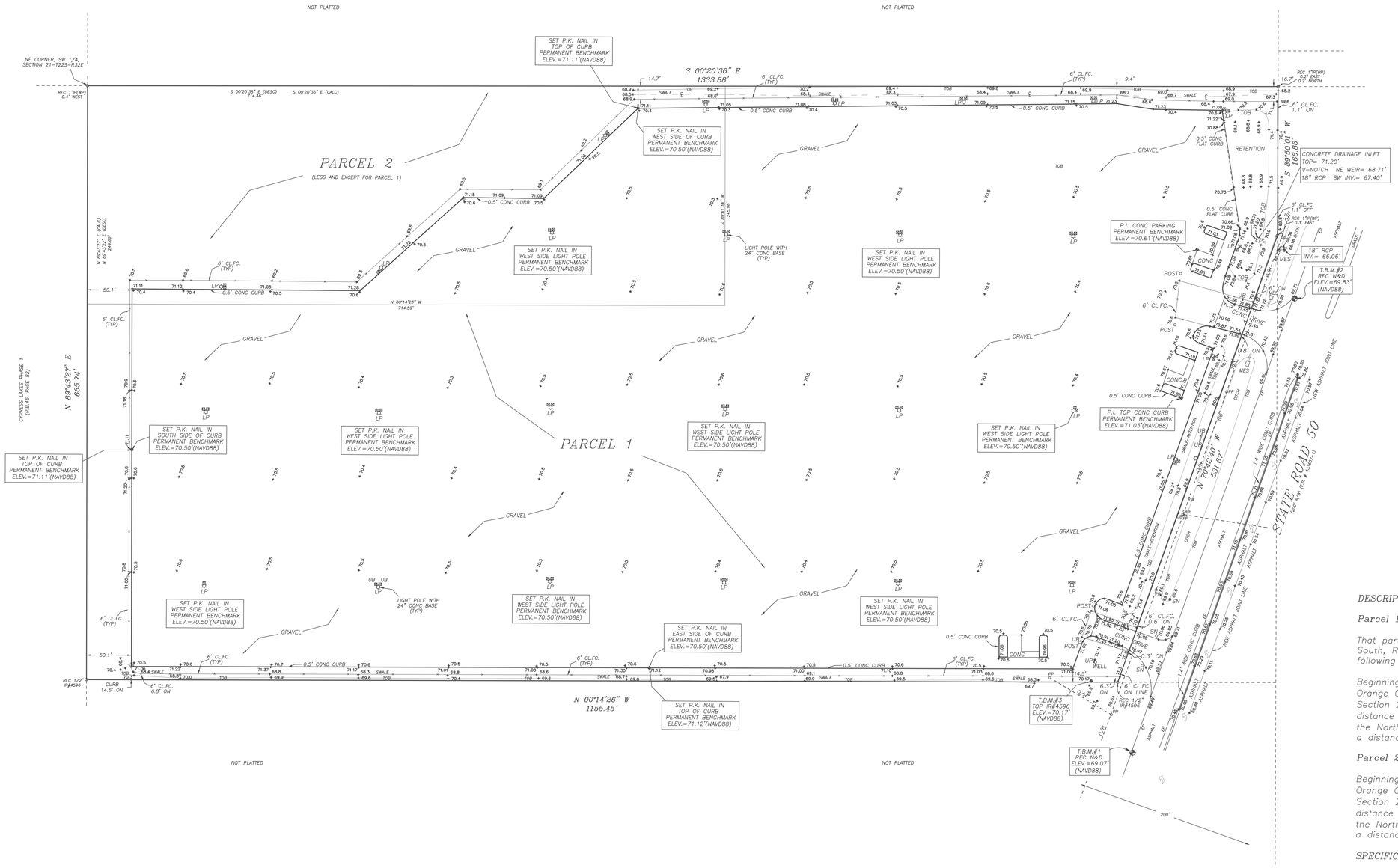

DESCRIPTION AS FURNISHED:

Parcel 1:

That part of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 22 South, Range 32 East, Orange County, Florida, lying North of State Road 50, LESS AND EXCEPT the following described portion thereof:

Beginning at the Northeast corner of the SW 1/4 of Section 21, Township 22 South, Range 32 East, Orange County, Florida; thence run South 00°20'38" East, along the East line of the SW 1/4 of said Section 21, a distance of 714.46 feet; thence departing said East line, run South 89°41'34" West a distance of 245.96 feet; thence run North 00°14'23" West a distance of 714.59 feet to a point on the North line of the SW 1/4 of said Section 21; thence North 89°43'22" East, along said North line, a distance of 244.66 feet to the Point of Beginning.

