



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 FAX (407) 654-5356
admin@allen-company.com

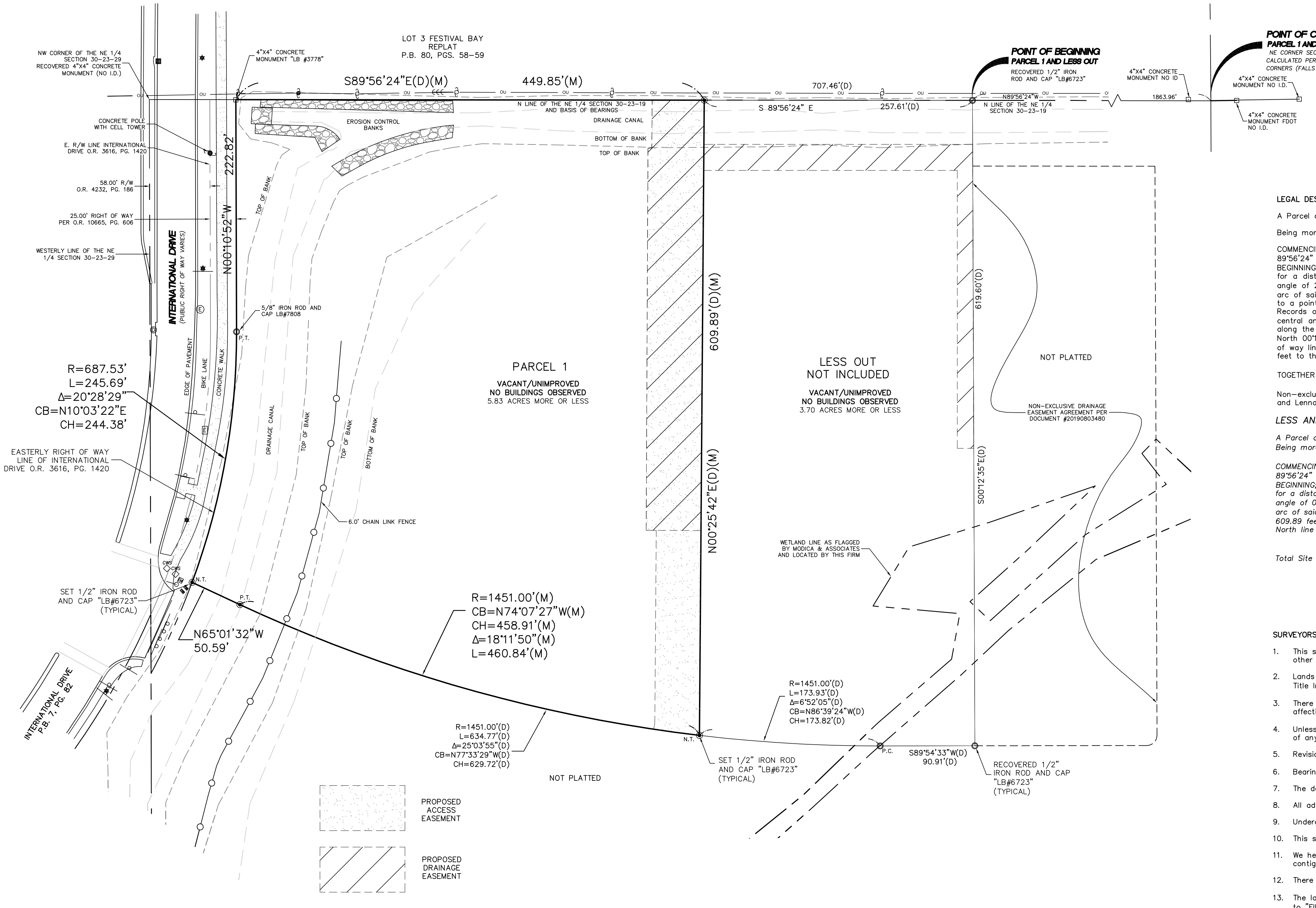
ALTA / NSPS LAND TITLE SURVEY
OF
5001 VANGUARD STREET
SECTION 30, TOWNSHIP 23 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

FOR:
I Drive Investors LLC

NO.	DATE	REVISIONS

JOB # 20200149
DATE: 03/30/22
SCALE: 1" = 60'
CALC BY: MWH
FIELD BY: JDS, DB
DRAWN BY: CDK, MWH, JPC, PJR
CHECKED BY: D.Y., JLR

SHEET 1 OF 1



POINT OF COMMENCEMENT
PARCEL 1 AND LESS OUT
NE CORNER SECTION 30-23-29
CALCULATED PER RECOVERED WITNESS
CORNERS (FALLS IN CANAL)

POINT OF BEGINNING
PARCEL 1 AND LESS OUT
RECOVERED 1/2" IRON
ROD AND CAP "LB#6723"

LEGAL DESCRIPTION:

A Parcel of land lying in Section 30, Township 23 South, Range 29 East, Orange County, Florida.
Being more particularly described as follows:

COMMENCING at the Northeast corner of Section 30, Township 23 South, Range 29 East, Orange County, Florida; thence run North 89°56'24" West along the North line of the Northeast Quarter of said Section 30 for a distance of 1863.96 feet to the POINT OF BEGINNING; thence departing said North line run South 00°12'35" East for a distance of 619.60 feet; thence run South 89°54'33" West for a distance of 90.91 feet to the point of curvature of a curve, concave Northerly having a radius of 1451.00 feet and a central angle of 25°03'55" with a chord bearing of North 77°33'29" West, and a chord distance of 629.72 feet; thence run Westerly along the arc of said curve for a distance of 634.77 feet to a point of tangency; thence run North 65°01'32" West for a distance of 50.59 feet to a point on the Easterly right of way line on International Drive as recorded in Official Records Book 3616, Page 1420, of the Public Records of Orange County, Florida, said point being on a non tangent line, concave Westerly having a radius of 687.53 feet and a central angle of 20°28'29" with a chord bearing of North 10°03'22" East, and a chord distance of 244.38 feet; thence run Northerly along the arc of said curve and the said Easterly right of way line for a distance of 245.69 feet to a point of tangency; thence run North 00°10'52" West continuing along said Easterly right of way line for a distance of 222.82 feet; thence departing said Easterly right of way line, run South 89°56'24" East along the North line of the Northeast Quarter of aforesaid Section 30 for a distance of 707.46 feet to the POINT OF BEGINNING. Containing 9.53 acres more or less.

TOGETHER WITH:

Non-exclusive easement rights contained in that Non-Exclusive Drainage Easement Agreement by and between I Drive Investors, LLC, and Lennar Homes, LLC, recorded December 26, 2019 under Instrument No. 20190803480.

LESS AND EXCEPT

A Parcel of land lying in Section 30, Township 23 South, Range 29 East, Orange County, Florida.
Being more particularly described as follows:

COMMENCING at the Northeast corner of Section 30, Township 23 South, Range 29 East, Orange County, Florida; thence run North 89°56'24" West along the North line of the Northeast Quarter of said Section 30 for a distance of 1863.96 feet to the POINT OF BEGINNING; thence departing said North line run South 00°12'35" East for a distance of 619.60 feet; thence run South 89°54'33" West for a distance of 90.91 feet to the point of curvature of a curve, concave Northerly having a radius of 1451.00 feet and a central angle of 06°52'05" with a chord bearing of North 86°39'24" West, and a chord distance of 173.82 feet; thence run Westerly along the arc of said curve for a distance of 173.93 feet to a point on a non tangent line, thence run North 00°25'42" East for a distance of 609.89 feet to a point on the North line of the Northeast Quarter of aforesaid Section 30; thence run South 89°56'24" East along said North line for a distance of 257.61 feet to the POINT OF BEGINNING. Containing 3.70 acres more or less.

Total Site Containing 5.83 acres more or less.

SURVEYORS NOTES:

- This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whatsoever.
- Lands shown hereon were abstracted for rights of way, easements, ownership, or other instruments of record, by Fidelity National Title Insurance Company, Order No: 8246342 with an effective Commitment Date of 02/17/2020 @ 11:00 PM.
- There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.
- Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.
- Revisions do not constitute a recertification of the existing field conditions of this survey.
- Bearings shown hereon are based on the North line of the Northeast 1/4 of section 30-23-19 as being S89°56'24"E (assumed).
- The description shown hereon was supplied by the above referenced Title Commitment.
- All adjoining parcels shown hereon.
- Underground improvements and installations have not been located.
- This survey meets or exceeds a precision of closure 1:10,000 - Commercial Class Survey.
- We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.
- There is no observable evidence of earth moving works, building construction, or additions within recent months.
- The lands shown hereon lie entirely within Zone X (areas determined to be outside the 0.2% annual chance flood plain) according to "FIRM" map no. 12095C0405F and Community No. 120186 0405 F, dated September 25, 2009.
- The property as described hereon contains 415,219.11 square feet or 9.53 acres, more or less.

SCHEDULE B - SECTION II OF THE HEREON REFERENCED TITLE COMMITMENT:

- Developers Agreement in Official Records Book 3436, Page 1475 and Official Records Book 4515, Page 2051. Affects subject property and is blanket in nature.
- Acquasol Developer's Agreement Regarding Transportation Concurrence and Road Impact Fees in Official Records Book 8431, Page 1404. Affects subject property and is blanket in nature.
- Construction Easement Agreement between I Drive Investors, LLC, and Lennar Homes, LLC, recorded December 26, 2019 under Instrument No. 20190803479. Affects subject property and is blanket in nature.
- Terms and conditions of the Non-Exclusive Drainage Easement Agreement by and between I Drive Investors, LLC, and Lennar Homes, LLC, recorded December 26, 2019 under Instrument No. 20190803480. (As to the Easement Parcel) Affects subject property as shown hereon.

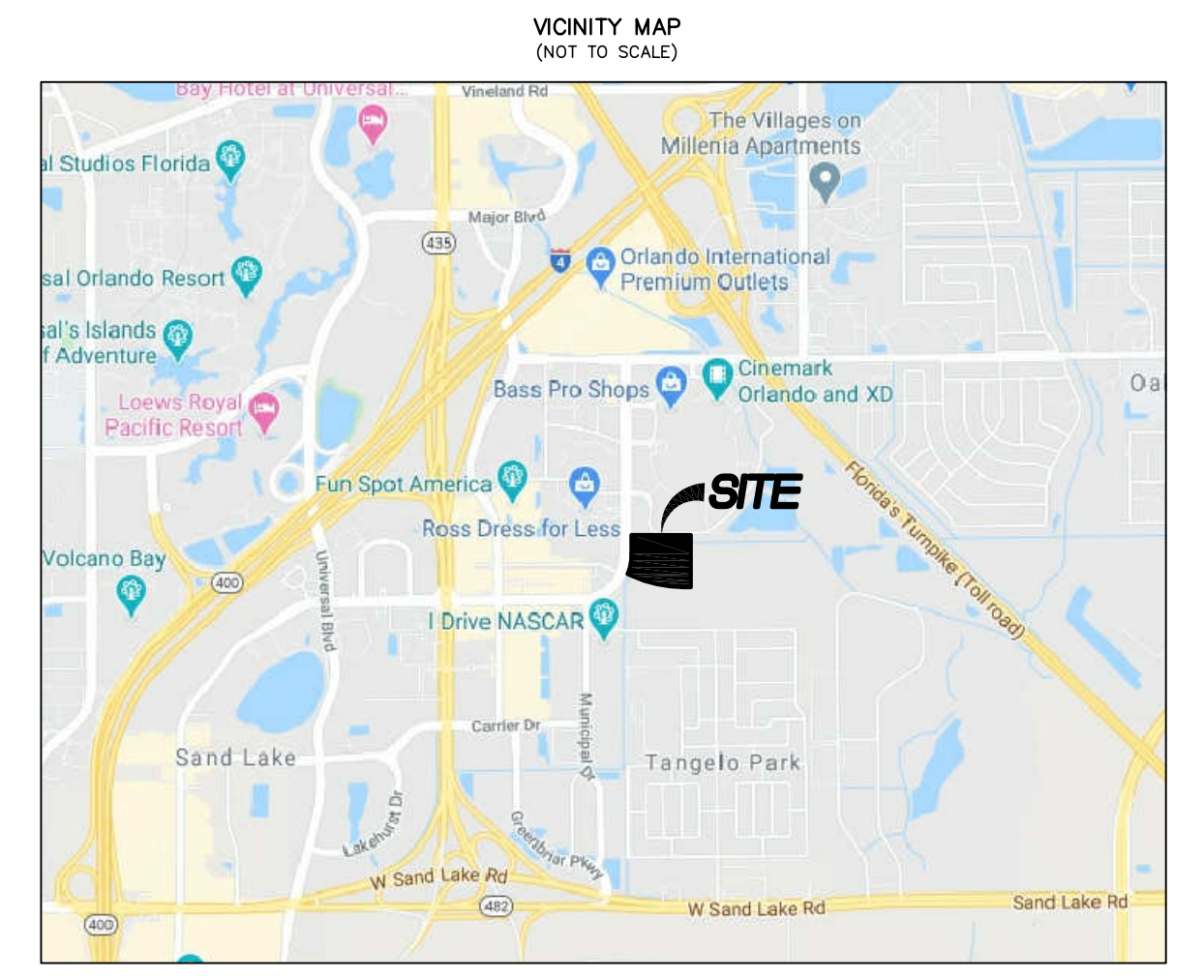
CERTIFICATION:

To: Fidelity National Title Insurance Company, I Drive Investors, LLC, a Florida limited liability company, Jeffrey E. Levey, P.A., Akerman LLP; Southern Hill Real Estate.
This is to certify that this map 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, 11, 13, 16 and 18 of Table A thereof. The field work was completed on March 20, 2020.

Date of Plat or Map: _____

Signature:

James L. Rickman, Florida Licensed Surveyor and Mapper #5633
for the licensed firm of Allen & Company, Licenser #6723



Drawing Name: L:\Data\20200149.dwg\20200149 ALTA-SURVEY 5001 Vanguard Street 3-30-2022 SHEET 1 OF 1