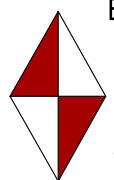


- NOTES:
- THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. PROPERTY SUBJECT TO EXCEPTIONS LISTED IN FIDELITY NATIONAL TITLE COMMITMENT NO. 12849385, DATED 12/11/2025.
 - NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
 - THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
 - DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY SHOWN AS ESTABLISHED AND OR AS MEASURED FROM RECOVERED SURVEY MONUMENTATION.
 - BEARINGS ARE BASED ON DESCRIBED DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
 - BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
 - NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.



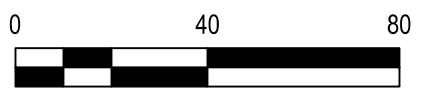
**Boundary
And
Mapping
Associates, Inc.**

160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL. 32746
PH. (407) 696-1155

LAND
SURVEYORS
LB 4565

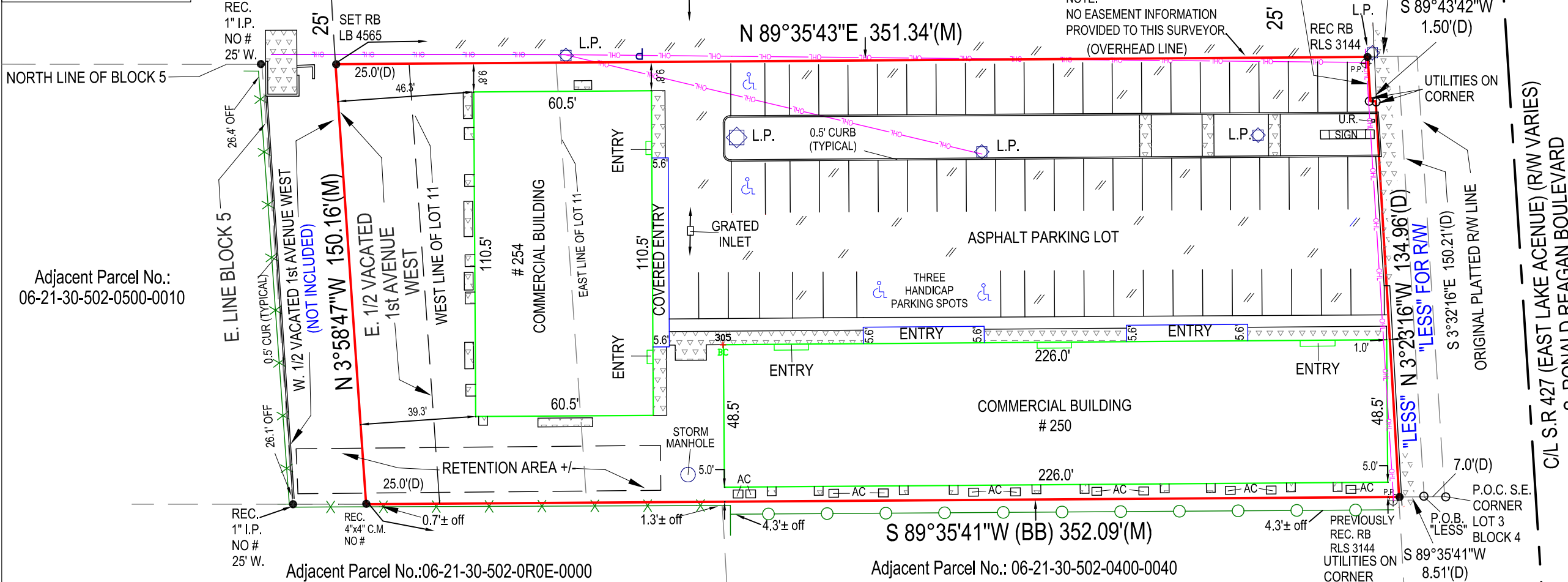
FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12095C 0220 F DATED 09-25-09.

Property Address:
250 AND 254 SOUTH RONALD REAGAN BOULEVARD



NOTE:
PARKING SPACES SHOWN
ARE PLUS OR MINUS.

NOTE:
NO EASEMENT INFORMATION
PROVIDED TO THIS SURVEYOR.



NOTE:
UTILITIES RUN NORTH AND SOUTH
ALONG THE FRONT / R/W LINE.
NO EASEMENT INFORMATION
PROVIDED TO THIS SURVEYOR.

Adjacent Parcel No.:
06-21-30-502-0500-0010

Adjacent Parcel No.: 06-21-30-502-0R0E-0000

Adjacent Parcel No.: 06-21-30-502-0400-0040

DESCRIPTION:
Lots 1, 2, 3, 11, 12, 13 and 14, and East half of vacated 1st Avenue lying West of Lot 11, Block 4, GLENROSE LEA ADDITION TO LONGWOOD, according to the map or plat thereof, as recorded in Plat Book 4, Page 53, of the Public Records of Seminole County, Florida, LESS right of way for East Lake Avenue (State Road 427).
LESS AND EXCEPT that parcel of land lying in GLENROSE LEA ADDITION TO LONGWOOD, according to the map or plat thereof, as recorded in Plat Book 4, Page 53, of the Public Records of Seminole County, Florida, more particularly described as follows:
Commence at the Southeast corner of Lot 3, Block 4, of said GLENROSE LEA ADDITION TO LONGWOOD, Plat Book 4, Page 53; thence South 89°35'41" West, 7.00 feet along the South line of said Lot 3 to a point on the existing Westerly right of way line of County Road 427, having a width of 80 feet for a POINT OF BEGINNING; thence continue South 89°35'41" West, 8.51 feet; thence North 03°23'16" West, 134.96 feet; thence South 89°43'42" West, 1.50 feet; thence North 03°42'05" West, 15.25 feet; thence North 89°43'42" East, 10.06 feet; thence South 03°32'16" East, 150.21 feet to the POINT OF BEGINNING.

JOB NO.: 25-2418
DATE:
FIELD: 12-23-25
AND: 09-27-05
SIGNED: 12-24-25
DRAWN BY: R.W.J.
P.C.: R.J./C.T.
CHECKED BY: RWJ

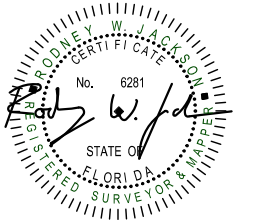
CERTIFIED TO:
V 3 CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY
GARRETT LAW FIRM, P.A
FIDELITY NATIONAL TITLE INSURANCE COMPANY
SURVEY UPDATED: 12-24-25

DRAINAGE EASEMENT NOTE: (PER O.R. 1206, PG. 559.)
DRAINAGE EASEMENT RESERVED OVER, AND UPON AND THROUGH
THE SUBJECT PROPERTY DESCRIBED AS FOLLOWS.

LOT 11, (TOGETHER WITH THE EAST 1/2 OF VACATED 1st AVENUE WEST LYING ADJACENT THERETO) BLOCK 4, GLENROSE LEA ADDITION TO LONGWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 53 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LEGEND	
REC. - RECOVERED	U.R. - UTILITY RISER
I.P. - IRON PIPE	M.B. - MAP BOOK
I.C. - ILLEGIBLE CAP #	PRC - POINT OF REVERSE CURVE
C.M. - CONCRETE MONUMENT	R.P. - RADIUS POINT
RB - REBAR 5/8"	R - RADIUS
RAD. - RADIAL	L - LENGTH OF ARC
N.R. - NOT RADIAL	S.E. - SIDEWALK EASEMENT
N&D - NAIL & DISC	U.E. - UTILITY EASEMENT
(P) - PER PLAT	D.E. - DRAINAGE EASEMENT
(M) - AS MEASURED	L.E. - LANDSCAPE EASEMENT
(D) - PER DESCRIPTION	A.E. - ACCESS EASEMENT
(C) - AS CALCULATED	M.E. - MAINTENANCE EASEMENT
O.L. - ON LINE	P.E. - POOL EQUIPMENT
P.C. - POINT OF CURVATURE	-X- CHAIN LINK / WIRE FENCE LINE +/-
P.T. - POINT OF TANGENCY	-W- WOODEN FENCE LINE +/-
P.O.B. - POINT OF BEGINNING	-V- VINYL FENCE LINE +/-
P.O.C. - POINT OF COMMENCEMENT	-A- ALUMINUM FENCE LINE +/-
P.B. - PLAT BOOK PG. - PAGE	-OH- OVERHEAD LINE +/- (POSSIBLE EASEMENT)
O.R.B. - OFFICIAL RECORDS BOOK	
	PAVERS / BRICK
	ASPHALT
	Point Not Found or Set
	P.O.L.
	Denotes REFERENCE POINT ON LINE
	R/W Denotes RIGHT-OF-WAY
	P.P. - POWER POLE
	L.P. - LIGHT POLE

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.
Rodney W. Jackson
RODNEY W. JACKSON,
PSM 6281



Note:
With the Exception of an Electronic Signature, Seal and Printed to Scale.
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

SCALE 1" = 40'