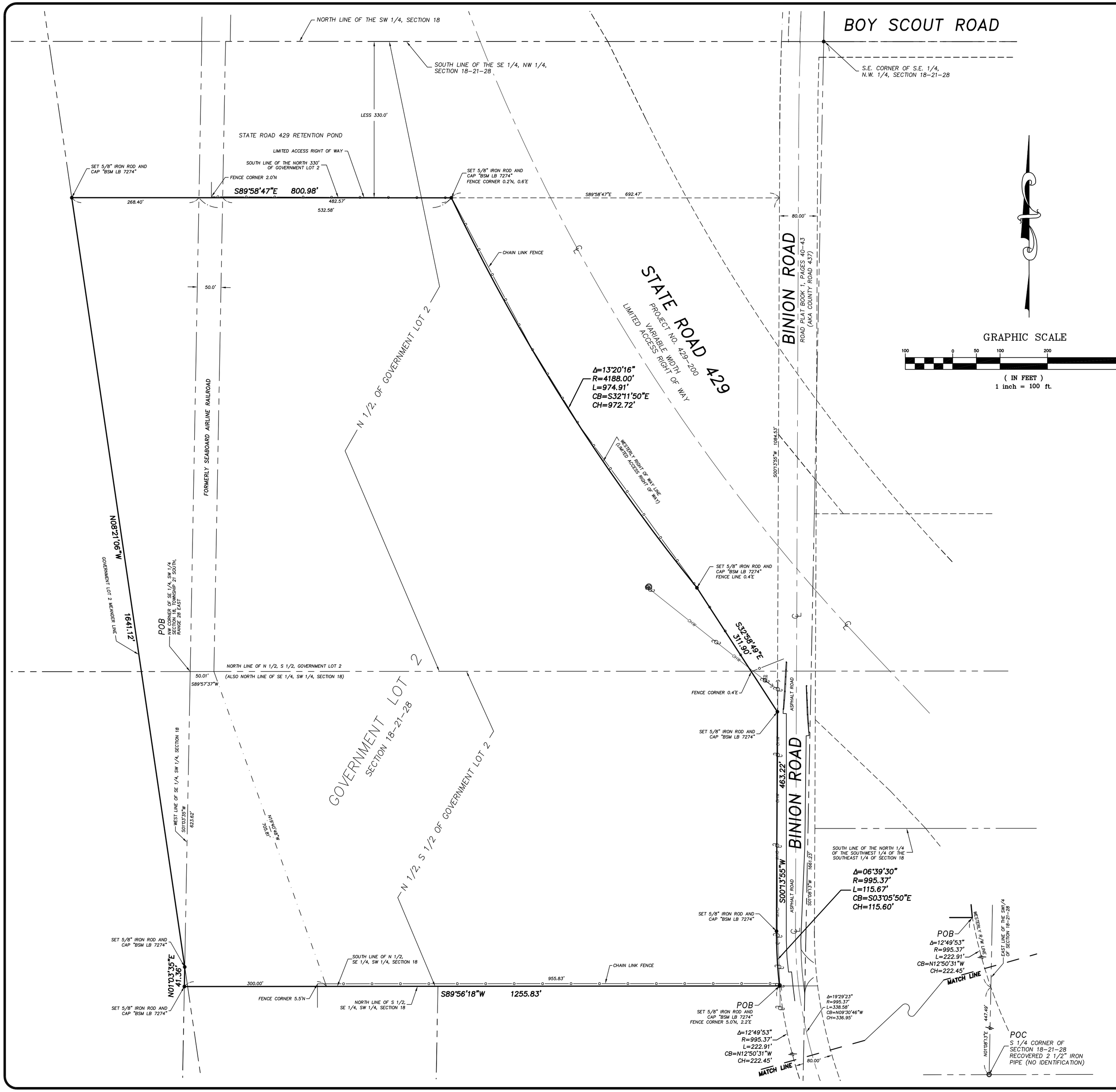
# BOUNDARY SURVEY




GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

DESCRIPTION:

THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF GOVERNMENT LOT 2 AND THE NORTH 1/2 OF GOVERNMENT LOT 2, LESS THE NORTH 330.00 FEET THEREOF, LYING WESTERLY OF STATE ROAD 429 AND WEST OF COUNTY ROAD 437 (BINION ROAD), ALL LYING IS SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE RUN N01°08'13"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, 447.49 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BINION ROAD BEING A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12°49'53", A RADIUS OF 995.37 FEET, AN ARC LENGTH OF 222.91 FEET, A CHORD BEARING OF N12°50'31"W AND A CHORD DISTANCE OF 222.45 FEET TO THE SOUTH LINE OF AFORESAID NORTH 1/2 OF THE SOUTH 1/2 OF GOVERNMENT LOT 2 FOR THE POINT OF BEGINNING; THENCE RUN S89°56'18"W ALONG SAID SOUTH LINE, 1255.83 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE RUN N01°03'35"E ALONG SAID WEST LINE, 41.36 FEET TO THE MEANDER LINE OF SAID GOVERNMENT LOT 2; THENCE RUN N08°21'06"W, 1641.12 FEET TO THE SOUTH LINE OF THE NORTH 330.00 FEET OF SAID GOVERNMENT LOT 2; THENCE RUN S89°58'47"E ALONG SAID SOUTH LINE, 800.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 429 BEING A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 13°20'16", A RADIUS OF 4188.00 FEET, AN ARC LENGTH OF 974.91 FEET, A CHORD BEARING OF S32°11'51"E AND A CHORD DISTANCE OF 972.72 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE S32°58'49"E, 311.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BINION ROAD; THENCE RUN S00°13'55"W ALONG SAID WESTERLY LINE, 463.22 FEET TO A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06°39'30", A RADIUS OF 995.37 FEET, AN ARC LENGTH OF 115.67 FEET, A CHORD BEARING OF S03°05'50"E AND A CHORD DISTANCE OF 115.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 43.177 ACRES MORE OR LESS.

SURVEYORS NOTES:

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

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.

3. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THE SURVEYOR BASED ON TITLE DESCRIPTIONS PROVIDED BY THE PROPERTY OWNER. THE SURVEYOR ALSO UTILIZED STATE ROAD RIGHT OF WAY MAPS FOR BOTH STATE ROAD 429 AND COUNTY ROAD 437. NO TITLE OPINION OR TITLE COMMITMENT WAS USED IN PREPARATION OF THIS SURVEY.

4. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.

5. BEARINGS SHOWN HEREON ARE BASED THE SOUTH LINE OF NORTH 1/2, SOUTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AS S89°56'18"W (ASSUMED).

6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.

7. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

LEGEND:

| | |
|---|---|
| R | RADIUS |
| Δ | CENTRAL ANGLE |
| L | LENGTH |
| CH | CHORD |
| CB | CHORD BEARING |
| T.B. | TANGENT BEARING |
| (M) | MEASURED |
| (P) | PLAT |
| (C) | CALCULATED |
| (D) | DESCRIPTION |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| O.R. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| TYP. | TYPICAL |
| P.T. | POINT OF TANGENCY |
| P.C. | POINT OF CURVATURE |
| | IRON ROD & CAP |
| | NAIL & DISC |
| | 4"x4" CONCRETE MONUMENT |
| | IRON PIPE |
| —x— | BARBED WIRE FENCE |
| —□— | WOOD FENCE |
| —○— | CHAIN LINK FENCE |
| | EDGE OF ASPHALT PAVEMENT |
| ℄ | CENTERLINE |
| LB | LICENSED BUSINESS |
| PSM | PROFESSIONAL SURVEYOR & MAPPER |
| PLS | PROFESSIONAL LAND SURVEYOR |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRUGATED METAL PIPE |
| DIP | DUCTILE IRON PIPE |
| VCP | VITRIFIED CLAY PIPE |
| CPP | CORRUGATED PLASTIC PIPE |
| HDPE | HIGH DESITY POLYETHYLENE PIPE |
| NHW | NORMAL HIGH WATER |
| —OHW— | OVERHEAD UTILITY WIRES |
| —FM— | SANITARY FORCE MAIN |
| —RML— | RECLAIMED WATER LINE |
| —UGP— | UNDERGROUND POWER LINE |
| —UGG— | UNDERGROUND GAS LINE |
| —UGT— | UNDERGROUND TELEPHONE LINE |
| —UGCT— | UNDERGROUND CABLE TELEVISION |
| —UGE— | UNDERGROUND ELECTRIC |
| —FOC— | FIBER OPTIC CABLE |
| —WL— | WATER LINE |
| | WOODEN UTILITY POLE |
| | CONCRETE UTILITY POLE |
| | GUY POLE |
| | GUY ANCHOR |
| INV=69.73 | INVERT ELEVATION |
| + 68.51 | EXISTING GROUND ELEVATION |
| 60 | EXISTING GROUND CONTOUR |
| | SINGLE POST SIGN |
| | DOUBLE POST SIGN |
| | HANDICAPPED PARKING SPACE (H/C) |
| | SBM – SITE BENCH MARK |
| W | WELL |
| | ELECTRICAL OUTLET |
| | TELEPHONE RISER |
| H/D | FIRE HYDRANT |
| MVB | MASTER WATER ASSEMBLY |
| | SEWER VALVE |
| | WATER VALVE |
| RWV | RECLAIMED WATER VALVE |
| BFP | BACK FLOW PREVENTOR |
| IRV | IRRIGATION VALVE |
| | GAS VALVE |
| S | SANITARY MANHOLE |
| D | DRAINAGE MANHOLE |
| T | TELEPHONE MANHOLE |
| G | GREASE TRAP MANHOLE |
| P | POWER MANHOLE |
| W | WATER/OIL SEPARATOR MANHOLE |
| | WATER SHUT-OFF VALVE |
| | POWER TRANSFORMER |
| | WATER METER |
| | GAS METER |
| | POWER METER |
| | WATER BLOW-OFF VALVE |
| | CLEAN-OUT |
| | FIRE DEPARTMENT CONTROL VALVE |
| EHH | ELECTRIC HAND HOLE |
| | CABLE TELEVISION RISER |
| TAC | TELEPHONE ACCESS CABINET |
| | CATCH BASIN |
| | DRAIN |
| | CURB INLET |
| C I | CURB INLET WITHOUT MANHOLE |
| | MITERED END SECTION |
| VAULT | UTILITY VAULT |
| A/C | AIR CONDITIONER |
| PB | POWER BOX |
| PR | POWER RAISER |
| MW | MONITORING WELL |
| | LIGHT POLE |
| | WALKWAY LIGHT |
| | TRAFFIC SIGNAL BOX |
| | BOLLARD |
| FP | FLAG POLE |
| PKM | PARKING METER |
| | TRAFFIC FLOW ARROW |
| SB | SOIL BORING |
| | DRAINAGE DIRECTION |

SHEET 1 OF 1

SECTION 18 TOWNSHIP 21 SOUTH RANGE 28 EAST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REVISIONS:

JOB NUMBER: 15118.000

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|---|---|
| SURVEY DATE: | 01/05/16 |
| FIELD BY: | M.WEST |
| FIELD BOOK: | 1508 |
| PAGES: | 38 |
| FIELD FILE: | 15118MW.M.JF |
| DRAWING FILE: | 15118.DWG |