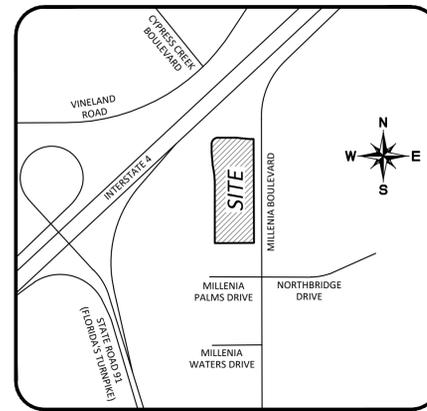
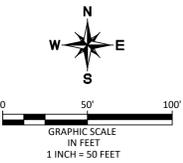


# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PARCEL OF LAND LYING WITHIN SECTION 18, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA  
4825 MILLENIA BOULEVARD, ORLANDO, FLORIDA



VICINITY MAP  
NOT TO SCALE



### LEGAL DESCRIPTION:

LOT 2A, AMG OF SOUTH ORLANDO AT MILLENIA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 6 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

### SURVEYOR'S REPORT:

- FIELD BEARINGS AND DISTANCES ARE BASED ON STATE PLANE GRID. THE BEARING BASE IS ALONG THE EAST LINE OF LOT 2A, AMG OF SOUTH ORLANDO AT MILLENIA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 6-9, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (BEARING BASE: S0°19'43"E).
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER SJ-17.05(1) OF THE FLORIDA ADMINISTRATIVE CODE (FAC), MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY, WAS TO CONVEY THE LIMITS OF A BOUNDARY SURVEY AND ITS IMPROVEMENTS TOPOGRAPHICALLY.
- THE ACCURACY STANDARD USED FOR HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE DISTANCE OF 1 FOOT IN 10,000 FEET. ("STANDARDS OF PRACTICE (SJ-17.051 FAC)" PURSUANT TO SECTION 472.027, FLORIDA STATUTES).
- THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FFRN (FLORIDA PERMANENT REFERENCE NETWORK).
  - THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON DECEMBER 9, 2025.
  - A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
  - HORIZONTAL DATA IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
  - HORIZONTAL CONTROL IS BASED ON THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST, AS RECORDED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD NO. 81500 (PUBLISHED COORDINATES: NORTHING=1,509,915.390' EASTING=514,085.831', FLORIDA STATE PLANE COORDINATE EAST [901] NAD (NORTH AMERICAN DATUM) 1983/1990ADJ (U.S. SURVEY FOOT)).
- THE ACCURACY STANDARD USED FOR THE VERTICAL CONTROL FOR THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENT CLASSIFIED IN THE STANDARDS OF PRACTICE (SJ-17.051 FAC), THE MAXIMUM ERROR OF ACCURACY ALLOWED FOR THIS TYPE OF SURVEY IS 0.05 TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES (0.05\*1.1). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION EXCEEDS THIS REQUIREMENT.
- VERTICAL CONTROL IS BASED ON GPS LEVELING UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK.
  - VERTICAL DATA IS BASED ON NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT).
  - VERTICAL DATA IS BASED ON CITY OF ORLANDO BENCHMARK 10-091, HAVING A PUBLISHED ELEVATION OF 95.475' (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT).
  - THREE TEMPORARY BENCH-MARKS WERE SET ON THE SITE. SEE THE MAP OF SURVEY, SHEET 2 OF 2.
- DISTANCES THAT WERE MEASURED WITH E.D.M. EQUIPMENT HAVE BEEN ADJUSTED FOR TEMPERATURE.
- PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER DEEDS OF RECORD, BY THIS SURVEYOR. WITHOUT BENEFIT OF TITLE WORK SURVEYOR CAN'T DETERMINE IF UTILITIES LAY OUTSIDE EASEMENTS.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
- ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE.
- THIS PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 12095E0405F WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- ONE FOOT CONTOUR INTERVALS ARE SHOWN HEREON, SEE SHEET 2 OF 2.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
- ALL TYPES, SIZES, LOCATIONS, GRADES, ETC. OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND, JURISDICTIONAL BOUNDARIES, OR HABITATS FOR PROTECTED SPECIES, EXCEPT AS SHOWN.
- TREE SYMBOLS, IF ANY, ARE NOT TO SCALE. TREE DIAMETER BREST HEIGHT IS DENOTED BY EACH TREE ON THIS SURVEY. TREE SIZE AND SPECIES SHOULD BE VERIFIED BY A REGISTERED LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR PERSON OF A SIMILAR PROFESSION AS DEFINED BY THE LOCAL MUNICIPALITY.
- OWNERSHIP OF FENCES, IF ANY, IS UNKNOWN TO THIS SURVEYOR.
- THE CITY OF ORLANDO PUBLIC UTILITIES DATA PORTAL SHOWS AN EXISTING SANITARY UTILITY STRUCTURE WITHIN THE VICINITY OF THE AREA SHOWN ON SHEET 2 OF 2. ALL REASONABLE EFFORTS TO LOCATE SAID STRUCTURE WERE EXHAUSTED BY THIS FIRM, BUT WERE UNSUCCESSFUL AS OF THE DATE OF THIS SURVEY.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### ABBREVIATIONS LEGEND:

