

Sketch of Descriptions

Legal Descriptions: See Sheet 2 of 7

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.64'	S21°00'51"W
L2	81.82'	S07°28'57"W
L3	147.98'	S00°13'38"W
L1	43.64'	N21°00'51"E
L2	81.82'	N07°28'57"E
L3	147.98'	N00°13'38"E

(PARCEL 1)

(PARCEL 1)

(PARCEL 1)

(PARCEL 2)

(PARCEL 2)

(PARCEL 2)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2952.79'	8°36'48"	443.89'	443.47'	S87°49'34"W
C2	2952.79'	6°42'14"	345.49'	345.29'	S86°52'31"W
C3	2952.79'	1°54'20"	98.20'	98.20'	N88°49'12"W

A B B R E V I A T I O N L E G E N D :

P.R.M. - PERMANENT REFERENCE MONUMENT
P.O.C. - POINT OF COMMENCEMENT
P.C. - POINT OF CURVATURE
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.C.P. - PERMANENT CONTROL POINT
P.O.L. - POINT ON LINE
C.B. - CHORD BEARING
T.B. - TANGENT BEARING

C.M. - CONCRETE MONUMENT
P.B. - PLAT BOOK
Pg. - PAGE
N.R. - NON-RADIAL
RAD. - RADIAL
R. - RADIUS
L. - ARC LENGTH
Δ - DELTA
R.P. - RADIUS POINT
R/W - RIGHT-OF-WAY
C. - CENTER LINE

EL. - ELEVATION
A/C - AIR CONDITIONER
TYP. - TYPICAL
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
F.F. - FINISHED FLOOR
B.S. - BUILDING SETBACK
C.B.S. - CONCRETE BLOCK STRUCTURE
(P) - PLAT
(M) - MEASURED
(C) - CALCULATED

CONC. - CONCRETE
C.L.F. - CHAIN LINK FENCE
W.F. - WOOD FENCE
C & G - CURB & GUTTER
CATV - CABLE TELEVISION RISER
TELE - TELEPHONE RISER
TRANS - TRANSFORMER PAD
L.P. - LIGHT POLE
P.P. - POWER POLE
EM - ELECTRIC METER
R/W - RIGHT OF WAY

W.M. - WATER METER
F.H. - FIRE HYDRANT
N & D - NAIL AND DISC
B.M. - BENCH MARK
P.V.M.T. - PAVEMENT
F.B. - FIELD BOOK
M.H. - MANHOLE
(A) - ACTUAL
I.D. - IDENTIFICATION
FND - FOUND
EOP - EDGE OF PAVEMENT

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE OF GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AS BEING S89°42'04"W AS SHOWN (PER THE DESCRIPTION).
3. THE "LEGAL DESCRIPTIONS" SHOWN HEREON WERE WRITTEN BY THIS SURVEYOR PER THE CLIENTS REQUEST.
4. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 23043340, EFFECTIVE DATE April 19, 2023 AND WAS PROVIDED BY THE CLIENT.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12105C0560H EFFECTIVE DATE: DECEMBER 22, 2016 THIS PROPERTY LIES IN ZONE "X" LYING OUTSIDE THE FLOOD ZONE.
6. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DESCRIPTION AND ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
8. THIS IS NOT A BOUNDARY SURVEY IT IS A SKETCH ODF DESCRIPTIONS AND BASED ON A BOUNDARY SURVEY DONE BY THIS FIRM ON APRIL 27, 2023.

Surveyor's Certification:

I hereby certify that the attached "Sketch of Descriptions" of the hereon-described property is true and correct to the best of my knowledge, information and belief as done under my direction on April 27, 2023. I further certify that this "Sketch of Descriptions" meets the minimum technical standards set forth in chapter 5J-17 of the Florida Administrative



04/27/23

W. C. Elliott, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 5599

Project No. 546-JDE-002
Dwg file: 546-JDE-002

NOT VALID WITHOUT SHEETS 1 - 9

DRAWN: WCE	Sketch of Descriptions Thirumala Hotels LLC, a Florida limited liability company 2635 McCOY ROAD SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORLANDO, ORANGE COUNTY, FLORIDA
APPROVED: WCE	
DATE: 04/27/23	
SCALE: N/A	



