

Legend of Symbols & Abbreviations

● Found Iron Pipe or Rod	⊠ Irrigation Control Valve
⊙ Found Nail & Disk	⊠ Electric Box
⊙ Set 5/8" Capped Iron Rod	⊠ Electric Vault
⊙ Set Nail & Disk	⊠ Guy Wire
(F) Field Measurement	⊠ Light Pole
(D) Deed Reference (Title Commitment)	⊠ Utility Pole
(D2) Deed Reference (OR Book 3709, Page 2595)	⊠ Fiber Optic Marker
PSM Professional Surveyor and Mapper	⊠ Telephone Box
FDOT Florida Department of Transportation	⊠ Telephone Manhole
id. Identification	⊠ Sign
LB Licensed Business	⊠ Monitoring Well
OR Official Records	⊠ Sanitary Manhole
⊠ Gas Valve	⊠ Gate
⊠ Gas Line Marker	—x—x— Fence
⊠ Catch Basin	—OL—OL— Overhead Utility Line
⊠ Storm Manhole	

Schedule B-2 Exceptions

per Title Commitment No. NCS-1224978-CH2 issued by First American Title Insurance Company, bearing an effective date of November 4, 2024 at 7:30 AM.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

10. Easement granted to Florida Power Corporation by instrument recorded in Deed Book 820, Page 696. Affects subject property as depicted herein.
11. General Permit in favor of Southern Bell Telephone and Telegraph Company recorded in Deed Book 968, Page 65. Affects subject property as depicted herein.
12. Easement granted to Florida Power Corporation by instrument recorded in Book 1434, Page 527 of Official Records. Does not affect subject property.
13. Reservation of right of way to maintain communication lines by Seaboard Coast Line Railroad Company in Deed recorded in Book 1769, Page 58 of Official Records. Affects subject property, legal blanket in nature.
14. Easement, granted from Eight Thousand Orange Corporation to the County of Orange in the State of Florida, recorded in Book 2603, Page 65 of Official Records. Affects subject property as depicted herein.
15. Easement for Utility and Access created by Warranty Deed recorded in Book 2969, Page 1221 of Official Records; as affected by Corrective Warranty Deed recorded in Book 2984, Page 1774 of Official Records; as affected by Warranty Deed recorded in Book 2969, Page 1230 of Official Records; as affected by Corrective Warranty Deed recorded in Book 3007, Page 1300 of Official Records. Affects subject property as depicted herein.
16. Terms and conditions of the Easement Agreement between Sand Lake of Orange Associates and Cater A. Bradford, Trustee and Southeast Mortgage Company recorded in Book 3039, Page 341 of Official Records. Affects subject property as depicted herein.
17. Easement for ingress and egress, road and utility purposes created by Warranty Deed recorded in Book 3295, Page 851 of Official Records. Affects subject property as depicted herein.
18. Easement, granted from Denny's, Inc., a California corporation to Sand Lake of Orange Associates, recorded in Book 3304, Page 1341 of Official Records. Affects subject property as depicted herein.
19. Possible unrecorded Lease with Maxmedia, Inc., evidenced in Subordination of Encumbrance to Property Rights to State of Florida recorded in Book 3684, Page 2662 of Official Records. Affects subject property, not a matter of survey.

Zoning Information

Zoning Classification: I-1/-5, Industrial

Current Land Use: Vacant Land

Proposed Land Use: Warehousing

Parking Requirements:

Warehouse/Distribution: 1 Space per bay, plus 1 Space for each 1000 Square Feet Warehouse, Flex: 2 Spaces for each 1000 Square Feet of gross floor area

Building Height: 50 Feet, except 35 Feet within 100 Feet of any residential district or use

Minimum Setback Requirements:

Front: 35 Feet

Side: 25 Feet, except 0 Feet when a minimum 50 Feet is provided on the other side

Rear: 25 Feet

Zoning Contact: Orange County, Planning, Environmental and Development Services, 201 South Rosalind Avenue, 2nd Floor, Orlando, Florida 32801
Phone: 407-836-5312

Note: Zoning information is depicted herein for informational purposes only. Surveyor makes no guarantees to accuracy or interpretation of the zoning regulations.

