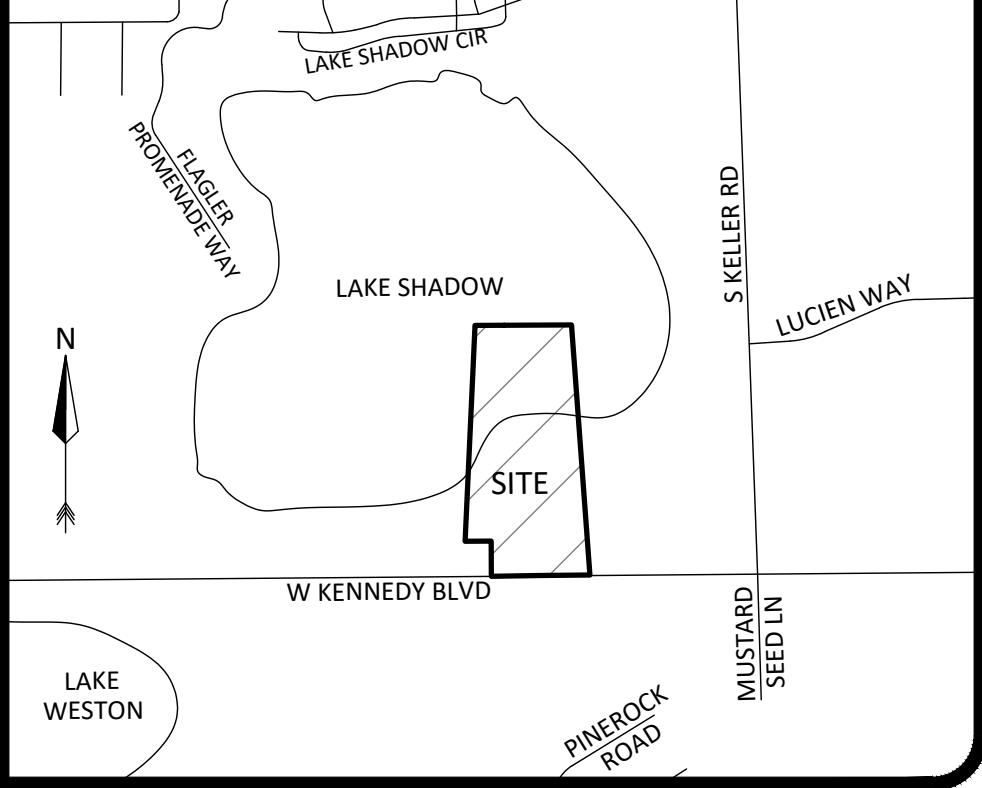


VICINITY MAP (NOT TO SCALE)



MAP OF SURVEY



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 40' JOB #54117 SHEET 1 OF 3

DRAWN BY: ANT PREPARED FOR:

NAV5 COMPANY

SUBDIVISION NAME: SECTION 34-21-29

LOCATION:
2051, 2057 & 1001 W KENNEDY BOULEVARD
ORLANDO, FL 32810

LEGEND

BB - BOTTOM OF BANK	MEAS - MEASURED
BC - BACK OF CURB	MF - METAL FENCE
BF - BACK FLOW PREVENTER	MS - METAL SHED
B - BENCHMARK	MS - MITERED END SECTION
BOLLARD	MONITORING WELL
E - BURIED ELECTRIC	N&D - NAL & DISK
BWF - BARBED WIRE FENCE	NAVD - NORTH AMERICAN
VB - VERTICAL DATUM	NGVD - NATIONAL GEODETIC
C - BURIED CABLE TV	NT - NON TANGENT
CALC - CALCULATED	NTS - NOT TO SCALE
CBM - CALCULATED & MEASURED	OHE - OVERHEAD ELECTRIC
A - CENTRAL ANGLE	ORB - OFFICIAL RECORDS BOOK
CBW - CONCRETE BLOCK WALL	-OW- OVERHEAD WIRE
CC - COVERED CONCRETE	PLAT BOOK
CF - CONCRETE FLUME	PC - POINT OF CURVATURE
CHW - CONCRETE HEAD WALL	PEP - PER ENGINEERING PLANS
CL - CHAIN LINK FENCE	PF - PLASTIC FENCE
C - CENTERLINE	P - PAGE
CM - CONCRETE MONUMENT	P&M - POINT OF INTERSECTION
CMP - CORRUGATED METAL PIPE	PGB - POINT OF BEGINNING
-CO - CLEAN OUT	POB - POINT OF COMMENCEMENT
CONC - CONCRETE	PC - POINT OF REVERSE
COVD - COVERED	PSM - PROFESSIONAL SURVEYOR
CP - CONCRETE PAD	AND MAPPER
CW - CONCRETE WALKWAY	PT - POINT OF TANGENCY
D&M - DEED/DESC & MEASURED	PVC - PLASTIC PIPE
(D) - WRITTEN BY SURVEYOR	R - CURVE RADIUS
DESC - DESCRIPTION	RCR - REINFORCED CONCRETE PIPE
DOT - DOT INLET	R/W - RIGHT OF WAY
DOC# - DOCUMENT #	S - SANITARY MANHOLE
DP - DUMPSTER PAD	-S- SANITARY LINE
DW - DRIVEWAY	SDO - SHOWN FOR DIRECTION ONLY
ED - EASEMENT NUMBER	SF - SQUARE FEET
ESD - ELECTRIC METER	SF - STOCK WIRE FENCE
EL - ELEVATION	X00.00 - SPOT ELEVATION
ESMT - EASEMENT	-D- STORM/RAIN LINE
EP - EDGE OF PAVEMENT	-SD- SEWER VALVE
FDC - FIRE DEPARTMENT CONNECTION	-T- STORM MANHOLE
FIRM - FLOOD INSURANCE RATE MAP	-T- UNDERGROUND TELEPHONE
FFE - FINISHED FLOOR ELEVATION	-T- STORM INLET
& FH - FIRE HYDRANT	TC - TOP OF BANK
-FM- FORCE MAIN	TC - TEMPORARY CONSTRUCTION
FND - FOUND	TD - TRAFFIC POLE
FO - FIBER OPTIC BOX	-T- TRAFFIC SIGN
-FO- FIBER OPTIC LINE	TF - TRANSFORMER/JUNCTION BOX
G - GAS LINE	TP - TELEPHONE RISER
GAS METER	TS - TRAFFIC SIGNAL BOX
-GUY WIRE ANCHOR	-TYPICAL
HANDICAP PARKING	UB - UTILITY BOX
HIGH DENSITY POLYETHYLENE	UE - UTILITY EASEMENT
INVERT ELEVATION	UP - UTILITY MARKER
IP - IRON PIPE	UP - UTILITY POLE
IR - IRON ROD	-W- WATER LINE
IR - IRRIGATION VALVE	WF - WOOD FENCE
L - ARC LENGTH	WS - WOOD SHED
L - LICENSED BUSINESS	-W- WATER VALVE
LS - LIGHT POLE	-W- WATER METER
LSA - LANDSCAPE AREA	-Y- YARD DRAIN
LS - LICENSE SURVEYOR	

SURVEY DATE: 2/18/22

DATE:	JOB #	REVISION	BY:
4/6/21	54117	ADD TOPOGRAPHY AND TREES	ANT
8/27/21	54117	CLIENT COMMENTS	ANT
2/11/22	54117	CLIENT COMMENTS	ANT
2/18/22	55478	UPDATE SURVEY	ANT
2/25/22	55478	ADD ZONING	ANT
4/22/22	55478	UPDATE ZONING	ANT
9/7/22	56025	WRITE DESCRIPTION AND UPDATE TITLE	ANT
2/10/23	56025	UPDATE PROPERTY INFORMATION REPORT	ANT

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

RONALD K. SMITH, PSM 5797

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.

DESCRIPTION

Parcel 1 (Dennison-A)
Parcel Identification Number: 34-21-29-0000-00-012

The West 165 feet of the West 330 feet of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 29 East (less the South 40 feet for road), Orange County, Florida.

AND

Parcel 2 (Dennison-B)
Parcel Identification Number: 34-21-29-0000-00-013

The East 165 feet of the West 330 feet of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 29 East (less the South 40 feet for road), Orange County, Florida.