**KLE Surveying
& Mapping, Inc.**

153 Sir Topaz Lane North
Lake Mary, FL 32746
(407) 402-2331 License Business # 7899

SHEET

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OF 9

Sketch of Descriptions

Legal Descriptions:

PARCEL 1:

Commence at the Southeast corner of Government Lot 5, Section 30, Township 23 South, Range 30 East, Orange County, Florida, run thence South 89 degrees 42 minutes 04 seconds West along the South line of Government Lot 5, a distance of 60 feet; thence North 00 degrees 04 minutes 04 seconds East a distance of 200 feet; thence, to a point on the North right-of-way line of McCoy Road (S.R. #528), thence North 89 degrees 42 minutes 04 seconds East a distance of 100 feet, along the said North right-of-way line of McCoy Road (S.R. #528); Thence continue North 89 degrees 42 minutes 04 seconds East, along the said North right-of-way line of McCoy Road (S.R. #528), a distance of 50.00 feet; Thence continuing along said North right-of-way, run South 03 degrees 01 minutes 09 seconds West, a distance of 27.58 feet; thence South; Thence continuing along said North right-of-way, run, North 87 degrees 52 minutes 02 seconds West, a distance of 448.98 feet, to the Point of curvature of a curve concave southerly having A Radius of 2952.79 feet, run Westerly along the arc of said curve through a central angle of 01 degrees 54 minutes 20 seconds a distance of 98.20 feet to the Point of Beginning; Thence continue along the said North right of way, also being said curve having A Radius of 2952.79 feet, run Westerly along the arc of said curve through a central angle of 06 degrees 42 minutes 14 seconds a distance of 345.49 feet to a point; thence leaving said curve run North 00 degrees 02 minutes 31 seconds East a distance of 487.87 feet; thence run North 00 degrees 02 minutes 31 seconds East a distance of 487.87 feet; thence run South 68 degrees 58 minutes 09 seconds East a distance of 119.92 feet; thence run South 00 degrees 01 minutes 12 seconds East a distance of 53.58 feet; thence run South 68 degrees 59 minutes 09 seconds East a distance of 277.88 feet; thence run South 21 degrees 00 minutes 51 seconds East a distance of 43.64 feet; thence run South 07 degrees 28 minutes 57 seconds East a distance of 81.82 feet; thence run South 00 degrees 13 minutes 38 seconds East a distance of 147.98 feet, to the point of beginning.

Containing 128,838± Square feet / 2.96 ± Acres.


PARCEL 2:

Commence at the Southeast corner of Government Lot 5, Section 30, Township 23 South, Range 30 East, Orange County, Florida, run thence South 89 degrees 42 minutes 04 seconds West along the South line of Government Lot 5, a distance of 60 feet; thence North 00 degrees 04 minutes 04 seconds East a distance of 200 feet; thence, to a point on the North right-of-way line of McCoy Road (S.R. #528), thence North 89 degrees 42 minutes 04 seconds East a distance of 100 feet, along the said North right-of-way line of McCoy Road (S.R. #528), to the Point of Beginning; Thence continue North 89 degrees 42 minutes 04 seconds East, along the said North right-of-way line of McCoy Road (S.R. #528), a distance of 50.00 feet; Thence continuing along said North right-of-way, run South 03 degrees 01 minutes 09 seconds West, a distance of 27.58 feet; thence South; Thence continuing along said North right-of-way, run, North 87 degrees 52 minutes 02 seconds West, a distance of 448.98 feet, to the Point of curvature of a curve concave southerly having A Radius of 2952.79 feet, run Westerly along the arc of said curve through a central angle of 01 degrees 54 minutes 20 seconds a distance of 98.20 feet to a point; thence leaving said curve run North 00 degrees 02 minutes 31 seconds East a distance of 487.87 feet; thence run North 00 degrees 02 minutes 31 seconds East a distance of 487.87 feet; thence North 07 degrees 28 minutes 57 seconds West a distance of 81.82 feet; thence South 21 degrees 00 minutes 51 seconds East, a distance of 43.64 feet; thence South 68 degrees 59 minutes 09 seconds East, a distance of 135.92 distance; ; thence South 69 degrees 51 minutes 34 seconds East, a distance of 52.21 distance; thence South 72 degrees 49 minutes 29 seconds East, a distance of 121.78 distance; thence South 77 degrees 00 minutes 29 seconds East, a distance of 123.38 distance; thence South 81 degrees 11 minutes 29 seconds East, a distance of 123.66 distance; thence South 85 degrees 35 minutes 29 seconds East, a distance of 36.87 distance; thence South 00 degrees 00 minutes 51 seconds West, a distance of 108.58 distance, to the Point of Beginning.

