

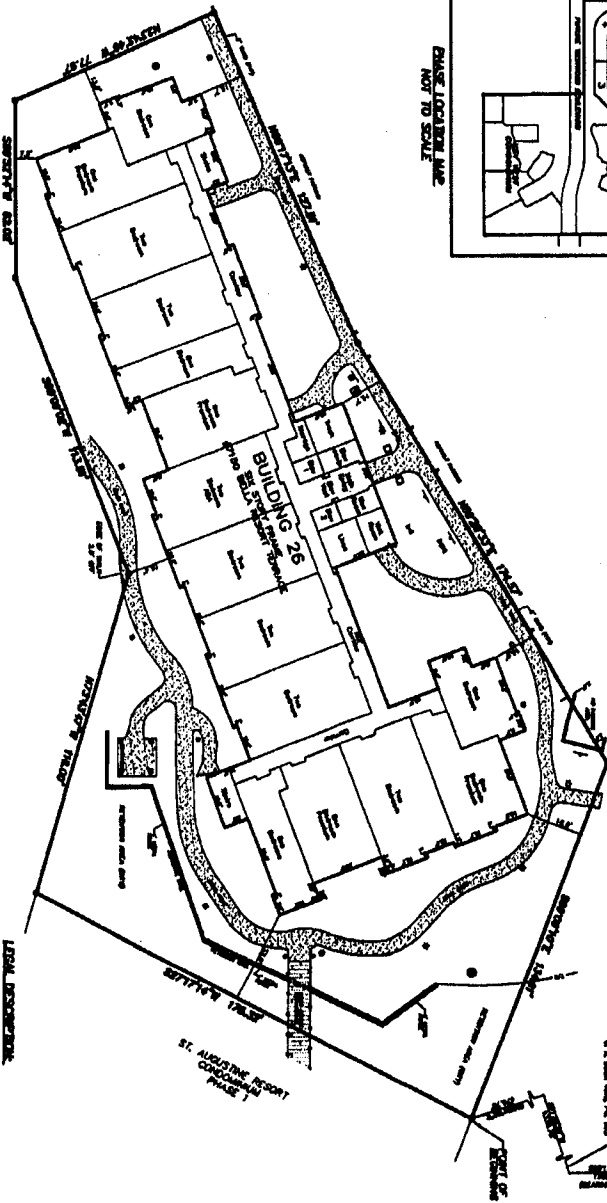
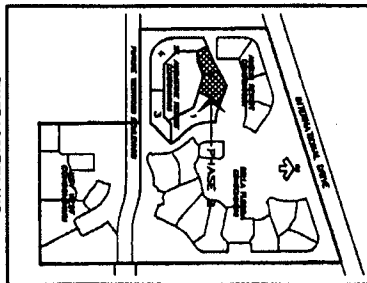
St. Augustine

ST. AUGUSTINE RESORT CONDOMINIUM PHASE 2

BOUNDARY SURVEY

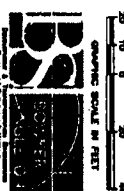
CONDOMINIUM BOOK 47
PAGE 93

SHEET 1 OF 7
EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM FOR ST. AUGUSTINE RESORT
BOUNDARY SURVEY, SHEET 1 OF 8 O&L
BOUNDARY SURVEY, SHEET 1 OF 8 O&L



LEGEND

(Symbol)	Point of Condominium
(Symbol)	Common Area
(Symbol)	Unit
(Symbol)	Other



NOTES:
1. This survey was conducted in accordance with the provisions of Chapter 68, Florida Statutes, and the rules and regulations of the Board of Professional Engineers and Professional Surveyors, State of Florida.
2. The survey was conducted on or about the date of this survey and the results are based on the best available information and the best of the surveyor's skill and judgment.
3. The surveyor is not responsible for any errors or omissions in this survey or for any consequences arising therefrom.
4. The surveyor is not responsible for any claims or damages arising from this survey or for any consequences arising therefrom.
5. The surveyor is not responsible for any claims or damages arising from this survey or for any consequences arising therefrom.
6. The surveyor is not responsible for any claims or damages arising from this survey or for any consequences arising therefrom.
7. The surveyor is not responsible for any claims or damages arising from this survey or for any consequences arising therefrom.
8. The surveyor is not responsible for any claims or damages arising from this survey or for any consequences arising therefrom.
9. The surveyor is not responsible for any claims or damages arising from this survey or for any consequences arising therefrom.
10. The surveyor is not responsible for any claims or damages arising from this survey or for any consequences arising therefrom.

[Scribbled-out text, likely redacted or illegible.]