AND

Parcel 3 (Rogers)
Parcel Identification Number: 34-21-29-0000-00-041

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue for a Point of Beginning; continue N. 04 degrees 01' 15" W., a distance of 1255.67 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence N. 89 degrees 46' 45" W. along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 34, a distance of 144.23 feet; thence run S. 02 degrees 49' 00" W. a distance of 1254.69 feet to the North right-of-way line of Lake Avenue; thence East, a distance of 293.94 feet to the Point of Beginning.

LESS ("Retained Parcel"):

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue; thence run West along said North right-of-way line 155.94 feet to the Point of Beginning; thence leaving said North right-of-way line run North 192.00 feet; thence West 128.55 feet; thence S. 02 degrees 49' 00" W. 192.23 feet to the aforesaid North right-of-way line; thence East 138.00 feet to the Point of Beginning (the "Retained Parcel").

TOGETHER WITH a non-exclusive access easement over a portion of the Retained Parcel described as follows (the "Access Easement"):

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue; thence run West along said North right-of-way line 155.94 feet to the Point of Beginning; thence leaving said North right-of-way line run North 192.00 feet; thence West 22.00 feet; thence South 192.00 feet to the aforesaid North right-of-way line; thence run East along said North right-of-way line 22.00 feet to the Point of Beginning.

BEING DESCRIBED AS: (WRITTEN BY SURVEYOR)

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LOCATED IN THE TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S89°48'17"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2,474.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N04°11'58"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 40.10 FEET; THENCE S89°48'17"W ALONG THE FORMER NORTH RIGHT-OF-WAY LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75703-2601, A DISTANCE OF 155.94 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN INSTRUMENT #20190789197, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°11'43"W ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 18.81 FEET FOR A POINT OF BEGINNING; THENCE N00°11'43"W A DISTANCE OF 173.19 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S89°48'30"W ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 128.49 FEET TO THE NORTHWEST CORNER OF SAID LANDS, ALSO BEING A POINT ON THE EAST LINE OF INSTRUMENT #20150553300, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE N02°38'23"E ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1,061.90 FEET TO THE NORTHEAST CORNER OF SAID LANDS ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE N89°48'55"E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 144.23 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N89°39'17"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.71 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AS "TRACT 3" IN INSTRUMENT #20190094393, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S04°11'58"E ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1,232.72 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AS "PARCEL 1066" IN OFFICIAL RECORDS BOOK 9244, PAGE 2343, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W KENNEDY BOULEVARD; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: (1) S89°58'21"W A DISTANCE OF 4.44 FEET; (2) S89°48'17"W A DISTANCE OF 3.98 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 22971.31 FEET, A CHORD BEARING OF S89°12'37"W, A CHORD DISTANCE OF 476.65 FEET, (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'20", A DISTANCE OF 476.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 652,547 SQUARE FEET OR 14.980 ACRES, MORE OR LESS.

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34-21-29 BEING S89°48'14"W.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS SURVEY WAS MADE ON THE GROUND. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED SURFACE UTILITY FEATURES AND/OR DRAWINGS PROVIDED BY CLIENT. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

4. SUBJECT PROPERTY LIES IN ZONES "X" AND "AE"; A SPECIAL FLOOD HAZARD AREA, AS SHOWN HEREON HAVING A BASE FLOOD ELEVATION OF 83.6 FEET (NAVD 88), BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0235F, COMMUNITY NO. 120182, TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.

5. THIS SURVEY WAS MADE WITH BENEFIT OF PROPERTY INFORMATION REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NO. 1054-6152978, DATED: AUGUST 16, 2022 AND FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE SEARCH REPORT, FATIC FILE NO. 7222-6338417, DATED: FEBRUARY 7, 2023.

6. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

7. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

8. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK EV-1 HAVING AN ELEVATION OF 96.846 FEET, (NAVD 88).

9. THE WATER BOUNDARIES SHOWN HEREON ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

10. THE ABOVE DESCRIBED PARCELS ARE CONTIGUOUS AT THEIR COMMON BOUNDARY LINES WITHOUT ANY GAPS, GORES, HIATUSES AND CONSTITUTE ONE PARCEL OF LAND.

