

# BOUNDARY & TOPOGRAPHIC SURVEY ALSO BEING AN (ALTA/NSPS LAND TITLE SURVEY) FOR GREAT AMERICAN LAND MANAGEMENT, INC. AT 3801 L.B. McLEOD ROAD LYING IN SECTION 4-TOWNSHIP 23 SOUTH-RANGE 29 EAST ORANGE COUNTY, FLORIDA

**Legal Description:** (PER TITLE COMMITMENT NUMBER 1303145)

PARCEL 2:  
LOT 1, ROYAL CROWN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 120, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND  
THE WEST 13.5 FEET OF THE WEST 27 FEET OF THE EAST 293 FEET OF THE SOUTH 450 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THAT ROAD RIGHT OF WAY FOR L.B. McLEOD ROAD, AND LESS AND EXCEPT THAT PART CONVEYED TO THE STATE OF FLORIDA BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 561, PAGE 76, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND  
PARCEL 3:  
LOT 2, LESS THE WEST 10 FEET THEREOF FOR ROAD PURPOSES, ROYAL CROWN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 120, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## Reference Material

- ROYAL CROWN SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 120.
- EARLEON, AS RECORDED IN PLAT BOOK 12, PAGE 104.
- FIRST BAPTIST CHURCH OF ORLANDO, AS RECORDED IN PLAT BOOK 12, PAGES 116 AND 117.
- REGENCY GENERAL PARK, AS RECORDED IN PLAT BOOK 14, PAGE 40.
- PLAT OF WOODHAVEN, AS RECORDED IN PLAT BOOK J, PAGE 127.

ALL IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## Symbol Legend:

NOT TO SCALE

- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CLEAN OUT
- COMMUNICATION MANHOLE
- CONCRETE
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- CONCRETE MITERED END SECTION
- CONCRETE PAVERS
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- CROSSWALK SIGNAL POLE
- DETECTABLE WARNING AREA
- DUAL SUPPORT SIGN
- ELECTRIC MANHOLE
- ELECTRIC
- ELECTRIC JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIBER OPTIC MARKER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS MARKER
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GRAVEL/DIRT
- GREASE TRAP MANHOLE
- GROUND LIGHT
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PARKING SPACES (2)
- POST INDICATOR VALVE
- PULL BOX (AS NOTED)
- REVISION NUMBER (3)
- RECLAIMED WATER MARKER
- RECLAIMED WATER METER
- RECLAIMED WATER RISER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER MARKER
- SANITARY SEWER VALVE
- TITLE OR REPORT ITEM NUMBER
- SECTION CORNER
- 4" x 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TELEPHONE LINE MARKER
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- UNKNOWN MANHOLE
- UNKNOWN UTILITY MARKER
- UNKNOWN RISER
- UNKNOWN VALVE
- UTILITY FLAG (AS NOTED)
- VENT (AS NOTED)
- WATER METER
- WATER RISER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- WATER LINE MARKER
- WIRE HEIGHTS (SEE CHART)

## Sign Legend:

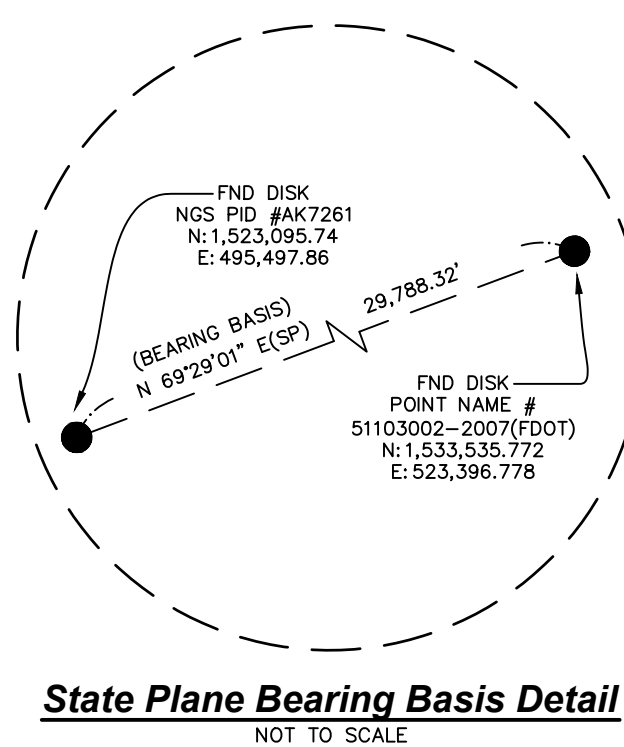
NOT TO SCALE

- ROW NUMBER SIGN
- BUS STOP SIGN
- DEAD END SIGN
- DO NOT ENTER SIGN (R5-1)
- DUAL HANDICAP SIGN
- FIRE DEPARTMENT CONNECTION
- INFORMATION SIGN
- KEEP RIGHT SIGN
- LEFT TURN ONLY
- MEDIAN SIGN
- MOBILE ORDER PARKING SIGN
- NO DUMPING SIGN
- NO LEFT TURN SIGN (R3-2)
- NO LITTERING SIGN
- NO OUTLET SIGN
- NO PARKING FIRE LANE SIGN
- NO PARKING SIGN
- NO RIGHT TURN SIGN (R3-1)
- NO THRU TRAFFIC SIGN
- NO TRUCKS (R5-2)
- NO PARKING SIGN
- ONE WAY SIGN (R6-2)
- PEDESTRIAN CROSSING SIGN
- PICKUP PARKING SIGN
- RESERVED PARKING SIGN
- RIGHT TURN ONLY
- SPEED LIMIT SIGN
- STOP SIGN (R1-1)
- STREET SIGN
- TOW AWAY ZONE SIGN
- TRUCK ENTRANCE SIGN
- TRUCK EXIT SIGN
- UNKNOWN SIGN
- WEIGHT LIMIT SIGN
- WRONG WAY SIGN
- YIELD SIGN

## Parking Table

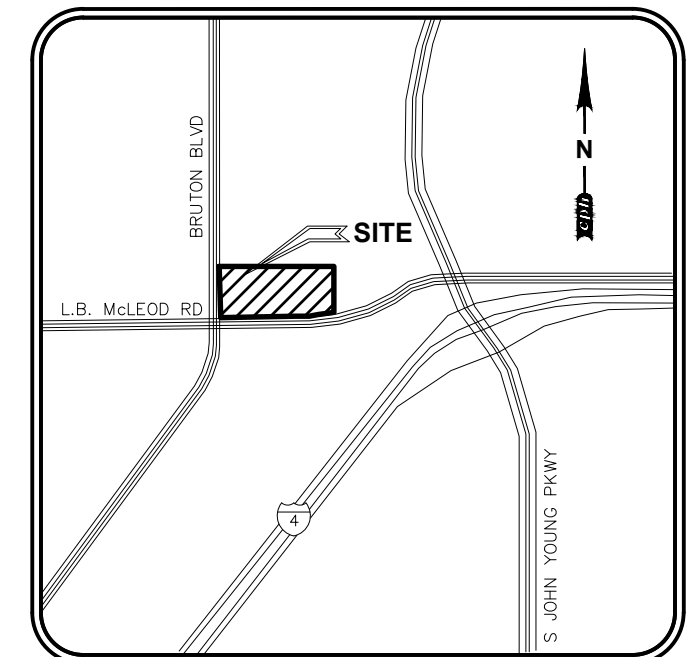
STANDARD SPACES = 28  
ACCESSIBLE HANDICAP SPACES = 0  
TOTAL SPACES = 28

TITLE BLOCK ABBREVIATIONS			
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS		
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch = ARCHITECTURAL		
Landsc = LANDSCAPE	N/A = NOT APPLICABLE	Lic = LICENSED	
No. = NUMBER	P.O. = POST OFFICE	© = COPYRIGHT	



State Plane Bearing Basis Detail

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

## Survey Notes:

- COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)  
THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.019" WHICH MEETS THE ALLOWABLE CLOSURE OF 0.037". THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARK AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO A VERTICAL CONTROL BENCHMARK SUPPLIED BY THE CITY OF ORLANDO AS FOLLOWS:  
BENCHMARK NAME #BM 5369  
(NAVD '88) ELEVATION = 98.087  
SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEETS 2 AND 3 OF 4.  
THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.  
THE LAST DAY FIELD WORK WAS PERFORMED WAS 10/06/2022; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.  
THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1303145, EFFECTIVE DATE JULY 13, 2022 AT 11:00 P.M., AND WAS PROVIDED BY THE CLIENT.  
BEARINGS SHOWN HEREON AS (SP) ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF N 69°29'01" E. (SEE SURVEY NOTE 15 AND DETAIL THIS SHEET)  
HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 120950245F, COMMUNITY PANEL NO. 120186-0245, CITY OF ORLANDO, REVISED DATE SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.  
HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40 AND TOPCON GPS HIPER V.  
UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1303145, EFFECTIVE DATE JULY 13, 2022 AT 11:00 P.M., AND WAS PROVIDED BY THE CLIENT.  
NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.  
THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.  
FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.  
VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."  
STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND FLORIDA DEPARTMENT OF TRANSPORTATION AND ARE LISTED AS FOLLOWS:  
FLORIDA EAST ZONE

- POINT NAME # 51103002-2007 = N 1,533,535.772 FEET, E 523,396.778 FEET (FDOT)
- DESIGNATION # GIS 0104 EE WHITE, PID #AK7261 = N 1,523,095.74 FEET, E 495,497.86 FEET (NGS)  
THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.  
DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF. UNLESS THE OBJECT SHOWN IS CONVEYED IN INCHES, TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.  
THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINES ARE APPROXIMATE IN NATURE BASED UPON A VISUAL INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.

## Index of Survey Sheets

- ALTA/NSPS LAND TITLE SURVEY (COVER SHEET)
- ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY)
- ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)

## Surveyor's Certification:

Certified to: GREAT AMERICAN LAND MANAGEMENT, INC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CRAMER, PRICE & DE ARMAS, P.A., HWP PARTNERS, LLLP, UNITED COMMUNITY BANK d/b/a SEASIDE BANK AND TRUST, FRANK A. HAMNER, P.A. AND CLASSIC CAR CO.

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 Items 1-5, 8, 9, 13 and 14 of Table A thereof. The field work was completed on October 06, 2022.

Also

I hereby certify that the attached "ALTA/NSPS Land Title Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on October 06, 2022. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. GALLOWAY, PSM, 6549 ON 8/21/2025 PER 5J-17.062(2)  
For the Firm By: Thomas J. Galloway  
Professional Surveyor and Mapper  
Florida Registration No. 6549

## Abbreviation Legend:

- ACTUAL
- AIR CONDITIONER
- AMERICAN CONGRESS ON SURVEYING & MAPPING
- AMERICANS WITH DISABILITIES ACT
- AMERICAN LAND TITLE ASSOCIATION
- APPROXIMATE
- AIR RELEASE VALVE
- AVENUE
- AVERAGE
- BEARING BASIS
- BACK FLOW PREVENTER
- BLOCK
- BUILDING
- BULEVARD
- BENCH MARK
- BACK OF CURB
- BACK OF WALK
- BUILDING SETBACK LINE
- BARBED WIRE FENCE
- DENOTES SHEET NUMBERING FOR ENGINEERING PLANS
- CALCULATED
- CHORD
- CABLE TELEVISION RISER
- CHORD BEARING
- CONCRETE BLOCK STRUCTURE
- CERTIFIED CORNER RECORD
- CURB & GUTTER
- CATCH INLET
- CENTERLINE
- CHAIN LINK FENCE
- CONCRETE MONUMENT
- CORRUGATED METAL PIPE
- CLEANOUT
- CONCRETE
- CORNER
- CORRUGATED PLASTIC PIPE
- COUNTRY UTILITY EASEMENT
- CAN'T VERIFY SIZE
- CROSSWALK SIGNAL
- DELTA
- DESCRIPTION
- DEED BOOK
- DIAMETER AT BREAST HEIGHT IN INCHES
- DRAINAGE EASEMENT
- DEPARTMENT
- DUCTILE IRON PIPE
- DRIVE
- DRAINAGE AND UTILITY EASEMENT
- ENGINEERING PLAN
- ELECTRIC JUNCTION BOX
- UNDERGROUND ELECTRICAL LINES
- ELECTRIC
- ELEVATION
- ELLIPTICAL
- END OF INFORMATION
- EDGE OF PAVEMENT
- FIELD BOOK
- FIRE DEPARTMENT CONNECTION
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FINISH FLOOR
- FLAT GRATE INLET
- FIBERGLASS LIGHT POLE
- FIRE HYDRANT
- FORCE MAIN
- FOUND
- FLORIDA POWER AND LIGHT
- FLORIDA STATUTES
- GRID (STATE PLANE)
- UNDERGROUND GAS LINES
- GOVERNMENT
- GROUND PENETRATING RADAR
- GREASE TRAP MANHOLE
- HIGH DENSITY POLYETHYLENE PIPE
- HOG WIRE FENCE
- IDENTIFICATION
- IRRIGATION CONTROL VALVE
- INFORMATION
- INVERT
- IRON PIPE
- IRON PIPE & CAP
- IRON ROD
- IRON REBAR & CAP
- IRRIGATION
- ARC LENGTH
- LICENSED BUSINESS NUMBER
- LIGHT POLE
- MEASURED
- MAP BOOK
- MAILBOX
- MITERED END SECTION
- MANHOLE
- METAL LIGHT POLE
- MILES PER HOUR
- METAL POWER POLE
- NOT APPLICABLE
- NORTH AMERICAN VERTICAL DATUM
- NORTH AMERICAN DATUM
- NATURAL GROUND
- NATIONAL GEODETIC SURVEY
- NATIONAL GEODETIC VERTICAL DATUM
- NAIL AND DISK
- NUMBER
- NON-RADIAL
- NON-TANGENT
- NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- NOT TO SCALE
- OUTSIDE DIAMETER
- OFFICIAL RECORDS BOOK
- OFFICIAL RECORDS
- OVERHEAD UTILITY LINES
- OVERHEAD TRAFFIC LINES
- BROKEN LINE
- PLAT BOOK
- POINT OF CURVATURE
- POINT OF COMPOUND CURVATURE
- PERMANENT CONTROL POINT
- PROPOSED FINISHED FLOOR
- PAGE
- PAGES
- POINT OF INTERSECTION
- POST INDICATOR VALVE
- PARKER KAYLON
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT ON LINE
- POWER POLE
- POINT OF REVERSE CURVATURE
- PERMANENT REFERENCE MONUMENT
- PROFESSIONAL SURVEYOR & MAPPER
- POINT OF TANGENCY
- POLYVINYL CHLORIDE PIPE
- PAVEMENT
- RANGE 29 EAST
- RADIUS
- RADIAL
- REINFORCED CONCRETE PIPE
- RECOVERED
- REVISION
- RADIUS POINT
- RIGHT-OF-WAY
- REGISTERED LAND SURVEYOR
- RADIUS POINT
- UNDERGROUND RECLAIM WATER LINE
- RECLAIMED WATER METER
- SPECIAL EASEMENT
- SECTION 4
- SANITARY SEWER MANHOLE
- STATE PLANE
- SQUARE
- SQUARE FEET
- STREET
- STORM DRAINAGE MANHOLE
- SIDEWALK
- TANGENT BEARING
- TOWNSHIP 23 SOUTH
- TELEPHONE
- TELEPHONE
- OVERHEAD TRAFFIC SIGNAL LINES
- TOP OF BANK
- TOE OF SLOPE
- TRANSFORMER
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- UNDERGROUND CABLE TV LINES
- TYPICAL
- UTILITY EASEMENT
- UNKNOWN
- UNDERGROUND TELEPHONE LINES
- WITH
- WROUGHT IRON FENCE
- UNDERGROUND WATER LINE
- WOOD LIGHT POLE
- WATER METER
- WOOD PROGRAM
- WOOD POST FENCE
- WOOD POWER POLE
- WATER VALVE

## Line Legend:

NOT TO SCALE

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- ADJOINER PROPERTY LINES
- OFFICIAL RECORDS
- OVERHEAD UTILITY LINES
- OVERHEAD TRAFFIC LINES
- BROKEN LINE
- BURIED CABLE
- BURIED CABLE TELEVISION
- BURIED ELECTRIC
- BURIED FIBER OPTICS
- BURIED GAS
- BURIED RECLAIMED WATER LINE
- BURIED SANITARY LINES
- BURIED SANITARY SEWER FORCE MAIN LINE
- BURIED TRAFFIC CONTROL
- BURIED TELEPHONE LINE
- BURIED WATER LINES
- CENTER LINE R/W
- CHAIN LINK FENCE
- EASEMENT LINES (EXISTING)
- EASEMENT LINES (PROPOSED)
- EDGE OF WATER LINES
- EXISTING DRAINAGE PIPES
- EXISTING DRAINAGE PIPES
- TERMINUS & ANGLE UNKNOWN
- FIRE WATER MAIN LINES
- HOT WATER SUPPLY LINES
- IRRIGATION LINES
- OVERHEAD TRAFFIC LINES
- OVERHEAD UTILITY LINES
- STATE PLANE
- SQUARE
- SQUARE FEET
- STREET
- SECTION LINES
- STONE WALL LINES
- TOP OF BANK LINES
- TOE OF SLOPE LINES
- TOE OF SLOPE
- TRAVERSE LINES
- UNKNOWN BURIED LINES
- VINYL FENCE
- WOOD FENCE
- WETLAND LINE
- ORANGE PAINT LINE
- GREEN PAINT LINE
- RED PAINT LINE
- WHITE PAINT LINE
- PURPLE PAINT LINE
- BLUE PAINT LINE
- YELLOW PAINT LINE