Containing 112,038 ± Square feet / 2.57 ± Acres.

NOT VALID WITHOUT SHEETS 1 & 3-9

Project No. 546-JDE-002
Dwg file: 546-JDE-002

DRAWN: WCE	Sketch of Descriptions Thirumala Hotels LLC, a Florida limited liability company 2635 MCCOY ROAD SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORLANDO, ORANGE COUNTY, FLORIDA	 KLE Surveying & Mapping, Inc. 153 Sir Topaz Lane North Lake Mary, FL 32746 (407) 402-2331 License Business # 7899	SHEET 2 OF 8
APPROVED: WCE			
DATE: 04/27/23			
SCALE: N/A			

Sketch of Descriptions

MATCHLINE SEE SHEET 4

S00°02'31"W(D) 533.68'(C) 534.14'(D)

NOT PLATTED
Pid: 30-23-30-0000-00-014
(QUALITY INN)

N 00°02'31" E 520.29'(C)

PARCEL 1

NOT PLATTED

Containing 128,838± Square feet
/ 2.96 ± Acres

MATCHLINE SEE SHEET 6

EASEMENT FOR TRANSMISSION LINE
BY ORDER OF TAKING FROM FLORIDA
POWER CORPORATION
OR BOOK 2191, PAGE 706

NORTH RIGHT OF WAY(D)

124.75'(D)

N88°58'32"E(D)
125.69'(C)

McCOY ROAD

R=2952.79'(C)
L=74.93'(C)
D=01°27'14"(C)

STATE ROAD No.528

PUBLIC RIGHT OF WAY VARIES

NOT VALID WITHOUT SHEETS 1 - 2 & 4-9

Project No. 546-JDE-002
Dwg file: 546-JDE-002

DRAWN: WCE

APPROVED: WCE

DATE: 04/27/23

SCALE: 1" = 50'

Sketch of Descriptions
Thirumala Hotels LLC, a Florida
limited liability company
2635 McCOY ROAD
SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST,
ORLANDO, ORANGE COUNTY, FLORIDA