Surveyor's Notes

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane East Zone, bearing of N 83°40'09" W for the North Right-of-way boundary of State Road 482, also being the South Boundary of Subject Property.
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida East Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 5.) No underground foundations or footers were excavated or located for this survey.
- 6.) Per Table A of the ALTA/NSPS requirements:
 - a.) Item 6(b): unable to graphically depict setback requirements due to required interpretation.
 - b.) Item 10: no apparent divisions or party walls; subject property is vacant.
 - c.) Item 16: there is no observable evidence of current earth moving work, building construction or building additions.
 - d.) Item 17: there is no known proposed changes in street right-of-way and there is no observable evidence of recent street or sidewalk construction or repairs.
- 7.) Subject property has indirect access to South Orange Avenue, being a publicly dedicated Right-of-way.
- 8.) Subject property forms a mathematically closed figure and is contiguous with the rights-of-way of Sand Lake Road and South Orange Avenue along their common boundaries without any gaps, gores or hiatuses.
- 9.) The property described herein is the same as the property described in Title Commitment No. NCS-1224978-CH2 with an effective date of November 4, 2024 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted herein or otherwise noted as to their effect on the subject property.

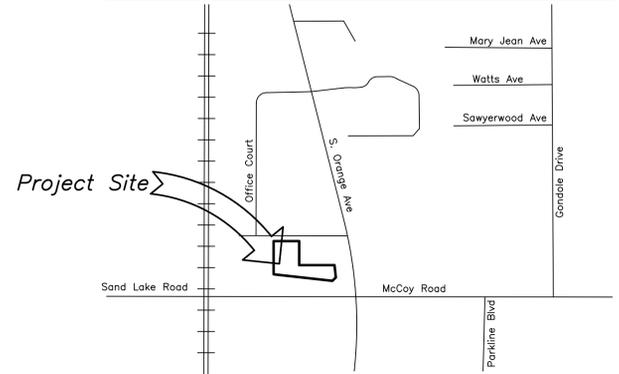
ALTA/NSPS Land Title Survey

1.963 Acre Parcel at Sand Lake Road & South Orange Avenue

Section 25, Township 23 South, Range 29 East

Orange County, Florida

Vicinity Map



Legal Description

The land referred to herein below is situated in the County of Orange, State of Florida, and is described as follows:

PARCEL 1:

From the Southwest corner of the Northeast 1/4 of Section 25, Township 23 South, Range 29 East, Orange County, Florida, run North 89° 57' 44" East, along the South line of said Northeast 1/4, 286.14 feet, to the East right-of-way line of Seaboard Coastline Railroad; run thence South 00° 27' 44" West, along said right-of-way line, 2192.24 feet; run thence South 89° 32' 16" East, 601.5 feet; run thence South 00° 27' 44" West, 187.84 feet, to the Point of Beginning; continue South 00° 27' 44" West, 159.46 feet, to the North right-of-way line of State Road No. 527-A; run thence South 84° 35' 50" East, along said right-of-way line, 257.41 feet; run thence North 55° 55' 33" East, 44.55 feet; run thence Northwesterly along the West right-of-way line of State Road No. 527 on a 2914.93 foot radius curve to the left, 157.39 feet; run thence North 89° 32' 16" West; 277.23 feet to the Point of Beginning.

TOGETHER WITH:

From the Southwest corner of the Northeast 1/4 of Section 25, Township 23 South, Range 29 East, Orange County, Florida, run North 89° 57' 44" East, along the South line of said Northeast 1/4, 286.14 feet, to the East right-of-way line of Seaboard Coastline Railroad; run thence South 00° 27' 44" West, along said right-of-way line, 2192.24 feet, to the Point of Beginning, continue South 00° 27' 44" West, 340.76 feet, to the North right-of-way line of State Road No. 528-A; run thence South 89° 57' 20" East, along said right-of-way line, 487.72 feet; run thence South 84° 35' 50" East 117.23 feet; run thence North 00° 27' 44" East, 347.30 feet; run thence North 89° 32' 16" West, 601.50 feet, to the Point of Beginning.

