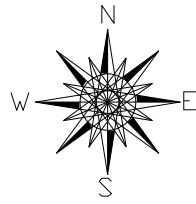


# BOUNDARY & TOPOGRAPHY SURVEY

## Legal Description:

All of the East 1/4 of the SW 1/4 of the SW 1/4 of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, lying between the Seaboard Air Line Railroad and the Oviedo Goldenrod Road, and lying Northerly of the State Road Department Prison Camp Road. Less and except that portion described in Stipulated Order of Taking recorded in O.R. Book 3955, page 186 and Stipulated Final Judgment recorded in O.R. Book 4307, page 1210, Public Records of Seminole County, Florida.



SCALE 1"=30'

C.C.R. # 75366  
W 1/4 OF SECTION 29,  
TOWNSHIP 21 SOUTH,  
RANGE 31 EAST  
FND 1/2" I.R. NO. 0



Address: 2780 West State Road 426, Oviedo, Florida 32765

Certified to/ for the exclusive use of:

D' Color Auto, LLC,  
Kurkin Forehand Brandes, LLP,  
Fidelity National Title Insurance Company

## Flood Insurance Rate Map:

Community Number: 120289 Panel: 0190  
Suffix "F" Flood Insurance Rate Map  
Dated September 28, 2007 Flood Zone: "X"  
Map ID: 12117C0190F

## Basis of Bearing:

Bearings shown hereon are based on the NORTHWESTERLY Right-of-Way line of WEST STATE ROAD 426, DEPICTED WITH A DASHED LINE IDENTIFIED AS SUCH, being N 41°24'19"E, CALCULATED FROM O.R.B.\*

## Surveyor's Notes:

- Legal Description provided by Fidelity National Title Insurance Company through Title Commitment #12871891.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Title Commitment.
- Underground portions of footings, foundations or other improvements were not located.
- Wall and/or lies-dimensions are not to be used to reconstruct boundary lines.
- Only visible encroachments located.
- No identification found on property corners unless otherwise shown.
- Dimensions shown are Plat and Measured unless otherwise shown.
- Fence ownership not determined.
- This survey depicted here forms a closed geometric figure.
- No underground improvements or visible installations have been located other than shown.
- This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
- This Survey is meant to be printed in 24"x36".
- This survey does not reflect or determine ownership.
- Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
- Subject to any dedication, limitations, restrictions, reservations, and/or easements of record not shown on the Title Commitment.
- This Survey is not an ALTA/ACSM Land Title Survey.
- This Survey was prepared with the benefit of a Commitment for Title Insurance.
- The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.
- Boundary bases on existing monumentation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
- Easements (if) depicted on this Survey are as noted on the Title Commitment, the Surveyor assumes no liability as if those were vacated, or if there are more easements affecting the Surveyed Parcel.
- (P\*) DENOTES one or more of the following: distance, bearing, angle or any other surveying data recorded on a neighboring Subdivision Plat, Plat Book and Page as shown on Survey.
- (D\*) DENOTES one or more of the following: distance, bearing, angle or any other surveying data recorded on a neighboring Parcel Deed, O.R.B. and Page as shown on Survey.
- This Survey is intended for construction, permitting and design purposes only, exclusively for this, used by those to whom it is certified. This Survey is not to be used for any other purpose without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL.
- (O.R.B.\*) DENOTES one or more of the following: distance, bearing, angle or any other surveying data recorded on an Official Record Book, O.R.B. and Page as shown on Survey.
- Elevations (if) shown hereon are based on the Benchmark 8131904, with recorded Elevation 53.762' (NAVD 88).
- (C.C.R.\*) DENOTES a bearing and distance measured from located or plotted coordinates of the sectional monumentation per Certified Corner Records.

## Title Commitment #12871891, Dated 12/17/2025 at 11:00 PM, Exceptions:

- Item 1 - may affect the Surveyed Parcel, not Plottable.
- Item 2 - may affect the Surveyed Parcel, not Plottable.
- Item 3 - may affect the Surveyed Parcel, if any, as shown and/or not Plottable.
- Item 4 - may affect the Surveyed Parcel, not Plottable.
- Item 5 - may affect the Surveyed Parcel, falls within the existing Right of Way of West State Road 426, may have been replaced by O.R.B. 3955, Page(s) 186, and O.R.B. 4307, Page(s) 1210.
- Item 6 - It affects the Surveyed Parcel, as depicted.
- Item 7 - It affects the Surveyed Parcel, not Plottable.
- Item 8 - It affects the Surveyed Parcel, not Plottable.
- Item 9 - It affects the Surveyed Parcel, not Plottable.
- Item 10 - may affect the Surveyed Parcel, not Plottable.

## Abbreviations:

- (D) = DEED
- (M) = MEASURE
- (A) = ASSUMED
- (C) = CALCULATED
- BLK. = BLOCK
- COVD = COVERED
- O.H.L. = OVERHEAD LINES
- CATV. = CABLE TV RAISER
- C.L. = CENTER LINE
- ∠ = CENTER ANGLE
- ∠ = ARC LENGTH
- CB = CHORD BEARING
- R = RADIUS
- F.F.E. = FINISH FLOOR ELEVATION
- A/C = AIR CONDITIONER
- CONC. = CONCRETE
- PVC/FC = VINYL FENCE
- CLFC = CHAIN LINK FENCE
- ALFC = ALUMINUM FENCE
- MT.FC = METAL FENCE
- BFP. = BACK FLOW PREVENTER
- S.M.H. = STORM SEWER MANHOLE
- T.M.H. = TELEPHONE MANHOLE
- FH. = FIRE HYDRANT
- W/M = WATER METER
- W/V = WATER VALVE
- I/V = IRRIGATION VALVE
- C/O = CLEAN OUT
- LP. = LIGHTING POLE
- PP. = POWER POLE
- WPP. = WOOD POLE
- E/B = ELECTRIC BOX
- C/B = CABLE BOX
- (I) = IRON PIPE AND CAP
- (M) = MEASURE
- (A) = ASSUMED
- (C) = CALCULATED
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Digitally signed by Jose Raul Negron

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

**LEB/on G/ROUP** LICENSE BUSINESS #7615  
LAND SURVEYING AND MAPPING CORP.  
\* Topography \* Construction \* GPS SERVICES  
Licensee Business #7615  
2236 Winter Woods Blvd., S. 1000 Winter Park, FL 32792  
Phone (407) 781-9329 Fax (407) 517-4393  
Website WWW.LEBONGROUP.COM

APP	DESCRIPTION	DATE

ADDRESS: 2780 WEST STATE ROAD 426,  
OVIDEO, FLORIDA 32765

DATE: 01/12/2026  
DRAWN: EJM/R  
CHECKED: H.L.  
FIELD:  
JOB NO. 2026-0018 SHEET 1

C.C.R. # 75364  
S 1/4 OF SECTION 29,  
TOWNSHIP 21 SOUTH,  
RANGE 31 EAST  
CODE: 2780WESTSTATEROAD42620260018 DATE: 01/12/2026  
HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM #6850  
Professional Surveyor and Mapper Professional Surveyor and Mapper  
\*NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.\*