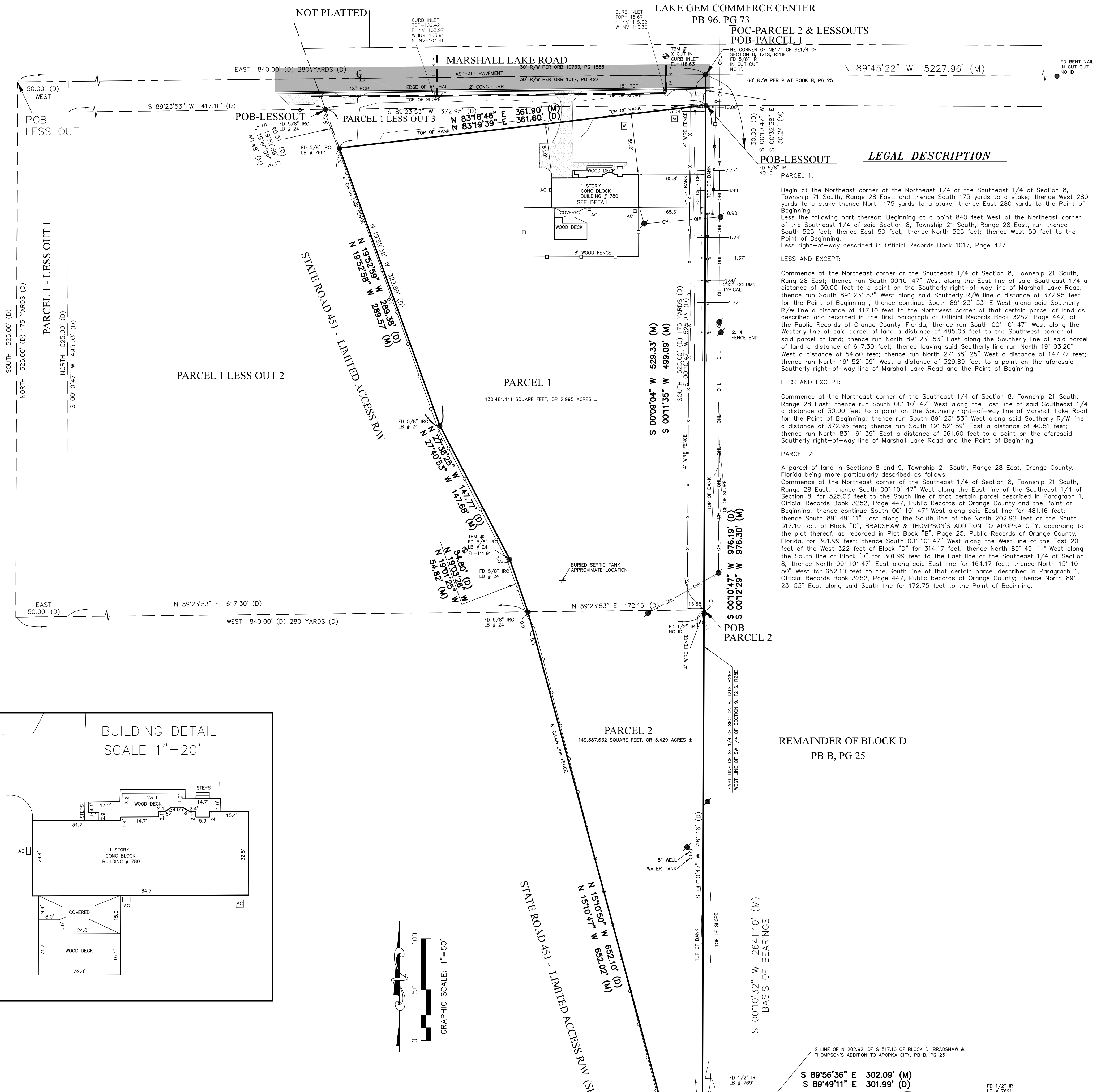


# BOUNDARY AND TOPOGRAPHIC SURVEY

LAKE GEM COMMERCE CENTER  
PB 96, PG 73

POC-PARCEL 2 & LESSOUTS  
POB-PARCEL 1



### LEGAL DESCRIPTION

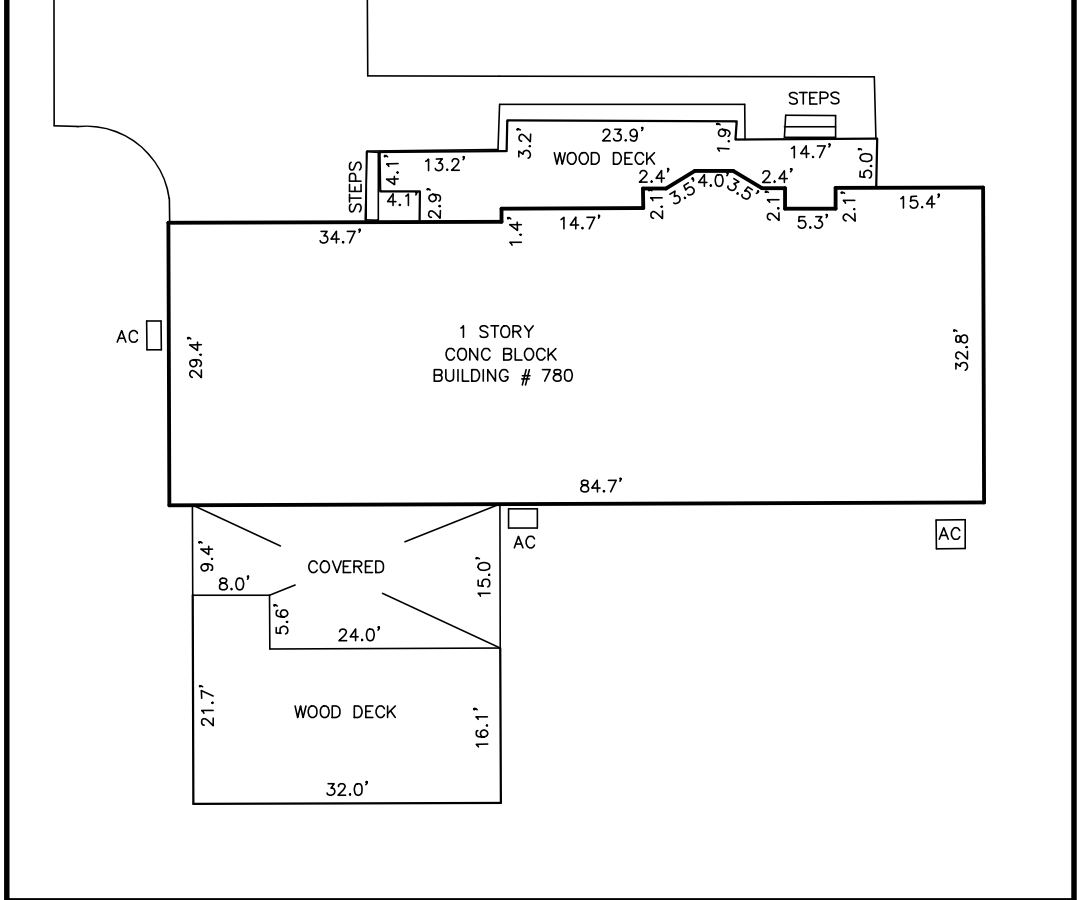
**PARCEL 1:**  
Begin at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East, and thence South 175 yards to a stake; thence East 280 yards to the Point of Beginning. Less the following part thereof: Beginning at a point 840 feet West of the Northeast corner of the Southeast 1/4 of said Section 8, Township 21 South, Range 28 East, run thence South 525 feet; thence East 50 feet; thence North 525 feet; thence West 50 feet to the Point of Beginning. Less right-of-way described in Official Records Book 1017, Page 427.

