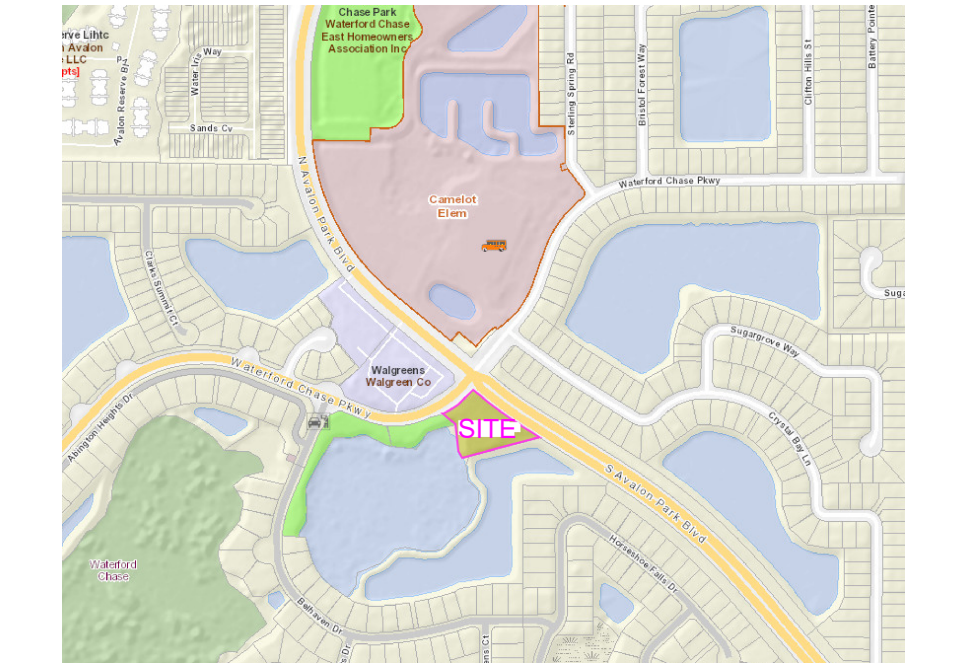


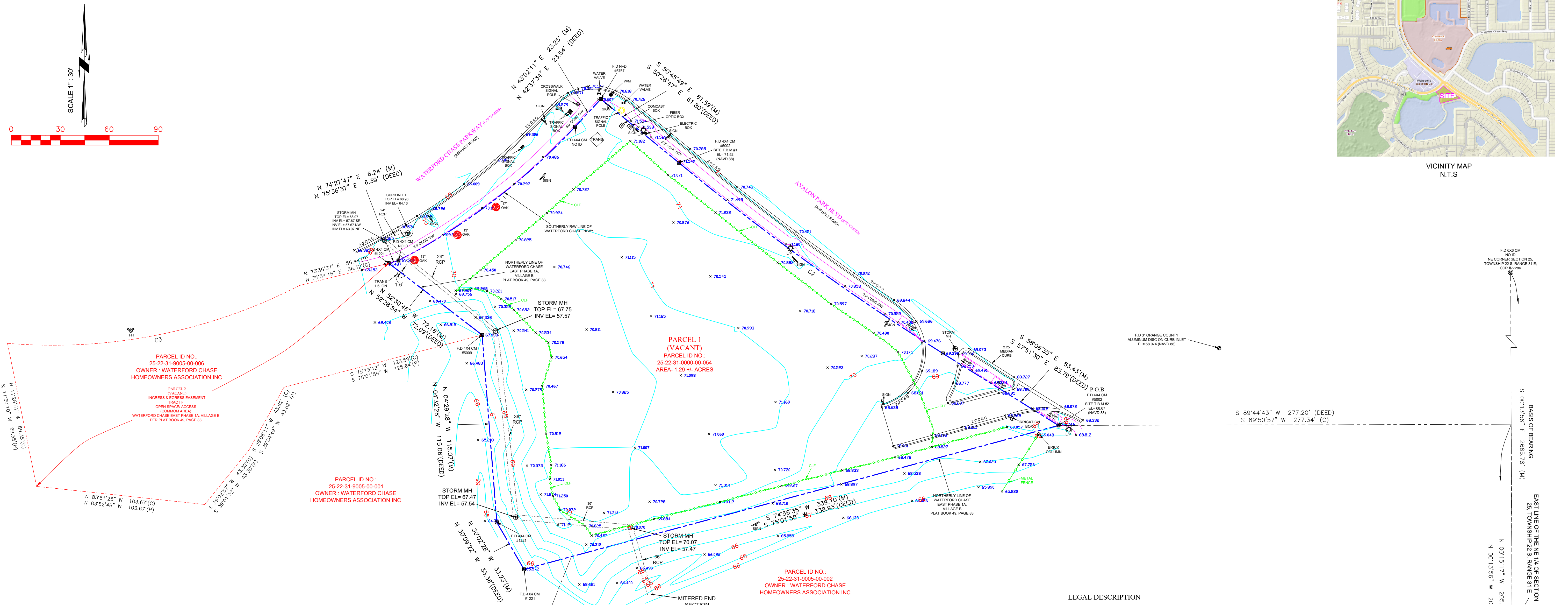
V & S SURVEYING, INC.

