

Boundary Survey

Legal Description:

Parcel 1: The Westerly 300 feet of the Northerly 60 feet of Lot 18, ENTZMINGER FARMS ADDITION NO. 3, according to the plat thereof, as recorded in Plat Book 6, Page 27, Public Records of Seminole County, Florida.

TOGETHER with the South 1/2 of that vacated road right-of-way, adjacent thereto, pursuant to the Resolution recorded in Official Records Book 1264, Page 214, Public Records of Seminole County, Florida.

Parcel 2:

The East 1/2 of Lots 6 and 7, BEASON SUBDIVISION, according to the plat thereof as recorded in Plat Book 7, Page 85, Public Records of Seminole County, Florida.

TOGETHER with the North 1/2 of vacated road right-of-way, pursuant to the Resolution recorded in Official Records Book 1264, Page 214, Public Records of Seminole County, Florida, lying immediately to the South of said East 1/2 of Lot 7.

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 9/28/2007.

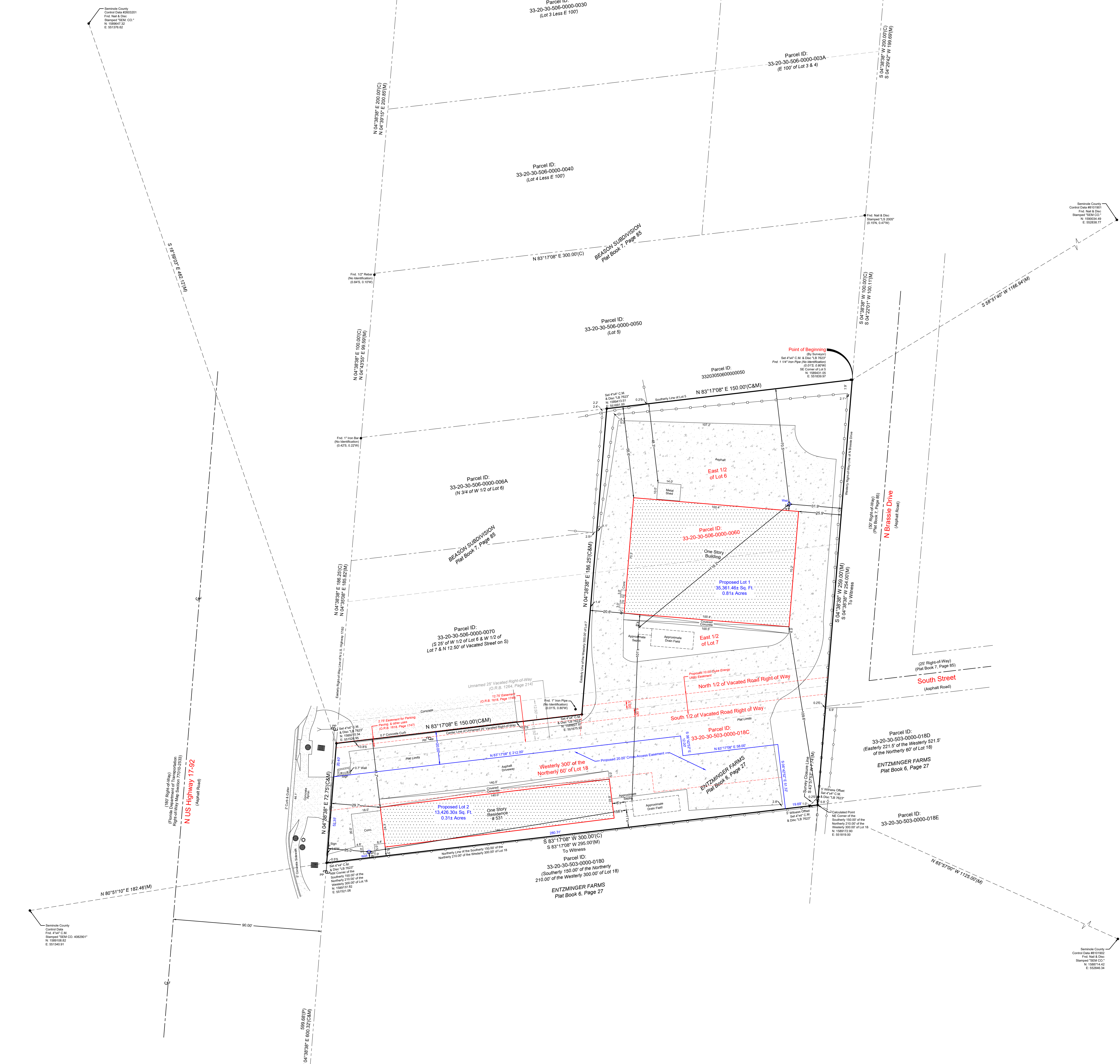
CERTIFIED TO: 531 N US HWY 17-92 LLC

Legal Description: By Surveyor

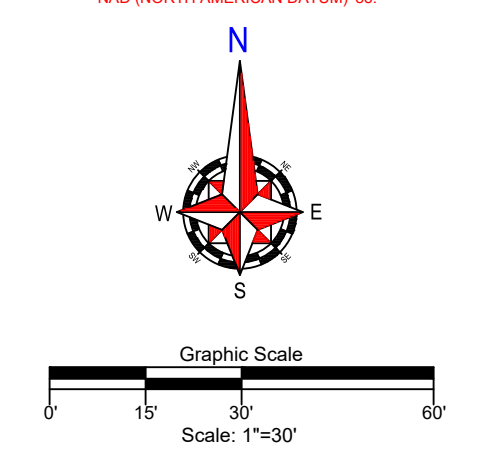
The Westerly 300 feet of the Northerly 60.00 feet of Lot 18, ENTZMINGER FARMS ADDITION NO. 3, according to the plat thereof, as recorded in Plat Book 6, Page 27, of the Public Records of Seminole County, Florida, the East 1/2 of Lots 6 and 7, BEASON SUBDIVISION, according to the plat thereof as recorded in Plat Book 7, Page 85, of the Public Records of Seminole County, Florida, and a portion of that unnamed 25 foot vacated Right-of-Way, as described in Official Records Book 1264, Page 214, of the Public Records of Seminole County, Florida, described as follows:

Beginning at the Southeast corner of Lot 5, BEASON SUBDIVISION, according to the plat thereof as recorded in Plat Book 7, Page 85, Public Records of Seminole County, Florida, being on the Westerly Right-of-Way line of North Brassie Drive, thence with the Westerly Right-of-Way line of said North Brassie Drive, South 04°38'38" West, 259.00 feet, to the Northeast corner of the Southerly 150.00 feet of the Northerly 210.00 feet of the Westerly 300.00 feet of Lot 18, ENTZMINGER FARMS ADDITION NO. 3, according to the plat thereof, as recorded in Plat Book 6, Page 27, Public Records of Seminole County, Florida; thence departing the Westerly Right-of-Way line of said North Brassie Drive, and with the Northerly line of the Southerly 150.00 feet of the Westerly 300.00 feet of said Lot 18, South 83°17'08" West, 300.00 feet, to the Northwest corner of the Southerly 150.00 feet of the Northerly 210.00 feet of the Westerly 300.00 feet of said Lot 18, being on the Easterly Right-of-Way line of North U.S. Highway 17/92, as shown on that Florida Department of Transportation Right-of-Way Map Section 77010-2533; thence departing the Northerly line of the Southerly 150.00 feet of the Northerly 210.00 feet of the Westerly 300.00 feet of said Lot 18, and with the Easterly Right-of-Way line of said North U.S. Highway 17/92, North 04°38'38" East, 72.75 feet, to the Center Line of that Unnamed 25' Vacated Right-of-Way, as shown on said BEASON SUBDIVISION; thence departing the Easterly Right-of-Way line of said North U.S. Highway 17/92, and with the Center Line of said Unnamed vacated Right-of-Way, North 83°17'08" East, 150.00 feet, to the Easterly line of the Westerly 300.00 feet of said Lot 7, of said BEASON SUBDIVISION; thence departing the Center Line of said Unnamed vacated Right-of-Way, and with the Easterly line of the Westerly 300.00 feet of said Lots 6 & 7, North 04°38'38" East, 166.25 feet, to the Southerly line of said Lot 5; thence departing the Easterly line of the Westerly 300.00 feet of said Lot 6, and with the Southerly line of said Lot 5, North 83°17'08" East, 150.00 feet, to the Point of Beginning.

Containing 48,787.76 Square Feet or 1.12 Acres, more or less.



BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N.U.S. HIGHWAY 17/92, BEING NORTH 04°38'38" EAST, BASED ON GPS (GLOBAL POSITIONING SYSTEM) OBSERVATIONS USING RTK (REAL-TIME KINEMATIC) SURVEY METHODS (BASE STATION, CONTROLLER, & ROVER). - STATE PLANE COORDINATES FLORIDA EAST ZONE 0901 - NAD (NORTH AMERICAN DATUM) 83.



- Utility Legend:
- Light Pole
- Day Anchor
- Overhead Utility Line
- Storm Inlet
- Storm Manhole
- Wood Pile

TITLE NOTES: THE PROPERTY INFORMATION REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 13, 2025. FATIC FILE NO. 110936150. THE FOLLOWING SCHEDULE ITEMS RELATED TO THE LANDS SHOWN ON THIS PLAT ARE LISTED BELOW. E. UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS: ENTZMINGER FARMS ADDITION NO. 3, AS RECORDED IN PLAT BOOK 7, PAGE 27. AFFECTS: NOTHING TO SHOWN ON PLAT. BEASON SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 85. AFFECTS: NOTHING TO SHOWN ON PLAT. EASEMENT RESERVATION CONTAINED IN THE QUIT CLAIM DEED RECORDED IN O.R. BOOK 1618, PAGE 1747. AFFECTS: SHOWN ON PLAT. GRANT OF EASEMENT RECORDED IN O.R. BOOK 1618, PAGE 1748. AFFECTS: SHOWN ON PLAT. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 1264, PAGE 216. AFFECTS: BLANKET.

Field Date: 07/10/25 Date Completed: 07/11/25
Drawn By: BMJ File Number: IS-64285
Legend:
C - Calculated
CU - Concrete
CM - Concrete Manhole
SC - Storage
E.M.A. - Easement Management Agency
FFE - Final Floor Elevation
F - Fence
L - Lot
M - Manhole
NRE - Non-Recorded
DRB - Official Records Book
P - Plat
P.B. - Plat Book

Notes: Survey is Based upon the Legal Description Supplied by Client. All existing Property Deeds have NOT been Researched for Gaps, Overlaps and/or Errors. Subject to any Easements and/or Restrictions of Record. Discovered with a 'RE' including. This survey is NOT to be used to reconstruct Property Lines. 'Fence Ownership is NOT determined. 'Fence Ownership is NOT determined. 'Fence Ownership is NOT determined. 'Fence Ownership is NOT determined.

Revisions table with columns for Date, Description, and Signature. Includes signature of Patrick K. Ireland and contact information for Ireland & Associates Surveying, Inc. (800 Currency Circle Suite 1020, Lake Mary, Florida 32748).