

SCHEDULE B, SECTION 2 ITEMS:

Items 3–4 and 34–36 are not survey related matters.

5. Oil, Gas and Mineral Reservations, in favor of Consolidated Naval Stores Company set forth in that certain Deed recorded June 6, 1950, in Deed Book 131, Page 203 and in that certain Deed recorded January 2, 1958, in Book 17, Page 391; Conveyance of Interest in favor of Consolidated-Tomoka Land Co. set forth in that certain Warranty Deed recorded October 6, 1969, in Book 194, Page 132; Notice Pursuant to Section 704.05 and 712, Florida Statutes recorded August 19, 1975, in Book 314, Page 644 and Notice Pursuant to Section 704.05 and 712, Florida Statutes recorded August 19, 1975, in Book 314, Page 674; Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest recorded November 3, 1983, in Book 690, Page 452; Quit-Claim Deed (Subsurface Interest) in favor of Birchwood Acres Ltd. Partnership recorded March 2, 2000, in Book 1708, Page 2413; Conveyance of Interest in favor of Indigo Group Inc., a Florida corporation by Warranty Deed recorded December 13, 2004, in Book 2654, Page 1908 and Corrective Warranty Deed recorded May 17, 2006, in Book 3160, Page 732. (The rights of entry and exploration for the reservation in said Deed have been released by Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest recorded November 3, 1983, in Book 690, Page 452.) (all parcels) **(APPLIES – UNPLOTTABLE)**
6. Terms and conditions of Development Order as disclosed in Resolution recorded in Official Records Book 5042, Page 1980, all of the Public Records of Osceola County, Florida. (INTENTIONALLY REVISED) (all parcels) **(APPLIES – UNPLOTTABLE)**
7. INTENTIONALLY MOVED TO NUMBER 3 ABOVE
8. INTENTIONALLY MOVED TO NOTE
9. Project Improvement Acquisition Agreement between Birchwood Acres Limited Partnership and Harmony Community Development District recorded April 6, 2001, in Book 1856, Page 656 and 1st Modification recorded October 12, 2001, in Book 1943, Page 1775, of the Public Records of Osceola County, Florida. (all parcels) **(APPLIES – UNPLOTTABLE)**
10. INTENTIONALLY DELETED
11. INTENTIONALLY MOVED TO NUMBER 3 ABOVE
12. INTENTIONALLY MOVED TO NOTE
13. Drainage Easement between Birchwood Acres Limited Partnership and Harmony Community Development District recorded October 10, 2002, in Book 2125, Page 2078; First Amendment recorded October 10, 2002, in Book 2125, Page 2090; Second Amendment recorded November 25, 2003, in Book 2330, Page 1459; Third Amendment recorded November 1, 2004, in Book 2629, Page 288; Fourth Amendment recorded November 1, 2004, in Book 2629, Page 291; Fifth Amendment of Drainage Easement recorded June 24, 2005, in Book 2822, Page 1694; Sixth Amendment of Drainage Easement recorded October 27, 2006, in Book 3316, Page 2502; Seventh Amendment of Drainage Easement recorded February 23, 2009, in Book 3801, Page 2420; Eighth Amendment recorded January 21, 2016, in Book 4903, Page 749; Ninth Amendment recorded December 30, 2016, in Book 5078, Page 1765, and Tenth Amendment recorded in Official Records Book 6079, Page 534 of the Public Records of Osceola County, Florida. (parcel 3) **(APPLIES – BLANKET IN NATURE)**
14. Harmony Residential Properties Declaration of Covenants, Conditions and Restrictions recorded October 10, 2002, in Book 2125, Page 2093; First Amendment to the Declaration recorded May 1, 2003, in Book 2241, Page 2904; Amendment No. 1 to the By-Laws recorded September 10, 2003, in Book 2335, Page 962; Amendment No. 2 to the By-Laws recorded November 21, 2003, in Book 2388, Page 2263; First Supplemental Declaration recorded November 25, 2003, in Book 2629, Page 245; Second Supplemental Declaration recorded in Book 2629, Page 249; Third Amendment to the By-Laws recorded December 27, 2004, in Book 2661, Page 2378; Third Supplemental Declaration recorded April 22, 2005, in Book 2763, Page 865; Second Amendment to the Declaration recorded June 1, 2006, in Book 3174, Page 2640; Fourth Supplemental Declaration recorded October 27, 2006, in Book 3316, Page 2499; Third Amendment to the Declaration recorded March 8, 2010, in Book 3957, Page 1974; Fifth Supplemental Declaration recorded March 8, 2010, in Book 3957, Page 1988; Sixth Supplemental Declaration recorded October 2, 2014, in Book 4674, Page 1904; Seventh Supplemental Declaration recorded August 4, 2015, in Book 4820, Page 1319; Eighth Supplemental Declaration recorded August 4, 2015, in Book 4820, Page 1322; Ninth Supplemental Declaration recorded December 30, 2016, in Book 5078, Page 1762; Payment and Assignment of Developer's Rights (HRA), in favor of Harmony Florida Land LLC, a Delaware limited liability company recorded September 28, 2017, in Book 5214, Page 1807, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (all parcels) **(APPLIES – UNPLOTTABLE)**