**LESS AND EXCEPT:**  
Commence at the Northeast corner of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East; thence run South 00°10'47" West along the East line of said Southeast 1/4 a distance of 30.00 feet to a point on the Southerly right-of-way line of Marshall Lake Road; thence run South 89°23'53" West along said Southerly R/W line a distance of 372.95 feet for the Point of Beginning - thence continue South 89°23'53" E West along said Southerly R/W line a distance of 417.10 feet to the Northwest corner of that certain parcel of land as described and recorded in the first paragraph of Official Records Book 3252, Page 447, of the Public Records of Orange County, Florida; thence run South 00°10'47" West along the Westerly line of said parcel of land a distance of 495.03 feet to the Southwest corner of said parcel of land; thence run North 89°23'53" East along the Southerly line of said parcel of land a distance of 617.30 feet; thence leaving said Southerly line run North 19°03'20" West a distance of 54.80 feet; thence run North 27°38'25" West a distance of 147.77 feet; thence run North 19°52'59" West a distance of 329.89 feet to a point on the aforesaid Southerly right-of-way line of Marshall Lake Road and the Point of Beginning.

**LESS AND EXCEPT:**  
Commence at the Northeast corner of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East; thence run South 00°10'47" West along the East line of said Southeast 1/4 a distance of 30.00 feet to a point on the Southerly right-of-way line of Marshall Lake Road for the Point of Beginning; thence continue South 89°23'53" East along said Southerly R/W line a distance of 372.95 feet; thence run South 19°52'59" East a distance of 40.51 feet; thence run North 83°19'39" East a distance of 361.60 feet to a point on the aforesaid Southerly right-of-way line of Marshall Lake Road and the Point of Beginning.

**PARCEL 2:**  
A parcel of land in Sections 8 and 9, Township 21 South, Range 28 East, Orange County, Florida being more particularly described as follows:  
Commence at the Northeast corner of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East, for 525.03 feet to the South line of that certain parcel described in Paragraph 1, Official Records Book 3252, Page 447, Public Records of Orange County and the Point of Beginning; thence continue South 00°10'47" West along said East line for 481.16 feet; thence South 89°49'11" East along the South line of the North 202.92 feet of the South 517.10 feet of Block "D", BRADSHAW & THOMPSON'S ADDITION TO APOPKA CITY, according to the plat thereof, as recorded in Plat Book "B", Page 25, Public Records of Orange County, Florida, for 301.99 feet; thence South 00°10'47" West along the West line of the East 20 feet of the West 322 feet of Block "D" for 314.17 feet; thence North 89°49'11" West along the South line of Block "D" for 301.99 feet to the East line of the Southeast 1/4 of Section 8; thence North 00°10'47" East along said East line for 164.17 feet; thence North 15°10'50" West for 652.10 feet to the South line of that certain parcel described in Paragraph 1, Official Records Book 3252, Page 447, Public Records of Orange County; thence North 89°23'53" East along said South line for 172.75 feet to the Point of Beginning.

BUILDING DETAIL  
SCALE 1"=20'



### SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE EAST LINE OF THE SE1/4 OF SECTION 8, T21S, R28E AS BEING S 00°10'32" W (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO ORANGE COUNTY BENCHMARK DESIGNATION #TP-1204, HAVING A PUBLISHED ELEVATION OF 134.710, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=50' AND IS INTENDED TO BE DISPLAYED ON A 24"x36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- PLANTED PINE TREES NOT LOCATED.
- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE" OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.

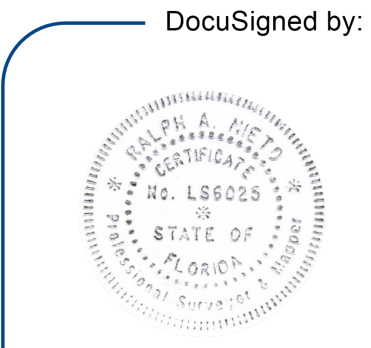
### ABBREVIATIONS

- (C) = CALCULATED
- CONC = CONCRETE
- CM = CENTERLINE
- CM = CONCRETE MONUMENT
- (D) = DEED
- FD = FOUND
- ID = IDENTIFICATION
- IR = IRON PIPE
- IP = IRON PIPE
- LB = LICENSED BUSINESS
- (M) = MEASURED
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- ND = NAIL AND DISK
- PRM = PERMANENT REFERENCE MONUMENT
- FF = FINISHED FLOOR
- ELEV = ELEVATION
- APPROX = APPROXIMATE
- RCP = REINFORCED CONCRETE PIPE
- CPP = CORRUGATED PLASTIC PIPE
- VCP = VITRIFIED CLAY PIPE
- PVC = POLYVINYL CHLORIDE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- FRCP = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- UE = UTILITY EASEMENT
- AC = AIR CONDITIONER
- PHR = PHONE RISER
- EJB = ELECTRIC JUNCTION BOX
- PP = POWER POLE
- WM = WATER METER
- CTVR = CABLE TV RISER
- CO = CLEAN OUT
- BFP = BACK FLOW PREVENTER
- LP = LIGHT POLE
- EM = ELECTRIC METER
- C/A = COVERED AREA
- SS = SEWER LINE
- CL = CHAIN LINK FENCE
- X = WIRE FENCE
- W = WOOD FENCE

### SYMBOLS

- CONC MONUMENT
- TYPE AS INDICATED
- CONTROL POINT
- TYPE AS INDICATED
- ◆ BENCHMARK
- ◆ TYPE AND ELEVATION AS INDICATED
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- TRANSFORMER BOX
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- FIRE CONNECTION
- CLEAN OUT
- SIGN
- OHL = OVERHEAD LINE
- ATT = AT&T LINE
- CTY = CABLE TV LINE
- ELC = ELECTRIC LINE
- FO = FIBER OPTIC LINE
- GAS = GAS LINE
- UTILITY = UTILITY LINE
- W = WATER LINE
- SS = SEWER LINE
- CL = CHAIN LINK FENCE
- X = WIRE FENCE
- W = WOOD FENCE

SHEET 1 OF 2  
NOT VALID WITHOUT  
SHEET 2  
SHEET 1 - BOUNDARY INFORMATION  
SHEET 2 - TOPOGRAPHIC INFORMATION



DocuSigned by:  
Surveyors Certification:  
I hereby certify that this survey shown hereon was made in accordance with the Standards of Practice for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052, Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for information only and is not valid.

Ralph A. Nieto, PSM No. 6025  
BEE6A55497C741E  
1/17/2024  
Print Date

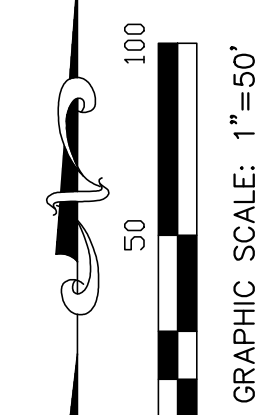
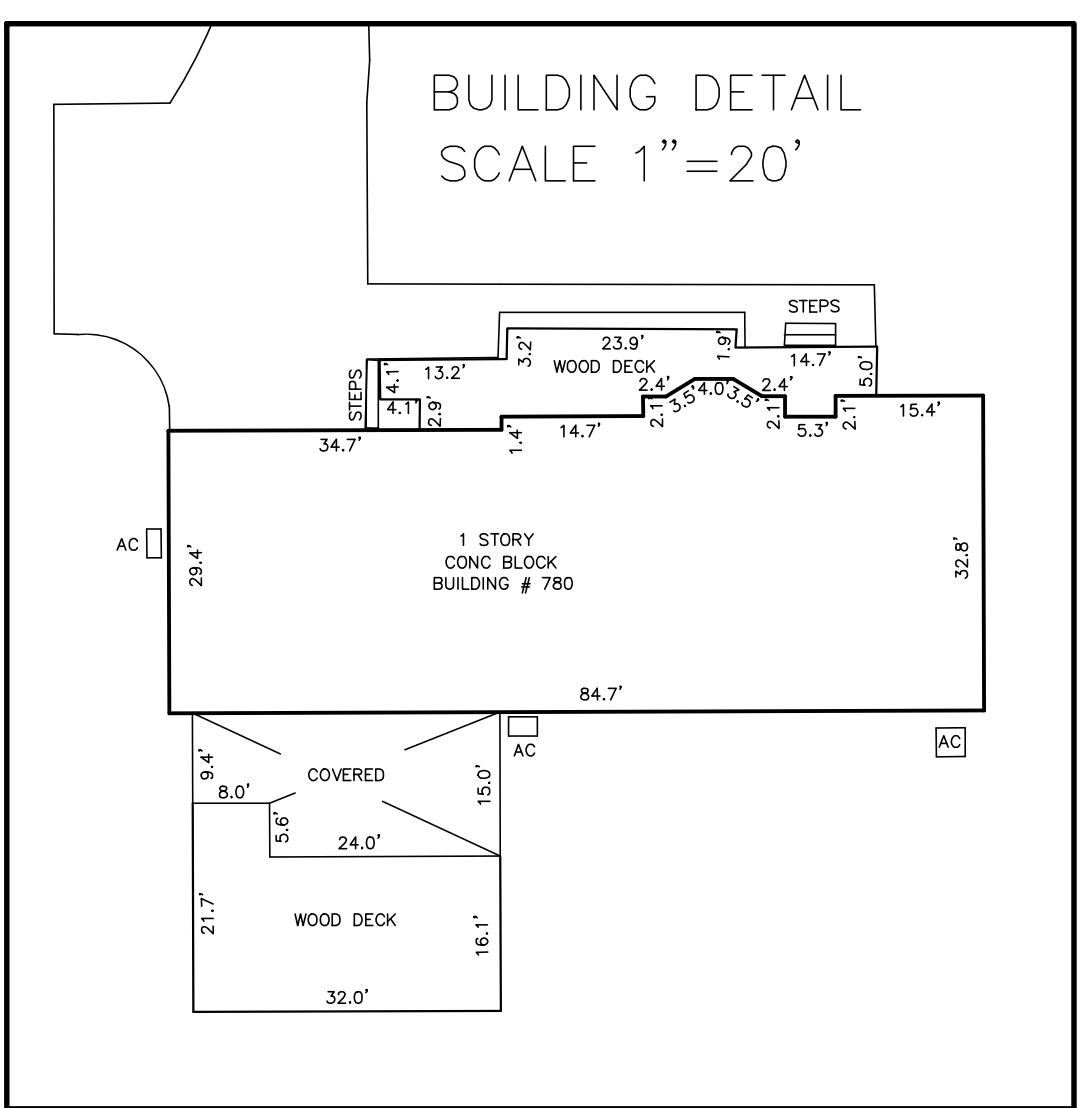
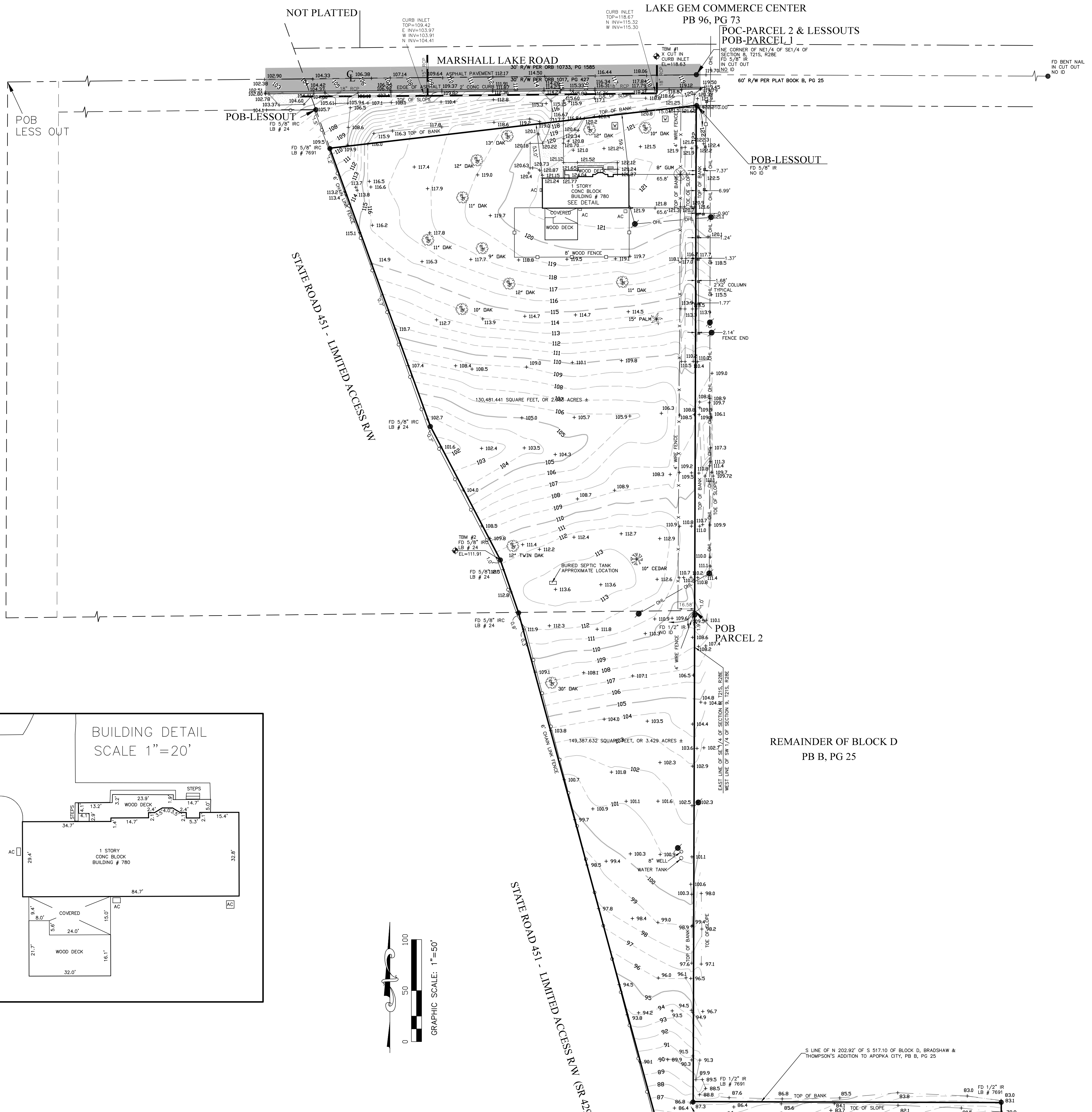
PREPARED FOR:  
**MARSHALL LAKE PROPERTIES**  
780 MARSHALL LAKE ROAD, APOPKA, FL 32703

