

- 1. Field work completed on February 23, 2023.
- 2. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 14-23-29 being a bearing of N89'33'17"E.
- According to the First American Title Insurance Company Property Information Report for the filing of a Subdivision Plat, No. 2037-6279796/R-1, dated February 21, 2023, this property is subject to the following items:
 - F. Other information regarding said property includes:
- 1. Planned Development Agreement recorded on March 22, 2021, in Instrument No. 20210162289, of the Public Records
- 2. School Concurrency Mitigation Agreement EDW-21-002 Holden Ave PD recorded on may 25, 2022, in Instrument No. 20220330866, of the Public Records of Orange County, Florida.
 - 3. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020430.
- 5. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020499.
- 6. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020500.
- 7. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020533.
- 8. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020565.
- 9. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020566.
- 10. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020567.
- 11. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020633.
- 12. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230020634.
- 13. Notice of Commencment recorded on January 12, 2023, in Instrument No. 20230021927.

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF EDGEWOOD, ORANGE

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 14; THENCE RUN NORTH 89'33'17' EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 440,00 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00'05'04" EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT ON THE SOUTH RIGHT—OF—WAY LINE OF HOLDEN AVENUE, ACCORDING TO DEED BOOK 338, PAGE 524 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 89'33'17" EAST ALONG SAID SOUTH RIGHT—OF—WAY LINE FOR A DISTANCE OF 61.25 FEET TO A POINT ON THE EAST LINE OF THE WEST 403 FEET OF THE EAST 526.7 FEET OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE DEPARTING SAID SOUTH RIGHT—OF—WAY LINE RUN SOUTH 00'06'48" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 350.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 380 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN SOUTH 89'33'17" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 403.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 526.7 FEET OF THE NORTHWEST 1/4 OF THE NOR DISTANCE OF 358.89 FEET TO A POINT ON THE EAST LINE OF THE WEST 440 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 LYING ADJACENT TO AND CONTIGUOUS WITH THE EAST LINE OF HOLDEN RIDGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 80 AND 81 OF AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 00'05'04" WEST ALONG SAID EAST LINE OF THE WEST 440 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 14 AND THE EAST LINE OF SAID HOLDEN RIDGE AND THE NORTHHERLY EXTENSION THEREOF FOR A DISTANCE OF 1291.87 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.



Digitally signed by Noah Catha DN: c=US, st=Florida, I=Orlando, o=Toll Brothers, Inc., cn=Noah Catha,

Professional Surveyor & Mapper Registration No. 6873 Note: Not valid without the original raised seal of a

Florida licensed Surveyor and Mapper

RECEIVED 3/3/2023

CITY OF EDGEWOOD

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Planning neering Surveying