15. INTENTIONALLY REVISED AND MOVED
16. Harmony Transition Interlocal Agreement recorded April 18, 2003, in Book 2233, Page 1582; together with conveyance of easements by Deed in favor of the City of Kissimmee, Florida, recorded April 28, 2003, in Book 2239, Page 37 and conveyance of infrastructures by Bill of Sale recorded in Book 2239, Page 45, of the Public Records of Osceola County, Florida. (all parcels) **(APPLIES – UNPLOTTABLE)**
17. Drainage Easement to the State of Florida Department of Transportation, recorded in Official Records Book 2239, Page 313, of the Public Records of Osceola County, Florida. (parcel 3) **(APPLIES – AS SHOWN)**
18. Drainage Easement to the State of Florida Department of Transportation, recorded in Official Records Book 2257, Page 1768, of the Public Records of Osceola County, Florida. (parcel 3) **(APPLIES – AS SHOWN)**
19. Drainage Easement to the State of Florida Department of Transportation, recorded in Official Records Book 2329, Page 1863, of the Public Records of Osceola County, Florida.(parcel 3) **(APPLIES – AS SHOWN)**
20. Drainage Easement to the State of Florida Department of Transportation, recorded in Official Records Book 2329, Page 1870, of the Public Records of Osceola County, Florida.(parcel 3) **(APPLIES – AS SHOWN)**
21. Non-Exclusive Perpetual Drainage Easement in favor of the State of Florida Department of Transportation recorded September 25, 2003, in Book 2347, Page 1215 and re-recorded October 29, 2003, in Book 2373, Page 375, of the Public Records of Osceola County, Florida. (parcel 3) **(APPLIES – AS SHOWN)**
22. INTENTIONALLY MOVED TO NOTE
23. ORI Transportation Proportionate Share Agreements recorded February 14, 2005, in Book 2703, Page 552 and recorded February 22, 2005, in Book 2708, Page 1412; First Amendment recorded February 22, 2007, in Book 3400, Page 765 and Partial Release recorded November 24, 2010, in Book 4065, Page 1170, of the Public Records of Osceola County, Florida. (all parcels) **(APPLIES – UNPLOTTABLE)**
24. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded April 1, 2005, in Book 2744, Page 1689, of the Public Records of Osceola County, Florida (Phase 2 Roadway) recorded May 23, 2005, in Book 2785, Page 503 and Amendment No. One (1) recorded August 19, 2016 in Book 5011, Page 2564, of the Public Records of Osceola County, Florida. (all parcels) **(APPLIES – UNPLOTTABLE)**
25. Easement in favor of Tohopekaliga Water Authority recorded March 14, 2013, in Book 4411, Page 2225, of the Public Records of Osceola County, Florida. (parcel 3) **(APPLIES – AS SHOWN)**
26. Agreement to Use Alternative Calculation Approach For Determining Capital Shortfall Amounts Between Birchwood Acres Limited Partnership, LLP and Tohopekaliga Water Authority recorded September 6, 2013, in Book 4498, Page 1168, of the Public Records of Osceola County, Florida. (all parcels) **(APPLIES – UNPLOTTABLE)**
27. INTENTIONALLY MOVED TO NUMBER 3 ABOVE
28. INTENTIONALLY MOVED TO NUMBER 3 ABOVE
29. Amendment No. One (1) to Service Agreement for Lighting Service recorded November 25, 2015, in Book 4877, Page 1268, of the Public Records of Osceola County, Florida.(all parcels) **(APPLIES – UNPLOTTABLE)**
30. Easements, restrictions, reservations, and other matters of BIRCHWOOD NEIGHBORHOODS B & C, according to the plat thereof, as recorded in Plat Book 14, Page 67, of the Public Records of Osceola County, Florida. Together with Assignment and Assumption of Plat Rights as recorded in Official Records Book 5214, Page 1823, of the Public Records of Osceola County, Florida. (parcel 3) **(APPLIES – AS SHOWN)**
31. INTENTIONALLY MOVED TO A NOTE
32. INTENTIONALLY MOVED TO A NOTE
33. Tohopekaliga Water Authority Water, Wastewater, and Reclaimed Water System Developer's Service Agreement recorded in Official Records Book 3953, Page 331, of the Public Records of Osceola County, Florida. (parcel 3) **(APPLIES – AS SHOWN)**
37. Preliminary Survey prepared by Johnston's Surveying Inc., under Job No. 21–086, reveals the following: **(ALL APPLY– AS SHOWN)**