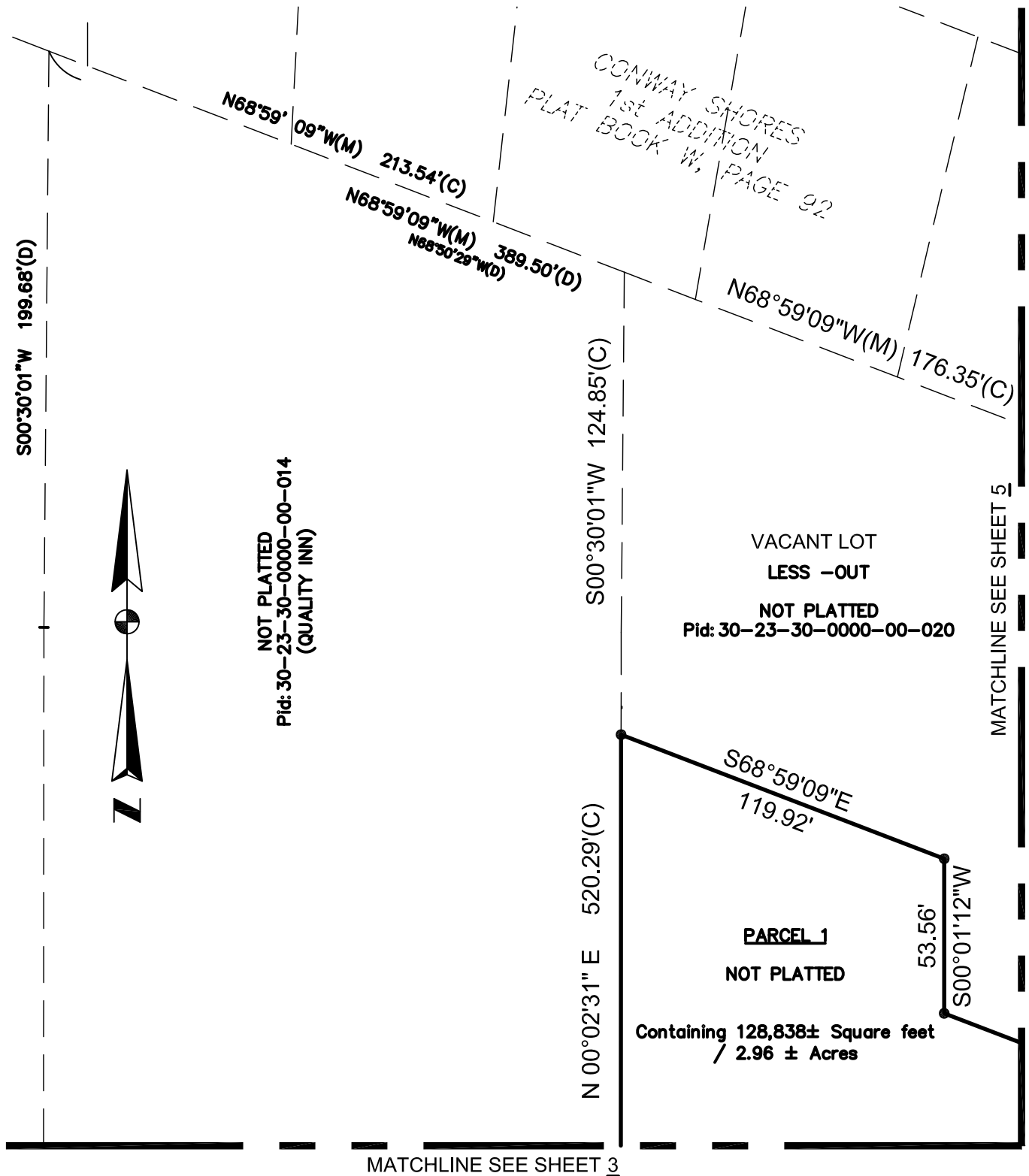
**KLE Surveying
& Mapping, Inc.**

153 Sir Topaz Lane North
Lake Mary, FL 32746
(407) 402-2331 License Business # 7899

SHEET

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OF 9

Sketch of Descriptions

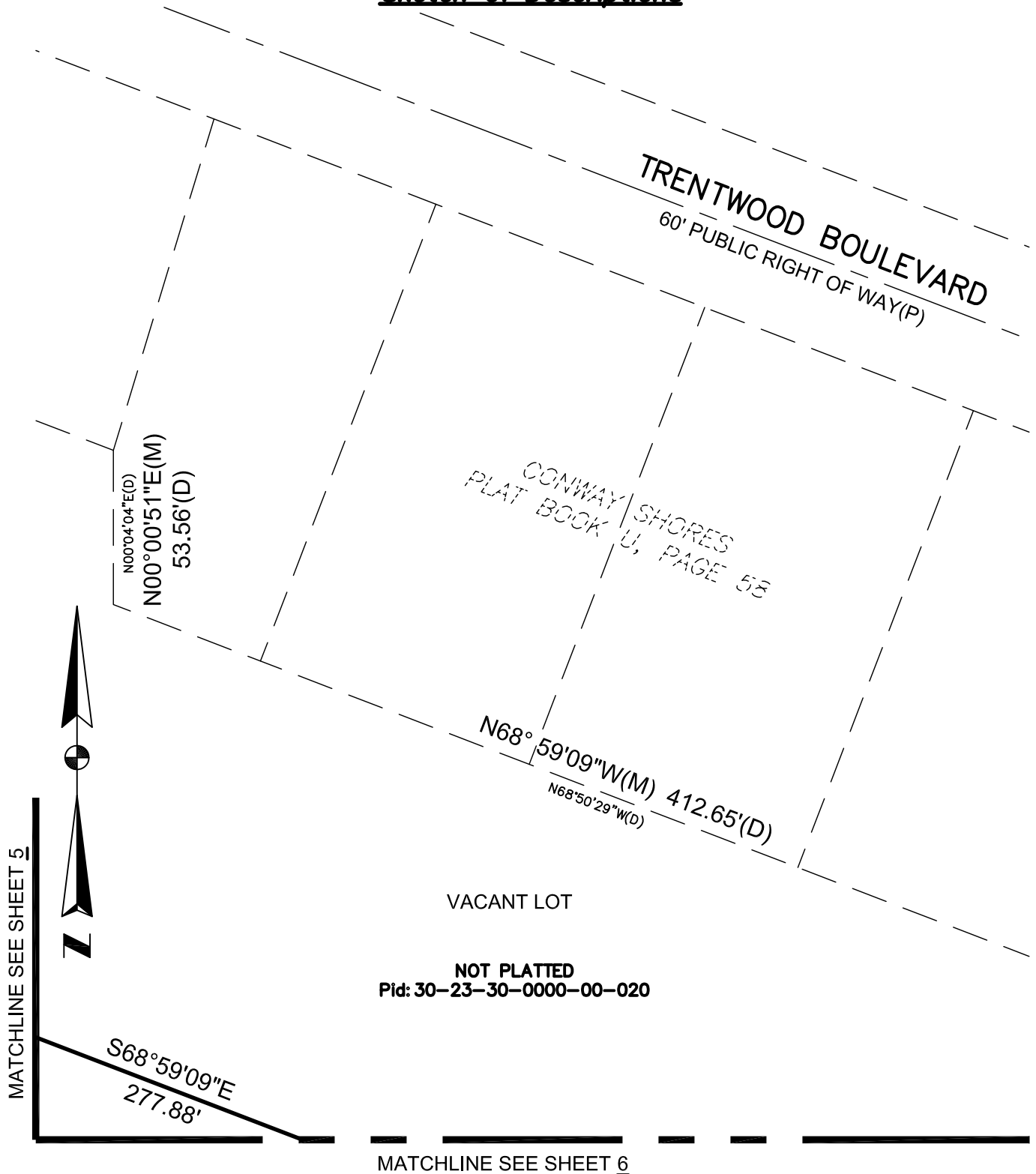


Project No. 546-JDE-002
Dwg file: 546-JDE-002

NOT VALID WITHOUT SHEETS 1 - 3 & 5-9

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APPROVED: WCE			
DATE: 04/27/23			
SCALE: 1" = 50'			

