

## MISCELLANEOUS NOTES

SURVEY COORDINATED BY MTC, INC., AND PREPARED BY: JON M. SHOEMAKER, PSM #5144,  
1520 PERKINS ROAD, BELLE ISLE, FLORIDA 32809. PHONE (407)463-9019 OR EMAIL  
MTCINC21@GMAIL.COM.

NO ADDRESS WAS POSTED ON THE SURVEYED PROPERTY.

LOT 1 CONTAINS AN AREA OF 4.77± ACRES (207,932± SQUARE FEET), MORE OR LESS.

UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

ONCE OBSERVED ABOVE GROUND UTILITIES WERE LOCATED, NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNDOWNE 811 BEFORE YOU DIG. THEY WILL LOCATE ANY UTILITIES THAT ARE LOCATED UNDERGROUND. THE APPROXIMATE LOCATION OF UNDERGROUND LINES APPEARS AND CABLES ON THE SURVEYED PROPERTY, THE PROCESS TAKES TWO FULL BUSINESS DAYS. DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARD TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY JON M. SHOEMAKER OR MTC, INC.

OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

THERE ARE NO GAPS, GORES, OVERLAPS OR HATUS INFERRED TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE LEGAL DESCRIPTION PROVIDED.

PROFICIENT BASED ON THE FIELD SURVEY FINDINGS AND THE LEGAL DESCRIPTION PROVIDED.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE CENTRAL FLORIDA GREENWAY (AKA STATE ROAD #417) SOUTHERN CONNECTOR EXTENSION, ORANGE COUNTY, FLORIDA TO BEAR SOUTH 48° 38' 22" WEST, PER PLAT BOOK 109, PAGE 60, AND ARE RELATIVE TO STATE PLANE GRID FLORIDA EAST ZONE (NAD83).

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ADJOINER INFORMATION IF SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.

GROUND OR CEMETERY.

PUBLISHED ELEVATION OF 107.93' (NAVD88 DATUM).

## LEGEND OF SYMBOLS & ABBREVIATIONS

- | LEGEND  |  | SYMBOLS                                      |  |
|---|--|--|--|
| POWER POLE  |  | TRAFFIC SIGNAL BOX                           |  |
| LIGHT POLE  |  | GROUND LIGHT                                 |  |
| GROUND WIRE   |  | SIGNAL LIGHT                                 |  |
| ELECTRIC MANHOLE  |  | PHONE WALLT                                  |  |
| ELECTRIC METER  |  | SIGN (AS NOTED)                              |  |
| TRANSFORMER   |  | TOWER  |  |
| AIR CONDITIONER UNIT  |  | MOUNTING WELLS                               |  |
| TELEPHONE MANHOLE   |  | FLAG POLE                                    |  |
| TELEPHONE PEDestal  |  | WATER VALVE                                  |  |
| CABLE BOX   |  | FIRE HYDRANT                                 |  |
| STORM DRAIN MANHOLE   |  | SMELT PIRE HYDRANT                           |  |
| STORM DRAIN MULET   |  | WATER MANHOLE                                |  |
| STORM PIPE  |  | BACKLOG PREVENTER                            |  |
| GREASE TRAP   |  | WELL HEAD                                    |  |
| 55' 50" NADN TO CAP<br>FOR 4" 10" UNLESS<br>OTHERWISE NOTED |  | POINT OF ACCESS                              |  |
|   |  | OVERHEAD WIRES                               |  |
|   |  | FENCE LINE                                   |  |
|   |  | SANITARY MANHOLE                             |  |
|   |  | CLEAN OUT                                    |  |
|   |  | GAS MANHOLE                                  |  |
|   |  | GAS VALVE                                    |  |
|   |  | VENT PIPE                                    |  |
|   |  | HANDICAPPED PARKING                          |  |
|   |  | INTERFERED END SECTION                       |  |
|   |  | BENCHMARK                                    |  |
|   |  | RECORD                                       |  |
|   |  | MEASURED                                     |  |
|   |  | CALCULATED                                   |  |
|   |  | PLAT   |  |
|   |  | PB PAGES                                     |  |
|   |  | OFFICIAL RECORDS                             |  |
|   |  | P.B. PLAT BOOK                               |  |
|   |  | LANDSCAPE, DRAINAGE<br>AND UTILITY ELEVATION |  |
|   |  | NOW OR FORMERLY                              |  |

LEGAL

USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF MTC, INC.

THESE INSTRUMENTS WERE PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO OTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

## LEGAL DESCRIPTION

PROVIDED BY OTHERS:  
LOT 1, KADMAR PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGE 60,  
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## BOUNDARY SURVEY

**PARCEL IDENTIFICATION NUMBER**  
**34-24-28-4085-01-000**

14990 STATE ROAD 535  
ORLANDO, FLORIDA 32821

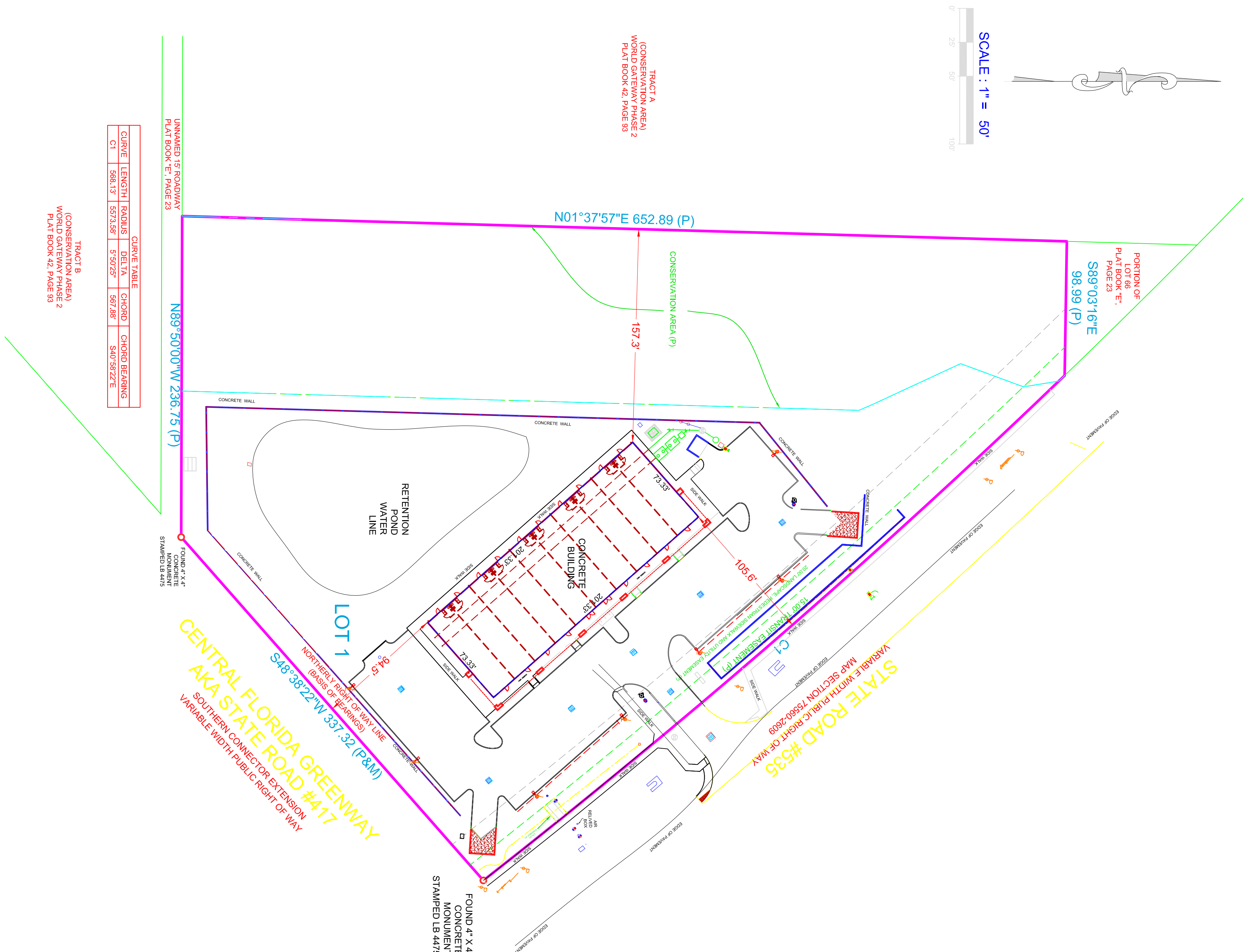
TO: KADMAR PLAZA LLC

I HEREBY CERTIFY THAT THE AS-BUILT SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17-0.050 THROUGH 5A-17-0.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

JON M. SHOEMAKER  
REGISTRATION NO. PSN 5144  
IN THE STATE OF FLORIDA  
DATE OF FIELD SURVEY: 02.06.2024  
DATE OF LAST REVISION: 00.00.0000.

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1



## FLOOD NOTE

PROJECT REVISION RECORD				
DATE	DESCRIPTION	DATE	DESCRIPTION	
02.06.2024	FIRST DRAFT			
FIELD WORK: ALM	DRAFTED: ALM	CHECKED BY: JS	FB & PG:	

## SIGNIFICANT OBSERVATIONS

NONE APPARENT.