



First American Title Insurance Company
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**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
CITY OF EDGEWOOD, ORANGE County, Florida**

FATIC File No.: 2037-6279796/R3-Revised March 1, 2023/CMP

A search of the Public Records of ORANGE County, Florida, through February 24, 2023 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of HAVEN OAKS (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated November 3, 2022 and recorded November 8, 2022 in Instrument No. 20220678808 and Instrument No. 20220678810, of the Public Records of ORANGE County, Florida.

B. The record title holder is Toll Southeast LP Company, Inc., a Delaware corporation .

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of HAVEN OAKS .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

E. Underlying rights of way, easements or plats affecting said property are as follows:

NONE

F. Other information regarding said property includes:

1. Planned Development Agreement recorded on March 22, 2021, in Instrument No. 20210162289, of the Public Records of Orange County, Florida.

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 Commencement recorded on January 12, 2023, in Instrument No. 20230020430.

4. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020431.

5. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020499.

6. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020500.

7. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020533.

8. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020565.

9. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020566.
10. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020567.
11. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020633.
12. Notice of Commencement recorded on January 12, 2023, in Instrument No. 20230020634.
13. Notice of Commencement recorded on January 13, 2023, in Instrument No. 20230021927.

G. 2022 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Numbers 14-23-29-0000-00-004; 14-23-29-0000-00-005; 14-23-29-0000-00-042; 14-23-29-0000-00-062; 14-23-29-0000-00-063 AND 14-23-29-0000-00-064.

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This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Edgewood and Orange County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: _____

Authorized Signatory

Exhibit "A"

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 761.25 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 NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE RUN SOUTH 00°06'48" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 943.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE RUN SOUTH 89°44'46" WEST ALONG SAID SOUTH LINE FOR A 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 NORTHERLY EXTENSION THEREOF FOR A DISTANCE OF 1291.87 FEET TO THE POINT OF BEGINNING.