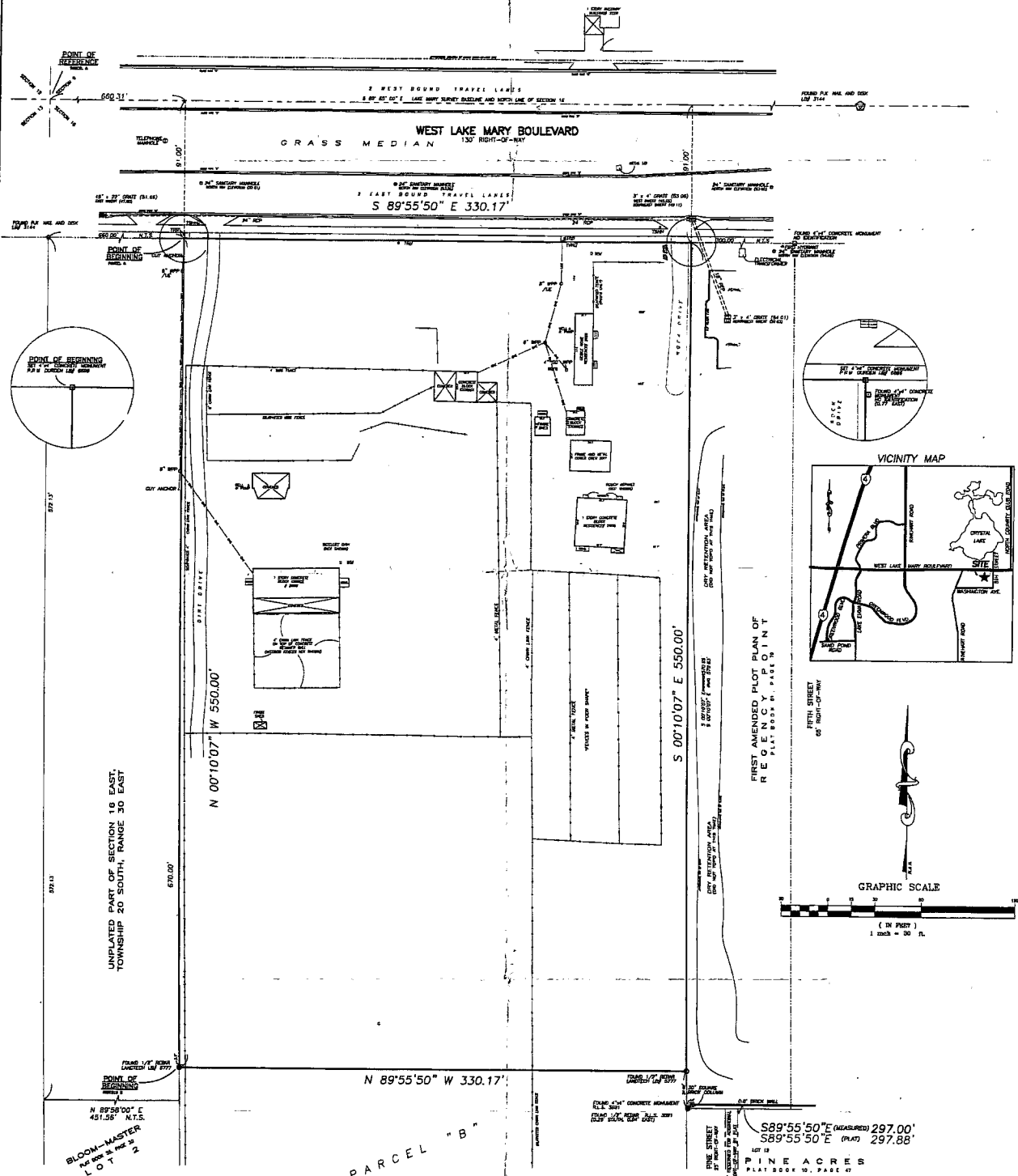


# MAP SHOWING BOUNDARY SURVEY OF:

## PARCEL "A"

A PARCEL OF LAND LYING IN SECTION 16 TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OR REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°55'50" EAST ALONG THE LAKE MARY SURVEY BASELINE AND THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 660.31 FEET; THENCE SOUTH 00°11'50" EAST DEPARTING SAID LAKE MARY SURVEY BASELINE AND THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 91.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE MARY BOULEVARD, (A 130.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°55'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST LAKE MARY BOULEVARD, A DISTANCE OF 330.17 FEET; THENCE SOUTH 00°10'07" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE MARY BOULEVARD, A DISTANCE OF 550.00 FEET; THENCE NORTH 00°10'07" WEST, A DISTANCE OF 550.00 FEET TO THE LANDS THUS DESCRIBED CONTAINING 181,592 SQUARE FEET MORE OR LESS AND/OR 4.17 ACRES MORE OR LESS.



