

PARWAY DISTRICT CENTER PHASE II

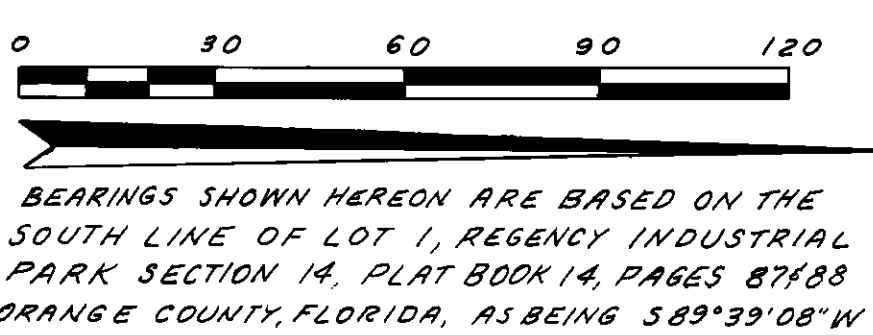
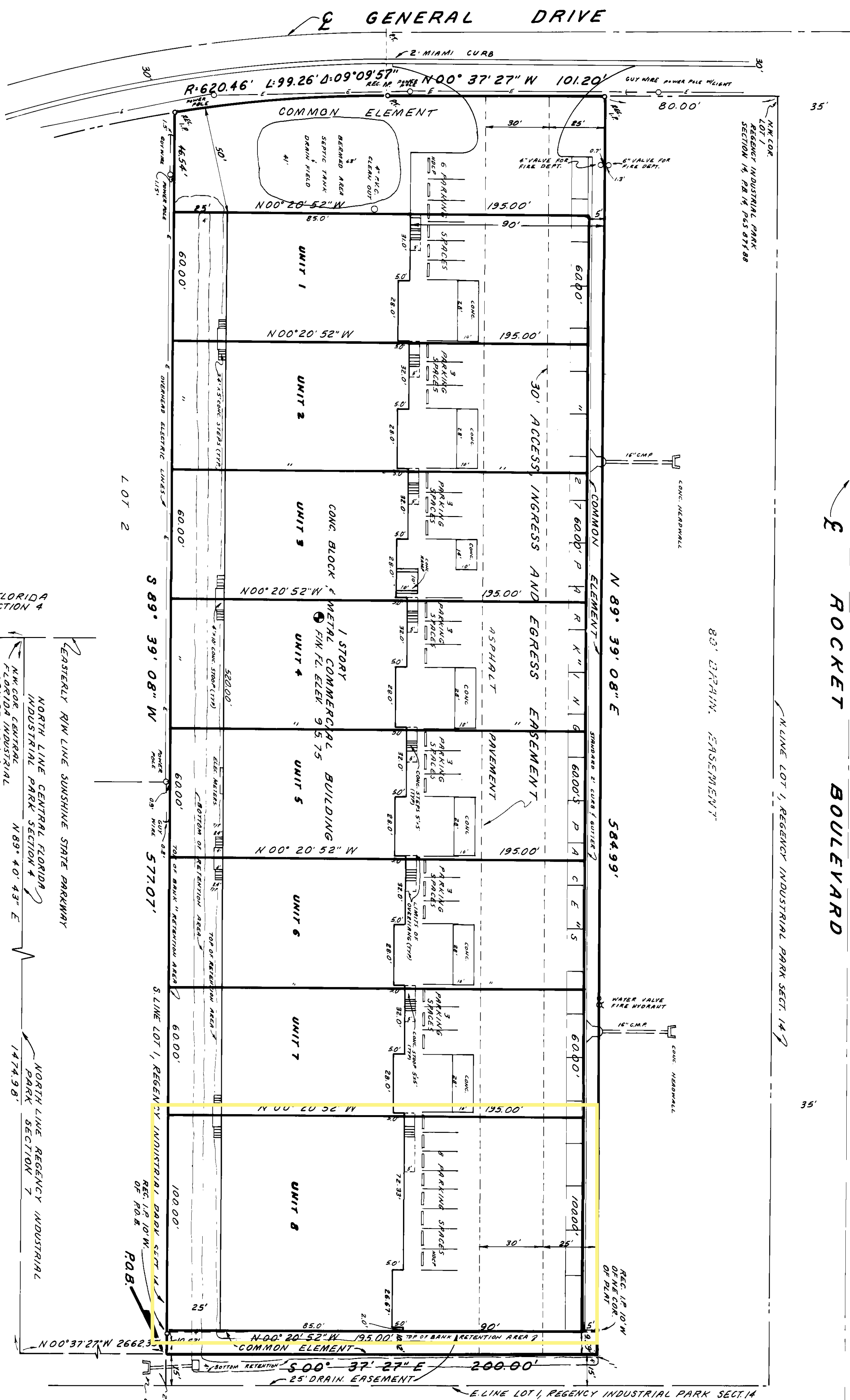
SECTION A CONDOMINIUM

