

BOUNDARY SURVEY

The features and linework shown hereon are relative to National Geodetic Survey control point "Lance" (PID A12445), Northing 1477081.39, Easting 575759.46, Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment, as established from National Geodetic Survey control points "Lance" (PID A12445), Northing 1477081.39, Easting 575759.46, and "GIS 0242 Burt" (PID AK7296), Northing 1467711.44, Easting 582877.80.

U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

PART A (Orange County Portion)

DESCRIPTION:

That part of Sections 35 and 36, Township 24 South, Range 30 East, and that part of Sections 31 and 32, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of said Section 31; thence S89°41'29"W along the North line of said Section 31, for a distance of 30.34 feet to the POINT OF BEGINNING and the West right-of-way line of Narcoossee Road, as described in Official Records Book 10033, Page 5463, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Northeastly having a radius of 4595.35 feet and a chord bearing of S24°36'38"E; thence departing said North line run Southeastly along said West right-of-way line and along the arc of said curve through a central angle of 34°11'08" for a distance of 2741.83 feet to the point of tangency; thence S41°42'12"E along said West right-of-way line and the West right-of-way line of Narcoossee Road, as described in Official Records Book 9838, Page 6700, of the Public Records of Orange County, Florida, for a distance of 2244.39 feet to the South line of lands described in Official Records Book 10345, Page 1882, of the Public Records of Orange County, Florida; thence departing said West right-of-way line run N89°42'29"W along said South line, 1208.33 feet to the Southwest corner of said lands described in Official Records Book 10345, Page 1882, thence departing said South line run S01°25'03"E along the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 32, for a distance of 1429.96 feet to the Northerly right-of-way line of State Road 530 (Boggy Creek Road), as described in Deed Book 803, Page 550, of the Public Records of Orange County, Florida; thence departing said West line run S89°56'29"W along said Northerly right-of-way line, 6288.89 feet to the point of curvature of a curve concave Southerly having a radius of 1482.62 feet and a chord bearing of S83°06'59"W; thence Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 13°39'01" for a distance of 353.22 feet to a non-tangent line and the South line of the Southwest 1/4 of said Section 31; thence departing said Northerly right-of-way line run N89°55'11"W along said South line, 16.39 feet to the Southwest corner of said Section 31; thence N89°53'32"W along the South line of the Southwest 1/4 of said Section 36, for a distance of 2413.39 feet to the South 1/4 corner of said Section 36; thence N89°51'34"W along the South line of the Southwest 1/4 of said Section 36, for a distance of 752.36 feet to the Southwest corner of Conservation Easement Parcel B, as described in Official Records Book 9988, Page 2964, of the Public Records of Orange County, Florida; thence departing said South line run the following courses and distances along the Westerly line of said Conservation Easement Parcel B: N27°46'12"W, 1461.05 feet; N04°00'36"E, 609.80 feet; N45°01'04"E, 392.63 feet; N29°55'01"E, 464.68 feet to the Northwest corner of said Conservation Easement Parcel B; thence departing said Westerly line run N29°55'01"E, 163.68 feet to the Southerly line of Conservation Easement Parcel A, as described in said Official Records Book 9988, Page 2964; thence run the following courses and distances along said Southerly line: N29°55'01"E, 83.49 feet; N08°44'58"E, 143.91 feet; N49°36'29"W, 88.82 feet; N85°26'05"W, 405.34 feet; S56°28'06"W, 438.03 feet; S74°23'24"W, 260.03 feet; N53°42'10"W, 233.03 feet; N34°29'15"W, 246.27 feet; S75°32'34"W, 232.00 feet; N78°19'21"W, 794.97 feet; S18°56'11"W, 83.54 feet; S45°01'19"W, 125.19 feet; S61°24'26"W, 101.45 feet; N87°00'08"W, 192.79 feet; N72°16'29"W, 110.73 feet; N37°45'30"W, 137.95 feet; N13°06'47"W, 85.82 feet; N00°59'46"E, 190.52 feet; N25°50'13"E, 185.10 feet; N49°36'14"W, 381.40 feet; N78°42'16"W, 199.09 feet; N20°20'04"W, 1298.81 feet; N69°34'56"E, 19.55 feet to the South line of lands described in Official Records Book 5620, Page 2323, of the Public Records of Orange County, Florida; thence departing said South line run the following courses and distances along the Westerly line of said Conservation Easement Parcel B: N27°46'12"W, 1461.05 feet; N04°00'36"E, 609.80 feet; N45°01'04"E, 392.63 feet; N29°55'01"E, 464.68 feet to the Northwest corner of said Conservation Easement Parcel B; thence departing said Westerly line run N29°55'01"E, 163.68 feet to the Southerly line of Conservation Easement Parcel A, as described in said Official Records Book 9988, Page 2964; thence run the following courses and distances along said Southerly line: N29°55'01"E, 83.49 feet; N08°44'58"E, 143.91 feet; N49°36'29"W, 88.82 feet; N85°26'05"W, 405.34 feet; S56°28'06"W, 438.03 feet; S74°23'24"W, 260.03 feet; N53°42'10"W, 233.03 feet; N34°29'15"W, 246.27 feet; S75°32'34"W, 232.00 feet; N78°19'21"W, 794.97 feet; S18°56'11"W, 83.54 feet; S45°01'19"W, 125.19 feet; S61°24'26"W, 101.45 feet; N87°00'08"W, 192.79 feet; N72°16'29"W, 110.73 feet; N37°45'30"W, 137.95 feet; N13°06'47"W, 85.82 feet; N00°59'46"E, 190.52 feet; N25°50'13"E, 185.10 feet; N49°36'14"W, 381.40 feet; N78°42'16"W, 199.09 feet; N20°20'04"W, 1298.81 feet; N69°34'56"E, 19.55 feet to the South line of lands described in Official Records Book 5620, Page 2323, of the Public Records of Orange County, Florida; thence departing said Southerly line run the following courses and distances along said South line: S43°02'51"E, 4.76 feet; S30°43'11"E, 669.23 feet; N52°22'43"E, 477.75 feet; S70°52'06"E, 187.38 feet; N47°13'14"E, 145.27 feet; S47°24'25"E, 40.21 feet; S05°16'44"W, 95.72 feet; S18°23'42"E, 128.07 feet; S09°27'28"W, 270.39 feet; S37°30'45"E, 234.99 feet; N41°57'03"E, 684.96 feet; S38°30'26"E, 305.58 feet; N89°41'29"E, 4882.50 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.99994883912, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 1163.026 acres more or less when measured in ground dimensions.