2412 Orsota Circle, Ocoee, Florida 34761. Tel: 407-342-1510 Fax: 407-656-8365 Email: vssurveying@aol.com

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
N.T.S



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:
A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH EAST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 31 EAST, RUN NORTH 00 DEGREES 15' WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 205.51 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89 DEGREES 44' 43" WEST A DISTANCE OF 277.20 FEET, SAID POINT LYING ON THE NORTHERLY LINE OF WATERFORD CHASE EAST PHASE 1A, VILLAGE B (PROPOSED) FOR A POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCE ALONG SAID NORTHERLY LINE: THENCE SOUTH 75 DEGREES 01' 58" WEST, A DISTANCE OF 338.93 FEET; THENCE NORTH 30 DEGREES 09' 22" WEST, A DISTANCE OF 33.36 FEET; THENCE NORTH 04 DEGREES 32' 28" WEST, A DISTANCE OF 115.06 FEET; THENCE NORTH 52 DEGREES 28' 54" WEST, A DISTANCE OF 72.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WATERFORD CHASE PARKWAY, AS RECORDED IN PLAT BOOK 46, PAGES 117-123 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY LINE, RUN THE FOLLOWING COURSES AND DISTANCE ALONG SAID RIGHT-OF-WAY LINE: THENCE NORTH 75 DEGREES 36' 37" EAST, A DISTANCE OF 6.39 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 19 DEGREES 48' 16" AND A RADIUS OF 384.00 FEET; THENCE FROM A TANGENT BEARING OF NORTH 62 DEGREES 44' 41" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.19 FEET; THENCE DEPARTING SAID CURVE, RUN NORTH 42 DEGREES 37' 34" EAST, A DISTANCE OF 23.54 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 50 DEGREES 28' 47" EAST, A DISTANCE OF 61.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 07 DEGREES 22' 43" AND A RADIUS OF 1550.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 199.61 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 57 DEGREES 51' 30" EAST, A DISTANCE OF 83.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES MORE OR LESS.

PARCEL 2:
TOGETHER WITH THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS OVER TRACT F OF WATERFORD CHASE EAST PHASE 1A, VILLAGE B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 83 THROUGH 87, OF THE PUBLIC RECORDS ORANGE COUNTY, FLORIDA.

TABLE A - MINIMUM STANDARD DETAIL REQUIREMENTS ALTA / NSPS LAND TITLE SURVEY

- MONUMENTS PLACED OR FOUND ARE AS SHOWN ON SURVEY.
- ADDRESSES SHOWN ON SURVEY PER FIELD OBSERVED EVIDENCE.
- FLOOD ZONE CLASSIFICATION AS SHOWN SURVEY AND REFERENCED FLOOD ZONE INFORMATION.
- GROSS LAND AREA SHOWN IN ACRES.
- (a) & (b) NO ZONING REPORT OR LETTER PROVIDED.
- FEATURES WITHIN BOUNDARY ARE SHOWN ON SURVEY.
- NAMES OF ADJOINING PROPERTY OWNERS SHOWN PER TAX RECORDS OF ORANGE COUNTY FLORIDA.
- NEAREST INTERSECTING STREET IS (WATERFORD CHASE BLVD & AVALON PARK BLVD) LOCATED NORTHWEST CORNER OF SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF RECENT EARTHWORK OR CONSTRUCTION ON SITE.
- DURING THE PROCESS OF CONDUCTING THE FIELD WORK THERE WERE NO REPAIRS WAS OBSERVED.
- DURING THE PROCESS OF CONDUCTING THE FIELD WORK NO EVIDENCE OF WETLAND FLAGGING WAS OBSERVED.
- PROFESSIONAL LIABILITY INSURANCE PROVIDED.

BENCHMARK USED :
POINT : S1311042
NORTHING : 1531824
EASTING : 604469
ELEVATION : 68.074

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	394.00'	136.31'	135.52'	N 52°53'51" E	19°49'22"
C2(M)	1550.00'	199.65'	199.51'	S 54°10'37" E	7°22'48"
C3(O)	330.00'	184.74'	182.34'	S 41°02'09" E	7°22'43"
C3(P)	330.00'	184.74'	182.34'	N 78°46'57" E	32°04'33"
				N 78°48'19" E	32°04'32"

LEGEND

A/C	Air Condition	E.O.P	Edge of Pavement	O.R	Official Record	S.T	Septic Tank
A	Arc Length	E.O.W	Edge of Water	O.R.B	Official Record Book	S.I.R	Set Iron Rod #7772
B.M	Bench Mark	EL	Elevation	O.H.L	Overhead Lines	S/W	Sidewalk
B.S	Building Setback	F	Field	Pg	Page	SW.E	Sidewalk Easement
CATV	Cable TV Riser	F.F	Finish Floor	P.C.P	Permanent Control Point	X.98.50	Spot Elevation
C	Calculated	FH	Fire Hydrant	P.R.M	Permanent Reference Marker	TEL	Telephone Riser
C/L	Centerline	F.D	Found	P	Plat	T.B.M	Temporary Bench Mark
CLF	Chain Link Fence	⊙	Found Iron Rod or Iron Pipe	P.O.B	Point of Beginning	T.O.B	Top of Bank
C.B	Chord Bearing	⊙	Found Nail and Disk	P.O.C	Point of Commencement	TRANS	Transformer
C.LEN	Chord Length	IP	Iron Pipe	P.C	Point of Curvature	Typ	Typical
C/O	Cleanout	IR	Iron Rod	P.I	Point of Intersection	U.E	Utility Easement
CONC	Concrete	L.I.P	Light Pole	P.R.C	Point of Reverse Curve	WM	Water Meter
C.B.S	Concrete Block Structure	L.A.E	Limited Access Easement	P.T	Point of Tangency	WF	Wood Fence
C.M	Concrete Monument	MH	Manhole	P.O.L	Point on Line		
C&G	Curb and Gutter	M	Measured	PP	Power Pole		
Δ	Delta	MP	Meter Pole	PROP	Proposed		
D.E	Drainage Easement	N+D	Nail and Disc	RAD	Radial		
D.F	Drainfield	N.R	Non Radial	R	Radius		
D.W	Driveway	NHWE	Normal High Water Elevation	R.P	Radius Point		
E.O.P	Edge of Pavement	N.T.S	Not to Scale	R.W	Right of Way		

Surveyor's Notes

- This survey is based on the legal description as provided by the Client.
- The property surveyed hereon is the same property as described in Title Commitment File No 1002-330416-RTT; Effective Date February 16th, 2021; issued by First American Title Insurance Company.
- No underground improvements or installations have been located unless noted. Only visible utilities located.
- Elevations if shown hereon are based on NAVD 1988 unless otherwise stated.
- Dimensions shown for the location of improvements hereon should not be used to reconstruct boundary lines.

- Dimensions and bearings shown are plat and measured only unless otherwise noted.
- Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining scaled data.
- Features shown by symbols as indicated in legend may not be to scale.
- Wall ties are to face of wall.
- Only visible utilities and encroachment located.
- This survey is valid for 90 days from the completed date or revised date shown.

CERTIFICATION TO:

ROSA M. SOBHAJ, FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6(a), 6(b), 8, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/09/2021.

