

LEGAL DESCRIPTION:

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 1019, PAGE 4753)

A PORTION OF THOSE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5713, PAGES 4284 THROUGH 4293, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN NORTH 00°44'20" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, A DISTANCE OF 174.81 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5713, PAGES 4284 THROUGH 4293, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS PARCEL C, OF EXHIBIT "A," SAID POINT LYING SOUTH 00°44'20" WEST 906.43 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 25, THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25 RUN NORTH 89°14'45" WEST, A DISTANCE OF 300.78 FEET; THENCE RUN SOUTH 46°18'01" WEST A DISTANCE OF 349.94 FEET; THENCE RUN SOUTH 15°15'55" WEST A DISTANCE OF 723.35 FEET TO THE EAST LINE OF BLOCK 40 OF THE UNRECORDED PLAT OF GOLDEN ACRES; SAID POINT ALSO BEING ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN TAX IDENTIFICATION NUMBER 018, LYING IN SAID SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY FLORIDA; THENCE RUN SOUTH 29°34'19" EAST ALONG THE EASTERN BOUNDARY OF SAID PARCEL DESCRIBED IN TAX IDENTIFICATION NUMBER 018 THROUGH 022, INCLUSIVE, LYING IN SAND SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA (SAID PARCELS ALSO KNOWN AS LOTS 32 THROUGH 37, BLOCK 40, GOLDEN ACRES, AN UNRECORDED PLAT LYING IN ORANGE COUNTY, FLORIDA) A DISTANCE OF 908.14 FEET TO THE NORTH LINE OF THE AFORESAID NORTHEAST QUARTER OF SECTION 36, THENCE RUN NORTH 89°15'23" WEST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 1560.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NARCOSSEE ROAD; THENCE RUN SOUTH 29°31'35" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NARCOSSEE ROAD A DISTANCE OF 410.30 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN SOUTH 89°15'23" EAST PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 1387.67 FEET; THENCE RUN SOUTH 07°23'07" WEST A DISTANCE OF 51.22 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE BEELINE EXPRESSWAY; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE BEELINE EXPRESSWAY A DISTANCE OF 165.51 FEET; THENCE RUN NORTH 00°52'13" EAST A DISTANCE OF 149.64 FEET; THENCE RUN SOUTH 89°27'02" EAST A DISTANCE OF 74.80 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, SAID POINT LYING SOUTH 00°44'20" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE BEELINE EXPRESSWAY; THENCE RUN NORTH 00°52'13" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 784.66 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION TAKEN IN THAT CERTAIN STIPULATED ORDER OF TAKING RECORDED OCTOBER 12, 2007 IN OFFICIAL RECORDS BOOK 9468, PAGE 1328 AND AMENDED STIPULATED ORDER OF TAKING, RECORDED NOVEMBER 7, 2007 IN OFFICIAL RECORDS BOOK 9497, PAGE 753, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

DESCRIPTION: (PER DOCUMENT # 20180589426, OFFICIAL RECORDS)

LESS AND EXCEPT A PORTION OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 25, THENCE S00°07'30"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 908.03 FEET TO THE SOUTHEAST CORNER OF TRACT C, VISTA LAKES VILLAGES N-16 & N-17 (WINDSOR), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 71 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR THE POINT OF BEGINNING SAID CORNER CONTINUE S00°07'30"W ALONG SAID EAST LINE, A DISTANCE OF 348.18 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 10°14'27", A CHORD BEARING OF S63°17'37"W AND A CHORD DISTANCE OF 89.67 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 00°07'40" WEST ALONG SAID CURVE A DISTANCE OF 89.67 FEET TO THE POINT OF TANGENCY; THENCE S58°15'18"W, A DISTANCE OF 210.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 17°41'27", A CHORD BEARING OF S74°13'56"W AND A CHORD DISTANCE OF 352.21 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 356.81 FEET TO THE POINT OF TANGENCY; THENCE N89°48'05"W, A DISTANCE OF 35.22 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT C, THENCE ALONG THE NORTH AND SOUTH LINE OF SAID TRACT C TO THE FOLLOWING THREE POINTS, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 16° 30' 42", A DISTANCE OF 360.23 FEET; THENCE N45°41'06", A DISTANCE OF 350.04 FEET; THENCE S89°52'31", A DISTANCE OF 300.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 255904 SQUARE FEET OR 5.875 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A portion of a parcel of land as described in Official Record Book 10199, Page 4753 of the Public Records of Orange County, Florida. Said parcel being more particularly described as follows:

COMMENCE at the southwest corner of land as described in Document# 20180589426 of the Public Records of Orange County, Florida, thence South 89° 47' 55" East along the southerly line of lands as described in said Document# 20180589426, a distance of 35.28 feet to the POINT OF BEGINNING; thence southerly line the following courses, said point being a point of curvature of a curve to the left, having a radius of 640.00 feet, a central angle of 31° 56' 38" and a chord of 352.21 feet that bears North 74° 14' 47" East; thence along the arc of said curve a distance of 356.81 feet to the point of tangency; thence North 18° 15' 28" East, 210.02 feet to the point of curvature of a curve to the right, having a radius of 510.00 feet, a central angle of 10° 04' 27" and a chord of 89.56 feet that bears North 07° 17' 41" East; thence along the arc of said curve a distance of 89.67 feet to a point on the East line of the southeast quarter of Section 25, Township 23 South, Range 30 East; thence South 00° 07' 40" West along said East line 269.32 feet to a point on a non-tangent curve concave southerly, having a radius of 150.00 feet, a central angle of 16° 30' 42" and a chord of 249.51 feet that bears North 85° 01' 40" West; thence along the arc of said curve a distance of 249.80 feet to the point of tangency; thence North 89° 47' 55" West, 348.40 feet to the POINT OF BEGINNING.

Said parcel contains 1.33 acres, more or less.

TOGETHER WITH:

DESCRIPTION: (PER DOCUMENT # 20210654125, OFFICIAL RECORDS)

A PORTION OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 23 S, RANGE 30 EAST, THENCE N89°52'19"W A DISTANCE OF 177.04 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NARCOSSEE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY PER MAP #9017 & #2007, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N30°09'31"W ALONG SAID EAST RIGHT-OF-WAY, RUN THE DISTANCE OF 57.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, N30°09'31"W A DISTANCE OF 106.42 FEET TO A POINT ON THE NORTHEAST QUARTER OF SECTION 36, HAVING A RADIUS OF 2799.79 FEET, A CHORD BEARING OF N26°54'10"W, A CHORD DISTANCE OF 318.02, AND A DELTA ANGLE OF 06° 30' 42"; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 318.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 293.47 FEET, A CHORD BEARING OF S28°29'29" W, A CHORD DISTANCE OF 183.47 FEET AND A DELTA ANGLE OF 03°35'59"; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.50 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1019, PAGE 0725 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY, S89°53'05"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1484.75 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1019, PAGE 4756 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°07'40" WEST ALONG SAID SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6100, PAGE 4487 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE N89°47'15"W, A DISTANCE OF 576.57 FEET; THENCE S00°07'30"W A DISTANCE OF 256.06 FEET; THENCE N89°53'05"W, A DISTANCE OF 797.64 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

PARCEL 1:

Begin 2557.5 feet Southeasterly along center line of State Road 29 from North line of South 1/2 of Section 25, Township 23 South, Range 30 East, run East parallel to said North line of South 1/2, 1600 feet, Southeasterly parallel to road 165 feet, West 1600 feet, Northwesterly along center line of road 165 feet to beginning, Beg Lot 35, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida.

PARCEL 2:

A portion of Section 25, Township 23 South, Range 30 East, Orange County, Florida, being partially described as Beg Center of County Rd. 8.5 line of Sec. run NWLY 356 ft. x 1600 ft. SELV 356 ft. W 1600 ft. LESS AND EXCEPT that portion described in that Final Judgment recorded in Official Records Book 9706, Page 3450, of the Public Records of Orange County, Florida, and as more particularly described by a current and accurate survey of the proposed premises.

PARCEL 3:

Beginning center of County Road 2392.5 feet southeasterly from North line of South 1/2 of Section, run East 1600 feet southeasterly 165 feet West 1600 feet Northwesterly to beginning, Section 25, Township 23 South, Range 30 East, Orange County, Florida, also known as Lot 34, Block 40 of the unrecorded plat of Golden Acres; Also described as: Begin 2392.5 feet southeasterly along center line of State Road 29 from North line of South 1/2, Section 25, Township 23 South, Range 30 East, parallel to said North line of South 1/2 1600 feet; southeasterly parallel to Road 165 feet, West 1600 feet; northwesterly along center line of Road 165 feet to beginning; Beg Lot 34, Block 40 of the unrecorded plat of Golden Acres, of Orange County, Florida.

TOGETHER WITH:

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 9706, PAGE 3450, OFFICIAL RECORDS)

FROM A 1 INCH AXLE IN A STANDARD WELL BOX (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, AS SHOWN ON THE CITY OF ORLANDO PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD 15 - NARCOSSEE ROAD WIDENING, PROJECT NUMBER 2007 - PHASE II, ON FILE WITH THE CITY OF ORLANDO PUBLIC WORKS DEPARTMENT, ORLANDO, ORANGE COUNTY, FLORIDA, RUN SOUTH 89 DEGREES 52 MINUTES 02 SECONDS EAST, 743.30 FEET ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 SECTION 36, TO A NAIL AND DISC STAMPED "TNG LB T," SAID POINT BEING ON THE CENTERLINE OF SURVEY OF NARCOSSEE ROAD AS SHOWN ON SAID RIGHT-OF-WAY MAP, SAID POINT ALSO BEING NORTH 89 DEGREES 52 MINUTES 02 SECONDS WEST, 1846.43 FEET FROM A 6" X 6" CONCRETE MONUMENT WITH A NAIL NO IDENTIFICATION AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 36, THENCE CONTINUE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS EAST, 38.21 FEET ALONG SAID NORTH BOUNDARY OF THE NORTHEAST 1/4 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF NARCOSSEE ROAD BEING DESCRIBED AND RECORDED IN PLAT DEED BOOK 347, PAGE 185 OF PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND AS SHOWN ON ROAD PLAT BOOK 1, PAGE 45, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID EXISTING EASTERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 53.00 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF SURVEY OF NARCOSSEE ROAD AS SHOWN ON THE AFORESAID CITY OF ORLANDO PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY MAP, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5590, PAGE 0515, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE CONTINUE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS EAST, 37.05 FEET ALONG SAID NORTH BOUNDARY OF THE NORTHEAST 1/4 AND THE SOUTH BOUNDARY OF SAID PARCEL OF LAND, FOR THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 188 MINUTES 02 SECONDS WEST, 37.96 FEET PARALLEL WITH SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF NARCOSSEE ROAD TO A POINT, THENCE NORTH 30 DEGREES 48 MINUTES 02 SECONDS EAST, 576.09 FEET ALONG SAID NORTH BOUNDARY OF SAID PARCEL OF LAND TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 30 DEGREES 08 MINUTES 38 SECONDS EAST, 353.79 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL OF LAND TO THE SOUTHEAST CORNER THEREOF; BEING A POINT ON THE AFORESAID NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 36, THENCE NORTH 89 DEGREES 52 MINUTES 02 SECONDS WEST, 1523.14 FEET ALONG SAID NORTH BOUNDARY OF THE NORTHEAST 1/4 AND THE SOUTH BOUNDARY OF SAID PARCEL OF LAND TO THE POINT OF BEGINNING (CONTAINING 5.57 ACRES, MORE OR LESS).

TOGETHER WITH:

LEGAL DESCRIPTION CONTINUED:

TOGETHER WITH:

A parcel of land lying in the South 1/2 of Section 25, Township 23 South, Range 30 East, Orange County, Florida also being a portion of Lots 32 and 33, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida and being more particularly described as follows:

BEGIN at the Southerly corner of TRACT "C", VISTA LAKES VILLAGES, N-16 AND N-17, according to the plat thereof as recorded in Plat Book 57, Pages 77 through 85, of the public records of Orange County, Florida; thence South 30° 10' 42" East, along the East line of Lots 32 and 33, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida, a distance of 241.61 feet, to the southeast corner of said Lot 33; thence North 89° 53' 05" West, along the South line of said Lot 33, a distance of 196.39 feet; thence leaving the South line of said Lot 33, run North 06°06'40" East, 286.51 feet to the northeast corner of said Lot 32, also being the aforementioned East line of said Lot 32; thence South 30° 10' 42" East, along the East line of said Lot 32 a distance of 88.39 feet to the POINT OF BEGINNING.

Said parcel contains 0.64 acres, more or less.

TOGETHER WITH:

A portion of a parcel of land as described in Official Record Book 7269, Page 3555 of the Public Records of Orange County, Florida. Said parcel being more particularly described as follows:

BEGIN at the southeast corner of the southeast quarter of Section 25, Township 23 South, Range 30 East; thence North 00° 07' 40" East along the East line of the southeast quarter of said Section 25 a distance of 172.98 feet; thence leaving the East line of the southeast quarter of said Section 25, run South 89° 52' 20" East, 125.00 feet; thence North 00° 07' 40" East, 391.53 feet to a point on a non-tangent curve concave southerly, having a radius of 1500.00 feet, a central angle of 2° 22' 51" and a chord of 62.32 feet that bears South 74° 10' 58" East; thence along the arc of said curve a distance of 62.33 feet; thence South 00° 07' 40" West, 914.68 feet; thence South 42° 11' 35" West, 276.23 feet to a point on the East line of the northeast quarter of Section 36, Township 23 South, Range 30 East; thence North 00° 14' 54" East along the East line of the northeast quarter of said Section 36 a distance of 32.09 feet to the POINT OF BEGINNING.

Said parcel contains 1.71 acres, more or less.

TOGETHER WITH:

A portion of a parcel of land as described in Official Record Book 7269, Page 3555 of the Public Records of Orange County, Florida. Said parcel being more particularly described as follows:

COMMENCE at the southeast corner of the southeast quarter of Section 25, Township 23 South, Range 30 East; thence North 00° 07' 40" East along the East line of the southeast quarter of said Section 25 a distance of 172.98 feet to the POINT OF BEGINNING; thence continue along the East line of said southeast quarter, North 00° 07' 40" East, 958.23 feet to a point on a non-tangent curve concave southerly, having a radius of 1500.00 feet, a central angle of 4° 53' 02" and a chord of 127.82 feet that bears South 77° 48' 55" East; thence leaving the East line of said southeast quarter, run along the arc of said curve a distance of 127.86 feet; thence South 00° 07' 40" West, 391.53 feet; thence North 89° 52' 20" West, 125.00 feet to the POINT OF BEGINNING.

Said parcel contains 2.71 acres, more or less.

COMBINED LEGAL DESCRIPTION (ONE IN THE SAME) AS WRITTEN BY THIS SURVEYOR

A parcel of land located in Section 25 & 36, Township 23 South, Range 30 East & in Section 30 & 31, Township 23 South, Range 31 East, Orange County, Florida. Said parcel being more particularly described as follows:

COMMENCE at the northeast corner of the northeast quarter of said Section 36, thence South 00° 14' 54" West along the East line of the northeast quarter of said Section 36 a distance of 32.09 feet to the POINT OF BEGINNING; thence continue along the East line of the northeast quarter of said Section 36, South 00° 14' 54" West, 752.83 feet to a point on the South line of lands described in Official Records Book 10199, Page 4753 of the Public Records of Orange County, Florida; thence leaving the East line of the northeast quarter of said Section 36, run North 89° 46' 36" West along said South line 75.04 feet to a point on the East line of lands described in said Official Records Book 10199, Page 4753; thence leaving said South line, run South 00° 10' 50" West along said East line 149.43 feet to a point on the North right of way line Beachline Expressway (State Road 528) per Map Section 1 (175002-3501); thence leaving said East line, run North 80° 31' 13" West along said North right of way line 165.63 feet to a point on the West line of lands described in said Official Records Book 1019, Page 4753; thence leaving said North right of way line, run North 00° 48' 34" East along said West line 550.88 feet to a point on the South line of lands described in said Official Records Book 10199, Page 4753; thence leaving said West line, run North 89° 50' 55" West along said South line 1330.78 feet to a point on the easterly right of way line of NARCOSSEE ROAD per Map Project #9017 & #2007; thence leaving said South line, run the following courses along said easterly right of way line North 30° 07' 48" West, 410.38 feet; thence North 30° 09' 31" West, 164.28 feet to the point of curvature of a curve to the right, having a radius of 2799.79 feet, a central angle of 6° 30' 42" and a chord of 318.02 feet that bears North 26° 54' 10" West; thence along the arc of said curve a distance of 318.19 feet to the point of reverse curvature of a curve to the left, having a radius of 2929.79 feet, a central angle of 3° 35' 19" and a chord of 183.47 feet that bears North 25° 26' 29" West; thence along the arc of said curve a distance of 183.50 feet to a point on the South line of lands described in Official Records Book 101974, Page 0725 of the Public Records of Orange County, Florida; thence leaving said South line, run North 06° 06' 40" East, 286.51 feet to a point on the westerly line of Parcel 1 of lands described in Official Record Book 9038, Page 4098 of the Public Records of Orange County, Florida, also being the northeast corner of Lot 32 of an unrecorded plat of Golden Acres, Orange County, Florida; thence South 30° 10' 42" East along the westerly line of said Parcel 1 a distance of 88.39 feet to a point on the easterly line of Parcel 1 of lands as described in said Official Record Book 9038, Page 4098; thence leaving said South line, run North 31° 16' 15" East along the easterly line of said Parcel 1 a distance of 362.70 feet; thence leaving said easterly line, run North 89° 47' 55" East, 383.68 feet to the point of curvature of a curve to the right, having a radius of 1500.00 feet, a central angle of 16° 48' 22" and a chord of 438.41 feet that bears South 81° 23' 44" East; thence along the arc of said curve a distance of 439.98 feet; thence South 00° 07' 40" West, 914.68 feet; thence South 42° 11' 35" West, 276.23 feet to the POINT OF BEGINNING.

Said parcel contains 56.21 acres, more or less.