PART B (Osceola County Portion)

DESCRIPTION:

That portion of the East Half of the Northeast 1/4 lying North and West of State Road 530 in Section 1, Township 25 South, Range 30 East, in Osceola County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 6.431 acres more or less when measured in ground dimensions.

OVERALL LEGAL DESCRIPTION

DESCRIPTION:

That part of Sections 35 and 36, Township 24 South, Range 30 East, Orange County, Florida and that part of Sections 31 and 32, Township 24 South, Range 31 East, Orange County, Florida and that part of Section 1, Township 25 South, Range 30 East, Osceola County, Florida, described as follows:

Commence at the Northeast corner of said Section 31; thence S89°41'29"W along the North line of said Section 31, for a distance of 30.34 feet to the POINT OF BEGINNING and the West right-of-way line of Narcoossee Road, as described in Official Records Book 10033, Page 5463, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Northeastly having a radius of 4595.35 feet and a chord bearing of S24°36'38"E; thence departing said North line run Southeastly along said West right-of-way line and along the arc of said curve through a central angle of 34°11'08" for a distance of 2741.83 feet to the point of tangency; thence S41°42'12"E along said West right-of-way line and the West right-of-way line of Narcoossee Road, as described in Official Records Book 9838, Page 6700, of the Public Records of Orange County, Florida, for a distance of 2244.39 feet to the South line of lands described in Official Records Book 10345, Page 1882, of the Public Records of Orange County, Florida; thence departing said West right-of-way line run N89°42'29"W along said South line, 1208.33 feet to the Southwest corner of said lands described in Official Records Book 10345, Page 1882; thence departing said South line run S01°25'03"E along the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 32, for a distance of 1429.96 feet to the Northerly right-of-way line of State Road 530 (Boggy Creek Road), as described in Deed Book 803, Page 550, of the Public Records of Orange County, Florida; thence departing said West line run S89°56'29"W along said Northerly right-of-way line, 6288.89 feet to the point of curvature of a curve concave Southerly having a radius of 1482.62 feet and a chord bearing of S83°06'59"W; thence Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 13°39'01" for a distance of 353.22 feet to a non-tangent line and the South line of the Southwest 1/4 of said Section 31; thence departing said Northerly right-of-way line run N89°55'11"W along said South line, 16.39 feet to the Southwest corner of said Section 31; thence departing said South line run S00°41'17"W along the East line of the Northeast 1/4 of said Section 1, for a distance of 4.12 feet to the Northerly right-of-way line of State Road 530 (Boggy Creek Road), as described in Deed Book 128, Page 351, of the Public Records of Osceola County, Florida, and a point on a non-tangent curve concave Southerly having a radius of 3482.62 feet and a chord bearing of S68°15'08"W; thence Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 14°46'17" for a distance of 382.23 feet to the point of tangency; thence S60°51'59"W along said Northerly right-of-way line, 839.25 feet to the West line of the East 1/2 of the Northeast 1/4 of said Section 1; thence departing said Northerly right-of-way line run N00°14'25"E along said West line, 555.89 feet to the Northwest corner of said East 1/2 of the Northeast 1/4 of Section 1; thence departing said West line run N89°53'32"W along the South line of the Southeast 1/4 of said Section 36, for a distance of 1328.59 feet to the South 1/4 corner of said Section 36; thence N89°51'34"W along the South line of the Southwest 1/4 of said Section 36, for a distance of 752.36 feet to the Southwest corner of Conservation Easement Parcel B, as described in Official Records Book 9988, Page 2964, of the Public Records of Orange County, Florida; thence departing said South line run the following courses and distances along the Westerly line of said Conservation Easement Parcel B: N27°46'12"W, 1461.05 feet; N04°00'36"E, 609.80 feet; N45°01'04"E, 392.63 feet; N29°55'01"E, 464.68 feet to the Northwest corner of said Conservation Easement Parcel B; thence departing said Westerly line run N29°55'01"E, 163.68 feet to the Southerly line of Conservation Easement Parcel A, as described in said Official Records Book 9988, Page 2964; thence run the following courses and distances along said Southerly line: N29°55'01"E, 83.49 feet; N08°44'58"E, 143.91 feet; N49°36'29"W, 88.82 feet; N85°26'05"W, 405.34 feet; S56°28'06"W, 438.03 feet; S74°23'24"W, 260.03 feet; N53°42'10"W, 233.03 feet; N34°29'15"W, 246.27 feet; S75°32'34"W, 232.00 feet; N78°19'21"W, 794.97 feet; S18°56'11"W, 83.54 feet; S45°01'19"W, 125.19 feet; S61°24'26"W, 101.45 feet; N87°00'08"W, 192.79 feet; N72°16'29"W, 110.73 feet; N37°45'30"W, 137.95 feet; N13°06'47"W, 85.82 feet; N00°59'46"E, 190.52 feet; N25°50'13"E, 185.10 feet; N49°36'14"W, 381.40 feet; N78°42'16"W, 199.09 feet; N20°20'04"W, 1298.81 feet; N69°34'56"E, 19.55 feet to the South line of lands described in Official Records Book 5620, Page 2323, of the Public Records of Orange County, Florida; thence departing said Southerly line run the following courses and distances along said South line: S43°02'51"E, 4.76 feet; S30°43'11"E, 669.23 feet; N52°22'43"E, 477.75 feet; S70°52'06"E, 187.38 feet; N47°13'14"E, 145.27 feet; S47°24'25"E, 40.21 feet; S05°16'44"W, 95.72 feet; S18°23'42"E, 128.07 feet; S09°27'28"W, 270.39 feet; S37°30'45"E, 234.99 feet; N41°57'03"E, 684.96 feet; S38°30'26"E, 305.58 feet; N89°41'29"E, 4882.50 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.99994883912, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