NO.	DATE	REVISIONS

FIELD BY: DW DATE: 9/6/19  
DRAWN BY: BPS ORDER NO.: NW19-220  
SCALE: 1"=50' SHEET: 1 OF 1

Nieto-Whittaker Surveying LLC  
1728 N. Ronald Reagan Blvd., Longwood, FL 32750  
PH: (407) 636-8460 FAX: (407) 636-8461  
LB No. 7744

# BOUNDARY AND TOPOGRAPHIC SURVEY



## SURVEYORS NOTES

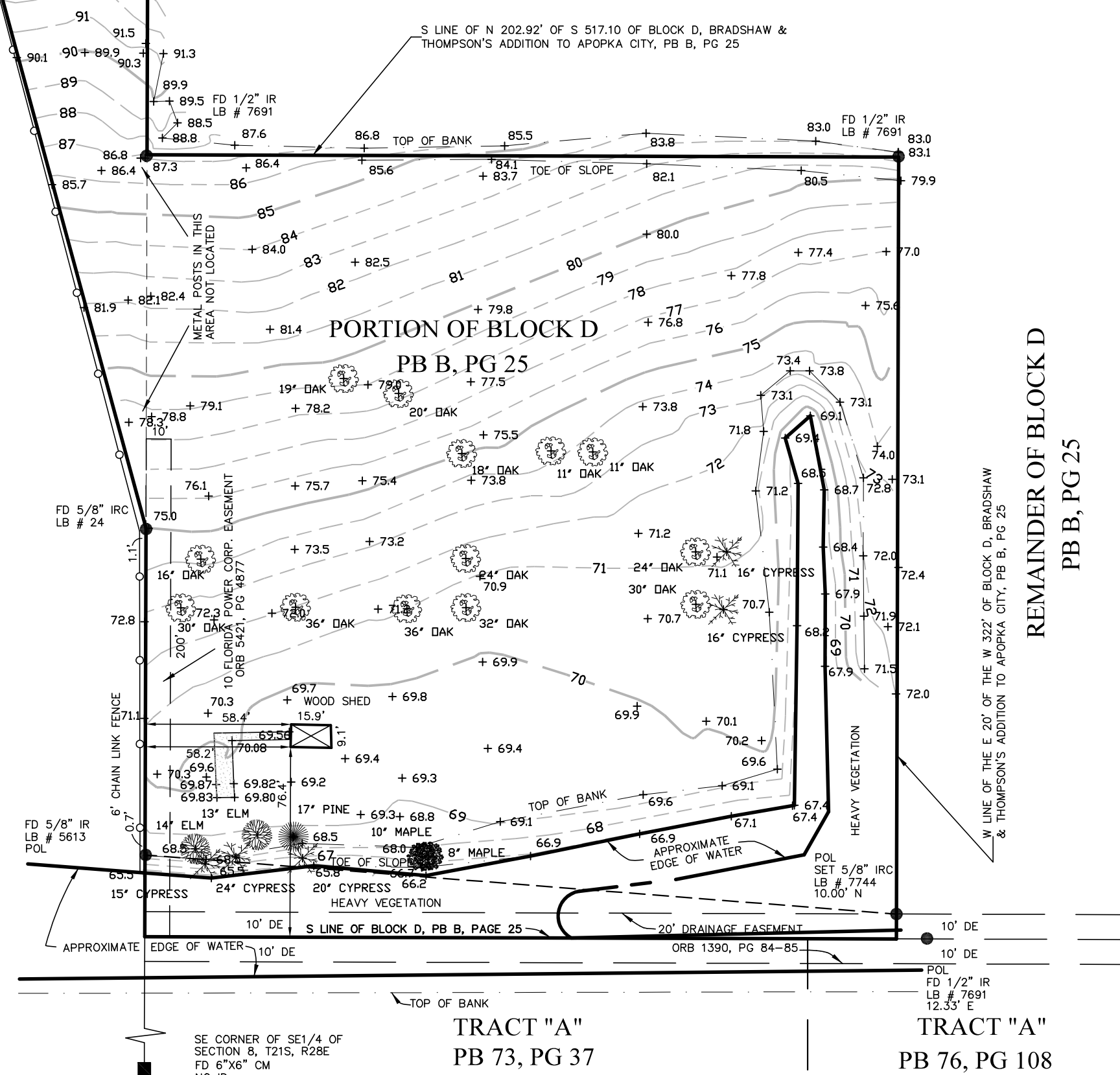
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE EAST LINE OF THE SE1/4 OF SECTION 8, T21S, R28E AS BEING S 00°10'32" W (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO ORANGE COUNTY BENCHMARK DESIGNATION #TP-1204, HAVING A PUBLISHED ELEVATION OF 134.710, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=50' AND IS INTENDED TO BE DISPLAYED ON A 24"x36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- PLANTED PINE TREES NOT LOCATED.
- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE" OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.

