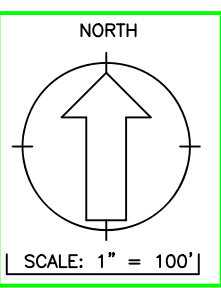
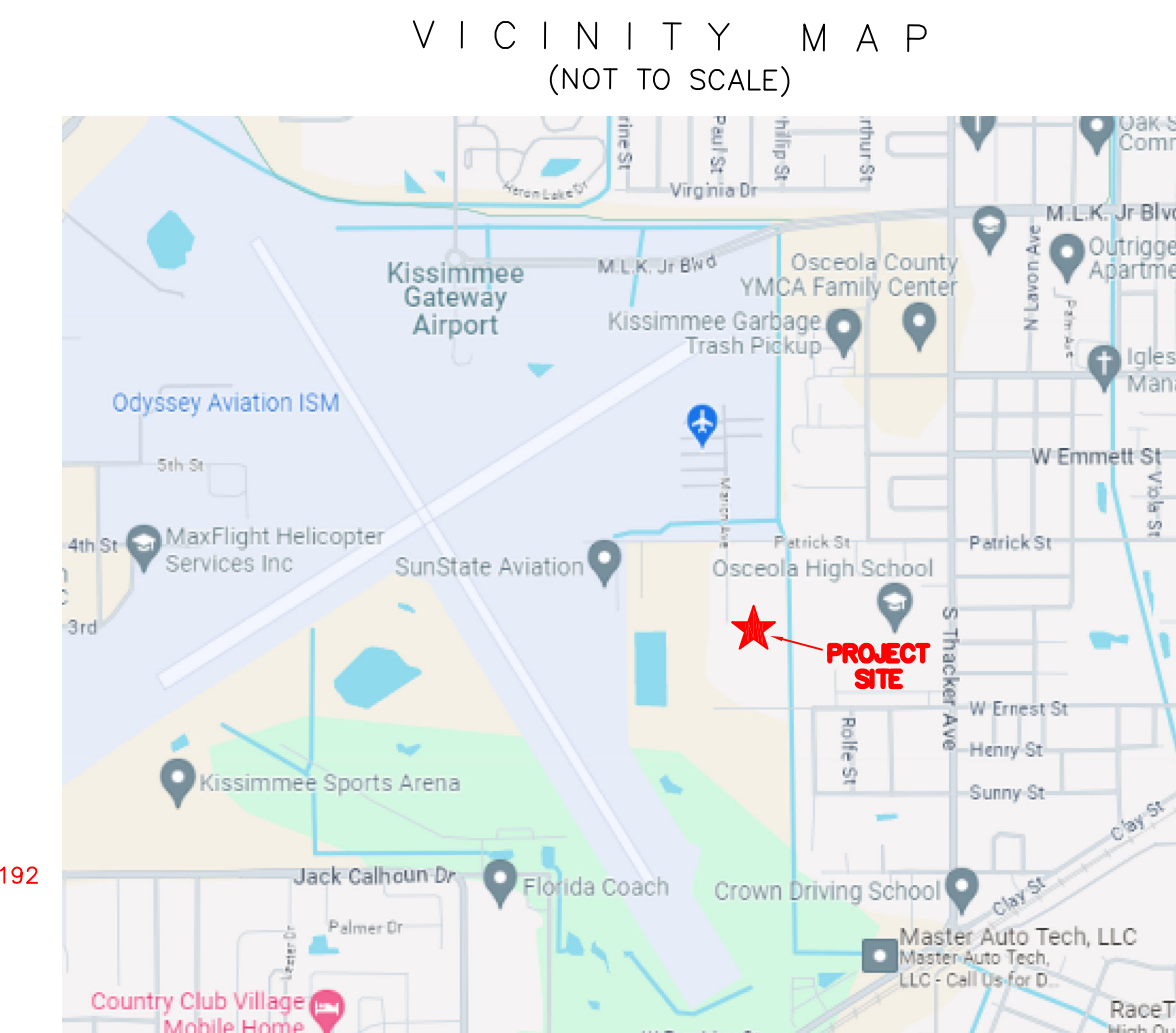


ALTA/ACSM LAND TITLE SURVEY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 13, 14 and 16 of Table A thereof. The field work was completed on 11/30/23.