SCHEDULE BII EXCEPTIONS:

6. Developer's Agreement, by and between Howard Schlarin, as Trustee and Orange County, Florida, recorded December 9, 1988 in Official Records Book 4083, page 2880, of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

7. Agreement dated October 21, 1992, between Howard Schlarin, as Trustee, Ralph Fisch, as Trustee, Robert Yeager, as Trustee and Orange County, recorded November 3, 1992 in Official Records Book 4482, page 4604, of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

8. Smith Agreement, by and between Kitty Smith Groves, Inc. and Orange County, recorded November 3, 1992 in Official Records Book 4482, page 4693, of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

9. Vista Lakes Property Agreement by and between Kitty Smith Groves, Inc., a Florida corporation and Orange County, Florida, recorded June 22, 1998 in Official Records Book 5508, Page 3148, Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

10. Vista East Properties Annexation and Development Agreement by and between City of Orlando and Ralph Fisch, as Trustee, Roland International Corporation, a Delaware corporation, Howard R. Schlarin, as Trustee, Kitty Smith Groves, Inc., a Florida corporation, Robert A. Yeager, as Trustee, and Vista East Improvement Corporation, a Florida corporation, recorded August 4, 1998 in Official Records Book 5450, Page 3447, First Amendment, recorded March 26, 1999 in Official Records Book 5713, Page 2462, Second Amendment, recorded March 26, 1999 in Official Records Book 5713, Page 2444, Third Amendment, recorded March 26, 1999 in Official Records Book 5713, Page 2462, Fourth Amendment, recorded April 9, 1999 in Official Records Book 5724, Page 3188, Fifth Amendment, recorded July 6, 1999 in Official Records Book 5788, Page 801, as affected by Notice of Termination and Completion, recorded February 25, 2008 in Official Records Book 9608, Page 2917, all of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

11. Levisita Boulevard Extension Right-of-Way Dedication Agreement - Levisita Development of Regional Impact recorded December 21, 1998 in Official Records Book 5641, Page 3083, of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

12. Lease as evidenced by the Memorandum of Lease by and between Kitty-Smith Groves, Inc., (Lessor) and Universal Outdoor, Inc. (Lessee), recorded February 7, 1999 in Official Records Book 5685, Page 1859, Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

13. Authorization of Residential Uses and Notice of Proximity to Airport, recorded March 26, 1999 in Official Records Book 5713, Page 2267, of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

14. Authorization of Residential Uses and Notice of Proximity to Airport, recorded March 26, 1999 in Official Records Book 5713, Page 2273, Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

15. Surface Water Collection System and Surface Water Outfall Pipe Easement Agreement recorded March 26, 1999 in Official Records Book 5713, Page 3322 and amended by Amendment recorded May 8, 2000 in Official Records Book 6004, Page 4562, all of the Public Records of Orange County, Florida. (AFFECTS SUBJECT PROPERTY) AS SHOWN

16. Covenants, conditions and restrictions as set forth in that Warranty Deed recorded March 26, 1999 in Official Records Book 5713, Page 4294, of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

17. Developers' Agreement by and among Vista East Improvement Corporation, Ralph Fisch, as Trustee, Roland International Corporation, Howard R. Schlarin, as Trustee, and Robert A. Yeager, as Trustee recorded March 26, 1999 in Official Records Book 5713, Page 2287, Modification recorded March 26, 1999 in Official Records Book 5713, Page 2397, and Second Modification recorded March 26, 1999 in Official Records Book 5713, Page 2404, all of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

18. V.A. Hospital Litigation Settlement Agreement and Mutual Release, recorded March 26, 1999 in Official Records Book 5713, Page 2507, First Amendment, recorded March 29, 2000 in Official Records Book 5970, Page 3894, As affected by the Notice of Termination and Completion, recorded February 8, 2008 in Official Records Book 9592, Page 1234, all of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

19. Conservation Easement in favor of the City of Orlando recorded March 26, 1999 in Official Records Book 5713, Page 3227, of the Public Records of Orange County, Florida. (AS SHOWN)

20. Easement in favor of City of Orlando, Florida, recorded March 26, 1999 in Official Records Book 5713, Page 3254, Modification of Easement, recorded August 30, 2000 in Official Records Book 6078, Page 79, Second Modification, recorded August 14, 2001 in Official Records Book 6253, Page 2315, all of the Public Records of Orange County, Florida. (AS SHOWN)

21. Interlocal Agreement between the City of Orlando and Vista Lakes Community Development District recorded March 3, 2000 in Official Records Book 5954, page 480 and also recorded January 25, 2005 in Official Records Book 7706, Page 1684, all of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

22. Notice of Establishment of Vista Lakes Community Development District recorded February 18, 2000 in Official Records Book 5943, Page 384, of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

