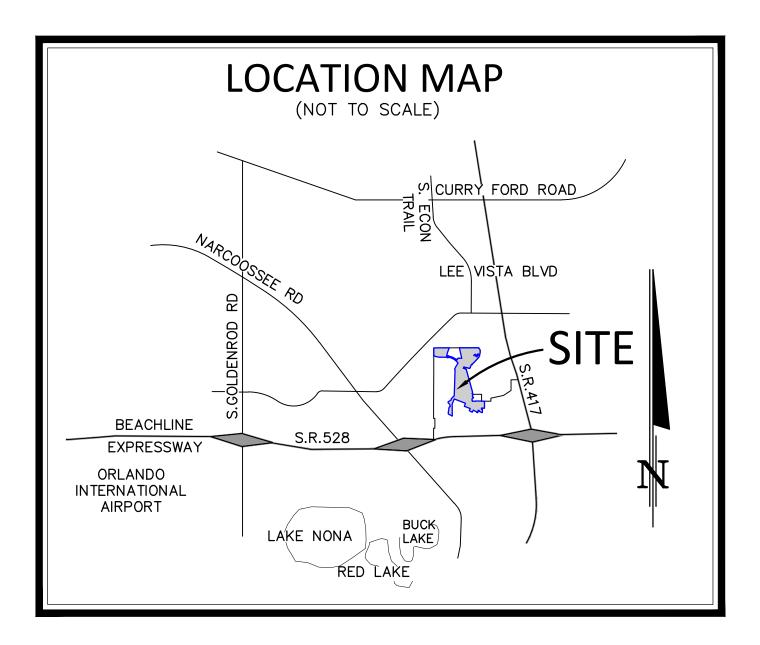
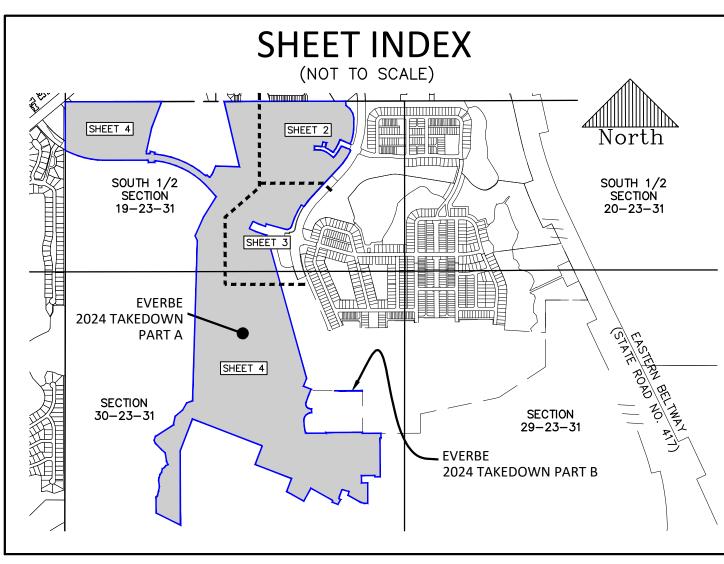
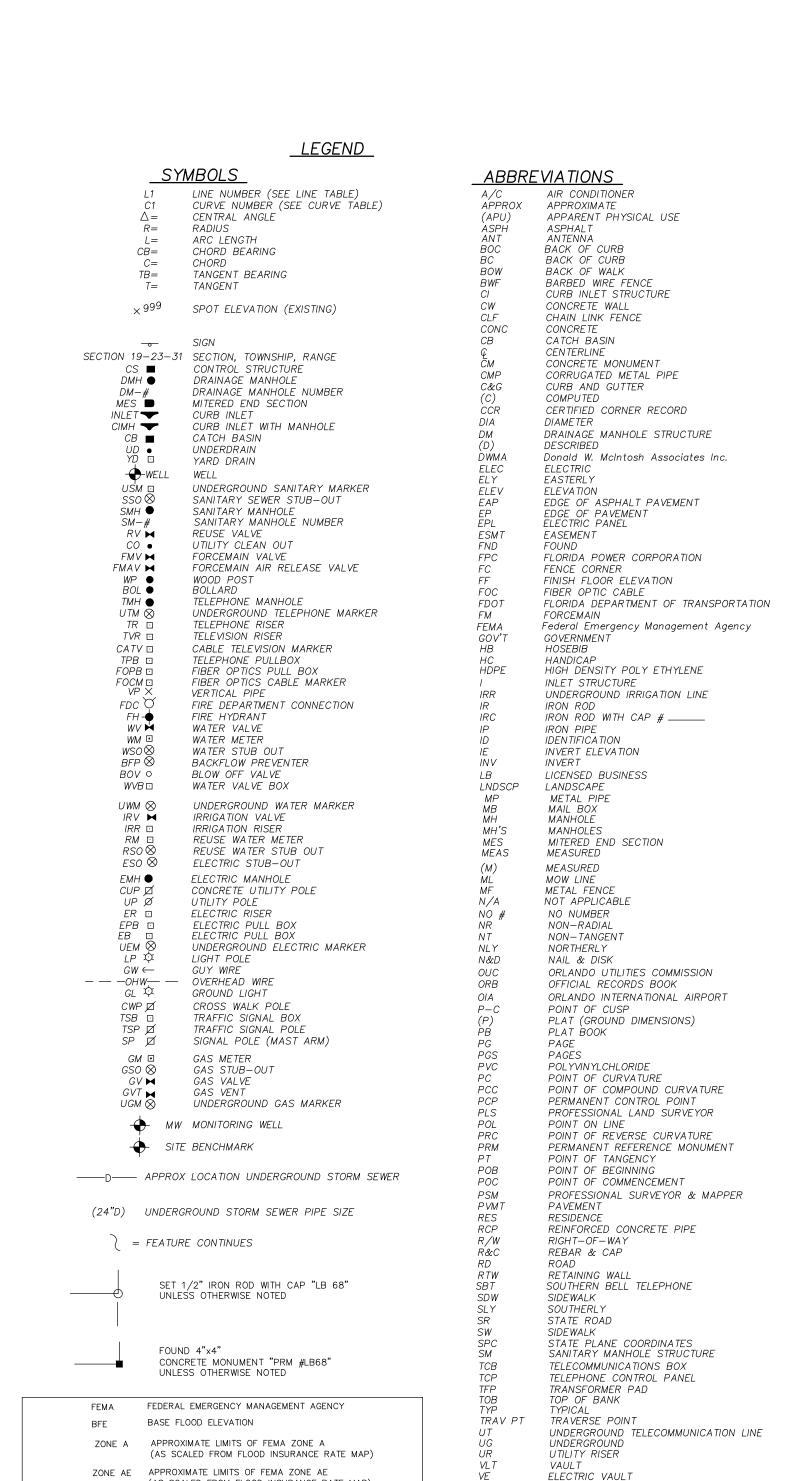
BOUNDARY SURVEY