11. BEARING FOLLOWED BY "(SPC)" IS RELATIVE TO STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 83, FLORIDA EAST ZONE AND SHOWN TO ESTABLISH THE RELATIONSHIP BETWEEN DESCRIPTION BEARINGS SHOWN AND BEARINGS CONTAINED IN WETLANDS LINE CHART. THIS DOES NOT ALTER OR CHANGE DESCRIBED AND SURVEYED BOUNDARY.

12. LOCATION OF WETLANDS SHOWN HEREON DELINEATED BY "BIO-TECH CONSULTING INC.", PROJECT #1089-02, DATED MARCH 24, 2021.

13. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S PROPERTY INFORMATION REPORT, DATED AUGUST 16, 2022, AND TITLE SEARCH REPORT, DATED FEBRUARY 7, 2023 AND INSURED IN THE MORTGAGEE'S POLICY, OR ANY EXCEPTIONS OR DISCREPANCIES HAVE BEEN IDENTIFIED AND NOTED.

EASEMENT & EXCEPTIONS

EXCEPTIONS LISTED BELOW ARE SHOWN PER FIRST AMERICAN TITLE INSURANCE COMPANY'S FATIC FILE NUMBER 1054-6152978, DATED AUGUST 16, 2022, AND FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE SEARCH REPORT, FATIC FILE NUMBER 7222-6338417, DATED FEBRUARY 7, 2023.

1. DISTRIBUTION EASEMENT IN BOOK 3707, PAGE 1089. (AFFECTS PARCEL 3. DEPICTED HEREON AS A 10 FOOT EASEMENT LYING 5 FEET ON EITHER SIDE OF THE GRANTEE'S FACILITIES AT MUTUALLY AGREEABLE LOCATIONS OVER, UNDER, ACROSS AND THROUGH SUBJECT PROPERTY. THE ONLY FACILITIES FOUND IS OVERHEAD WIRES.)

2. RESTRICTIONS AND EASEMENTS IN BOOK 5983, PAGE 1506 AND RE-RECORDED IN BOOK 6005, PAGE 1522. (AFFECTS SUBJECT PROPERTY. DEPICTED HEREON.)

3. DEVELOPER'S AGREEMENT IN BOOK 7402, PAGE 781. (AFFECTS SUBJECT PROPERTY. CONTAINS NO EASEMENTS TO DEPICT.) TERMINATED BY DOCUMENT 20220169587.

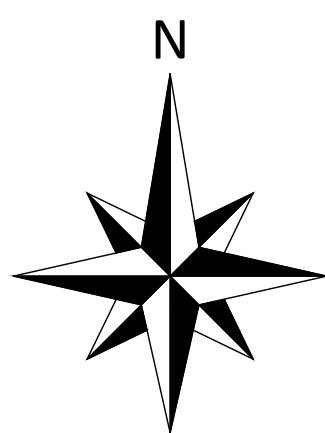
4. EASEMENTS TO ORANGE COUNTY IN BOOK 9244, PAGE 2343, AND BOOK 9892, PAGE 2480. (AFFECTS SUBJECT PROPERTY. DEPICTED HEREON.)

5. DEVELOPMENT AGREEMENT IN INSTRUMENT #20220600519. (AFFECTS SUBJECT PROPERTY. CONTAINS NO EASEMENTS TO DEPICT.)

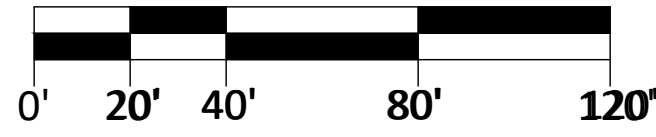
6. AMENDMENT TO DRAINAGE EASEMENT IN INSTRUMENT #20220600520. (AFFECTS SUBJECT PROPERTY AS A BLANKET EASEMENT.)

