# Boundary Survey Legal Description: PARCEL #28-22-29-5460-00079: (PARCEL 1) BEGIN AT THE NORTHWEST CORNER OF LOT 7 OF J.B. MAGRUDER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING. RUN THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7, 51 FEET, THENCE SOUTH 150 FEET, THENCE WEST 51 FEET, THENCE NORTH 150 FEET TO POINT OF BEGINNING. TOGETHER WITH A PERPETUAL EASEMENT FOR UTILITY AND ROADWAY PURPOSES OVER A STRIP OF LAND 21 FEET IN WIDTH BORDERING ON THE SOUTH END OF SAID TRACT AND EXTENDING WESTWARD TO COUNTY ROAD AND EXTENDING EASTWARD TO THE EAST LINE OF SAID LOT 7, WHICH EASEMENT SHALL RUN WITH THE LAND AND BE MAINTAINED BY THE ADJOINING PROPERTY OWNERS. PARCEL #28-22-29-5460-00089:(PARCEL 2) MAINTAINED BY THE ADJOINING PROPERTY OWNERS. PARCEL #28-22-29-5460-00081:(PARCEL 3) START AT THE NW CORNER OF LOT 7 OF J.B. MAGRUDER'S SUBDIVISION. AS RECORDED POINT OF BEGINNING.

BEGIN AT THE NORTHWEST CORNER OF LOT 7, J.B. MAGRUDER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN EAST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 231 FEET TO THE POINT OF BEGINNING, THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 7, 51 FEET, THENCE SOUTH 150 FEET, THENCE WEST 51 FEET, THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT FOR UTILITY AND ROADWAY PURPOSES OVER A STRIP OF LAND 21 FEET IN WIDTH BORDERING ON THE SOUTH END OF SAID TRACT AND EXTENDING WESTWARD TO COUNTY ROAD AND EXTENDING EASTWARD TO THE EAST LINE OF SAID LOT 7, WHICH EASEMENT SHALL RUN WITH THE LAND AND BE

IN PLAT BOOK F, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND RUN EAST ON THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 282 FEET TO THE POINT OF BEGINNING, THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 7, 102 FEET, THENCE SOUTH 150 FEET, THENCE WEST 102 FEET, THENCE NORTH 150 FEET TO THE

TOGETHER WITH A PERPETUAL EASEMENT FOR UTILITY AND ROADWAY PURPOSES OVER A STRIP OF LAND 21 FEET IN WIDTH BORDERING ON THE SOUTH END OF SAID TRACT AND EXTENDING WESTWARD TO COUNTY ROAD AND EXTENDING EASTWARD TO THE EAST LINE OF SAID LOT 7, WHICH EASEMENT SHALL RUN WITH THE LAND AND BE MAINTAINED BY THE ADJOINING PROPERTY OWNERS.

#### PARCEL #28-22-29-5460-00090:(PARCEL 4)

THE EAST 30 FEET OF THE WEST 180 FEET OF THE SOUTH 100 FEET OF THE NORTH 150 FEET OF LOT 7, J.B. MAGRUDER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL EASEMENT FOR UTILITY AND ROADWAY PURPOSES OVER A STRIP OF LAND 21 FEET IN WIDTH BORDERING ON THE SOUTH SIDE OF SAID TRACT AND EXTENDING EASTWARD TO THE EAST LINE OF SAID LOT 7, WHICH EASEMENT SHALL RUN WITH THE LAND AND BE MAINTAINED BY THE ADJOINING PROPERTY OWNERS.

#### PARCEL #28-22-29-5460-00076:(PARCEL 5)

BEGIN AT A POINT 30 FEET EAST OF THE NORTHWEST CORNER OF LOT 7 OF J.B. MAGRUDER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND RUN EAST 150 FEET, THENCE SOUTH 50 FEET, THENCE WEST 150 FEET, THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

### PROPOSED PARCEL A

COMMENCING AT THE INTERSECTION OF NORTH JOHN YOUNG PARKWAY. AS RECORDED IN F.D.O.T. RIGHT-OF-WAY MAP SECTION 75190-2512, PAGES 1- 13, AND THE NORTH LINE OF LOT 7 OF J.B. MAGRUDER'S SUBDIVISION. ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "F". PAGE 87. PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH JOHN YOUNG PARKWAY RUN SOUTH 00°00'00"EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150.00 FEET OF LOT 7, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF THE NORTH 150.00 FEET OF LOT 7, RUN NORTH 90°00'00" EAST, A DISTANCE OF 528.00 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE WEST RIGHT-OF-WAY LINE OF BUCHAN ROAD; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 150.00 FEET OF LOT 7 THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE RUN NORTH 90°00'00" WEST, A DISTANCE OF 162.00 FEET, THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°00'00" EAST, A DISTANCE OF 9.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 51.00 FEET; THENCE RUN SOUTH 00°00'00" EAST A DISTANCE OF 9.00 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTH 150.00 FEET OF LOT 7; THENCE ALONG SAID NORTH LINE RUN NORTH 90°00'00" WEST, A DISTANCE OF 204.00 FEET TO A POINT ON AFORESAID NORTH LINE; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°00'00" EAST, A DISTANCE OF 9.00 FEET TO A POINT THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 51.00 FEET; THENCE RUN SOUTH 00°00'00" EAST, A DISTANCE OF 9.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 150.00 FEET OF LOT 7; THENCE ALONG SAID NORTH LINE RUN NORTH 90°00'00 WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH JOHN YOUNG PARKWAY, AS RECORDED IN F.D.O.T. RIGHT-OF-WAY MAP SECTION 75190-2512, PAGES 1- 13; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN NORTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

## CONTAINING 14,922.00 SQ FT ± OR 0.34 ACRES ±.

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone c. This Property was found in ORANGE COUNTY, community number 120179, dated 9/25/2009. CERTIFIED TO:

TEAM MANAGEMENT GROUP LLC; TITLETEAM; FIRST AMERICAN TITLE INSURANCE COMPANY

## - SURVEYOR'S NOTE

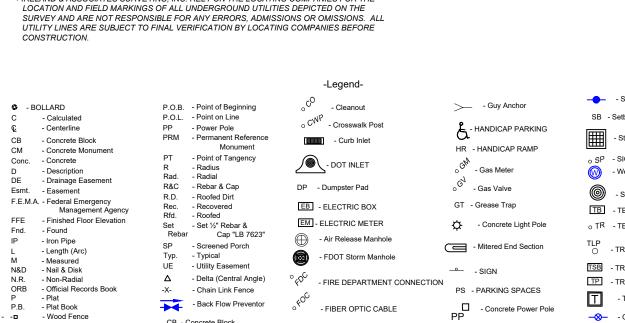
>IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5.I-17 052 (2)(d)4 IF LOCATION OF

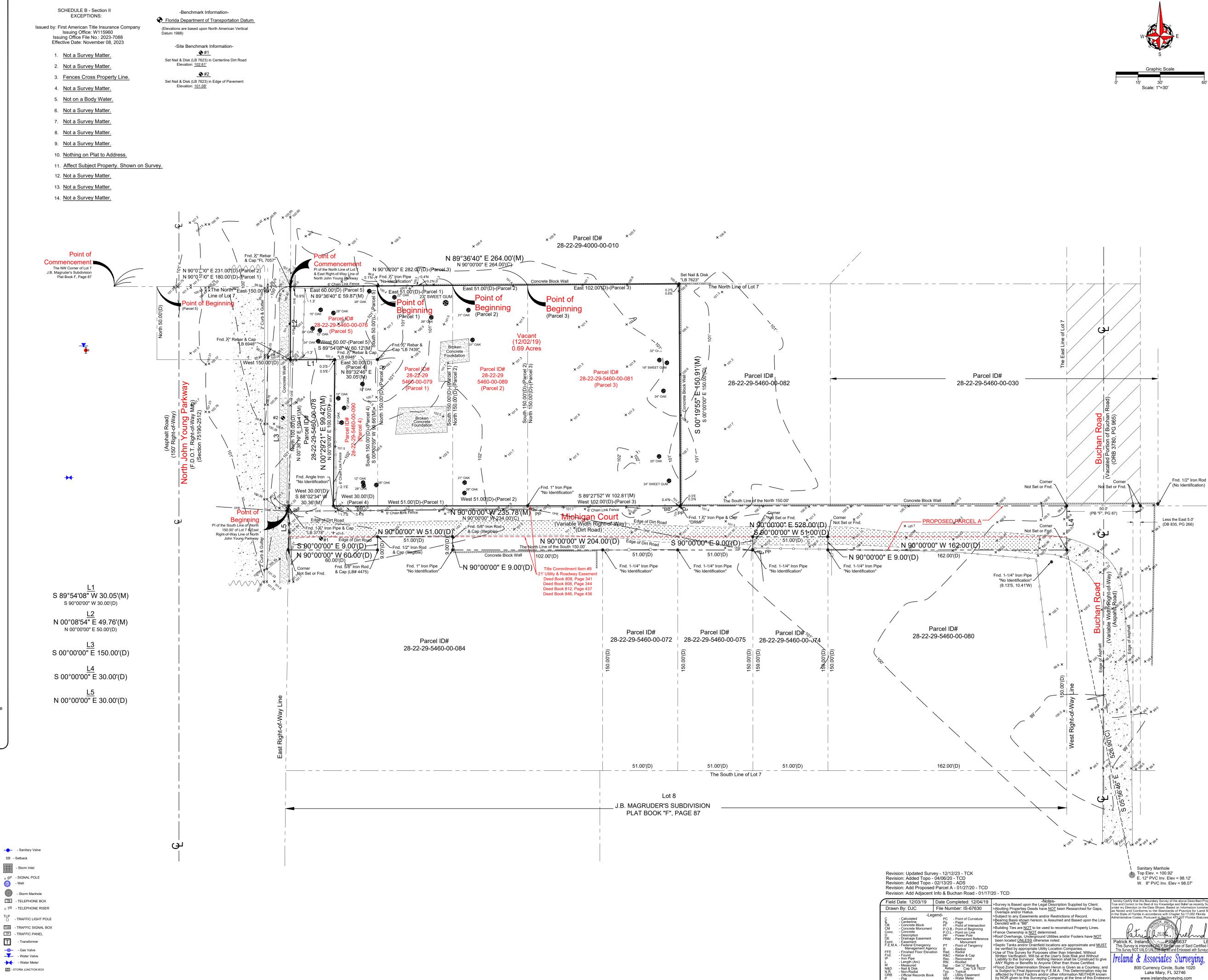
REQUIRED. THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. >ALL ABOVE GROUND UTILITIES ARE AS FOUND AND LOCATED BY SURVEYOR, ANY

>IRELAND & ASSOCIATES SURVEYING, INC. RELY ON THE LOCATING COMPANIES FOR THE

CB - Concrete Block

- Point of Curvature





www.irelandsurveving.com

nd & Associates Surveying Inc. and the signing surveyor assume Office-407.678.3366 Fax-407.320.8165