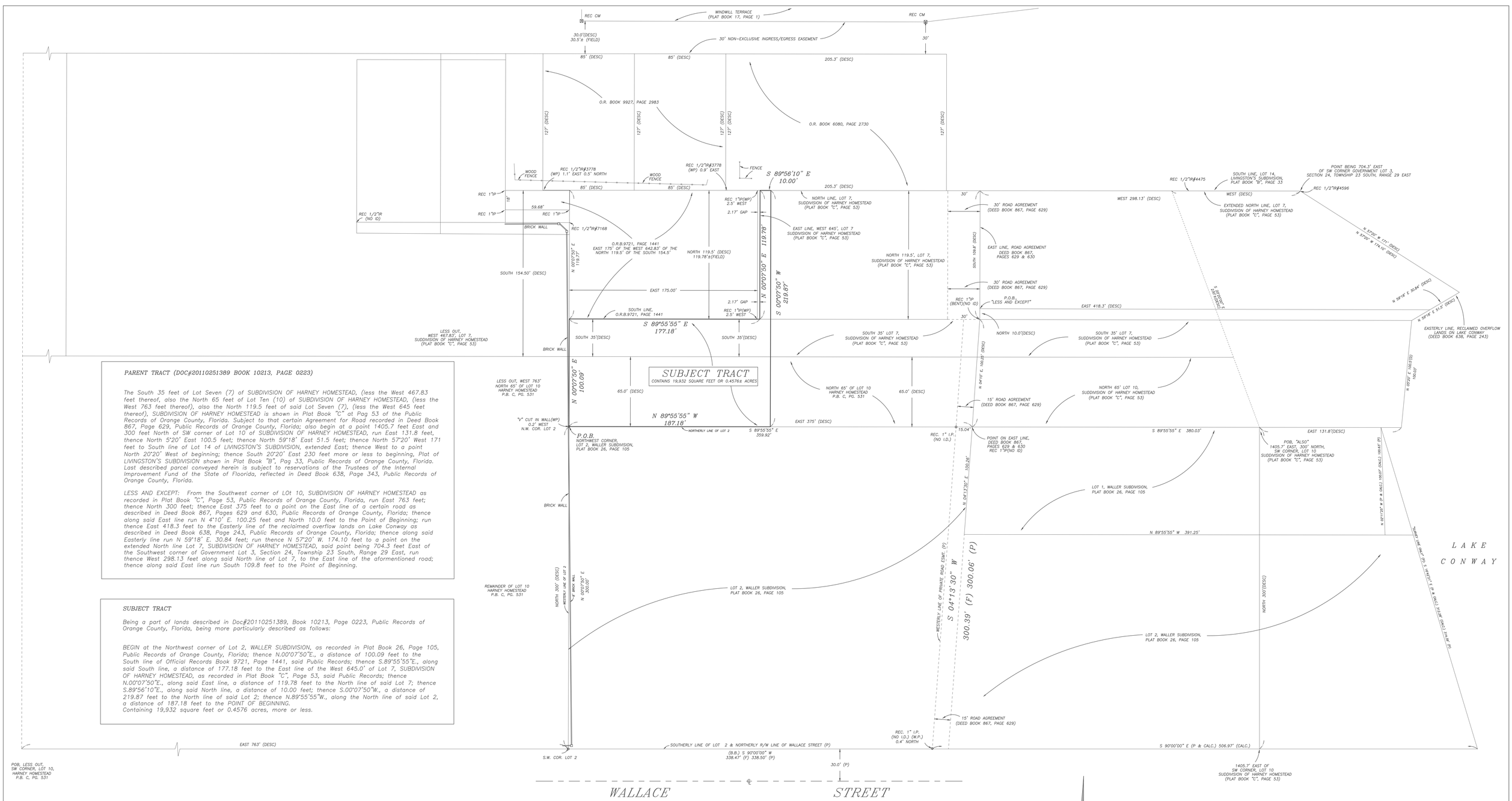

PARENT TRACT (DOC#20110251389 BOOK 10213, PAGE 0223)

The South 35 feet of Lot Seven (7) of SUBDIVISION OF HARNEY HOMESTEAD, (less the West 467.83 feet thereof, also the North 65 feet of Lot Ten (10) of SUBDIVISION OF HARNEY HOMESTEAD, (less the West 763 feet thereof), also the North 119.5 feet of said Lot Seven (7), (less the West 645 feet thereof), SUBDIVISION OF HARNEY HOMESTEAD is shown in Plat Book "C" at Pag 53 of the Public Records of Orange County, Florida. Subject to that certain Agreement for Road recorded in Deed Book 867, Page 629, Public Records of Orange County, Florida; also begin at a point 1405.7 feet East and 300 feet North of SW corner of Lot 10 of SUBDIVISION OF HARNEY HOMESTEAD, run East 131.8 feet, thence North 5°20' East 100.5 feet; thence North 59°18' East 51.5 feet; thence North 57°20' West 171 feet to South line of Lot 14 of LIVINGSTON'S SUBDIVISION, extended East; thence West to a point North 20°20' West of beginning; thence South 20°20' East 230 feet more or less to beginning, Plat of LIVINGSTON'S SUBDIVISION shown in Plat Book "B", Pag 33, Public Records of Orange County, Florida. Last described parcel conveyed herein is subject to reservations of the Trustees of the Internal Improvement Fund of the State of Floorida, reflected in Deed Book 638, Page 343, Public Records of Orange County, Florida.

LESS AND EXCEPT: From the Southwest corner of L0t 10, SUBDIVISION OF HARNEY HOMESTEAD as recorded in Plat Book "C", Page 53, Public Records of Orange County, Florida, run East 763 feet; thence North 300 feet; thence East 375 feet to a point on the East line of a certain road as described in Deed Book 867, Pages 629 and 630, Public Records of Orange County, Florida; thence along said East line run N 4°10' E. 100.25 feet and North 10.0 feet to the Point of Beginning; run thence East 418.3 feet to the Easterly line of the reclaimed overflow lands on Lake Conway as described in Deed Book 638, Page 243, Public Records of Orange County, Florida; thence along said Easterly line run N 59°18' E. 30.84 feet; run thence N 57°20' W. 174.10 feet to a point on the extended North line Lot 7, SUBDIVISION OF HARNEY HOMESTEAD, said point being 704.3 feet East of the Southwest corner of Government Lot 3, Section 24, Township 23 South, Range 29 East, run thence West 298.13 feet along said North line of Lot 7, to the East line of the aformentioned road; thence along said East line run South 109.8 feet to the Point of Beginning.

SUBJECT TRACT

Being a part of lands described in Doc#20110251389, Book 10213, Page 0223, Public Records of Orange County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Lot 2, WALLER SUBDIVISION, as recorded in Plat Book 26, Page 105, Public Records of Orange County, Florida; thence N.00°07'50"E., a distance of 100.09 feet to the South line of Official Records Book 9721, Page 1441, said Public Records; thence S.89°55'55"E., along said South line, a distance of 177.18 feet to the East line of the West 645.0' of Lot 7, SUBDIVISION OF HARNEY HOMESTEAD, as recorded in Plat Book "C", Page 53, said Public Records; thence N.00°07'50"E., along said East line, a distance of 119.78 feet to the North line of said Lot 7; thence S.89°56'10"E., along said North line, a distance of 10.00 feet; thence S.00°07'50"W., a distance of 219.87 feet to the North line of said Lot 2; thence N.89°55'55"W., along the North line of said Lot 2, a distance of 187.18 feet to the POINT OF BEGINNING.
Containing 19,932 square feet or 0.4576 acres, more or less.

SKETCH & DESCRIPTION FOR/CERTIFIED TO: PATRICIA HAFLEY

GRUSENMEYER – SCOTT & ASSOC., INC. – LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436
CERTIFICATE OF AUTHORIZATION – LB 4596

LEGEND
B=BENCHMARK
℄=CENTERLINE
CALC=CALCULATED
CM=CONCRETE MONUMENT
C.L. FC.=CHAIN LINK FENCE
CONC.=CONCRETE
C/B=CONCRETE BLOCK
CP=CONCRETE PAVER
COVD.=COVERED
DESC=DESCRIPTION
EB=ELECTRIC BOX
ELEV.=ELEVATION
F.F.=FIN. FLOOR
F/W=FINE WIRE FENCE
F.F.E.=FINISHED FLOOR ELEVATION
F=FIELD
FC=FIRE HOSE CONNECTOR
GA=GUY ANCHOR
GB=GRIT BASIN
GM=GAS MARKER
GP=GUARD POST
GV=GAS VALVE
HW=HEADWALL
IR=IRON ROD
IP=IRON PIPE
LP=LIGHT POLE
MM=WATER METER
MB=MAIL BOX
N&D=NAIL AND DISK
O/H=OVERHEAD LINE
P=PLAT
U/P=UTILITY POLE
PC=PERM. CONTROL END SECTION
SS=SEWER SLEEVE
FO=FIBER OPTIC MARKER

LEGEND
POC=POINT OF COMMENCEMENT
POB=POINT OF BEGINNING
RCP=REINFORCED CONC PIPE
PVC=POLYVINYL PIPE
REC.=RECOVERED
SET N&D=N&D #4596
SN=SIGN
SET I.R.=1/2" IRON ROD W/LB #4596
TB=TELEPHONE BOX
TP=TELEPHONE
WF=WOOD FENCE
WP=WITNESS POINT
WALL=C/B WALL
WV=WATER VALVE
TRANS(TR)=TRANSFORMER
L=ARC LENGTH
L'=ARC LENGTH
CB = CHORD BEARING
Δ = DELTA
R = RADIUS
CH = CHORD LENGTH
D = DRAINAGE INLET
ID = IDENTIFICATION
BLDG. = BUILDING
BB = BASE BEARING
TBM = TEMPORARY BENCHMARK
(NO I.D.) = NO CAP IDENTIFICATION
JB = JUNCTION BOX
UB = UTILITY BOX
± = MORE OR LESS
N/A=NOT APPLICABLE
BFP=BACK FLOW PREVENTER
SB=SIGNAL BOX
TP=TRAFFIC POLE
PP=POWER POLE

NOTES:
1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17 (FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(UNLESS OTHERWISE NOTED)

CERTIFIED BY:

JAMES W. SCOTT, REGISTERED LAND SURVEYOR #4801
TOM K. GRUSENMEYER, REGISTERED LAND SURVEYOR #4714

FIELD DATE	ORDER #
SKETCH & DESCRIPTION 12–15–2017	2740–17
REVISED SKETCH & DESCRIPTION 01–22–2017	