

THE FOLLOWING DESCRIBED REAL ESTATE IN OSCEOLA COUNTY, FLORIDA:

N 1/2 S 1/2 OF S/2 OF FRAC SEC OR GLOV LOT 3 LESS COUNTY ROAD BAMP 5101/716 AND LESS BEG AT SE COR TRACT M EAGLE LAKE PH 1 PB 14 PGS 141-143, N 175.08 FT TO POC TO RIGHT, RAD 180 FT, NWLY 72.62 FT, N 67 DEG 26.78 FT, W 75.36 FT, S 79 DEG 27 W 73.27 FT, W 74.32 FT, N 65 DEG W 109.66 FT, S 62 DEG W 161.89 FT, N 45 DEG E 79.84 FT, N 25 DEG E 54.25 FT, N 05 DEG E 67.73 FT, N 08 DEG W 49.67 FT, N 16 DEG E 37.81 FT, N 41 DEG E 48.62 FT, N 44 DEG E 60.00 FT, N 47 DEG E 52.12 FT, N 50 DEG E 50.00 FT, N 53 DEG E 48.00 FT, N 56 DEG E 45.00 FT, N 59 DEG E 42.00 FT, N 62 DEG E 39.00 FT, N 65 DEG E 36.00 FT, N 68 DEG E 33.00 FT, N 71 DEG E 30.00 FT, N 74 DEG E 27.00 FT, N 77 DEG E 24.00 FT, N 80 DEG E 21.00 FT, N 83 DEG E 18.00 FT, N 86 DEG E 15.00 FT, N 89 DEG E 12.00 FT, N 92 DEG E 9.00 FT, N 95 DEG E 6.00 FT, N 98 DEG E 3.00 FT, N 101 DEG E 0.00 FT, N 104 DEG E 0.00 FT, N 107 DEG E 0.00 FT, N 110 DEG E 0.00 FT, N 113 DEG E 0.00 FT, N 116 DEG E 0.00 FT, N 119 DEG E 0.00 FT, N 122 DEG E 0.00 FT, N 125 DEG E 0.00 FT, N 128 DEG E 0.00 FT, N 131 DEG E 0.00 FT, N 134 DEG E 0.00 FT, N 137 DEG E 0.00 FT, N 140 DEG E 0.00 FT, N 143 DEG E 0.00 FT, N 146 DEG E 0.00 FT, N 149 DEG E 0.00 FT, N 152 DEG E 0.00 FT, N 155 DEG E 0.00 FT, N 158 DEG E 0.00 FT, N 161 DEG E 0.00 FT, N 164 DEG E 0.00 FT, N 167 DEG E 0.00 FT, N 170 DEG E 0.00 FT, N 173 DEG E 0.00 FT, N 176 DEG E 0.00 FT, N 179 DEG E 0.00 FT, N 182 DEG E 0.00 FT, N 185 DEG E 0.00 FT, N 188 DEG E 0.00 FT, N 191 DEG E 0.00 FT, N 194 DEG E 0.00 FT, N 197 DEG E 0.00 FT, N 200 DEG E 0.00 FT, N 203 DEG E 0.00 FT, N 206 DEG E 0.00 FT, N 209 DEG E 0.00 FT, N 212 DEG E 0.00 FT, N 215 DEG E 0.00 FT, N 218 DEG E 0.00 FT, N 221 DEG E 0.00 FT, N 224 DEG E 0.00 FT, N 227 DEG E 0.00 FT, N 230 DEG E 0.00 FT, N 233 DEG E 0.00 FT, N 236 DEG E 0.00 FT, N 239 DEG E 0.00 FT, N 242 DEG E 0.00 FT, N 245 DEG E 0.00 FT, N 248 DEG E 0.00 FT, N 251 DEG E 0.00 FT, N 254 DEG E 0.00 FT, N 257 DEG E 0.00 FT, N 260 DEG E 0.00 FT, N 263 DEG E 0.00 FT, N 266 DEG E 0.00 FT, N 269 DEG E 0.00 FT, N 272 DEG E 0.00 FT, N 275 DEG E 0.00 FT, N 278 DEG E 0.00 FT, N 281 DEG E 0.00 FT, N 284 DEG E 0.00 FT, N 287 DEG E 0.00 FT, N 290 DEG E 0.00 FT, N 293 DEG E 0.00 FT, N 296 DEG E 0.00 FT, N 299 DEG E 0.00 FT, N 302 DEG E 0.00 FT, N 305 DEG E 0.00 FT, N 308 DEG E 0.00 FT, N 311 DEG E 0.00 FT, N 314 DEG E 0.00 FT, N 317 DEG E 0.00 FT, N 320 DEG E 0.00 FT, N 323 DEG E 0.00 FT, N 326 DEG E 0.00 FT, N 329 DEG E 0.00 FT, N 332 DEG E 0.00 FT, N 335 DEG E 0.00 FT, N 338 DEG E 0.00 FT, N 341 DEG E 0.00 FT, N 344 DEG E 0.00 FT, N 347 DEG E 0.00 FT, N 350 DEG E 0.00 FT, N 353 DEG E 0.00 FT, N 356 DEG E 0.00 FT, N 359 DEG E 0.00 FT, N 362 DEG E 0.00 FT, N 365 DEG E 0.00 FT, N 368 DEG E 0.00 FT, N 371 DEG E 0.00 FT, N 374 DEG E 0.00 FT, N 377 DEG E 0.00 FT, N 380 DEG E 0.00 FT, N 383 DEG E 0.00 FT, N 386 DEG E 0.00 FT, N 389 DEG E 0.00 FT, N 392 DEG E 0.00 FT, N 395 DEG E 0.00 FT, N 398 DEG E 0.00 FT, N 401 DEG E 0.00 FT, N 404 DEG E 0.00 FT, N 407 DEG E 0.00 FT, N 410 DEG E 0.00 FT, N 413 DEG E 0.00 FT, N 416 DEG E 0.00 FT, N 