LESS AND EXCEPT that part conveyed by that certain deed, by and between Marola, N.V., a corporation grantor, and the State of Florida, for the use and benefit of the State of Florida Department of Transportation, as grantee, filed November 5, 1995, recorded in Book 3709, Page 2595 of Official Records; and described as follows:

THAT PART OF:

A parcel of land described as follows:

From the Southwest corner of the Northeast 1/4 of Section 25, Township 23 South, Range 29 East, run North 89° 57' 44" East along the South line of said Northeast 1/4 a distance of 286.14 feet to the East right-of-way line of Seaboard Coastline Railroad; (Now Seaboard System Railroad, Inc.) run thence South 00° 27' 44" West along said right-of-way line a distance of 2192.24 feet for a POINT OF BEGINNING; thence continue South 00° 27' 44" West a distance of 340.76 feet to the North right-of-way line of State Road No. 482; thence run South 89° 57' 20" East along said right-of-way line, 487.72 feet; thence run South 84° 35' 50" East a distance of 374.64 feet; thence run North 55° 55' 33" East a distance of 44.55 feet; thence run Northwesterly along the West right-of-way line of State Road No. 527, on a 2914.93 foot radius curve to the left, 157.39 feet; thence run North 89° 32' 16" West a distance of 277.23 feet; thence run North 00° 29' 44" East a distance of 187.84 feet; thence run North 89° 32' 16" West a distance of 601.5 feet to the POINT OF BEGINNING.

Lying within the following boundaries:

Commence at the Southwest corner of the Southeast 1/4 of Section 25, Township 23 South, Range 29 East (said corner being on the survey line of State Road 482); thence run South 89° 51' 05" East along said survey line a distance of 280 feet to the existing East right-of-way line of Seaboard Line Railroad; (Now Seaboard System Railroad, Inc.) thence run North 00° 30' 56" East along said East right-of-way of railroad a distance of 124.52 feet to the North existing right-of-way line of said State Road 482 for a POINT OF BEGINNING. Thence run South 89° 46' 08" East along said right-of-way line a distance of 485.01 feet; thence South 84° 24' 30" East along said right-of-way line a distance of 374.64 feet; thence North 56° 06' 53" East along said right-of-way line a distance of 44.96 feet, intersecting the Westerly existing right-of-way line of Orange Avenue (State Road 527) and to the beginning of a curve concave to the Westerly and having a radius of 2914.93 feet; thence from a chord bearing of North 4° 06' 53" West run Northerly along the arc of said curve through a central angle of 1° 10' 11" a distance of 59.50 feet to a point on said curve; thence South 48° 17' 34" West a distance of 38 feet; thence North 83° 00' 23" West a distance of 868.78 feet to the said existing East right-of-way line of Seaboard Coast Line Railroad; thence South 00° 30' 56" West along said East right-of-way line a distance of 125.48 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT:

THAT PART OF:

A parcel of land described as follows:

From the Southwest corner of the Northeast 1/4 of Section 25, Township 23 South, Range 29 East, run North 89° 57' 44" East along the South line of said Northeast 1/4 a distance of 286.14 feet to the East right-of-way line of Seaboard Coastline Railroad; (Now Seaboard System Railroad, Inc.) run thence South 00° 27' 44" West along said right-of-way line a distance of 2192.24 feet for a POINT OF BEGINNING; thence continue South 00° 27' 44" West a distance of 340.76 feet to the North right-of-way line of State Road No. 482; thence run South 89° 57' 20" East along said right-of-way line, 487.72 feet; thence run South 84° 35' 50" East a distance of 374.64 feet; thence run North 55° 55' 33" East a distance of 44.55 feet; thence run Northwesterly along the West right-of-way line of State Road No. 527, on a 2914.93 foot radius curve to the left, 157.39 feet; thence run North 89° 32' 16" West a distance of 277.23 feet; thence run North 00° 29' 44" East a distance of 187.84 feet; thence run North 89° 32' 16" West a distance of 601.5 feet to the POINT OF BEGINNING.

