





## **BOUNDARY & TOPOGRAPHIC SURVEY** (NAVD 88)

- 1. 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.
- 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 rights between adjoining owners. 3. Bearings and distances shown hereon are based on the Florida State Plane Coordinate System, North American Datum of 1983/2007 Adjustment (NSRS 2007), East Zone, deriving a bearing of S89°57'59"W along the North line of the Northwest 1/4 of Section 1, Township 24 South, Range 31 East, Orange County, Florida.
- 4. The features and linework shown hereon are in grid position, relative to National Geodetic Survey Monument "GIS 211 Bob Dundon"; PID AK7328; Northing = 1492842.849, Easting = 604464.162, Florida State Plane Coordinate System, North American datum of 1983 (NSRS2007). Unless shown otherwise all dimensions are Grid dimensions in U.S. Survey Feet based on said Florida State Plane Coordinate System, North American datum of 1983 (NSRS2007), combined scale factor of 0.99994500371.
- 5. Elevations shown hereon are based on Orange County Benchmark V-546-024 being a brass disk on top of a storm inlet in the grass median of the Beach Line (State Road No. 528). The inlet is located 3300 feet west of bridge over access road to correctional institution; Elevation 83.03 feet (NAVD88 Datum).
- 6. All boundary line bearings, distances and curve data are plat and/or described and measured unless shown as (P) = Plat, (D) = Described and/or (M) = Measured.
- 7. According to Flood Insurance Rate Map Community Panel No. 120179 0475 F, Orange County, Florida, Map Revised September 25, 2009, and Letter of Map Revision LOMR 18-04-3127P, effective date June 11, 2019, the lands described hereon lie in Zone "AE" and Zone "X" (Unshaded), 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 flooding.
- 8. 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.
- 9. Vertical Accuracy Statement: Elevations shown hereon are based on a level loop or closure to a second benchmark that meets the standard of plus or minus 0.05' times the square root of the distance in miles.
- 10. All measurements are in feet in accordance with the United States standard.
- 11. This survey does not reflect or determine ownership.
- 12. Fence ownership not determined.
- 13. 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.
- 14. 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').
- 15. No environmental issues have been addressed by this survey.
- 16. All adjoining rights—of—way, subdivisions and information on adjoining properties shown hereon are from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. did not attempt, 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.
- 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. No underground utilities, improvements, installations or foundations located. All underground utility locations shown hereon, if any, are approximate and were determined from surface features indicating underground lines such as manholes, valves, catch basins, water meters, etc.
- 19. Unless shown hereon no sprinkler heads, meters, valves or irrigation lines were located, and no interior trails or fences
- 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. Easements shown hereon are based on the Donald W. McIntosh Associates, Inc. ALTA/NSPS Land Title Survey of Sunbridge Orange County Parcel N-7 dated January 8, 2025 (DWMA Drawing No. CS#16-212(B3). Unrecorded easements shown hereon are based on direction from Client and are subject to change.

