



**ALLEN & COMPANY**  
 Surveying • Mapping  
 Geospatial Services  
 www.allen-company.com

16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355 FAX (407) 654-5356

**ALTA/NSPS LAND TITLE BOUNDARY TOPOGRAPHIC AND TREE SURVEY OF NORA TYSON ROAD SITE**  
 A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 26 SOUTH, RANGE 31 EAST  
 OSCEOLA COUNTY, FLORIDA

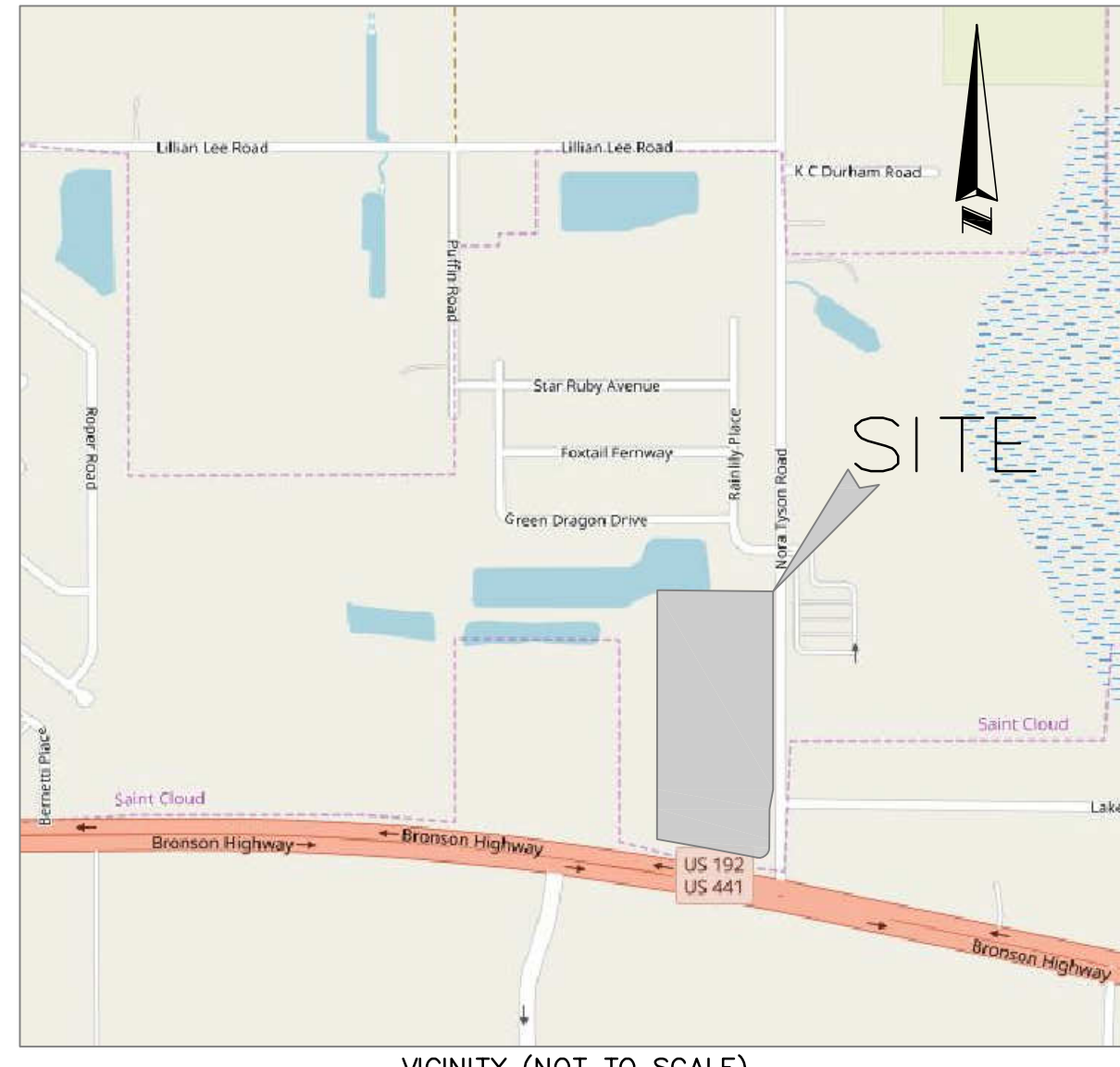
**FOR:**

Blank space for client information

NO.	DATE	REVISIONS

JOB # 20210679  
 DATE: 11/04/2021  
 SCALE: 1" = 50'  
 CALC BY: DY  
 FIELD BY: AH  
 DRAWN BY: CDK  
 CHECKED BY: DY

SHEET 1 OF 2



VICINITY (NOT TO SCALE)

**LEGAL DESCRIPTION:**  
 A Parcel of land being a portion of Lot 8, Blackwell's Subdivision as recorded in Plat Book 1, Page 70 of the Public Records of Osceola County, Florida in Section 5, Township 26 South, Range 31 East and a portion of the Northeast Quarter of Section 8, Township 26 South, Range 31 East, Osceola County, Florida.

Being more particularly described as:  
 Commencing at the Southeast corner of said Section 5; thence run North 89°27'26" West along the South line of the Southeast Quarter of said Section 5 for a distance of 1325.16 feet to the Southeast corner of the West Half of the Southeast Quarter of said Section 5; thence continue North 89°27'26" West along the South line of the Southeast Quarter of said Section 5 for a distance of 32.50 feet to the West right of way line of Nora Tyson Road as recorded in Official Records Book 5011, Page 543 of the Public Records of Osceola County, Florida and the POINT OF BEGINNING; thence run the following courses along said West right of way line: South 0°01'15" West for a distance of 14.43 feet; thence run South 10°02'51" West for a distance of 67.84 feet; thence run South 0°14'29" West for a distance of 131.91 feet to the point of curvature of a curve, concave Northwestly having a radius of 35.00 feet, with a chord bearing of South 50°54'45" West, and a chord distance of 54.14 feet; thence run Southwestly through a central angle of 101°19'32" along the arc of said curve for a distance of 61.90 feet to a point on the Northerly right of way line of State Road 192, U.S. Highway 441, East Irlon Bronson Memorial Highway according to Florida Department of Transportation right of way map Section #92030-2501, being on a non tangent curve; concave Southerly having a radius of 11527.20 feet, with a chord bearing of North 79°31'11" West, and a chord distance of 346.39 feet; thence run Westerly along said Northerly right of way line through a central angle of 01°43'18" along the arc of said curve for a distance of 346.40 feet to a point on a non tangent line; thence departing said Northerly right of way line run North 0°02'32" East for a distance of 848.56 feet; thence run South 89°24'46" East a distance of 394.66 feet to a point on the aforesaid West right of way line of Nora Tyson Road; thence run South 0°01'15" West along said West right of way line for a distance of 660.25 feet to the POINT OF BEGINNING.

Containing 345,427 square feet, 7.93 acres more or less.

**SURVEYOR'S NOTES:**  
 Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 5, Township 26 South, Range 31 East as being South 89°27'26" East. ( an assumed bearing for angular designation only )  
 The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed with the benefit of an insurance title commitment, prepared by Fidelity National Title Insurance Company, Commitment number CE211417, effective date August 1, 2021 at 11:00 PM.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Osceola County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Underground utilities and improvements were not located, unless shown hereon.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flooding, according to Flood Insurance Rate Map panel number 120097C0280G, map revised July 18, 2013.  
 The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Property as shown hereon contains 345,427 square feet or 7.93 acres more or less.  
 We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.  
 There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.  
 There is no observed evidence of changes in street right-of-way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.  
 Elevations shown hereon are based on Florida Department of Transportation Datum, Benchmark number 20704013, elevation being 72.085. (North American Vertical Datum of 1988)

Certified to:  
 Inventure Commercial Group, LLC  
 Fidelity National Title Insurance Company  
 KFF Holding, LLC, a Florida Limited Liability Company  
 623 Partners, LLC, a Florida Limited Liability Company

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, 3, 4, 8, 11 and 13 of Table A thereof.

The fieldwork was completed on 12/08/2021

SIGNATURE \_\_\_\_\_  
 JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633  
 FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723

- SCHEDULE B-II EXCEPTIONS:**
10. Resolution #85-14 pertaining to the declaration and recognition of an Urban Service Area recorded in Official Records Book 781, Page 2898 and Ordinance #85-Q pertaining to same, recorded in Official Records Book 783, Page 2351. (affects subject property, is blanket in nature, there are no plottable easements)
  11. Ordinance No. 2005-149 recorded November 30, 2005 in Official Records Book 2979, Page 518. (affects subject property, is blanket in nature, there are no plottable easements)
  12. Agreement by and between Osceola County and The City of St. Cloud and Nova Road Development, LLC, a Florida limited liability company recorded July 28, 2006 in Official Records Book 3231, Page 1944 (affects subject property, there are no plottable easements) as affected by Partial Waiver and Release of Lien recorded in Official Records Book 4286, Page 2794. (does not affect subject property)
  13. Development Agreement by and between Centex/Meritage at Lancaster Park, LLC, a Delaware limited liability company, Nova Road Development, LLC, a Florida limited liability company and Westerly Investments, LLC, a Florida limited liability company recorded October 16, 2006 in Official Records Book 3305, Page 1687 (affects subject property, there are no plottable easements) as amended by Amendment to Development Agreement recorded in Official Records Book 3778, Page 804. (does not affect the subject property)
  14. Drainage and Utilities Easement Agreement by and between 623 Partners, LLC, a Florida limited liability company and Home Dynamics Canopy Walk, LLC, a Florida limited liability company recorded May 21, 2015 in Official Records Book 4782, Page 475. (affects subject property as shown hereon)
  15. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. (not a survey matter)
  16. Ordinance No. 2005-153 recorded November 30, 2005 in Official Records Book 2979, Page 460. (affects subject property, there are no plottable easements)
  17. Ordinance No. 2006-154 recorded November 15, 2006 in Official Records Book 3332, Page 731. (affects subject property, there are no plottable easements)
  18. Temporary Sign Easement Agreement by and between 623 Partners, LLC, a Florida limited liability company and Home Dynamics Canopy Walk, LLC, a Florida limited liability company recorded May 21, 2015 in Official Records Book 4782, Page 484. (affects subject property as shown hereon)

**LEGEND & ABBREVIATIONS**

⊙	Denotes set 1/2" Iron Rod w/cap or nail with disc stamped LB #6723
○	Denotes found Iron Rod, Iron Pipe or nail with disk as shown
•	Denotes change in direction
+	Denotes sign
⊗	Denotes fire hydrant
⊗	Denotes water valve
⊕	Denotes drainage manhole
⊕	Denotes sanitary manhole
⊗	Denotes sanitary valve
⊗	Denotes air release valve
⊔	Denotes mitered end section
☆	Denotes light pole
I.D.	Denotes identification
℄	Denotes centerline
R/W	Denotes right of way
□	Denotes concrete sidewalk
LS	Denotes Licensed Surveyor
LB	Denotes Licensed Business
P.S.M.	Denotes Professional Surveyor and Mapper
(D)	Denotes described distance
(M)	Denotes measured distance
(C)	Denotes calculated distance
R	Denotes radius
L	Denotes length
CHB	Denotes chord bearing
CHD	Denotes chord distance
Δ	Denotes interior angle
I.D.	Denotes identification
ORB.	Denotes official records book
PG's	Denotes pages
⊖	Denotes electric pull box
⊖	Denotes utility pole
⊖	Denotes utility vault
⊖	Denotes telephone riser
←	Denotes guy anchor
∇	Denotes fiber optic marker

Drawing name: L:\Data\20210679.dwg Job: 20210679 Title: Job: 1000 SHEET-1



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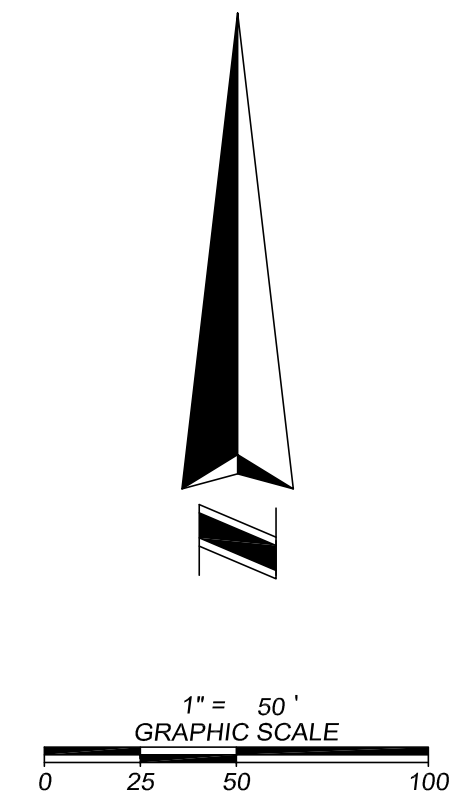
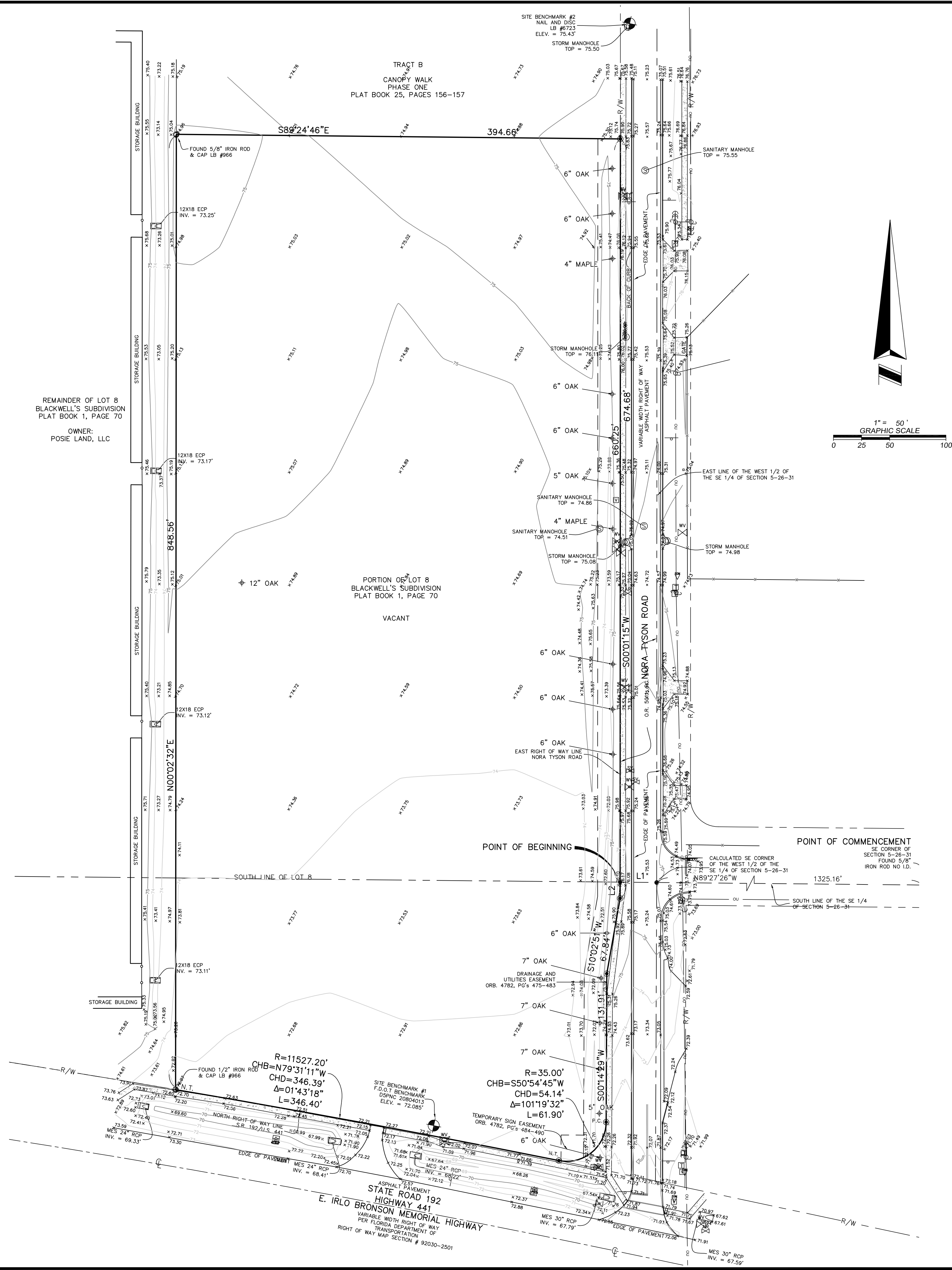
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OSCEOLA COUNTY, FLORIDA

FOR:


	REVISIONS

JOB #	20210679
DATE	11/04/2021
SCALE	1" = 50'
CALC BY:	DY
FIELD BY:	AH
DRAWN BY:	CDK
CHECKED BY:	DY

SHEET 2 OF 2



LINE	BEARING	LENGTH
L1	N89°27'26"W	32.50'
L2	S00°01'15"W	14.43'