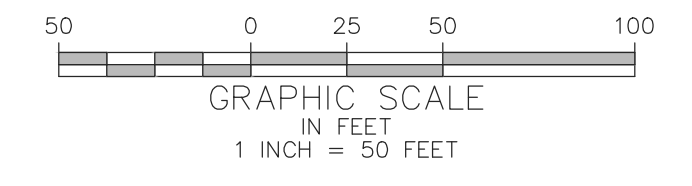


# MAP OF SURVEY

Parcel: 03-25-28-4954-0001-0000  
Owner: ORLANDO INVESTMENT PROPERTIES LLC  
FLORIBRA-FALCONS FIRE GOLF CLUB LLC  
Address: SERALAGO BLVD, KISSIMMEE FL 34746



**NOTE**  
ELEVATIONS SHOWN HEREON  
ARE BASED ON THE NORTH  
AMERICAN VERTICAL DATUM  
OF 1988

### LEGEND AND ABBREVIATIONS

- (M) = Field Measurement
- (P) = Plat Measurement
- (D) = Described
- (C) = Calculated
- SEC. = Section
- TWP. = Township
- RNG. = Range
- P.B. = Plat Book
- PG. = Page
- F.B. = Field Book
- LB = Licensed Business
- ⊕ = Found Rebar
- ⊕ = Set 5/8" Rebar # 3305
- ⊕ = Found Nail & Disc
- ⊕ = Found 6x6 Conc. Marker
- ⊕ = Found 4x4 Conc. Marker
- ⊕ = Found Iron Pipe
- ⊕ = Found X - Cut
- ⊕ = Found Section Corner
- ⊕ = Found 1/4 Section Corner
- ∠ = Delta (Intersection) Angle
- L = Arc Length
- R = Radius
- & = And
- CONC. = Concrete
- W/ = With
- FND. = Found
- IRC = Iron Rod And Cap
- IR = Iron Rod
- CM = Concrete Monument
- N&D = Nail and Disk
- ID = Identification
- FIRM = Flood Insurance Rate Map
- P.S.M. = Professional Surveyor And Mapper
- ± = Plus or Minus
- R/W = RIGHT OF WAY
- ⊕ = Mail Box
- ⊕ = Traffic Signal Box
- ⊕ = Gas Meter
- ⊕ = Telephone Box
- ⊕ = Electric Box
- ⊕ = Water Meter
- ⊕ = Water Stubout
- ⊕ = Storm Manhole
- ⊕ = Sanitary Manhole
- ⊕ = Guy Wire
- ⊕ = Electric Stubout
- ⊕ = Backflow Preventer
- ⊕ = Elevation
- F.F.E. = Finished Floor Elevation
- ⊕ = Fire Hydrant
- ⊕ = Drainage Basin Inlet
- ⊕ = Water Valve
- o-o- = Clean Out
- v- = Cable Line
- ⊕ = Wood Power Pole
- ⊕ = FDC Hydrant
- ⊕ = Chain Link Fence
- ⊕ = Light
- ⊕ = Light Pole

**ADDRESS:**  
5407 W IRLO BRONSON MEM. HWY.  
KISSIMMEE FL 34746

**PARCEL #:**  
03-25-28-0000-0060-0000

I hereby certify that the survey represented hereon has been prepared in accordance with Standards of Practice as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DocuSigned by:  
F5647C2AFFD6400...

LICENSE BUSINESS #3305  
JASON C ARRINGTON SR., P.S.M.#7333

FD. 4x4"  
CM LB#935

FD. 4x4"  
CM LB#935

Parcel: 03-25-28-0000-0065-0000  
Owner: FAITH CHURCH INTERNATIONAL INC  
Address: 5483 W IRLO BRONSON MEM HWY,  
KISSIMMEE FL 34746

Parcel: 03-25-28-4002-0001-CA20  
Owner: LUCAYA VLG MASTER COMMUNITY ASSOC INC  
Address: DIPLOMAT CT, KISSIMMEE FL 34746

**PARCEL "C"  
VACANT LOT**

**P.O.B.**  
FD. 4x4"  
CM LB#935

### LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN N 01°19'54" E, 68.00 FEET, TO A REBAR AND CAPON THE RIGHT OF WAY OF HIGHWAY NO. 192, RUN THENCE N 01°19'54" E, 930.35 FEET TO THE POINT OF BEGINNING FOR TRACT "C"; RUN THENCE N 89°39'19" W, 436.91 FEET; RUN THENCE S 00°40'48" W, 587.71 FEET; RUN THENCE S 89°58'03" W, 250.02 FEET; RUN THENCE N 00°40'48" E, 891.33 FEET, TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 28 EAST; RUN THENCE S 89°39'19" E, 690.34 FEET, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; RUN THENCE S 01°19'54" W, 301.71 FEET, TO THE POINT OF BEGINNING.

### SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE ASSUMED AND BASED UPON THE NORTH PROPERTY LINE OF THE SUBJECT PARCEL, AS BEING S 89°39'04"E.
2. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED UNLESS NOTED HEREON.
3. THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT-OF-WAY RECORD.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0035G, FOR OSCEOLA COUNTY, FLORIDA EFFECTIVE DATE 6-18-2013, THIS PROPERTY LIES IN FLOOD ZONE "X".
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK F 628, (PID#D191300, A BRASS DISC SET IN CONCRETE, HAVING AN ELEVATION OF 82.92'. (NAVD88)
7. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PARCEL.
8. POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTES PAVEMENT & CONCRETE, ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS DENOTED.

JOB NO.	PAGE	SEC.	FILE NAME:
20.013	1	3	JASON\2021\ARMSTRONG B&T Survey
SCALE	1" = 50'	TWP.	
DATE	1/4/2022	RANGE	
		28 E	
DRAWN	EP	CHECKED	JCA
DATE		BY	
REVISIONS			

**BOUNDARY & PARTIAL TOPOGRAPHICAL SURVEY**

**PARCEL C**

OSCEOLA COUNTY FLORIDA

**C M ARRINGTON & ASSOCIATES, INC.**

CIVIL ENGINEERING / LAND SURVEYING / URBAN PLANNING  
849 E. OAK STREET - KISSIMMEE, FLORIDA 34744  
(407) 846-2239 FAX (407) 846-8891  
CERTIFICATE OF AUTHORIZATION - CA NO. 3305

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO. 1 OF 1