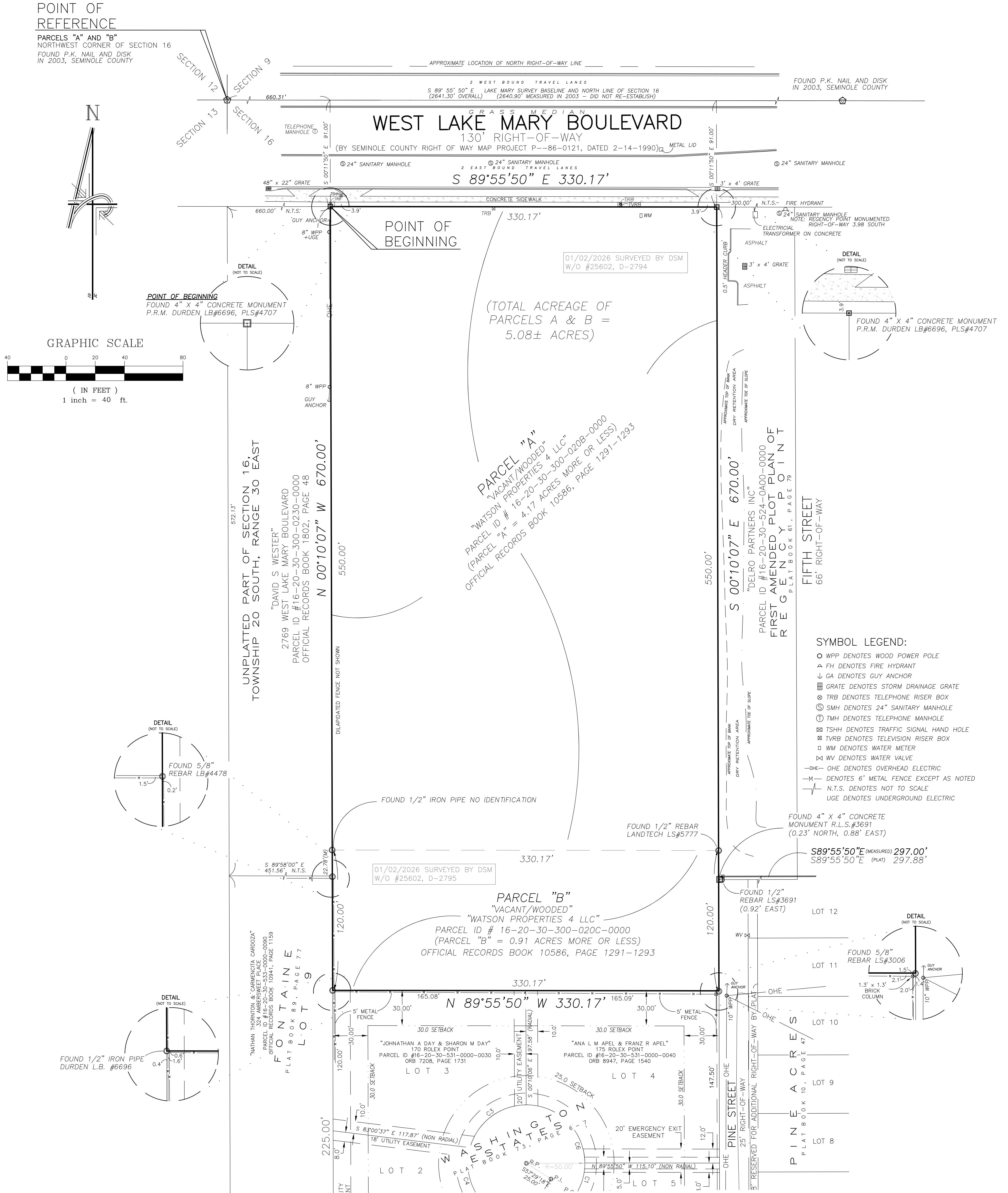


MAP SHOWING BOUNDARY SURVEY OF:

OVERALL LEGAL (PARCELS A & B COMBINED):

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OR REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°55'50" EAST ALONG THE LAKE MARY SURVEY BASELINE AND THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 660.31 FEET; THENCE SOUTH 00°11'50" EAST DEPARTING SAID LAKE MARY SURVEY BASELINE AND THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 91.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE MARY BOULEVARD, (A 130.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°55'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST LAKE MARY BOULEVARD, A DISTANCE OF 330.17 FEET; THENCE SOUTH 00°10'07" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE MARY BOULEVARD, A DISTANCE OF 670.00 FEET TO THE NORTHEAST CORNER OF WASHINGTON ESTATES, AS RECORDED IN PLAT BOOK 37, PAGES 6 & 7 OF THE PUBLIC RECORDS OF SAID SEMINOLE COUNTY; THENCE NORTH 89°55'50" WEST, ALONG SAID NORTH LINE OF SAID WASHINGTON ESTATES, A DISTANCE OF 330.17 FEET; THENCE NORTH 00°10'07" WEST, DEPARTING SAID NORTH LINE OF WASHINGTON ESTATES, A DISTANCE OF 670.00 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE MARY BOULEVARD AND THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAINING 221,212 SQUARE FEET MORE OR LESS AND/OR 5.08 ACRES MORE OR LESS.



NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), LAKE MARY, COMMUNITY No. 120416, MAP/PANEL No. 12117C-0065-F, REVISED SEPTEMBER 28, 2007 BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE MARY BOULEVARD AS BEING S 89° 55' 50" E (PLAT)

(M) DENOTES FIELD MEASURED BEARING/DISTANCE
(D) DENOTES DEED BEARING/DISTANCE

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:
WATSON PROPERTIES 4, LLC
CITY OF LAKE MARY

DURDEN SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX(904) 853-6825
DURDENSURVEYING@GMAIL.COM
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER 517 FLORIDA ADMINISTRATIVE CODE.

Bruce Durden
FLORIDA REGISTERED SURVEYOR NO. 4707
H. BRUCE DURDEN, JR.

FIELD: JANUARY 2, 2026
SCALE: 1" = 40'
CAD FILE NO. 2695_W LAKE MARY BLVD.DWG
WORK ORDER NUMBER: 25602

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.