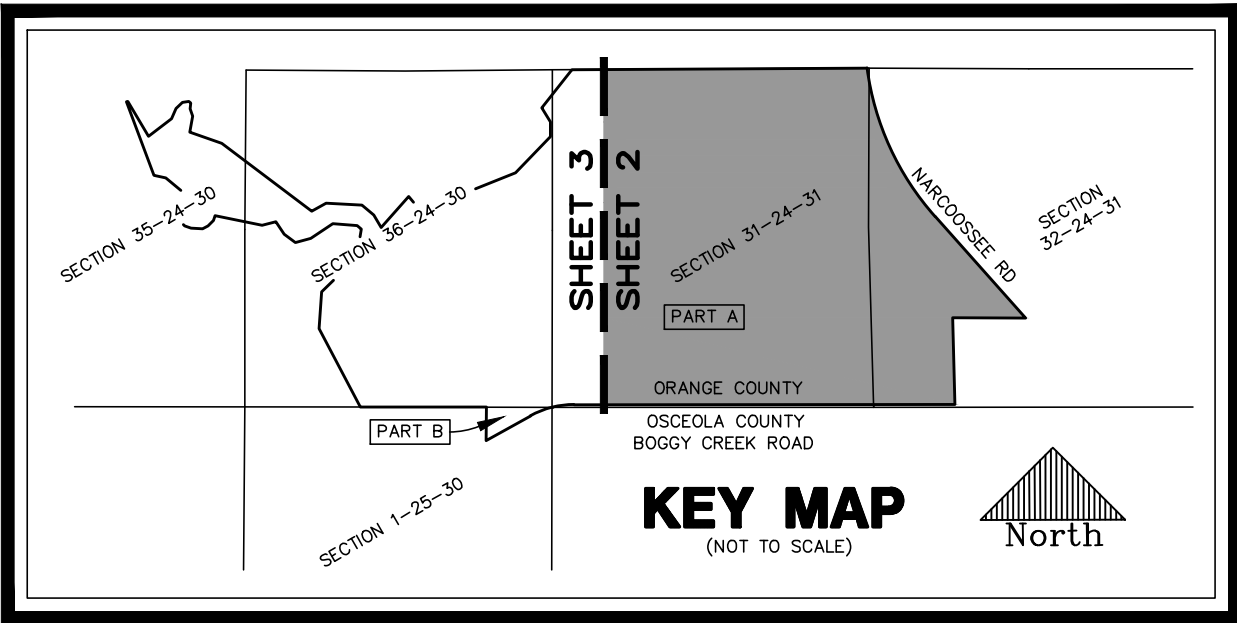
The above described parcel of land contains 1169.457 acres more or less when measured in ground dimensions.