Sketch of Descriptions

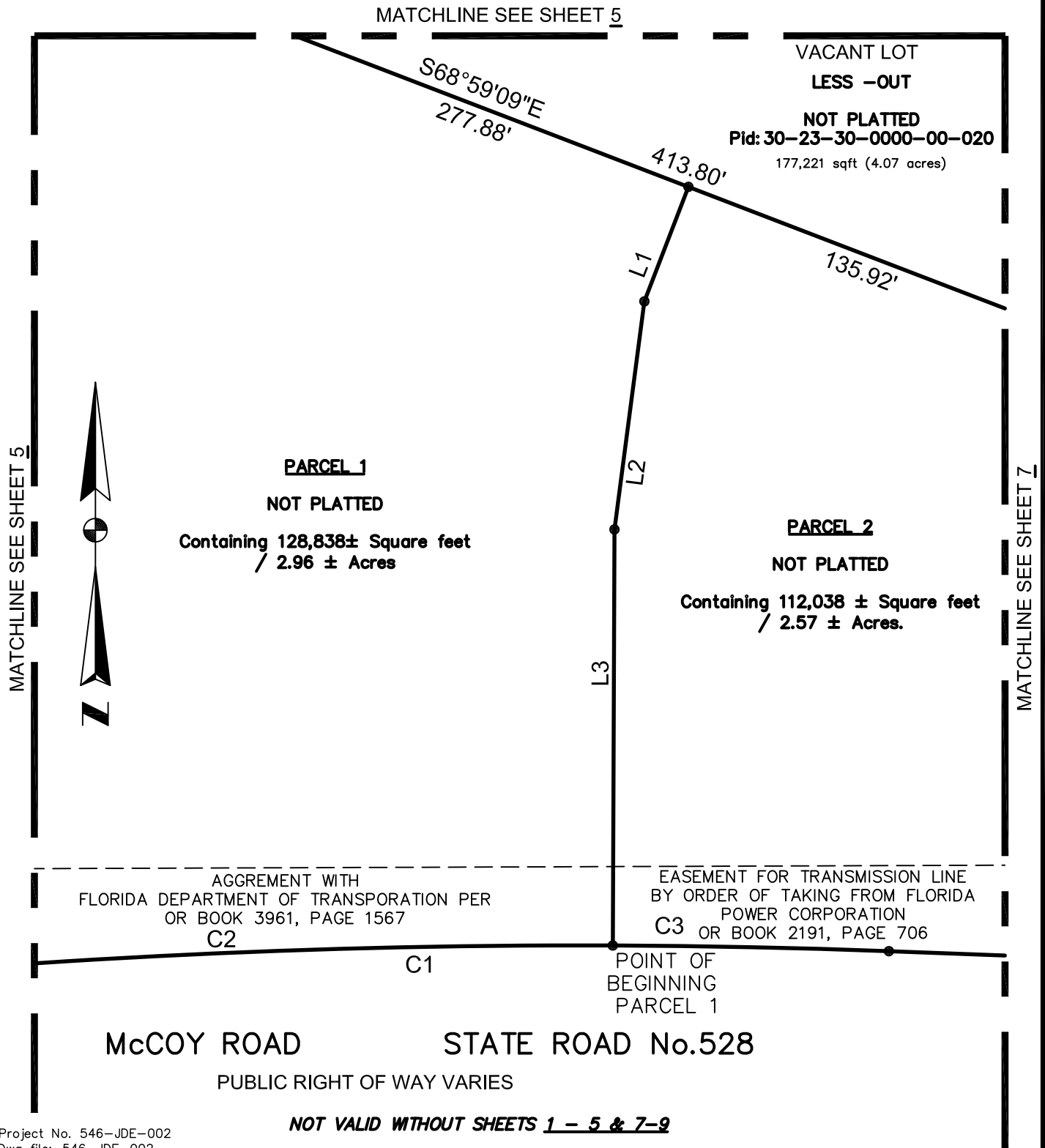


Project No. 546-JDE-002
Dwg file: 546-JDE-002

NOT VALID WITHOUT SHEETS 1 - 4 & 6-9

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APPROVED: WCE			
DATE: 04/27/23			
SCALE: 1" = 50'			

Sketch of Descriptions



Project No. 546-JDE-002
Dwg file: 546-JDE-002

DRAWN: WCE

APPROVED: WCE

DATE: 04/27/23

SCALE: 1" = 50'

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2635 McCOY ROAD
SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST,
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SHEET

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OF 8

Sketch of Descriptions

VACANT LOT

LESS -OUT

NOT PLATTED

Pid: 30-23-30-0000-00-020

177,221 sqft (4.07 acres)

52.21'

S 69°51'34" E

S 72°49'29" E 121.78'

123.38'

S 77°00'29" E

S 81°11'29" E

123.66'

PARCEL 2

NOT PLATTED

Containing 112,038 ± Square feet
/ 2.57 ± Acres.

EASEMENT FOR TRANSMISSION LINE
BY ORDER OF TAKING FROM FLORIDA
POWER CORPORATION
OR BOOK 2191, PAGE 706

N 87°52'02"W 448.98'(D)

McCOY ROAD

STATE ROAD No.528

PUBLIC RIGHT OF WAY VARIES

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

Project No. 546-JDE-002
Dwg file: 546-JDE-002

NOT VALID WITHOUT SHEETS 1 - 6 & 8

DRAWN: WCE

APPROVED: WCE

DATE: 04/27/23

SCALE: 1" = 50'

Sketch of Descriptions

Thirumala Hotels LLC, a Florida
limited liability company

2635 McCOY ROAD

SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST,
ORLANDO, ORANGE COUNTY, FLORIDA



**KLE Surveying
& Mapping, Inc.**

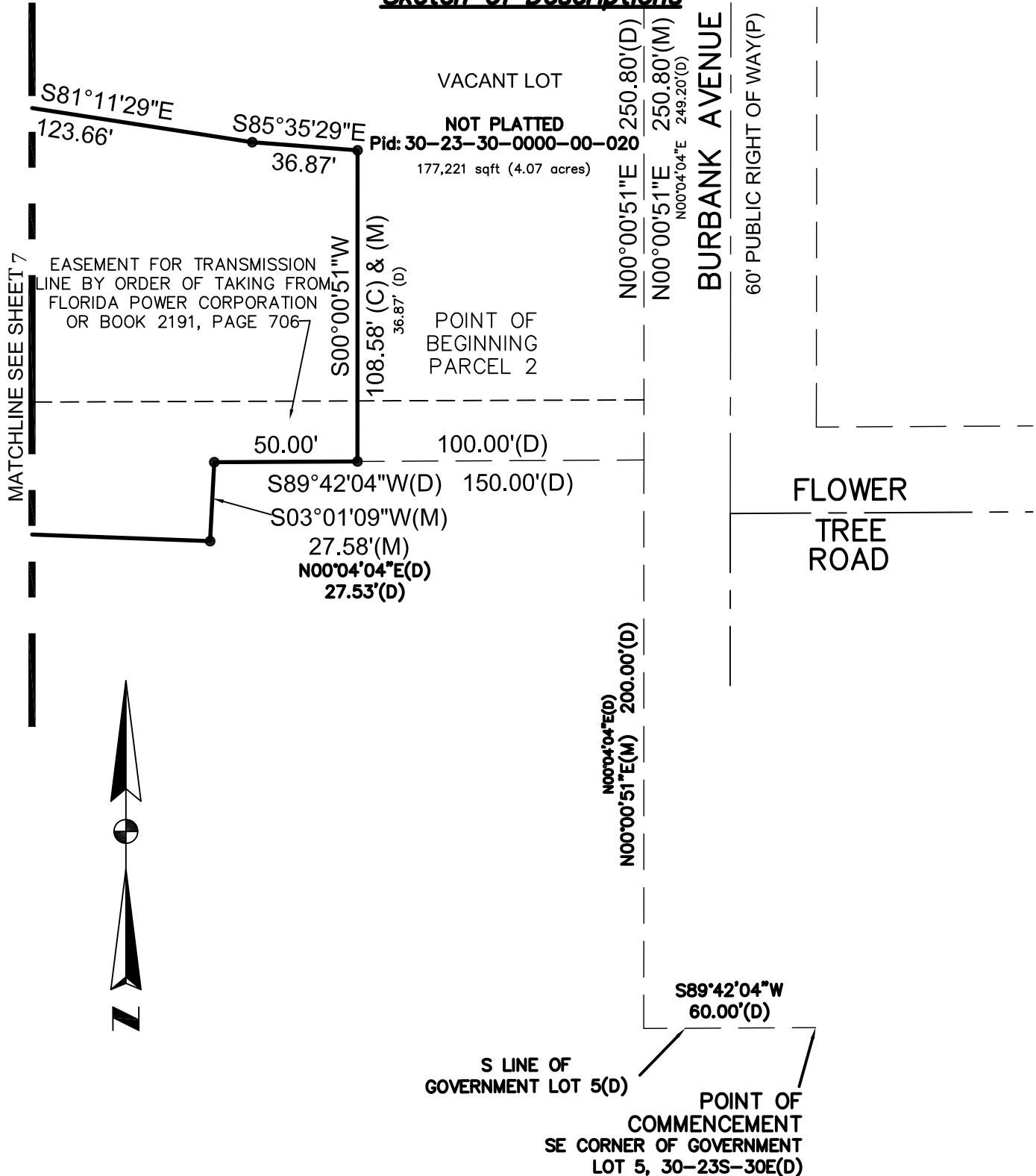
153 Sir Topaz Lane North
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SHEET

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OF 8

Sketch of Descriptions



Project No. 546-JDE-002
Dwg file: 546-JDE-002

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APPROVED: WCE			
DATE: 04/27/23			
SCALE: 1" = 50'			