

NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD
ZONE "X", AREAS OUTSIDE THE 500-YEAR
FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M.
PANEL NO. 12097C 0085 F, REVISED 6/06/01.

Hoagland Boulevard
A.K.A. AIRPORT ROAD

P.O.C.

(3rd EXCEPTION PARCEL)
SOUTHWEST CORNER OF LOT
26, KISSIMMEE EXECUTIVE PARK,
PLAT BOOK 2, PAGES 206-207

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE TABLE

L1
S00°07'39"W 60.12'(M)
SOUTH 60'(D)
L2
S89°49'09"E 20.68'(M)
EAST 20'(D)
L3
N89°56'18"E 60.19'(M)
EAST 60'(D)
L4
S89°56'18"W 60.92'(M)
WEST 60'(D)
L5
N00°10'51"E 26.30'(M)
NORTH 25.01'(D)
L6
S00°17'20"W 153.28'(M)
SOUTH 153.28'(D)
S00°17'20"W 153.57'(M)

P.O.B.

(1st EXCEPTION PARCEL)
SOUTHWEST CORNER OF
LOT 21, KISSIMMEE EXECUTIVE
PARK, PER PLAT BOOK
2, PAGE 206
5/8" ROD (NO IDENT.)

SOUTH RIGHT-OF-WAY
LINE OF U.S. 192

P.O.B.

(SUBJECT PROPERTY)
SOUTHEAST CORNER OF
LOT 20, KISSIMMEE EXECUTIVE
PARK, PER PLAT BOOK
2, PAGE 206
5/8" ROD (NO IDENT.)
(P.O.C. 2nd EXCEPTION PARCEL)

P.O.B.

(3rd EXCEPTION PARCEL)
NAIL & DISK FOUND
"McMILLEN P.S.M. 5469"
P.R.M. P.C.P.

3rd EXCEPTION
PARCEL (NOT
INCLUDED)

Vacant Land
5.888 Acres± (overall)

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1(M)	25.00'	39.52'	25.26'	90°35'02"	35.54'	N44°42'24"W
C1(D)		39.27'				

Description: (ORB 1665, Page 2565)

Begin at the Southeast corner of Lot 20 of KISSIMMEE EXECUTIVE PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 206, Public Records of Osceola County, Florida, run South 60 feet; run East 20 feet, run South 404.33 feet, run East 60 feet, run South along East line of Section 19, Township 25 South, Range 29 East, a distance of 200 feet, run North 25.01 feet, to point of curve Northwesterly along curve 39.27 feet, run West 481.35 feet, run North 234.84 feet; run West 650 feet to East line of Airport road, run North to a point 225 feet South of Southwest corner of Lot 26 of KISSIMMEE EXECUTIVE PARK, run East 700 feet, run North 225 feet, run East 436.36 feet to POINT OF BEGINNING

LESS

Begin at the Southwest corner of Lot 21, KISSIMMEE EXECUTIVE PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 206, Public Records of Osceola County, Florida, run East 91 feet, run South 225 feet, run West 91 feet, run North 225 feet to POINT OF BEGINNING.

LESS

Commence at the Southeast corner of Lot 20, KISSIMMEE EXECUTIVE PARK, according to the plat thereof, as recorded in Plat Book 2, Page 206, run South 60 feet, run East 20 feet, run South 404.33 feet, to POINT OF BEGINNING, run East 60 feet, run South 200 feet, run West 60 feet, run North 200 feet to POINT OF BEGINNING, Section 19, Township 25 South, Range 29 East.

LESS

Commence at the Southwest corner of Lot 26, KISSIMMEE EXECUTIVE PARK, according to the Plat thereof, as recorded in Plat Book 2, Pages 206 and 207, Public Records of Osceola County, Florida; thence South, along the East right of way line of Hoagland Boulevard, 225.0 feet to the POINT OF BEGINNING; thence North 89 degrees 46 minutes 41 seconds East, parallel to the South line of said KISSIMMEE EXECUTIVE PARK, 791.0 feet; thence South, 153.28 feet to a point on the extension of the North line of Heatherwood Apartments; thence North 89 degrees 59 minutes 02 seconds West, along said North line, 791.0 feet to the aforesaid East right of way line of Hoagland Boulevard; thence North, along said East right of way line, 150.0 feet, more or less to the POINT OF BEGINNING.

Map of Boundary Survey
Lying in Section 19, Township 25 South, Range
29 East, City of Kissimmee, County of
Osceola, State of Florida

LEGEND:

- 4"x4" CONC. MONUMENT FOUND "D.M. CROFT 2001"
- 1/2" IRON PIPE FOUND (NO IDENT.)
- 1/2" IRON ROD SET MARKED "McMILLEN P.S.M. 5469"
- 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
- NAIL & DISK SET "PRM PCP" "McMILLEN P.S.M. 5469"
- PLAT
- MEASURED
- DESCRIPTION
- CALCULATED
- DELTA (CENTRAL ANGLE)
- RADIUS
- ARC LENGTH
- POINT-OF-CURVATURE
- POINT-OF-TANGENCY
- IDENTIFICATION
- REFERENCE BEARING
- POINT-OF-BEGINNING
- POINT-OF-COMMENCEMENT
- PUBLIC UTILITY EASEMENT
- CHORD
- UTILITY POLE

Prepared By:

McMILLEN
SURVEYING INC.

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 51G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. 5469
Certificate of Authorization No. 6821
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

STEPHEN M. McMILLEN, P.S.M.
Professional Surveyor & Mapper

CERTIFIED TO:

ARMSTRONG COMMERCE CENTER, LLC

Scale: 1"= 60'

Proj. No. 2007-159a
Drawn: B.D.T.
Chk'd: S.M.M.
Dwg. Name: 2007-159a
Survey Date: 09/20/07
Field Book:
Pages: