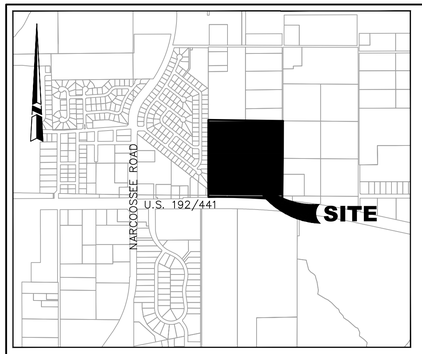
PLAT OF SURVEY



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF EXCHANGE AT SAINT CLOUD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

GRAPHIC SCALE

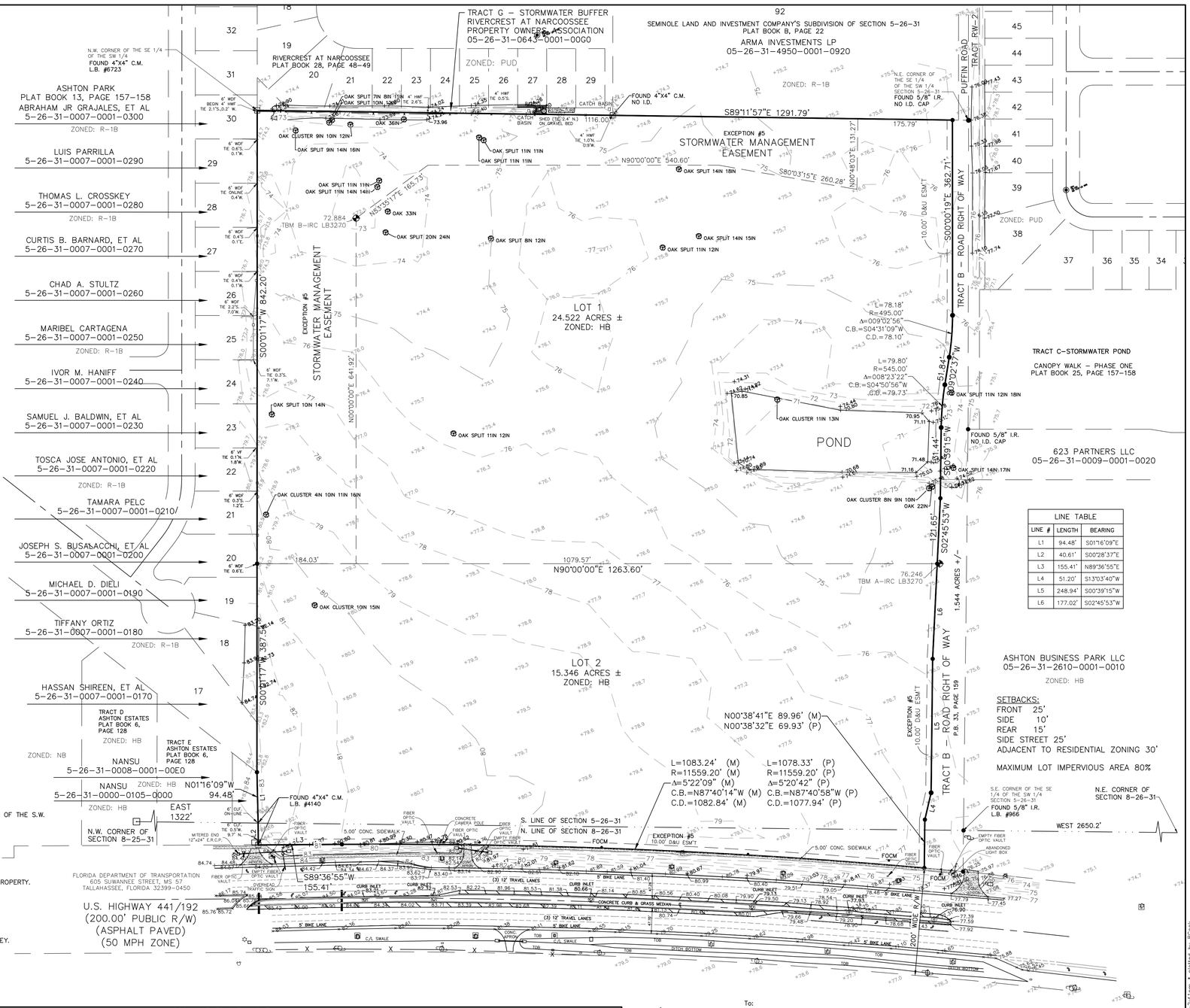
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