1. Not valid if printed, or without the original signature and seal, or an electronic signature (5J-17.062(3) F.A.C.), of a Florida licensed professional surveyor and mapper

2. Apparent Physical Use onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property riahts between adjoining owners.

3. Bearings based on the Westerly line of Tract OS-6A ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A, according to the plat thereof, as recorded in Plat Book 110, Pages 42 through 44, of the Public Records of Orange County, Florida, as being S01°59'00"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment, as established from National Geodetic Survey control point "GIS 211 BOB DUNDON" (PID AK7328).

4. The features, linework and coordinates shown hereon are in grid position, relative to National Geodetic Survey Monument "GIS 211 Bob Dundon"; PID AK7328; Northing = 1492842.83, Easting = 604464.22, Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment. Unless shown otherwise all dimensions on this survey are Grid dimensions in U.S. Survey Feet based on said Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment. Average scale factor for the subject property: 0.99994823.

5. According to Flood Insurance Rate Map Community Panel No. 120186 0435 G and 120186 0455 G City of Orlando, Florida, Orange County, Florida, Map Revised June 20, 2018, the lands depicted hereon lie in Zones "X" and "AE", elevations referenced are relative to NAVD88 vertical datum. The approximate location of the FEMA Flood Hazard Zone lines, if located within the property and shown hereon, were downloaded from the FEMA website during preparation of this document and, unless otherwise shown, were not surveyed by Donald W. McIntosh Associates, Inc. This note is for informational purposes only and the surveyor assumes no liability for the correctness of the cited maps. In addition, this note does not represent an opinion by the surveyor of the probability of

6. All measurements are in feet in accordance with the United States standard.

7. Horizontal Accuracy Statement: The accuracy of the survey data shown hereon has been verified by redundant measurements or traverse closures achieving or exceeding a closure of 1 foot in 10.000 feet.

8. All boundary line bearings, distances and curve data are plat and/or described and measured

unless shown as (P) = Plat, (D) = Described and (M) = Measured.

9. No underground utilities, underdrains, improvements, installations or foundations located.

11. Fence ownership not determined unless otherwise noted.

10. No environmental issues have been addressed by this survey.

SURVEYORS NOTES:

12. Unless shown hereon no sprinkler heads, meters, valves or irrigation lines were located.

13. Observed visible improvements shown hereon are limited to those lying within 5 feet of the perimeter boundary lines of the parcels described hereon, unless shown otherwise. Additionally unless shown, no interior trails, fences or surface water features have been surveyed or shown

14. All dimensions shown from boundary lines to improvements (other than buildings) are to center of said improvements. All symbols used to depict improvements are not to scale.

15. Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., N 0.25' = North 0.25').

16. This survey does not reflect or determine ownership.

17. The word "certify" or "certification" as shown and used hereon, means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

18. Additions or deletions to this survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

19. All adjoining rights—of—way, subdivisions and information on adjoining properties shown hereon is from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. neither attempted nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.

20. Lands described hereon were not abstracted for rights—of—way, easements, ownership or other instruments of record by this firm and are subject to any rights—of—way, restrictions and easements of record. Surveyor has reviewed the following items listed in First American Title Insurance Company, Commitment for Title Insurance, Commitment No. 110556974, Revision No.2, dated December 16, 2024, with a Commitment date of December 9, 2024, for easements and rights—of—way and finds the following:

SURVEYOR'S COMMENT: ITEM NUMBER: (AS PROVIDED TO SURVEYOR) 9. Reservations of royalties for ail, mineral, minerals or gas as set forth ----- No easements. and described in that Deed recorded March 11, 1954 in in Deed Book 974, Page 127; as conveyed pursuant to that Quit Claim Deed recorded June 8, 1974 in Book 2419, Page 225; further conveyed pursuant to that Quit Claim Deed recorded August 25, 1981 in Book 3219, Page 429; further conveyed pursuant to that Quit Claim Deed recorded February 23, 1982 in Book 3261, Page 2020; and as further conveyed and amended pursuant to that Conveyance and Release of Gas, Oil, Mineral and Other Rights in favor of Bal Bay Realty, Ltd. in favor of Bal Bay Realty, Ltd. recorded November 4, 1985 in Book 3709, Page 2106. (NOTE: Without the right of entry.)

10. Ordinance annexing land recorded September 15, 2004 in Book 7613, ----- No easements.

11. City of Orlando — Mockingbird, LLC Post—Annexation and Development _____ No easements. Agreement recorded April 25, 2008 in Book 9671, Page 2920. 12. This Policy does not insure title to the beds or bottoms of lakes, rivers or other bodies of water located on or within the land described in

13. Riparian and/or littoral rights are not insured.

14. INTENTIONALLY DELETED

Schedule "A".

15. INTENTIONALLY DELETED

16. INTENTIONALLY DELETED

17. INTENTIONALLY DELETED

18. Memorandum of Agreement recorded in Instrument No. 20160186800 ----- No easements. and Partial Releases in Instrument No. 20170394784 and Instrument No. 20210775863. 19. Memorandum of Agreement recorded in Instrument No. 20160186801 ----- No easements.

and Partial Releases in Instrument No. 20170394784 and Instrument No. 20210775863. 20. Vista Park Development Agreement recorded in Instrument No. _____ No easements.

21. School Mitigation Agreement recorded in Instrument No. 20190415106. 22. INTENTIONALLY DELETED

23. INTENTIONALLY DELETED

24. Agreement not to Transfer or Encumber by and between Mockingbird ----- No easements. Orlando, LLC, a Florida limited liability company and Beachline North Residential, LLC, a Florida limited liability company recorded in Instrument No. 20210776381.

25. Provisions of the Plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE ------ Shown. 2A, recorded in Plat Book 110, Page 42 of the Public Records of Orange County, Florida. 26. Provisions of the Plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE ----- Shown.

2B, recorded in Plat Book 112, Page 79 of the Public Records of Orange County, Florida. 27. Terms and conditions as contained in Declaration of Restrictive _____ Shown. Covenant, contains an Easement by and between Mockingbird Orlando,

LLC, a Florida limited liability company and Florida Department of

Environmental Protection recorded in Instrument No. 20220127981. 28. INTENTIONALLY DELETED

29. Terms and conditions of any existing unrecorded lease(s), and all rights ----- Not provided to surveyor for review. of lessee(s) and any parties claiming through the lessee(s) under the

depicted for informational purposes and have not been surveyed.

The property may also be subject to other matters set forth in said commitment. 21. The Everbe 2024 Takedown Easement Area A, Everbe 2024 Takedown Easement Area B, and Everbe 2024 Takedown 40.00 foot Easement are shown herein based on descriptions prepared by surveyor and are

EVERBE 2024 TAKEDOWN PART A

Tract OS-A1 and Tract OS-A2, ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A, according to the plat thereof, as recorded in Plat Book 110, Pages 42 through 44, of he Public Records of Orange County, Florida, and Tract OS—1, ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B, according to the plat thereof, as recorded in Plat Book 112 Pages 79 through 83, of the Public Records of Orange County, Florida, and that part of Sections 19 and 30, Township 23 South, Range 31 East, Orange County, Florida,

