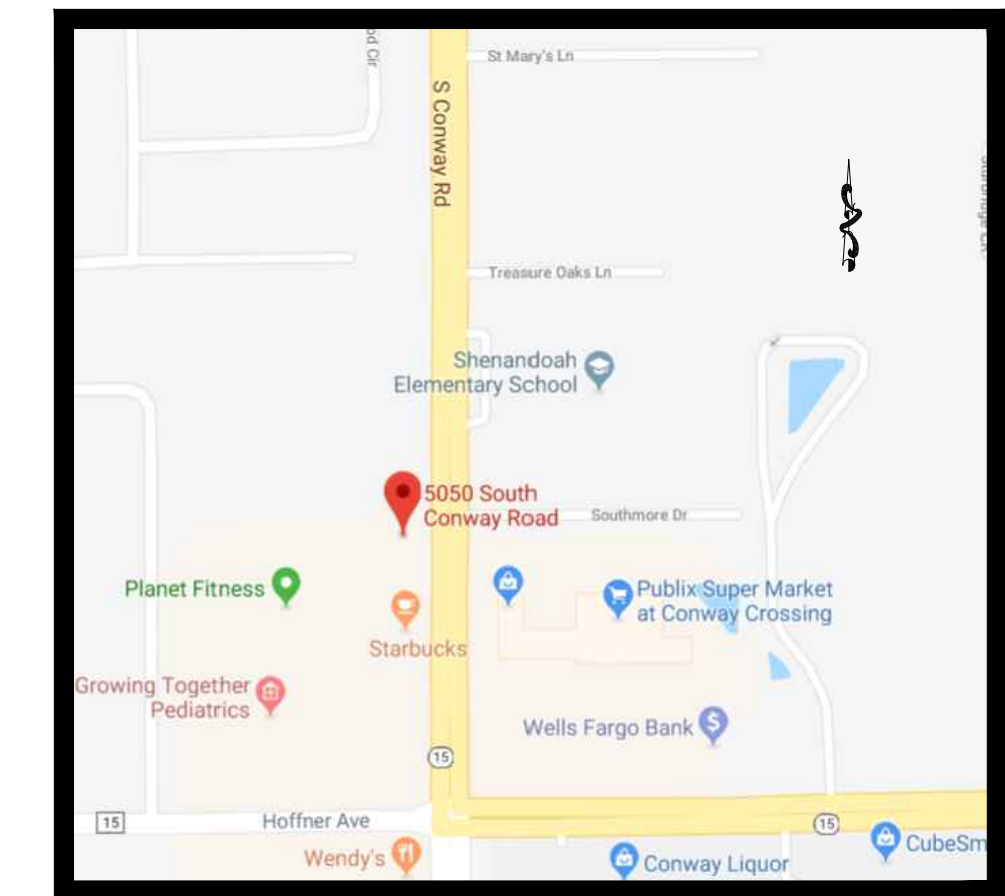
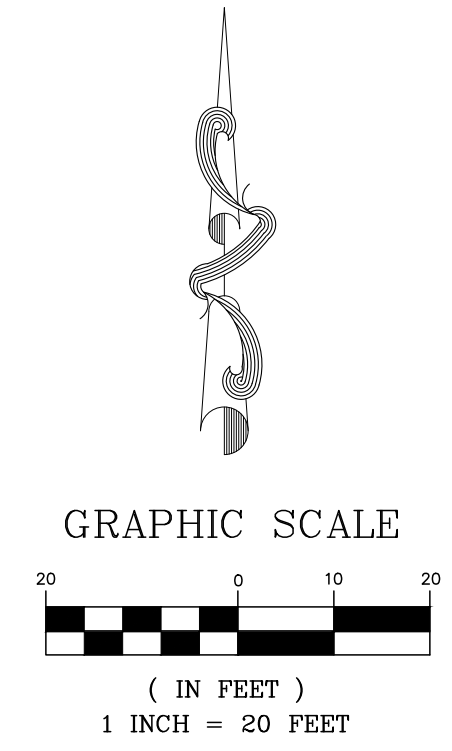


LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1338.57 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 53.0 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 556.0 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 120.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 19 SECONDS WEST, A DISTANCE OF 130.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 120.0 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 25 SECONDS EAST, A DISTANCE OF 130.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,600 SQUARE FEET (0.36 ACRES), MORE OR LESS.