Parcel 2:

Beginning at the Northeast corner of the SW 1/4 of Section 21, Township 22 South, Range 32 East, Orange County, Florida; thence run South 00°20'38" East, along the East line of the SW 1/4 of said Section 21, a distance of 714.46 feet; thence departing said East line, run South 89°41'34" West a distance of 245.96 feet; thence run North 00°14'23" West a distance of 714.59 feet to a point on the North line of the SW 1/4 of said Section 21; thence North 89°43'22" East, along said North line, a distance of 244.66 feet to the Point of Beginning.

SPECIFIC PURPOSE SURVEY FOR / CERTIFIED TO: 17421 E Colonial LLC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS X. GRUSENMEYER PLS#4714 ON THE DATE ADJACENT TO THE 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.

GRUSENMEYER & CASSENDRA INC. LB 4596 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Thomas X Grusenmeyer
DN: c=US, o=Unaffiliated, dnQualifier=A01410C00000199165F982E00074A88, cn=Thomas X Grusenmeyer
Date: 2026.03.17 18:45:35 -04'00'
Adobe Acrobat Reader version: 2025.001.20997

SPECIFIC PURPOSE SURVEY TO SHOW ASBUILT INFORMATION PER CLIENTS REQUEST

HORIZ

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

GRUSENMEYER – SCOTT & ASSOC., INC. – LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232
CERTIFICATE OF AUTHORIZATION – LB 4596

LEGEND
UP = UTILITY PANEL
B.M.=BENCHMARK
℄=CENTERLINE
IP=IRON PIPE FOUND
CM=CONCRETE MONUMENT
CLF=CHAIN LINK FENCE
CONC=CONCRETE
C/B=CONCRETE BLOCK
PIPE=PIPE FOUND/ID METAL PIPE
CO=CLEAN OUT
D=DESCRIPTION
EB=ELECTRIC BOX
ELEV.=ELEVATION
EP=EDGE OF PAVEMENT
FH=FIRE HYDRANT
FF=FINISHED FLOOR ELEVATION
F=FIELD
GA=GUY ANCHOR
INV=INVERT
IR=IRON ROD
LP=LIGHT POLE
LPW=LIGHT POLE
WM=WATER METER
MH=MAN HOLE
N&D=NAIL AND DISK
O/H=OVERHEAD LINE
PK=PLAT
PP=POWER POLE

LEGEND
P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
R/C=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
REC=RECORDED
SET N&D=NAIL #4596
SN=SIGN
SET IR=1/2" IR W/L.B. #4596
TB=TELEPHONE BOX
TYP=TYPICAL
WF=WOOD FENCE
WP=WITNESS POINT
WALL=C/B WALL
WV=WATER VALVE
XMR=TRANSFORMER
TOB=TOP OF BANK
L = ARC LENGTH
C.B. = CHORD BEARING
△/O = FIBER OPTICS MARKER
UB = UTILITY BOX
SWALE = SWALE
TOP = TOP OF BANK
T.B.M. = TEMPORARY BENCH MARK
D.B.H. = DIAMETER BREAST HEIGHT
☼ = LIGHT POLE WITH 24" CONC BASE
⊠ = UB (UTILITY BOX)
⊗ = 6" PVC

NOTES:
1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS CMS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD88)
9. BENCHMARK USED: ORANGE COUNTY # L609002 (ELEV.= 70.496') NAVD88

Digitally signed by Thomas X Grusenmeyer
DN: c=US, o=Unaffiliated, dnQualifier=A01410C00000199165F982E00074A88, cn=Thomas X Grusenmeyer
Date: 2026.03.17 18:45:35 -04'00'
Adobe Acrobat Reader version: 2025.001.20997

CERTIFIED BY:
TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S # 4801

FIELD DATE	ORDER #
09-24-2023	23-6879
10-13-2023 TOPOGRAPHY	
03-25-2024 TOPOGRAPHY-TREE	24-2998
REVISE WETLAND MOVE #4 04-11-2024	
CAD WETLAND INFO. 05-11-2024	
ADDED "PARK" TO TITLE 07-08-2024 (NO FIELD WORK PERFORMED)	
FIELD STAKE SILT FENCE (06-25-2025) FYLE 1-55	25-5051
AS-BUILT PARKING AREA/CURBS (10-13-2026)	