described as follows: BEGIN at the Northwest corner of Tract OS-6A, according to said plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence run the following courses and distances along the Westerly line of said Tract OS-6A: S01°59'00"E, 65.70 feet; S49°18'20"E, 84.45 feet; S30°51'23"E, 84.45 feet; S12°22'44"E, 70.05 feet; S00°11'45"E, 69.81 feet; S00°07'16"E, 59.77 feet; S02°28'59"W, 48.45 feet; S06°10'45"W, 56.79 feet S09*52'34"W, 52.79 feet; S13*34'23"W, 60.78 feet; S21*09'07"W, 67.56 feet to the Northerly line of Tract B, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence departing said Westerly line run the following courses and distances along said Northerly line: N66°56'51"W, 172.38 feet to a non-tangent curve concave Northwesterly having a radius of 704.00 feet, a chord bearing o S27°46'30"W, and a chord distance of 214.05 feet; thence Southwesterly along the arc of said curve through a central angle of 17°29'20" for a distance of 214.89 feet to the point of compound curvature of a curve concave Northerly having a radius of 15.00 feet, a chord bearing of S82°30'58"W, and a chord distance of 21.58 feet; thence Westerly along the arc of said curve through a central angle of 91°59'36" for a distance of 24.08 feet to the point of tangency; N51*29'14"W, 21.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 351.07 feet, a chord bearing of N60°09'38"W, and a chord distance of 105.88 feet; thence Northwesterly along the arc of said curve through a central angle of 17°20'47" for a distance of 106.29 feet to a non—tangent line and the Easterly line of Tract OS—6, according to the aforesaid plat o ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence departing said Northerly line run the following courses and distances along said Easterly line and the Northerly line and Westerly line of said Tract OS-6: N15°12'38"E, 78.40 feet; N74°55'27"W, 59.00 feet; S15°12'38"W. 77.09 feet to the aforesaid Northerly line of Tract B and a non-tangent curve concave Southerly having a radius of 351.07 feet, a chord bearing of N84°18'45"W, and a chord distance of 71.40 feet; thence departing said Westerly line run the following courses and distances along said Northerly line and the Westerly line and Southerly line of said Tract B: Westerly along the arc of said curve through a central angle of 11°40'22" for a distance of 71.52 feet to the point of tangency; S89°51'04"W, 41.02 feet; S00°08'56"E, 54.00 feet; N89°51'04"E, 41.02 feet to the point of curvature of a curve concave Southerly having a radius of 297.07 feet, a chord bearing of S70°49'05"E, and a chord distance of 196.67 feet; thence Easterly along the arc of said curve through a central angle of 38°39'42" for a distance of 200.45 feet to the point of tangency; S51°29'14"E, 89.55 feet to a non-tangent curve concave Northwesterly having a radius of 758.00 feet, a chord bearing of N34°31'21"E, and a chord distance of 195.16 feet; thence Northeasterly along the arc of said curve through a central angle of 14°47'33" for a distance of 195.70 feet to the point of reverse curvature of a curve concave Southerly having a radius of 25.00 feet, a chord bearing of N70°05'22"E, and a chord distance of 34.08 feet; thence Easterly along the arc of said curve through a central angle of 85°55'35" for a distance of 37.49 feet to the point of tangency; S66°56'51"E, 114.12 feet to the Westerly line of Tract R, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A and to the point of curvature of c curve concave Westerly havina a radius of 25.00 feet, a chord bearina of S20°20'59"E thence departing said Southerly line run Southerly along said Westerly line of Tract and the arc of said curve through a central angle of 93°11'45" for a distance of 40.66 eet to the point of compound curvature of a curve concave Northwesterly having a radius of 1072.00 feet, a chord bearing of S34*42'57"W, and a chord distance of 315.7 feet; thence Southwesterly along said Westerly line of Tract R and the arc of said curve through a central angle of 16°56'07" for a distance of 316.86 feet to the point of tangency; thence S43°11'01"W along said Westerly line of Tract R and the Westerly line of Tract R, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B for a distance of 598.