23. Declaration of Master Covenants, Conditions and Restrictions for Vista Lakes, which include but are not limited to provisions for private charges or assessments, recorded May 19, 2000 in Official Records Book 6006, page 898 and amended in Official Records Book 6242, page 514, Official Records Book 6373, page 4911, Official Records Book 7274, page 3402, Official Records Book 7246, page 871 and recorded in Official Records Book 8071, page 183, and Official Records Book 8958, page 2321, as may be subsequently amended, all of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless, and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

24. Restrictive Covenant recorded December 27, 2001 in Official Records Book 6421, Page 7076, of the Public Records of Orange County, Florida. (DOES NOT AFFECT SUBJECT PROPERTY)

25. Non-Exclusive Stormwater Drainage Easement Agreement, by and between TerraNova Vista Lakes, L.P. and VI Partners, LLC, recorded December 18, 2001 in Official Records Book 6415, page 5172 and assigned to Vista Lakes Community Development District in Official Records Book 7246, page 998, all of the Public Records of Orange County, Florida. (DOES NOT AFFECT SUBJECT PROPERTY)

26. Second Amended and Restated Declaration Order for Crownreeks Lakes Development of Regional Impact recorded April 3, 2003 in Official Records Book 6853, Page 421, of the Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

27. Permanent and Temporary Easements to the City of Orlando as a set forth in the Stipulated Order of Taking, recorded October 12, 2007 in Official Records Book 9448, Page 1328, Amended Stipulated Order of Taking, recorded November 7, 2007 in Official Records Book 9495, Page 689, Amended Stipulated Order of Taking, recorded November 7, 2007 in Official Records Book 9497, Page 723, all of the Public Records of Orange County, Florida. (AS SHOWN)

28. Easements and restrictions as set forth in that Stipulated Final Judgment recorded in Official Records Book 9706, Page 3450. (AS SHOWN)

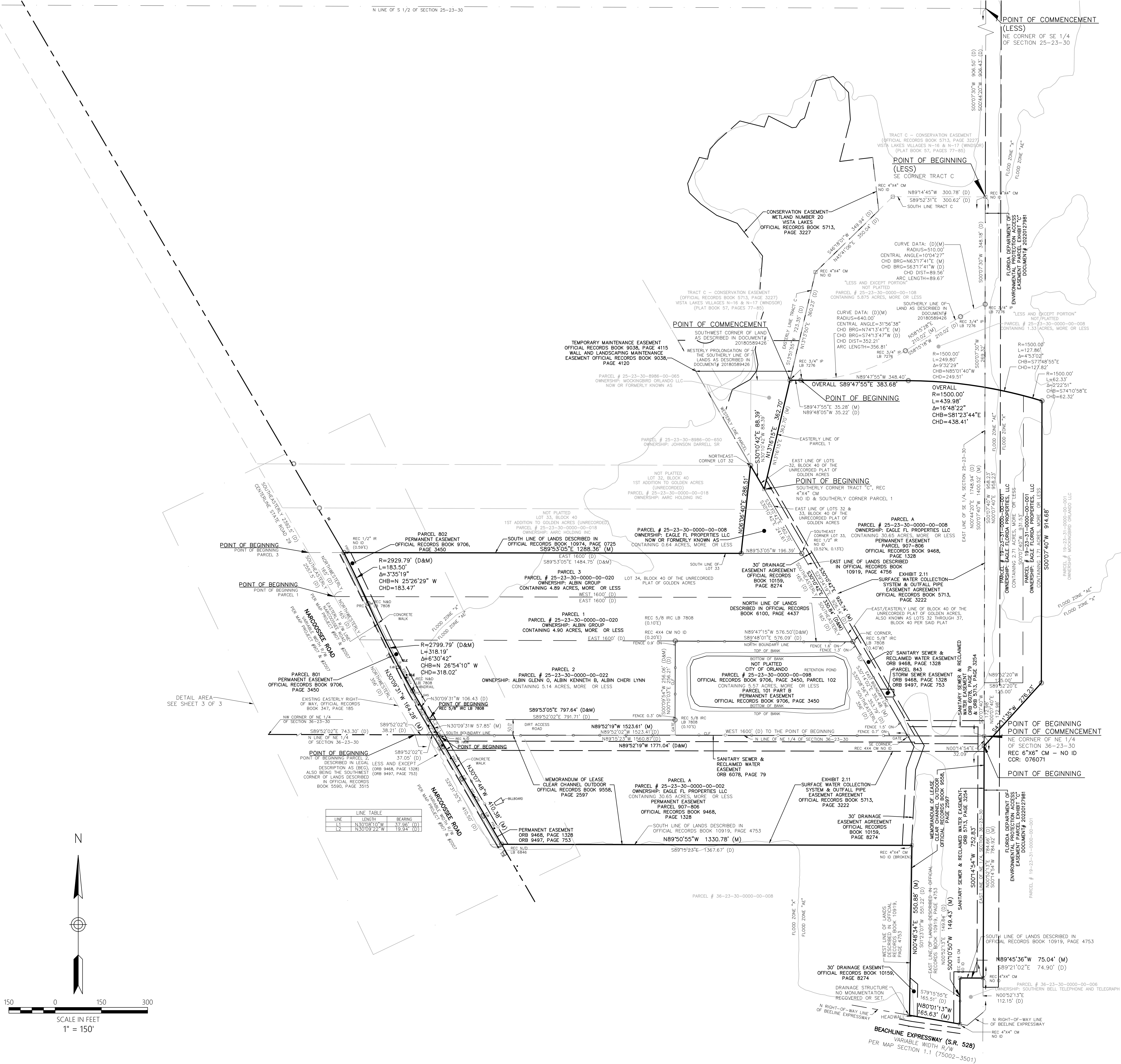
29. Ordinance amending and Ordinance establishing the zoning classification recorded April 24, 2003 in Official Records Book 6883, page 3712. (NOT A SURVEY MATTER)