POINT OF COMMENCEMENT  
NE CORNER OF  
NW 1/4 OF SE 1/4  
SECTION 17-23S-30E



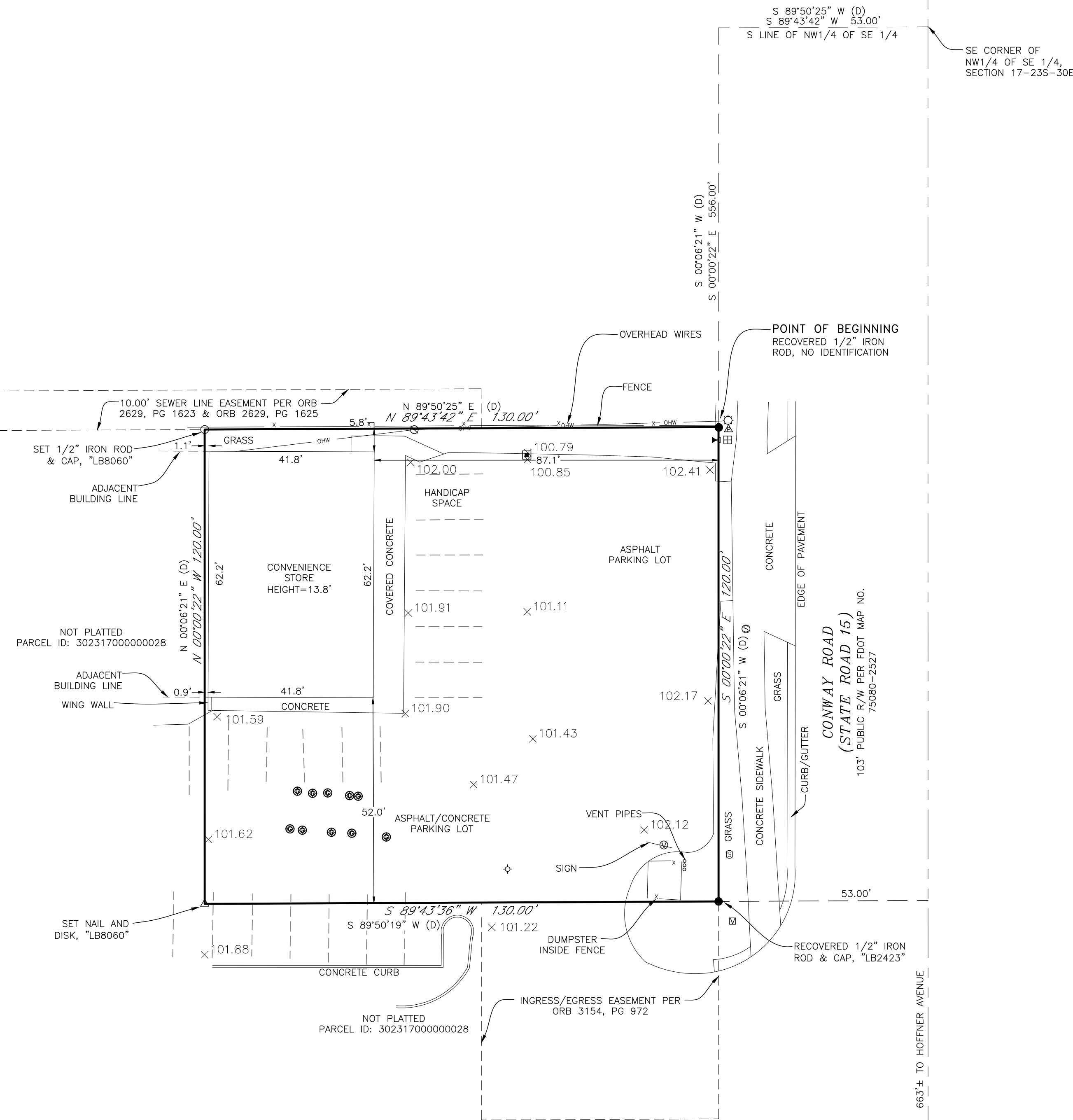
VICINITY MAP  
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

- LIGHT POLE
- ▲ TELEPHONE RISER
- ⊕ WATER METER
- ⊖ BACK FLOW PREVENTER
- ⊙ UTILITY POLE
- BOLLARD
- POST/COLUMN
- ⊕ UTILITY VAULT
- ⊙ SEWER VALVE
- ⊙ MONITOR WELL
- ⊙ AIR/VACUUM EQUIPMENT
- ⊙ GAS ACCESS
- ⊕ FLAT GRATE INLET
- ⊙ SANITARY MANHOLE
- ORB OFFICIAL RECORDS BOOK
- PG PAGE OR PAGES
- (D) PER DESCRIPTION

SCHEDULE B-II EXCEPTIONS:

1. AGREEMENT AS TO PARTY WALL AND CROSS-PARKING AND USE RECORDED IN OFFICIAL RECORDS BOOK 2599, PAGE 1171, TOGETHER WITH AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2895, PAGE 6, AND OFFICIAL RECORDS BOOK 3158, PAGE 106, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NO LONGER AFFECTS--ACCORDING TO ORB 3158, PAGE 106, AGREEMENT AND CROSS-PARKING RIGHTS TERMINATED ON DECEMBER 31, 2005.)
2. SEWER LINE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2629, PAGE 1623, AND OFFICIAL RECORDS BOOK 2629, PAGE 1625, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (ADJACENT--GRAPHICALLY SHOWN HEREON)
3. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3154, PAGE 971, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (ADJACENT--GRAPHICALLY SHOWN HEREON)



- SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT OF WAY LINE OF CONWAY ROAD, AS BEING S00°00'22"E.
  2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
  3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY FILE NO. 2191361, DATED APRIL 17, 2019 AT 8:00AM.
  4. THE LEGAL DESCRIPTION HEREON WAS PROVIDED BY SAID TITLE COMMITMENT.
  5. 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 WHOMSOEVER.
  6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  7. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0430F, EFFECTIVE SEPTEMBER 25, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
  8. PARKING SPACES: 9 REGULAR SPACES WITHIN SUBJECT BOUNDARY LINES AND 1 HANDICAP SPACE

TO D-LAND LLC, BOGIN, MUNNS & MUNNS, P.A.,  
WESTCOR LAND 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 1-4, 7(a), 7(c), 8, 9, 11, 16 (NONE OBSERVED) AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 13, 2019.

DATE OF PLAT OR MAP: MAY 14, 2019

STEVEN E. BLANKENSHIP P.S.M. #5361  
STATE OF FLORIDA

ATLANTIC SURVEYING  
108 S. MILLARD STREET  
WHITE OAK, FLORIDA 34787  
(407) 656-4937/FAX (407) 656-4437  
LH#606

DATE: 5-9-19  
SCALE: 1"=20'  
DRAFTER: SMD  
DRAWN BY: SMD  
JOB NO.: 119022

ALTA/NSPS LAND TITLE SURVEY  
5050 CONWAY ROAD, ORLANDO, FL

Revisions

Date