

**LEGAL DESCRIPTION**

**PARCEL 1**

(A) THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LYING NORTHERLY OF MAITLAND BOULEVARD (STATE ROAD NO. 426-A);

AND:

(B) THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25, LYING NORTHERLY OF MAITLAND BOULEVARD, LESS THE EAST 331.32 FEET, AND LESS THAT PARCEL OF LAND DESCRIBED IN PART C OF THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORD BOOK 2709, PAGE 343 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 25 AND THE CENTERLINE OF SAID MAITLAND BOULEVARD (120.00 FEET RIGHT-OF-WAY); THENCE NORTHERLY ALONG SAID CENTERLINE AND ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 909.86 FEET AND A CENTRAL ANGLE OF 19°31'53" FOR 651.05 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 54°36'57" EAST FOR 672.35 FEET; THENCE NORTH 35°23'03" WEST FOR 120.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54°36'57" EAST FOR 95.00 FEET; THENCE NORTH 35°23'03" WEST FOR 250.00 FEET; THENCE SOUTH 54°36'57" WEST FOR 295.00 FEET; THENCE SOUTH 35°23'03" EAST FOR 250.00 FEET; THENCE NORTH 54°36'57" EAST FOR 200.00 FEET TO THE POINT OF BEGINNING.

AND:

(C) THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, LESS THE NORTH 1025.00 FEET, AND LESS THE WEST 185.00 FEET;

AND:

(D) THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°09'46" EAST ALONG THE WEST LINE THEREOF FOR 660.00 FEET; THENCE EAST 987.78 FEET TO THE WEST LINE OF THE EAST 331.32 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH ALONG SAID WEST LINE FOR 508.79 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE SOUTH 89°33'28" WEST ALONG SAID SOUTH LINE FOR 989.69 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF PARCEL 1 CONVEYED IN OFFICIAL RECORDS BOOK 4949, PAGE 2643, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST; RUN S 00°34'45" E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 432.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAITLAND BOULEVARD - INTERSTATE 4 INTERCHANGE (SECTION 75280-2438); THENCE S 89°13'44" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.01 FEET; THENCE S 00°34'45" E, A DISTANCE OF 80.92 FEET; THENCE S 49°41'10" E, A DISTANCE OF 18.98 FEET FOR A POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 09°43'19" AND A RADIUS OF 1,844.86 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE FROM A TANGENT BEARING OF N 71°38'15" E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 316.26 FEET; THENCE DEPARTING SAID CURVE, RUN S 28°11'05" E, A DISTANCE OF 5.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 09°43'46" AND A RADIUS OF 1,849.86 FEET; THENCE FROM A TANGENT BEARING OF S 61°48'55" W, RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 314.13 FEET; THENCE DEPARTING SAID CURVE, RUN N 49°14'10" W, A DISTANCE OF 5.82 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

(E) THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(E) THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LYING NORTHERLY OF MAITLAND BOULEVARD (STATE ROAD NO. 426-A), DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 25 FOR 1316.72 FEET; THENCE WEST 331.32 FEET; THENCE SOUTH FOR 1316.72 FEET; THENCE EAST TO THE POINT OF BEGINNING; LESS THAT PORTION OF SAID PARCEL LYING IN THE NORTH 100 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25;

AND:

(F) THE SOUTH 78.15 FEET OF THE NORTH 855.00 FEET OF THE WEST 481.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 25.

(G) TOGETHER WITH EASEMENT RIGHTS GRANTED IN CROSS-ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 21, 1994 IN OFFICIAL RECORDS BOOK 4810, PAGE 4691.

**Legend**

⊙	sanitary sewer manhole	↗	conard parking
⊠	metal vault	(A)	parcel label
⊡	D.O.T. sign	(B)	commitment exception label
⊢	water valve	R/W	right-of-way
⊣	telephone riser box	O.R.B.	Official Records Book
⊤	electric riser	(m)	measured
⊥	mailbox	(d)	dead
⊦	light pole	fp	found iron pipe
⊧	wood utility pole	cm	found concrete monument
⊨	guy anchor	■	found concrete monument (as noted)
⊩	transformer	●	found 1/2" iron rod & cap (LB 7194)
⊪	overhead utility line	●	found 1/2" iron rod & cap (LB 7194)
⊫	limited access highway	●	found 5/8" iron rod & cap (FOOT 5811) (unless otherwise noted)
⊬	wood fence		

**Schedule B - Section II (Exceptions)**

Item No.	Book/Page	Description	Comment	Action Taken
(8)	O.R.B. 2420 / 1073	Easement	Affects Property	Shown Hereon
(9)	O.R.B. 2629 / 1510 O.R.B. 2709 / 343	Easements	Affects Property	Shown Hereon
(10)	O.R.B. 4810 / 4681	Easement	Affects Property	Shown Hereon
(11)	O.R.B. 6131 / 246	Agreement	Affects Property	Nothing to Plot
(12)	O.R.B. 9713 / 5105	Assignment	Affects Property	Nothing to Plot

**Surveyor's Notes:**

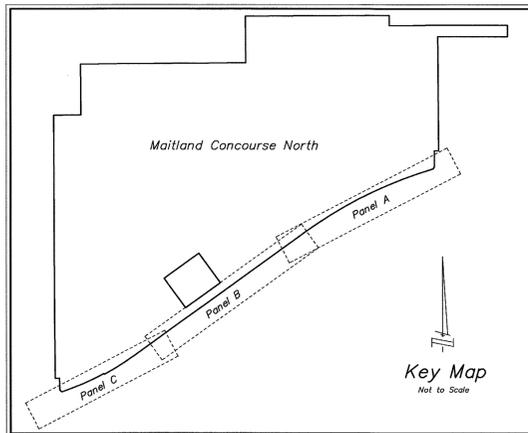
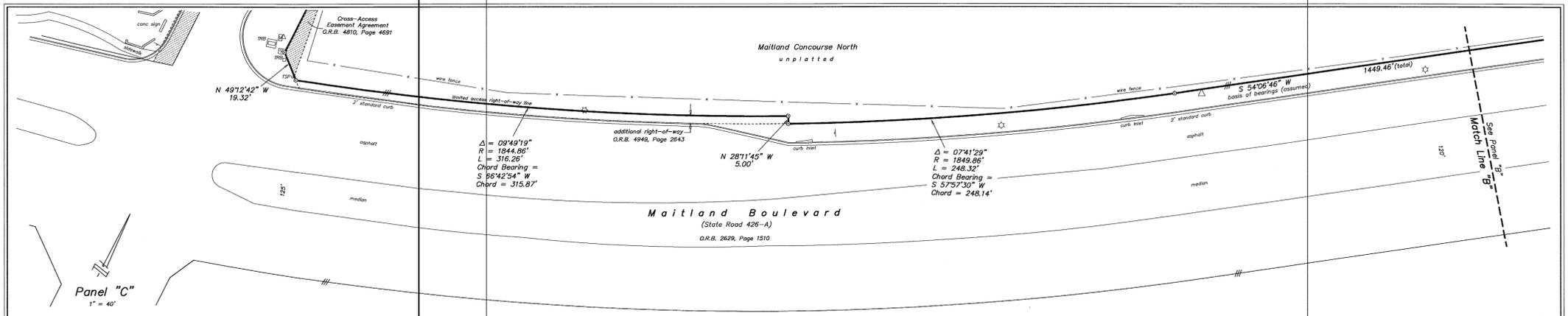
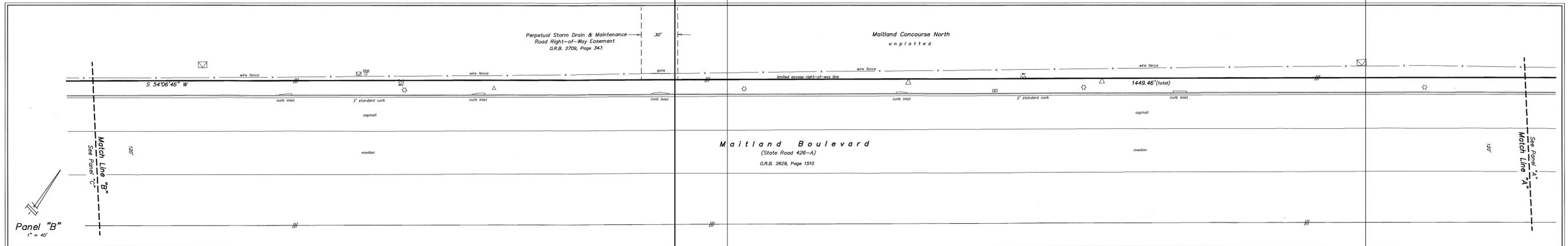
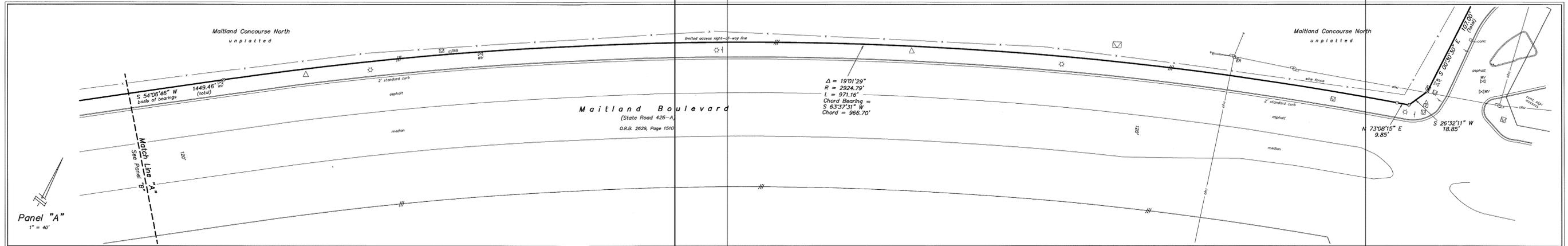
- Bearings shown hereon are based on an assumed bearing of S 54°06'46" W along the northerly limited access right-of-way line of Maitland Boulevard.
- The property described and shown hereon contains a total of 95.79 acres, more or less.
- Lands shown hereon were not abstracted for easements, rights of way, ownership or other matters by this firm. This survey is based on a review of title commitment prepared by First American Title Insurance Company, Title Commitment No. FA-00-2037-2891203, having an effective date of February 24, 2012. The exceptions listed in the chart shown hereon are from Schedule B2 of said title commitment.
- The description of the land contained in this boundary survey is per the title commitment referenced above and this boundary survey certifies only to the lands described in said legal description. The applicability of the title exceptions shown on this survey indicate that the lands described in the title exception document describe lands contained within the boundary survey description but is not to be construed as validating the legality of the exception itself.
- This survey delineates the locations of the legal description on the ground but does not determine ownership or property rights.
- Unless otherwise noted, the bearings and distances shown hereon are equal to field measured data.
- Locations of surrounding improvements are shown for informational purpose only.
- Fence locations have been exaggerated for illustrative purposes. Symbols shown hereon are not to scale.
- Underground utilities, septic tanks and/or foundations, if any, were not located as part of this survey. Underground utilities shown hereon are limited to and are per observed, aboveground indicators set by others. No sub-surface investigation was performed by this firm.
- Lines shown hereon are radial unless noted NR (non-radial).
- No environmental issues have been addressed by this survey.
- Bases on scaling of the Flood Insurance Rate map, the lands described hereon fall within Flood Zones "AE" and "X" per F.I.R.M. Map Panel No. 12095C0165, dated September 25, 2009. The Flood Insurance Rate Map is not a survey and no responsibility is taken for the accuracy of said map.
- Revisions to this Survey do not constitute a re-certification of the existing field conditions.
- The electronic file for this project is the property of Ganung-Belton Associates, Inc. and is not the property of the client.
- See Sheet 2 of 2 for improvements along Maitland Boulevard. Survey not valid without both sheets.

**Boundary Survey**  
of lands situated in  
Section 25, Township 21 South, Range 29 East  
Orange County, Florida

**Maitland Concourse (North)**  
PREPARED FOR: Battaglia Group Management, LLC

**GANUNG-BELTON ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

DATE	4/27/15	JOB NO.	000118
DRAWN	AS NOTED	CHECKED	1 of 2
SHEET		DATE	



Legend

□	vault box	○	wood utility pole
⊞	Sprint telephone riser box	⊙	guy anchor
ER	electric box	⊞	sign
⊞	traffic signal pole	⊞	water meter
ER	electric box	⊞	water valve
☆	light pole	⊞	fire hydrant
△	3.5" high 4" pvc marker	⊞	concrete
⊞	"Warning Buried Cable" Sprint United Telephone	⊞	overhead utility

See Sheet 1 of 2 for Overall Boundary Survey.