That part of Lot 2 and that part of Tract F, INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT I, according to the plat thereof, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County Florida, and that part of Section 36, Township 23 South, Range 31 East, and that part of Section 1, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 1; thence S89°57'59"W along the North line of said Northwest 1/4, for a distance of 293.81 feet; thence departing said North line, run N00°05'58"W, 194.42 feet to the POINT OF BEGINNING; thence continue N00°05'58"W, 504.92 feet; thence N85°55'34"E, 118.33 feet; thence N85°55'05"E, 44.45 feet; thence N85°54'52"E, 45.98 feet; thence S82°20'32"E, 110.41 feet; thence S76'48'33"E, 12.87 feet; thence N48'53'24"E, 4.04 feet; thence N55'51'38"E, 28.13 feet; thence N66'36'50"E, 26.71 feet; thence N66°54'01"E, 24.06 feet; thence N68°43'03"E, 24.37 feet; thence N70°24'08"E, 30.78 feet; thence N82°33'36"E, 27.78 feet; thence N84°50'37"E, 25.84 feet; thence S89°02'40"E, 24.76 feet; thence S89°06'45"E, 61.20 feet; thence S43'47'54"W, 6.94 feet; thence S88'07'53"E, 171.30 feet; thence N85'11'08"E, 6.63 feet; thence N83°13'31"E, 15.96 feet; thence N75°28'14"E, 19.17 feet; thence N73°00'55"E, 21.03 feet; thence N67°54'41"E, 25.56 feet; thence N69'35'56"E, 7.02 feet; thence N68'53'38"E, 21.14 feet; thence N79'15'36"E, 27.21 feet; thence N82'43'37"E, 27.17 feet; thence N84'02'39"E, 22.53 feet; thence N81'40'21"E, 22.55 feet; thence N85'32'22"E, 24.90 feet; thence S88'16'36"E, 29.97 feet; thence S84'43'05"E, 22.60 feet; thence S83'45'32"E, 24.38 feet; thence S86'54'37"E, 8.95 feet; thence N48'00'46"E, 14.17 feet; thence N32'37'09"E, 27.29 feet; thence N42'26'10"E, 18.10 feet; thence N42°26'11"E, 25.51 feet; thence N67°28'46"E, 40.81 feet; thence N76°17'35"E, 28.63 feet; thence N76'17'34"E, 10.17 feet; thence S80'32'16"E, 31.40 feet; thence S79'05'21"E, 35.88 feet; thence S64'58'59"E, 30.44 feet; thence S87'36'50"E, 22.09 feet; thence N64'53'06"E, 32.50 feet; thence N58'34'14"E, 19.38 feet; thence N41'59'13"E, 37.12 feet; thence N39'08'38"E, 50.98 feet; thence N46'28'03"E, 6.75 feet; thence N46'28'09"E, 43.98 feet; thence N51°20'21"E, 12.99 feet; thence N57°53'00"E, 3.29 feet; thence S40°47'05"E, 1.63 feet; thence N58°21'21"E, 17.20 feet; thence N49°09'38"E, 65.00 feet; thence N40°50'22"W, 537.10 feet to the point of curvature of a curve concave Easterly having a radius of 360.00 feet, a chord bearing of N11°31'45"W, and a chord distance of 352.47 feet; thence Northerly along the arc of said curve through a central angle of 58'37'14" for a distance of 368.32 feet to the point of tangency; thence N17'46'52"E, 167.05 feet to the South right—of—way line of Aerospace Parkway, as described in Official Records Document Number 20190309456, of the Public Records of Orange County, Florida; thence run the following courses and distances along said South right-of-way line: S73'37'37"E, 174.44 feet to the point of curvature of a curve concave Northerly having a radius of 2170.00 feet, a chord bearing of S83°50'52"E, and a chord distance of 770.09 feet; thence Easterly along the arc of said curve through a central angle of 20°26'29" for a distance of 774.19 feet to the point of tangency; N85°55'54"E, 90.40 feet to the point of curvature of a curve concave Southerly having a radius of 2082.75 feet, a chord bearing of N87\*56'33"E, and a chord distance of 146.17 feet; thence Easterly along the arc of said curve through a central angle of 04°01'19" for a distance of 146.20 feet to the point of tangency; thence N89°57'13"E along said South right—of—way line of Aerospace Parkway, as described in Official Records Document Number 20190309456, and the South right—of—way line of Aerospace Parkway, according to the aforesaid plat of INTERNATIONAL CORPORATE PARK PHASE ONE — UNIT I, for a distance of 744.36 feet to the East line of the Southeast 1/4 of aforesaid Section 36; thence departing said South right-of-way line of Aerospace Parkway, according to the aforesaid plat of INTERNATIONAL CORPORATE PARK PHASE ONE — UNIT I, run S00°04'13"E along said East line, 1826.93 feet to the Northeast corner of the Northeast 1/4 of aforesaid Section 1; thence S00°02'41"W along the East line of said Northeast 1/4 and the Westerly right—of—way line of the Orlando Utilities Commission Railroad Right—of—way, as described in Official Records Book 3307, Page 2154, of the Public Records of Orange County, Florida, for a distance of 343.67 feet to the point of curvature of a curve concave Westerly having a radius of 1989.89 feet, a chord bearing of S20°35'47"W, and a chord distance of 1397.12 feet; thence departing said East line of the Northeast 1/4 of Section 1, run Southerly along the said Westerly right-of-way line and the arc of said curve through a central angle of 41°06'13" for a distance of 1427.53 feet to the point of tangency; thence S41°08'54"W along said Westerly right—of—way line, 774.16 feet; thence departing said Westerly right—of—way line, run N65°48'59"W, 192.62 feet; thence N70°38'59"W, 1097.84 feet; thence N65°48'59"W, 293.15 feet to the point of curvature of a curve concave Northeasterly having a radius of 1027.50 feet, a chord bearing of N52\*08'13"W, and a chord distance of 485.99 feet; thence Northwesterly along the arc of said curve through a central angle of 27'21'32" for a distance of 490.63 feet to a non-tangent line; thence N51'42'43"E, 184.71 feet; thence N01'53'19"E, 140.85 feet; thence N13'46'07"W, 36.24 feet; thence N42'14'47"W, 268.39 feet; thence N37'52'44"W, 299.03 feet; thence N00'05'58"W, 255.41 feet; thence N89'54'02"E, 189.99 feet; thence N47'08'08"E, 151.18 feet; thence N51'42'51"E, 164.54 feet; thence N62'34'16"E, 171.52 feet; thence N19°42'42"W, 101.98 feet; thence N12°47'31"W, 284.43 feet; thence N01°38'08"W, 192.09 feet; thence S85°15'14"W, 167.20 feet; thence S44°33'17"W, 124.45 feet; thence S05°20'22"W, 42.74 feet to the point of curvature of a curve concave Northwesterly having a radius of 135.00 feet, a chord bearing of S47°37'12"W, and a chord distance of 181.65 feet; thence Southwesterly along the arc of said curve through a central angle of 84°33'40" for a distance of 199.24 feet to the point of tangency; thence S89'54'02"W, 88.23 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.00005499931, NAD 83(NSRS 2007) Datum.

Being subject to any rights—of—way, restrictions and easements of record. The above described parcel of land contains 210.63 acres more or less when calculated in ground dimensions.

> BOUNDARY SURVEY DATE: 02/13/2025 TOPOGRAPHIC SURVEY DATE: 08/27/2008 I hereby certify that this survey, subject to the of Professional Surveyors and Mappers in Chapter Florida Registered Surveyor and Mapper of Certificate No. 5048 % NOT VALID WITHOUT THE ORIGINALY SONATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED

PROFESSIONAL SURVEYOR AND MAPPER.

surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board



