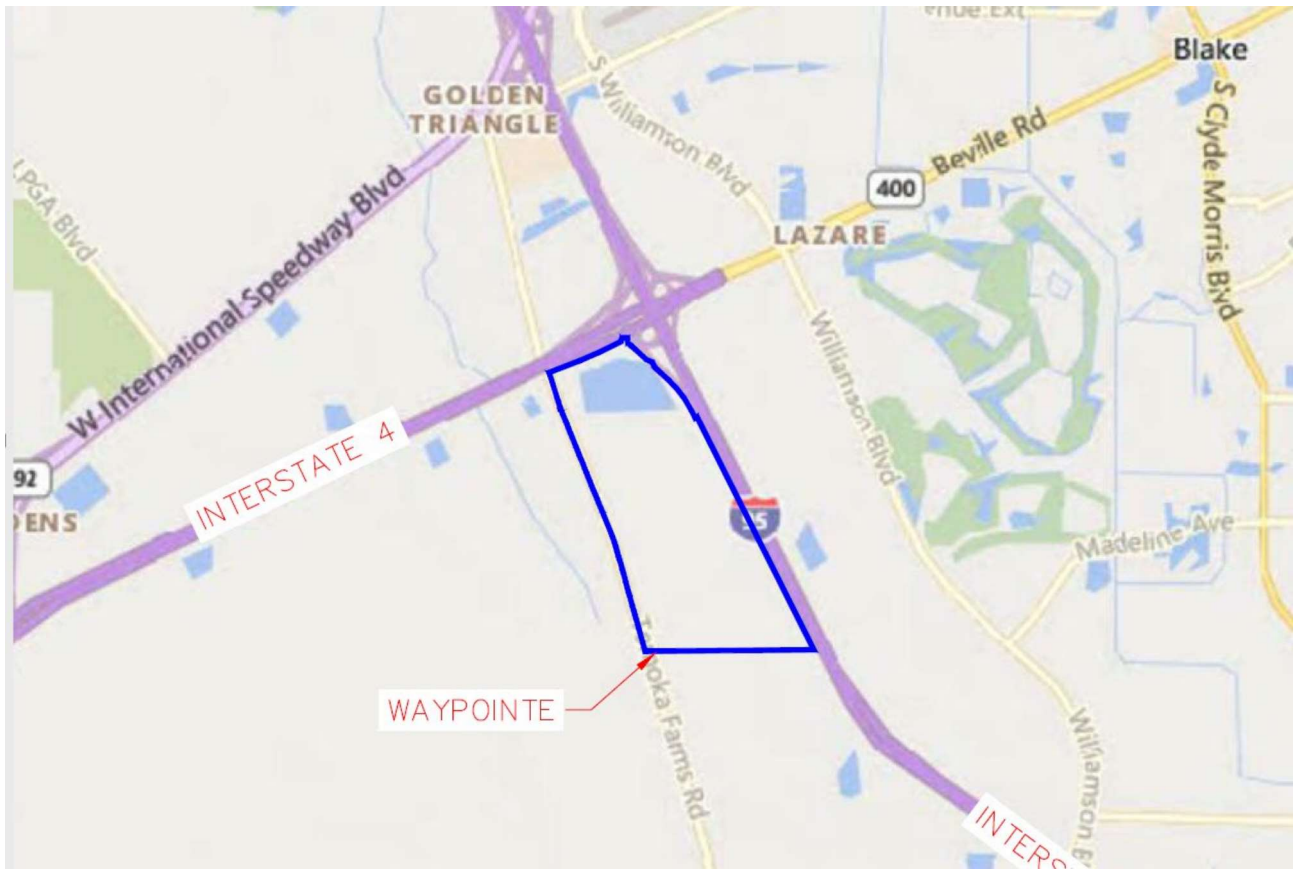
# EXHIBIT 6

MIXED USE



# EXHIBIT 7

**Statement of Estimated Regulatory Costs**  
**For Establishment of the**  
**Waypoint Community Development District**



June 7, 2022

Prepared by  
DPFG Management and Consulting, LLC  
250 International Parkway | Suite 280  
Lake Mary, Florida 32746

DOC2022-001

**Table of Contents**

---

A. EXECUTIVE SUMMARY .....2

B. PURPOSE AND SCOPE .....2

C. PROPOSED WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT.....3

D. STATUTORY ELEMENTS .....4

E. CONCLUSION .....8

Exhibit A: Proposed Infrastructure Plan .....9

## A. EXECUTIVE SUMMARY

The Petitioner, Kolter Group Acquisitions, LLC, seeks to establish a community development district to be known as Waypointe Community Development District (the “**District**”). This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with the City of Daytona Beach, Florida (the “**City**”), to establish the District in accordance with Chapter 190.005, Florida Statutes, and designating the land area for which the District would manage and finance the delivery of basic public services.

With respect to this establishment, this document determines that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the establishment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

The establishment of the District will not create any significant economic costs overall for the State of Florida nor for the City. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

## B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the City to establish the boundaries of the District in accordance with Chapter 190.005, Florida Statutes, and to provide for the best alternative to deliver community development services and facilities to the proposed community.

Specifically, Section 190.005(1)(a)8, Florida Statutes requires, as part of the petition, a SERC being prepared pursuant to Section 120.541 Florida Statutes. A community development district (“**CDD**”) is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the “**Act**”). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders. Those powers reside with the local general-purpose government. According to Section 190.004(3), Florida Statutes, *“The establishment of an independent community development district as provided in this act is not a development order within the meaning of Chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.”*

In addition, the parameters for the review and evaluation of CDD petitions are set forth in Section 190.002(2)(d), Florida Statutes, as follows: *“That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”*

Therefore, the scope of this SERC is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), Florida Statutes. The purpose



of Chapter 190, Florida Statutes, is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans, which require adequate public facilities and services as a pre-condition for future development. Refer to Section 163.3177(6)(h), Florida Statutes (the "**Concurrency Requirement**") for details.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public facilities and delivery of public services. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida or the City, nor will it place any additional economic burden on those persons not residing within the District.

### **C. PROPOSED WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

The Petitioner is seeking authority, as outlined in Section 190.012, Florida Statutes, to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that may include, but are not limited to, water management and control, water supply, sewer, wastewater management, District roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, security, waste collection and disposal, or any other project, with or without the boundaries of the District, as required by any PUD issued by the City or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of public infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. Refer to **Exhibit A** for an overview of proposed public facilities and services related to the development of land within the District.

## D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- (a) An economic analysis showing whether the rule directly or indirectly:
  1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
  2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
  3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule<sup>1</sup>;
- (e) An analysis of the impact on small businesses as defined by s. [288.703](#), and an analysis of the impact on small counties and small cities as defined in s. [120.52](#). The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;
- (f) Any additional information that the agency determines may be useful.

The following paragraphs summarize the estimated regulatory impacts of the boundary amendment by each of the above listed statutory elements.

---

<sup>1</sup> As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

## 1) Impact on economic growth, job creation, business competitiveness, and regulatory costs

The establishment of the District is not likely to have an adverse impact on the items described in (a) 1, (a) 2, and (a) 3 above.

### *Economic Growth*

Since the property is currently vacant and in raw land condition, favorable changes in public costs and revenues associated with the development will likely take place. The establishment of the District will likely have no adverse impact in excess of \$1 million. On the contrary, the District will likely induce economic growth over the next 5 years and rising costs of providing public infrastructure and services to the development will be matched by an essentially comparable increase in revenues. This interrelated relationship of costs and revenues will change little over time. So, the District is proposed to be structured on a “pay for itself” basis and has positive direct impact on economic growth.

In addition, the District provides a financing mechanism to (i) fund public infrastructure at a low cost of capital, and (ii) on a timely, “pay for itself” type basis. The District is being used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property, which is paid off over time through a special assessment. The assessment is used to pay debt service on bonds or annual infrastructure maintenance and district operating expenditure, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital as otherwise is available to fund public infrastructure, and supports community development.

Although new development results in increased land value, a larger tax base, and more tax revenue for the community at large, it also creates immediate demand for new streets, water and sewer capacity, and other infrastructure. Consequently, a cash-flow mismatch exists between the upfront costs of public facilities and generation of tax revenue to pay for same. To fill this gap, the District is established to fund infrastructure directly, and developers can fund the public-use components of new neighborhoods before improvements are conveyed to the general-purpose government or municipality. The result is that new growth can “pay for itself” instead of burdening an entire community with its costs.

### *Job Creation*

Compared to the property’s existing land use, establishment of the District and subsequent residential development would spur private job creation. In general, changes in the pace of home-building can have major ramifications for many other local industries. A jump in residential construction drives up demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers, such as bricklayers, carpenters, and electricians, increases as well. By one estimate, some 1,500 fulltime jobs for every 500 single-family homes under construction are created. In 2014, the National Association of Home Builders (NAHB) estimated that building an average single-family home creates 2.97 jobs and approximately \$26,000 in state and local taxes (including permit, hook-up, impact, and other fees, sales taxes, other business taxes & license fees).<sup>2</sup>

---

<sup>2</sup> NAHB (2014) “The Impact of Homebuilding and Remodeling on the U.S. Economy”, Special Studies, May 1, 2014. Retrieved from <https://www.nahb.org/news-and-economics/housing-economics/Housings-Economic-Impact/Impact-of-Home-Building-and-Remodeling-on-the-US-Economy> on June 7, 2022.

### *Transactional Costs*<sup>3</sup>

It is not likely that transactional costs in excess of \$1 million in the aggregate within 5 years after the establishment of the District occur. Any transaction costs are covered with one-time fees as described above.

### *Competitiveness*

The establishment of the District is not likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building increases the property tax base which generates revenue that supports local schools and community infrastructure, which leads to the creation of a more competitive City.

## 2) General description of the types of individuals affected

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the establishment of the District are:

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (c) below.
- b) CITY AND ITS RESIDENTS - The City and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the establishment, other than any one-time administrative costs outlined in Section (c) below.
- c) CURRENT PROPERTY OWNERS - The current property owners of the lands subject to the establishment will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit. It would require consent from the owners of land subject to the establishment. The Petitioner anticipates providing full landowner consent to be included as an exhibit to the petition to establish the District.
- d) FUTURE PROPERTY OWNERS – The District is a form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City’s overall requirements. For the imposition of special assessments to be valid, any assessments will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit from the public improvements and services provided by the District.

## 3) Estimated cost to the public entities and anticipated effect on state or local revenues

- a) THE CITY. The City will not incur any quantifiable on-going costs. The District is not transferring any maintenance or capital expenditures. As previously stated, the District operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the City. Since there are no legislative requirements for review or action, the City should not incur any costs. The City may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee to the City.

- b) STATE. The State of Florida will not incur any additional administrative costs as a result of the establishment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175.00 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

- c) DISTRICT. The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services.
- d) IMPACT ON STATE AND LOCAL REVENUES. It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services.

Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. In addition, impact fee and development permit revenues are expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Concerns that a District obligation could become a state, city or county obligation thereby negatively effecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a district constitute a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state."* [Section 190.016(15), Florida Statutes]

In summary, the granting of an ordinance establishing the District will not create any significant economic costs for the State of Florida or for the City. It provides potential revenue generation opportunities for local general government. The District is fiscally neutral for the State and the City.

#### 4) Estimate of transactional costs

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is

expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. The property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by City and other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single development. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a District as compared with viable alternatives, the cost impact to landowners is relatively small. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

#### 5) Impact on small businesses and on small cities

The establishment of the District should not have any negative impact on small businesses. Current land use plans provide for residential development. The District must operate according to Florida's Sunshine law and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District. A District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

The City has an estimated population that is greater than 10,000; therefore, the City is not defined as a small City according to Section 120.52(18), Florida Statute.

#### 6) Additional information

Certain data utilized in this report was provided by the developer/Petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

### **E. CONCLUSION**

For the above stated reasons, the proposed Waypointe Community Development District will be a beneficial land development in the City and it will not have any material negative impacts to the State or City. This SERC Report provides supporting justification for granting the petition to establish this Community Development District.

## Exhibit A: Proposed Infrastructure Plan

<b>Improvement</b>	<b>Financing Entity</b>	<b>Ownership &amp; Operation</b>	<b>Estimated Cost</b>
Stormwater Management System	CDD	CDD	\$20,130,000.00
Roadways	CDD	CITY	\$7,480,000.00
Water, Wastewater & Reuse Systems	CDD	CITY	\$11,550,000.00
Hardscaping, Landscape, Irrigation	CDD	CDD	\$6,160,000.00
Amenities	CDD	CDD	\$3,300,000.00
Conservation Areas	CDD	CDD	\$1,100,000.00
Offsite Improvements	CDD	CITY	\$12,500,000.00
20% Contingency			\$12,444,000.00
12% Design & Permitting			\$7,466,400.00
<b>TOTAL:</b>			<b>\$82,130,400.00</b>

*Source: The Petitioner*

# EXHIBIT 8



**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC to act as agent for Petitioner, **Kolter Group Acquisitions LLC**, with regard to any and all matters pertaining to the Petition to the City Commission of the City of Daytona Beach, Florida, to Establish the Waypointe Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

*Erin Barrett*  
Print Name: ERIN BARRETT

*Bryon T LoPreste*  
Print Name: BRYON T LOPRESTE

KOLTER GROUP ACQUISITIONS LLC  
PETITIONER

*James P. Harvey*  
By: JAMES P. HARVEY  
Its: AUTHORIZED SIGNATORY

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of MARCH, 2022, by JAMES P. HARVEY, as AUTHORIZED SIGNATORY of KOLTER GROUP ACQUISITIONS LLC, on its behalf. He  is personally known to me or  produced \_\_\_\_\_ as identification.

*Bryon T LoPreste*  
Notary Public, State of Florida