### LEGEND:

CONC. CONCRETE  
 INV. INVERT  
 N.T.S. NOT TO SCALE  
 PEP POLYETHYLENE PIPE  
 O.E. OVERHEAD ELECTRIC  
 RCP REINFORCED CONCRETE PIPE  
 RE REAL ESTATE NUMBER  
 TRS TRAFFIC SIGNAL ROSE BOX  
 TSH TRAFFIC SIGNAL HAND HOLE  
 U.E. UNDERGROUND ELECTRIC  
 WP WOOD POWER POLE

### NOTES:

BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE MARY BOULEVARD AS BEING S 89° 55' 50" E  
 THERE APPEARS TO BE AN APPARENT GAP BETWEEN SUBJECT PROPERTY AND MONUMENTATION AT REGENCY POINT, PLAT BOOK 61, PAGE 79  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA  
 CLOUD SET P.R.M.S ARE TO BE SET ONCE APPROVED BY THE OWNER/CLIENT

ORIGINAL BOUNDARY, TREE AND TOPOGRAPHICAL SURVEY.  
 SEE SHEETS 1 THROUGH 5, FILE NO. D-590 DATED JUNE 13, 2003

**DURDEN**  
 SURVEYING AND MAPPING, INC.  
 8150 LONESTAR ROAD  
 JACKSONVILLE, FLORIDA 32211  
 (904) 724-5855 FAX 724-5154  
 LICENSED SURVEYOR NO. 8899

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 222, FLORIDA STATUTES AND CHAPTER 61G01, FLORIDA ADMINISTRATIVE CODE.

*[Signature]*  
 FLORIDA REGISTERED SURVEYOR NO. 4707  
 R. BRUCE DUNN JR.

SIGNED: JANUARY 27, 2004  
 SCALE: 1" = 30'  
 ACAD FILE - LAKE MARY  
 FILE NO. - D-3904

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

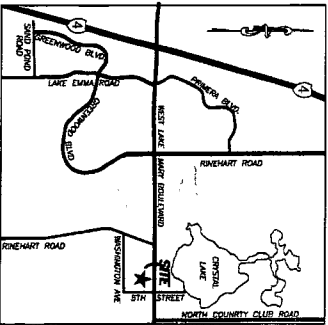
# WATSON CENTER OF LAKE MARY

## SECTION 16 TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 16 TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°55'50" EAST ALONG THE LAKE MARY SURVEY BASELINE AND THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 660.31 FEET; THENCE SOUTH 00°11'50" EAST DEPARTING SAID LAKE MARY SURVEY BASELINE AND THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 91.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE MARY BOULEVARD, (A 130.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°55'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST LAKE MARY BOULEVARD, A DISTANCE OF 330.17 FEET; THENCE SOUTH 00°10'07" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE MARY BOULEVARD, A DISTANCE OF 964.96 FEET; THENCE NORTH 89°55'50" WEST, A DISTANCE OF 330.17 FEET; THENCE NORTH 00°10'07" WEST, A DISTANCE OF 964.96 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE MARY BOULEVARD AND THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAINING 318.611 SQUARE FEET MORE OR LESS AND/OR 7.31 ACRES MORE OR LESS.

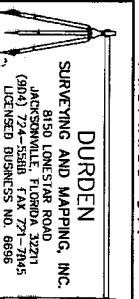


VICINITY MAP

LEGEND:  
C.I.S. GEOGRAPHIC INFORMATION SYSTEM  
N.T.S. NOT TO SCALE  
P.M.B. PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT)  
R.F. REAL ESTATE NUMBER

NOTES:  
BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE MARY BOULEVARD AS BEING S 89°55'50" E. BEARINGS SHOWN THUS [2] REFER TO PROPERTY BEING ROTATED TO FLORIDA STATE PLANE COORDINATE SYSTEM. THERE APPEARS TO BE AN APPARENT GAP BETWEEN SUBJECT PROPERTY AND MONUMENTATION AT RINEHART ROAD, PLAT BOOK 61, PAGE 79 (0.77' NORTH, 0.94' SOUTH). THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY. RECORDS OF SEMINOLE COUNTY, FLORIDA.

SHEET 1 OF 2  
SEE SHEET 2 FOR DRAWING  
PREPARED BY:



**DURDEN**  
SURVEYING AND MAPPING, INC.  
8150 LONESTAR ROAD  
JACKSONVILLE, FLORIDA 32211  
(904) 724-5588 FAX 724-7845  
LICENSED BUSINESS NO. 6656

SHEET \_\_\_\_\_ OF \_\_\_\_\_ PLAT \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
WATSON CENTER OF LAKE MARY  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE LIMITED PARTNERSHIP OF WATSON CENTER OF LAKE MARY, INC. HAS BEEN FORMED AND DESCRIBED IN THE FOREGOING CAPTION TO THIS AND PURPOSES HEREIN EXPRESSED, AND DEDICATES THE CONSERVATION EASEMENT AS SHOWN HEREON TO SEMINOLE COUNTY AND TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND FURTHER DEDICATES THE TRAILING, UTILITY, FOREST, AND EGRESS EASEMENTS AS SHOWN HEREON TO SEMINOLE COUNTY.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY THE PARTNER IN BELOW AND ITS SEAL TO BE FIXED HERETO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

WILLIAM A. WATSON, JR. FRANKLIN B. SKEEN PEGGY JOHNSON  
WITNESSES:

SIGNED NAME \_\_\_\_\_ SIGNED NAME \_\_\_\_\_ SIGNED NAME \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AND DESCRIBED HEREIN, AND THAT THE SURVEY DATA CONTAINED HEREIN COMPLETES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND MEETS THE MINIMUM TECHNICAL STANDARDS OF SECTION 177.09(1)(a) OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF CHAPTER 177.09(1)(7) REGARDING "PERMANENT REFERENCE MONUMENTS", AND THAT THE LAND IS LOCATED IN THE CITY OF LAKE MARY, SEMINOLE COUNTY, FLORIDA, AND I AM A PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO SECTION 177.091 OF THE FLORIDA STATUTE.

SIGNATURE: \_\_\_\_\_  
H. BRUCE DURDEN, JR., P.L.S. NO. 4707  
DURDEN SURVEYING AND MAPPING, INC.  
LICENSED BUSINESS NUMBER: 6606

### CERTIFICATE OF APPROVAL BY CITY OF SEMINOLE COUNTY, FLORIDA

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY CITY COMMISSION OF THE CITY OF LAKE MARY, SEMINOLE COUNTY, FLORIDA.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

### CERTIFICATE OF REVIEW BY REGISTERED SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMANCE WITH CHAPTER 177, FLORIDA STATUTES, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT COMPLETES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. HOWEVER, THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTEE OF THE FIELD VERIFICATION OF MONUMENTS, MATHEMATICAL CORRECTNESS OF SURVEY DATA, PLAT DIMENSIONS, OR COORDINATE GEOMETRY.

REGISTERED SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
FLORIDA REGISTRATION NO. \_\_\_\_\_