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 1202.00 feet, a chord bearing of S38°08'04"W, and a chord distance of 211.57 feet; thence Southwesterly along said Westerly line of Tract R, according to the plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B and the arc of said curve through a central angle of 10°05'52" for a distance of 211.84 feet to a non—tangent line and the Southwesterly line of aforesaid Tract OS—1; thence departing said Westerly line of Tract R, according to the plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B run N56°54'52"W along said Southwesterly line, 10.00 feet to the Westernmost corner of said Tract OS—1; thence departing said Southwesterly line run the following courses and distances along the Westerly line of the plat of EVERBE PHASE 14 according to the plat thereof, as recorded in Plat Book 110, Pages 137 through 157, o the Public Records of Orange County, Florida: N56°54'52"W, 41.00 feet to a non-tangent curve concave Southeasterly having a radius of 1253.00 feet, a chord bearing of \$24°49'03"W, and a chord distance of 360.37 feet; thence Southwesterly along the arc of said curve through a central angle of 16°32'10" for a distance of 361.63 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 80.00 feet. a chord bearing of S61°03'25"W, and a chord distance of 112.16 feet; thence Southwesterly along the arc of said curve through a central angle of 89°00'53" for a distance of 124.29 feet to the point of tangency; N74°26'09"W, 311.32 feet; S15°33'51"W 40.00 feet to a non—tangent curve concave Northerly having a radius of 1007.00 feet, o chord bearing of N68°25'16"W, and a chord distance of 211.03 feet; thence Westerly along the arc of said curve through a central angle of 12°01'44" for a distance of 211.41 feet to a non-tangent line; S27°35'36"W, 126.00 feet to a non-tangent curve concave Northerly having a radius of 1133.00 feet, a chord bearing of S68°25'16"E, and a chord distance of 237.43 feet; thence Easterly along the arc of said curve through a central angle of 12°01'44" for a distance of 237.87 feet to the point of tangency; S74°26'09"E 57.08 feet; S15°27'47"E, 2326.49 feet; S22°49'34"W, 126.80 feet to the Southerly line o said plat of EVERBE PHASE 1A; thence departing said Westerly line run S67°10'26"E along said Southerly line, 128.00 feet; thence departing said Southerly line run S22°49'34"W, 101.80 feet to the point of curvature of a curve concave Easterly having o radius of 935.00 feet, a chord bearing of S19°03'34"W, and a chord distance of 122.85 feet; thence Southerly along the arc of said curve through a central angle of 07°32'00" for a distance of 122.94 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 75.00 feet, a chord bearing of S37°25'41"E, and a chord distance of 119.35 feet; thence Southeasterly along the arc of said curve through a central angle of 105°26'30" for a distance of 138.02 feet to the point of tangency; thence N89°51'04"E, 14.44 feet; thence S00°08'56"E, 62.00 feet to a non-tangent curve concave Southeasterly having a radius of 120.00 feet, a chord bearing of S43*51'58"W, and a chord distance of 172.60 feet; thence Southwesterly along the arc of said curve through a central angle of 91°58'12" for a distance of 192.62 feet to the point of compound curvature of a curve concave Easterly having a radius of 935.00 feet, c chord bearing of S06°55'57"E, and a chord distance of 156.91 feet; thence Southerly along the arc of said curve through a central angle of 09°37'36" for a distance of 157.10 feet to the point of tangency; thence S11°44'45"E, 19.42 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet, a chord bearing of S50°56'50"E, and a chord distance of 31.60 feet; thence Southeasterly along the arc of said curve through a central angle of 78°24'11" for a distance of 34.21 feet to the point of tangency; thence N89°51'04"E, 299.10 feet; thence N00°08'56"W. 10.00 feet; thence N89°51'04"E, 569.19 feet to the aforesaid Southerly line of the plat of EVERBE PHASE 1A; thence S00°08'56"E along said Southerly line, 15.00 feet; thence N89°51'04"E along said Southerly line, 289.88 feet; thence departing said Southerly line run S00°08'56"E, 67.00 feet; thence S89°51'04"W, 10.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 5.00 feet, a chord bearing of S44°51'04"W, and a chord distance of 7.07 feet; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 7.85 feet to the point of tangency; thence S00°08'56"E, 607.00 feet; thence S89°51'04"W, 80.00 feet; thence N00°08'56"W, 10.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 10.00 feet, a chord bearing of N45'08'56"W, and a chord distance of 14.14 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 15.71 feet to the point of tangency; thence S89°51'04"W,

200.90 feet; thence S00°08'56"E, 115.00 feet; thence N89°51'04"E, 95.90 feet; thence S00°08'56"E, 319.83 feet; thence S89°51'04"W, 48.98 feet; thence N76°23'14"W, 49.26 feet: thence N67*36'52"W. 27.94 feet: thence N60*35'34"W. 213.57 feet: thence N16°57'07"E, 58.72 feet; thence N73°02'53"W, 116.20 feet to a non-tangent curve concave Westerly having a radius of 1764.50 feet, a chord bearing of S19°20'42"W, and a chord distance of 113.04 feet; thence Southerly along the arc of said curve through a central angle of 03°40'16" for a distance of 113.05 feet to the point of tangency thence S21°10'49"W, 32.03 feet to the point of curvature of a curve concave Easterly havina a radius of 5.00 feet, a chord bearing of S19°42'22"E, and a chord distance of 6.55 feet; thence Southerly along the arc of said curve through a central angle o 81°46'24" for a distance of 7.14 feet to the point of tangency; thence S60°35'34"E 30.23 feet; thence S29°24'26"W, 87.59 feet; thence N68°49'11"W, 96.17 feet; thence N21°10'49"E, 23.30 feet to the point of curvature of a curve concave Westerly having of radius of 5.00 feet, a chord bearing of N19°42'22"W, and a chord distance of 6.55 feet; thence Northerly along the arc of said curve through a central angle of 81°46'24" for a distance of 7.14 feet to the point of tangency; thence N60°35'34"W, 386.80 feet; thence S29°24'26"W, 230.97 feet; thence N60°35'34"W, 307.66 feet; thence N21°11'03"E, 216.16 feet; thence N68*48'57"W, 611.76 feet; thence N21*11'03"E, 305.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 5.00 feet, a chord bearing of N23°48'57"W, and a chord distance of 7.07 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 7.85 feet to the point of tangency; thence N68°48'57"W, 1163.25 feet; thence S21°11'03"W, 532.04 feet; thence S00°09'52"E, 1164.02 feet; thence N63°26'46"W, 427.14 feet; thence N00°05'24"E, 250.38 feet; thence N52°22'26"E, 25.61 feet; thence N14°02'10"E, 68.34 feet: thence N11°18'36"E, 77.53 feet; thence N06°25'08"W, 105.16 feet; thence N09°46'57"E, 33.41 feet; thence N15°56'43"E, 51.72 feet; thence N33°16'30"E, 51.25 feet; thence N09°41'20"E, 48.82 feet: thence N55°06'09"E, 46.20 feet: thence N30°34'45"E 29.19 feet: thence N69°37'25"E. 41.18 feet: thence N23°39'22"W. 53.74 feet: thence N09°20'02"W, 136.59 feet; thence N47°37'40"W, 86.12 feet; thence N43°59'41"W, 133.22 feet; thence N22°35'04"W, 47.39 feet; thence N17°09'32"E, 62.19 feet; thence N57°27'38"E, 339.61 feet; thence N03°34'35"E, 26.65 feet; thence N12°21'45"E, 112.30 feet; thence N51°05'19"E, 144.66 feet; thence N29°57'44"E, 134.57 feet; thence N71°43'22"E, 95.22 feet; thence N01°41'35"E, 2503.43 feet; thence N23°28'41"W, 86.31 feet; thence N24°26'05"E, 330.89 feet; thence N32°09'01"E, 363.18 feet; thence N40°50'58"W. 159.75 feet to the point of curvature of a curve concave Southwesterly having a radius of 1300.00 feet, a chord bearing of N62°12'10"W, and a chord distance of 946.71 feet; thence Northwesterly along the arc of said curve through a central angle of 42°42'24" for a distance of 968.99 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 15.00 feet, a chord bearing of S48°14'18"W, and a chord distance of 22.37 feet; thence Southwesterly along the arc of said curve through a central angle of 96°24'40" for a distance of 25.24 feet to the point of tangency; thence S00°01'58"W, 10.00 feet; thence N89°58'02"W, 100.00 feet;

thence N00°01'58"E, 17.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet, a chord bearing of N44°40'00"W, and a chord distance of 21.10 feet; thence Northwesterly along the arc of said curve through a central angle of 89°23'55" for a distance of 23.40 feet to the point of compound curvature of a curve concave Southerly having a radius of 1300.00 feet, a chord bearing of N89°40'00"W, and a chord distance of 13.64 feet; thence Westerly along the arc of said curve through a central angle of 00°36'05" for a distance of 13.64 feet to the point of tangency; thence N89°58'02"W, 661.06 feet to the point of curvature of a curve concave Northerly having a radius of 1250.00 feet, a chord bearing of N78°09'12"W, and a chord distance of 511.84 feet; thence Westerly along the arc of said curve through a

thence N66°20'22"W, 117.22 feet to the West line of the Southwest 1/4 of aforesaid Section 19; thence N00°01'43"E along said West line, 760.06 feet to the Northwest TAKEDOWN PART A LEGAL DESCRIPTION CONTINUED ABOVE RIGHT

central angle of 23°37'41" for a distance of 515.48 feet to the point of tangency;

TAKEDOWN PART A LEGAL DESCRIPTION CONTINUED FROM BELOW LEFT

corner of said Southwest 1/4 of Section 19; thence N89°51'04"E along the North line of

the South 1/2 of said Section 19 for a distance of 1505.31 feet; thence departing said North line run S21°07'12"W, 426.56 feet; thence S12°47'09"W, 387.12 feet; thence S00°01'58"W, 38.04 feet; thence S89°58'02"E, 3.12 feet to the point of curvature of a curve concave Southerly having a radius of 1403.00 feet, a chord bearing of S89°12'21"E, and a chord distance of 37.29 feet; thence Easterly along the arc of said curve through a central angle of 01°31'23" for a distance of 37.29 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 15.00 feet, a chord bearing of N52°10'15"E, and a chord distance of 19.04 feet; thence Northeasterly along the arc of said curve through a central angle of 78°46'11" for a distance of 20.62 feet to the point of tangency; thence N12°47'09"E, 26.17 feet; thence S77°12'51"E, 70.00 feet; thence S12°47'09"W, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 15.00 feet, a chord bearing of S35°46'56"E, and a chord distance of 22.49 feet; thence Southeasterly along the arc of said curve through a central angle of 97°08'11" for a distance of 25.43 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1403.00 feet, a chord bearing of S66°49'29"E, and a chord distance of 844.98 feet; thence Easterly along the arc of said curve through a central angle of 35°03'05" for a distance of 858.30 feet to the point of reverse curvature of a curve concave Northerly having a radius of 15.00 feet, a chord bearing of N86°57'18"E, and a chord distance of 20.74 feet; thence Easterly along the arc of said curve through a central angle of 87°29'32" for a distance of 22.91 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 240.00 feet, a chord bearing of N41°55'43"E, and a chord distance of 10.72 feet; thence Northeasterly along the arc of said curve through a central angle of 02°33'38" for a distance of 10.73 feet to a non-tangent line; thence S46°24'43"E, 60.06 feet to non-tangent curve concave Northwesterly having a radius of 300.00 feet. a chord bearing of N32°24'30"E, and a chord distance of 92.08 feet; thence Northeasterly along the arc of said curve through a central angle of 17°39'24" for a distance of 92.45 feet to the point of tangency; thence N23°34'48"E, 110.69 feet; thence S88°00'52"E, 370.31 feet; thence N13°02'51"W, 1048.40 feet to the aforesaid North line of the South 1/2 of Section 19; thence N89°51'04"E along said North line, 1900.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

The above described parcel of land contains 268.66 acres more or less when calculated in ground dimensions. Being subject to any rights—of—way, restrictions and easements of record.

EVERBE 2024 TAKEDOWN PART E

DESCRIPTION:

That part of Section 30, Township 23 South, Range 31 East, Orange County, Florida,

Commence at the Southeast corner of the Northeast 1/4 of said Section 30; thence N00°01'54"E along the East line of said Northeast 1/4 for a distance of 120.69 feet to recorded in Plat Book 110, Pages 137 through 157, of the Public Records of Orange County, Florida; thence departing said East line run the following courses and distances along said Southerly line: S89°51'04"W, 658.18 feet: N00°08'56"W. 660.87 feet to the POINT OF BEGINNING; N00°08'56"W, 7.00 feet; S89°51'04"W, 438.62 feet to a non-tangent curve concave Northerly having a radius of 552.00 feet, a chord bearing of S85°34'54"E, and a chord distance of 87.91 feet; thence departing said Southerly line run Easterly along the arc of said curve through a central angle of 09°08'04" for a distance of 88.00 feet to the point of tangency; thence N89°51'04"E, 350.99 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

The above described parcel of land contains 0.07 acres more or less when calculated in ground dimensions. Being subject to any rights—of—way, restrictions and easements of record.

> CERTIFIED TO: Beachline North Residential, LLC Pulte Home Company, LLC • Gray, Ackerman & Haines, P.A. First American Title Insurance Company Florida First Title & Transaction Services, LLC Mockingbird Orlando, LLC

SURVEY DATE: December 12, 2024 I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

Signature Date Scott Grossman Florida Registered Surveyor and Mapper Certificate No. 5048 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED

PROFESSIONAL SURVEYOR AND MAPPER.

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(AS SCALED FROM FLOOD INSURANCE RATE MAP)

APPROXIMATE FEMA FLOOD HAZARD ZONE LIMITS

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT

WOOD POST FENCE

WIRE FENCE National Geodetic Vertical Datum of 1929

ENVIRONMENTAL LINE (PROVIDED TO DWMA SEE SURVEYOR NOTES)

North American Vertical Datum of 1988

ORLANDO INTERNATIONAL AIRPORT

ZONE X APPROXIMATE LIMITS OF FEMA ZONE X (UNSHADED)

(UNSHADED) (AS SCALED FROM FLOOD INSURANCE RATE MAP) ZONE X APPROXIMATE LIMITS OF FEMA ZONE X (SHADED)

SHADED) (AS SCALED FROM FLOOD INSURANCE RATE MAP)

SEE SURVEYORS NOTES

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