Legal Description

Lying within the following boundaries:

Commence at the Southwest corner of the Southeast 1/4 of Section 25, Township 23 South, Range 29 East (said corner being on the survey line of State Road 482); thence run South 89° 51' 05" East along said survey line a distance of 280 feet to the existing East right-of-way line of Seaboard Coast Line Railroad; (Now Seaboard System Railroad, Inc.) thence run North 00° 30' 56" East along said East right-of-way of railroad a distance of 250 feet to a Point on the new right-of-way line of said State Road 482 as established in Part A above for a POINT OF BEGINNING; thence continue North 00° 30' 56" East along said East railroad right-of-way a distance of 215.11 feet; thence South 89° 29' 04" East a distance of 400.00 feet; thence South 00° 30' 56" West a distance of 260.53 feet to the said new right-of-way line; thence North 83° 00' 23" West along said new right-of-way line a distance of 402.57 feet to the POINT OF BEGINNING.

PARCEL 2:

Easements, as contained in that certain Easement Agreement by and between Sand Lake of Orange Associates, Carter A. Bradford, Trustee and Southeast Mortgage Company, filed August 15, 1979, recorded in Book 3039, Page 341 of Official Records, Public Records of Orange County, Florida on and over the Northerly 15 feet of the following described property:

From the Southwest corner of the Northeast 1/4 of Section 25, Township 23 South, Range 29 East, Orange County, Florida; run North 89° 57' 44" East along the South line of said Northeast 1/4, 286.14 feet, to the East right-of-way line of Seaboard Coastline Railroad; thence run South 0° 27' 44" West along said right-of-way line 2192.24 feet to the Point of Beginning of a 30.00 foot wide utilities and access road easement lying 15.00 feet on each side of the following described line; Thence run South 89° 32' 16" East for 848.63 feet to a point of intersection with the West right-of-way line of State Road No. 527 and the point of termination of this description.

PARCEL 3:

Easements, as contained in that certain Warranty Deed by Sand Lake of Orange Associates, A Florida joint venture, and Edward M. Reizen and Marola N.V., a Netherlands Antilles corporation, doing business as Sand Lake of Orange Associates to Denny's, Inc., a California corporation, filed July 13, 1982, recorded in Book 3295, Page 851, of Official Records, Public Records of Orange County, Florida, over the East 25 feet of the West 55 feet of the following described property:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 23 South, Range 29 East, Orange County, Florida, described as follows:

From the Southwest corner of the Northeast 1/4 of Section 25, Township 23 South, Range 29 East, Orange County, Florida, run North 89° 57' 44" East, along the South line of said Northeast 1/4, 286.14 feet, to the East right-of-way line of Seaboard Coastline Railroad; run thence South 00° 27' 44" West, along said right-of-way line, 2192.24 feet; run thence South 89° 32' 16" East, 601.5 feet, to the Point of Beginning; run thence South 00° 27' 44" West, 187.84 feet; run thence South 89° 32' 16" East, 277.23 feet, run thence Northwesterly along the West right-of-way line of State Road No. 527, on a 2914.93 foot radius curve to the left, 190.27 feet; run thence North 89° 32' 16" West, 247.13 feet to the Point of Beginning.

