

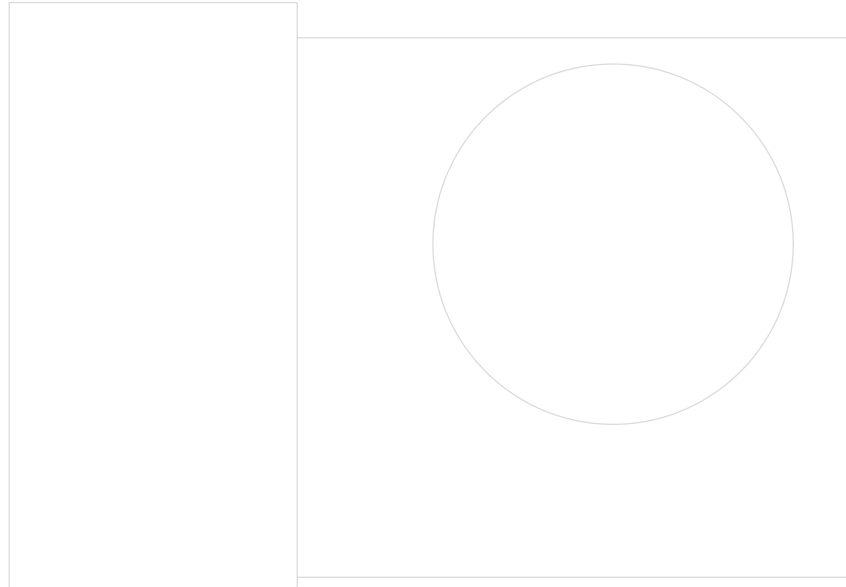
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MASTER PLAN / PRELIMINARY PLAT

SUNBRIDGE NEIGHBORHOOD 7

CITY OF ORLANDO, FLORIDA

PARCEL ID: 36-23-31-0000-00-002
(WITHIN SUNBRIDGE PLANNED DEVELOPMENT REGULATING PLAN)



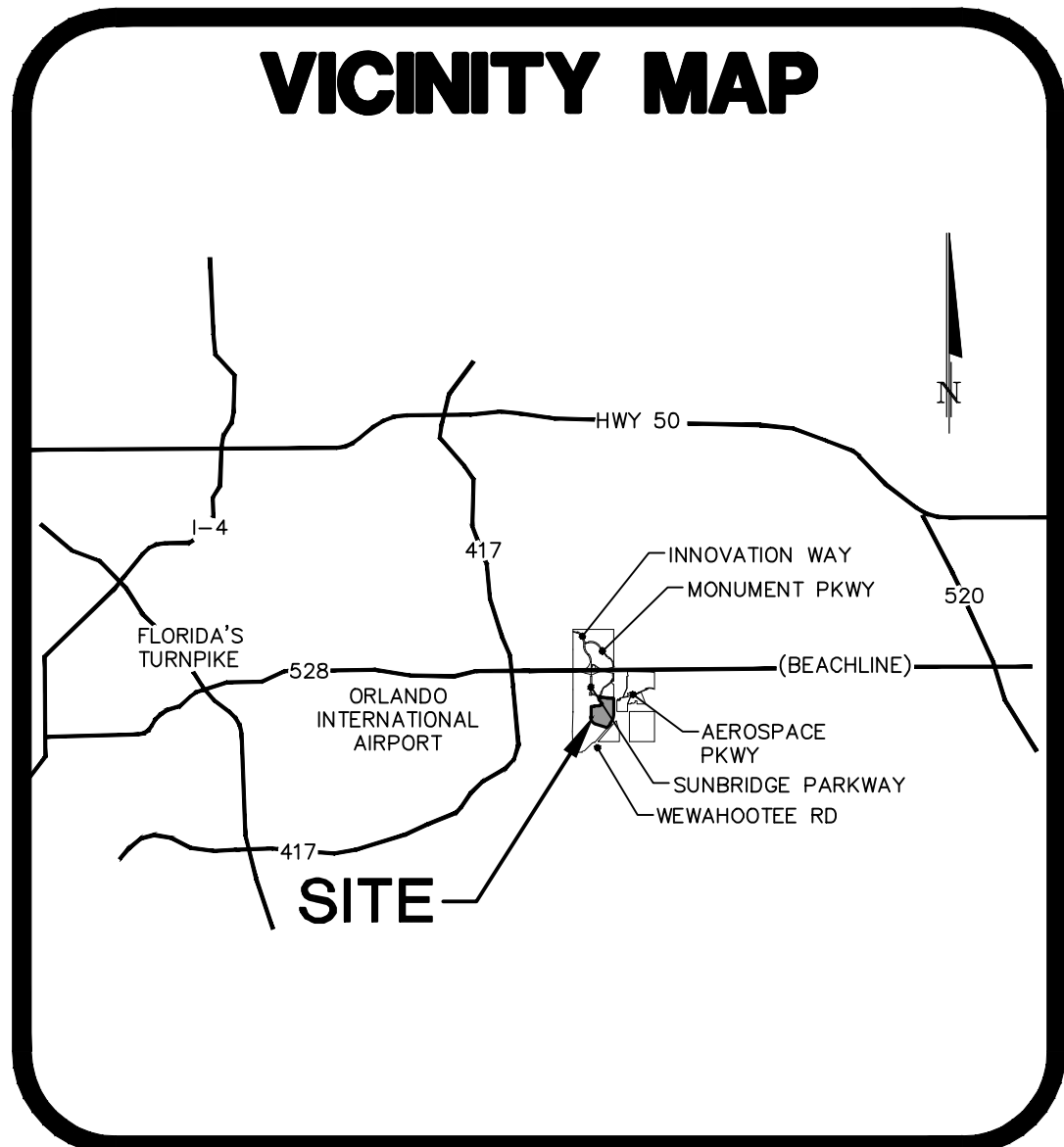
Description:

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 Northeast 1/4 of said Section 1; thence S89°57'59"W along the North line of said Northeast 1/4, for a distance of 293.81 feet to the Easterly line of lands described in Official Records Document Number 20250240453, of the Public Records of Orange County, Florida; thence departing said North line, run N00°05'58"W along said Easterly line, 194.42 feet to the POINT OF BEGINNING; thence continue N00°05'58"W along said Easterly line, 504.02 feet; thence departing said Easterly line run 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 N68°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°33'30"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, 6.84 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 N79°28'14"E, 18.17 feet; thence N73°00'55"E, 21.03 feet; thence N67°54'41"E, 25.16 feet; thence N69°35'56"E, 7.02 feet; thence N68°53'38"E, 31.14 feet; thence N79°15'36"E, 27.21 feet; thence N85°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, 8.90 feet; thence N48°00'46"E, 14.17 feet; thence S32°37'00"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°32'18"E, 31.40 feet; thence S79°05'21"E, 35.88 feet; thence S64°58'59"E, 30.44 feet; thence S67°36'50"E, 22.09 feet; thence N68°53'06"E, 32.50 feet; thence N58°34'14"E, 19.38 feet; thence N41°58'13"E, 37.12 feet; thence N49°08'36"E, 50.88 feet; thence N46°28'03"E, 6.75 feet; thence N46°28'09"E, 43.98 feet; thence N51°29'21"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 S40°50'22"E, 1.34 feet to the point of curvature of a curve concave Northerly having a radius of 70.00 feet, a chord bearing of S85°47'47"E, and a chord distance of 98.92 feet; thence Easterly along the arc of said curve through a central angle of 89°54'50" for a distance of 109.85 feet to the point of tangency; thence N49°14'48"E, 53.69 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet, a chord bearing of N84°28'12"E, and a chord distance of 28.84 feet; thence Easterly along the arc of said curve through a central angle of 70°26'47" for a distance of 30.74 feet to the point of tangency; thence N60°18'24"W, 107.03 feet; thence N56°25'23"W, 130.49 feet to the point of curvature of a curve concave Northeasterly having a radius of 310.00 feet, a chord bearing of N48°37'52"W, and a chord distance of 84.06 feet; thence Northwesterly along the arc of said curve through a central angle of 153°501" for a distance of 84.32 feet to the point of tangency; thence N40°50'22"W, 315.31 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 S83°77'4" for a distance of 568.32 feet to the point of tangency; thence N17°46'52"E, 141.77 feet; thence N27°13'08"W, 35.23 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: S72°13'08"E, 9.90 feet; S73°37'37"E, 189.46 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°26'28" for a distance of 774.19 feet to the point of tangency; thence 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, 1826.63 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 1969.89 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 N63°48'59"W, 192.62 feet; thence N70°38'59"W, 1097.84 feet to the aforesaid Easterly line of lands described in Official Records Document Number 20250240453; thence N65°48'59"W along said Easterly line, 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 485.89 feet; thence Northwesterly along said Easterly line and 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 departing said Easterly line, run 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 to the aforesaid Easterly line of lands described in Official Records Document Number 20250240453; thence N00°05'58"W along said Easterly line, 255.41 feet; thence departing said Easterly line run 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°15'4"W, 167.20 feet; thence S44°33'17"W, 124.45 feet; thence S09°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 S86°54'02"W, 88.25 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 210.35 acres more or less when calculated in ground dimensions.