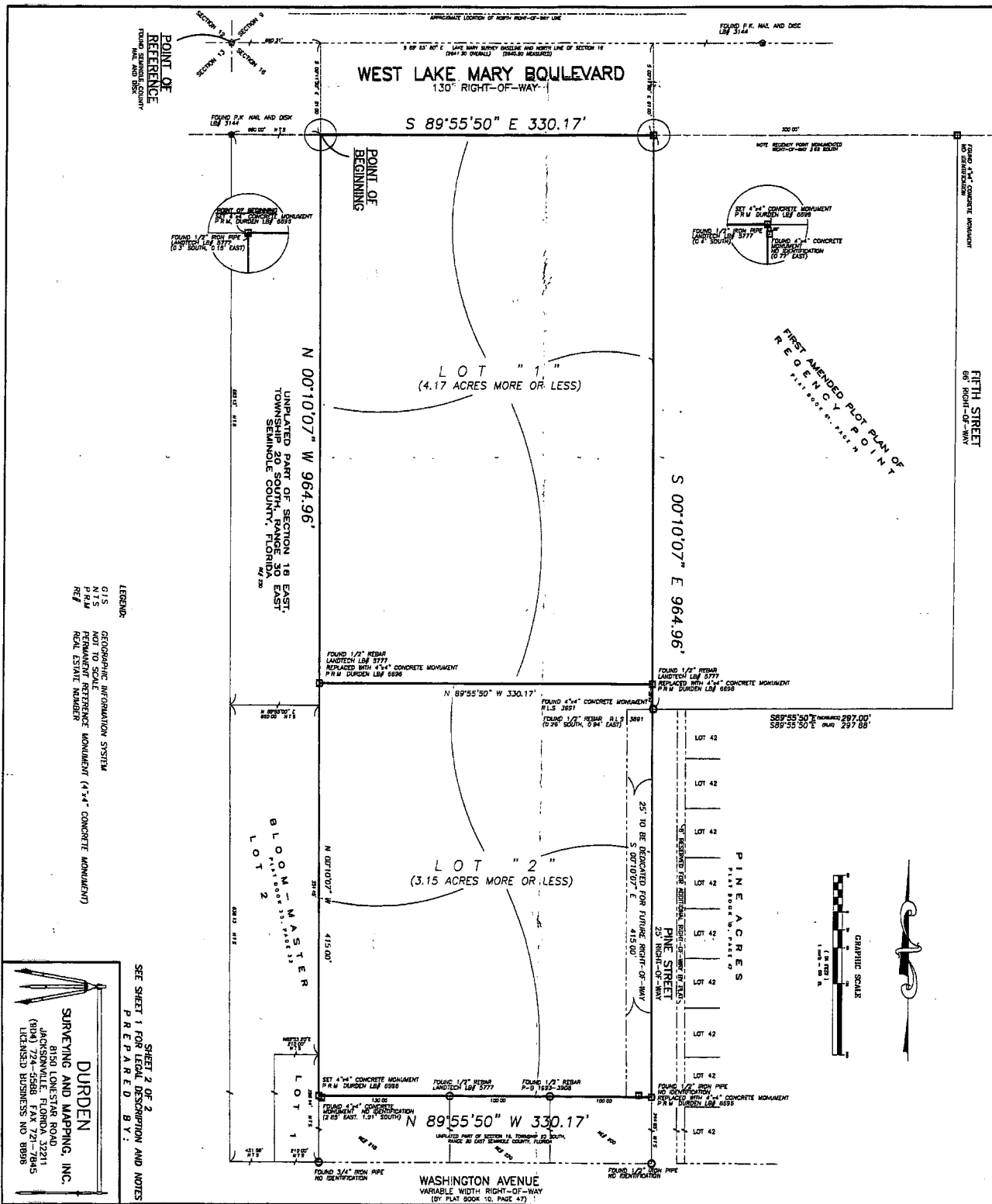
### CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLETES IN FORM WITH ALL THE REQUIREMENTS ON CHAPTER 177, OF THE FLORIDA STATUTES, AND IS FILED FOR RECORD ON \_\_\_\_\_ AT \_\_\_\_\_

