



LEGAL DESCRIPTION—OVERALL PER ORANGE COUNTY PUBLIC RECORDS:

(PER DOCUMENT NO. 20170334122)
TRACT 10, SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

(PER OFFICIAL RECORDS BOOK 7310, PAGE 3690)
THE WEST ONE-HALF OF LOT 23, LESS ROAD RIGHT-OF-WAY, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

(PER OFFICIAL RECORDS BOOK 4344, PAGE 3022)
THE SOUTH HALF OF TRACT 24, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

(PER OFFICIAL RECORDS BOOK 2977, PAGE 1293)
THE NORTH HALF OF TRACT 24, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

(PER OFFICIAL RECORDS BOOK 7310, PAGE 3691)
LOT 25, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

(PER OFFICIAL RECORDS BOOK 6135, PAGE 679)
THE WEST 1/2 OF LOT 26, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 36.49 ACRES, MORE OR LESS.

LEGAL DESCRIPTION—WRITTEN BY ALLEN & COMPANY, INC.:

PARCEL A:

LOT 10, SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°58'22" WEST ALONG THE WEST LINE OF SAID LOT 10 FOR A DISTANCE OF 309.88 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID LOT 24; THENCE RUN SOUTH 89°55'31" EAST ALONG THE NORTH LINE OF SAID LOT 10 FOR A DISTANCE OF 620.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE RUN SOUTH 89°55'31" EAST ALONG THE NORTH LINE OF SAID LOT 10 FOR A DISTANCE OF 640.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE RUN SOUTH 00°58'22" EAST ALONG THE EAST LINE OF SAID LOT 10 FOR A DISTANCE OF 620.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.13 ACRES, MORE OR LESS.

PARCEL B:

THE WEST ONE-HALF OF LOT 23, LESS ROAD RIGHT-OF-WAY, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°55'17" WEST ALONG THE NORTH LINE OF SAID LOT 23 FOR A DISTANCE OF 320.46 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 23 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°58'23" EAST ALONG THE EAST LINE OF SAID WEST 1/2 OF LOT 23 FOR A DISTANCE OF 619.85 FEET TO THE SOUTHWEST CORNER OF SAID WEST 1/2 OF LOT 23; THENCE RUN NORTH 89°54'59" WEST ALONG THE SOUTH LINE OF SAID LOT 23 FOR A DISTANCE OF 320.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE RUN NORTH 00°58'23" WEST ALONG THE WEST LINE OF SAID LOT 23 FOR A DISTANCE OF 619.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE RUN SOUTH 89°55'17" EAST ALONG THE NORTH LINE OF SAID LOT 23 FOR A DISTANCE OF 320.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.56 ACRES, MORE OR LESS.

LEGAL DESCRIPTION—WRITTEN BY ALLEN & COMPANY, INC.:

PARCEL D:

THE SOUTH HALF OF LOT 24, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 24, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°58'22" WEST ALONG THE WEST LINE OF SAID LOT 24 FOR A DISTANCE OF 309.88 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID LOT 24; THENCE RUN SOUTH 89°55'08" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24 FOR A DISTANCE OF 640.93 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF LOT 24; THENCE RUN SOUTH 00°58'23" EAST ALONG THE EAST LINE OF SAID LOT 24 FOR A DISTANCE OF 309.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE RUN NORTH 89°54'59" WEST ALONG THE SOUTH LINE OF SAID LOT 24 FOR A DISTANCE OF 640.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.56 ACRES, MORE OR LESS.

PARCEL E:

LOT 25, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 25, ORLANDO-KISSIMMEE FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 117-1/2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°58'22" WEST ALONG THE WEST LINE OF SAID LOT 25 FOR A DISTANCE OF 619.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE RUN SOUTH 89°54'59" EAST ALONG THE NORTH LINE OF SAID LOT 25 FOR A DISTANCE OF 619.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE RUN SOUTH 00°58'23" EAST ALONG THE EAST LINE OF SAID LOT 25 FOR A DISTANCE OF 619.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE RUN NORTH 89°54'40" WEST ALONG THE SOUTH LINE OF SAID LOT 25 FOR A DISTANCE OF 640.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.12 ACRES, MORE OR LESS.

LEGEND AND ABBREVIATIONS:

- BOLLARD
- CATCH BASIN
- ELECTRIC BOX
- ⊞ ELECTRIC METER
- ▽ FIBER OPTIC MARKER
- GUY WIRE
- ⊞ IRRIGATION VALVE
- ✉ MAILBOX
- ⊞ MITERED END SECTION
- ⊞ PHONE RISER
- SIGN
- ⊞ UTILITY VAULT
- ⊞ WELL
- ☆ WOOD LIGHT POLE
- ⊞ WOOD UTILITY POLE
- OVERHEAD WIRES
- FENCELINE
- TOE OF SLOPE
- TOP OF BANK
- CCR CERTIFIED CORNER RECORD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ID IDENTIFICATION NUMBER
- INV INVERT
- ORB OFFICIAL RECORDS BOOK
- PG PAGE OR PAGES
- DB DEED BOOK
- R/W RIGHT OF WAY
- MES MITERED END SECTION
- SMH SANITARY MANHOLE
- DMH DRAINAGE MANHOLE
- PB PLAT BOOK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- (P) SPOT
- ⊞ SPOT ELEVATION IN FEET

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST LINE OF LOT 25, AS BEING N00°58'22"W.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN INSURANCE TITLE COMMITMENT.
- THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSERVED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSERVED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X AND ZONE A (NO BASE ELEVATION ON FIRM MAP). ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0650G, MAP EFFECTIVE JUNE 20, 2018, THE ABOVE STATEMENT IS FOR INFORMATION ONLY, AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- ADJOINING PROPERTY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
- INTERIOR IMPROVEMENTS WERE NOT LOCATED PER THE CLIENT'S REQUEST.



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

BOUNDARY SURVEY
OF
BOGGY CREEK ROAD
SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

FOR:
OHARA KRAMER, LLC

FOR THE LICENSED BUSINESS #6723 BY:
JAMES L. RICKMAN, P.S.M. #6633

REVISIONS	DATE

JOB # 20200225
DATE: 8/17/2020
SCALE: 1" = 100 FEET
CALC BY: SMO
FIELD BY: DH
DRAWN BY: SMO
CHECKED BY: MR