

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.



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 ties-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 Plot 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, Plot 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 53.782' (NAVD 83).
- (C.C.R.*) DENOTES a bearing and distance measured from located or plotted coordinates of the sectional monumentation per Certified Corner Records.

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.



Digitally signed by Jose Raul Negron

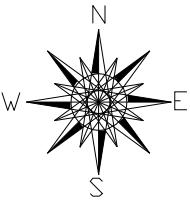
Title Commitment #12871891, Dated 12/17/2025 at 11:00 PM, Exceptions:

- 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.

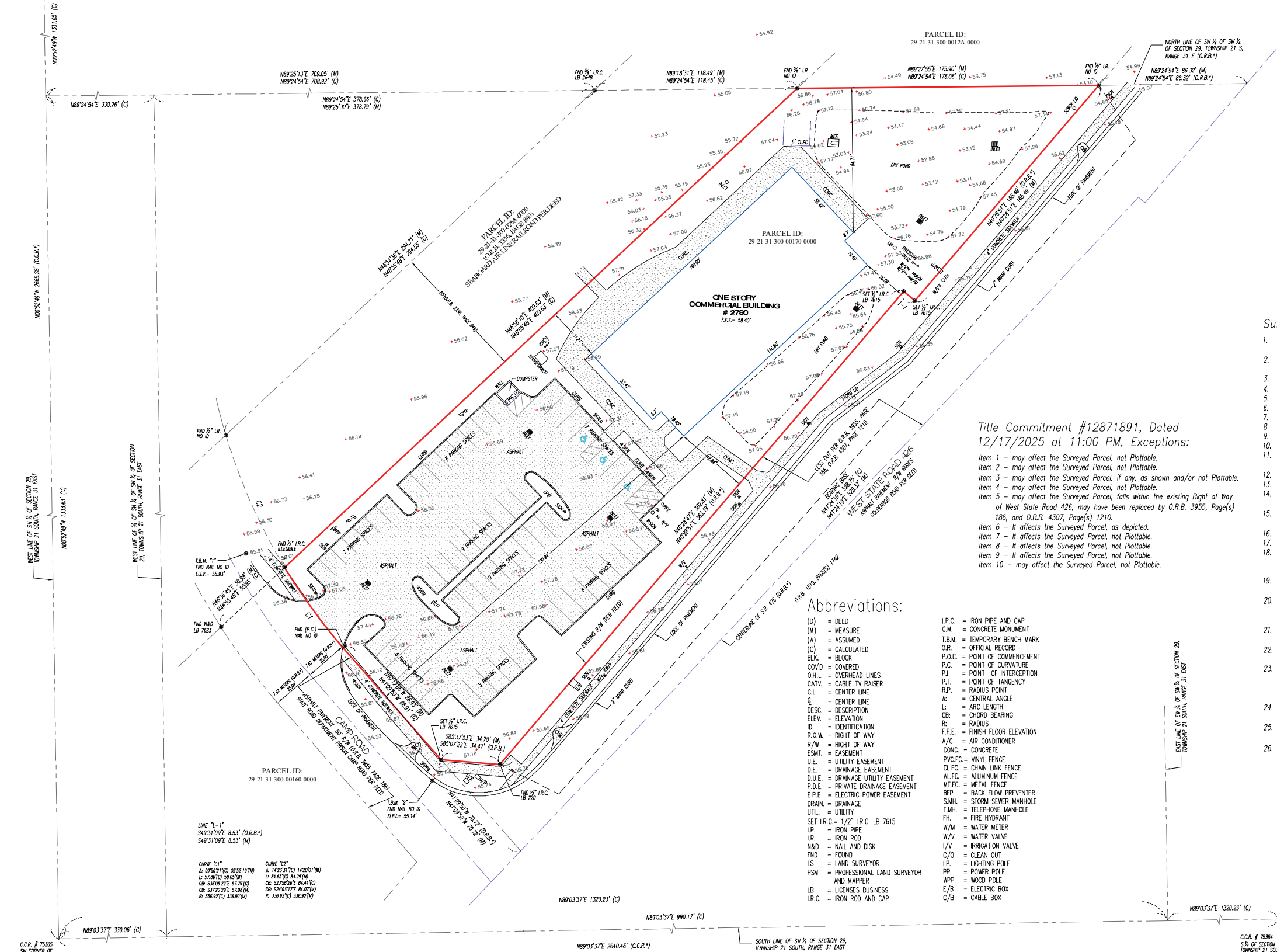
Abbreviations:

- (D) = DEED
C.M. = MEASURE
(A) = ASSUMED
(C) = CALCULATED
BLK. = BLOCK
COVD = COVERED
O.H.L. = OVERHEAD LINES
CATV. = CABLE TV RAISER
C.L. = CENTER LINE
E. = CENTER LINE
DESC. = DESCRIPTION
ELEV. = ELEVATION
ID. = IDENTIFICATION
R.O.W. = RIGHT OF WAY
R/W = RIGHT OF WAY
ESMT. = EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE UTILITY EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
E.P.E. = ELECTRIC POWER EASEMENT
DRAIN. = DRAINAGE
UTIL. = UTILITY
SET L.R.C. = 1/2" L.R.C. LB 7615
I.P. = IRON PIPE
I.R. = IRON ROD
NAD = NAIL AND DISK
FND = FOUND
LS = LAND SURVEYOR
PSM = PROFESSIONAL LAND SURVEYOR
AND MAPPER
LB = LICENSES BUSINESS
I.R.C. = IRON ROD AND CAP
I.P.C. = IRON PIPE AND CAP
C.M. = CONCRETE MONUMENT
T.B.M. = TEMPORARY BENCH MARK
O.R. = OFFICIAL RECORD
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERCEPTION
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
A. = CENTRAL ANGLE
L. = ARC LENGTH
CB. = CHORD BEARING
R. = RADIUS
F.F.E. = FINISH FLOOR ELEVATION
A/C = AIR CONDITIONER
CONC. = CONCRETE
P.V.C. = VINYL FENCE
C.L.F.C. = CHAIN LINK FENCE
A.L.F.C. = ALUMINUM FENCE
M.F.C. = METAL FENCE
B.F.P. = BACK FLOW PREVENTER
S.M.H. = STORM SEWER MANHOLE
T.M.H. = TELEPHONE MANHOLE
F.H. = FIRE HYDRANT
W/M. = WATER METER
W/V. = WATER VALVE
I/V. = IRRIGATION VALVE
C/O. = CLEAN OUT
L.P. = LIGHTING POLE
P.P. = POWER POLE
W.P. = WOOD POLE
E/B. = ELECTRIC BOX
C/B. = CABLE BOX

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



SCALE 1"=30'



C.C.R. # 75364
S 1/4 OF SECTION 29,
TOWNSHIP 21 SOUTH,
RANGE 31 EAST

CODE: 2780WESTSTATEROAD42620260018

DATE: 01/26/2026

HECTOR LEBRON PSM #6634
Professional Surveyor and Mapper
JOSE R. NEGRON PSM #6850
Professional Surveyor and Mapper
"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

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

DATE: 01/12/2026

DRAWN: EJM/R

CHECKED: H.L.

JOB NO. 2026-

0018

SHEET 1