TREE CHART	61 - 28" OAK	122 - 3-8" EAR
1 - 12" PALM	62 - 24" OAK	123 - 3-14" EAR
2 - 12" PALM	63 - 24" OAK	124 - 16" EAR
3 - 5-6" CAMPHOR	64 - 27" OAK	125 - 16" OAK
4 - 18" PALM	65 - 6" CAMPHOR	126 - 9" CAMPHOR
5 - 20" PALM	66 - 12" PALM	127 - 7" CAMPHOR
6 - 20" PALM	67 - 10" OAK	128 - 7" CAMPHOR
7 - 13" PALM	68 - 7" CAMPHOR	129 - 22" PINE
8 - 24" OAK	69 - 2-24" OAK	130 - 19" PINE
9 - 17" PALM	70 - 6" CAMPHOR	131 - 16" PINE
10 - 20" PALM	71 - 6" CAMPHOR	132 - 3-9" CHERRY
11 - 16" PALM	72 - 46" OAK	133 - 3-9" CHERRY
12 - 21" PALM	73 - 22" PALM	134 - 17" PINE
13 - 10" PALM	74 - 2-20" OAK	135 - 16" OAK
14 - 13" PALM	75 - 10" CAMPHOR	136 - 24" PINE
15 - 6" EAR	76 - 13" PALM	137 - 10" OAK
16 - 12" PALM	77 - 7" OAK	138 - 24" OAK
17 - 20" PALM	78 - 10" PINE	139 - 34" OAK
18 - 8" PALM	79 - 6" PINE	140 - 22" OAK
19 - 7" EAR	80 - 24" OAK	141 - 32" OAK
20 - 21" PALM	81 - 26" OAK	142 - 6-18" CAMPHOR
21 - 20" PALM	82 - 20" OAK	143 - 20" PINE
22 - 13" EAR	83 - 19" OAK	144 - 18" CAMPHOR
23 - 9" CAMPHOR	84 - 6" CAMPHOR	145 - 11" OAK
24 - 6" CAMPHOR	85 - 12" CAMPHOR	146 - 3-6" CAMPHOR
25 - 11" CAMPHOR	86 - 8" EAR	147 - 24" OAK
26 - 11" CAMPHOR	87 - 18" EAR	148 - 11" OAK
27 - 26" OAK	88 - 6" EAR	149 - 14" OAK
28 - 30" OAK	89 - 9" EAR	150 - 20" OAK
29 - 27" OAK	90 - 3-12" EAR	151 - 19" OAK
30 - 2-24" EAR	91 - 2-7" EAR	152 - 12" OAK
31 - 24" EAR	92 - 13" EAR	153 - 19" OAK
32 - 10" EAR	93 - 12" EAR	154 - 8" OAK
33 - 2-10" CAMPHOR	94 - 3" EAR	155 - 6" CAMPHOR
34 - 2-24" CAMPHOR	95 - 6" EAR	156 - 20" EAR
35 - 12" OAK	96 - 12" EAR	157 - 6" OAK
36 - 27" OAK	97 - 12" EAR	158 - 2-10" CAMPHOR
37 - 13" PALM	98 - 24" OAK	159 - 24" OAK
38 - 19" OAK	99 - 19" OAK	160 - 3-20" OAK
39 - 17" OAK	100 - 19" OAK	161 - 9" CAMPHOR
40 - 19" EAR	101 - 14" PINE	162 - 9" CAMPHOR
41 - 6" CAMPHOR	102 - 16" OAK	163 - 43" OAK
42 - 8" CAMPHOR	103 - 20" OAK	164 - 3-9" OAK
43 - 20" OAK	104 - 20" OAK	165 - 6" OAK
44 - 11" OAK	105 - 11" CAMPHOR	166 - 10" OAK
45 - 10" OAK	106 - 19" OAK	167 - 12" OAK
46 - 12" OAK	107 - 19" OAK	168 - 15" OAK
47 - 10" OAK	108 - 13" OAK	169 - 10" OAK
48 - 14" OAK	109 - 3-11" OAK	170 - 12" OAK
49 - 24" OAK	110 - 2-18" OAK	171 - 14" OAK
50 - 26" OAK	111 - 2-10" OAK	172 - 16" PINE
51 - 6" CAMPHOR	112 - 10" OAK	173 - 18" EAR
52 - 10" EAR	113 - 10" OAK	174 - 28" EAR
53 - 2-11" EAR	114 - 11" CAMPHOR	175 - 2-26" OAK
54 - 6" CAMPHOR	115 - 8" CAMPHOR	
55 - 3-7" CAMPHOR	116 - 8" CAMPHOR	
56 - 27" OAK	117 - 22" OAK	
57 - 18" OAK	118 - 6" CAMPHOR	
58 - 28" OAK	119 - 6" CAMPHOR	
59 - 24" OAK	120 - 14" PINE	
60 - 27" OAK	121 - 15" PINE	