CLIENT REFERENCE #	ORDER #
FIELD DATE:	23-0562
BOUNDARY SURVEY: 11/30/23	DRAFTER
REVISION DATE:	CC
	FIELD CREW
	JW



0 Patrick Street
Kissimmee, FL 34741

CERTIFIED TO:
Jawad Pirzada

FLOOD_ZONE:
According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12097C0066G, Dated (6/18/13) the property does not lie within the established 100 year flood plain per flood zone(s) "X".

LIST OF POSSIBLE ENCROACHMENTS
SOME UTILITIES LIE WITHIN SUBJECT PROPERTY. FENCES CROSS PROPERTY LINE. OWNERSHIP OF FENCES NOT DETERMINED.

- GENERAL NOTES:**
- Unless digitally signed in accordance with Florida statutes this survey is not valid without the original signature and seal of the Surveyor shown hereon and under no circumstances shall be supplanted by any other graphic or digital form.
 - Additions or deletions to this survey by any party other than the signing Surveyor is prohibited without the written consent of the signing Surveyor.
 - The Surveyor has no knowledge nor has seen physical evidence of human cemeteries and/or burial grounds located within the subject property, unless shown or noted otherwise.
 - Only visible above ground improvements have been located hereon. The Surveyor has made no attempt to locate the extents of underground utilities, foundations or other improvements.
 - All distances shown hereon are in feet, tenths and hundredths of a foot unless noted otherwise.
 - This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor. There may be additional restrictions not shown on the survey that may be found in the public records of this county.
 - Building ties and dimensions for improvements should not be used to reconstruct boundary lines.
 - Bearings are based on the South right of way line of Patrick Street which has an assumed bearing of N 89°57'19" E.