SECTION 36, TOWNSHIP 23 S, RANGE 31 E
PROPERTY APPRAISER PARCEL ID # 36-23-31-0000-00-002

PREPARED FOR

TOLL SOUTHEAST LP COMPANY, INC.
2966 COMMERCE PARK DRIVE, SUITE 100
ORLANDO, FLORIDA 32819
407-345-6038

Owner:

Land Reserve, Inc.
51 S. Man, Suite 301
Salt Lake City, Utah 84111
Contact: JD Humpherys

Applicant:

Toll Southeast LP Company, Inc.
2966 Commerce Park Drive, Suite 100
Orlando, Florida 32819
Contact: Mr. Mark McIntosh, VP
Phone (407) 345-6038

Engineer:

McIntosh Associates, an LJA Company
1950 Summit Park Drive, Suite 600
Orlando, Florida 32810
Contact: William Whitegon, P.E.
Phone (407) 644-4068

Surveyor:

McIntosh Associates, an LJA Company
1950 Summit Park Drive, Suite 600
Orlando, Florida 32810
Contact: Scott Grossman, PSM
Phone (407) 644-4068

Ecological Sciences:

Bio-tech Consulting, Inc.
3025 E. South Street
Orlando, Florida 32803
Contact: Steve Butler
Phone: (407) 894-5969

Geotechnical:

Yovaish Engineering Services, Inc.
953 Sunshine Lane
Altamonte Springs, Florida 32714
Contact: Douglas Yovaish, P.E.
Phone: (407) 774-9383

Orange County Utilities:

Waste Water, Water &
Water Reclamation Division
9150 Curry Ford Road
Orlando, Florida 32825
Contact: Lindy Wolf
Phone: (407) 254-9918

Site Data:

Total Preliminary Plat Area: ±210.3 acres
Existing Zoning: PD (Planned Development)

Area Summary:

Residential Areas ±55.4 acres
Conservation ±83.0 acres
Stormwater Management Area ±36.4 acres
Lift Stations ±0.1 acres
Open Space Areas ±12.8 acres
Park/Amenity Areas ±2.6 acres
Sign Tracts ±0.1 acres
Roadways ±19.9 acres

Note: Areas subject to change with final engineering.

Notes:

- The Rights-of-Way shown are conceptual and subject to change based on the final plat and engineering plans.
- The property phasing depicted hereon may be developed in any order, provided that each phase or sub-phase functions in a stand-alone condition.
- Construction is anticipated to begin June 2026. Approximate completion date to be determined.
- All acreages shown are approximate and subject to change with final development.

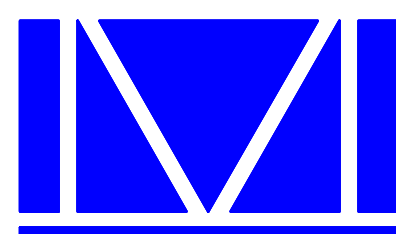
SHEET INDEX

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| 2 | AERIAL |
| 3 | MASTER SITE PLAN |
| 4 | WATER, SEWER & RECLAIMED MASTER PLAN |
| 5 | STORMWATER MASTER PLAN |
| 6-7 | ROAD SECTIONS |

THIS PRELIMINARY PLAT IS SUBJECT TO:

Sunbridge Planned Development Regulating Plan
Working Draft January 24, 2025

REVISED SEPTEMBER 12, 2025
MAY 14, 2025



McINTOSH ASSOCIATES
an *LJA* company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

ENGINEERS

PLANNERS

SURVEYORS