MAP OF SURVEY



GRAPHIC SCALE



S02°49'00"W 1354.69 DESC

N02°38'23"E 1061.90' (D)

LAKE SHADOW

WETLAND LINE CHART (SEE NOTE #11)
WL1 N31°41'09"E 39.16'
WL2 N40°46'37"E 33.86'
WL3 N69°32'36"E 27.97'
WL4 N39°15'29"E 45.76'
WL5 N61°40'22"E 34.51'
WL6 N29°57'23"E 47.83'
WL7 N34°51'13"E 31.11'
WL8 N21°09'15"E 47.84'
WL9 N34°30'19"E 41.01'
WL10 N60°58'37"E 19.70'
WL11 N24°58'53"E 34.44'
WL12 N20°22'34"E 18.34'
WL13 N31°01'15"E 36.07'
WL14 N68°46'43"E 53.18'
WL15 S31°41'09"W 1.50'

E. LINE, INSTRUMENT
#20150553300

NORMAL HIGH WATER EL=80.42
(NAVD 88) PER ORANGE
COUNTY LAKE FACT SHEET

FLOOD LINE
SCALED PER FIRM

SET 4"x4" CM, PRM LB #4475
(WITNESS MONUMENT)

WETLAND FLAG
WL-134

TOP=85.65

NW CORNER, INSTRUMENT
#20190789197

FND 3/4" IP, LB #2864
REPLACED WITH 4"x4" CM
PRM LB #4475

NOT PLATTED
OWNER: KENNEDY COMMERCE CENTER LLC
PARCEL: 34-21-29-0000-00-011
INSTRUMENT #20150553300

E. LINE, INSTRUMENT
#20150553300

2 STORY BLOCK
ADDRESS #989

LINE CHART

L1 N04°01'15"W 40.10' DESC

L2 WEST 22.00' DESC

L3 EAST 22.00' DESC

L4 S89°58'21"W 4.44' (D)

L5 S89°48'17"W 3.98' (D)

L6 N00°11'43"W 18.81' DESC

POB (WRITTEN BY SURVEYOR)
EAST 138.00' DESC

POB (LESS)
POB (ACCESS EASEMENT)
FND N&D, NO #
SE CORNER, INSTRUMENT
#20150553300

S. LINE, SE 1/4, NW 1/4,
SECTION 34-21-29
BEARING BASIS

PROPOSED S. R/W LINE
(PER CONSTRUCTION PLANS FOR KENNEDY
BOULEVARD, PROJECT #Y8-806A, DATED: JUNE 1989)

SW CORNER, NW 1/4,
SECTION 34-21-29
RRS IN CUTOUT
CCR #66318

S\ORANGE\34-21-29\Parcel 12.13 & 41\34-21-29 Parcel 12.13 & 41.dwg - Mar 28, 2023

N02°38'23"E 1061.90' (D)

LAKE SHADOW

E. LINE, INSTRUMENT
#20150553300

NORMAL HIGH WATER EL=80.42
(NAVD 88) PER ORANGE
COUNTY LAKE FACT SHEET

FLOOD LINE
SCALED PER FIRM

SET 4"x4" CM, PRM LB #4475
(WITNESS MONUMENT)

WETLAND FLAG
WL-134

TOP=85.65

NW CORNER, INSTRUMENT
#20190789197

FND 3/4" IP, LB #2864
REPLACED WITH 4"x4" CM
PRM LB #4475

NOT PLATTED
OWNER: KENNEDY COMMERCE CENTER LLC
PARCEL: 34-21-29-0000-00-011
INSTRUMENT #20150553300

E. LINE, INSTRUMENT
#20150553300

2 STORY BLOCK
ADDRESS #989

LINE CHART

L1 N04°01'15"W 40.10' DESC

L2 WEST 22.00' DESC

L3 EAST 22.00' DESC

L4 S89°58'21"W 4.44' (D)

L5 S89°48'17"W 3.98' (D)