30. Lease as evidenced by the Memorandum of Lease by and between Super Stop Petroleum IV, Inc. (Lessor) and C. C. Outdoor, Inc., d/b/a Clear Channel Outdoor (Lessee), recorded January 8, 2008 in Official Records Book 9558, Page 2597, Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

31. Agreement for General Release of All Claims by and between The City of Orlando, Super Stop #407, Inc., a Florida corporation and Super Stop Petroleum IV, Inc., a Florida corporation, recorded January 13, 2011 in Official Records Book 10059, Page 8261, Public Records of Orange County, Florida. (NOT A SURVEY MATTER)

32. Drainage Easement Agreement by and between Super Stop Petroleum IV, Inc., a Florida corporation, Grantor and The City of Orlando, Florida, Grantee, recorded January 13, 2011 in Official Records Book 10059, Page 8074, Public Records of Orange County, Florida. (AS SHOWN)

33. Cross Access Easement in favor of Super Stop #407, Inc., a Florida corporation, recorded March 22, 2011 in Official Records Book 10





225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Licensed Business 7153

### Legend

CCR CERTIFIED CORNER RECORD  
CM CONCRETE MONUMENT  
(D) DEED DIMENSION  
(M) FIELD MEASURED DIMENSION  
IP IRON PIPE  
LB LICENSED BUSINESS  
REC RECOVERED  
ORB OFFICIAL RECORD BOOK  
PG PAGE  
R/W RIGHT OF WAY  
N&D NAIL AND I.D. DISK  
ID IDENTIFICATION  
RCP REINFORCED CONCRETE PIPE  
IR IRON ROD (REBAR)  
IRC (IRON ROD (REBAR) AND I.D. CAP  
CLF CHAIN LINK FENCE  
BEG BEGIN  
CHB CHORD BEARING  
CHD CHORD DISTANCE  
L LENGTH  
R RADIUS  
Δ DELTA ANGLE  
⊙ SET 5/8" IRON ROD AND CAP  
VHB LB 7153

⊙ DRAIN MANHOLE  
⊙ CATCH BASIN  
⊙ SEWER MANHOLE  
⊙ ELECTRIC MANHOLE  
⊙ TELEPHONE MANHOLE  
⊙ MANHOLE  
⊙ WATER GATE  
⊙ FIRE HYDRANT  
⊙ GAS GATE  
⊙ BOLLARD w/LIGHT  
⊙ STREET SIGN  
⊙ LIGHT POLE  
⊙ UTILITY POLE  
⊙ GUY POLE  
⊙ GUY WIRE  
⊙ MONITORING WELL  
⊙ FLOOD LIGHT  
⊙ WELL  
⊙ MARSH  
⊙ F.F.E.=45.27'  
⊙ FINISHED FLOOR ELEVATION  
⊙ ELECTRIC JUNCTION BOX  
⊙ FIBER OPTIC CABLE  
⊙ FIBER OPTIC CABLE VAULT  
⊙ DASHED WHITE LINE  
⊙ SINGLE YELLOW LINE  
⊙ LANDSCAPED AREA  
⊙ EDGE OF PAVEMENT  
⊙ CONCRETE CURB  
⊙ VERTICAL GRANITE CURB  
⊙ SLOPED GRANITE CURB  
⊙ BITUMINOUS CURB  
⊙ BITUMINOUS CURB  
⊙ GUARD RAIL  
⊙ CHAIN LINK FENCE  
⊙ DRAINAGE LINE  
⊙ SEWER LINE  
⊙ OVERHEAD WIRE  
⊙ UNDERGROUND ELECTRIC  
⊙ TELEPHONE LINE  
⊙ GAS LINE  
⊙ WATER LINE  
⊙ STONE WALL  
⊙ TREE LINE  
⊙ 100' BUFFER ZONE  
⊙ 100-FT RIVER FRONT AREA  
⊙ 200-FT RIVER FRONT AREA  
⊙ LIMIT MEAN ANNUAL HIGH WATER  
⊙ LIMIT OF BANK  
⊙ VEGETATED WETLAND BOUNDARY

**Sullivan Properties, Inc.**  
130 S Orange Avenue, Unit 300  
Orlando, Florida 32801

No.	Revision	Date	Appr.

