

LEGAL DESCRIPTION:

That part of Lot 107, MUNGER LAND CO. Subdivision, Section 5, Township 24 South, Range 28 East, as recorded in Plat Book "E", Page 22, of the Public Records of Orange County, Florida, described as follows:

Commence at the Northeast corner of the W 1/2 of the SE 1/4 of SW 1/4 of Section 5, Township 24 South, Range 28 East, thence S 00°02'22"E 15.00 feet for the Point of Beginning; thence S 00°02'22"E 130.16 feet; thence S 89°34'05"W 334.71 feet to the west line of the E 1/2 of the W 1/2 of the SE 1/4 of the SW 1/4; thence N 00°00'01"E 130.16 feet; thence N 89°34'05"E 334.62 feet to the Point of Beginning.

Subject to an easement for ingress and egress purposes over the East 30.00 feet thereof.

IN ADDITION, Grant or grants to Grantee a non-exclusive easement for ingress and egress over the North 30 feet of Lots 105 and 106, MUNGER LAND CO. Subdivision, Section 5, Township 24 South, Range 28 East, as recorded in Plat Book "E", Page 22, of the Public Records of Orange County, Florida, reserving, however, unto himself the same right of ingress and egress over the easement described herein.

TOGETHER WITH

Lots 107 and 118, MUNGER SUBDIVISION, lying and situate in Section 5, Township 24 South, Range 28 East, according to the Plat thereof as recorded in Plat Book "E", page 22, public records of Orange County, Florida, less and except the following described properties:

Commence at the Northeast corner of the W 1/2 of the SE 1/4 of SW 1/4 of Section 5, Township 24 South, Range 28 East, thence S 00°02'22"E 15.00 feet for the Point of Beginning; thence S 00°02'22"E 130.16 feet; thence S 89°34'05"W 334.71 feet to the west line of the E 1/2 of the W 1/2 of the SE 1/4 of the SW 1/4; thence N 00°00'01"E 130.16 feet; thence N 89°34'05"E 334.62 feet to the Point of Beginning, and subject to an easement for ingress and egress purposes over the East 30.00 feet thereof; and

From the Northeast corner of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 5, Township 24 South, Range 28 East, run S 89°34'05" W, along the 40 acre line, 30 feet for a Point of Beginning, said point being on the West right of way line State Road No. 535; thence run S 00°07'21" E, along said right of way line 810.00 feet; thence S 89°34'05" W, 630.00 feet; thence S 00°07'21" E 190.78 feet; thence S 89°21'05" W, 40.00 feet; thence N 00°02'26" W, 385.78 feet; thence N 89°21'05" E, 30.05 feet to the West line of said Lot 106; thence N 00°02'26" W, along said lot line, 615.00 feet; thence N 89°34'05" E, 639.22 feet to the point of beginning.

IN ADDITION, grantor grants to grantee a non-exclusive easement for ingress and egress over the North 30 feet of Lots 105 and 106, Munger Land Co. Subdivision, Section 5, Township 24 South, Range 28 East, as recorded in Plat Book "E", page 22, of the public records of Orange County, Florida, reserving however, unto herself the same right of ingress and egress over the easement described herein.

Contains 1.00 acres more or less.

ALSO BEING DESCRIBED AS FOLLOWS:

OVERALL PARCEL

A PARCEL OF LAND BEING A PORTION OF LOTS 107 AND 118, MUNGER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 22 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 19, CYPRESS CHASE UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 83 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°31'37" WEST ALONG THE NORTH LINE OF SAID LOT 19 TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE RUN SOUTH 00°08'06" WEST ALONG THE WEST LINE OF SAID LOT 19 AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 385.78 FEET; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN NORTH 89°31'37" EAST FOR A DISTANCE OF 28.96 FEET TO A POINT ON THE EAST LINE OF SAID LOT 118; THENCE RUN SOUTH 00°21'34" WEST FOR A DISTANCE OF 232.55 FEET ALONG SAID EAST LINE TO THE EDGE OF SOUTH LAKE; THENCE RUN ALONG THE EDGE OF SOUTH LAKE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 37°16'47" WEST FOR A DISTANCE OF 34.98 FEET; THENCE RUN NORTH 45°26'20" WEST FOR A DISTANCE OF 40.35 FEET; THENCE RUN NORTH 32°21'32" WEST FOR A DISTANCE OF 73.78 FEET; THENCE RUN NORTH 26°09'16" WEST FOR A DISTANCE OF 77.88 FEET; THENCE RUN NORTH 07°24'13" WEST FOR A DISTANCE OF 28.86 FEET; THENCE RUN NORTH 42°25'16" EAST FOR A DISTANCE OF 63.37 FEET; THENCE RUN NORTH 55°04'33" WEST FOR A DISTANCE OF 73.05 FEET; THENCE RUN NORTH 44°41'05" WEST FOR A DISTANCE OF 21.98 FEET; THENCE RUN NORTH 37°57'14" WEST FOR A DISTANCE OF 10.69 FEET; THENCE RUN NORTH 10°26'12" WEST FOR A DISTANCE OF 4.94 FEET; THENCE RUN NORTH 29°47'08" WEST FOR A DISTANCE OF 42.37 FEET; THENCE RUN NORTH 41°17'03" WEST FOR A DISTANCE OF 32.32 FEET; THENCE RUN NORTH 60°28'00" WEST FOR A DISTANCE OF 43.12 FEET; THENCE RUN NORTH 71°28'58" WEST FOR A DISTANCE OF 90.02 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 118; THENCE RUN NORTH 00°12'59" EAST ALONG SAID WEST LINE OF LOT 118 AND THE WEST LINE OF AFORESAID LOT 107 FOR A DISTANCE OF 641.16 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°44'33" EAST FOR A DISTANCE OF 334.93 FEET TO A POINT ON THE WEST LINE OF AFORESAID CYPRESS CHASE UNIT 1; THENCE RUN SOUTH 00°08'06" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 469.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 260,014 SQUARE FEET OR 5.97 ACRES MORE OR LESS.

PARCEL A

A PARCEL OF LAND BEING A PORTION OF LOTS 107 AND 118, MUNGER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 22 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 19, CYPRESS CHASE UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 83 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°31'37" WEST ALONG THE NORTH LINE OF SAID LOT 19 FOR A DISTANCE OF 30.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE RUN SOUTH 00°08'06" WEST ALONG THE WEST LINE OF SAID LOT 19 AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 354.45 FEET; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN NORTH 89°51'54" WEST FOR A DISTANCE OF 57.30 FEET TO THE EDGE OF SOUTH LAKE; THENCE RUN ALONG THE EDGE OF SOUTH LAKE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 55°04'33" WEST FOR A DISTANCE OF 73.05 FEET; THENCE RUN NORTH 44°41'05" WEST FOR A DISTANCE OF 21.98 FEET; THENCE RUN NORTH 37°57'14" WEST FOR A DISTANCE OF 10.69 FEET; THENCE RUN NORTH 10°26'12" WEST FOR A DISTANCE OF 4.94 FEET; THENCE RUN NORTH 29°47'08" WEST FOR A DISTANCE OF 42.37 FEET; THENCE RUN NORTH 41°17'03" WEST FOR A DISTANCE OF 32.32 FEET; THENCE RUN NORTH 60°28'00" WEST FOR A DISTANCE OF 43.12 FEET; THENCE RUN NORTH 71°28'58" WEST FOR A DISTANCE OF 90.02 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 118; THENCE RUN NORTH 00°12'59" EAST ALONG SAID WEST LINE OF LOT 118 AND THE WEST LINE OF AFORESAID LOT 107 FOR A DISTANCE OF 641.16 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°44'33" EAST FOR A DISTANCE OF 334.93 FEET TO A POINT ON THE WEST LINE OF AFORESAID CYPRESS CHASE UNIT 1; THENCE RUN SOUTH 00°08'06" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 469.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 239,056 SQUARE FEET OR 5.49 ACRES MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING A PORTION OF LOT 118, MUNGER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 22 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 19, CYPRESS CHASE UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 83 THROUGH 84 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°08'06" WEST FOR A DISTANCE OF 159.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°08'06" WEST FOR A DISTANCE OF 31.33 FEET; THENCE RUN NORTH 89°31'37" EAST FOR A DISTANCE OF 28.96 FEET TO THE EAST LINE OF SAID LOT 118; THENCE RUN SOUTH 00°21'34" WEST FOR A DISTANCE OF 232.55 FEET TO THE EDGE OF SOUTH LAKE; THENCE RUN ALONG THE EDGE OF SOUTH LAKE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 37°16'47" WEST FOR A DISTANCE OF 34.98 FEET; THENCE RUN NORTH 45°26'20" WEST FOR A DISTANCE OF 40.35 FEET; THENCE RUN NORTH 32°21'32" WEST FOR A DISTANCE OF 73.78 FEET; THENCE RUN NORTH 26°09'16" WEST FOR A DISTANCE OF 77.88 FEET; THENCE RUN NORTH 07°24'13" WEST FOR A DISTANCE OF 28.86 FEET; THENCE RUN NORTH 42°25'16" EAST FOR A DISTANCE OF 63.37 FEET; THENCE DEPARTING SAID EDGE OF SOUTH LAKE RUN SOUTH 89°51'54" EAST FOR A DISTANCE OF 57.30 FEET TO THE POINT OF BEGINNING.