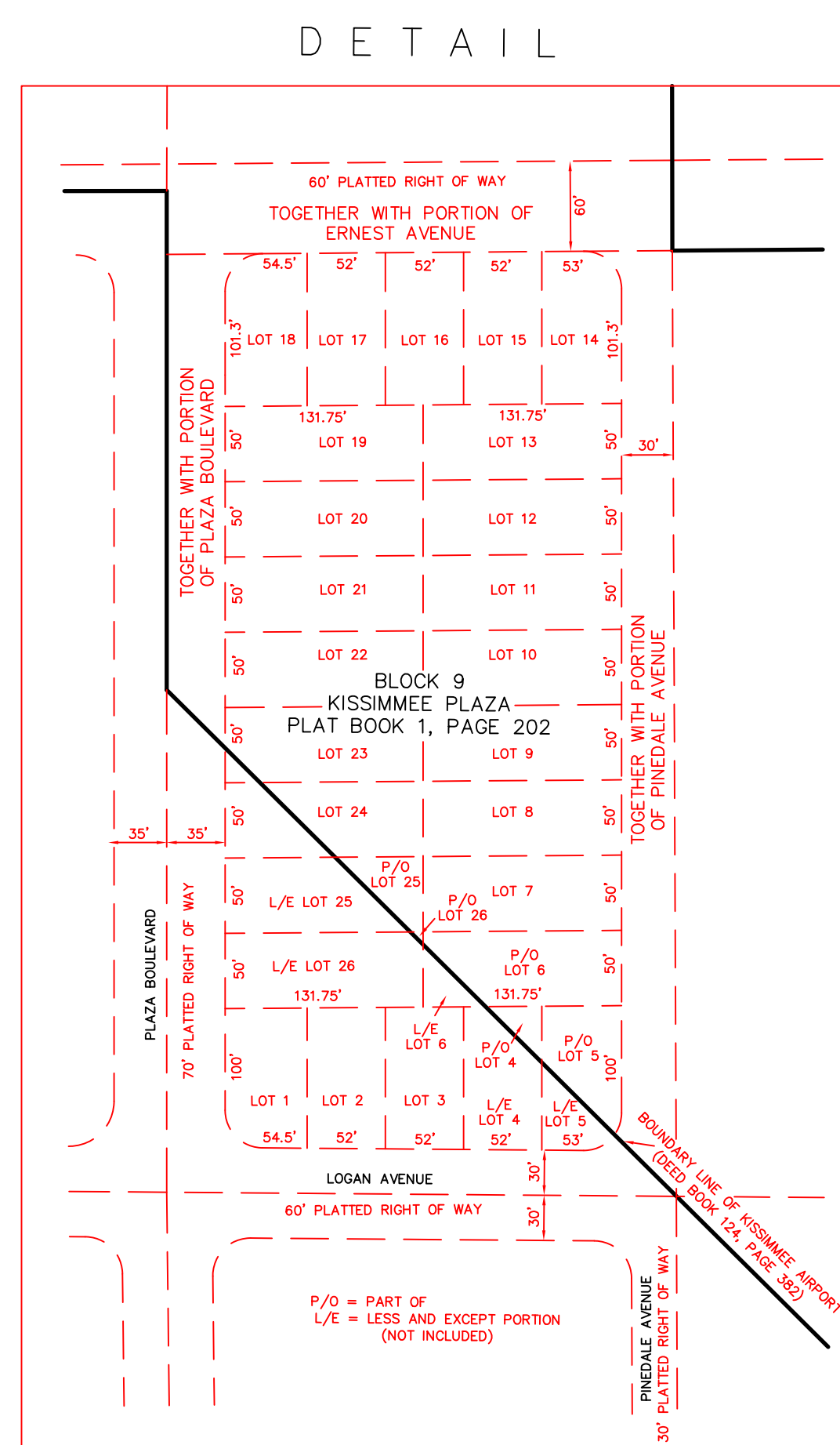
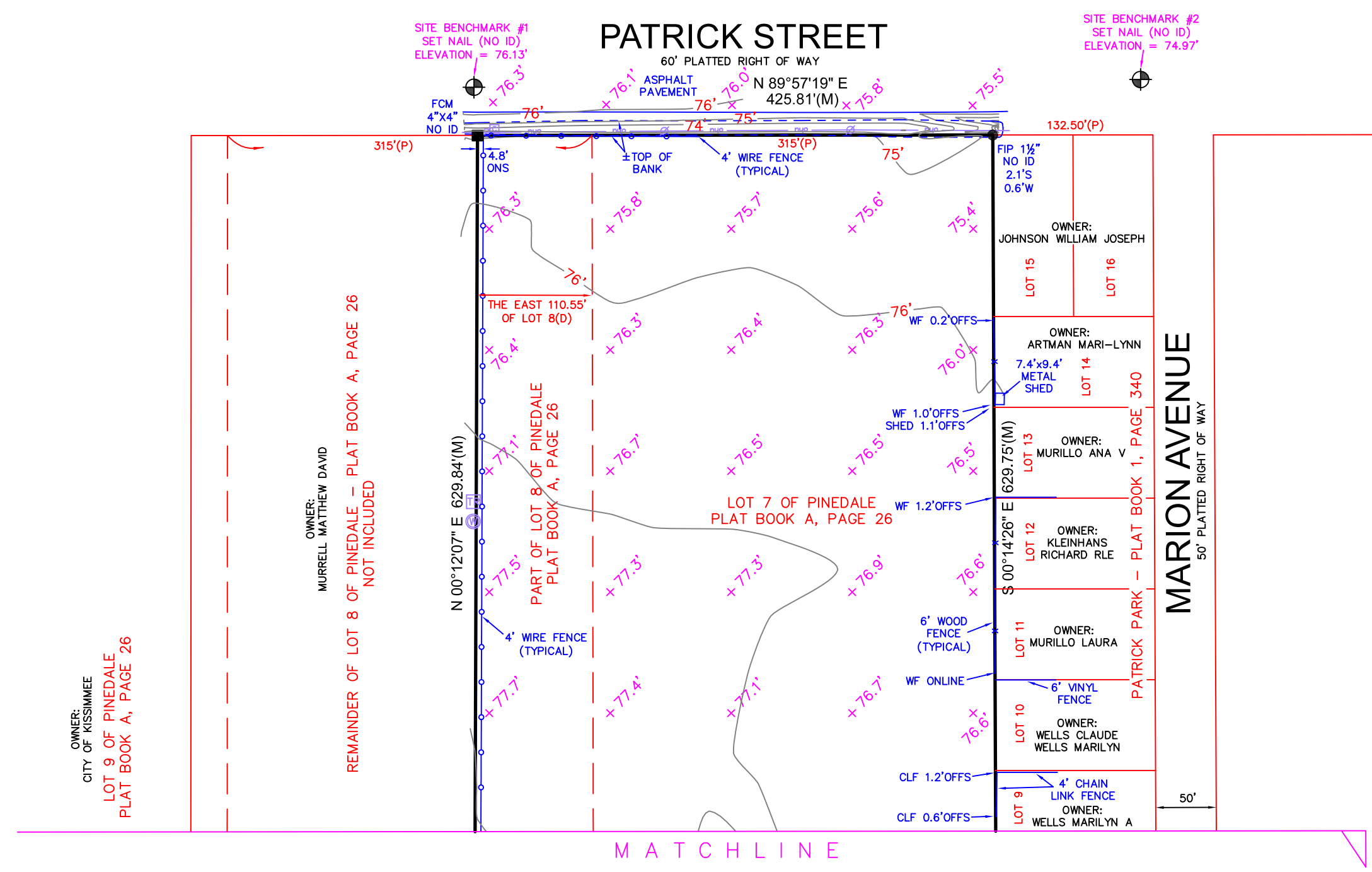