TITLE EXCEPTION NOTES TO THE BII EXCEPTIONS CONTAINED IN THE STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT NUMBER 25000030836, EFFECTIVE DATE AUGUST 28, 2025 @ 8:00 A.M.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
2. STANDARD EXCEPTIONS:
   a. rights or claims of parties in possession not shown by the public records.
   b. easements, or claims of easements, not shown by the public records.
   c. encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
   d. any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
   e. any adverse ownership claim by the state of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
3. GENERAL OR SPECIAL TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
4. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LANDS DESCRIBED HEREIN.
5. ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 33, PAGE 159, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, AS SHOWN)
6. MASTER EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6392, PAGE 2439, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
7. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 85-14 RECORDED 08/06/1985 IN OFFICIAL RECORDS BOOK 781, PAGE 2898, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
8. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 85-Q, RECORDED 09/03/1985 IN OFFICIAL RECORDS BOOK 783, PAGE 2351, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
9. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 2005-112, RECORDED 03/28/2006 IN OFFICIAL RECORDS BOOK 3108, PAGE 1667, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
10. ST. CLOUD, FLORIDA RESOLUTION NO. 2022-184R, RECORDED 10/06/2022 IN OFFICIAL RECORDS BOOK 6295, PAGE 2021, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
11. TOHOPEKALIGA WATER AUTHORITY WATER, REUSE, AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT RECORDED 10/17/2023 IN OFFICIAL RECORDS BOOK 6491, PAGE 64, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
12. TOHOPEKALIGA WATER AUTHORITY SUBMETERING AGREEMENT RECORDED 10/17/2023 IN OFFICIAL RECORDS BOOK 6491, PAGE 77, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
13. RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES.
14. AS TO SCHEDULE B–II, ITEM 4, SATISFACTORY EVIDENCE OF PAYMENT OF ANY MUNICIPAL LIENS OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS OR ASSESSMENTS, AS PROVIDED FOR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN. A MUNICIPAL LIEN SEARCH WILL NEED TO BE ORDERED AND WILL TAKE 10 TO 15 BUSINESS DAYS TO COMPLETE. SUGGESTED VENDORS ARE:

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 5, RANGE 26 SOUTH, RANGE 31, EAST, BEING N89°11'57"E.
2. ALL COURSES AND DISTANCES SHOWN HEREON, ARE MEASURED UNLESS OTHERWISE STATED.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 12097C0280 G, COMMUNITY NO. 120189, EFFECTIVE JUNE 18, 2013, THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. LOT 1 IS ADJACENT AND CONTIGUOUS TO A PUBLICLY DEDICATED RIGHT–OF–WAY AND HAS LEGAL AND PHYSICAL ACCESS TO U.S. HIGHWAY 441/192 AND PUFFIN ROAD VIA TRACT B, EXCHANGE AT SAINT CLOUD AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY. TRACT B IS A PUBLICLY DEDICATED ROAD RIGHT–OF–WAY LYING TO THE EAST OF THE PROPERTY.
5. LOT 2 HAS DIRECT ACCESS TO U.S. HIGHWAY 441/192.
6. LOTS 1 AND 2 ARE CONTIGUOUS ALONG COMMON BOUNDARY LINES WITHOUT GAP, GORE, OVERLAP OR HIATUS.
7. ADDRESS OF PHYSICAL LOCATION IS EAST IRLO BRONSON MEMORIAL HIGHWAY, SAINT CLOUD, FLORIDA 34771
8. AS TO ITEMS 7, 8, 9, & 16 OF TABLE A, THE SUBJECT PROPERTY IS AN ABANDONED ORANGE GROVE, VOID OF ANY IMPROVEMENTS AND WITH NO SIGNS OF EARTH MOVING AT THE TIME OF SURVEY.
9. THE DISTANCE FROM THE CONCRETE APRON ACCESS OF THE SUBJECT PROPERTY ON U.S. 192 TO THE INTERSECTION OF SOUTH NARCOOSSEE ROAD IS 1,700 FEET, MORE OR LESS.
10. THIS PROPERTY IS ZONED "HB (HIGHWAY BUSINESS)
11. NO WATER LINES WHERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
12. THIS PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 441/192 (WEST BOUND) & PUFFIN ROAD.