a) Variations between curbs, sidewalks and the northerly, easterly and westerly lines.

b) Fences in the easterly portion of premises lie undetermined distances west of, and east of, easterly lines.

c) Fences in the easterly portion of premises lie undetermined distances north of, and south of, northerly lines.

d) Fences in the westerly portion of premises lie undetermined distances east of westerly line.

e) Asphalt crosses over easterly line of both parcels.

f) Fences encroach into Utility Easement in OR Book 4411, page 2225.
38. Terms and conditions of Drainage Easement executed by and between Harmony Retail, LLC, a Florida limited liability company, and Harmony Community Development District, a limited special and single purpose local government, as recorded in Official Records Book 6079, Page 540, of the Public Records of Osceola County, Florida. (parcel 3) **(APPLIES – AS SHOWN)**

NOTE: Environmental Resource or Surface Water Management Permit recorded in Official Records Book 3621, Page 2439, of the Public Records of Osceola County, Florida.

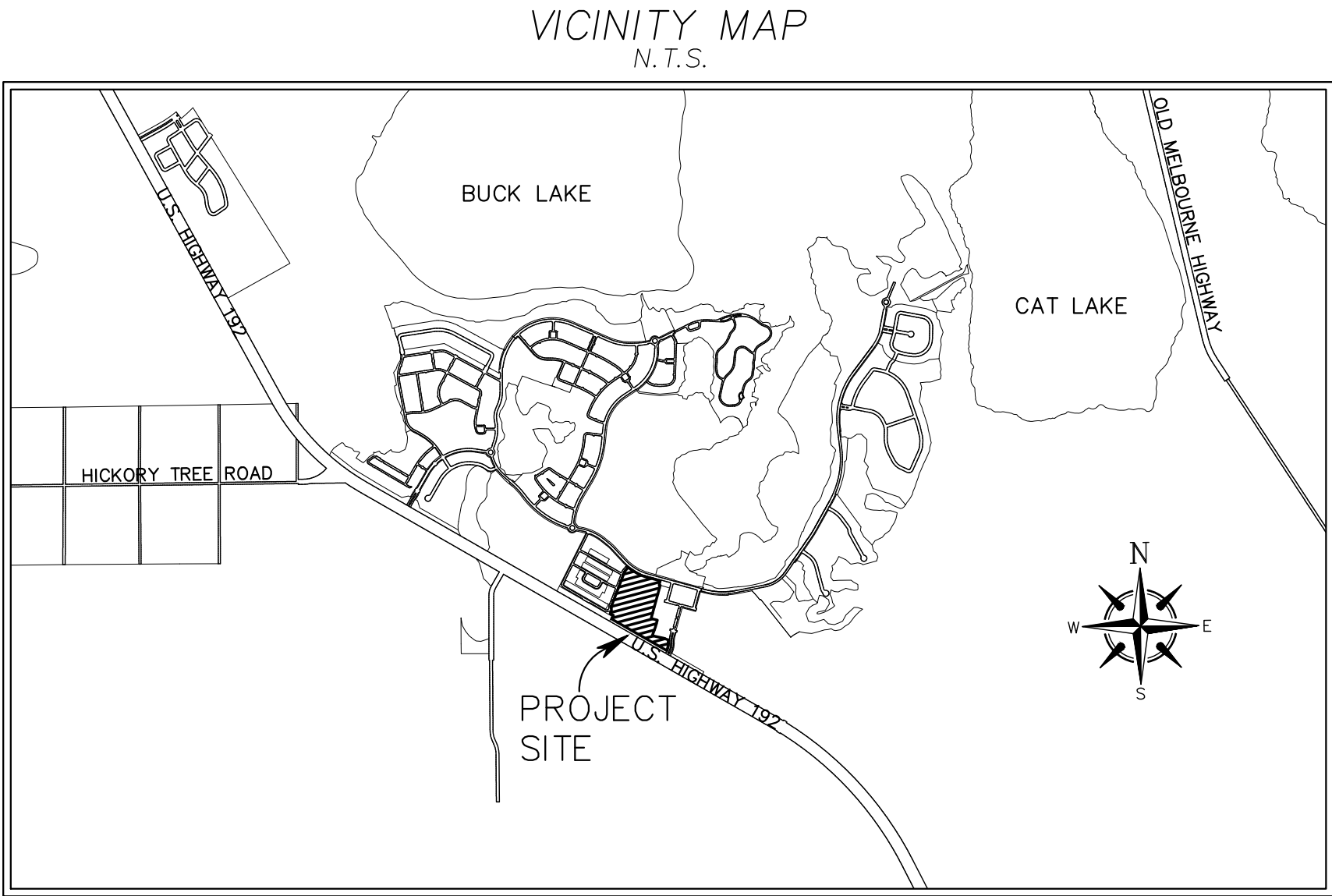
NOTE: Environmental Resource or Surface Water Management Permit recorded in Official Records Book 3884, Page 2129, of the Public Records of Osceola County, Florida.

NOTE: Final Judgments concerning validation of Harmony Community Development District Bond recorded August 8, 2000, in Book 1766, Page 148, re-recorded August 17, 2000, in Book 1771, Page 893; and recorded August 10, 2000, in Book 1767, Page 457, re- recorded August 29, 2000, in Book 1775, Page 952, of the Public Records of Osceola County, Florida.

NOTE: Resolution 2004–8 recorded in Official Records Book 2417, Page 2625, of the Public Records of Osceola County, Florida.

NOTE: Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded October 9, 2001, in Book 1941, Page 2463 and Amended and Restated Declaration recorded October 23, 2002, in Book 2133, Page 915, and further amended by Pipeline Relocation, Upgrade and Temporary Work Space Agreement recorded in Official Records Book 3566, Page 2864, of the Public Records of Osceola County, Florida.

HARMONY TOWN CENTER PROJECT
ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS BM-03B004 A BRASS DISK SET IN A CONCRETE MONUMENT APPROXIMATELY 32.00 FEET NORTHWEST OF THE POINT OF INTERSECTION OF OLD MELBOURNE HIGHWAY AND BRONCO DRIVE, ELEVATION = 76.60'.

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C02856 DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X". NO PORTION OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND PAVER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

ANY VISIBLE ENCROACHMENTS OR PROTRUSIONS ARE SHOWN HEREON, IF ANY.

PARCEL HAS ACCESS TO PUBLIC RIGHT OF WAY VIA FIVE OAKS DRIVE AND SEBASTIAN BRIDGE LANE.

THERE ARE NO WETLAND AREAS AND NO CONSERVATION AREAS AT THE SUBJECT PROPERTY.

MATTERS OF RECORD SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, FILE NO. A1A–2021–75, REVISION 10, DATED MARCH 1, 2022 AT 8:00 AM.

SHEET 1 – COVER SHEET
SHEET 2 – OVERALL BOUNDARY (1" = 100')
SHEETS 3 & 4 – TOPOGRAPHIC DETAIL (1" = 40')

CERTIFICATION:

I HEREBY CERTIFY TO:
A1A TITLE SERVICES LLC
THE BERNSTEIN LAW FIRM
STEWART TITLE GUARANTY COMPANY
LV HARMONY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ISAOA/ATIMA
HARMONY COVE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON:
MAY 7, 2021

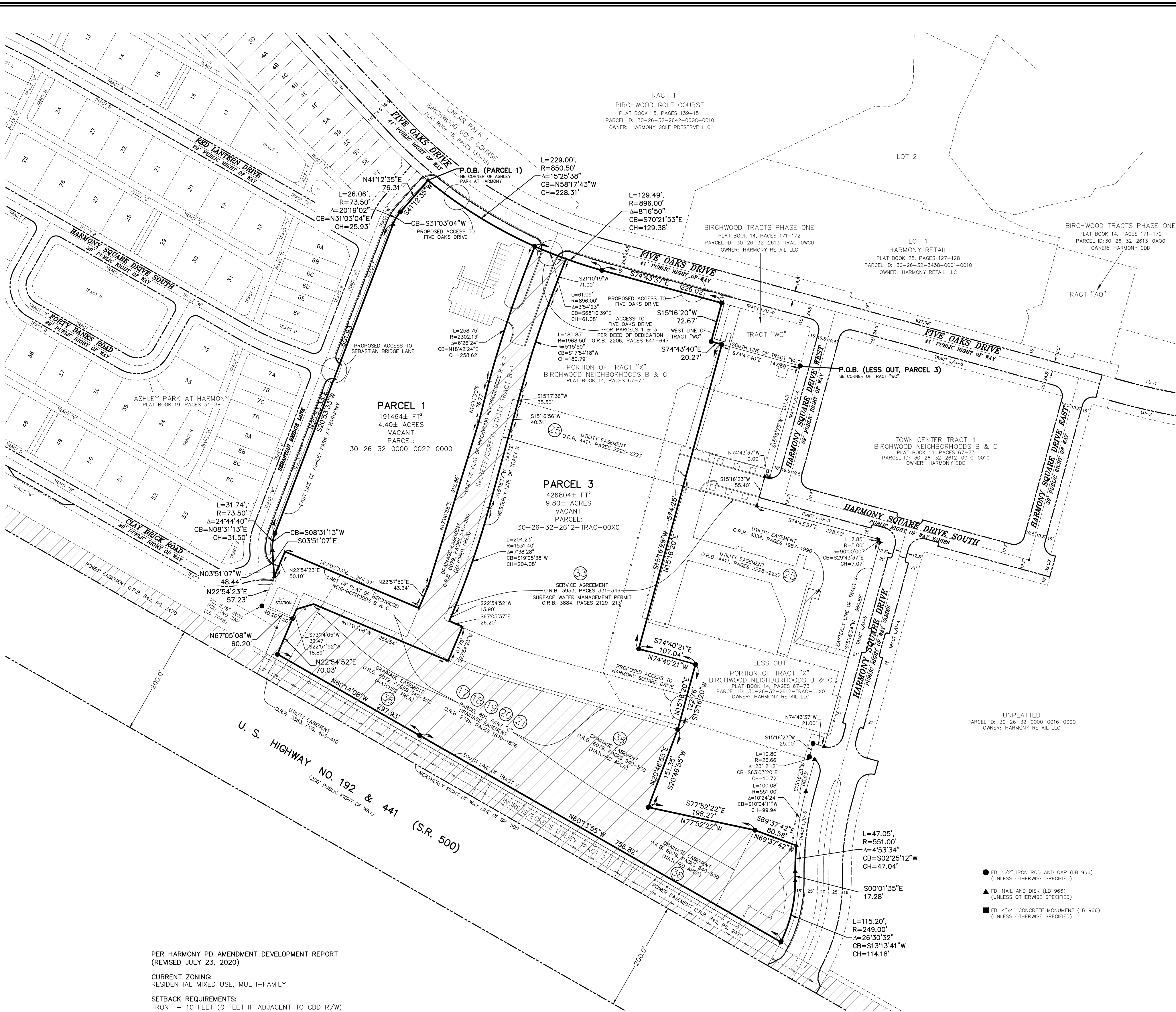
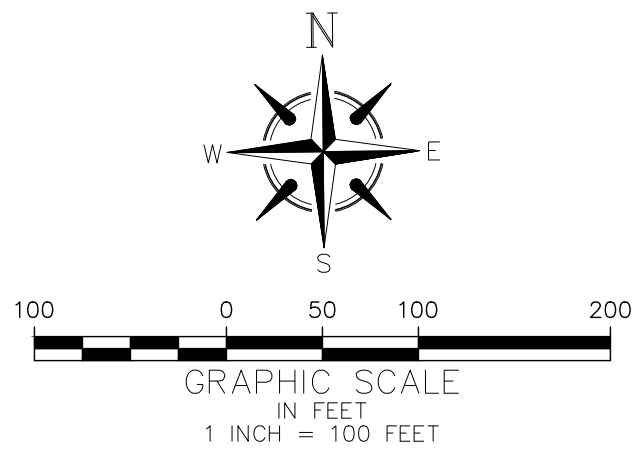
DATE OF PLAT OR MAP:
MARCH 28, 2022

DocuSigned by:

EA1A8F337A0E46B
RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

3/28/2022
DATE

ABBREVIATIONS			
P.B. PLAT BOOK D.B. DEED BOOK BK. BOOK P.S. PLAT SECT. SECTION TWP. TOWNSHIP RGE. RANGE COR. CORNER AC. ACRES P.S.M. PROFESSIONAL SURVEYOR AND MAPPER BM. BENCHMARK C.B.S. CONCRETE BLOCK & STUCCO	(C) CALCULATED (P) PLAT (D) DESCRIBED (M) MEASURED C.B. CHORD BEARING CH. CHORD R. RADIUS L. LENGTH H.W.F. HOD WIRE FENCE C.F. CHAIN LINK FENCE W.F. WOOD FENCE E.P. EDGE OF PAVEMENT FRM. FRAME O/S. OFFSET	* DEGREES + MINUTES - SECONDS + MORE OR LESS (M) MEASURED L.S. LICENSED SURVEYOR B.W.F. BARBED WIRE FENCE H.W.F. HOD WIRE FENCE C.F. CHAIN LINK FENCE W.F. WOOD FENCE E.P. EDGE OF PAVEMENT FRM. FRAME O/S. OFFSET	ALL PROPERTY CORNERS AS NOTED. D.U.E. DRAINAGE AND UTILITY EASEMENT (ID) IDENTIFICATION P.C.P. PERMANENT CONTROL POINT P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT F.F. FINISH FLOOR ELEVATION L.F.E. LOWEST FLOOR ELEVATION G.F.E. GARAGE FLOOR ELEVATION R.W. RIGHT OF WAY O.R. OFFICIAL RECORDS STY. STORY CONC. CONCRETE
EL. ELEVATION P.T. POINT OF TANGENCY P.C. POINT OF CURVE P.R.C. POINT OF REVERSE CURVE P.I. POINT OF INTERSECTION N.A.T. NAIL AND TAG C.M.P. CORROGATED METAL PIPE R.C.P. REINFORCED CONCRETE PIPE F.D. FOUND P.M. PERMANENT REFERENCE MONUMENT TX. TRANSFORMER	BENCHMARK (P) WOOD POWER POLE (C) CONCRETE POWER POLE (M) METAL POWER POLE (W) WOOD LIGHT POLE (C) CABLE TELEVISION RISER (C) CONCRETE LIGHT POLE (M) METAL LIGHT POLE (F) FIBERGLASS LIGHT POLE (H) FIRE HYDRANT (W) WATER VALVE (W) WELL (M) WATER METER (R) RECLAIMED WATER VALVE (H) RECLAIMED WATER METER (A) AIR RELEASE VALVE	EL. ELEVATION P.T. POINT OF TANGENCY P.C. POINT OF CURVE P.R.C. POINT OF REVERSE CURVE P.I. POINT OF INTERSECTION N.A.T. NAIL AND TAG C.M.P. CORROGATED METAL PIPE R.C.P. REINFORCED CONCRETE PIPE F.D. FOUND P.M. PERMANENT REFERENCE MONUMENT TX. TRANSFORMER	CLEAN OUT (S) SANITARY SEWER M.H.OLE (S) STORM SEWER WHOLE (M) GAS METER (G) GAS VALVE (C) CABLE TELEVISION RISER (C) CONCRETE LIGHT POLE (M) METAL LIGHT POLE (F) FIBERGLASS LIGHT POLE (H) FIRE HYDRANT (W) WATER VALVE (W) WELL (M) WATER METER (R) RECLAIMED WATER VALVE (H) RECLAIMED WATER METER (A) AIR RELEASE VALVE
JOHNSTON'S SURVEYING INC. L.B. 966 900 Cross Prairie Parkway, Kissimmee, Florida 34744 Tel. (407) 847–2179 Fax (407) 847–6140 SHEET 1 OF 4			