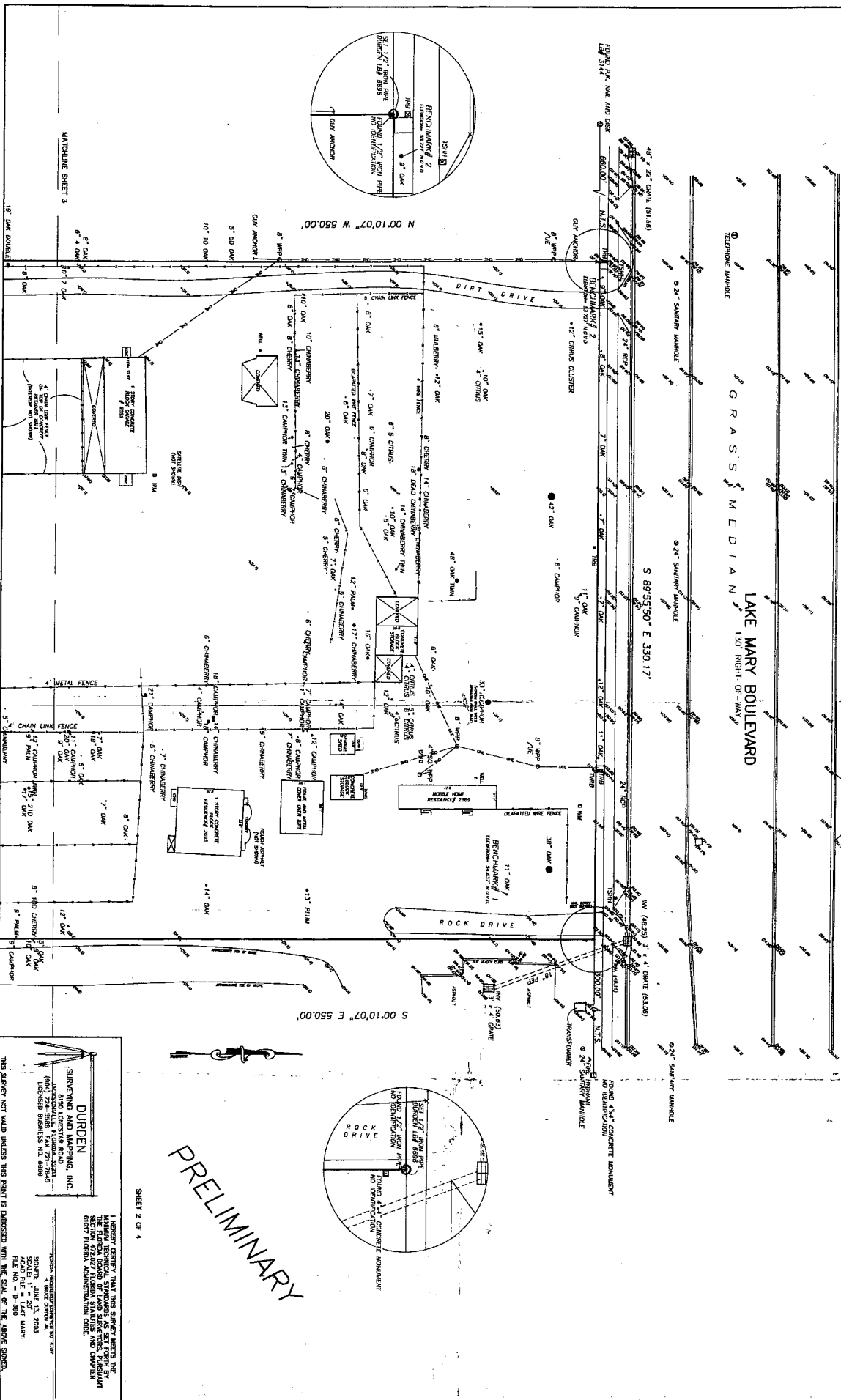
CLERK OF THE COURT \_\_\_\_\_  
IN AND FOR SEMINOLE COUNTY, FLORIDA \_\_\_\_\_  
JDC

# WATSON CENTER OF LAKE MARY SECTION 16 TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SHEET \_\_\_\_\_ OF \_\_\_\_\_ PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



# MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF: A PART OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



PRELIMINARY

SHEET 2 OF 4

THIS SURVEY NOT VALID UNLESS THIS PRINT IS IMPRESSED WITH THE SEAL OF THE ABOVE SURVEYOR.

DUREN SURVEYING, INC.  
10000 N. W. 10th Ave., Suite 100  
FLORIDA 33150  
PHONE: (305) 444-1111  
FAX: (305) 444-1112  
WWW.DURENSURVEYING.COM

THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT  
TO CHAPTER 473, F.S., HAS REVIEWED THIS SURVEY  
AND CERTIFICATE OF ACCURACY AND HAS DETERMINED THAT  
IT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 473,  
F.S., AND THE FLORIDA SURVEYING ACT.

SCALE: 1" = 20' OF GROUND  
DATE: JAN 13, 2013  
FILE NO.: 13-30

# MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF: A PART OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOL COUNTY, FLORIDA

PINE ACRES  
PLAT BOOK 10, PAGE 47

PRELIMINARY

PINE ACRES  
PLAT BOOK 10, PAGE 47

SHEET 3 OF 4

**DURDEN**  
SURVEYING & ENGINEERING, INC.  
14000 N. W. 10TH AVE., SUITE 100  
DADE COUNTY, FLORIDA 33150  
(407) 241-1111  
FAX (407) 241-1112

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMPLOYED WITH THE SEAL OF THE ABOVE SURVEYOR.

1. HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO THE FLORIDA STATUTES, CHAPTER 349, F.S., AND CHAPTER 120, F.S., AND THE RULES AND REGULATIONS OF THE FLORIDA BOARD OF LAND SURVEYORS.

2. I, THE SURVEYOR, HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

3. I HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

4. I HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

5. I HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

6. I HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

7. I HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

8. I HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

9. I HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

10. I HAVE BEEN DULY SWORN AND QUALIFIED BY THE FLORIDA BOARD OF LAND SURVEYORS.