L6 N00°11'43"W 18.81' DESC

POB (WRITTEN BY SURVEYOR)
EAST 138.00' DESC

POB (LESS)
POB (ACCESS EASEMENT)
FND N&D, NO #
SE CORNER, INSTRUMENT
#20150553300

S. LINE, SE 1/4, NW 1/4,
SECTION 34-21-29
BEARING BASIS

PROPOSED S. R/W LINE
(PER CONSTRUCTION PLANS FOR KENNEDY
BOULEVARD, PROJECT #Y8-806A, DATED: JUNE 1989)

SW CORNER, NW 1/4,
SECTION 34-21-29
RRS IN CUTOUT
CCR #66318

S\ORANGE\34-21-29\Parcel 12.13 & 41\34-21-29 Parcel 12.13 & 41.dwg - Mar 28, 2023

N02°38'23"E 1061.90' (D)

LAKE SHADOW

E. LINE, INSTRUMENT
#20150553300

NORMAL HIGH WATER EL=80.42
(NAVD 88) PER ORANGE
COUNTY LAKE FACT SHEET

FLOOD LINE
SCALED PER FIRM

SET 4"x4" CM, PRM LB #4475
(WITNESS MONUMENT)

WETLAND FLAG
WL-134

TOP=85.65

NW CORNER, INSTRUMENT
#20190789197

FND 3/4" IP, LB #2864
REPLACED WITH 4"x4" CM
PRM LB #4475

NOT PLATTED
OWNER: KENNEDY COMMERCE CENTER LLC
PARCEL: 34-21-29-0000-00-011
INSTRUMENT #20150553300

E. LINE, INSTRUMENT
#20150553300

2 STORY BLOCK
ADDRESS #989

LINE CHART

L1 N04°01'15"W 40.10' DESC

L2 WEST 22.00' DESC

L3 EAST 22.00' DESC

L4 S89°58'21"W 4.44' (D)

L5 S89°48'17"W 3.98' (D)

L6 N00°11'43"W 18.81' DESC

POB (WRITTEN BY SURVEYOR)
EAST 138.00' DESC

POB (LESS)
POB (ACCESS EASEMENT)
FND N&D, NO #
SE CORNER, INSTRUMENT
#20150553300

S. LINE, SE 1/4, NW 1/4,
SECTION 34-21-29
BEARING BASIS

PROPOSED S. R/W LINE
(PER CONSTRUCTION PLANS FOR KENNEDY
BOULEVARD, PROJECT #Y8-806A, DATED: JUNE 1989)

SW CORNER, NW 1/4,
SECTION 34-21-29
RRS IN CUTOUT
CCR #66318

S\ORANGE\34-21-29\Parcel 12.13 & 41\34-21-29 Parcel 12.13 & 41.dwg - Mar 28, 2023

N02°38'23"E 1061.90' (D)

LAKE SHADOW

E. LINE, INSTRUMENT
#20150553300

NORMAL HIGH WATER EL=80.42
(NAVD 88) PER ORANGE
COUNTY LAKE FACT SHEET

FLOOD LINE
SCALED PER FIRM

SET 4"x4" CM, PRM LB #4475
(WITNESS MONUMENT)

WETLAND FLAG
WL-134

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MAP OF SURVEY



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 40' JOB #54117 SHEET 3 OF 3

DRAWN BY: ANT

PREPARED FOR:

NV5 COMPANY

SUBDIVISION NAME: SECTION 34-21-29

LOCATION:
2051, 2057 & 1001 W KENNEDY BOULEVARD
ORLANDO, FL 32810

LEGEND	
BB - BOTTOM OF BANK	MEAS - MEASURED
BC - BACK OF CURB	MF - METAL FENCE
BF - BACK FLOW PREVENTER	MS - METAL SHED
B - BENCHMARK	MS - MITERED END SECTION
BOLLARD	MONITORING WELL
-E- BURIED ELECTRIC	N&D - NAIL & DISK
BWF - BARBED WIRE FENCE	NAVD - NORTH AMERICAN
CABLE TV RISER	VERTICAL DATUM
-C- BURIED CABLE TV	NGVD - NATIONAL GEODETIC
CALC - CALCULATED	NT - NON TANGENT
CBM - CALCULATED & MEASURED	NTS - NOT TO SCALE
CA - CENTRAL ANGLE	OHE - OVERHEAD ELECTRIC
CBW - CONCRETE BLOCK WALL	ORB - OFFICIAL RECORDS BOOK
CC - COVERED CONCRETE	-OW- OVERHEAD WIRE
CF - CONCRETE FLUME	PLAT BOOK
CHW - CONCRETE HEAD WALL	PC - POINT OF CURVATURE
CLF - CHAIN LINK FENCE	PEP - PER ENGINEERING PLANS
CL - CENTERLINE	PF - PLASTIC FENCE
CM - CONCRETE MONUMENT	PG - PAGE
CMP - CORRUGATED METAL PIPE	PI - POINT OF INTERSECTION
-CO - CLEAN OUT	P&M - PLAT & MEASURED
CONC - CONCRETE	POB - POINT OF BEGINNING
COVD - COVERED	POC - POINT OF COMMENCEMENT
CP - CONCRETE PAD	PRC - POINT OF REVERSE
CW - CONCRETE WALKWAY	CURVATURE
D&M - DEED/DESC & MEASURED	# PS - PARKING SPACES
(D) - WRITTEN BY SURVEYOR	PSM - PROFESSIONAL SURVEYOR
DESC - DESCRIPTION	AND MAPPER
DOT INLET	PT - POINT OF TANGENCY
DOC# - DOCUMENT #	PVC - PLASTIC PIPE
DP - DUMPSTER PAD	R - CURVE RADIUS
DW - DRIVEWAY	RCP - REINFORCED CONCRETE PIPE
ED - EASEMENT NUMBER	R/W - RIGHT OF WAY
ESD - ELECTRIC METER	S - SANITARY MANHOLE
EL - ELEVATION	-S- SANITARY LINE
ESMT - EASEMENT	SDO - SHOWN FOR DIRECTION ONLY
EP - EDGE OF PAVEMENT	SF - SQUARE FEET
FDC - FIRE DEPARTMENT	SWF - STOCK WIRE FENCE
CONNECTION	X00.00 - SPOT ELEVATION
FIRM - FLOOD INSURANCE	-D- STORM DRAIN LINE
RATE MAP	SEWER VALVE
FFE - FINISHED FLOOR ELEVATION	-STORM MANHOLE
& FH - FIRE HYDRANT	-STORM INLET TELEPHONE
-FM- FORCE MAIN	STORM INLET
FND - FOUND	TB - TOP OF BANK
FOD - FIBER OPTIC BOX	TC - TEMPORARY CONSTRUCTION
-FO- FIBER OPTIC LINE	TP - TRAFFIC POLE
G - GAS LINE	TRANSFORMER/JUNCTION BOX
GAS METER	TRANSFORMER
GUY WIRE ANCHOR	TELEPHONE RISER
HANDICAP PARKING	TRAFFIC SIGNAL BOX
HIGH DENSITY	TYPICAL
HDPE - POLYETHYLENE	UTILITY BOX
INVERT ELEVATION	UE - UTILITY EASEMENT
INV - IRON PIPE	UT - UTILITY MARKER
IR - IRON ROD	UP - UTILITY POLE
IR - IRRIGATION VALVE	-W- WATER LINE
L - ARC LENGTH	WF - WOOD FENCE
LB - LICENSED BUSINESS	WS - WOOD SHED
LSA - LANDSCAPE AREA	-W- WATER VALVE
LS - LICENSE SURVEYOR	-W- WATER METER
	-Y- YARD DRAIN

SURVEY DATE: 2/18/22

DATE:	JOB #	REVISION	BY:
4/6/21	54117	ADD TOPOGRAPHY AND TREES	ANT
8/27/21	54117	CLIENT COMMENTS	ANT
2/11/22	54117	CLIENT COMMENTS	ANT
2/18/22	55478	UPDATE SURVEY	ANT
2/25/22	55478	ADD ZONING	ANT
4/22/22	55478	UPDATE ZONING	ANT
9/7/22	56025	WRITE DESCRIPTION AND UPDATE TITLE	ANT
2/10/23	56025	UPDATE PROPERTY INFORMATION REPORT	ANT

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

RONALD K. SMITH, PSM 5797

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.02-07 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.