LEGEND

SYMBOLS

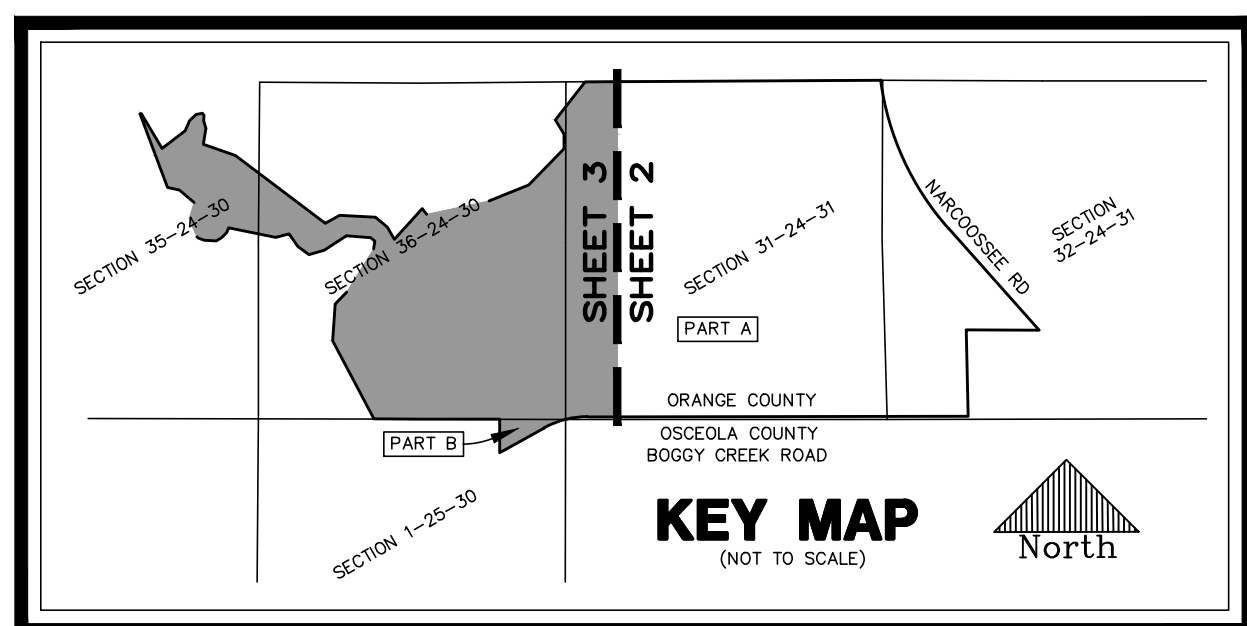
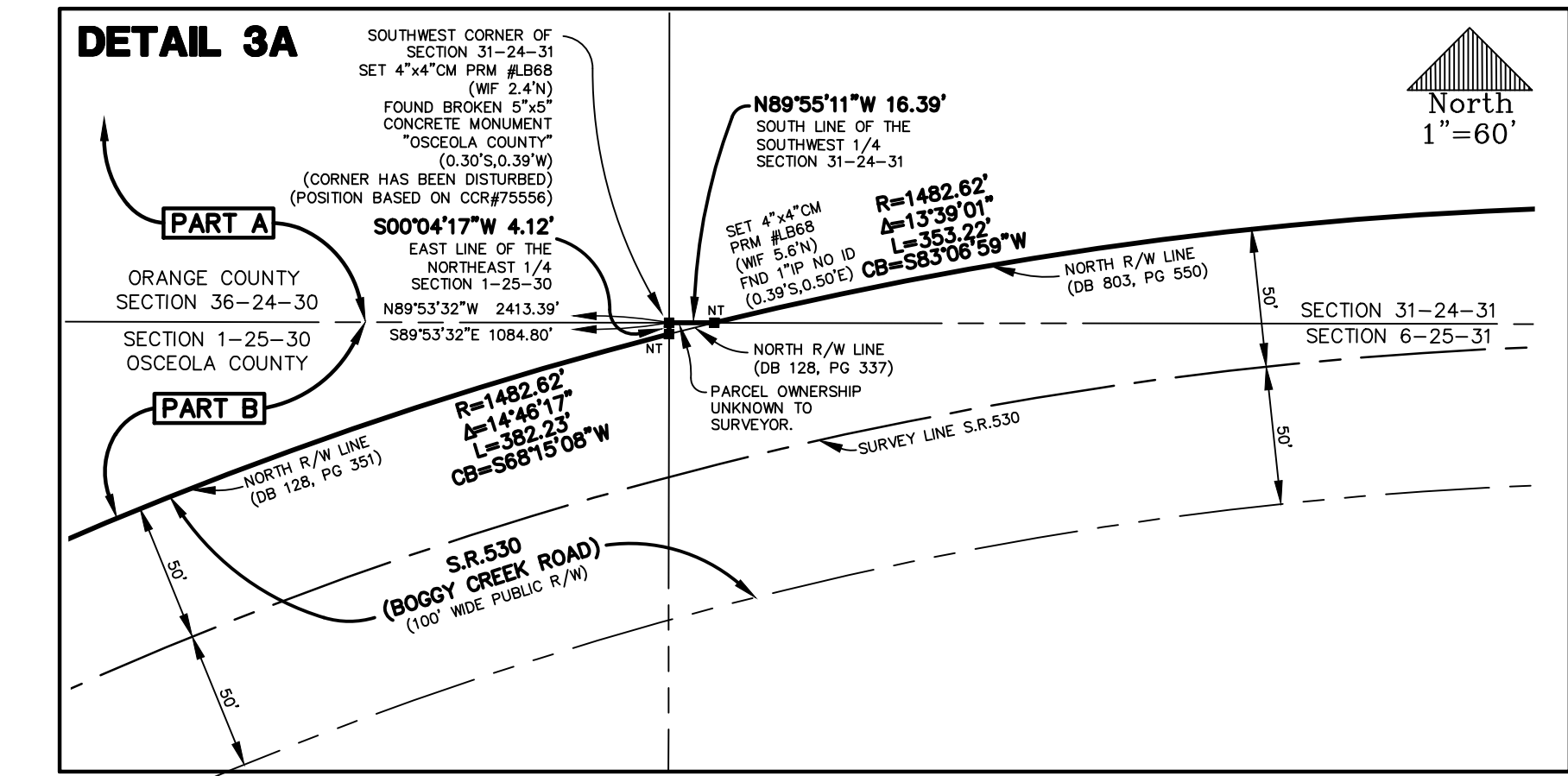
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4. RADIUS
5. CHORD BEARING
6. CHORD BEARING
7. TANGENT
8. SPOT ELEVATION (EASTING)
9. SPOT
10. SECTION 22-24-36 SECTION, TOWNSHIP, RANGE
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The features and line work shown hereon are relative to National Geodetic Survey control point "Lance" (PID AJ2445), Northing 1477081.39, Easting 575759.46 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined factor: 0.99994883912 (1.00005116349757). Unless noted otherwise all dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.