419 DEG E 0.00 FT, N 422 DEG E 0.00 FT, N 425 DEG E 0.00 FT, N 428 DEG E 0.00 FT, N 431 DEG E 0.00 FT, N 434 DEG E 0.00 FT, N 437 DEG E 0.00 FT, N 440 DEG E 0.00 FT, N 443 DEG E 0.00 FT, N 446 DEG E 0.00 FT, N 449 DEG E 0.00 FT, N 452 DEG E 0.00 FT, N 455 DEG E 0.00 FT, N 458 DEG E 0.00 FT, N 461 DEG E 0.00 FT, N 464 DEG E 0.00 FT, N 467 DEG E 0.00 FT, N 470 DEG E 0.00 FT, N 473 DEG E 0.00 FT, N 476 DEG E 0.00 FT, N 479 DEG E 0.00 FT, N 482 DEG E 0.00 FT, N 485 DEG E 0.00 FT, N 488 DEG E 0.00 FT, N 491 DEG E 0.00 FT, N 494 DEG E 0.00 FT, N 497 DEG E 0.00 FT, N 500 DEG E 0.00 FT, N 503 DEG E 0.00 FT, N 506 DEG E 0.00 FT, N 509 DEG E 0.00 FT, N 512 DEG E 0.00 FT, N 515 DEG E 0.00 FT, N 518 DEG E 0.00 FT, N 521 DEG E 0.00 FT, N 524 DEG E 0.00 FT, N 527 DEG E 0.00 FT, N 530 DEG E 0.00 FT, N 533 DEG E 0.00 FT, N 536 DEG E 0.00 FT, N 539 DEG E 0.00 FT, N 542 DEG E 0.00 FT, N 545 DEG E 0.00 FT, N 548 DEG E 0.00 FT, N 551 DEG E 0.00 FT, N 554 DEG E 0.00 FT, N 557 DEG E 0.00 FT, N 560 DEG E 0.00 FT, N 563 DEG E 0.00 FT, N 566 DEG E 0.00 FT, N 569 DEG E 0.00 FT, N 572 DEG E 0.00 FT, N 575 DEG E 0.00 FT, N 578 DEG E 0.00 FT, N 581 DEG E 0.00 FT, N 584 DEG E 0.00 FT, N 587 DEG E 0.00 FT, N 590 DEG E 0.00 FT, N 593 DEG E 0.00 FT, N 596 DEG E 0.00 FT, N 599 DEG E 0.00 FT, N 602 DEG E 0.00 FT, N 605 DEG E 0.00 FT, N 608 DEG E 0.00 FT, N 611 DEG E 0.00 FT, N 614 DEG E 0.00 FT, N 617 DEG E 0.00 FT, N 620 DEG E 0.00 FT, N 623 DEG E 0.00 FT, N 626 DEG E 0.00 FT, N 629 DEG E 0.00 FT, N 632 DEG E 0.00 FT, N 635 DEG E 0.00 FT, N 638 DEG E 0.00 FT, N 641 DEG E 0.00 FT, N 644 DEG E 0.00 FT, N 647 DEG E 0.00 FT, N 650 DEG E 0.00 FT, N 653 DEG E 0.00 FT, N 656 DEG E 0.00 FT, N 659 DEG E 0.00 FT, N 662 DEG E 0.00 FT, N 665 DEG E 0.00 FT, N 668 DEG E 0.00 FT, N 671 DEG E 0.00 FT, N 674 DEG E 0.00 FT, N 677 DEG E 0.00 FT, N 680 DEG E 0.00 FT, N 683 DEG E 0.00 FT, N 686 DEG E 0.00 FT, N 689 DEG E 0.00 FT, N 692 DEG E 0.00 FT, N 695 DEG E 0.00 FT, N 698 DEG E 0.00 FT, N 701 DEG E 0.00 FT, N 704 DEG E 0.00 FT, N 707 DEG E 0.00 FT, N 710 DEG E 0.00 FT, N 713 DEG E 0.00 FT, N 716 DEG E 0.00 FT, N 719 DEG E 0.00 FT, N 722 DEG E 0.00 FT, N 725 DEG E 0.00 FT, N 728 DEG E 0.00 FT, N 731 DEG E 0.00 FT, N 734 DEG E 0.00 FT, N 737 DEG E 0.00 FT, N 740 DEG E 0.00 FT, N 743 DEG E 0.00 FT, N 746 DEG E 0.00 FT, N 749 DEG E 0.00 FT, N 752 DEG E 0.00 FT, N 755 DEG E 0.00 FT, N 758 DEG E 0.00 FT, N 761 DEG E 0.00 FT, N 764 DEG E 0.00 FT, N 767 DEG E 0.00 FT, N 770 DEG E 0.00 FT, N 773 DEG E 0.00 FT, N 776 DEG E 0.00 FT, N 779 DEG E 0.00 FT, N 782 DEG E 0.00 FT, N 785 DEG E 0.00 FT, N 788 DEG E 0.00 FT, N 791 DEG E 0.00 FT, N 794 DEG E 0.00 FT, N 797 DEG E 0.00 FT, N 800 DEG E 0.00 FT, N 803 DEG E 0.00 FT, N 806 DEG E 0.00 FT, N 809 DEG E 0.00 FT, N 812 DEG E 0.00 FT, N 815 DEG E 0.00 FT, N 818 DEG E 0.00 FT, N 821 DEG E 0.00 FT, N 824 DEG E 0.00 FT, N 827 DEG E 0.00 FT, N 830 DEG E 0.00 FT, N 833 DEG E 0.00 FT, N 836 DEG E 0.00 FT, N 839 DEG E 0.00 FT, N 842 DEG E 0.00 FT, N 845 DEG E 0.00 FT, N 848 DEG E 0.00 FT, N 851 DEG E 0.00 FT, N 854 DEG E 0.00 FT, N 857 DEG E 0.00 FT, N 860 DEG E 0.00 FT, N 863 DEG E 0.0

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS PROVIDED IN OFFICIAL RECORDS BOOK 06358 PAGE 1907, 02/15/2023

## for

2600 RIDGEWAY DRIVE,  
KISSIMMEE, FL 34746  
OSCEOLA COUNTY

TO: DARSHAN PATIL  
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, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE  
FIELD WORK WAS COMPLETED ON 02/06/2023

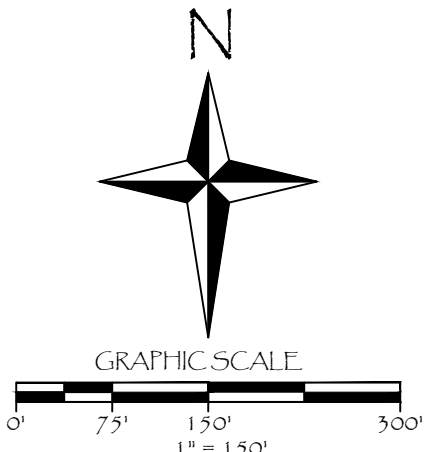
*BILL HYATT* *DATE*  
*PROFESSIONAL SURVEYOR AND MAPPER #4636*  
*STATE OF FLORIDA*

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE  
FLORIDA LICENSED SURVEYOR ABOVE. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC  
SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 5J-17.062 OF THE  
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

## SURVEYORS NOTES

**NO ITEMS CORRESPONDING TO SCHEDULE B**

**\*ZONING INFORMATION NOT FURNISHED\***



## REVISION RECORD

FLOOD INFORMATION:  
PANEL NUMBER: 12097C0235G  
FIRM DATE: June 18, 2013  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 57.0  
COMMUNITY NAME: Osceola County  
COMMUNITY NUMBER: 120189

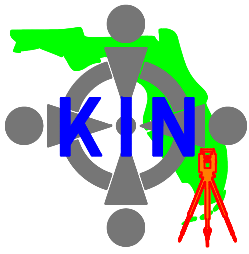
| DATE       | DESCRIPTION | DATE | DESCRIPTION |
|------------|-------------|------|-------------|
| 05/22/2023 | FIRST DRAFT |      |             |

NONE OBSERVED

## ENCROACHMENT STATEMENT

7. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
8. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
9. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNIDENTIFIED FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
10. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
11. THERE WERE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION, UNLESS OTHERWISE NOTED.
12. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF THE SURVEY SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
13. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
14. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
15. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE LINES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
16. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
17. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CEMETERIES, GRAVE SITES, AND BURIAL GROUNDS AT THE TIME OF THE SURVEY.
18. BEARINGS ARE BASED UPON THE SOUTHERLY RIGHT OF WAY LINE OF GRENADA BOULEVARD
19. THE SURVEY SITE IS ACCESSED BY WAY OF RIDGEWAY DRIVE.
20. POSTED PROPERTY ADDRESS - 2600 RIDGEWAY DRIVE, KISSIMEE, FL.
21. THE SURVEYED PROPERTY CONTAINS A TOTAL AREA OF 21.85 ACRES, OR 952177.18 SQUARE FEET, MORE OR LESS.
22. THERE ARE NO STRIPED PARKING SPACES DESIGNATED TO THE SURVEYED PROPERTY YET, WITH 0 OF THEM BEING MARKED HANDICAPPED.
23. LATEST FIELD SURVEY DATE - 05/02/2023
24. AT THE TIME OF OUR VISIT, THE CLIENT/OWNER DID NOT DEFINE WHICH PARTY/DIVISION WALLS WERE TO BE SURVEYED.
25. THE LEGAL DESCRIPTION FOR THE SURVEYED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.





**KIN SURVEYORS**  
AKA KNOW IT NOW - TREASURE COAST  
PROFESSIONAL SURVEYING AND MAPPING  
LICENSED BUSINESS #8553  
5220 US-1, #104, VERO BEACH, FL 32967  
PHONE - (888) 396-7770  
WWW.KINSURVEYORS.COM

## LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN OSCEOLA COUNTY, FLORIDA:

N 1/2 OF S 1/2 OF FRAC SEC OR GOV LOT 3 LESS COUNTY BOAT RAMP 510/716 AND LESS BEG AT SE COR TRACT M EAGLE LAKE PH 1 PB 14 PGS 141-143, N 175.08 FT TO POC TO RIGHT, RAD 180 FT, NLY 72.62 FT, N 67 DEG W 26.78 FT, W 75.36 FT, S 79 DEG W 27.37 FT, W 74.32 FT, N 65 DEG W 107.96 FT, S 62 DEG W 161.89 FT, N 45 DEG E 79.84 FT, N 25 DEG E 54.12 FT, N 05 DEG E 67.73 FT, N 08 DEG W 49.67 FT, N 16 DEG E 37.81 FT, N 41 DEG E 48.62 FT, N 44 DEG E 60.00 FT, N 47 DEG E 55.65 FT, N 52 DEG E 57.31 FT, N 53 DEG E 180.00 FT, N 36 DEG W 125.00 FT, N 53 DEG E 19.74 FT TO POC TO RIGHT, RAD 25 FT, (CH BEARINGS 81 DEG E 35.36 FT), ELY 39.27 FT, N 53 DEG E 80 FT, N 36 DEG W 559.84 FT TO POC TO LEFT, RAD 755 FT, (CH BEARING N 65 DEG W 737.01 FT), NWLY 769.95 FT TO PT OF REV CURVE TO RIGHT, RAD 25 FT, NWLY 37.67 FT, N 08 DEG W 3.25 FT, N 81 DEG E 125 FT, N 08 DEG W 119.45 FT, N 08 DEG E 48.15 FT, N 36 DEG E 49.95 FT, N 39 DEG W 125 FT, N 11 DEG E 69.73 FT, N 612.45 FT TO N/L OF SW 1/4, E 3294.14 FT, S 87.75 FT, S 23 DEG W 167.14 FT, S 06 DEG E 98.58 FT TO A PT ON A NON-TAN CURVE, CONC WLY, RAD 750 FT, (CH BEARING S 03 DEG W 465.64 FT), SLY 473.46 FT TO A PT ON A NON-TAN CURVE, CONC ELY, RAD 166.84 FT, (CH BEARING S 13 DEG W 31.91 FT), SLY 31.96 FT TO PT OF REV CURVE TO RIGHT, RAD 296.70 FT, SLY 130.69 FT TO PT OF COMP CURVE TO RIGHT, RAD 303.26 FT, SWLY 135.50 FT TO PT OF REV CURVE TO LEFT, RAD 180 FT, SLY 248.73 FT TO PT OF REV CURVE TO RIGHT, RAD 750 FT, SLY 676.18 FT TO PT OF REV CURVE TO LEFT, RAD 90 FT, SLY 40.56 FT, S 04 DEG W 71.12 FT TO PT ON A NON-TAN CURVE, CONC SLY, RAD 540 FT, (CH BEARING N 76 DEG E 105.57 FT, ELY 105.73 FT, N 81 DEG E 132.79 FT TO PT ON A NON-TAN CURVE, CONC NELY, RAD 25 FT, (CH BEARING N 44 DEG W 40.62 FT), NWLY 47.41 FT TO PT OF COMP CURVE TO RIGHT, RAD 175 FT, NLY 46.53 FT, S 73 DEG E 126.13 FT TO PT ON A NON-TAN CURVE, CONC NLY, RAD 950.68 FT, (CH BEARING N 20 DEG E 131.25 FT), N LY 131.36 FT, N 15 DEG E 59.82 FT, N 23 DEG E 56.87 FT, N 29 DEG E 120.00 FT, S 87 DEG E 61.58 FT, N 75 DEG E 34.25 FT, S 22 DEG E 47.98 FT, S 29 DEG E 44.95 FT, S 38 DEG E 46.37 FT, S 48 DEG E 46.37 FT, N 37 DEG E 125.00 FT TO PT ON A NON-TAN CURVE, CONC NELY, RAD 160 FT, (CH BEARING S 55 DEG E 15.94 FT), SELY 15.94 FT TO PT OF REV CURVE TO RIGHT, RAD 25 FT, SLY 32.71 FT, S 82 DEG E 80.74 FT TO PT ON A NON-TAN CURVE, CONC NWLY RAD 440 FT, (CH BEARING S 48 DEG W 482.09 FT), SWLY 510.20 FT, S 81 DEG W 390.72 FT TO POC TO LEFT, RAD 460 FT, WLY 241.27 FT TO PT OF REV CURVE TO RIGHT, RAD 830 FT, SWLY 157.89 FT, S 09 DEG W 216.89 FT, N 81 DEG E 139.66 FT TO PT ON A NON-TAN CURVE, CONC NELY, RAD 51 FT, (CH BEARING S 51 DEG E 88.10 FT), SELY 106.35 FT, S 31 DEG E 149.89 FT, S 01 DEG E 32.10 FT, W 1968.77 FT TO POB LESS PLAT OF EAGLE LAKE PH 4A PB 21 PGS 165- 167

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS PROVIDED IN OFFICIAL RECORDS BOOK 06358 PAGE 1907, 02/15/2023

## ALTANSPS LAND TITLE SURVEY

for

2600 RIDGEWAY DRIVE,  
KISSIMMEE, FL 34746  
OSCEOLA COUNTY

TO: DARSHAN PATIL

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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/06/2023

**BILL HYATT**  
PROFESSIONAL SURVEYOR AND MAPPER #4636  
STATE OF FLORIDA

DATE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR ABOVE. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 51.17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.005, FLORIDA STATUTES.

## LEGEND OF SYMBOLS & ABBREVIATIONS

|  |                           |  |                     |  |                                      |
|--|---------------------------|--|---------------------|--|--------------------------------------|
|  | POWER POLE                |  | TRAFFIC SIGNAL BOX  |  | SANITARY MANHOLE                     |
|  | LIGHT POLE                |  | SIGNAL LIGHT POLE   |  | CLEAN OUT                            |
|  | GUY WIRE                  |  | SIGNAL LIGHT        |  | GAS MANHOLE                          |
|  | ELECTRIC MANHOLE          |  | VAULT               |  | GAS VALVE                            |
|  | ELECTRIC METER            |  | SIGN (AS NOTED)     |  | GAS METER                            |
|  | ELECTRIC VAULT            |  | TOWER               |  | HANDICAPPED PARKING                  |
|  | TRANSFORMER               |  | MONITORING WELL     |  | MITERED END SECTION                  |
|  | AIR CONDITIONER UNIT      |  | FLAG POLE           |  | BENCHMARK                            |
|  | TELEPHONE MANHOLE         |  | WATER VALVE         |  | RECORD                               |
|  | TELEPHONE PEDESTAL        |  | FIRE HYDRANT        |  | MEASURED                             |
|  | CABLE BOX                 |  | SIAMSE FIRE HYDRANT |  | CALCULATED                           |
|  | STORM DRAIN MANHOLE       |  | WATER MANHOLE       |  | VOLUME                               |
|  | STORM DRAIN INLET         |  | BACKFLOW PREVENTER  |  | PAGE                                 |
|  | STORM PIPE                |  | WATER METER         |  | OFFICIAL RECORDS                     |
|  | GREASE TRAP               |  | WELL HEAD           |  | PLAT BOOK                            |
|  | TOPOGRAPHIC ELEVATION     |  | POINT OF ACCESS     |  | FLORIDA DEPARTMENT OF TRANSPORTATION |
|  | OVERHEAD WIRES            |  | F.D.O.T.            |  |                                      |
|  | UNDERGROUND ELECTRIC LINE |  |                     |  |                                      |
|  | GAS                       |  | WATER LINE          |  |                                      |
|  | SD                        |  | SEWER LINE          |  |                                      |
|  | FENCE LINE                |  |                     |  |                                      |

NO ITEMS CORRESPONDING TO SCHEDULE B

## ITEMS CORRESPONDING TO SCHEDULE B

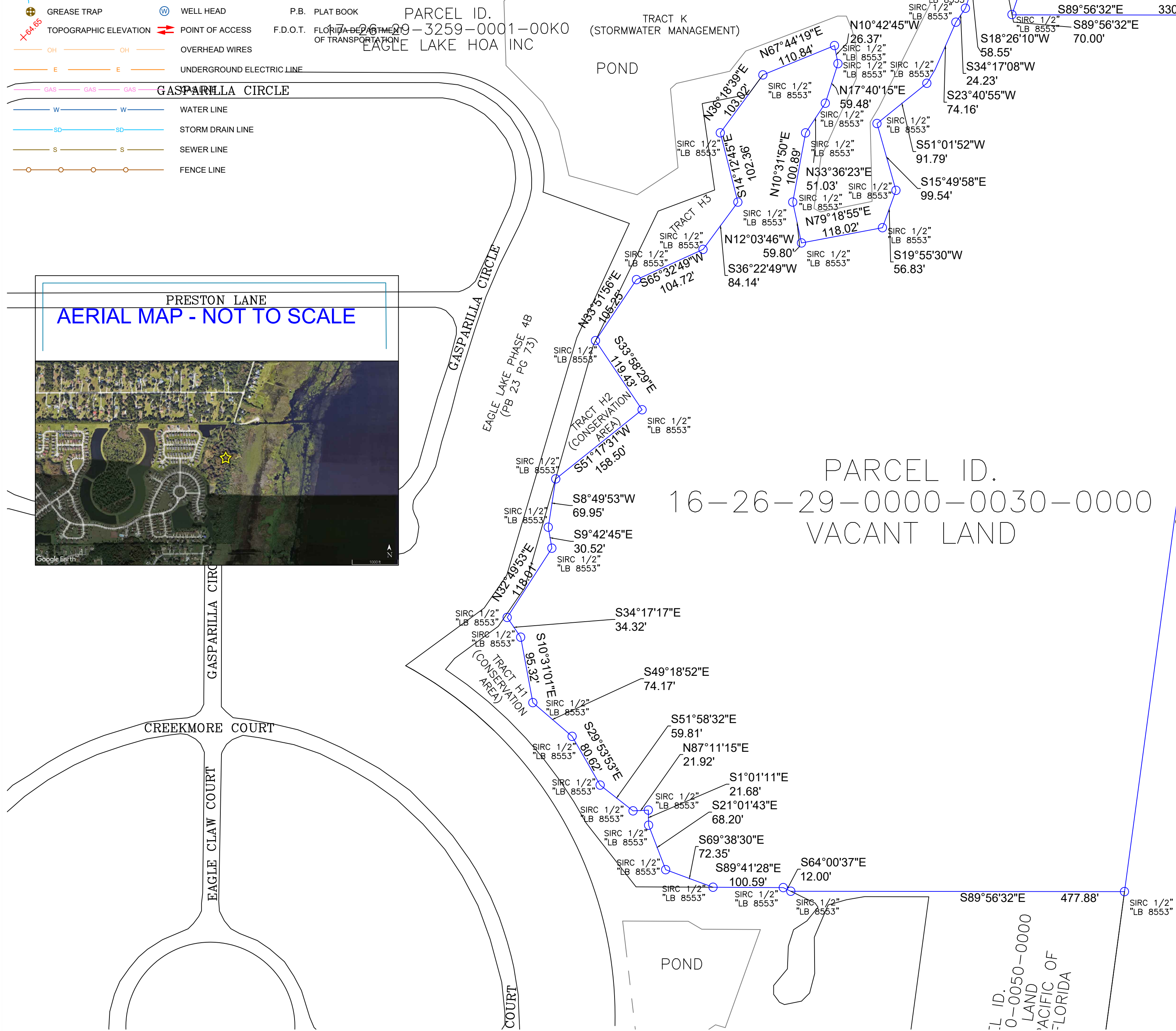
## ZONING INFORMATION

\*ZONING INFORMATION NOT FURNISHED\*

## SURVEYORS NOTES

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
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- THERE WERE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION, UNLESS OTHERWISE NOTED.
- THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF THE SURVEY SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
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- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CEMETERIES, GRAVE SITES, AND BURIAL GROUNDS AT THE TIME OF THE SURVEY.
- BEARINGS ARE BASED UPON THE SOUTHERLY RIGHT OF WAY LINE OF GRENADA BOULEVARD
- THE SURVEY SITE IS ACCESSED BY WAY OF RIDGEWAY DRIVE.
- POSTED PROPERTY ADDRESS - 2600 RIDGEWAY DRIVE, KISSIMMEE, FL.
- THE SURVEYED PROPERTY CONTAINS A TOTAL AREA OF 21.85 ACRES, OR 952177.18 SQUARE FEET, MORE OR LESS.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES DEDICATED TO THE SURVEYED PROPERTY IS 0, WITH 0 OF THEM BEING MARKED HANDICAPPED.
- LATEST FIELD SURVEY DATE - 05/02/2023.
- AT THE TIME OF OUR VISIT, THE CLIENT/OWNER DID NOT DEFINE WHICH PARTY DIVISION WALLS WERE TO BE SURVEYED.
- THE LEGAL DESCRIPTION FOR THE SURVEYED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.

## AERIAL MAP - NOT TO SCALE



## FLOOD NOTE

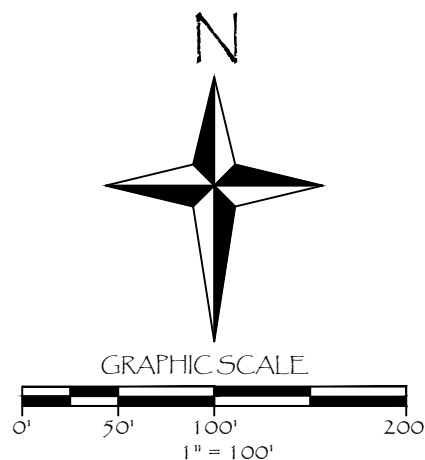
FLOOD INFORMATION:  
PANEL NUMBER: 12097C0235G  
FIRM DATE: June 18, 2013  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 57.0  
COMMUNITY NAME: Osceola County  
COMMUNITY NUMBER: 120189

## REVISION RECORD

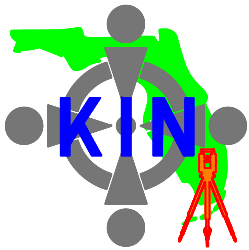
| DATE       | DESCRIPTION | DATE | DESCRIPTION |
|------------|-------------|------|-------------|
| 05/22/2023 | FIRST DRAFT |      |             |

## ENCROACHMENT STATEMENT

NONE OBSERVED







**KIN SURVEYORS**  
AKA KNOW IT NOW - TREASURE COAST  
PROFESSIONAL SURVEYING AND MAPPING  
LICENSED BUSINESS #8553  
5220 US-1, #104, VERO BEACH, FL 32967  
PHONE - (888) 396-7770  
WWW.KINSURVEYORS.COM

## LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN OSCEOLA COUNTY, FLORIDA:

N 1/2 OF S 1/2 OF FRAC SEC OR GOV LOT 3 LESS COUNTY BOAT RAMP 510/716 AND LESS BEG AT SE COR TRACT M EAGLE LAKE PH 1 PB 14 PGS 141-143, N 175.08 FT TO POC TO RIGHT, RAD 180 FT, NLY 72.62 FT, N 67 DEG W 26.78 FT, W 75.36 FT, S 79 DEG W 27.37 FT, W 74.32 FT, N 65 DEG W 107.96 FT, S 62 DEG W 161.89 FT, N 45 DEG E 79.84 FT, N 25 DEG E 54.12 FT, N 05 DEG E 67.73 FT, N 08 DEG W 49.67 FT, N 16 DEG E 37.81 FT, N 41 DEG E 48.62 FT, N 44 DEG E 60.00 FT, N 47 DEG E 55.65 FT, N 52 DEG E 57.31 FT, N 53 DEG E 180.00 FT, N 36 DEG W 125.00 FT, N 53 DEG E 19.74 FT TO POC TO RIGHT, RAD 25 FT, (CH BEARINGS 81 DEG E 35.36 FT), ELY 39.27 FT, N 53 DEG E 80 FT, N 36 DEG W 559.84 FT TO POC TO LEFT, RAD 755 FT, (CH BEARING N 65 DEG W 737.01 FT), NWLY 769.95 FT TO PT OF REV CURVE TO RIGHT, RAD 25 FT, NWLY 37.67 FT, N 08 DEG W 3.25 FT, N 81 DEG E 125 FT, N 08 DEG W 119.45 FT, N 08 DEG E 48.15 FT, N 36 DEG E 49.95 FT, N 39 DEG W 125 FT, N 11 DEG E 69.73 FT, N 61.45 FT TO N/L OF SW 1/4, E 3294.14 FT, S 87.75 FT, S 23 DEG W 167.14 FT, S 06 DEG E 98.58 FT TO A PT ON A NON-TAN CURVE, CONC WLY, RAD 750 FT, (CH BEARING S 03 DEG W 465.64 FT), SLY 473.46 FT TO A PT ON A NON-TAN CURVE, CONC ELY, RAD 166.84 FT, (CH BEARING S 13 DEG W 31.91 FT), SLY 31.96 FT TO PT OF REV CURVE TO RIGHT, RAD 296.70 FT, SLY 130.69 FT TO PT OF COMP CURVE TO RIGHT, RAD 303.26 FT, SWLY 135.50 FT TO PT OF REV CURVE TO LEFT, RAD 180 FT, SLY 248.73 FT TO PT OF REV CURVE TO RIGHT, RAD 750 FT, SLY 676.18 FT TO PT OF REV CURVE TO LEFT, RAD 90 FT, SLY 40.56 FT, S 04 DEG W 71.12 FT TO PT ON A NON-TAN CURVE, CONC SLY, RAD 540 FT, (CH BEARING N 76 DEG E 105.57 FT, ELY 105.73 FT, N 81 DEG E 132.79 FT TO PT ON A NON-TAN CURVE, CONC NELY, RAD 25 FT, (CH BEARING N 44 DEG W 40.62 FT), NWLY 47.41 FT TO PT OF COMP CURVE TO RIGHT, RAD 175 FT, NLY 46.53 FT, S 73 DEG E 126.13 FT TO PT ON A NON-TAN CURVE, CONC NLY, RAD 950.68 FT, (CH BEARING N 20 DEG E 131.25 FT), N LY 131.36 FT, N 15 DEG E 59.82 FT, N 23 DEG E 56.87 FT, N 29 DEG E 120.00 FT, S 87 DEG E 61.58 FT, N 75 DEG E 34.25 FT, S 22 DEG E 47.98 FT, S 29 DEG E 44.95 FT, S 38 DEG E 46.37 FT, S 48 DEG E 46.37 FT, N 37 DEG E 125.00 FT TO PT ON A NON-TAN CURVE, CONC NELY, RAD 160 FT, (CH BEARING S 55 DEG E 15.94 FT), SELY 15.94 FT TO PT OF REV CURVE TO RIGHT, RAD 25 FT, SLY 32.71 FT, S 82 DEG E 80.74 FT TO PT ON A NON-TAN CURVE, CONC NWLY RAD 440 FT, (CH BEARING S 48 DEG W 482.09 FT), SWLY 510.20 FT, S 81 DEG W 390.72 FT TO POC TO LEFT, RAD 460 FT, WLY 241.27 FT TO PT OF REV CURVE TO RIGHT, RAD 830 FT, SWLY 157.89 FT, S 09 DEG W 216.89 FT, N 81 DEG E 139.66 FT TO PT ON A NON-TAN CURVE, CONC NELY, RAD 51 FT, (CH BEARING S 51 DEG E 88.10 FT), SELY 106.35 FT, S 31 DEG E 149.89 FT, S 01 DEG E 32.10 FT, W 1968.77 FT TO POB LESS PLAT OF EAGLE LAKE PH 4A PB 21 PGS 165- 167

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS PROVIDED IN OFFICIAL RECORDS BOOK 06358 PAGE 1907, 02/15/2023

## LEGEND OF SYMBOLS & ABBREVIATIONS

|  |                           |  |                      |          |                                      |
|--|---------------------------|--|----------------------|----------|--------------------------------------|
|  | POWER POLE                |  | TRAFFIC SIGNAL BOX   |          | SANITARY MANHOLE                     |
|  | LIGHT POLE                |  | SIGNAL LIGHT POLE    |          | CLEAN OUT                            |
|  | GUY WIRE                  |  | SIGNAL LIGHT         |          | GAS MANHOLE                          |
|  | ELECTRIC MANHOLE          |  | VAULT                |          | GAS VALVE                            |
|  | ELECTRIC METER            |  | SIGN (AS NOTED)      |          | GAS METER                            |
|  | ELECTRIC VAULT            |  | TOWER                |          | HANDICAPPED PARKING                  |
|  | TRANSFORMER               |  | MONITORING WELL      |          | MITERED END SECTION                  |
|  | AIR CONDITIONER UNIT      |  | FLAG POLE            |          | BENCHMARK                            |
|  | TELEPHONE MANHOLE         |  | WATER VALVE          | (R)      | RECORD                               |
|  | TELEPHONE PEDESTAL        |  | FIRE HYDRANT         | (M)      | MEASURED                             |
|  | CABLE BOX                 |  | SIAMESE FIRE HYDRANT | (C)      | CALCULATED                           |
|  | STORM DRAIN MANHOLE       |  | WATER MANHOLE        | VOL      | VOLUME                               |
|  | STORM DRAIN INLET         |  | BACKFLOW PREVENTER   | PG       | PAGE                                 |
|  | STORM PIPE                |  | WATER METER          | O.R.     | OFFICIAL RECORDS                     |
|  | GREASE TRAP               |  | WELL HEAD            | P.B.     | PLAT BOOK                            |
|  | TOPOGRAPHIC ELEVATION     |  | POINT OF ACCESS      | F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
|  | OVERHEAD WIRES            |  |                      |          |                                      |
|  | UNDERGROUND ELECTRIC LINE |  |                      |          |                                      |
|  | GAS LINE                  |  |                      |          |                                      |
|  | WATER LINE                |  |                      |          |                                      |
|  | STORM DRAIN LINE          |  |                      |          |                                      |
|  | SEWER LINE                |  |                      |          |                                      |
|  | FENCE LINE                |  |                      |          |                                      |

## ITEMS CORRESPONDING TO SCHEDULE B

NO ITEMS CORRESPONDING TO SCHEDULE B

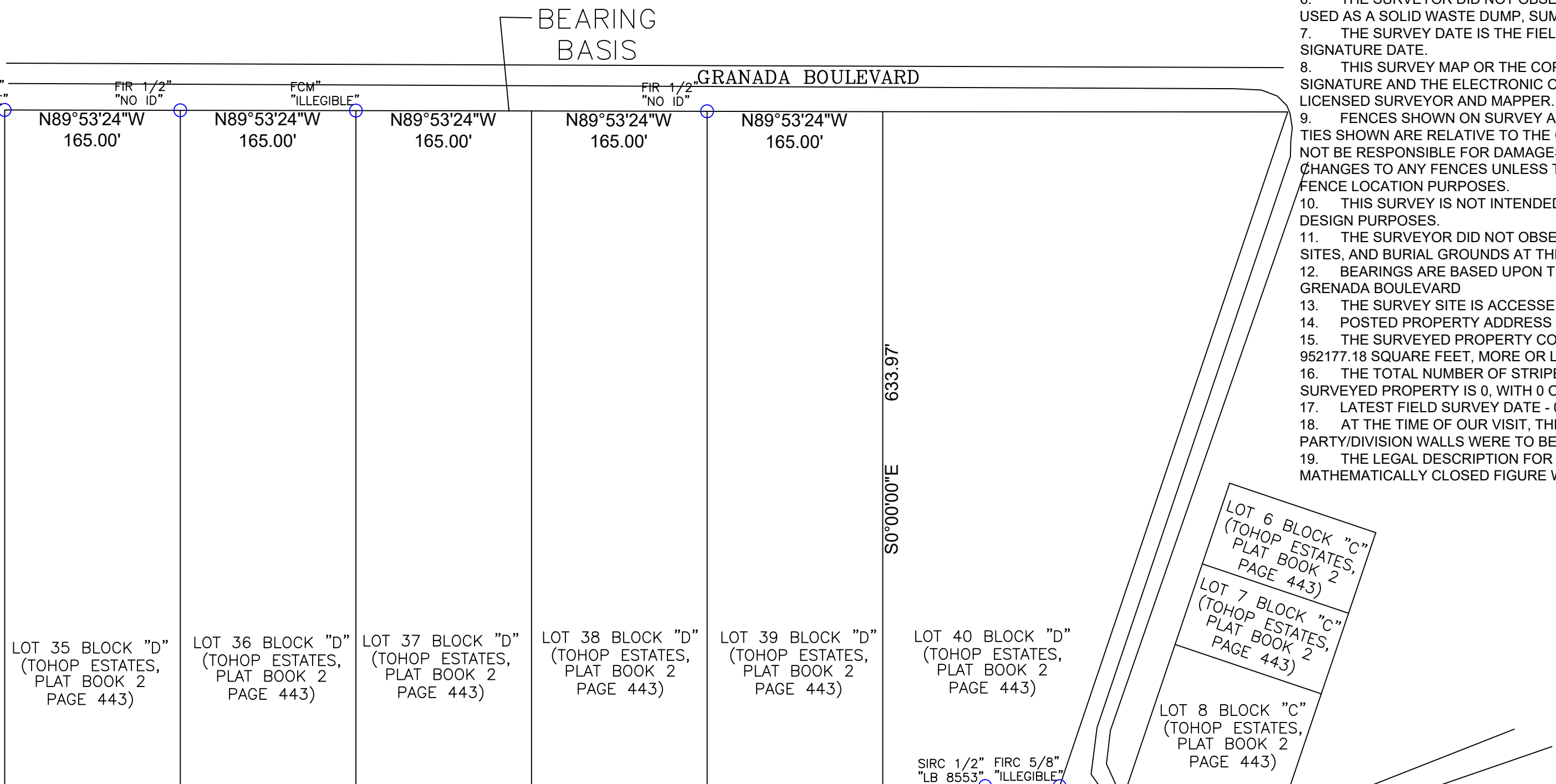
## ZONING INFORMATION

\*ZONING INFORMATION NOT FURNISHED\*

## SURVEYORS NOTES

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
- UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
- THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE WERE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION, UNLESS OTHERWISE NOTED.
- THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF THE SURVEY SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CEMETERIES, GRAVE SITES, AND BURIAL GROUNDS AT THE TIME OF THE SURVEY.
- BEARINGS ARE BASED UPON THE SOUTHERLY RIGHT OF WAY LINE OF GRANADA BOULEVARD
- THE SURVEY SITE IS ACCESSED BY WAY OF RIDGEWAY DRIVE.
- POSTED PROPERTY ADDRESS - 2600 RIDGEWAY DRIVE, KISSIMIEE, FL.
- THE SURVEYED PROPERTY CONTAINS A TOTAL AREA OF 21.85 ACRES, OR 952177.18 SQUARE FEET, MORE OR LESS.
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## AERIAL MAP - NOT TO SCALE

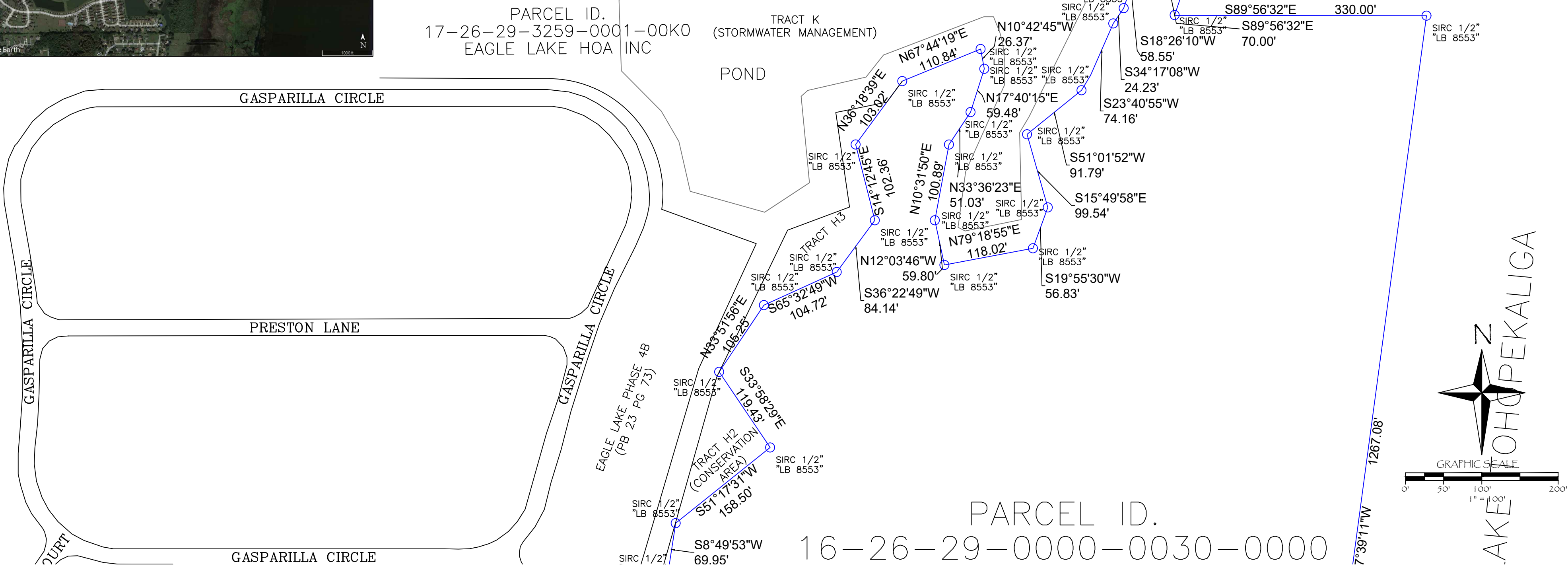


## ALTANSPS LAND TITLE SURVEY

for

2600 RIDGEWAY DRIVE,  
KISSIMIEE, FL 34746  
OSCEOLA COUNTY

TO: DARSHAN PATIL  
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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/06/2023



## FLOOD NOTE

FLOOD INFORMATION:  
PANEL NUMBER: 12097C0235G  
FIRM DATE: June 18, 2013  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 57.0  
COMMUNITY NAME: Osceola County  
COMMUNITY NUMBER: 120189

## REVISION RECORD

| DATE       | DESCRIPTION | DATE | DESCRIPTION |
|------------|-------------|------|-------------|
| 05/22/2023 | FIRST DRAFT |      |             |

## ENCROACHMENT STATEMENT

NONE OBSERVED

BILL HYATT  
PROFESSIONAL SURVEYOR AND MAPPER #4636  
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR ABOVE. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 51.17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.005, FLORIDA STATUTES.