DATE OF PLAT OR MAP :
HARRY H. SOBHAJ, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5342

LB 7772

10. Matters shown on the Plat of Waterford Chase East Phase 1A, Village B, recorded in Plat Book 49, Page 83-87. Affect the subject property and plotted as shown.
11. The terms, provisions, and conditions contained in that certain Resolution No. 85-504-06 by the Orange County, Commissioners establishing Municipal Service Taxing Units for the purpose of providing mandatory refuse collection, recorded in Official Records Book 3627, Page 1224; as affected by Resolution No. 85-509-10 by the Board of County Commissioners of Orange County, recorded in Official Records Book 3693, Page 2399. Affect the subject property and subject to terms and conditions thereof.
12. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge of assessments, recorded in Official Records Book 6211, Page 4686, as affected by First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East recorded in Official Records Book 6274, Page 1387, as affected by First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East recorded in Official Records Book 6333, Page 4489, as affected by First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East recorded in Official Records Book 6344, Page 95, as affected by Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 1A, Village B, recorded in Official Records Book 6430, Page 2879; as affected by Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 2, Village D, recorded in Official Records Book 6472, Page 8172; as affected by Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 2, Village C-1, recorded in Official Records Book 6563, Page 7259; as affected by Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 2, Village C-2, recorded in Official Records Book 6592, Page 6300; as affected by Waterford Chase East Homeowners Association, Inc. Notice of Designation of Service Area recorded in Official records Book 6916, Page 4312; as affected by Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 2, Village H, recorded in Official Records Book 8654, Page 3488; as affected by recorded Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East in Official Records Book 8878, Page 2877; as affected by Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 2, Village C-1, recorded in Official Records Book 8892, Page 874; as affected by Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 2, Village E, recorded in Official Records Book 7120, Page 1018; as affected by Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 2, Village G, recorded in Official Records Book 7291, Page 3715; as affected by Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Chase East Phase 3 recorded in Official Records Book 7723, Page 1859; as affected by Amendment to Exhibit "C" Initial Restrictions and Rules recorded in Official Records Book 9147, Page 1082; as affected by Certificate of Amended Architectural Guidelines and Procedures of Waterford Chase East, recorded in Instrument No. 20190449715; as affected by Certificate of Amended Architectural Guidelines and Procedures of Waterford Chase East, recorded in Instrument No. 20210006177, but delecting 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). Affect the subject property and subject to terms and conditions thereof.
13. The terms, provisions, and conditions contained in that certain Resolution of the Board of County Commissioners Amending and Restating a Municipal Service Benefit Unit for Street Lighting for Water Chase East and Waterford Chase Village Areas 11/20/05, recorded in Official Records Book 7930, Page 2932. Affect the subject property and subject to terms and conditions thereof.
14. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Official Records Book 8002, Page 339 of Official Records, but delecting 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). Affect the subject property and subject to terms and conditions thereof.
15. Terms and conditions of the Restrictive Covenant Agreement between Daryl M. Carter, as Trustee under the provisions of an unrecorded Land Trust Agreement dated February 27, 2002 and known as the Carter-Avalon Park Boulevard Land Trust and Exonmobile Oil Corporation, a New York Corporation recorded in Official Records Book 8002, Page 345. Affect the subject property and subject to terms and conditions thereof.
16. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed including Restrictions and Covenants Running with the Land and Reservation of Access Rights recorded in Official Records Book 10193, Page 8217; as affected by Modification and Release of Certain Restrictions and Covenants Running with the Land and Termination of Reservation of Access Rights recorded in Official Records Book 10963, Page 3533, but delecting 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). Affect the subject property and subject to terms and conditions thereof.

Bearings shown hereon are based on the East Line of the Northeast 1/4 of Section 25, Township 22 S, Range 31 E, as being S 00°13'56" E 22 st state plane coordinates Florida East Zone, per reference points CCR # 106075 & CCR # 72786.

Field Date : 04/09/21
Date Completed : 04/12/21

PROPERTY ADDRESS :
XXX WATERFORD CHASE PKWY,
ORLANDO, FL 32828.

SURVEY NO : VS 2459

FLOOD ZONE INFORMATION :
Community No : 120179
Panel : 0295
Suffix : F
F.I.R.M. Date : 09/25/2009
Flood Zone : X