DRAWING 17-133(A)	PREPARED FOR:	TAVISTOCK DEVELOPMENT COMPANY, LLC		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINNER PARK, FLORIDA 32789 (407) 844-4988	NO.	DATE	SEE SHEET 1 FOR REVISIONS	DISCREPTION	REVISIONS	
SHEET										
2 OF 5	GOAA POTRAS PROPERTY RESIDENTIAL AREA SITE BOUNDARY SURVEY									
<small>© 2017 by Donald W. McIntosh Associates, Inc. All Rights Reserved. This drawing is the property of Donald W. McIntosh Associates, Inc. and is loaned to you for your project only. It is not to be reproduced or used in any way without the written consent of Donald W. McIntosh Associates, Inc. The information contained herein is based on the best available data at the time of preparation. No warranty is made as to the accuracy or completeness of the information. The user assumes all liability for the use of this information. Printed on Recycled Paper. 17-133(A) (Potras Res Area Boundary Survey) Date: 10/10/2017</small>										

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)

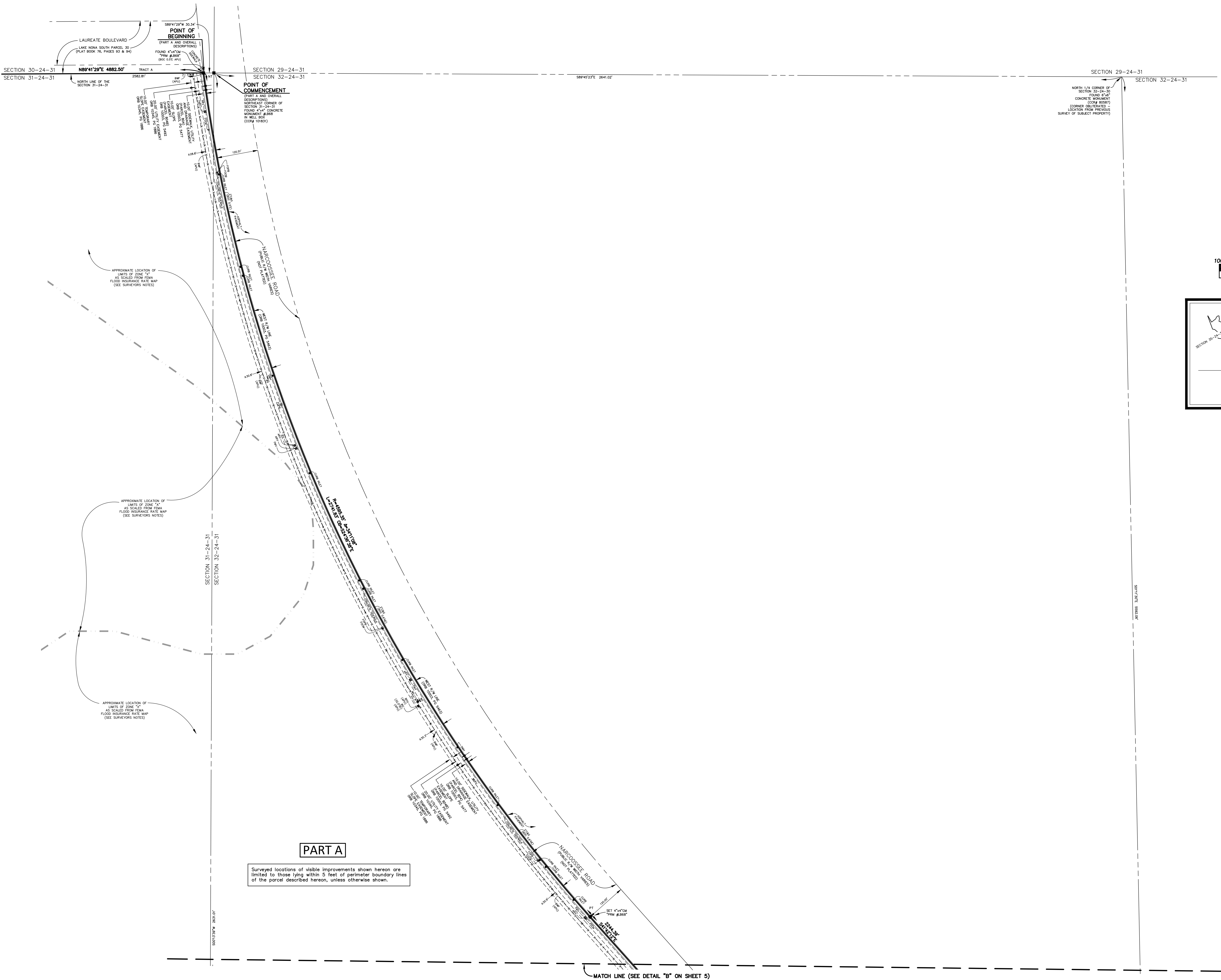


The features and linework shown hereon are relative to National Geodetic Survey control point "Lance" (PID AJ2445), Northing 1477081.39, Easting 575759.46 Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment average combined factor: 0.99994883912 (1.0000516349757). Unless noted otherwise all dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment.

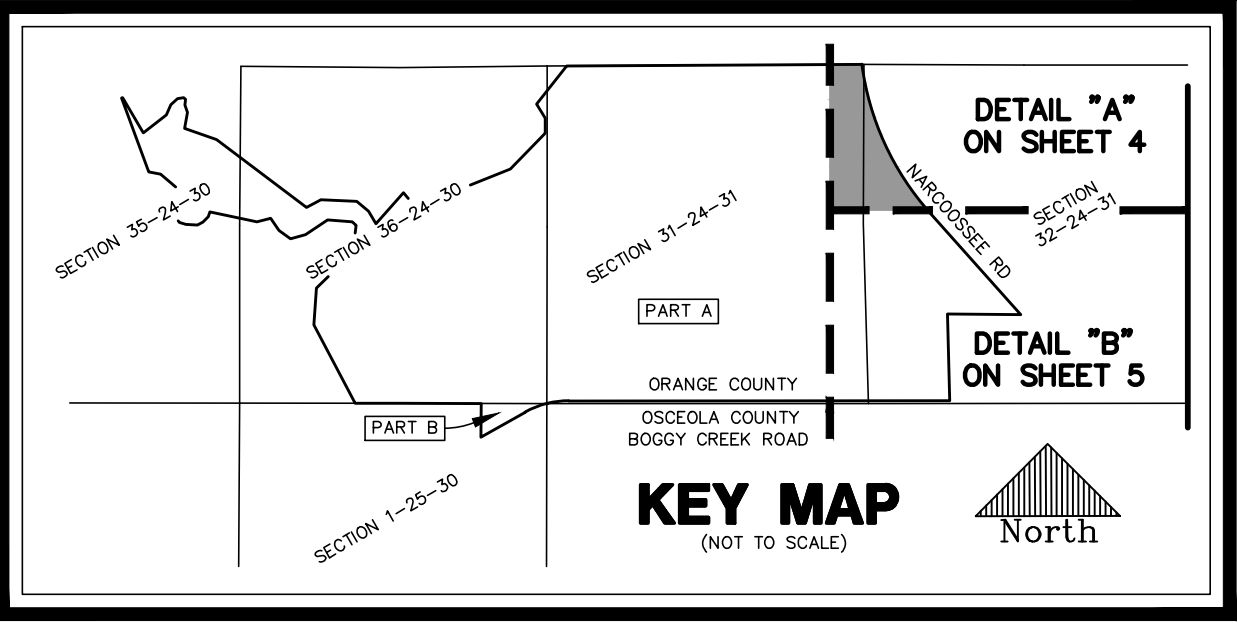
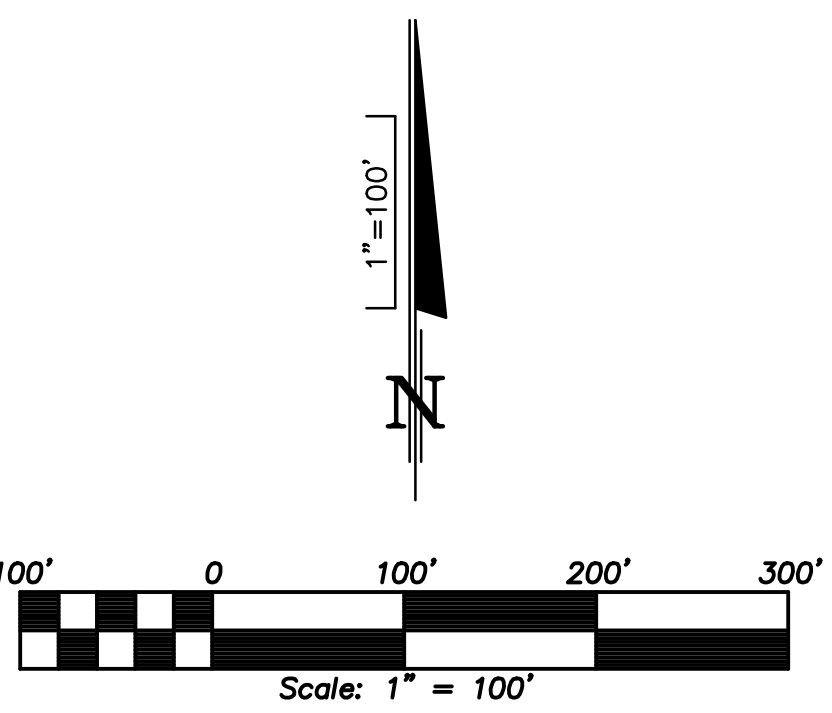
DRAWING 17-133(A)	SHEET	3 OF 5	GOAA POTRAS PROPERTY RESIDENTIAL AREA SITE BOUNDARY SURVEY							
			TAVISTOCK DEVELOPMENT COMPANY, LLC							
			DONALD W. McINTOSH ASSOCIATES, INC.							
			ENGINEERS PLANNERS SURVEYORS							
			2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4988							
			REGISTERED PROFESSIONAL ENGINEER NO. 12433							
PREPARED FOR:		DRAWN BY: ERL		FIELD BOOKS:		JOB NUMBER:				
		DATE: 2/2017		1556, 1563, 1564		10168.004				
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								DONALD W. MCINTOSH ASSOCIATES, INC.		

