CURVE CHART					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	01°18'08"	1860.08'	42.28'	N 23°54'10" E	42.28'
C2	02°47'10"	1860.08'	90.45'	N 25°56'50" E	90.44'

LINE CHART		
LINE	BEARING	DISTANCE
L1	S 65°26'45" E	76.54'
L2	N 24°21'53" E	25.28'
L3	S 65°38'07" E	73.74'
L4	N 24°21'53" E	20.99'
L5	N 89°53'19" E	30.97'
L6	N 00°06'41" W	28.12'
L7	S 49°40'48" W	26.00'

LEGAL DESCRIPTION
LOT 1

LOT 1, OVIEDO STOR-ALL A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 61 THROUGH 63, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 178,252 SQUARE FEET OR 4.092 ACRES MORE OR LESS

LEGAL DESCRIPTION
LOT 2

LOT 2, OVIEDO STOR-ALL A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 61 THROUGH 63, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

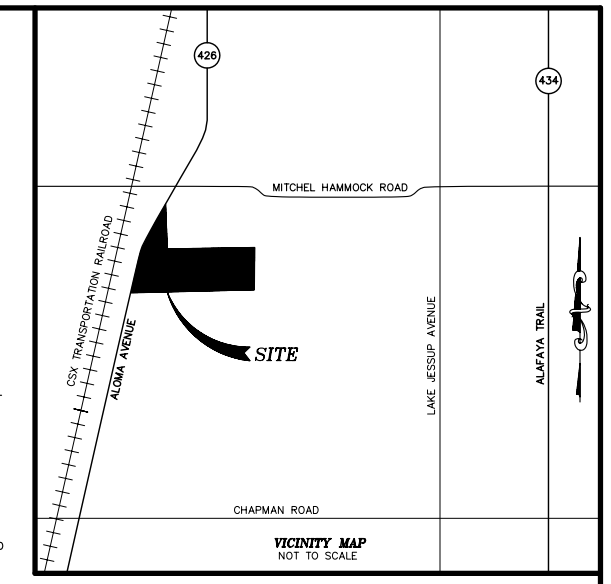
CONTAINING 115,071 SQUARE FEET OR 2.642 ACRES MORE OR LESS