SECTION II, TOWNSHIP 24 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA

CONDOMINIUM
EXHIBIT BOOK **13**
PAGE **45**
SURVEY AND PLOT PLAN

PART OF LOT 1, REGENCY INDUSTRIAL PARK SECTION 14, AS RECORDED IN PLAT BOOK 14, PAGES 87 AND 88 PUBLIC RECORDS ORANGE COUNTY, FLORIDA. FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA. RUN THENCE N89°40'43"E ALONG THE SOUTH LINE OF SAID INDUSTRIAL PARK SECTION 4, AS RECORDED IN PLAT BOOK 3, PAGE 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE N00°37'27"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID BOUNDARY LINE 965.00 FEET TO THE NORTHWEST CORNER OF SAID CENTRAL FLORIDA INDUSTRIAL PARK SECTION 4; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND WEST BOUNDARY LINE RUN N89°40'43"E ALONG THE NORTH BOUNDARY LINE OF SAID CENTRAL FLORIDA INDUSTRIAL PARK SECTION 4 AND THE NORTH LINE OF REGENCY INDUSTRIAL PARK SECTION 7 AS RECORDED IN PLAT 5, PAGE 137 PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, 1474.98 FEET; THENCE N00°37'27"W 2662.35 FEET TO THE POINT OF BEGINNING; THENCE S89°39'08"W 5707 FEET TO A POINT ON A CURVE CONCRETE EASTERLY AND HAVING A RADIUS OF 620.46 FEET; THENCE THROUGH A CENTRAL ANGLE OF 09°09'57" RUN ALONG THE ARC OF SAID CURVE 93.26 FEET TO THE POINT OF TRANGENCY; THENCE N00°37'27"W 101.20 FEET; THENCE N89°39'08"E 584.99 FEET; THENCE S00°37'27"E 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 2.6798 ACRES, MORE OR LESS.

EXHIBIT "A"



SCALE 1"=30'

THE LAND DESCRIBED HEREIN CONSISTS OF ALL REAL PROPERTY INCLUDED IN THE CONDOMINIUM AND IS DESCRIBED AS EXHIBIT "A".

THE UNIT IS COMPOSED OF LAND, IMPROVEMENTS AND SPACE WITHIN THE DIMENSIONS OF EACH UNIT WHICH ARE SHOWN HEREON AS THE BOUNDARIES OF THE UNIT AND THUS EACH UNIT CONSISTS OF ALL THE LAND, IMPROVEMENTS AND SPACE BOUNDED BY HORIZONTAL LINE ENCLOSING THE UNIT.

THE UPPER AND LOWER BOUNDARIES OF EACH UNIT SHALL BE DETERMINED IN THE SAME MANNER AND UNDER THE SAME LAWS WHICH ESTABLISH THE UPPER AND LOWER BOUNDARIES OF A PARCEL OF LAND, TITLE TO WHICH IS HELD IN FEE SIMPLE.

CONDOMINIUM UNITS ARE IDENTIFIED WITH NUMBERS 1 THROUGH 8 AS INDICATED HEREON.

ELEVATION BASED ON ORANGE COUNTY DATUM.

THE UNDERSIGNED, A FLORIDA REGISTERED LAND SURVEYOR, CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLAT OF THE COMMON ELEMENTS, SEPTIC TANK UNITS, PAVING OF LAND AND SPACES ARE SUBSTANTIALLY COMPLETE AND DESCRIPTIONS TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 5794, PAGES 404 THROUGH 415 PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT IN THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

DATE 5-7-86
REGISTERED LAND SURVEYOR FLORIDA REGISTRATION NO. 1257

HENRICH, TROTTER, CARTER & AYERS INC.
LAND SURVEYORS
636 N. WYMORE ROAD
WINTER PARK, FLORIDA, 32789
(305)-647-7346