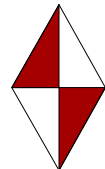


- NOTES:
- THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION ONLY, UNLESS NOTED. PROPERTY SUBJECT TO EXCEPTIONS LISTED IN FIRST AMERICAN TITLE COMMITMENT NO. 12666-2818041, DATED 03/27/2025.
 - 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 STATE PLANE COORDINATE 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.

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12097C 0115 G DATED 06-18-13.

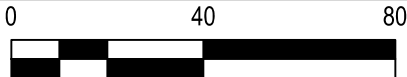
PROPERTY ADDRESS:
PLAZA DRIVE (VACANT)



Boundary
And
Mapping
Associates, Inc.

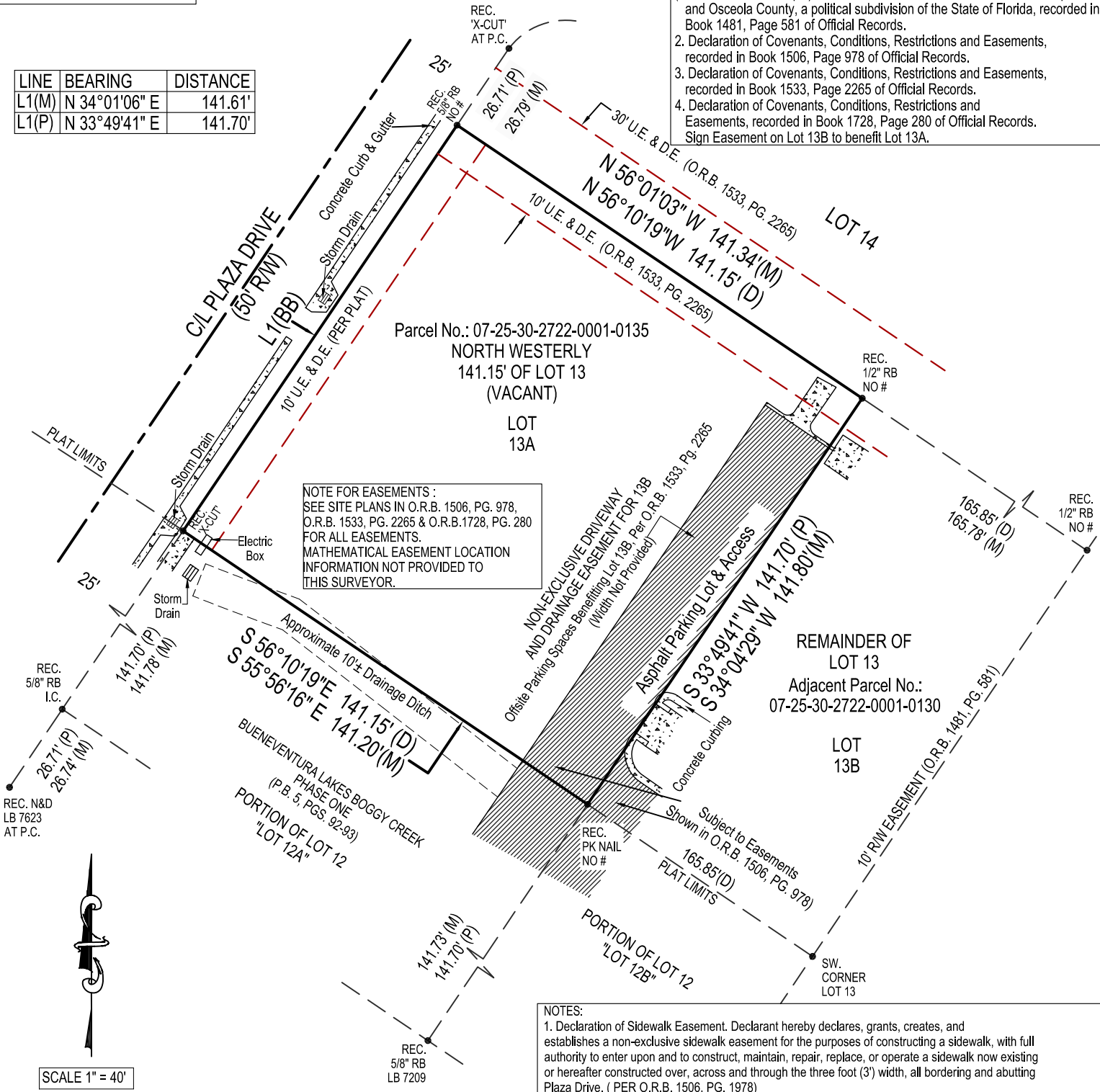
LAND
SURVEYORS
LB 4565

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



LINE	BEARING	DISTANCE
L1(M)	N 34°01'06" E	141.61'
L1(P)	N 33°49'41" E	141.70'

- PROPERTY SUBJECT TO:
- Terms and conditions of the Right-of-Way Reservation Agreement (No Dedication - Lot Split) between Global Associates International Group Inc., and Osceola County, a political subdivision of the State of Florida, recorded in Book 1481, Page 581 of Official Records.
 - Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 1506, Page 978 of Official Records.
 - Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 1533, Page 2265 of Official Records.
 - Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 1728, Page 280 of Official Records. Sign Easement on Lot 13B to benefit Lot 13A.



- NOTES:
- Declaration of Sidewalk Easement. Declarant hereby declares, grants, creates, and establishes a non-exclusive sidewalk easement for the purposes of constructing a sidewalk, with full authority to enter upon and to construct, maintain, repair, replace, or operate a sidewalk now existing or hereafter constructed over, across and through the three foot (3') width, all bordering and abutting Plaza Drive. (PER O.R.B. 1506, PG. 1978)

DESCRIPTION: THE NORTHWESTERLY 141.15 FEET OF LOT 13, BUENAVENTURA LAKES., BOGGY CREEK PLAZA - PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 94, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
SAICAN ENTERPRISES LLC

ORDERED BY:



12301 Lake Underhill Road, Ste 221
Orlando, FL 32828

JOB NO.: 25-900
DATE:
FIELD: 05-15-25
SIGNED: 05-27-25
DRAWN BY: RWP
P.C.: CT
CHECKED BY: RWJ

LEGEND

M.B. - MAP BOOK
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
(C) - AS CALCULATED
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK

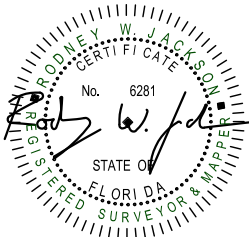
—X— CHAIN LINK / WIRE FENCE LINE +/-
—W— WOODEN FENCE LINE +/-
—V— VINYL FENCE LINE +/-
—A— ALUMINUM FENCE LINE +/-
—OHL— OVERHEAD LINE +/-



P.O.L.
DENOTES REFERENCE
POINT ON LINE
R/W Denotes
RIGHT-OF-WAY
P.P. - POWER 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,
PSM 6281



Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.