GENERAL NOTES

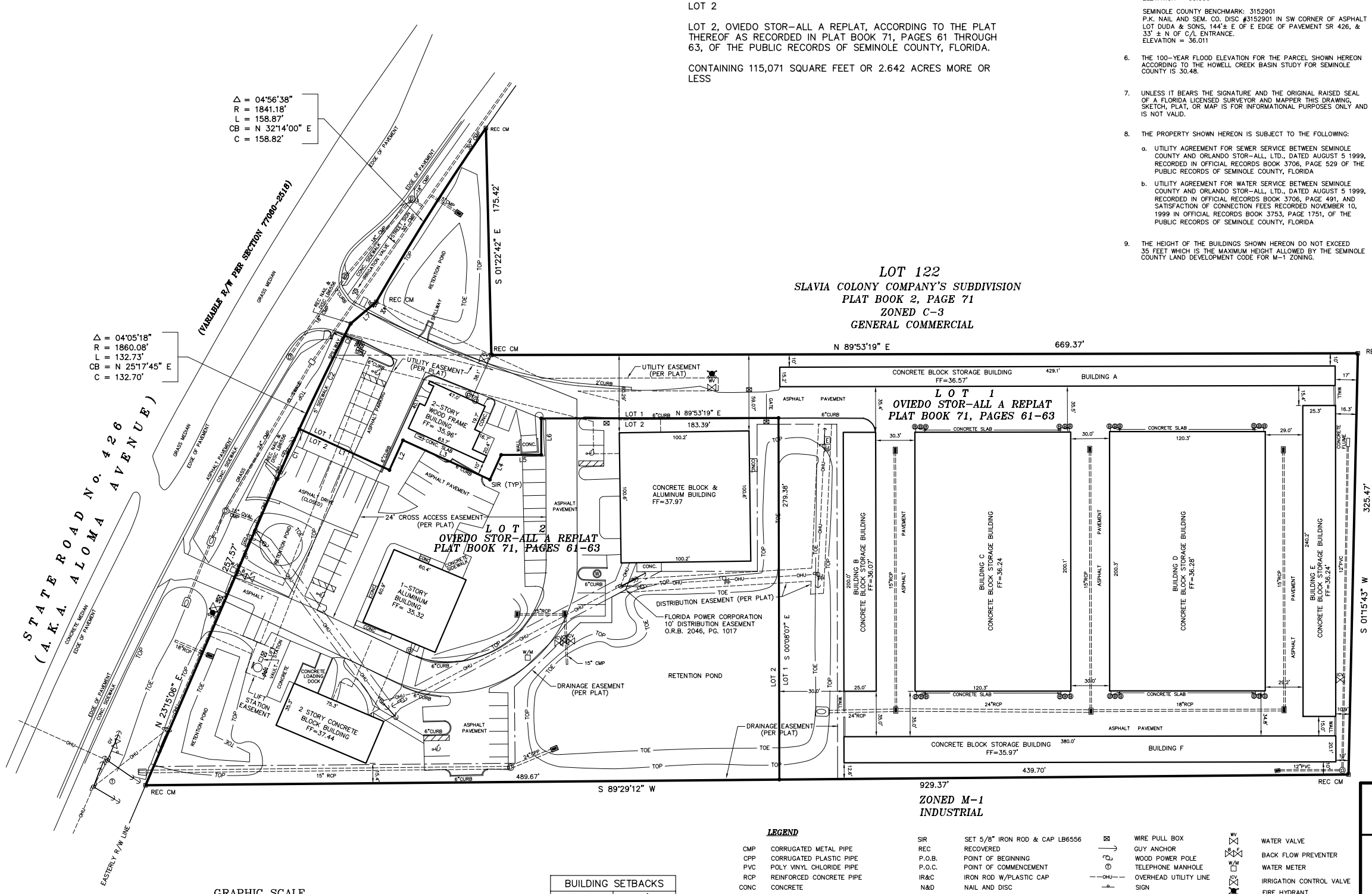
1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PERIMETER OF THE PARCELS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON BY ESTABLISHING OR RE-ESTABLISHING CORNERS MONUMENTS AND BOUNDARY LINES, AND TO ESTABLISH THE HORIZONTAL AND VERTICAL SPATIAL RELATIONSHIP OF THE CONSTRUCTED IMPROVEMENTS LYING THEREIN.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING N 89°24'11" E, AND ARE ASSUMED.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. VERTICAL DATUM USED:

   SEMINOLE COUNTY BENCHMARK: 3153001
   P.K. NAIL AND SEM. CO. DISC IN C/L OF CONCRETE WALK 96'± N OF C/L DRIVEWAY TO KINGDOM HALL JEHOVAH WITNESS 51'± E OF E EDGE OF PAVEMENT SR 426.
   ELEVATION = 35.536

   SEMINOLE COUNTY BENCHMARK: 3152901
   P.K. NAIL AND SEM. CO. DISC #3152901 IN SW CORNER OF ASPHALT LOT DUDA & SONS, 144'± E OF E EDGE OF PAVEMENT SR 426, & 33' ± N OF C/L ENTRANCE.
   ELEVATION = 36.011
6. THE 100-YEAR FLOOD ELEVATION FOR THE PARCEL SHOWN HEREON ACCORDING TO THE HOWELL CREEK BASIN STUDY FOR SEMINOLE COUNTY IS 30.48.
7. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:
   a. UTILITY AGREEMENT FOR SEWER SERVICE BETWEEN SEMINOLE COUNTY AND ORLANDO STOR-ALL, LTD., DATED AUGUST 5 1999, RECORDED IN OFFICIAL RECORDS BOOK 3706, PAGE 529 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
   b. UTILITY AGREEMENT FOR WATER SERVICE BETWEEN SEMINOLE COUNTY AND ORLANDO STOR-ALL, LTD., DATED AUGUST 5 1999, RECORDED IN OFFICIAL RECORDS BOOK 3706, PAGE 491, AND SATISFACTION OF CONNECTION FEES RECORDED NOVEMBER 10, 1999 IN OFFICIAL RECORDS BOOK 3753, PAGE 1751, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
9. THE HEIGHT OF THE BUILDINGS SHOWN HEREON DO NOT EXCEED 35 FEET WHICH IS THE MAXIMUM HEIGHT ALLOWED BY THE SEMINOLE COUNTY LAND DEVELOPMENT CODE FOR M-1 ZONING.



VICINITY MAP
NOT TO SCALE



CERTIFICATION

This survey is made for the benefit of:

Oviedo Stor-All, Ltd.

I, H. Paul deVivero, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth hereon that I have made a survey of a tract of land described hereon.

1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1) and 7(c), 8, 9, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property; there are no streams, rivers, springs, lakes, or apparent drains located or bordering on or running through the subject premises; there are no gaps, gores or overlaps between parcels or roads, highways, streets or alleys except as shown hereon and such survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

3. The property described hereon is the same as the property described in Commitment File No. 11492-0193 with an effective date of 12-21-2005 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0165E, with a date of identification of 04/17/1995, for Community No. 12117C, in Seminole County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

5. The Property has direct access to State Road No. 426, a dedicated public street.

6. All public roads, highways, streets and alleys running adjacent to or upon the subject premises are shown; all physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description; there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description.

7. The total number of striped parking spaces on the subject property is 55 including 4 designated handicap spaces.

8. That the survey represented hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida, as adopted by the Department of Professional Regulation, Board of Land Surveyors, Chapter 61G17-6 and the Florida Board of Land Surveyors pursuant to Chapter 472.027 of the Florida Statute. The instrument is not valid unless it bears an original signature and an embossed Surveyor's seal.

Date:_____ By:_____

Print: H. Paul deVivero

PROFESSIONAL LAND SURVEYOR No: 4990

STATE OF FLORIDA

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BUILDING SETBACKS	
FRONT	50'
SIDE	10'
REAR	10'

LEGEND

CMP	CORRUGATED METAL PIPE	SIR	SET 5/8" IRON ROD & CAP LB6556		WIRE PULL BOX	WV	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	REC	RECOVERED		GUY ANCHOR		BACK FLOW PREVENTER
PVC	POLY VINYL CHLORIDE PIPE	P.O.B.	POINT OF BEGINNING		WOOD POWER POLE	W/M	WATER METER
RCP	REINFORCED CONCRETE PIPE	P.O.C.	POINT OF COMMENCEMENT		TELEPHONE MANHOLE		IRRIGATION CONTROL VALVE
CONC	CONCRETE	IR&C	IRON ROD W/PLASTIC CAP		OVERHEAD UTILITY LINE		FIRE HYDRANT
F.F.	FINISH FLOOR	N&D	NAIL AND DISC		SIGN		MITERED END SECTION
INV.	INVERT	LB	LAND SURVEYING BUSINESS		CLEAN OUT		GAS VALVE
ELEV.	ELEVATION	R/W	RIGHT-OF-WAY		WELL		ELECTRIC RISER
R	RADIUS	O.R.B.	OFFICIAL RECORDS BOOK	C	CHORD		CATCH BASIN
L	ARC	PG.	PAGE	CB	CHORD BEARING		BOLLARD
TOE	TOE OF SLOPE	CM	4"X4" CONCRETE MONUMENT WITH DISC STAMED PRM LS4990	mt	METERS		STORM MANHOLE
(L)	DIMENSIONS PER LESS-OUT DESCRIPTION	PRM	PERMANENT REFERENCE MONUMENT	TOP	TOP OF BANK		

AS-BUILT SURVEY OF LOT 1 & LOT 2 OVIEDO STOR-ALL

No.	DATE	REVISION
4	9-20-07	ADD PLATTED LOTS
3	8-29-05	UPDATED TOPO
2	9-25-01	ADDED OUT FALL DETAIL
1	8-15-01	AS-BUILT RE-EXCAVATED POND

PREPARED FOR & CERTIFIED TO:

Oviedo Stor All, Ltd.

DRAWN BY: CLL | CHECKED BY: HPV

DRAWING FILE: S0402FNL.DWG

DATE OF FIELD SURVEY 06-06-2005

FIELD BOOK 01-02, PAGES 24-27

SEC. 21, TWP. 21 S., RGE. 31 E.

SEMINOLE COUNTY, FLORIDA

GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
2700 WESTHALL LANE
SUITE 137
MAITLAND, FLORIDA 32751
VOICE: (407) 660-2322 FAX: 660-8223
Land Surveyor Business Certificate Number 6556

DATE: Mar. 28, 2006 | SCALE: 1" = 40'

PROJECT No. S04-02 | SHEET 1 OF 1