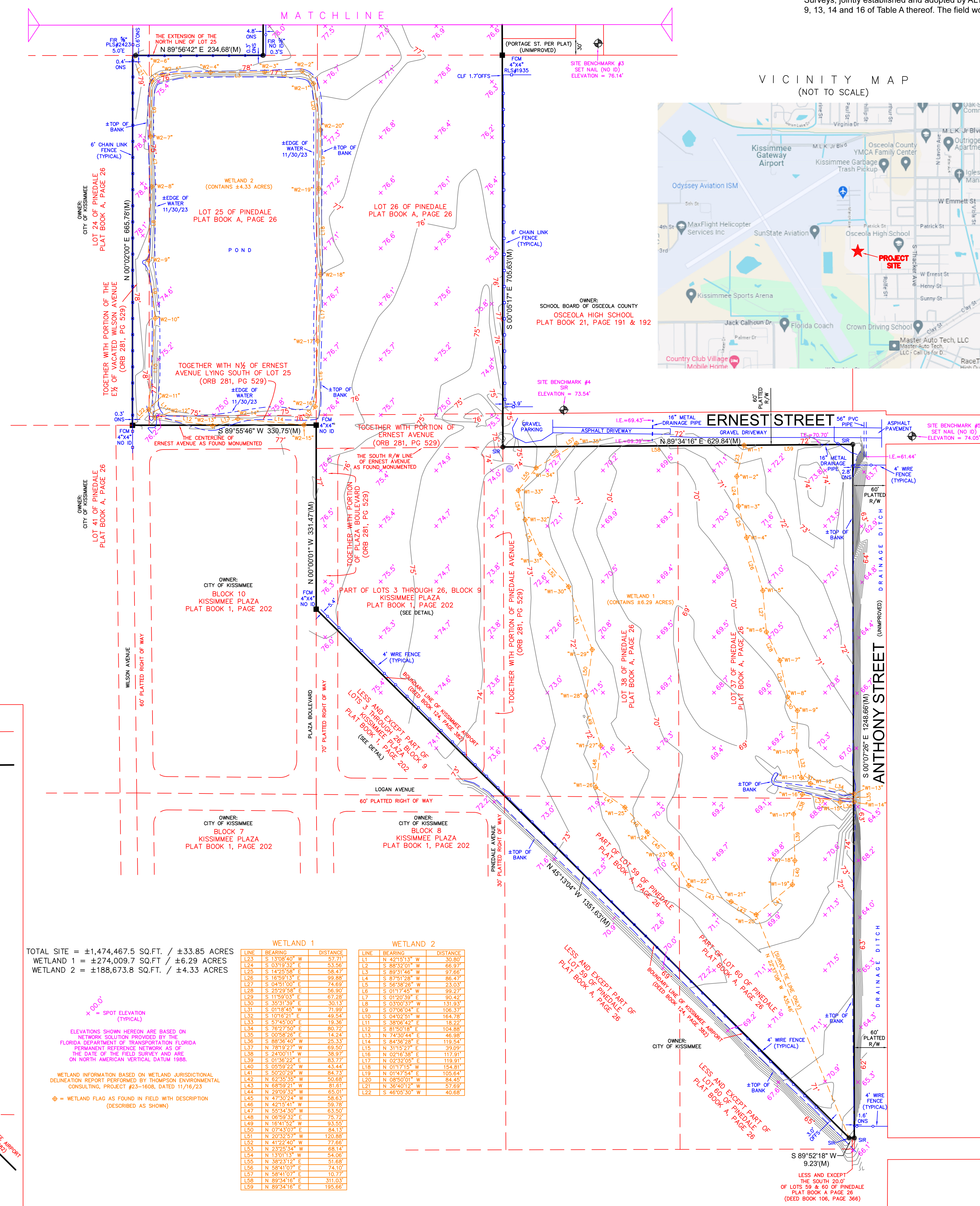
4M SURVEYING & MAPPING SERVICES, INC.

3630 STAR COURT, MIMS, FL 32754
PH: (321) 210-0446

Licensed Business #8516

SURVEYOR'S CERTIFICATE:
This survey meets and/or exceeds the standards of practice set forth by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers in Chapter 5J-17.051 through 5J-17.053 Florida Administrative Code for the type of survey stated hereon.

SIGN DATE:
1/8/24
JOSEPH E. WILLIAMSON, PSM 6573



LEGAL DESCRIPTION (ORB 4658, PGS 745-749):

Lot 7 and the East 110.55 feet of Lot 8, PINE DALE, according to the plat thereof, as recorded in Plat Book A, Page 26, Public Records of Osceola County, Florida.

Lots 25 and 26, PINE DALE, according to the plat thereof, as recorded in Plat Book A, Page 26, Public Records of Osceola County, Florida. Lots 37, 38, 59 and 60, PINE DALE, according to the plat thereof, as recorded in Plat Book A, Page 26, Public Records of Osceola County, Florida.

LESS AND EXCEPT: that portion thereof lying within the Kissimmee Airport, as described in Deed Book 124, Page 382, Public Records of Osceola County, Florida;

ALSO LESS AND EXCEPT: the South 20.0 feet of Lots 59 and 60 of said PINE DALE, as described in Deed Book 106, Page 366, Public Records of Osceola County, Florida.

Lots 3 through 26, Block 9, KISSIMMEE PLAZA, according to the plat thereof, as recorded in Plat Book 1, Page 202, Public Records of Osceola County, Florida, LESS AND EXCEPT: that portion thereof lying within the Kissimmee Airport, as described in Deed Book 124, Page 382, Public Records of Osceola County, Florida.

TOGETHER WITH AND INCLUDING:

The following portions of vacated right-of-ways, as vacated by Resolution recorded in Official Records Book 281, Page 529, Public Records of Osceola County, Florida, to wit:

That portion of the East half of Wilson Avenue lying between the centerline of Ernest Avenue and the extension of the North line of Lot 25, PINE DALE, according to the plat thereof, as recorded in Plat Book A, Page 26, Public Records of Osceola County, Florida.

That North half of Ernest Avenue, lying South of Lot 25, PINE DALE, according to the plat thereof, as recorded in Plat Book A, Page 26, Public Records of Osceola County, Florida.

All of that portion of Ernest Avenue, lying between the Easterly and Westerly extensions of the South line of Lot 26, PINE DALE, according to the plat thereof, as recorded in Plat Book A, Page 26, Public Records of Osceola County, Florida and lying North of the extensions of the center-lines Plaza Boulevard and Pinedale Avenue, as depicted on the Plat of KISSIMMEE PLAZA, according to the plat thereof, as recorded in Plat Book 1, Page 202, Public Records of Osceola County, Florida.

That portion of Pinedale Avenue, lying between the South right-of-way line of Ernest Avenue and the boundary line of the Kissimmee Airport.

That portion of Plaza Boulevard, lying between the South right-of-way line of Ernest Avenue and the boundary line of the Kissimmee Airport.

WETLAND 1

LINE	BEARING	DISTANCE
L23	S 137°04'00" W	57.71
L24	S 031°09'32" E	53.56
L25	S 142°58'58" E	58.47
L26	S 102°03'15" E	59.88
L27	S 045°10'00" E	74.69
L28	S 22°28'58" E	56.90
L29	S 115°03'03" E	67.28
L30	S 35°31'39" E	50.15
L31	S 01°18'45" W	71.99
L32	S 101°18'21" E	49.54
L33	S 37°45'00" E	19.50
L34	S 70°29'20" E	80.72
L35	S 02°58'20" E	14.24
L36	S 08°36'43" W	25.33
L37	N 78°19'23" E	69.50
L38	S 24°09'11" W	58.97
L39	S 01°36'24" W	83.77
L40	S 05°50'22" W	43.44
L41	S 50°29'24" W	84.12
L42	N 62°53'53" W	50.68
L43	N 88°59'25" W	81.61
L44	N 23°03'24" W	65.01
L45	N 47°30'24" W	58.63
L46	N 42°34'41" W	59.76
L47	N 55°34'30" W	63.50
L48	N 06°29'35" E	75.72
L49	N 16°43'50" E	83.50
L50	N 07°43'07" E	84.13
L51	N 20°23'39" E	109.86
L52	N 41°22'40" W	77.68
L53	N 23°25'34" W	68.14
L54	N 13°03'13" W	54.06
L55	N 38°23'12" E	51.68
L56	N 58°10'31" E	74.01
L57	N 58°41'07" E	103.77
L58	N 89°34'18" E	311.03
L59	N 89°34'18" E	165.69

WETLAND 2

LINE	BEARING	DISTANCE
L1	N 42°51'19" W	32.60
L2	S 88°32'01" W	66.97
L3	S 89°31'46" W	87.66
L4	S 81°50'10" W	46.47
L5	S 56°38'26" W	23.03
L6	S 01°17'45" W	89.27
L7	S 01°07'40" W	89.42
L8	S 0330°37" W	131.93
L9	S 0370°04" E	104.86
L10	S 042°21" W	164.78
L11	S 38°08'02" E	18.22
L12	S 81°50'10" W	104.86
L13	N 74°50'44" E	46.99
L14	S 84°50'20" E	113.54
L15	N 31°52'31" E	39.95
L16	N 02°18'35" E	117.91
L17	N 02°32'00" E	119.91
L18	N 01°17'15" W	154.81
L19	N 84°50'20" E	108.37
L20	N 08°50'01" E	84.45
L21	N 36°40'12" W	57.67
L22	S 48°35'30" W	40.68

WETLAND FLAG AS FOUND IN FIELD WITH DESCRIPTION (DESCRIBED AS SHOWN)