## ABBREVIATIONS

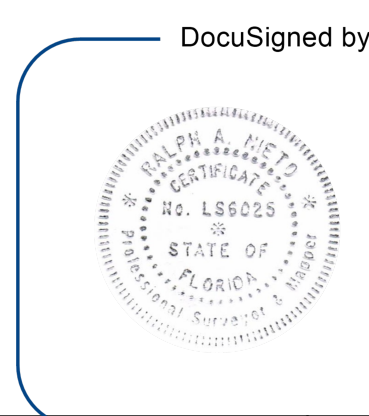
- |                                    |                                  |
|------------------------------------|----------------------------------|
| (C) = CALCULATED                   | (P) = PLAT                       |
| CONC = CONCRETE                    | PB = PLAT BOOK                   |
| CL = CENTERLINE                    | PC = POINT OF CURVATURE          |
| CM = CONCRETE MONUMENT             | PCP = PERMANENT CONTROL POINT    |
| CO = CEDD                          | PRC = POINT OF REVERSE CURVATURE |
| FD = FOUND                         | PT = POINT OF TANGENCY           |
| ID = IDENTIFICATION                | R/W = RIGHT OF WAY               |
| IR = IRON PIPE                     | UE = UTILITY EASEMENT            |
| IP = IRON PIPE                     | AC = AIR CONDITIONER             |
| LB = LICENSED BUSINESS             | PHR = PHONE RISER                |
| (M) = MEASURED                     | EJB = ELECTRIC JUNCTION BOX      |
| ORB = OFFICIAL RECORD BOOK         | PP = POWER POLE                  |
| PG = PAGE                          | WM = WATER METER                 |
| ND = NAIL AND DISK                 | CTVR = CABLE TV RISER            |
| PRM = PERMANENT REFERENCE MONUMENT | CO = CLEAN OUT                   |
| FF = FINISHED FLOOR                | WV = WATER VALVE                 |
| ELEV = ELEVATION                   | OHL = OVERHEAD LINE              |
| APPROX = APPROXIMATE               | LP = LIGHT POLE                  |
| RCP = REINFORCED CONCRETE PIPE     | BFP = BACK FLOW PREVENTER        |
| CPP = CORRUGATED PLASTIC PIPE      | EM = ELECTRIC METER              |
| VCP = VITRIFIED CLAY PIPE          | C/A = COVERED AREA               |
| PVC = POLYVINYL CHLORIDE           | SS = SEWER LINE                  |
| POB = POINT OF BEGINNING           | SL = CHAIN LINK FENCE            |
| POC = POINT OF COMMENCEMENT        | X = WIRE FENCE                   |
|                                    | W = WOOD FENCE                   |

## SYMBOLS

- |                                   |                      |
|-----------------------------------|----------------------|
| ■ CONC MONUMENT                   | ▣ TRANSFORMER BOX    |
| ● TYPE AS INDICATED               | □ WATER METER        |
| ● CONTROL POINT                   | □ TRAFFIC SIGNAL BOX |
| ● TYPE AS INDICATED               | □ ELECTRIC BOX       |
| ◆ BENCHMARK                       | □ TELEPHONE BOX      |
| ● TYPE AND ELEVATION AS INDICATED | □ LIGHT POLE         |
| ○ SANITARY SEWER MANHOLE          | □ UTILITY POLE       |
| ○ DRAINAGE MANHOLE                | □ GUY WIRE           |
| ○ MANHOLE                         | □ FIRE CONNECTION    |
| ○ OVERHEAD LINE                   | □ CLEAN OUT          |
| ○ AT&T LINE                       | □ SIGN               |
| ○ CABLE TV LINE                   |                      |
| ○ ELECTRIC LINE                   |                      |
| ○ FIBER OPTIC LINE                |                      |
| ○ GAS LINE                        |                      |
| ○ UTILITY LINE                    |                      |
| ○ WATER LINE                      |                      |
| ○ SEWER LINE                      |                      |
| ○ CHAIN LINK FENCE                |                      |
| ○ WIRE FENCE                      |                      |
| ○ WOOD FENCE                      |                      |



SHEET 2 OF 2  
NOT VALID WITHOUT SHEET 1  
SHEET 1 - BOUNDARY INFORMATION  
SHEET 2 - TOPOGRAPHIC INFORMATION



DocuSigned by:  
Surveyors Certification:  
I hereby certify that this survey shown hereon was made in accordance with the Standards of Practice for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052, Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.  
DocuSigned by:  
Ralph A. Nieto  
Ralph A. Nieto, P.S.M. No. 6025  
BBE04349C741E...

PREPARED FOR:  
**MARSHALL LAKE PROPERTIES**  
780 MARSHALL LAKE ROAD, APOPKA, FL 32703

NO.	DATE	REVISIONS

FIELD BY: DW DATE: 9/6/19  
DRAWN BY: BPS ORDER NO.: NW19-220  
SCALE: 1"=50' SHEET: 1 OF 1

**Nieto-Whittaker Surveying LLC**  
1728 N. Ronald Reagan Blvd., Longwood, FL 32750  
PH: (407) 636-8460 FAX: (407) 636-8461  
LB No. 7744