LEGAL DESCRIPTION:

Parcel 1:

The Northwest 1/4 of the Northwest 1/4, and the West 1/2 of the Northeast 1/4 of the Northwest 1/4 (less the North 433 feet of the East 460 feet thereof) of Section 34, Township 21 South, Range 29 East; less that portion platted as Twin Lake Estates, recorded in Plat Book X, Page 124, Public Records of Orange County, Florida.

TOGETHER with a non–exclusive easement over the North 33 feet of the East 460 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, recorded in Official Records Book 69, Page 689, of the Public Records of Orange County, Florida.

PARCEL 2:

The West 260 feet of the North 433 feet of the East 460 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 34, Township 21 South, Range 29 East, Orange County, Florida.

Contains 48.026 acres more or less.

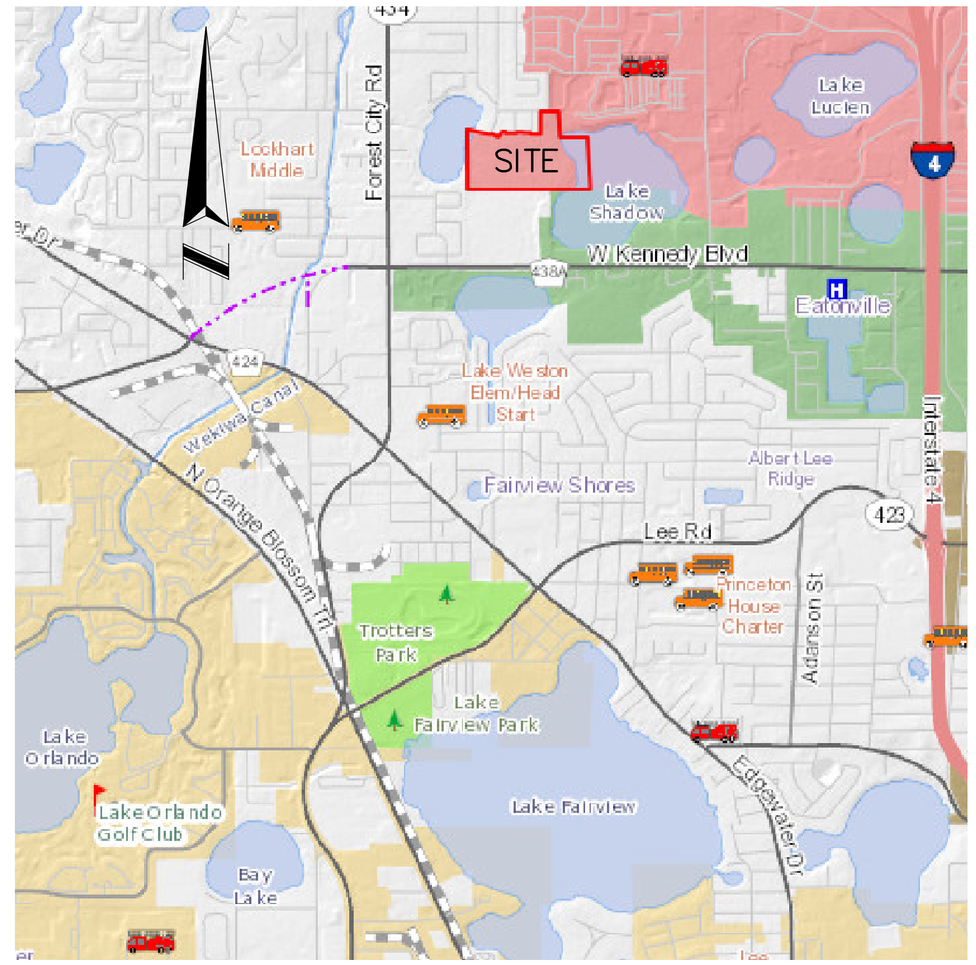
PARCELS 1 AND 2 TOGETHER BEING FURTHER DESCRIBED AS FOLLOWS (WRITTEN BY SURVEYOR):

A portion of Section 34, Township 21 South, Range 29 East, Orange County, Florida and a Replat of Tract 'C', former Burmese Drive and a portion of Tract 'D' all of 'WINFIELD UNIT 1', as recorded in Plat Book 34, Pages 77 through 81 of the Public Records of Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Southwest corner of aforesaid 'WINFIELD UNIT 1', also being the Southeast corner of 'AVONWOOD' as recorded in Plat Book 'X', Page 136 of aforesaid Public Records of Orange County, Florida; thence run South 89°49'43" East along the Southerly line of said 'WINFIELD UNIT 1', also being the North line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of aforementioned Section 34 for a distance of 460.68 feet; thence departing said North line run South 03°14'33" East for a distance of 433.77 feet; thence run South 89°49'43" East for a distance of 200.36 feet to a point on the East line of the West ½ of the Northeast 1/4 of the Northwest 1/4 of aforesaid Section 34; thence run South 03°14'33" East along said East line for a distance of 862.25 feet to a point on the South line of the North ½ of said Northwest 1/4 of Section 34; thence departing said East line run South 89°59'21" West along said South line for a distance of 2049.17 feet to a point on the West line of the Northwest 1/4 of said Section 34, also being a point on the Easterly line of 'BRIARCLIFF REPLAT' as recorded in Plat Book 4, Page 83 of aforesaid Public Records of Orange County, Florida; thence run North 00°24'59" West along said West line and said East line for a distance of 1003.67 feet to the Southwest corner of 'TWIN LAKES ESTATES' as recorded in Plat Book 'X' Page 124 of aforesaid Public Records of Orange County, Florida; thence departing said West line and said East line run the following courses and distances along the Southerly line of said 'TWIN LAKES ESTATES'; South 76°31'53" East for a distance of 375.27 feet; thence run North 82°50'10" East for a distance of 64.62 feet; thence run South 56°17'04" East for a distance of 102.43 feet; thence run North 33°31'33" East for a distance of 115.14 feet; thence run South 89°43'02" East for a distance of 64.91 feet; thence run South 00°20'14" West for a distance of 24.96 feet; thence run South 89°49'51" East for a distance of 180.67 feet; thence run North 00°58'36" West for a distance of 19.74 feet; thence run South 89°50'03" East for a distance of 115.20 feet; thence run South 00°07'07" West for a distance of 9.94 feet; thence run South 89°52'17" East for a distance of 115.02 feet; thence run South 00°12'12" East for a distance of 25.03 feet; thence run South 89°45'57" East for a distance of 170.40 feet; thence run North 00°10'17" East 375.51 feet; thence run South 89°49'43" East for a distance of 97.36 feet to aforesaid POINT OF BEGINNING.

Contains 48.026 acres more or less.



SURVEYOR'S NOTES:

Bearings shown hereon are based on the South line of the Northwest 1/4 of the Northwest 1/4 of Section 34–21–29 as being an assumed bearing of South 89°59'21" West.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This Survey was performed with the benefit of a Title Insurance Commitment issued by Chicago Title Insurance Company, Order Number 5580686, having an effective date of November 30, 2015 at 8:00 a.m.

There may be environmental issues and/or other matters regulated by various Departments of Federal, State or Local Governments affecting the subject property not shown on this survey.

This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

This Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Underground utilities and improvements were not located, unless shown hereon.

Underground utilities shown hereon were located and marked by the individual utility companies. This surveyor only shows these above ground markings as field located and is not responsible for inaccurate and/or possible utilities not shown.

Subject property shown hereon is in Zones A, AE and X, according to Flood Insurance Rate Map panel number 12095C0235 F and Panel Number 12095C0145 F, dated 09–25–2009.

Last date of field survey: December 24, 2015.

Elevations shown hereon are based on Orange County Vertical Datum, Benchmark Number TP–4266, elevation being 82.393' and Benchmark Number U–52, elevation being 83.137'.

100–YEAR flood elevation from Orange County Stormwater Management Department Lake Index is 84.6 for Lake Shadow and 81.5 for Lake Lovely.

The property has access to Riverside Park Drive, Meadowglen Drive, Lovely Lane, Duo–Lakes Drive and Burmese Drive, all being publicly dedicated rights of way maintained by Orange County, Florida.

The Wetlands as shown hereon were marked in the field by others, and located on this property by Allen & Company for a client that previously contracted for the wetlands to be located. This wetland location hereon may be superceded by a future wetland location survey.

SURVEYOR'S COMMENTS ON TITLE INSURANCE COMMITMENT

Chicago Title Insurance Company
Commitment Order Number 5580686
Effective Date November 30, 2015 @ 8:00 a.m.
Schedule B – Section II, Exceptions:

6. Covenants contained in Easement for ingress and egress recorded in Official Records Book 69, Page 689, Public Records of Orange County, Florida. Affects subject property and plotted on the face of this survey.

7. Easement in favor of Florida Power Corporation recorded in Official Records Book 2234, Page 207, Public Records of Orange County, Florida. Affects subject property and plotted on the face of this survey.

8. Easement Agreement by and among William E. Hruby and Helen R. Jerane, individually and as Trustees under Agreement dated October 11, 1983; and William E. Hruby, individually and as Trustee under Agreement dated November 21, 1983, and Orlando Property Corporation recorded in Official Records Book 4432, Page 2043 Public Records of Orange County, Florida. – affects subject property and plotted on the face of this survey; and Joinder and Consent from Helen R. Jerane, individually and as Trustee under Agreement dated October 11, 1983, and William E. Hruby, individually and as Trustee under Agreement recorded November 23, 1983, in Official Records Book 4624, Page 3179 Public Records of Orange County, Florida. – affects subject property and plotted on the face of this survey, Consenting to the use of the drainage and access easement recorded in Official Records Book 4604, Page 1872, Public Records of Orange County, Florida, does not affect subject property.

9. Drainage Easement to Orange County, Florida, recorded in Official Records Book 4993, Page 2746, Public Records of Orange County, Florida. Affects subject property and plotted on the face of this survey.

10. Developers Agreement by and between City of Maitland, Florida and TCR NF Properties, Inc., recorded in Official Records Book 7310, Page 1656, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

11. Sixth Amendment to Joint Planning Area Agreement between Orange County, Florida and the City of Maitland, and Public Education Agreement attached thereto, recorded in Official Records Book 6711, Page 2566, Public Records of Orange County, Florida. Affects subject property but does not create any easements, and not graphically shown hereon.

12. Conservation Easement granted to St. Johns River Water Management District recorded in Official Records Book 7895, Page 2145. Affects subject property as shown hereon.

13. Conservation Easement granted to St. Johns River Water Management District recorded in Official Records Book 7895, Page 2154, as amended in Official Records Book 9848, Page 1063. Affects subject property as shown hereon.

14. Terms, conditions and covenants contained in that Declaration Of Easements between Shadow Lake Development LLC, a Delaware limited liability company and Maitland Center LLC, a Delaware limited liability company recorded in Official Records Book 8400, Page 2285. Affects subject property but not graphically shown hereon. Affects subject property but does not create any new easements that can be graphically shown hereon.

LEGEND

O.R.B.	OFFICIAL RECORDS BOOK		UTILITY POLE
PG.	PAGE		DOWN GUY
(P)	PLAT DIMENSION		SANITARY SEWER MANHOLE
(M)	MEASURED DIMENSION		FIRE HYDRANT
(C)	CALCULATED DIMENSION	RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR		WETLANDS
LB	LAND SURVEYOR BUSINESS	WF#25	WETLANDS FLAG
—OHL—	OVERHEAD UTILITY LINES	—x—	FENCE
		W	WELL

CERTIFICATION:

To Shadow Lake Development LLC, Broad and Cassel and Chicago Title Insurance Company:

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 13, 14 and 19 of Table A thereof. The field work was completed on December 24, 2015.

Date of Map: December 29, 2015

Signature: _____
James L. Rickman
Florida Licensed Professional Surveyor and Mapper #5633

For the licensed firm of Allen & Company
Licensed business #6723

JAMES LOVE RICKMAN
LICENSE NUMBER
LS5633
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

This item has been electronically signed and sealed by James Rickman on the Date/Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

James L Rickman
2016.10.13
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ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA * 34787
(407) 654–5355/(407)654–5356 FAX

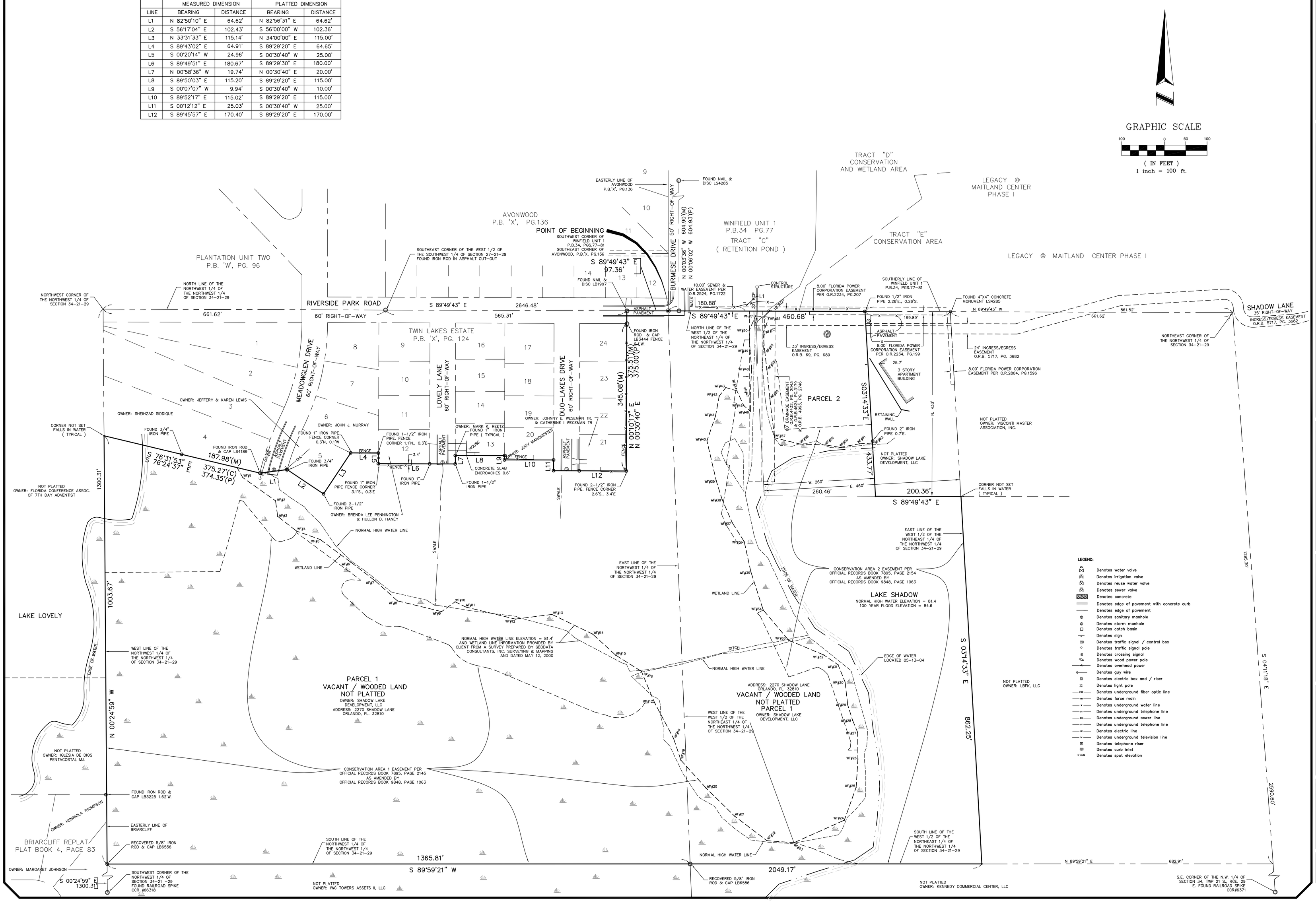
ALTA/ACSM LAND TITLE BOUNDARY SURVEY
OF
SHADOW LAKE
SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

FOR: BAINBRIDGE

DATE	REVISIONS
1/04/16	REV. PER COMMENTS

JOB #	20150578
DATE:	12/29/15
SCALE:	1" = 100 FEET
CALC BY:	JLR
FIELD BY:	MF
DRAWN BY:	PJR/EGT
CHECKED BY:	JLR

LINE TABLE				
	MEASURED DIMENSION		PLATTED DIMENSION	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 82°50'10" E	64.62'	N 82°56'31" E	64.62'
L2	S 56°17'04" E	102.43'	S 56°00'00" W	102.36'
L3	N 33°31'33" E	115.14'	N 34°00'00" E	115.00'
L4	S 89°43'02" E	64.91'	S 89°29'20" E	64.65'
L5	S 00°20'14" W	24.96'	S 00°30'40" W	25.00'
L6	S 89°49'51" E	180.67'	S 89°29'30" E	180.00'
L7	N 00°58'36" W	19.74'	N 00°30'40" E	20.00'
L8	S 89°50'03" E	115.20'	S 89°29'20" E	115.00'
L9	S 00°07'07" W	9.94'	S 00°30'40" W	10.00'
L10	S 89°52'17" E	115.02'	S 89°29'20" E	115.00'
L11	S 00°12'12" E	25.03'	S 00°30'40" W	25.00'
L12	S 89°45'57" E	170.40'	S 89°29'20" E	170.00'



ALLEN & COMPANY
Professional Surveyors & Mappers

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ALTA/ACSM LAND TITLE BOUNDARY SURVEY OF SHADOW LAKE

SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

FOR: BAINBRIDGE

James L Rickman
2016.10.13
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DATE	REVISIONS
7/04/16	REV. PER COMMENTS

JOB # 20150578
DATE: 12-29-15
SCALE: 1" = 100 FEET
CALC BY: JLR
FIELD BY: MF
DRAWN BY: PJR/EGT
CHECKED BY: JLR

SHEET 2 OF 2