BOUNDARY SURVEY
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)

The features and linework shown hereon are relative to National Geodetic Survey control point "Lance" (NAD 83, 1983), Northing 1477081.39, Easting 512758.46, Florida State Plane Coordinate System, Florida East zone, 1983, North American Datum, 2011 adjustment, coverage combined factor: 0.9999483912 (1.0000516349757). Unless noted otherwise all dimensions are Grid dimensions in U.S. Survey Feet, based on split Florida State Plane Coordinate System, Florida East zone, 1983, North American Datum, 2011 adjustment.



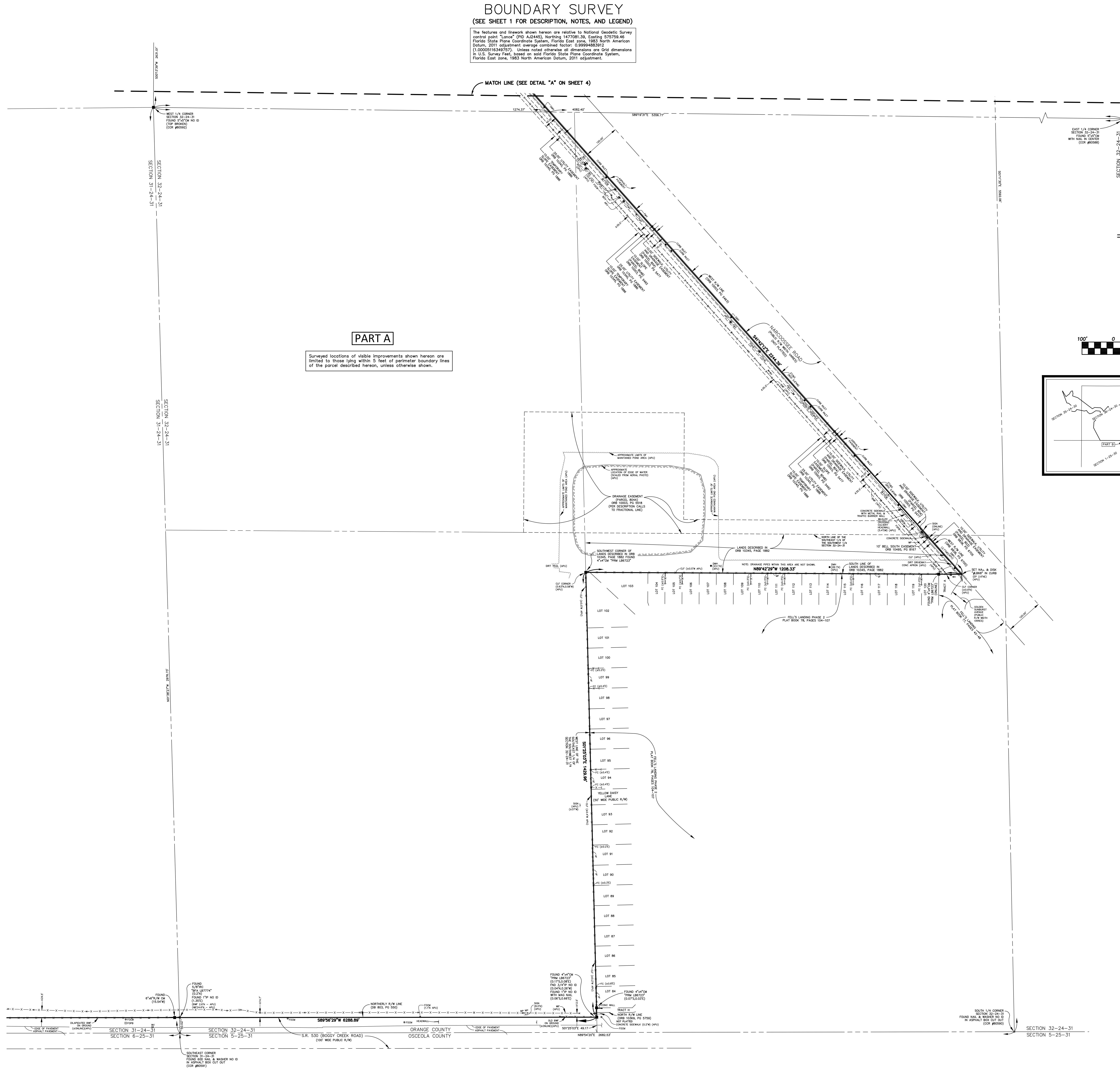
DETAIL "A"



PART A

Surveyed locations of visible improvements shown hereon are limited to those lying within 5 feet of perimeter boundary lines of the parcel described hereon, unless otherwise shown.

DRAWING 17-133(A) SHEET 4 of 5	PREPARED FOR: TAVISTOCK DEVELOPMENT COMPANY, LLC	DONALD W. McINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088 CERTIFICATE OF AUTHORIZATION NO. LB88	DRAWN BY: PH DATE: 5/2/2017	CHECKED BY: ITS	FIELD BOOKS: 1556, 1563, 1564	SCALE 1" = 100'	JOB NUMBER 16168.D04	REVISIONS	
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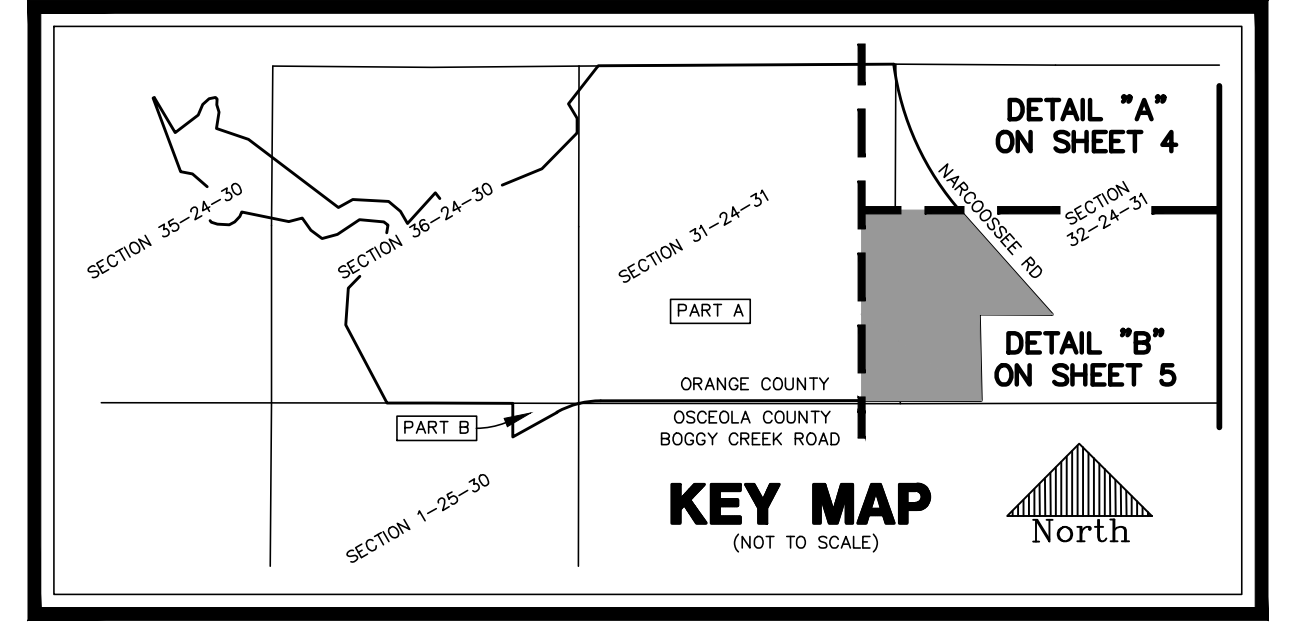
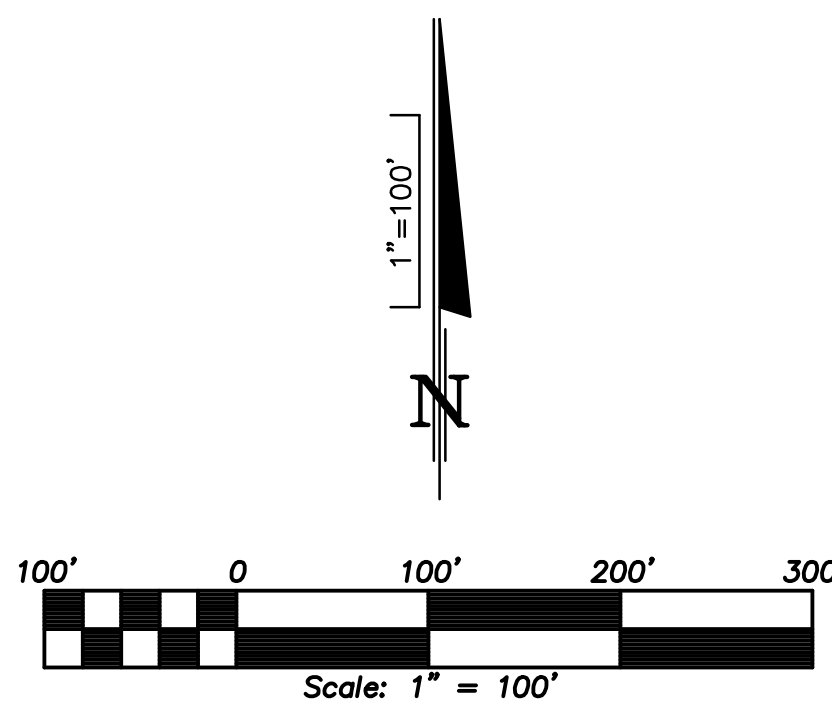
PART A

Surveyed locations of visible improvements shown hereon are limited to those lying within 5 feet of perimeter boundary lines of the parcel described hereon, unless otherwise shown.

BOUNDARY SURVEY
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)

The features and line work shown hereon are relative to National Geodetic Survey control point "Tampa" (PD A22445), Northing 1477281.59, Easting 875759.46, Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined factor: 0.3994983912 (1.00005116349757). Unless noted otherwise all dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

DETAIL "B"



DRAWING 17-133(A)	SHEET	5 OF 5	GOA RIVIERA PROPERTY RESIDENTIAL AREA SITE BOUNDARY SURVEY	TAVISTOCK DEVELOPMENT COMPANY, LLC	DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088 CERTIFICATE OF AUTHORIZATION NO. LB88	PREPARED FOR:	DATE: 5/2/07	CHECKED BY: ITS	FIELD BOOKS: 1556, 1563, 1564	SCALE: 1"=100'	JOB NUMBER: 16168.DCL	NO. DATE	REVISIONS
						SEE SHEET 1 FOR REVISIONS	DESCRIPTION	REVISIONS					