PER HARMONY PD AMENDMENT DEVELOPMENT REPORT
(REVISED JULY 23, 2020)

CURRENT ZONING:
RESIDENTIAL MIXED USE, MULTI-FAMILY

SETBACK REQUIREMENTS:
FRONT - 10 FEET (0 FEET IF ADJACENT TO CDD R/W)
SIDE - 5 FEET
CORNER SIDE (PRIMARY STRUCTURE) - 5 FEET
REAR - 5 FEET
FRONT LOADED GARAGE - 20 FEET
ALLEY LOADED GARAGE - 12.5 FEET TO ALLEY TRACT

MAXIMUM BUILDING HEIGHT:
50 FEET

MINIMUM SEPARATION BETWEEN BUILDINGS:
10 FEET

PARKING REQUIREMENTS:
2 SPACES PER UNIT

CURRENT PARKING:
21 STANDARD PARKING SPACES
1 ADA PARKING SPACE

PROPERTY ADDRESS (FOR INFORMATION ONLY):
7250 HARMONY SQUARE DRIVE
HARMONY, FLORIDA, 34773

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ASHLEY PARK AT HARMONY, AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 34 THROUGH 38 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE EAST LINE OF SAID ASHLEY PARK AT HARMONY: S41°12'33"W, A DISTANCE OF 76.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 73.50 FEET AND A CENTRAL ANGLE OF 20°19'02"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.06 FEET (CHORD BEARING= S31°03'04"W, CHORD = 25.93 FEET); THENCE RUN S20°53'33"W, A DISTANCE OF 601.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 73.50 FEET AND A CENTRAL ANGLE OF 24°44'40"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.74 FEET (CHORD BEARING= S08°31'13"W, CHORD= 31.50 FEET); THENCE RUN S03°51'07"E, A DISTANCE OF 48.44 FEET TO A POINT ON THE LIMIT OF PLAT OF BIRCHWOOD NEIGHBORHOODS B & C, AS FILED AND RECORDED IN PLAT BOOK 14, PAGES 67 THROUGH 73 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG SAID LIMIT OF PLAT: N22°54'23"E, A DISTANCE OF 50.10 FEET; THENCE RUN S67°05'37"E, A DISTANCE OF 264.57 FEET; THENCE RUN N22°57'50"E, A DISTANCE OF 43.34 FEET; THENCE RUN N17°06'58"E, A DISTANCE OF 312.86 FEET; THENCE RUN N14°11'20"E, A DISTANCE OF 76.77 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,302.13 FEET AND A CENTRAL ANGLE OF 06°26'24"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 258.75 FEET (CHORD BEARING= N18°42'24"E, CHORD= 258.62 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 850.50 FEET AND A CENTRAL ANGLE OF 15°25'38"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 229.00 FEET (CHORD BEARING= N58°17'43"W, CHORD= 228.31 FEET) TO THE POINT OF BEGINNING.

PARCEL 3:

TRACT X, BIRCHWOOD NEIGHBORHOODS B & C, AS FILED AND RECORDED IN PLAT BOOK 14, PAGES 67 THROUGH 73 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LESS THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT WC, BIRCHWOOD TRACTS PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 171-172 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON THE PERIMETER OF SAID TRACT X; THENCE ALONG THE PERIMETER OF SAID TRACT X THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: THENCE RUN S15°16'23"W, A DISTANCE OF 211.43 FEET; THENCE RUN N74°43'37"W, A DISTANCE OF 9.00 FEET; THENCE RUN S15°16'23"W, A DISTANCE OF 55.40 FEET; THENCE RUN S74°43'37"E, A DISTANCE OF 228.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.85 FEET (CHORD BEARING = S29°43'37"E, CHORD = 7.07 FEET); THENCE RUN S15°16'24"W, A DISTANCE OF 384.88 FEET; THENCE RUN N74°43'37"W, A DISTANCE OF 21.00 FEET; THENCE RUN S15°16'23"W, A DISTANCE OF 25.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 26.66 FEET AND A CENTRAL ANGLE OF 23°12'12"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.80 FEET (CHORD BEARING = S83°03'20"E, CHORD = 10.72 FEET); THENCE RUN S15°16'23"W, A DISTANCE OF 60.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 551.00 FEET AND A CENTRAL ANGLE OF 10°24'24"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.08 FEET (CHORD BEARING = S10°04'11"W, CHORD = 99.94 FEET); THENCE DEPARTING SAID PERIMETER OF TRACT X RUN N69°37'42"W, A DISTANCE OF 80.58 FEET; THENCE RUN N77°52'22"W, A DISTANCE OF 198.27 FEET; THENCE RUN N20°46'55"E, A DISTANCE OF 151.35 FEET; THENCE RUN N15°16'20"E, A DISTANCE OF 122.76 FEET; THENCE RUN N74°40'21"W, A DISTANCE OF 107.04 FEET; THENCE RUN N15°16'20"E, A DISTANCE OF 574.25 FEET TO A POINT ON THE SOUTH LINE OF TRACT WC; THENCE ALONG SAID SOUTH LINE S74°43'40"E, A DISTANCE OF 147.69 FEET TO THE POINT OF BEGINNING.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3:

TOGETHER WITH BENEFICIAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS EASEMENT # 2, ON THE PLAT OF BIRCHWOOD NEIGHBORHOODS B & C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 67, AND FURTHER DESCRIBED IN CORRECTIVE DEED OF DEDICATION RECORDED JANUARY 7, 2004, IN OFFICIAL RECORDS BOOK 2417, PAGE 2622, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

- FD. 1/2" IRON ROD AND CAP (LB 966)
(UNLESS OTHERWISE SPECIFIED)
- ▲ FD. NAIL AND DISK (LB 966)
(UNLESS OTHERWISE SPECIFIED)
- FD. 4"x4" CONCRETE MONUMENT (LB 966)
(UNLESS OTHERWISE SPECIFIED)

LOT 1
HARMONY RETAIL
PLAT BOOK 28, PAGES 127-128
PARCEL ID: 30-26-32-3438-0001-0010
OWNER: HARMONY RETAIL LLC

TOWN CENTER TRACT-1
BIRCHWOOD NEIGHBORHOODS B & C
PLAT BOOK 14, PAGES 67-73
PARCEL ID: 30-26-32-2612-00TC-0010
OWNER: HARMONY CDD

SHEET 3 OF 4

