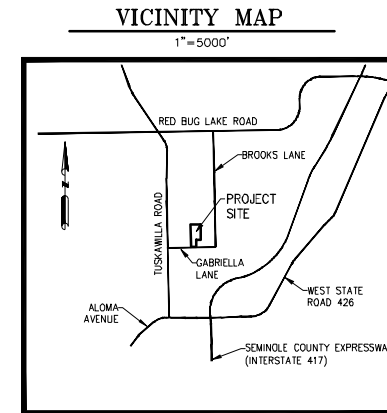


BURCH

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA



BURCH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BURPONCE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT OF BURCH, LOCATED IN SEMINOLE COUNTY, FLORIDA, WITHOUT DEDICATING SAID LANDS AND PLAT TO THE PUBLIC OR FOR ANY PUBLIC USE OR BENEFIT, EXCEPT AS EXPRESSLY STATED HEREIN.

THE ACCESS DRAINAGE AND UTILITY EASEMENT, REFERENCED AS GATHERING COVE, SHOWN HEREON IS DEDICATED TO AND TO BE MAINTAINED BY THE OWNERS, SUCCESSORS AND/OR ASSIGNS FOR LOTS 1, 2, 3, AND 4, FOR THE PROPER PURPOSE. SUCH ACCESS, DRAINAGE AND UTILITY EASEMENT OVER THE "FLAG" PORTIONS OF LOTS 1, 2, 3, AND 4 ARE FOR THE COLLECTIVE BENEFIT OF, USE OF, AND UNIMPEDED ACCESS TO AND FROM LOTS 1, 2, 3, AND 4. ACCESS RIGHTS FROM LOTS 1, 2, 3, AND 4 DIRECTLY TO GABRIELLA LANE SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1, 2, 3, AND 4, THEIR SUCCESSORS OR ASSIGNS.

LOT 2 IS HEREBY DEDICATED TO ALEXANDRIA PEREZ ZELMAN AND STEVEN ANDREW ZELMAN.

THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE PROPERTY OWNER WHERE SAID EASEMENTS ARE LOCATED. AN EMERGENCY ACCESS EASEMENT OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT OF THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE & STORMWATER SYSTEM.

THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS THE GATHERING COVE EASEMENT FOR GOVERNMENTAL PURPOSES INCLUDING BUT NOT LIMITED TO PUBLIC SAFETY, CODE ENFORCEMENT, UTILITIES, STORMWATER, PLANNING AND BUILDING REVIEW AND INSPECTION, AND FOR OTHER SIMILAR PURPOSES. THE OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS' GUESTS, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS SAID GATHERING COVE EASEMENT.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO SEMINOLE COUNTY, PUBLIC UTILITY COMPANIES, AND ARE TO BE OWNED AND MAINTAINED THE OWNERS OF LOTS 1, 2, 3, AND 4.

IN WITNESS WHEREOF, THE UNDERSIGNED, BURPONCE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____, 2026.

BY: _____ DATE: _____
 PRINTED NAME: ROBERT B. BURCH, TRUSTEE OF THE ROBERT B. BURCH TRUST DATED JULY 14, 2020, AS MANAGER OF BURPONCE HOLDINGS, LLC

SIGNED IN THE PRESENCE OF:

BY: _____ WITNESS SIGNATURE _____ PRINTED NAME _____

BY: _____ WITNESS SIGNATURE _____ PRINTED NAME _____

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026, BY ROBERT B. BURCH, TRUSTEE OF THE ROBERT B. BURCH TRUST DATED JULY 14, 2020, AS MANAGER OF BURPONCE HOLDINGS, LLC A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY [] HE IS PERSONALLY KNOWN TO ME OR [] WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON MAY 21, 2024 COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN SEMINOLE COUNTY FLORIDA.

DATE: _____

STEVEN E. BLANKENSHIP, P.S.M.
 REGISTRATION NO. 5361
 POULOS & BENNETT, LLC
 2602 EAST LIVINGSTON STREET
 ORLANDO, FLORIDA 32803
 LICENSED BUSINESS #8606

LEGAL DESCRIPTION:

The West 560 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 21 South, Range 31 East, Seminole County, Florida, less the South 440 feet thereof.

And

The West 295 feet of the South 440 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 21 South, Range 31 East, Seminole County, Florida, less the South 33 feet thereof for road right of way.

More particularly described as:

BEGIN at the West 1/4 corner of Section 30, Township 21 South, Range 31 East, Seminole County, Florida; thence N89°02'18"E along the monumented North line of the Northwest 1/4 of the Southwest 1/4 of said Section 30, a distance of 560.00 feet to the Northwest corner of Lot 3, BROOKS LANE LIVING, according the plat thereof, as recorded in Plat Book 89, Pages 14 through 15, Public Records of Seminole County, Florida and to the East line of the West 560.00 feet of said Northwest 1/4 of the Southwest 1/4 of said Section 30; thence S00°46'19"E along said East line also being the West line of Lots 3 and 2 of said BROOKS LANE LIVING plat, a distance of 868.49 feet to the North line of the South 440.00 feet of said Northwest 1/4 of the Southwest 1/4 of said Section 30; thence S88°56'00"W along said North line, 265.00 feet to the East line of the West 295.00 feet of the South 440 feet of said Northwest 1/4 of the Southwest 1/4 of said Section 30; thence S00°46'19"E along said East line 407.01 feet to the North right of way line of Gabriella Lane, said right of way line lying 33.00 feet North of and parallel with the South line of said Northwest 1/4 of the Southwest 1/4 of said Section 30; thence S88°56'00"W along said North right of way line 295.00 feet to the West line of said Northwest 1/4 of the Southwest 1/4 of said Section 30; thence N00°46'19"W along said West line 1276.52 feet to the POINT OF BEGINNING.

Containing ±13.928 acres, more or less.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST BEING N00°46'19"W. A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT) EAST ZONE.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY, FLORIDA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
- ACCESS, DRAINAGE, AND UTILITY EASEMENT OVER THE "FLAG" PORTIONS OF LOTS 1, 2, 3, AND 4 ARE FOR THE COLLECTIVE BENEFIT OF, USE OF, AND UNIMPEDED ACCESS TO AND FROM LOTS 1, 2, 3 AND 4.
- ALL LOTS SHOWN HEREON HAVE A 5.00' FOOT DRAINAGE EASEMENTS ALONG ALL LOT LINES. NO ENCUMBRANCES OTHER THAN FENCES ARE ALLOWED WITHIN THIS EASEMENT.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 12117C0170F FOR SEMINOLE COUNTY, COMMUNITY PANEL NUMBER 120289-0170-F, EFFECTIVE DATE OF SEPTEMBER 28, 2007. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND BEFORE THE TRANSFER OF ANY LOTS.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83-2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTHING= N:1431064.72, EASTING= E:762080.25)
- ACCESS EASEMENTS FROM LOT 1, 2, 3, AND 4 DIRECTLY TO GABRIELLA LANE SHALL BE OWNED AND MAINTAINED, RESPECTIVELY, BY THE OWNERS OF LOTS 1, 2, 3, AND 4, THEIR SUCCESSORS OR ASSIGNS.
- THE BUILDABLE ACREAGE IS 10.00 ACRES.

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF COUNTY SURVEYOR
 I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN SUBSTANTIAL CONFORMITY WITH CHAPTER 177 PART 1, FLORIDA STATUTES.
 _____ DATE: _____
 Raymond F. Phillips, License No. LS7015
 Seminole County Surveyor

BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, THAT ON _____, 2026, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.
 BY: _____ ANDRIA HERR, CHAIRMAN OF THE BOARD _____ PRINTED NAME _____
 BY: _____ ATTEST SIGNATURE _____ PRINTED NAME _____

CERTIFICATE OF CLERK OF CIRCUIT COURT
 I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT CONFORMS WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ 2026 AT _____
 FILE NO. _____

 CLERK OF THE CIRCUIT COURT GRANT MALOY
 IN AND FOR SEMINOLE COUNTY, FLORIDA.

LEGEND:

- | | | | |
|-------|---|-------|----------------------------------|
| □ | SET 4"x4" CM WITH N&D, STAMPED "PRM P&B LB #8606" | R | RADIUS |
| ▲ | | Δ | DELTA/CENTRAL ANGLE |
| L | | L | ARC LENGTH |
| CB | | CB | CHORD BEARING |
| CH | | CH | CHORD LENGTH |
| CCR# | | CCR# | CERTIFIED CORNER RECORD |
| CM | | CM | CONCRETE MONUMENT |
| N&D | | N&D | NAIL AND DISC |
| ORB | | ORB | OFFICIAL RECORDS BOOK |
| PB | | PB | PLAT BOOK |
| PG(S) | | PG(S) | PAGE OR PAGES |
| R/W | | R/W | RIGHT OF WAY |
| LB | | LB | LICENSED BUSINESS |
| LS | | LS | LICENSED SURVEYOR |
| No. | | No. | NUMBER |
| PRM | | PRM | PERMANENT REFERENCE MONUMENT |
| PSM | | PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| O/A | | O/A | OVERALL |

SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SHEET INDEX:

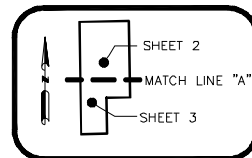
SHEET 1 OF 3: LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES AND LEGEND.

SHEET 2 OF 3: BOUNDARY AND LOT GEOMETRY.

SHEET 3 OF 3: BOUNDARY AND LOT GEOMETRY.

SHEET LAYOUT

NOT TO SCALE



Poulos & Bennett, LLC
 a Pape-Dawson company

2602 E. Livingston Street, Orlando, Florida 32803
 7563 Philips Highway, Suite 303, Jacksonville, Florida 32256
 Telephone 407 487 2594 www.poulosandbennett.com
 Surveying Business Number LB 8606