ADJ	ADJUSTED
(C)	CALCULATED DATA
COA	CERTIFICATE OF AUTHORIZATION
DE	DRAINAGE EASEMENT
E.D.M.	ELECTRONIC DISTANCE MEASUREMENT
EL/ELEV	ELEVATION
FAC	FLORIDA ADMINISTRATIVE CODE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.P.	FEDERAL PROJECT
G.P.R.	GROUND PENETRATING RADAR
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED DATA
NAD	NORTH AMERICAN DATUM
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
(P1)	PLAT DATA (PLAT BOOK 109, PAGES 6-9)
(P2)	PLAT DATA (PLAT BOOK 100, PAGES 33-36)
(P1-C)	CALCULATED FROM PLAT DATA (P1)
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RTK	REAL TIME KINEMATICS
R/W	RIGHT-OF-WAY
S&DE	SEWER AND DRAINAGE EASEMENT
SEC	SECTION
S.U.E.	SUBSURFACE UTILITY ENGINEERING
(TYP)	TYPICAL
UE	UTILITY EASEMENT
U.S.	UNITED STATES

### LINE LEGEND:

— 1 —	STORM DRAIN PIPE
— 2 —	SANITARY PIPE
— 3 —	CHAINLINK FENCE
— 4 —	RIGHT OF WAY LINE
— 51 —	MINOR CONTOUR LINE
— 50 —	MAJOR CONTOUR LINE

### SYMBOLS LEGEND:

⊕	BENCHMARK
⊙	STREET SIGN
⊞	CABLE TELEVISION BOX
⊚	ELECTRIC RISER
⊙	LIGHT POLE
⊙	CATCH BASIN
⊙	CURB INLET
⊙	CURB INLET
⊙	WATER VALVE
⊙	STORM DRAIN MANHOLE
⊙	SANITARY MANHOLE
⊙	ASPHALT SURFACE
⊙	CONCRETE SURFACE

### PROJECT INFORMATION:

FIELD DATE: 12/3/2025 - 12/16/2025  
PARTY CHIEF: XG  
DRAWN BY: JTP  
CHECKED BY: MWH  
APPROVED BY: MWH  
JOB NUMBER: 25-0162.000  
DRAWING: 25-0162.000 Rvian at Millenia Boundary-Topo.dwg  
DRAWING DATE: 12/17/2025  
FIELD BOOK: 659/107

### SHEET INDEX:

SHEET 1: LEGAL DESCRIPTION, VICINITY MAP, SURVEYOR'S REPORT, MAP OF BOUNDARY SURVEY, ABBREVIATIONS AND SYMBOLS LEGENDS, AND SURVEYOR'S CERTIFICATION  
SHEET 2: MAP OF TOPOGRAPHIC SURVEY

THIS SHEET IS PART OF A 2-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY CONFORMS WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: 12-17-2025  
JOB NO: 25-0162.000  
DRAWN: JTP  
CHECKED: MWH  
APPROVED: MWH  
SHEET NO: 1 OF 2

222 CHURCH STREET  
KISSIMMEE, FL 32741  
PHONE (407) 846-1216  
COA 32059 LB 6605

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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

RIVIAN AT MILLENIA

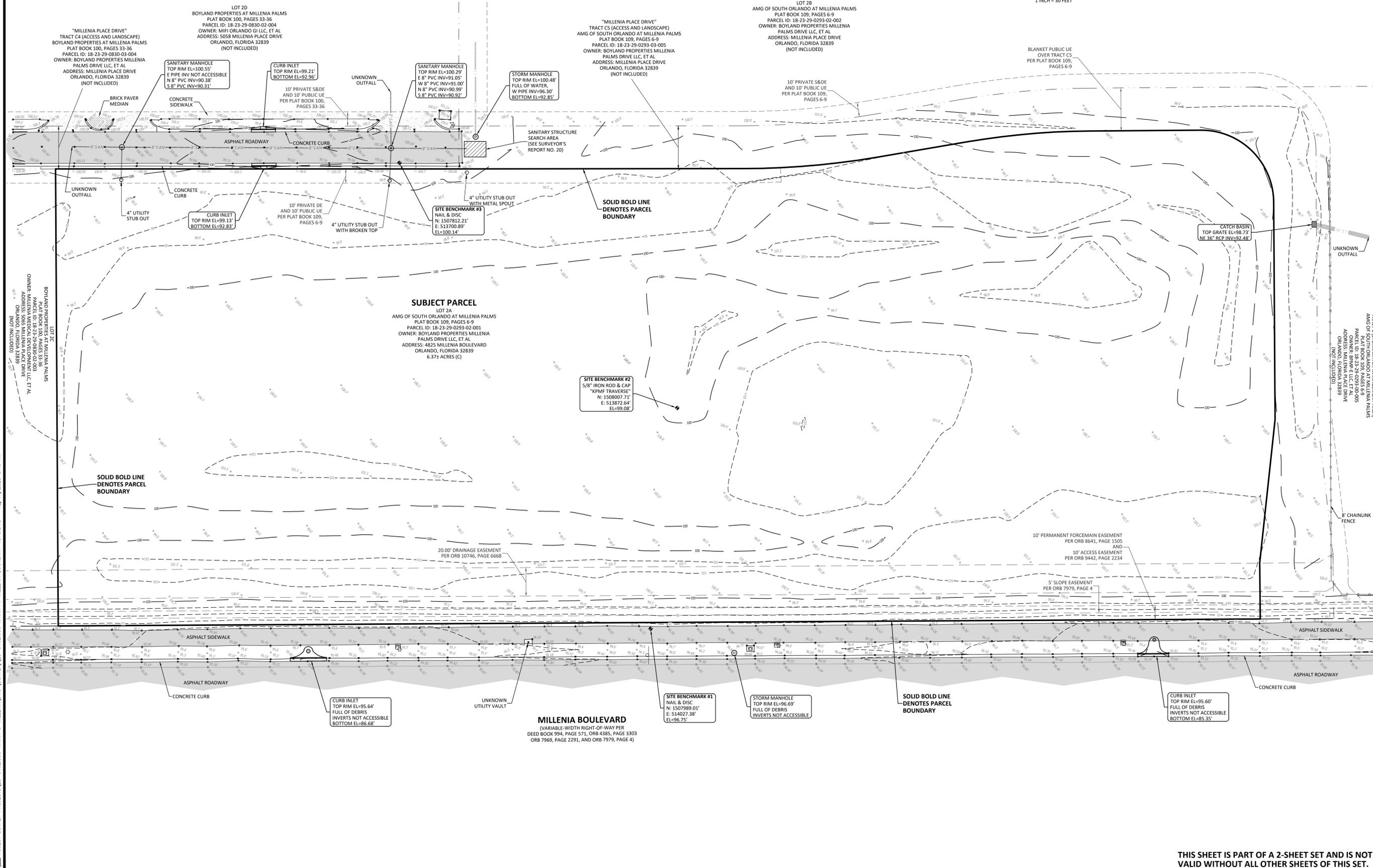
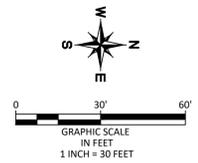
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IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE: 12-17-2025  
JOB NO: 25-0162.000  
DRAWN: JTP  
CHECKED: MWH  
APPROVED: MWH  
SHEET NO: 1 OF 2

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# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

OF  
A PARCEL OF LAND LYING WITHIN SECTION 18, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA  
4825 MILLENIA BOULEVARD, ORLANDO, FLORIDA



S:\PROJECT SURVEY PROJECTS\25-0162.000 RIVAN AT MILLENIA BOUNDARY-TOPO.DWG - 12/17/2025 9:43 AM

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**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY**  
**RIVIAN AT MILLENIA**

**CAUTION**  
IF THIS SCALE BAR DOES NOT MEASURE 1" TO SCALE

DATE:	12-17-2025
JOB NO.:	25-0162.000
DRAWN:	JTP
APPROVED:	MWH
SHEET NO.:	2 OF 2

THIS SHEET IS PART OF A 2-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.