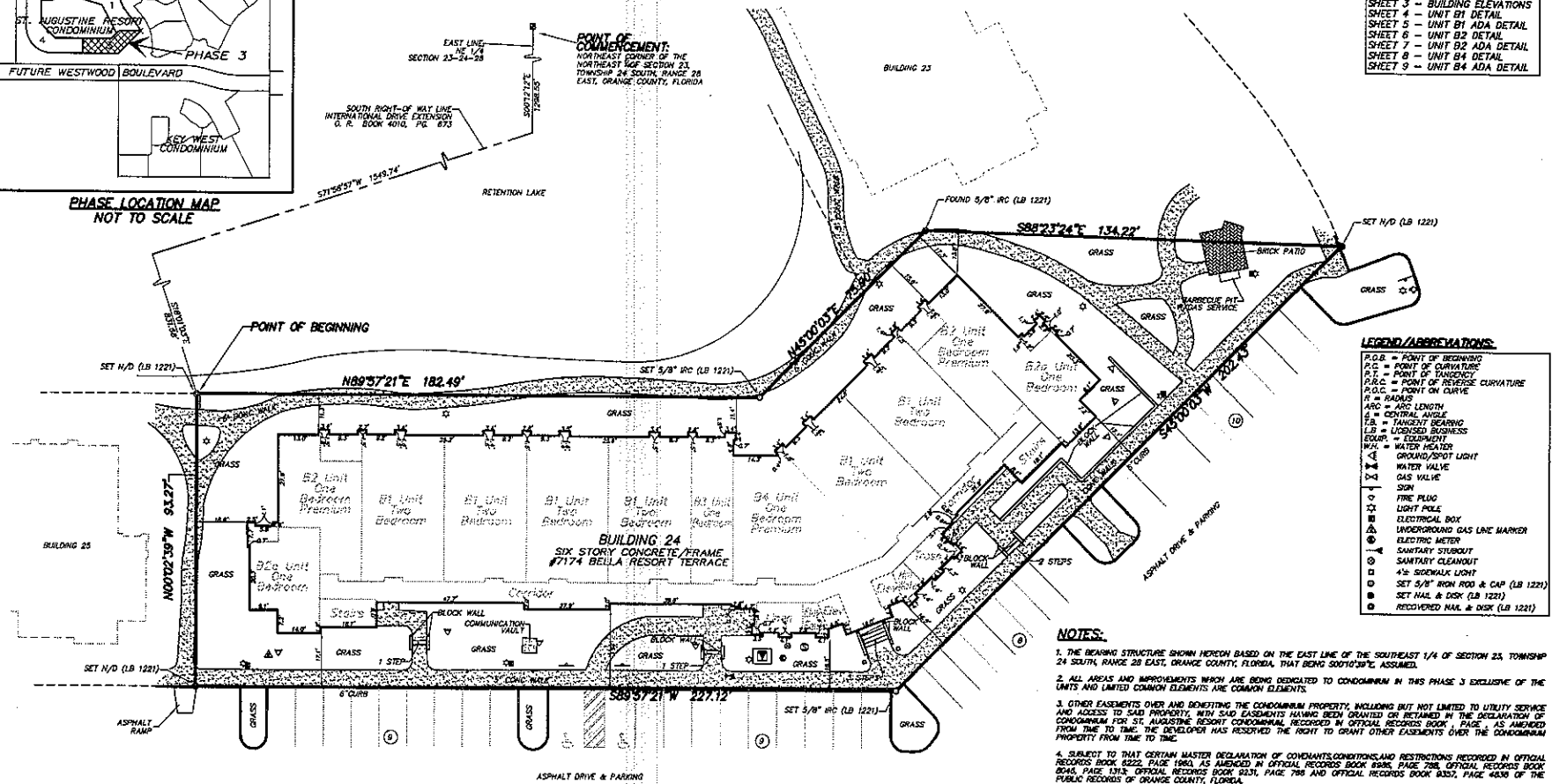
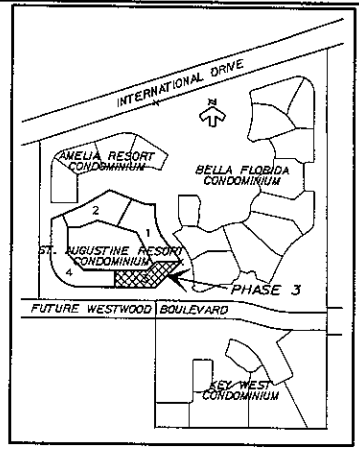
ST. AUGUSTINE RESORT CONDOMINIUM PHASE 3

CONDOMINIUM BOOK 48
PAGE 138

SHEET 1 OF 9
EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM FOR ST. AUGUSTINE RESORT
CONDOMINIUM (for Phase 3).

SHEET INDEX

SHEET 1	BOUNDARY SURVEY
SHEET 2	BUILDING FLOORPLANS
SHEET 3	BUILDING ELEVATIONS
SHEET 4	UNIT B1 DETAIL
SHEET 5	UNIT B1 ADA DETAIL
SHEET 6	UNIT B2 DETAIL
SHEET 7	UNIT B2 ADA DETAIL
SHEET 8	UNIT B4 DETAIL
SHEET 9	UNIT B4 ADA DETAIL



LEGEND/ABBREVIATIONS:

P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
P.O.C.	POINT ON CURVE
R	RADIUS
ARC	ARC LENGTH
∠	CENTRAL ANGLE
T.B.	TANGENT BEARING
L.S.	LOCATED BUSINESS
EQUIP.	EQUIPMENT
W.H.	WATER HEATER
⊙	GROUND/SPOT LIGHT
⊕	WATER VALVE
⊕	GAS VALVE
⊙	FIRE PLUG
⊙	LIGHT POLE
⊙	ELECTRICAL BOX
⊙	UNDERGROUND GAS LINE WARNER
⊙	ELECTRIC METER
⊙	SANITARY STUBOUT
⊙	SANITARY CLEANOUT
⊙	4" SCHEDULE LIGHT
⊙	SET 5/8" IRON ROD & CAP (LB 1221)
⊙	SET HAS & DISK (LB 1221)
⊙	RECOVERED HAS & DISK (LB 1221)

- NOTES:**
- THE BEARING STRUCTURE SHOWN HEREON BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, THAT BEING 500°10'29"E ASSUMED.
 - ALL AREAS AND IMPROVEMENTS WHICH ARE BEING DEDICATED TO CONDOMINIUM IN THIS PHASE 3 EXCLUSIVE OF THE UNITS AND RELATED COMMON ELEMENTS ARE COMMON ELEMENTS.
 - OTHER EASEMENTS OVER AND BENEFITTING THE CONDOMINIUM PROPERTY, INCLUDING BUT NOT LIMITED TO UTILITY SERVICE AND ACCESS TO SAID PROPERTY, WITH SAID EASEMENTS HAVING BEEN DEDICATED IN THE DECLARATION OF CONDOMINIUM FOR ST. AUGUSTINE RESORT CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK PAGE AS AMENDED FROM TIME TO TIME. THE DEVELOPER HAS RESERVED THE RIGHT TO GRANT OTHER EASEMENTS OVER THE CONDOMINIUM PROPERTY FROM TIME TO TIME.
 - SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 1960, AS AMENDED IN OFFICIAL RECORDS BOOK 6966, PAGE 728, OFFICIAL RECORDS BOOK 6948, PAGE 1363, OFFICIAL RECORDS BOOK 9231, PAGE 798 AND OFFICIAL RECORDS BOOK 9337, PAGE 4636 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - PETROLEUM AND MINERAL RIGHTS RESERVATIONS UNTO THE STATE OF FLORIDA RECORDED IN DEED BOOK 730, PAGE 113, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - SUBJECT TO AGREEMENT WITH ORANGE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 3975, PAGE 1510, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - SUBJECT TO FLORIDA POWER CORPORATION DISTRIBUTION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4548, PAGE 86, OFFICIAL RECORDS BOOK 4678, PAGE 811, OFFICIAL RECORDS BOOK 3918, PAGE 3200, OFFICIAL RECORDS BOOK 8142, PAGE 2001 AND OFFICIAL RECORDS BOOK 8301, PAGE 2533 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - SUBJECT TO NOTICE OF EASEMENT BY TIME WARNER ENTERTAINMENT - ADVANCE/HOUSE PARTNERSHIP D/D/A, TIME WARNER COMMUNICATIONS RECORDED IN OFFICIAL RECORDS BOOK 6024, PAGE 4498, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - SUBJECT TO UNRECORDED LEASE IN FAVOR OF ORLANDO UTILITIES COMMISSION AS EVIDENCED BY NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 5594, PAGE 3416, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF ORANGE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 4043, PAGE 532 AS AMENDED BY MODIFICATION OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK PAGE , OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA RUN S00°12'12"E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1,288.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4010, PAGE 873, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN S71°50'51"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,549.74 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S18°10'03"E, A DISTANCE OF 831.69 FEET FOR A POINT OF BEGINNING; THENCE N89°57'21"E, A DISTANCE OF 182.49 FEET; THENCE N45°00'03"E, A DISTANCE OF 73.90 FEET; THENCE S88°23'24"E, A DISTANCE OF 134.22 FEET; THENCE S45°00'03"W, A DISTANCE OF 202.43 FEET; THENCE S89°57'21"W, A DISTANCE OF 227.12 FEET; THENCE N00°02'39"W, A DISTANCE OF 93.27 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THE CONSTRUCTION OF IMPROVEMENTS OF THE ST. AUGUSTINE RESORT CONDOMINIUM, PHASE 3, DESCRIBED IN THIS SURVEY PLOT, PLAN AND GRADING IMPROVEMENTS, ON SHEETS 1 THROUGH 9, IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROCEEDINGS OF THE DECLARATION OF CONDOMINIUM OF ST. AUGUSTINE RESORT CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK PAGE , OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND AMENDMENTS THEREIN, CONSTITUTE THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND FURTHER THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF SAID UNIT CAN BE DETERMINED FROM THESE INSTRUMENTS.

THE UNDERSIGNED ALSO CERTIFIES THAT THIS BOUNDARY SURVEY AS SHOWN ON SHEET 1 OF 9, IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" PROMULGATED PURSUANT TO SECTION 550.02(1) AND (2), AND THE "STANDARD OF PRACTICE" FOR SURVEYING AND MAPPING, PROMULGATED PURSUANT TO SECTION 550.02(3), OF THE FLORIDA STATUTES.

UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

William Adoney, P.S. FEB-24, 2011
WILLIAM ADONEY, P.S. DATE

GRAPHIC SCALE IN FEET

BOWSER SKINGLETON
DEVELOPMENT & TRANSPORTATION ENGINEERS
PLANNING | SURVEYING & MAPPING
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32811
PHONE: 407.543.5120 FAX: 407.543.8104
1554-C-10-0000
CERT. #045 OF AUTHORIZATION NO. 1321

EXHIBIT "A"

OR Bk 6222 Pg 1986
Orange Co FL 2001-0129583
Recorded - Martha O. Haynie

PARCEL 1

All of Lots 33, 64, and 65; a portion of Lots 32, 34, 63 and 66; and a portion of unopened right-of-way lying North of Lot 33, Willis R. Munger's subdivision of Section 23, Township 24 South, Range 28 East, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 23, Township 24 South, Range 28 East, Orange County, Florida; thence S00°12'12"E, along the East line of said Northeast 1/4, a distance of 1298.55 feet to a point on the South right-of-way line of International Drive Extension as recorded in Official Records Book 4010, Page 673, Public Records of Orange County, Florida, for a point of beginning; thence, departing said right-of-way line, continue S00°12'12"E, along said East line of the Northeast 1/4, a distance of 1486.15 feet to the Northeast corner of the Southeast 1/4 of said Section 23; thence S00°10'39"E, along the East line of said Southeast 1/4, a distance of 661.30 feet to the Southeast corner of the North 1/4 of said Southeast 1/4 of Section 23; thence, departing said East line, run S89°58'03"W, along the South line of said North 1/4, a distance of 475.80 feet; thence departing said South line, run N00°10'26"W, a distance of 1993.37 feet to a point on the aforementioned South right-of-way line of International Drive; thence run N71°58'57"E, along said South right-of-way line, a distance of 498.99 feet to the point of beginning.

LESS AND EXCEPT platted rights of way set forth in WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida.

PARCEL 2

All of Lots 62 and 67, and a portion of Lots 34, 35, 63 and 66, Willis R. Munger's Subdivision of section 23, Township 24 South, Range 28 East, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 23, Township 24 South, Range 28 East, Orange County, Florida; thence S00°12'12"E, along the East line of said Northeast 1/4, a distance of 1298.55 feet to a point on the South right-of-way line of International Drive Extension as recorded in Official Records Book 4010, Page 673, Public Records of Orange County, Florida, thence run S71°58'57"W, along said right-of-way line, a distance of 498.99 feet for a point of beginning; thence departing said right-of-way line, run S00°10'26"E, a distance of 1993.37 feet to a point on the South line of the North 1/4 of the Southeast 1/4 of said Section 23; thence run S89°58'03"W, along said South line, a distance of 515.91 feet to the Southwest corner of Lot 67, Willis R. Munger's Subdivision, as recorded in Plat Book 3, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida; thence departing said South line, run N00°08'35"W, a distance of 661.09 feet to a point on the South line of said Northeast 1/4; thence run N00°09'28"W, a distance of 1165.15 feet to a point on the aforementioned South right-of-way line of International Drive; thence run N71°58'57"E, along said South right-of-way line, a distance of 541.27 feet to the point of beginning.

LESS AND EXCEPT platted rights of way set forth in WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida.

EXHIBIT "A"
Overall Legal

Parcel 1:

Commencing at the Northeast corner of Section 23, Township 24 South, Range 28 East, Orange County, Florida, run thence South 00°12'02" East along East line of said Section 23 a distance of 1191.66 feet to a point on the centerline of International Drive Extension; thence continue South 00°12'02" East along said East line 1592.99 feet to the East 1/4 corner of said Section 23; thence South 00°10'39" East along said East line 661.30 feet to the Southeast corner of the North 1/4 of the Southeast 1/4 of said Section 23; thence South 89°58'03" West along the South line of said North 1/4 of the Southeast 1/4 a distance of 991.71 feet to the Southwest corner of Lot 67 of WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, as recorded in Plat Book "E", Pages 3, 7, 22 and 23, of the Public Records of Orange County, Florida; thence run North 00°08'35" West along the West line of said Lot 67 a distance of 661.10 feet to a point on the North line of the Southeast 1/4 of said Section 23; thence South 89°57'21" West along said North line 330.44 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South 00°07'54" East along the East line of said Northwest 1/4 of the Southeast 1/4 a distance of 661.03 feet to the Southeast corner of Lot 69 of said subdivision; thence South 89°58'03" West 661.14 feet to the Northeast corner of Lot 90 of said subdivision for a Point of Beginning; thence run South 00°06'32" East along the East line of said Lot 90 a distance of 660.90 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South 89°58'45" West along said line 631.41 feet to the East right-of-way line of a 60 foot wide county Road; thence North 00°05'09" West along said East right of way line running 30.00 feet Easterly of and parallel with the East line of the Southwest 1/4 of said Section 23 a distance of 1321.53 feet to the aforementioned North line of the Southeast 1/4 of said Section 23; thence North 89°57'21" East along said North line 961.32 feet to the West line of the East 1/4 of the Southwest 1/4 of the Northeast 1/4; thence North 00°07'44" West along said West line a distance of 497.95 feet to a point of curvature of a curve concave Southeasterly, having a radius of 200.00 feet; run thence Northeasterly along the arc of said curve, through a central angle of 58°23'17", a distance of 203.81 feet to a point of reverse curvature of a curve concave Northwesterly, having a radius of 200.00 feet, run thence Northeasterly along the arc of said curve, through a central angle of 58°23'17", a distance of 203.81 feet; thence N00°07'44"W a distance of 173.41 feet to the South line of International Drive Extension; thence N71°59'07"E along said South right-of-way line a distance of 63.05 feet; thence S00°07'44"E a distance of 192.78 feet to a point of curvature of a curve concave Northwesterly, having a radius of 260.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of 58°23'17", a distance of 264.96 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 140.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of 58°23'17", a distance of 142.67 feet; thence S00°07'44"E a distance of 507.55 feet to a point of curvature of a curve concave Northwesterly, having a radius of 400.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of 63°58'53", a distance of 446.67 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 295.95 feet, run thence Southwesterly along the arc of said curve, through a central angle of 63°57'41", a distance of 330.38 feet; thence S00°06'32"E a distance of 25.49 feet to the Point of Beginning.

LESS AND EXCEPT platted rights of way set forth in WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida.

Parcel 2:

Commencing at the Northeast corner of Section 23, Township 24 South, Range 28 East, Orange County, Florida; run thence S 00°12'02" E along the East line of said Section 23, a distance of 1,191.66 feet to a point on the centerline of proposed International Drive Extension; thence continue S 00°12'02" E along said East line 1,592.99 feet to the East 1/4 corner of said Section 23; thence S 00°10'39" E along said East line 661.30 feet to the Southeast corner of the North 1/4 of the Southeast 1/4 of said Section 23; thence S 89°58'03" W, along the South line of said North 1/4 of

the Southeast 1/4, a distance of 991.71 feet to the Southwest corner of Lot 67 of WILLIS R. MUNGER'S SUBDIVISION, IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida; thence N 00°08'35" W, along the West line of said Lot 67, a distance of 661.10 feet to a Point of Beginning on the North line of the Southeast 1/4 of said Section 23, thence S 89°57'21" W along said North line 330.44 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence S 00°07'54" E along the East line of said Northwest 1/4 of the Southeast 1/4, a distance of 661.03 feet to the Southeast corner of Lot 69 of said subdivision, thence S 89°58'03" W, 661.14 feet to the Northeast corner of Lot 90 of said subdivision; thence S 00°06'32" E along the East line of said Lot 90, a distance of 660.90 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence S 89°58'45" W along said line, 631.41 feet to the East right-of-way line of a 60-foot wide county road; thence N 00°05'09" W along said right-of-way line, running 30.00 feet Easterly of and parallel with the West line of the Southeast 1/4 of said Section 23, a distance of 1,321.53 feet to the aforementioned North line of the Southeast 1/4 of said Section 23; thence N 89°57'21" E along said North line 961.32 feet to the West line of the East 1/4 of the Southwest 1/4 of the Northeast 1/4; thence N 00°07'44" W along said west line 1016.58 feet to the aforementioned proposed centerline; thence N 71°59'10" E along said centerline 693.80 feet to the West line of Lot 35; thence run S 00°09'28" E along the West line of Lots 35 and 62, a distance of 1230.62 feet to the Point of Beginning. (Less all roadway on the North).

LESS AND EXCEPT:

Commencing at the Northeast corner of Section 23, Township 24 South, Range 28 East, Orange County, Florida, run thence South 00°12'02" East along East line of said Section 23 a distance of 1191.66 feet to a point on the centerline of International Drive Extension; thence continue South 00°12'02" East along said East line 1592.99 feet to the East 1/4 corner of said Section 23; thence South 00°10'39" East along said East line 661.30 feet to the Southeast corner of the North 1/4 of the Southeast 1/4 of said Section 23; thence South 89°58'03" West along the South line of said North 1/4 of the Southeast 1/4 a distance of 991.71 feet to the Southwest corner of Lot 67 of WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, as recorded in Plat Book "E", Pages 3, 7, 22 and 23, of the Public Records of Orange County, Florida; thence run North 00°08'35" West along the West line of said Lot 67 a distance of 661.10 feet to a point on the North line of the Southeast 1/4 of said Section 23; thence South 89°57'21" West along said North line 330.44 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South 00°07'54" East along the East line of said Northwest 1/4 of the Southeast 1/4 a distance of 661.03 feet to the Southeast corner of Lot 69 of said subdivision; thence South 89°58'03" West 661.14 feet to the Northeast corner of Lot 90 of said subdivision for a Point of Beginning; thence run South 00°06'32" East along the East line of said Lot 90 a distance of 660.90 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South 89°58'45" West along said line 631.41 feet to the East right-of-way line of a 60 foot wide county Road; thence North 00°05'09" West along said East right of way line running 30.00 feet Easterly of and parallel with the East line of the Southwest 1/4 of said Section 23 a distance of 1321.53 feet to the aforementioned North line of the Southeast 1/4 of said Section 23; thence North 89°57'21" East along said North line 961.32 feet to the West line of the East 1/4 of the Southwest 1/4 of the Northeast 1/4; thence North 00°07'44" West along said West line a distance of 497.95 feet to a point of curvature of a curve concave Southeasterly, having a radius of 200.00 feet; run thence Northeasterly along the arc of said curve, through a central angle of 58°23'17", a distance of 203.81 feet to a point of reverse curvature of a curve concave Northwesterly, having a radius of 200.00 feet, run thence Northeasterly along the arc of said curve, through a central angle of 58°23'17", a distance of 203.81 feet; thence N00°07'44"W a distance of 173.41 feet to the South line of International Drive Extension; thence N71°59'07"E along said South right-of-way line a distance of 63.05 feet; thence S00°07'44"E a distance of 192.78 feet to a point of curvature of a curve concave Northwesterly, having a radius of 260.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of 58°23'17", a distance of 264.96 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 140.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of 58°23'17", a distance of 142.67 feet; thence S00°07'44"E a distance of 507.55 feet to a point of curvature of a curve concave Northwesterly, having a radius of 400.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of 63°58'53", a

distance of 446.67 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 295.95 feet, run thence Southwesterly along the arc of said curve, through a central angle of 63°57'41", a distance of 330.38 feet; thence S00°06'32"E a distance of 25.49 feet to the Point of Beginning.

LESS AND EXCEPT platted rights of way set forth in WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida.

State of FLORIDA, County of ORANGE
I hereby certify that this is a true copy of
the document as reflected in the Official Records.
MARTHA O. HAYNIE, COUNTY COMPTROLLER
By: *C. Williams*
Deputy Comptroller
Dated: APR 26 2007



EXHIBIT "A"**PARCEL 1:**

All of Lots 33, 64, and 65; a portion of Lots 32, 34, 63 and 66; and a portion of unopened right-of-way lying North of Lot 33, Willis R. Munger's subdivision of Section 23, Township 24 South, Range 28 East, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 23, Township 24 South, Range 28 East, Orange County, Florida; thence $S00^{\circ}12'12''E$, along the East line of said Northeast 1/4, a distance of 1298.55 feet to a point on the South right-of-way line of International Drive Extension as recorded in Official Records Book 4010, Page 673, Public Records of Orange County, Florida, for a point of beginning; thence, departing said right-of-way line, continue $S00^{\circ}12'12''E$, along said East line of the Northeast 1/4, a distance of 1486.15 feet to the Northeast corner of the Southeast 1/4 of said Section 23; thence $S00^{\circ}10'39''E$, along the East line of said Southeast 1/4, a distance of 661.30 feet to the Southeast corner of the North 1/4 of said Southeast 1/4 of Section 23; thence, departing said East line, run $S89^{\circ}58'03''W$, along the South line of said North 1/4, a distance of 475.80 feet; thence departing said South line, run $N00^{\circ}10'26''W$, a distance of 1993.37 feet to a point on the aforementioned South right-of-way line of International Drive; thence run $N71^{\circ}58'57''E$, along said South right-of-way line, a distance of 498.99 feet to the point of beginning.

LESS AND EXCEPT platted rights of way set forth in WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida.

PARCEL 2:

All of Lots 62 and 67, and a portion of Lots 34, 35, 63 and 66, Willis R. Munger's Subdivision of Section 23, Township 24 South, Range 28 East, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 23, Township 24 South, Range 28 East, Orange County, Florida; thence $S00^{\circ}12'12''E$, along the East line of said Northeast 1/4, a distance of 1298.55 feet to a point on the South right-of-way line of International Drive Extension as recorded in Official Records Book 4010, Page 673, Public Records of Orange County, Florida, thence run $S71^{\circ}58'57''W$, along said right-of-way line, a distance of 498.99 feet for a point of beginning; thence departing said right-of-way line, run $S00^{\circ}10'26''E$, a distance of 1993.37 feet to a point on the South line of the North 1/4 of the Southeast 1/4 of said Section 23; thence run

S89°58'03"W, along said South line, a distance of 515.91 feet to the Southwest corner of Lot 67, Willis R. Munger's Subdivision, as recorded in Plat Book 3, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida; thence departing said South line, run N00°08'35"W, a distance of 661.09 feet to a point on the South line of said Northeast 1/4; thence run N00°09'28"W, a distance of 1165.15 feet to a point on the aforementioned South right-of-way line of International Drive; thence run N71°58'57"E, along said South right-of-way line, a distance of 541.27 feet to the point of beginning.

LESS AND EXCEPT platted rights of way set forth in WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida.

Parcel 3:

Commencing at the Northeast corner of Section 23, Township 24 South, Range 28 East, Orange County, Florida, run thence South 00°12'02" East along East line of said Section 23 a distance of 1191.66 feet to a point on the centerline of International Drive Extension; thence continue South 00°12'02" East along said East line 1592.99 feet to the East 1/4 corner of said Section 23; thence South 00°10'39" East along said East line 661.30 feet to the Southeast corner of the North 1/4 of the Southeast 1/4 of said Section 23; thence South 89°58'03" West along the South line of said North 1/4 of the Southeast 1/4 a distance of 991.71 feet to the Southwest corner of Lot 67 of WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, as recorded in Plat Book "E", Pages 3, 7, 22 and 23, of the Public Records of Orange County, Florida; thence run North 00°08'35" West along the West line of said Lot 67 a distance of 661.10 feet to a point on the North line of the Southeast 1/4 of said Section 23; thence South 89°57'21" West along said North line 330.44 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South 00°07'54" East along the East line of said Northwest 1/4 of the Southeast 1/4 a distance of 661.03 feet to the Southeast corner of Lot 69 of said subdivision; thence South 89°58'03" West 661.14 feet to the Northeast corner of Lot 90 of said subdivision for a Point of Beginning; thence run South 00°06'32" East along the East line of said Lot 90 a distance of 660.90 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South 89°58'45" West along said line 631.41 feet to the East right-of-way line of a 60 foot wide county Road; thence North 00°05'09" West along said East right of way line running 30.00 feet Easterly of and parallel with the East line of the Southwest 1/4 of said Section 23 a distance of 1321.53 feet to the aforementioned North line of the Southeast 1/4 of said Section 23; thence North 89°57'21" East along said North line 961.32 feet to the West line of the East 1/4 of the Southwest 1/4 of the Northeast 1/4; thence North 00°07'44" West along said West line a distance of 497.95 feet to a point of curvature of a curve concave Southeasterly, having a radius of 200.00 feet; run thence Northeasterly along the arc of said curve, through a central angle of 58°23'17", a distance of 203.81 feet to a point of reverse

curvature of a curve concave Northwesterly, having a radius of 200.00 feet, run thence Northeasterly along the arc of said curve, through a central angle of $58^{\circ}23'17''$, a distance of 203.81 feet; thence $N00^{\circ}07'44''W$ a distance of 173.41 feet to the South line of International Drive Extension; thence $N71^{\circ}59'07''E$ along said South right-of-way line a distance of 63.05 feet; thence $S00^{\circ}07'44''E$ a distance of 192.78 feet to a point of curvature of a curve concave Northwesterly, having a radius of 260.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of $58^{\circ}23'17''$, a distance of 264.96 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 140.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of $58^{\circ}23'17''$, a distance of 142.67 feet; thence $S00^{\circ}07'44''E$ a distance of 507.55 feet to a point of curvature of a curve concave Northwesterly, having a radius of 400.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of $63^{\circ}58'53''$, a distance of 446.67 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 295.95 feet, run thence Southwesterly along the arc of said curve, through a central angle of $63^{\circ}57'41''$, a distance of 330.38 feet; thence $S00^{\circ}06'32''E$ a distance of 25.49 feet to the Point of Beginning.

LESS AND EXCEPT platted rights of way set forth in WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida.

Parcel 4:

Commencing at the Northeast corner of Section 23, Township 24 South, Range 28 East, Orange County, Florida; run thence $S 00^{\circ}12'02'' E$ along the East line of said Section 23, a distance of 1,191.66 feet to a point on the centerline of proposed International Drive Extension; thence continue $S 00^{\circ}12'02'' E$ along said East line 1,592.99 feet to the East $1/4$ corner of said Section 23; thence $S 00^{\circ}10'39'' E$ along said East line 661.30 feet to the Southeast corner of the North $1/4$ of the Southeast $1/4$ of said Section 23; thence $S 89^{\circ}58'03'' W$, along the South line of said North $1/4$ of the Southeast $1/4$, a distance of 991.71 feet to the Southwest corner of Lot 67 of WILLIS R. MUNGER'S SUBDIVISION, IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida; thence $N 00^{\circ}08'35'' W$, along the West line of said Lot 67, a distance of 661.10 feet to a Point of Beginning on the North line of the Southeast $1/4$ of said Section 23, thence $S 89^{\circ}57'21'' W$ along said North line 330.44 feet to the Northeast corner of the Northwest $1/4$ of the Southeast $1/4$ of said Section 23; thence $S 00^{\circ}07'54'' E$ along the East line of said Northwest $1/4$ of the Southeast $1/4$, a distance of 661.03 feet to the Southeast corner of Lot 69 of said subdivision, thence $S 89^{\circ}58'03'' W$, 661.14 feet to the Northeast corner of Lot 90 of said subdivision; thence $S 00^{\circ}06'32'' E$ along the East line of said Lot 90, a distance of 660.90 feet to the South line of the Northwest $1/4$ of the Southeast $1/4$ of said Section 23; thence $S 89^{\circ}58'45'' W$ along said line, 631.41 feet to the East right-of-