LINE TABLE		
LINE #	LENGTH	BEARING
L1	94.48'	S01°16'09"E
L2	40.61'	S00°28'37"E
L3	155.41'	N89°36'55"E
L4	51.20'	S13°03'40"W
L5	248.94'	S00°39'15"W
L6	177.02'	S02°45'53"W

AC = AIR CONDITIONER	CLP = CONCRETE LIGHT POLE	FND = FOUND
BFP = BACK FLOW PREVENTER	CPP = CONCRETE POWER POLE	FOC = FACE OF CURB
BK = BOOK	CR = CABLE RISER	FOCM = FIBER OPTIC CABLE MARKER
BLDG. = BUILDING	C.S. = CONTROL STRUCTURE	FOCV = FIBER OPTIC CABLE VAULT
BM. = BENCHMARK	D = DRAINAGE	G = GAS
BOC = BACK OF CURB	DBH = DIAMETER AT BREAST HEIGHT	GA = GUY ANCHOR
BOL = BOLLARD	DCO = DRAINAGE CLEAN OUT	GM = GAS MARKER
BWF = BARB WIRE FENCE	DIA. = DIAMETER	GPST = GATE POST
BX = BOX	DMH = DRAIN MANHOLE	GR = GUARD RAIL
C.H. = CHORD BEARING	E = ELECTRIC	GW = GUY WIRE
CB = CATCH BASIN	EB = ELECTRIC BOX	GV = GAS VALVE
C.B.S. = CONCRETE BLOCK STRUCTURE	EL. = ELEVATION	HB = HIGHWAY BUSINESS
C.D. = CHORD DISTANCE	EMH = ELECTRIC MAN HOLE	HC = HANDICAP
C.E. = COMMON ELEMENT	EOP = EDGE OF PAVEMENT	HWA = HANSON, WALTER & ASSOCIATES
CLF. = CHAIN LINK FENCE	EOW = EDGE OF WATER	HWF = HOG WIRE FENCE
C.M. = CONCRETE MONUMENT	ERCP= ECLIPTAL REINFORCED CONC. PIPE	HYD = FIRE HYDRANT
CMP = CORREGATED METAL PIPE	ESM'T = EASEMENT	I.C.V. = IRRIGATION CONTROL VALVE
C.O. = CLEAN OUT	FDC = FIRE DEPARTMENT CONNECTION	I.D. = IDENTIFICATION
COM. = COMMUNICATION	F.F.E. = FINISH FLOOR ELEVATION	I.E. = INVERT
CONC. = CONCRETE	F.M. = FORCED MAIN	I.P. = IRON PIPE
		I.R. = IRON ROD
		I.R.C. = IRON ROD & CAP

L = LENGTH	P.C.C. = POINT OF COMPOUND CURVE	SCO = SEWER CLEAN OUT
L.B. = LICENSED SURVEYING BUSINESS	P.O.B. = POINT OF BEGINNING	SEC = SECTION
L.C.E. = LIMITED COMMON ELEMENT	P.O.C. = POINT OF COMMENCEMENT	SS = SANITARY SEWER
L.S. = LICENSED SURVEYOR	P.R.C. = POINT OF REVERSE CURVE	SV = SEWER VALVE
M = MAIL BOX	PP = POWER POLE	SW = SIDEWALK
MES. = MITERED END SECTION	PR = PHONE RISER	T = TANGENT LENGTH OF CURVE
MTL. = METAL	PRM = PERMANENT REFERENCE MONUMENT	TBM = TEMPORARY BENCHMARK
MKR. = MARKER	PSM = PROFESSIONAL SURVEYOR & MAPPER	TEL = TELEPHONE
NB = NEIGHBORHOOD BUSINESS	P.T. = POINT OF TANGENCY	TOB = TOP OF BANK
N.T.S. = NOT TO SCALE	PUD = PLANNED URBAN DEVELOPMENT	TOG = TOP OF GRATE
N.R. = NON–RADIAL	PVC = POLY VINYL CHLORIDE	TOS = TOE OF SLOPE
N&D = NAIL AND DISC	R = RADIUS	TR. = TRAFFIC
NO. = NUMBER	RCP = REINFORCED CONCRETE PIPE	TRAN = TRANSFORMER
OE = OVERHEAD ELECTRIC	RCW = RECLAIM WATER	TWP = TOWNSHIP
O/S = OFFSET	RCWV = RECLAIM WATER VALVE	U = UTILITY
O.R.B. = OFFICIAL RECORD BOOK	RES. = RESIDENCE	UG = UNDERGROUND
P.B. = PLAT BOOK	RGE = RANGE	W = WATER
P.C. = POINT OF CURVATURE	R.L.S. = REGISTERED LAND SURVEYOR	WDF = WOOD FENCE
PG = PAGE	RO = ROOF OVERHANG	WF = WIRE FENCE
P.I. = POINT OF INTERSECTION	R/W = RE–USE LINE	WG = WATER GATE
P.L.S. = PROFESSIONAL LAND SURVEYOR	R/W = RIGHT OF WAY	WK = WALK

WLF = WETLAND FLAG		BUILDING SETBACK LINE
WM = WATER METER	OE	OVERHEAD ELECTRIC LINE
WPP = WOOD POWER POLE	OHW	OVERHEAD WIRE
WV = WATER VALVE	G	GAS LINE
W/ = WITH	W	WATER LINE
℄ = CENTERLINE		UTILITY/POWER POLE
Δ = DELTA (CENTRAL ANGLE)		GUY WIRE
(C) = CALCULATED DATA	T	TELEPHONE BOX
(D) = DEED DATA	E	ELECTRIC BOX
(L) = LEGAL DATA		LIGHT POLE
(M) = MEASURED DATA		CLEANOUT
(P) = PLAT DATA	S	SANITARY SEWER MANHOLE
⌖ = PK NAIL	D	STORM DRAINAGE MANHOLE
▣ = CONCRETE MONUMENT		TREE
◉ = NAIL & DISC	TV	CABLE BOX
○ = IRON PIPE		VALVE(W/NOTE)
● = FND 5/8" IRON ROD & CAP L.B. #3270 (UNLESS NOTED OTHERWISE)	6	PARKING SPACES
		SIGN
⛽ = FIRE HYDRANT		TEMPORARY BENCHMARK

To:

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, 5, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10, 11, 11(a), 11(b), 13, 14, 15, 16, 17, 18, 19, AND 20, of Table A thereof.

The field work was completed on October 9, 2025.

Date of Plat or Map: October 16, 2024.

Digitally signed by John M Hughes
Date: 2026.04.13 15:39:54 -04'00'

John M. Hughes, P.S.M. # 6367 Date Signed

DESIGN	N/A	FB#	DCF
DRAWN	R.C.	PAGE	DCF
CK'D	J.H.	SCALE	1" = 100'
CAD#	5450-6	DATE OF SURVEY	10-09-25

SEC	5
TWP	26 S.
RGE	31 E.

DATE	BY	REVISIONS
04/06/26	RC	ADDED ADDITIONAL TOPO AND ESM'T ENCROACHMENTS
01/15/26	RC	UPDATED ALTA SURVEY PER COMMENTS
10/30/25	RC	UPDATED ALTA SURVEY

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR:
FERBER CONSTRUCTION MANAGEMENT, LLC

ALTA/NSPS LAND TITLE SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
1 of 1
JOB# 5450-06

THESE DOCUMENTS AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF HANSON, WALTER & ASSOCIATES, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS. ANY REPRODUCTION, CHANGE OR USE OF THESE DOCUMENTS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HANSON, WALTER & ASSOCIATES, INC. IS PROHIBITED.

I:\5450-06\SURVEY\CADD\BF&T\5450-06.dwg * Apr 07, 2026-2:41pm * plotted by RCook