PARCEL 4:

Easements, as contained in that certain Warranty Deed by Sand Lake of Orange Associates, a Florida joint venture, and Edward M. Reizen and Marola N.V., a Netherlands Antilles corporation, doing business as Sand Lake of Orange Associates to Denny's, Inc., a California corporation, filed July 13, 1982, recorded in Book 3295, Page 851, of Official Records, Public Records of Orange County, Florida, over the North 15 feet of the following described property:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 23 South, Range 29 East, Orange County, Florida, described as follows:

From the Southwest corner of the Northeast 1/4 of Section 25, Township 23 South, Range 29 East, Orange County, Florida, run North 89° 57' 44" East, along the South line of said Northeast 1/4, 286.14 feet, to the East right-of-way line of Seaboard Coastline Railroad; run thence South 00° 27' 44" West, along said right-of-way line, 2192.24 feet; run thence South 89° 32' 16" East, 601.5 feet, to the Point of Beginning; run thence South 00° 27' 44" West, 187.84 feet; run thence South 89° 32' 16" East, 277.23 feet, run thence Northwesterly along the West right-of-way line of State Road No. 527, on a 2914.93 foot radius curve to the left, 190.27 feet; run thence North 89° 32' 16" West, 247.13 feet to the Point of Beginning.

The above description is the same as the one described per Title Commitment No. NCS-1224978-CH2 issued by First American Title Insurance Company, bearing an effective date of November 4, 2024 at 7:30 AM.

FLOOD NOTE:

By graphic plotting only, this property is in Flood Zone "X"
Flood Insurance Rate Map: 12095C
Panel No.: 0430 F
Community Name/No.: Orange County/120179
Effective Date: August 28, 2008

Subject Property IS NOT in a Special Flood Hazard Area.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

NUMBER OF PROVIDED PARKING SPACES		TOTAL PROVIDED
TYPE OF SPACE		
REGULAR	0	
HANDICAP	0	
TOTAL	0	

REVISION	DATE	INITIALS

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: M. Rook
Date Drafted: 09/02/24
Approved By: S. Brown
Date Approved: 09/03/24

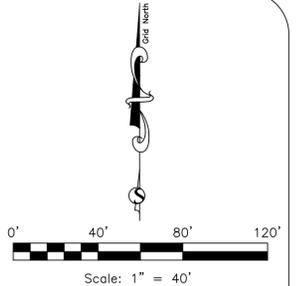
Drawing Name: 241383_A
Prior Project No.: N/A
Last Field Date: 08/23/24
Field Book/Page: 24-01/15

Stacy L. Brown
Florida Professional Surveyor and Mapper No: 6516
SurvTech Solutions, Inc.
Florida Licensed Business No. 7340



SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
Licensed Business #7340
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Boundary Detail



Point of Commencement
Parcels 1, 2, 3 & 4
Southwest Corner of
the Northeast 1/4 of
Section 25-23S-29E

Curve Information: Deed

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C2	2914.93'	190.27'	-	-	-	-
C3	2914.93'	157.39'	-	-	-	-
C4	2914.93'	59.50'	01°10'11"	N 04°06'53" W	-	-

Line Information: Deed

LINE	BEARING	DISTANCE
L1	N 55°55'33" E	44.55'
L1	N 56°06'53" E	44.96'
L2	S 46°17'34" W	38'

Curve Information: Field

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2914.93'	97.14'	01°54'34"	S 06°21'06" E	97.14'	48.58'

Line Information: Field

LINE	BEARING	DISTANCE
L2	S 45°34'14" W	37.97'

Parcel: 25-23-29-0000-00-015
State of Florida
Department of Transportation
719 South Woodland Boulevard
Deland, FL 32720
Instrument 20090002668

Parcel 2
North 15' of
30' Utility & Access
Road Easement
OR Book 3039, Page 341

Point of Beginning
Parcels 3 & 4
Set Nail &
Disk "LB 7340"

30' Utility & Access
Road Easement
OR Book 2603, Page 65
OR Book 2969, Page 1221
OR Book 2984, Page 1774
OR Book 3039, Page 341

30' Utility & Access
Road Easement
OR Book 2603, Page 65
OR Book 2969, Page 1221
OR Book 2984, Page 1774
OR Book 3039, Page 341

30' Utility & Access
Road Easement
OR Book 2603, Page 65
OR Book 2969, Page 1221
OR Book 2984, Page 1774
OR Book 3039, Page 341

East Right-of-way Boundary of
Seaboard Coastline Railroad (D)(02)

Point of Beginning
Parcel 1
TOGETHER WITH
LESS & EXCEPT
Parcel 2

15' Utility & Access
Road Easement
OR Book 2969, Page 1230
OR Book 3007, Page 1300

Set Nail &
Disk "LB 7340"

Parcel 4
15' Utility & Access
Road Easement
OR Book 3295, Page 851

Parcel: 25-23-29-0000-00-105
State of Florida
Department of Transportation
PO Box 47
Deland, FL 32721
OR Book 3709, Page 2595

East Boundary of
lands described per
OR Book 3709, Page 2595

Parcel: 25-23-29-0000-00-122
Instrument 20040523649

Parcel: 25-23-29-0000-00-016
Fecanado Corporation
1100 South Federal Highway
Deerfield Beach, FL 33441
Instrument 20150086983

Parcel 3
25' Utility & Access
Road Easement
OR Book 3295, Page 851
OR Book 3304, Page 1341

Parcel: 24-23-29-0000-00-028
State of Florida
Department of Transportation
605 Sullivan Street
Tallahassee, FL 32399
Instrument 20110981636

Point of Beginning
Parcel 1
LESS & EXCEPT

Point of Beginning
As-Surveyed
Description

Found 5/8" Capped
Iron Rod (Illegible)

Point of Beginning
Parcel 1
Set 5/8" Capped
Iron Rod "LB 7340"
Found 5/8" Capped
Iron Rod "LB 2648"
0.43' East
1.85' North

Found 5/8" Capped
Iron Rod "FDOT"
Found 1/2" Capped
Iron Pipe "LB 2648"
0.34' East

Set 5/8" Capped
Iron Rod "LB 7340"
Found 1/2" Iron
Pipe (No Id.)
0.34' East
2.45' North

Set 5/8" Capped
Iron Rod "LB 7340"

Parcel 109 - Part A
OR Book 3709, Page 2595

North Right-of-way Boundary
of State Road 482 per
FDOT Right-of-way Map
Section 75002-2524

Point of Beginning
Parcel 1
LESS & EXCEPT

200' Florida Power Easement
OR Book 820, Page 696
General Permit
OR Book 968, Page 65

North Right-of-way Boundary
of State Road 482 (D)(02)

Sand Lake Road
STATE ROAD 482
Public Right-of-way Width Varies
(Asphalt Pavement)

Point of Commencement
Parcel 1
LESS & EXCEPT
As-Surveyed Description
Southwest Corner of
the Southeast 1/4 of
Section 25-23S-29E
Found Nail & Disk
"PCP PRM LB 1"

100' Florida Power Easement
OR Book 1434, Page 527

Total Acreage
85,508.24 Square Feet
1.963 Acres

Point of Beginning
Parcel 1
Set 5/8" Capped
Iron Rod "LB 7340"
Found 5/8" Capped
Iron Rod "LB 2648"
0.43' East
1.85' North

Found 5/8" Capped
Iron Rod "FDOT"
Found 1/2" Capped
Iron Pipe "LB 2648"
0.34' East

Set 5/8" Capped
Iron Rod "LB 7340"
Found 1/2" Iron
Pipe (No Id.)
0.34' East
2.45' North