Drawn by: JAP, CAP, WDM  
Checked by: WDM

Issued for: \_\_\_\_\_  
Date: December 15, 2022

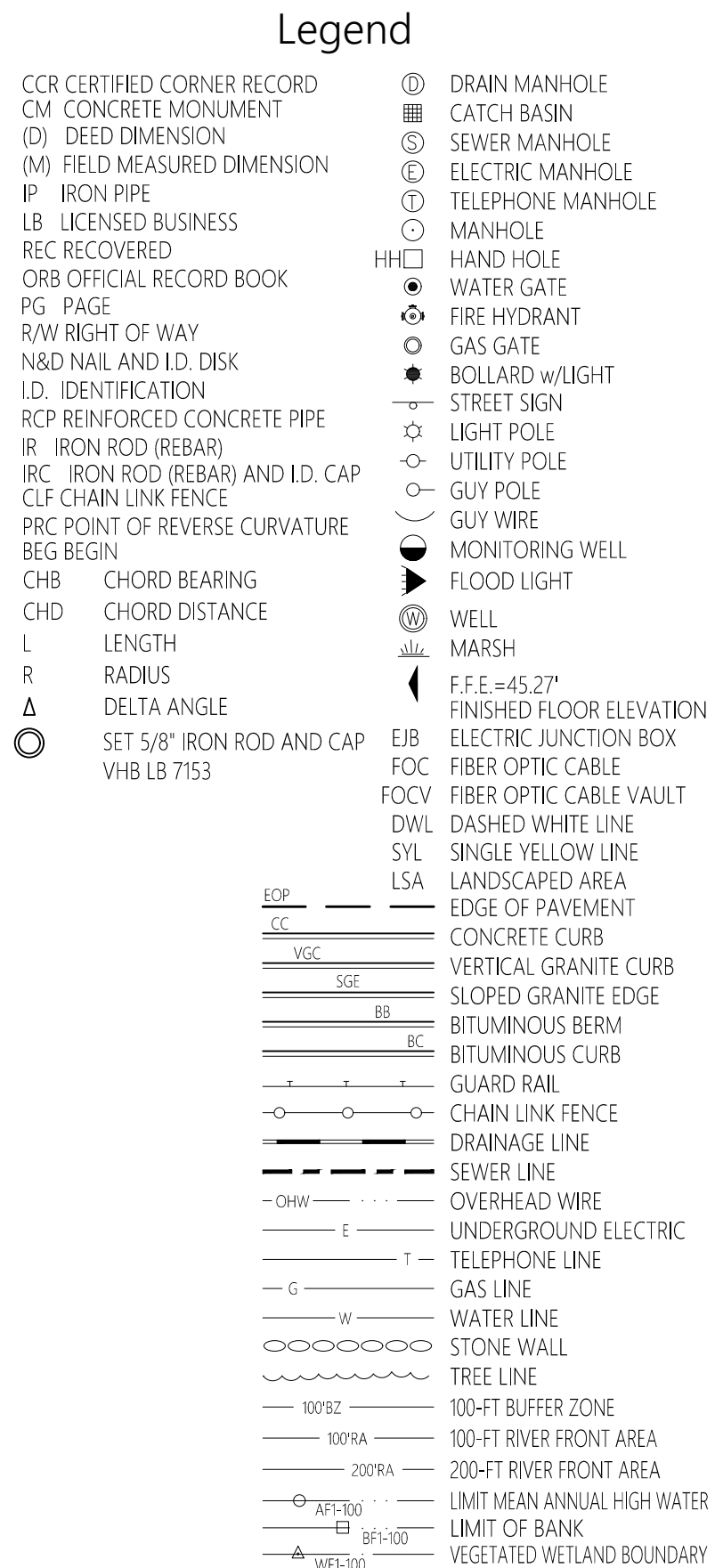
Drawing Title  
**ALTA/NSPS LAND  
TITLE SURVEY**

Drawing Number

**Sv-2**

Sheet 2 of 3

Project Number  
**63779.02**



130 S Orange Avenue, Unit 300  
Orlando, Florida 32801

Drawing Title

**ALTA/NSPS LAND  
TITLE SURVEY**

3 of 3

Product Number  
**779.02**