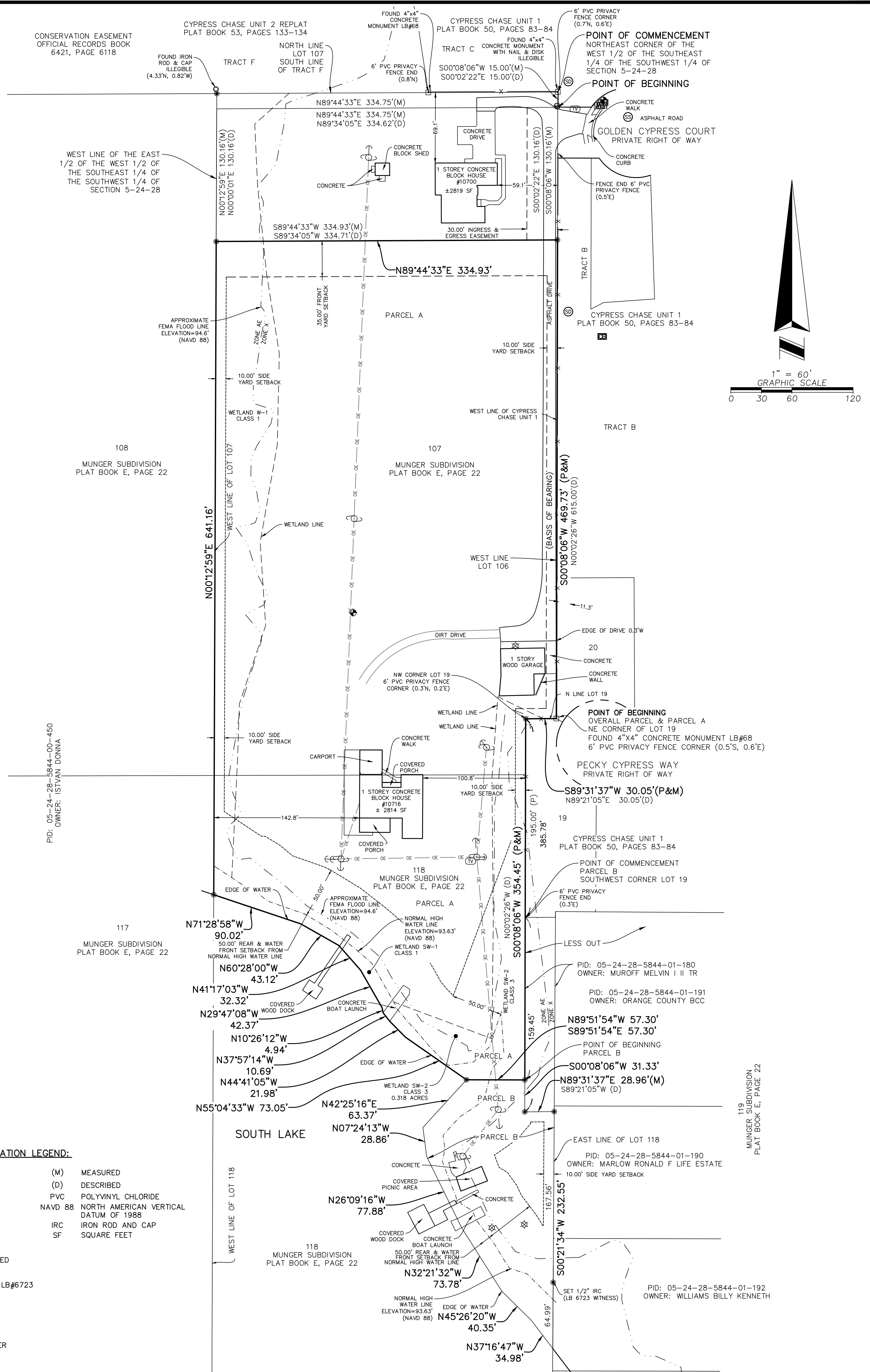
CONTAINING: 20,958 SQUARE FEET OR 0.48 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF CYPRESS CHASE UNIT 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS HAVING AN ASSUMED BEARING OF S00°08'06"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.
- THE ACCURACY OF THE SURVEY DATA SHOWN HEREON HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES ACHIEVING OR EXCEEDING A CLOSURE OF 1 FOOT IN 10,000 FEET.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE LEGAL DESCRIPTION HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- 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.
- THE LANDS SHOWN HEREON LIE IN ZONE X UNSHADED, DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE AND FLOOD ZONE AE, DEFINED AS AREAS THAT PRESENT A 1% ANNUAL CHANCE OF FLOODING WITH A BASE FLOOD ELEVATION OF 94.6 FEET, PER FLOOD INSURANCE RATE MAP (FIRM) NO. 120950395F, WITH AN EFFECTIVE MAP DATE OF 9/25/2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
- 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 OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
- 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.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSERVED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ORANGE COUNTY BENCHMARK NUMBER OC-16-1009, ELEVATION BEING 103.952'.
- WETLAND LINE SHOWN HEREON WAS LOCATED BY ALLEN & COMPANY ON JULY 1, 2022, AS FLAGGED BY OTHERS.
- LAST DATE OF FIELD SURVEY: AUGUST 30, 2022.
- SUBJECT PROPERTY LIES IN ZONE R-CE (COUNTRY ESTATE DISTRICT) PER ORANGE COUNTY, FLORIDA ZONING DEPARTMENT.

SYMBOL AND ABBREVIATION LEGEND:

—○—	OVERHEAD ELECTRICAL LINE	(M)	MEASURED
⊛	METAL LIGHT POLE	(D)	DESCRIBED
⊙	WOODEN POWER POLE	PVC	POLYVINYL CHLORIDE
→	GUY WIRE	NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
—○—	CABLE TELEVISION RISER	IRC	IRON ROD AND CAP
⊙	SANITARY SEWER MANHOLE	SF	SQUARE FEET
⊙	MAILBOX		
⊙	WATER METER		
⊙	FOUND CONCRETE MONUMENT AS NOTED		
⊙	FOUND IRON ROD OR PIPE AS NOTED		
⊙	SET 1/2" IRON ROD OR NAIL & DISK LB#6723		
⊙	STORM DRAINAGE MANHOLE		
⊙	CATCH BASIN		
⊙	BENCHMARK LOCATION		
LB	LICENSED BUSINESS		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		
PVC	POLYVINYL CHLORIDE		



ALLEN & COMPANY
Founded in 1988

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

BOUNDARY SURVEY
OF
GOLDEN CYPRESS CT. PARCELS
SECTION 5, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: RESOLUTE DEVELOPMENT GROUP

FOR THE LICENSED BUSINESS #9723 BY:

JAMES RICKMAN, P.S.M. #5633

DATE	REVISIONS

JOB #: 20230758
DATE: 01/16/2024
SCALE: 1" = 60'
CALC BY: BRH
FIELD BY: NW/DB
DRAWN BY: MCD
CHECKED BY: BRH

Drawing name: L:\Users\20230728\pms\20230728_Boundary.dwg Sheet: 1 (of 2)