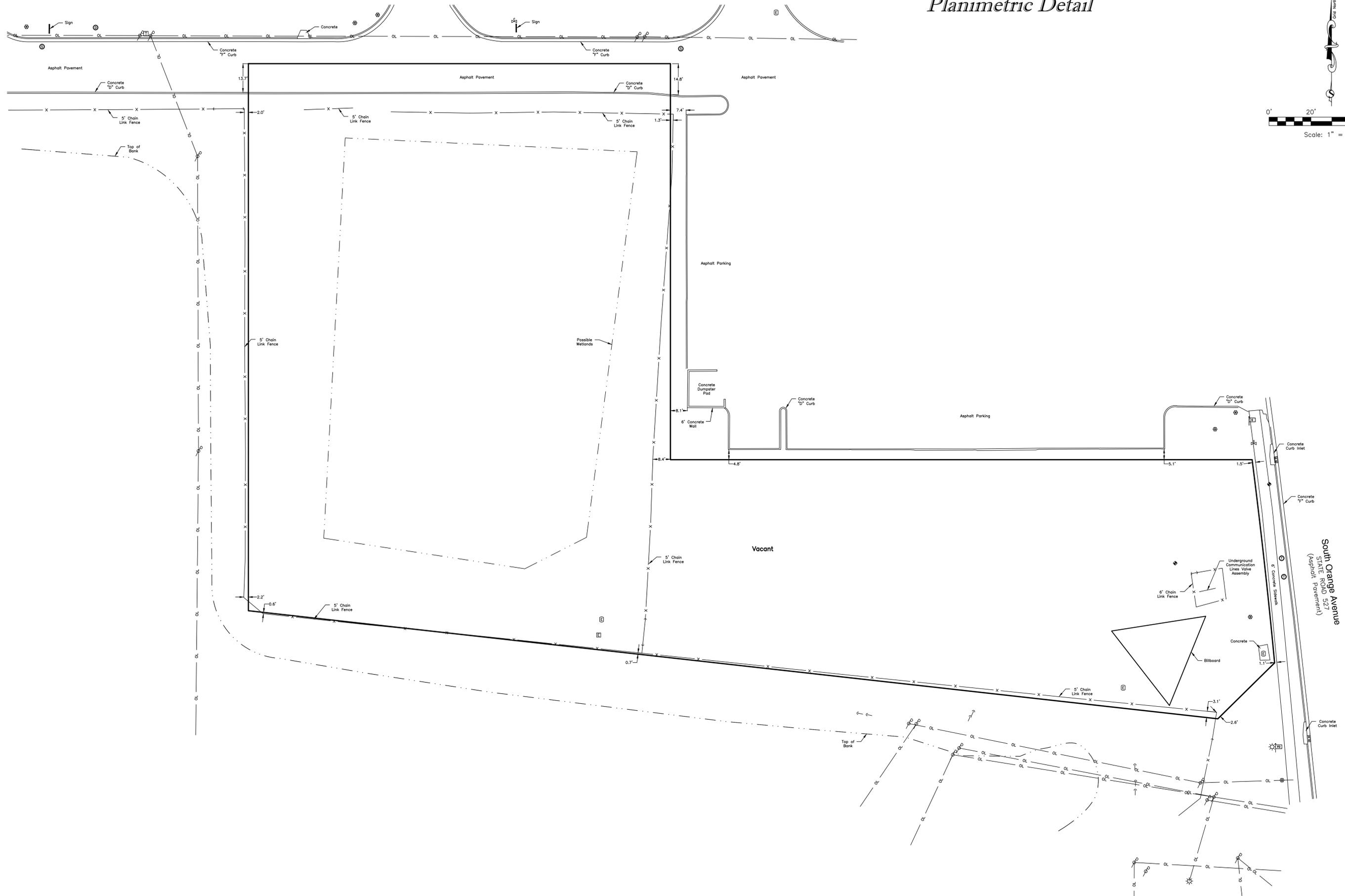
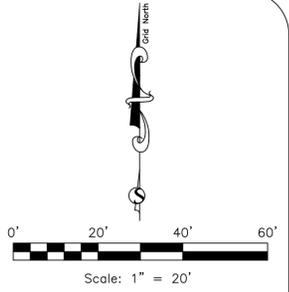
Set 5/8" Capped
Iron Rod "LB 7340"

ALTA/NSPS Land Title Survey
1.963 Acre Parcel at Sand Lake Road & South Orange Avenue

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340

phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Planimetric Detail



ALTA/NSPS Land Title Survey
1.963 Acre Parcel at Sand Lake Road & South Orange Avenue

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com