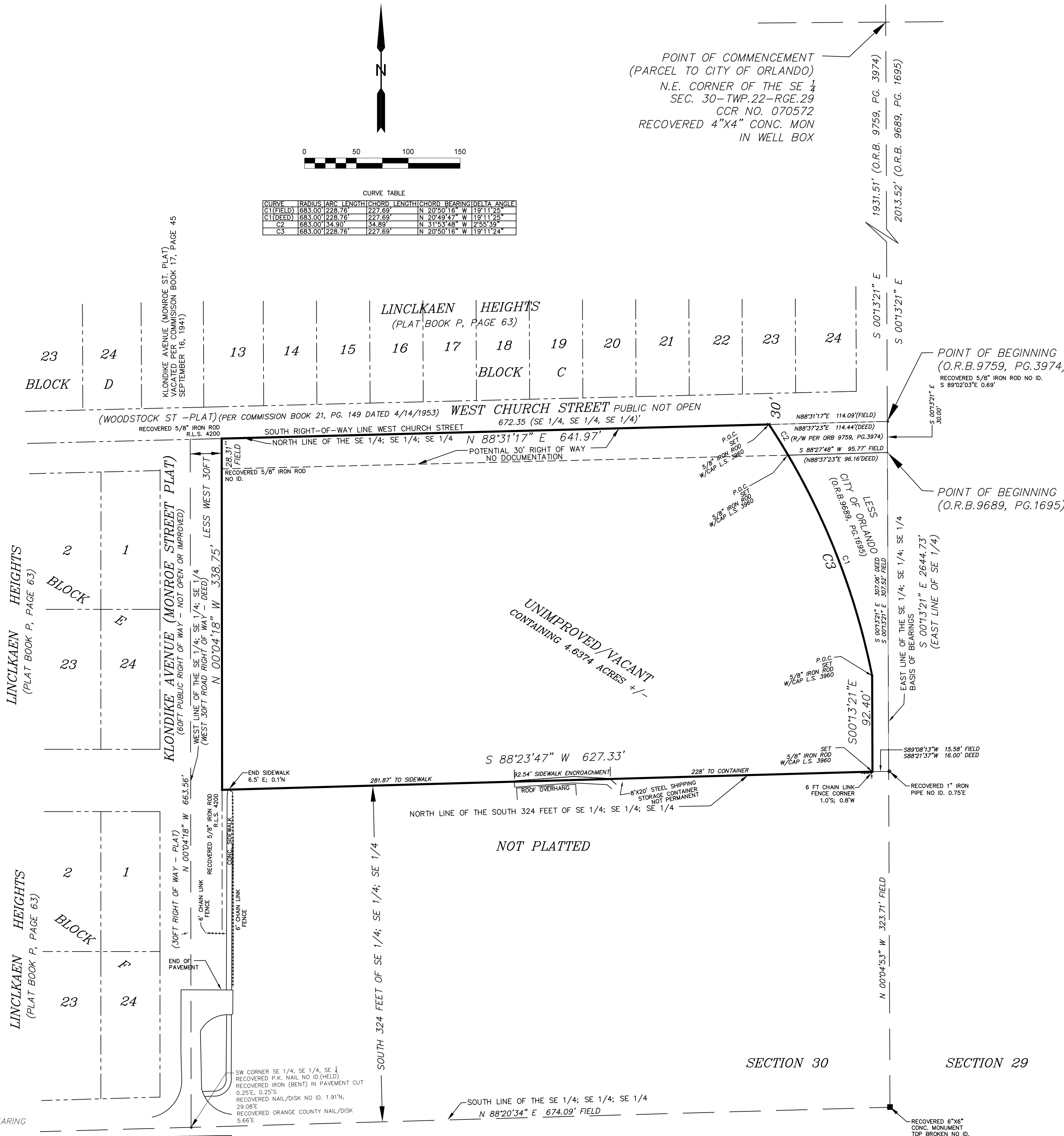


ABBREVIATIONS:

" - DEGREES ' - MINUTES WHEN USED IN A BEARING
" - SECONDS WHEN USED IN A BEARING
" - FEET WHEN USED IN A DISTANCE
" - INCHES WHEN USED IN A DISTANCE
- NUMBER
± - MORE OR LESS (OR PLUS OR MINUS)
N - NORTH
E - EAST
W - WEST
S - SOUTH
LB - LICENSED BUSINESS
RLS - REGISTERED LAND SURVEYOR
LS - LAND SURVEYOR
PSM - PROFESSIONAL SURVEYOR & MAPPER
AC - ACRES
O.R.B. - Official Records Book
PG. - Page
P.B. - Plat Book
P.C. - Point of Curvature
P.O.C. - Point on a Curve
P.R.C. - Point of Reverse Curvature
P.T. - Point of Tangency
L.S. - Land Surveyor
ID. - Identification
R/W - Right of Way
IRC - Iron Rod & Cap
CONC. - Concrete
MON. - Monument
ID. - Identification



DESCRIPTION (FROM EXHIBIT A, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 995542, DATED 12/15/2020 AT 8:00 AM)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR ROAD RIGHT-OF-WAY AND LESS THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

ALSO, LESS THE SOUTH 324 FEET OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE WEST 30 FEET FOR ROAD RIGHT-OF-WAY AND LESS THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY, OF SAID SECTION 30, AS SHOWN ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4149, PAGE 1764, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO, LESS THE FOLLOWING DESCRIBED PARCEL GIVEN TO THE CITY OF ORLANDO, FLORIDA, AS SHOWN ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9689, PAGE 1695, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 4' x 4' CONCRETE MONUMENT STAMPED 'R-W LB. 6529', BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°13'21\"/>

ALSO, LESS THE FOLLOWING DESCRIBED PARCEL GIVEN TO THE CITY OF ORLANDO, FLORIDA, AS SHOWN ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9759, PAGE 3974, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 4' x 4' CONCRETE MONUMENT STAMPED 'R-W LB. 6529', BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°13'21\"/>

ALSO, LESS THE FOLLOWING DESCRIBED PARCEL GIVEN TO THE CITY OF ORLANDO, FLORIDA, AS SHOWN ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9689, PAGE 1695, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 29 EAST (LESS THE WEST 30 FEET FOR ROAD AND LESS THE SOUTH 324 FEET, THEREOF), ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DEEDED TO THE CITY OF ORLANDO AS SHOWN IN THOSE DEEDS RECORDED IN OFFICIAL RECORDS BOOK 9689, PAGE 1695 AND OFFICIAL RECORDS BOOK 9759, PAGE 3974, PUBLIC, RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE MONUMENTED EAST LINE OF SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY FLORIDA, AS S00°13'21\"/>
- FIELD SURVEY ACCOMPLISHED WITH A CARLSON CR2 ROBOTIC REFLECTORLESS TOTAL STATION AND CARLSON BRx5 GPS (RTK) ALL TIES ARE DIRECTLY MEASURED OR COMPUTED USING REDUNDANT MEASUREMENTS.
- ALL BOUNDARY DIMENSIONS AS PER PLAT UNLESS OTHERWISE NOTED.
- SURVEY PERFORMED IN THE FIELD ON JANUARY 28, 2021.
- SURVEYOR RELIED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 995542, DATED 12/15/2020 AT 8:00 AM. SURVEYOR WAS PROVIDED FULL COPY OF COMMITMENT AND EXCEPTIONS CONTAINED IN SCHEDULE B-II.
- THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ZONE X, AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED, ACCORDING TO THE FIRM MAP NUMBER 12095C0240F, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- GRAPHIC REPRESENTATION OF SYMBOLS EXAGGERATED FOR CLARITY.
- PROPERTY IS CURRENTLY UNIMPROVED/VACANT. SURVEY IS TO BE UTILIZED FOR LAND TITLE ACQUISITION.
- NO UNDERGROUND LOCATIONS INCLUDED IN THE SCOPE OF THIS AGREEMENT.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO: I) JBM HOSPITALITY LLC a Florida limited liability company; II) GREEN LINE TITLE, INC., AND III) OLD REPUBLIC NATIONAL INSURANCE COMPANY, THAT:

THE SURVEY WAS MADE ON THE GROUND ON JANUARY 28, 2021 UNDER MY DIRECTION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, RECOVERED MONUMENTATION AND PLOTTED LOCATION OF FIXED VISIBLE IMPROVEMENTS.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR A BOUNDARY AND LOCATION SURVEY SET FORTH IN CHAPTER 5J-17.051 & 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL RUDD & ASSOCIATES, LLC
Florida Licensed Business L.B. 8067

Michael Rudd



MICHAEL T. RUDD, PLS DATE SIGNED

LAND TITLE SURVEYOR [SEAL] REGISTRATION NO. 3960

NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR THE SEAL APPEARING WAS AUTHORIZED BY MICHAEL T. RUDD, PLS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

LAND TITLE SURVEY (BOUNDARY and LOCATION)		VACANT PARCEL		209 SOUTH KLODIKE AVENUE		ORLANDO, ORANGE COUNTY, FLORIDA		SECTION 30 TWP 22 S RGE 29 E	
PREPARED FOR:		VIKATA LLC		MICHAEL RUDD & ASSOCIATES, LLC		SURVEYOR & MAPPER SINCE 1982		Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Eminent Witness	
WWW.VIKATAFLORIDA.COM		1210 HAWAII DRIVE		ORLANDO, FL 32808		PHONE: 407-242-2676		MICHAEL@VIKATAFLORIDA.COM	
DWG NO.: R99-200-KLODIKE.DWG		FIELD BOOK: R99-200.RWS		DWN BY: SDB		CHK BY: MTR		SCALE: 1"=60'	
DRAWING DATE: JANUARY 28, 2021		SHEET 1 OF 1		XREF NO.: R99-200-00					