

MAP OF ALTA/NSPS LAND TITLE SURVEY

OF
A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA
NOT VALID WITHOUT ALL SHEETS

LEGAL DESCRIPTION:

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 16-23-0004
COMMITMENT DATE: AUGUST 10, 2023 @ 8:00 AM

PARCEL 1:

ALL OF LOTS 1 AND 12 AND THE EAST 8.44 FEET OF LOTS 2 AND 11, BLOCK C, EAST VIEW PARK, AS RECORDED IN PLAT BOOK G, PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THAT PART OF SAID LOTS 1 AND 2 WHICH IS INCLUDED IN THE FOLLOWING DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1 AND RUN THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 1, 2 AND 3 TO THE NORTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 15.03 FEET ALONG THE WEST LINE OF SAID LOT 3, THENCE EAST ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE 15 FEET SOUTH OF THE POINT OF BEGINNING, THENCE NORTH ALONG THE EAST LOT LINE TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 1 AND 2, NGUYEN DEVELOPMENT, AS RECORDED IN PLAT BOOK 66, PAGE 44, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

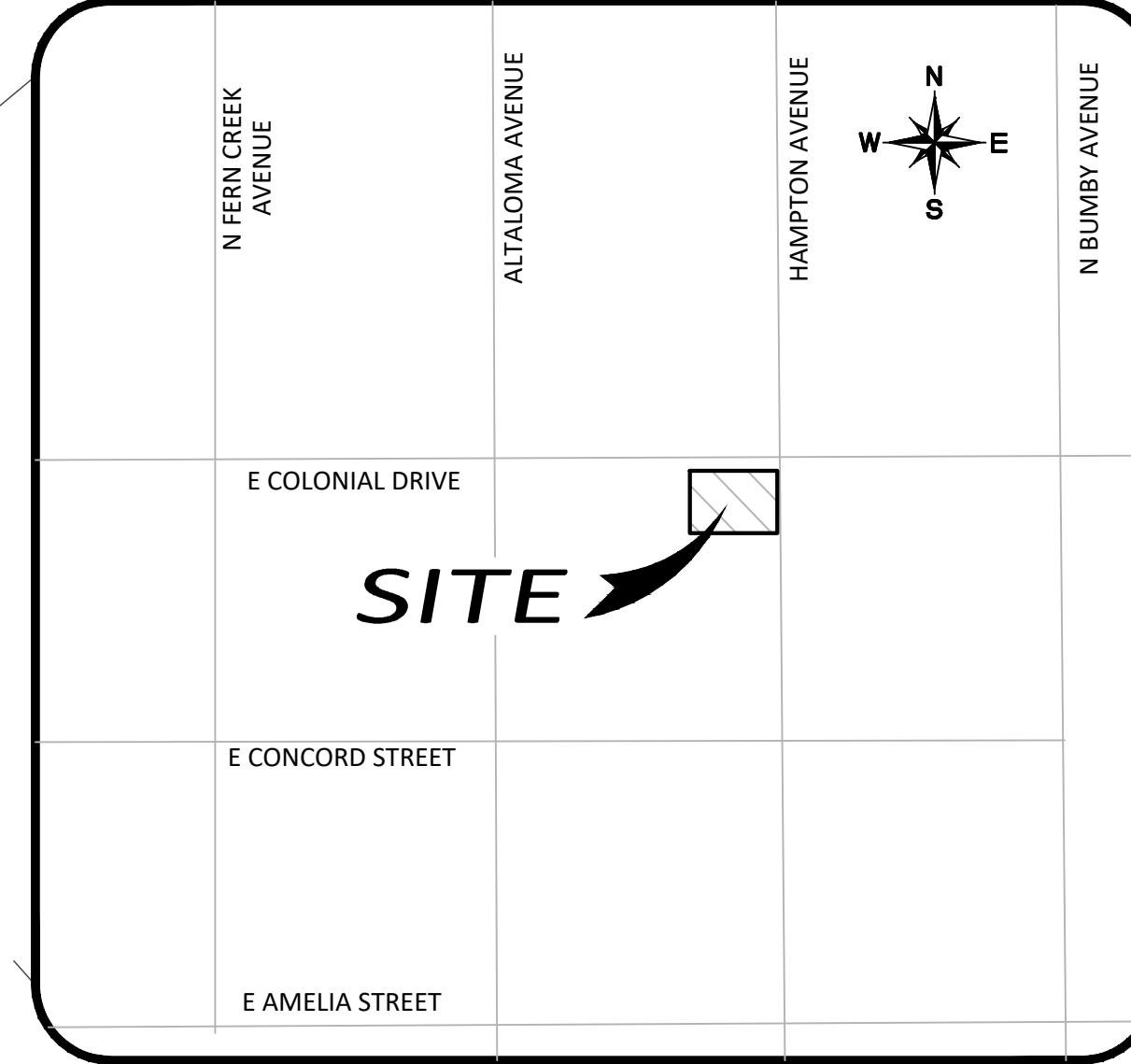
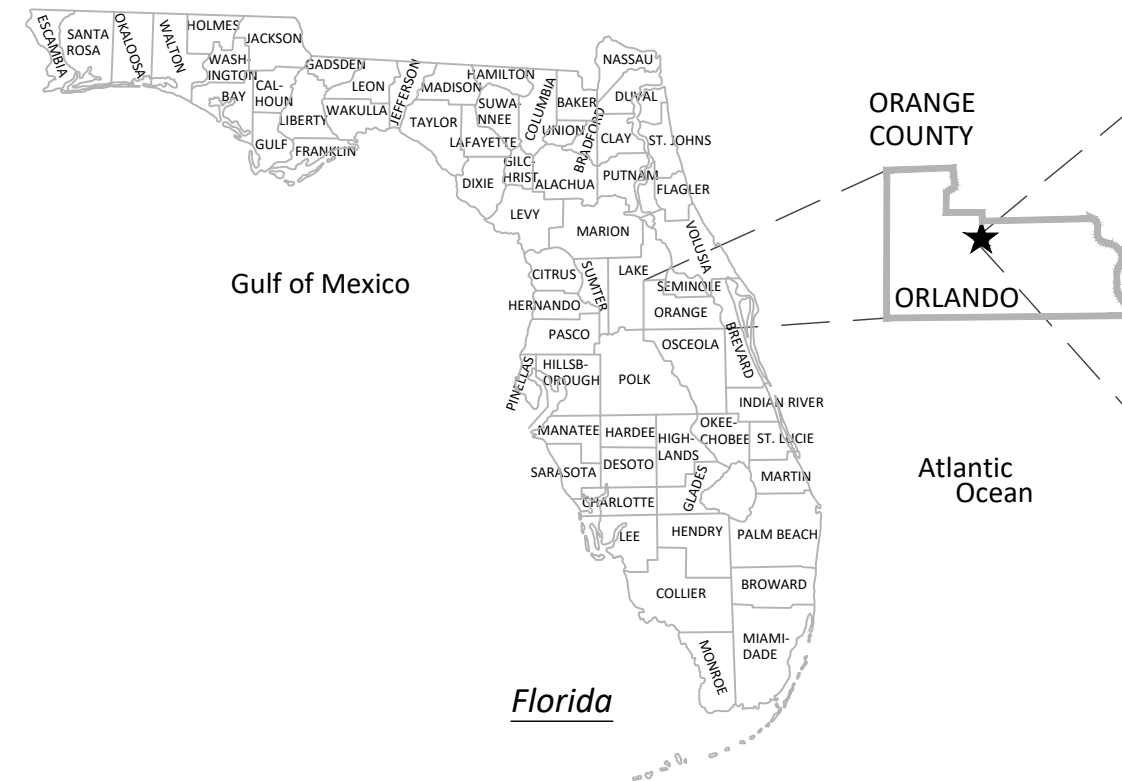
ALTA/NSPS TABLE A ITEMS:

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON MAP OF SURVEY)**
- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. **(SHOWN ON MAP OF SURVEY)**
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. **(SEE SURVEYOR'S REPORT NO. 10)**
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). **(SHOWN ON MAP OF SURVEY)**
- (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NONE PROVIDED TO THIS SURVEYOR)**
(B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NONE PROVIDED TO THIS SURVEYOR)**
- (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **(SHOWN ON MAP OF SURVEY)**
(B) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. **(SHOWN ON MAP OF SURVEY)**
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(SHOWN ON MAP OF SURVEY)**
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. **(SHOWN ON MAP OF SURVEY)**
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. **(NONE PROVIDED TO THIS SURVEYOR)**
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
(A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) **(NONE PROVIDED TO THIS SURVEYOR)**
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." **(SHOWN ON MAP OF SURVEY)**
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NONE OBSERVED AT THE TIME OF THIS SURVEY)**
- PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. **(SHOWN ON MAP OF SURVEY)**

SCHEDULE B-II ITEMS:

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 16-23-0004
COMMITMENT DATE: AUGUST 10, 2023 @ 8:00 AM

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. **(NOT A SURVEY MATTER)**
- TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **(NOT A SURVEY MATTER)**
- STANDARD EXCEPTIONS:
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **(NONE FOUND OR PROVIDED TO THIS SURVEYOR)**
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
- ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. **(NONE OBSERVED OR KNOWN TO THIS SURVEYOR)**
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **(NOT A SURVEY MATTER)**
- RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. **(NOT A SURVEY MATTER)**
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED (MOVED TO B1 TO TERMINATE)
- ORLANDO UTILITIES COMMISSION UTILITY EASEMENT RECORDED APRIL 23, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180340207. (AS TO PARCEL 2) AFFECTS THE SUBJECT PROPERTY FOR ANY EXISTING OR FUTURE UTILITIES THAT RUN THROUGH, OVER, ACROSS AND/OR UNDER LOT 2



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS LEGEND:

AVG.	AVERAGE
(C)	CALCULATED DATA
COA	CERTIFICATE OF AUTHORIZATION
CONC	CONCRETE
(D)	TITLE DESCRIPTION DATA
E.D.M.	ELECTRONIC DISTANCE MEASUREMENT
FAC	FLORIDA ADMINISTRATIVE CODE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
G.P.R.	GROUND PENETRATING RADAR
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED DATA
NAD	NORTH AMERICAN DATUM
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE - PAGES
P.O.B.	POINT OF BEGINNING
RTK	REAL TIME KINEMATICS
R/W	RIGHT-OF-WAY
SEC	SECTION
S.U.E.	SUBSURFACE UTILITY EXPLORATION
(TYP.)	TYPICAL
U.S.	UNITED STATES

LINE LEGEND:

---	STORM DRAIN PIPE
---	SANITARY PIPE
---	OVERHEAD POWER LINE
---	UNDERGROUND POWER LINE
---	WATER LINE
---	GAS LINE
---	TELECOMMUNICATIONS LINE
---	HANDRAIL
---	CHAINLINK FENCE
---	RIGHT OF WAY LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE

SYMBOLS LEGEND:

○	BOLLARD
○	ADA PARKING SPACE MARKING
○	STREET SIGN
○	FIBER OPTIC VAULT
○	TELEPHONE PEDESTAL
○	LIGHT POLE
○	WOOD UTILITY POLE
○	GUY WIRE ANCHOR
○	CATCH BASIN
○	MITERED END SECTION
○	CURB INLET
○	CLEANOUT
○	FIRE HYDRANT
○	WATER METER
○	RECLAIMED WATER VALVE
○	SANITARY VALVE
○	STEEL UTILITY POLE
○	BACKFLOW PREVENTER
○	WATER VALVE
○	FIRE DEPARTMENT CONNECTION
○	SANITARY MANHOLE
○	ELECTRIC MANHOLE
○	TELECOMMUNICATIONS MANHOLE
○	UTILITY MANHOLE
○	SCHEDULE B-II EXCEPTION ITEM

HATCH LEGEND:

▨	ASPHALT SURFACE
▩	CONCRETE SURFACE

SURVEYOR'S REPORT:

- FIELD BEARINGS AND DISTANCES ARE BASED ON STATE PLANE GRID. THE BEARING BASE IS ALONG THE MONUMENTED NORTH LINE OF THE SUBJECT PARCEL. (BEARING BASE: S89°33'47"W)
- THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY IS TO CONVEY AN ALTA/NSPS LAND TITLE SURVEY. THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY ARE DEFINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" (EFFECTIVE FEBRUARY 23, 2023).
- THE ACCURACY STANDARD USED FOR HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE DISTANCE OF 1 FOOT IN 10,000 FEET. ("STANDARDS OF PRACTICE (5J-17.051 FAC)" PURSUANT TO SECTION 472.027, FLORIDA STATUTES).
- THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
 - THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON AUGUST 17, 2023.
 - A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
 - HORIZONTAL DATA IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (902) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
 - HORIZONTAL CONTROL IS BASED ON CERTIFIED CORNER RECORD "065681", (PUBLISHED COORDINATES: NORTHING=1554958.700, EASTING=498087.495), FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ (U.S. SURVEY FOOT).
- THE ACCURACY STANDARD USED FOR THE VERTICAL CONTROL FOR THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENT CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC), THE MAXIMUM ERROR OF ACCURACY ALLOWED FOR THIS TYPE OF SURVEY IS 0.05 TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES (0.05"√V). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION EXCEEDS THIS REQUIREMENT.
 - VERTICAL CONTROL IS BASED ON GPS LEVELING UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK.
 - VERTICAL DATA IS BASED ON NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT).
 - VERTICAL DATA IS BASED ON ORANGE COUNTY CONTROL POINT DESIGNATED AS BM 13-409 PID=406 ELEV=101.636 (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT)
 - TWO TEMPORARY BENCH MARKS WERE SET ON THE SITE. SEE THE MAP OF SURVEY.
- DISTANCES THAT WERE MEASURED WITH E.D.M. EQUIPMENT HAVE BEEN ADJUSTED FOR TEMPERATURE.
- PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE.
 - G.P.R. (GROUND PENETRATING RADAR) WAS UTILIZED DURING THIS SURVEY AND MARKED UTILITIES WERE LOCATED AND SHOWN HEREON.
 - SOUTHEASTERN SURVEYING AND MAPPING, 6500 ALL AMERICAN BOULEVARD, ORLANDO, FL 32810, SERVED AS A SUB TO KPMFRANKLIN FOR THIS PROJECT, PROVIDING SUBSURFACE UTILITY EXPLORATION AT AREAS SPECIFIED BY THE CLIENT AND/OR THIS FIRM, INCLUDING QUALITY ASCE 38-02 LEVEL "B" ELECTROMAGNETIC AND GEOPHYSICAL PROSPECTING SERVICES.
 - NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) QUALITY ASCE 38-02 LEVEL "A" WHICH INVOLVES LOCATING OR POT-HOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS C AND D WERE PERFORMED.
- THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 1209520265F WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009. PLEASE CONTACT A LOCAL OFFICE FOR VERIFICATION.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
- THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND OR JURISDICTIONAL BOUNDARIES NOR ENDANGERED SPECIES HABITAT.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- MEASUREMENT SHOWN HEREON ARE IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
- OWNERSHIP OF FENCES IS UNKNOWN TO THIS SURVEYOR.
- TREE SYMBOLS, IF ANY, ARE NOT TO SCALE. TREE DIAMETER BREST HEIGHT IS DENOTED BY EACH TREE ON THIS SURVEY. TREE SIZE AND SPECIES SHOULD BE VERIFIED BY A REGISTERED LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR PERSON OF A SIMILAR PROFESSION AS DEFINED BY THE LOCAL MUNICIPALITY.

PROJECT INFORMATION:

FIELD DATE: 7/23/2024
PARTY CHIEF: KB
DRAWN BY: AR/ITP
CHECKED BY: MWH
APPROVED BY: MWH
JOB NUMBER: 24-0180.001
DRAWING: 24-0180.001 - Kobe 1840 E Colonial Drive ALTA-Topo.dwg
DRAWING DATE: 7/23/2024
FIELD BOOK: 643/52

SURVEYOR'S CERTIFICATE:

TO: MAPLE MULTI-FAMILY LAND SE, LP A DELAWARE LIMITED PARTNERSHIP
CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 1, 2, 3, 4, 7(a), 7(b) 8, 9, 11(a), 13, 16, & 18.

THE FIELD WORK WAS COMPLETED ON 7/23/2024

DATE OF MAP: 7/23/2024

MITCHELL W. HILL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER LS 7374

NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.



222 CHURCH STREET
KISSIMMEE, FL 32741
PHONE (407) 846-1216
COA 32059 LB 6605

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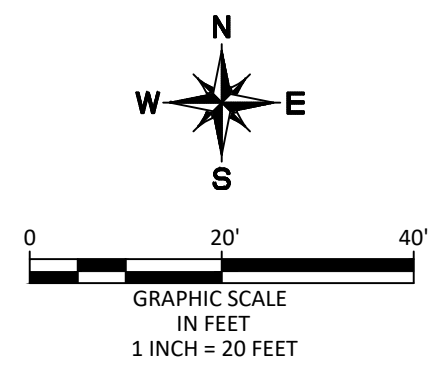
MAP ALTANSPS OF LAND TITLE
& TOPOGRAPHIC SURVEY
1840, 1904 & 1920 E
COLONIAL DRIVE
ORLANDO, FLORIDA

CAUTION
IF THIS SCALE BAR DOES
NOT MEASURE 1" THE
DOCUMENT IS NOT TO
SCALE

DATE:	7-23-2024
JOB NO:	24-0180.001
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	1 OF 2
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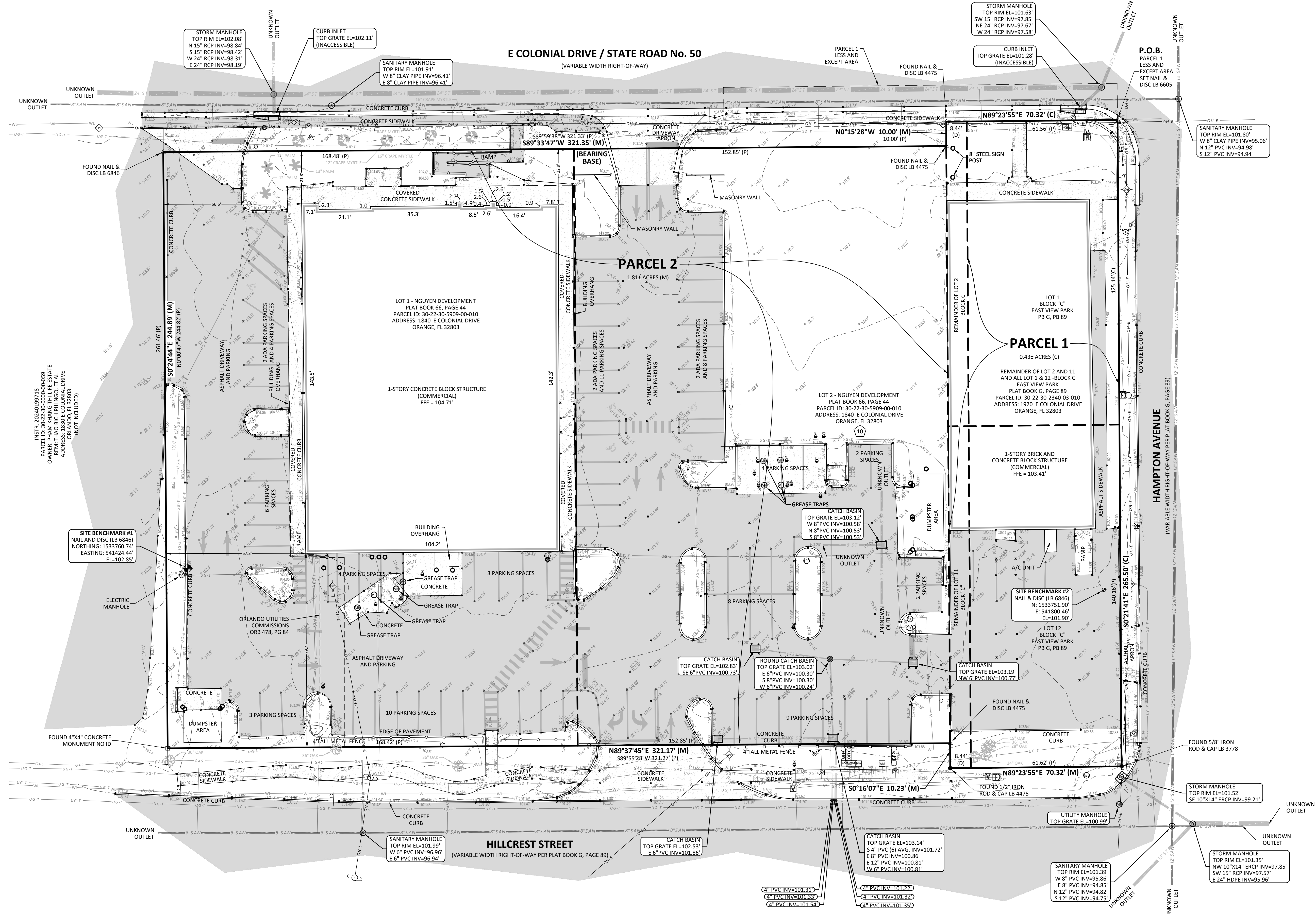
MAP OF ALTA/NSPS LAND TITLE SURVEY

OF
A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA
NOT VALID WITHOUT ALL SHEETS



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

222 CHURCH STREET
KISSIMMEE, FL 32741
PHONE (407) 846-1216
COA 32069 LB 6605



INSTR. 20240199718
DATE: 01/19/2024
OWNER: PHAN KHANG THIEU ESTATE
REM: THAO BICH PHU NGO, ET AL
ADDRESS: 1840 E COLONIAL DRIVE
ORANGE, FL 32803
(NOT INCLUDED)

SITE BENCHMARK #1
NAIL AND DISC (LB 6846)
NORTHING: 1533760.74'
EASTING: 541424.44'
EL=102.85'

S:\PROJECT SURVEY PROJECTS\2024\24-0180.001 1840, 1904 & 1920 E COLONIAL DRIVE (KOBED)\DWG (SURVEY)\24-0180.001 - KOBED 1840 E COLONIAL DRIVE ALTA-TOPOL.DWG - 7/23/2024 4:40 PM

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MAP ALTA/NSPS OF LAND TITLE & TOPOGRAPHIC SURVEY
1840, 1904 & 1920 EAST COLONIAL DRIVE ORLANDO, FLORIDA

CAUTION
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DATE:	7-23-2024
JOB NO.:	24-0180.001
REVISION:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO.:	2 OF 2
REV:	