way line of a 60-foot wide county road; thence N 00°05'09" W along said right-of-way line, running 30.00 feet Easterly of and parallel with the West line of the Southeast 1/4 of said Section 23, a distance of 1,321.53 feet to the aforementioned North line of the Southeast 1/4 of said Section 23; thence N 89°57'21" E along said North line 961.32 feet to the West line of the East 1/4 of the Southwest 1/4 of the Northeast 1/4; thence N 00°07'44" W along said west line 1016.58 feet to the aforementioned proposed centerline; thence N 71°59'10" E along said centerline 693.80 feet to the West line of Lot 35; thence run S 00°09'28" E along the West line of Lots 35 and 62, a distance of 1230.62 feet to the Point of Beginning. (Less all roadway on the North)

LESS AND EXCEPT:

Commencing at the Northeast corner of Section 23, Township 24 South, Range 28 East, Orange County, Florida, run thence South 00°12'02" East along East line of said Section 23 a distance of 1191.66 feet to a point on the centerline of International Drive Extension; thence continue South 00°12'02" East along said East line 1592.99 feet to the East 1/4 corner of said Section 23; thence South 00°10'39" East along said East line 661.30 feet to the Southeast corner of the North 1/4 of the Southeast 1/4 of said Section 23; thence South 89°58'03" West along the South line of said North 1/4 of the Southeast 1/4 a distance of 991.71 feet to the Southwest corner of Lot 67 of WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, as recorded in Plat Book "E", Pages 3, 7, 22 and 23, of the Public Records of Orange County, Florida; thence run North 00°08'35" West along the West line of said Lot 67 a distance of 661.10 feet to a point on the North line of the Southeast 1/4 of said Section 23; thence South 89°57'21" West along said North line 330.44 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South 00°07'54" East along the East line of said Northwest 1/4 of the Southeast 1/4 a distance of 661.03 feet to the Southeast corner of Lot 69 of said subdivision; thence South 89°58'03" West 661.14 feet to the Northeast corner of Lot 90 of said subdivision for a Point of Beginning; thence run South 00°06'32" East along the East line of said Lot 90 a distance of 660.90 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South 89°58'45" West along said line 631.41 feet to the East right-of-way line of a 60 foot wide county Road; thence North 00°05'09" West along said East right of way line running 30.00 feet Easterly of and parallel with the East line of the Southwest 1/4 of said Section 23 a distance of 1321.53 feet to the aforementioned North line of the Southeast 1/4 of said Section 23; thence North 89°57'21" East along said North line 961.32 feet to the West line of the East 1/4 of the Southwest 1/4 of the Northeast 1/4; thence North 00°07'44" West along said West line a distance of 497.95 feet to a point of curvature of a curve concave Southeasterly, having a radius of 200.00 feet; run thence Northeasterly along the arc of said curve, through a central angle of 58°23'17", a distance of 203.81 feet to a point of reverse curvature of a curve concave Northwesterly, having a radius of 200.00 feet, run thence Northeasterly along the arc of said curve, through a central angle of 58°23'17", a

distance of 203.81 feet; thence $N00^{\circ}07'44''W$ a distance of 173.41 feet to the South line of International Drive Extension; thence $N71^{\circ}59'07''E$ along said South right-of-way line a distance of 63.05 feet; thence $S00^{\circ}07'44''E$ a distance of 192.78 feet to a point of curvature of a curve concave Northwesterly, having a radius of 260.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of $58^{\circ}23'17''$, a distance of 264.96 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 140.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of $58^{\circ}23'17''$, a distance of 142.67 feet; thence $S00^{\circ}07'44''E$ a distance of 507.55 feet to a point of curvature of a curve concave Northwesterly, having a radius of 400.00 feet, run thence Southwesterly along the arc of said curve, through a central angle of $63^{\circ}58'53''$, a distance of 446.67 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 295.95 feet, run thence Southwesterly along the arc of said curve, through a central angle of $63^{\circ}57'41''$, a distance of 330.38 feet; thence $S00^{\circ}06'32''E$ a distance of 25.49 feet to the Point of Beginning.

LESS AND EXCEPT platted rights of way set forth in WILLIS R. MUNGER'S SUBDIVISION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida.