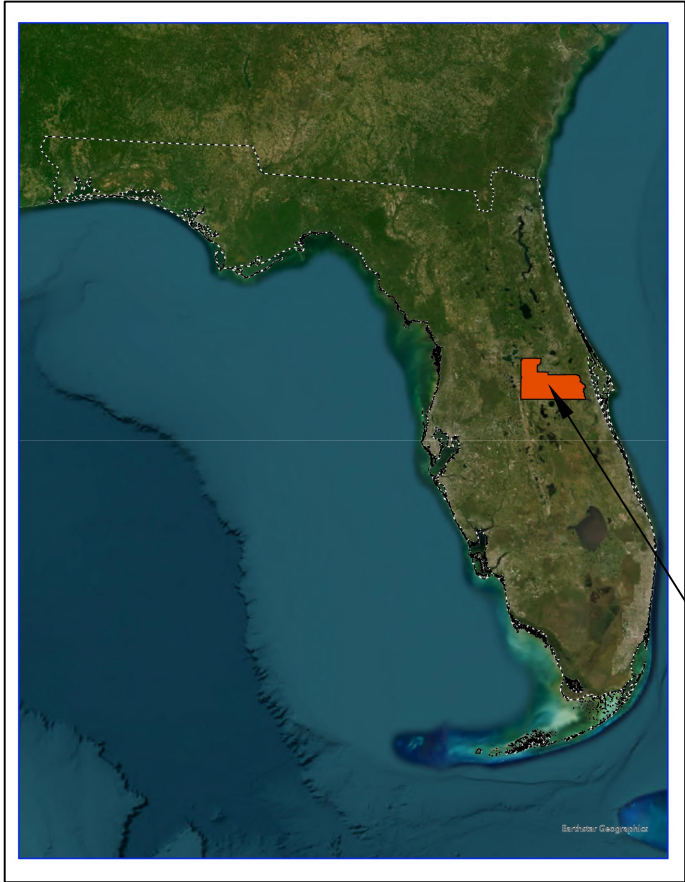




Orange County

Legal Description:

Parcel 1: 15.15 acres (+/-)

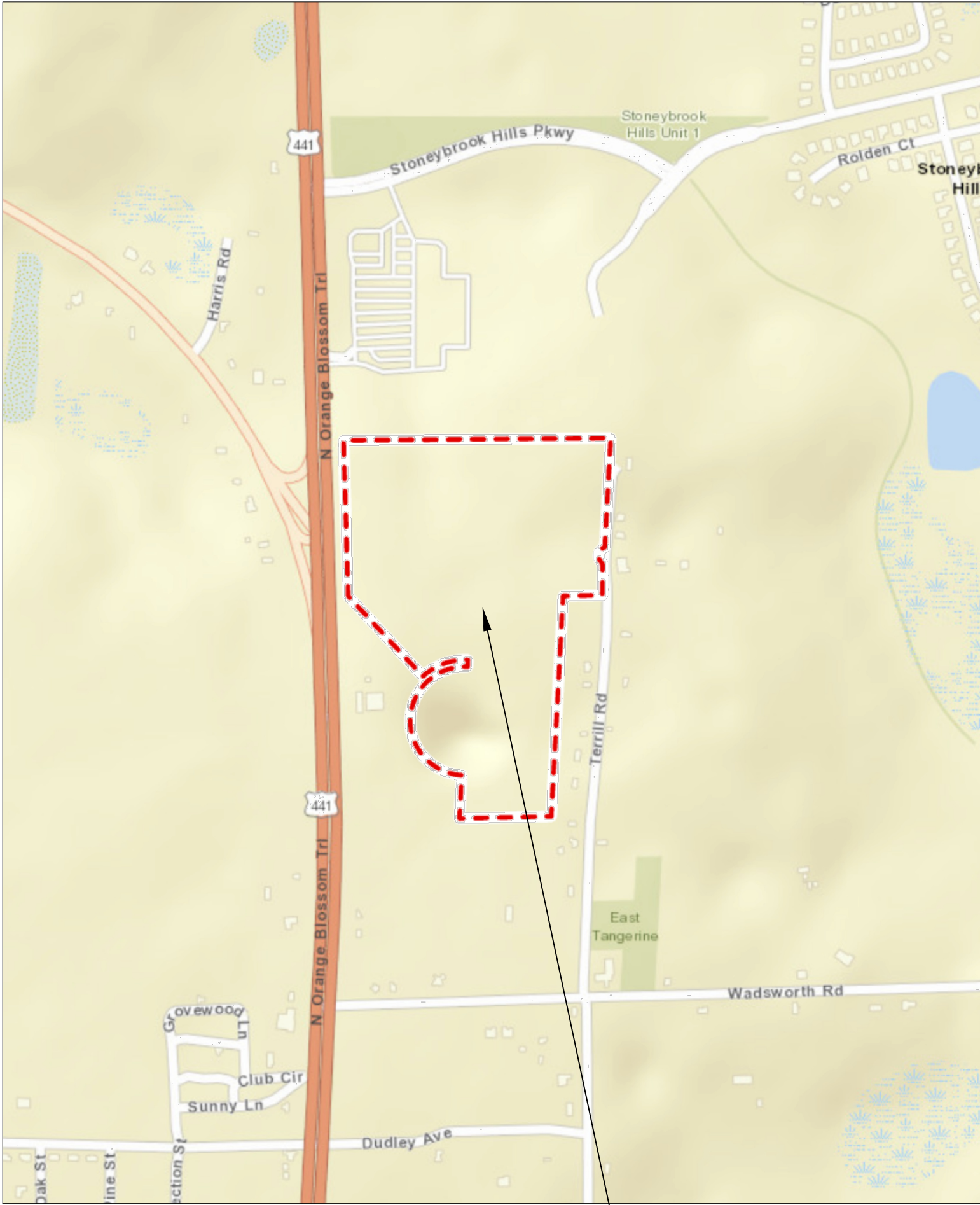
The Northeast ¼ of the Northwest ¼ of the Southwest ¼, LESS the right-of-way on the West; AND the West ½ of the Northwest ¼ of the Northeast ¼ of the Southwest 1/4 , all in Section 4, Township 20 South, Range 27 East, Orange County, Florida.

Parcel 2: 23.71 acres

A part of the Southwest 1/4 of Section 4, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of Section 4, Township 20 South, Range 27 East, Orange County, Florida: thence South 89 degrees 30 minutes 16 seconds West 665.00 feet along the North boundary of said Southwest 1/4 to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 4; thence South 89 degrees 30 minutes 17 seconds West 30.06 feet along said North boundary for the POINT OF BEGINNING, said point being the Northeast corner of lands described in Doc # 20160602229 Public Records of Orange County, Florida; thence South 03 degrees 04 minutes 43 seconds West 530.63 feet along the East boundary of said lands to a point on the West right of way line of Terrell Road, per Official Records Book 3391, Page 770 and Official Records Book 3346, Page 468 of the Public Records of Orange County, Florida, said point being the beginning of a non-tangent curve concave Easterly and having a radius of 44.00 feet; thence from a tangent bearing of South 70 degrees 10 minutes 23 seconds West run Southerly along the arc of said curve and said Westerly right of way line 86.91 feet through a central angle of 113 degrees 10 minutes 17 seconds to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 43 degrees 33 minutes 41 seconds; thence Southeasterly 19.01 feet along the arc of said curve and said Westerly right of way line to the end of said curve; thence South 00 degrees 33 minutes 46 seconds West 147.97 feet along said Westerly right of way line to a point on the North boundary of the South 593.00 feet of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 4; thence South 88 degrees 54 minutes 02 seconds West 190.39 feet along said North boundary to a point on the East boundary of lands described in said Doc #20160602229; thence South 03 degrees 04 minutes 43 seconds West 1067.06 feet along said East boundary to the Southeast corner of said lands; thence South 88 degrees 35 minutes 57 seconds West 445.84 feet along the South boundary of said lands; thence North 03 degrees 04 minutes 34 seconds East 210.83 feet along the West boundary of said lands to the beginning of a non-tangent curve concave Easterly and having a radius of 264.00 feet, said radius point being the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 4; thence from a tangent bearing of North 86 degrees 55 minutes 26 seconds West run Westerly, Northerly and Easterly 829.38 feet along the arc of said curve through a central angle of 180 degrees 00 minutes 00 seconds to the end of said curve; thence North 03 degrees 04 minutes 34 seconds East 33.00 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 297.00 feet, said radius point being the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 4; thence from a tangent bearing of North 86 degrees 55 minutes 26 seconds West run Southwesterly 238.75 feet along the arc of said curve through a central angle of 46 degrees 03 minutes 30 seconds to the end of said curve; thence North 42 degrees 59 minutes 13 seconds West 534.01 feet along a line between the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 4 and the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 4 to a point on the Easterly right of way line of U.S. Highway 441 per Florida Department of Transportation Right of Way Map Section 75020-2108; thence North 01 degrees 44 minutes 32 seconds West 67.18 feet along said Westerly right of way line to the Southwest corner of lands described in Doc #20150462915 Public Records of Orange County, Florida; thence leaving said Westerly right of way line North 89 degrees 12 minutes 09 seconds East 938.02 feet along the South boundary of said lands; thence North 03 degrees 04 minutes 39 seconds East 682.71 feet along the East boundary of said lands to a point on the North boundary of said Southwest 1/4; thence North 89 degrees 30 minutes 17 seconds East 302.44 feet along said North boundary to the POINT OF BEGINNING.

Stonemont Manor
Land Use Plan
Parcel ID #'s: 04-20-27-0000-00-021 &
04-20-27-0000-00-078
LUP-26-01-014



Project Site

SHEET INDEX	
1	Cover
2	Maps
3	Land Use Map
4	Survey
5	Topography

**Text colored red on this Land Use Plan is indicative of revisions made.*

Project Team

Owner
Parcel: 04-20-27-0000-00-078
Don E Ingram and Christine W Ingram
7 Hickory Way
Winter Haven, FL 33884-9204

Planner
LPG Urban and Regional Planning
2050 Classique Lane, Tavares Fl. 32778
CONTACT: Michael "Mike" Rankin
PHONE: 352-638-4407
EMAIL: michaelr@lpgurp.com

Traffic
Transportation Engineering & Modeling (TEM)
Group
Orlando, FL

Developer
Ridge Capital Development
209 Frenchmans Creek Way
Winter Haven, FL 33884
CONTACT: Mr. William Carson

Owner
Parcel ID: 04-20-27-0000-00-021
OC Development Partners LLC
CONTACT: Brian Wilson
1 S Orange Ave
Ste 201
Orlando, FL 32801

Engineer
Sunshine Engineering Design
10227 Arbor Side. Tampa, Fl, 33647
CONTACT: Ivan Urdaneta
PHONE: (813) 390-9842
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Environmental
Bio-Tech Consulting
3025 East South Street, Orlando FL 32803
PHONE: (877) 894-5969

Surveyor
MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
PHONE: (321) 200-4094

Revisions		Date
No.	Revision	
1	Draft 1	4/14/2026
2	Draft 2	5/15/2026
3	Draft 3	8/13/2026
4	Draft 4	8/26/2026

RECEIVED
By DRC Office at 8:36 am, Aug 28, 2026



LAND PLANNING GROUP

URBAN AND REGIONAL PLANNERS

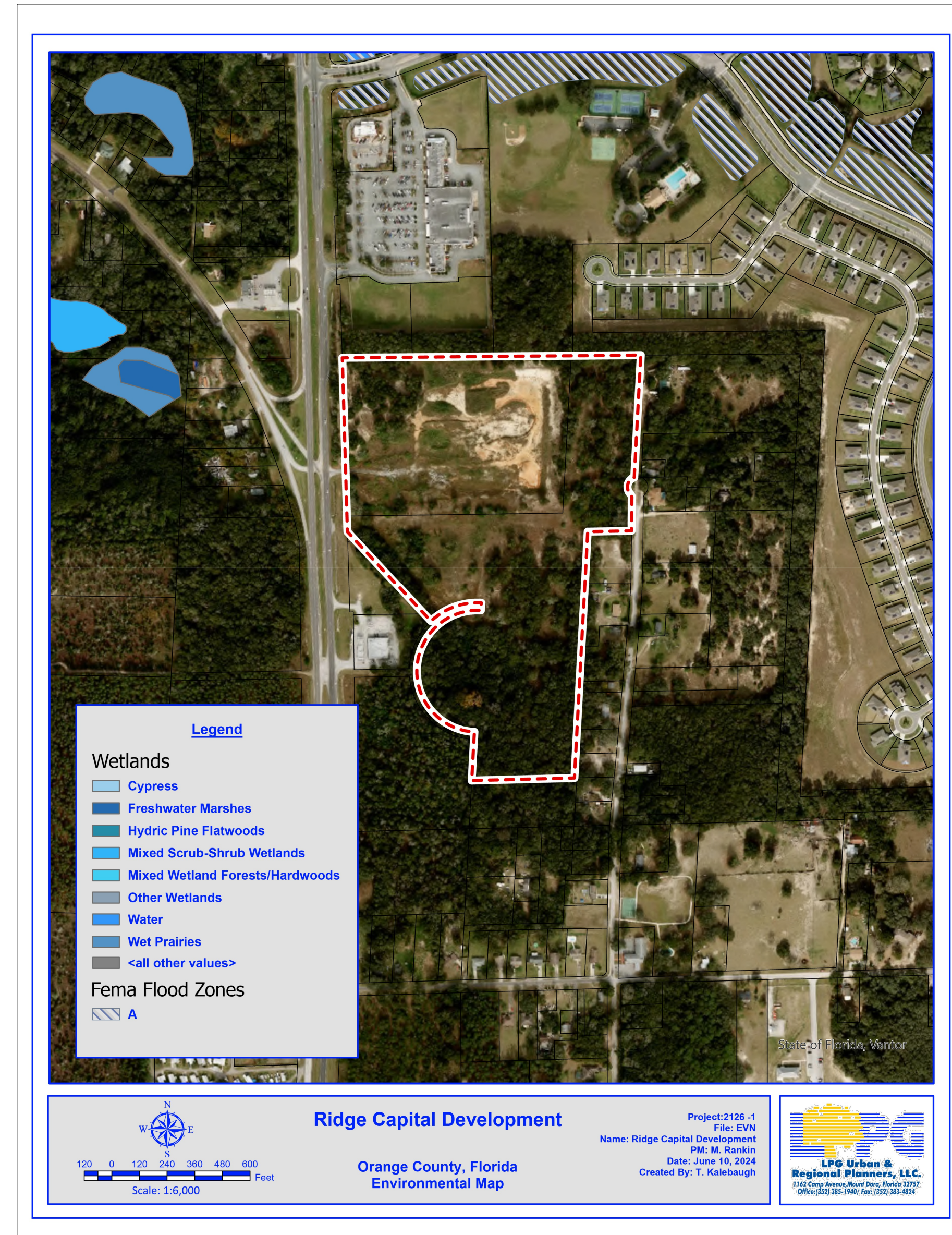
ENTITLEMENT • PLANNING • CONSULTING

LPG Urban & Regional Planners, LLC.
2050 Classique Lane - Tavares, FL 32778
Project #: 2126-1
August 26, 2026

Stonemont Manor
Maps Page
Orange County, FL



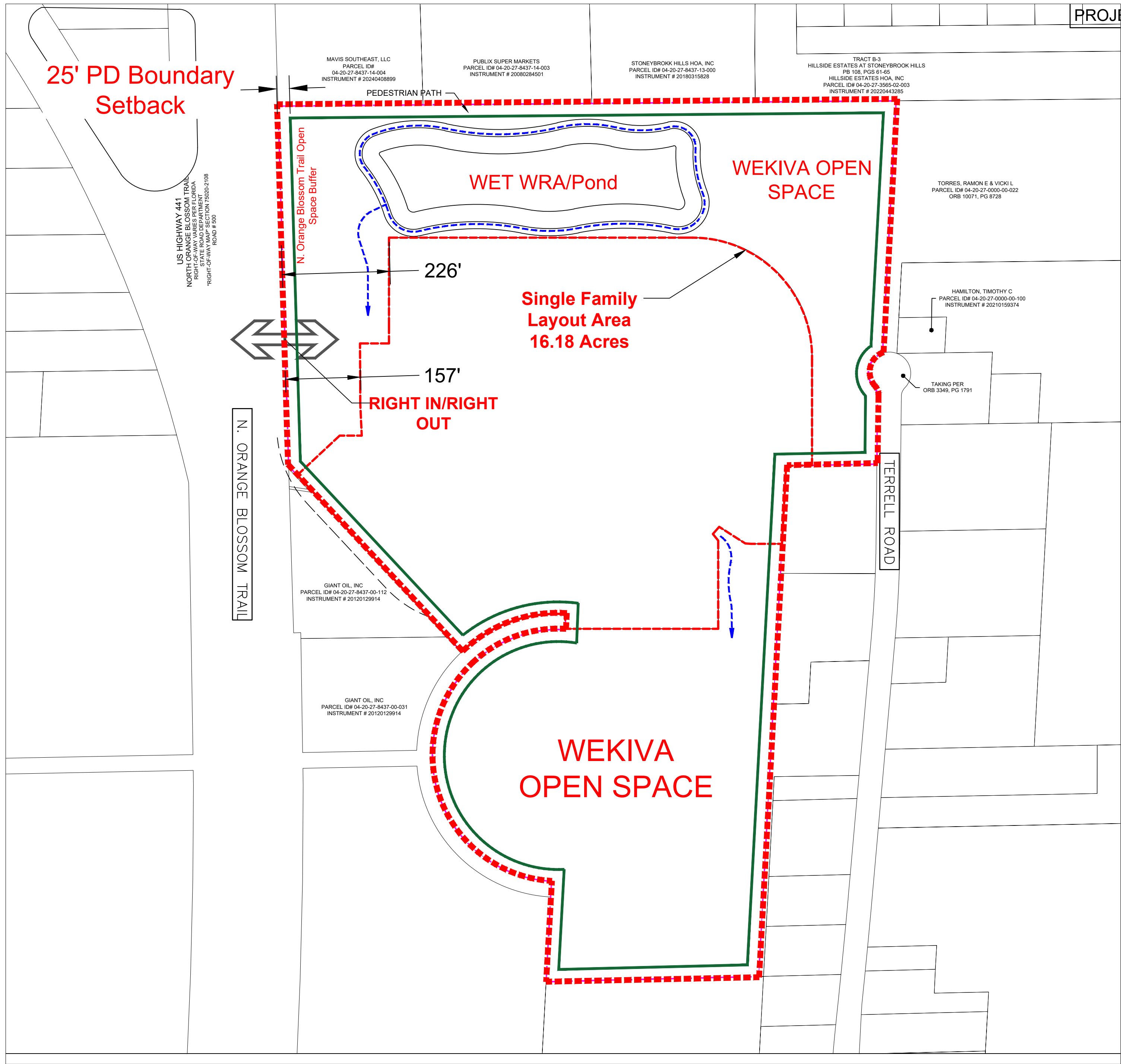
Aerial



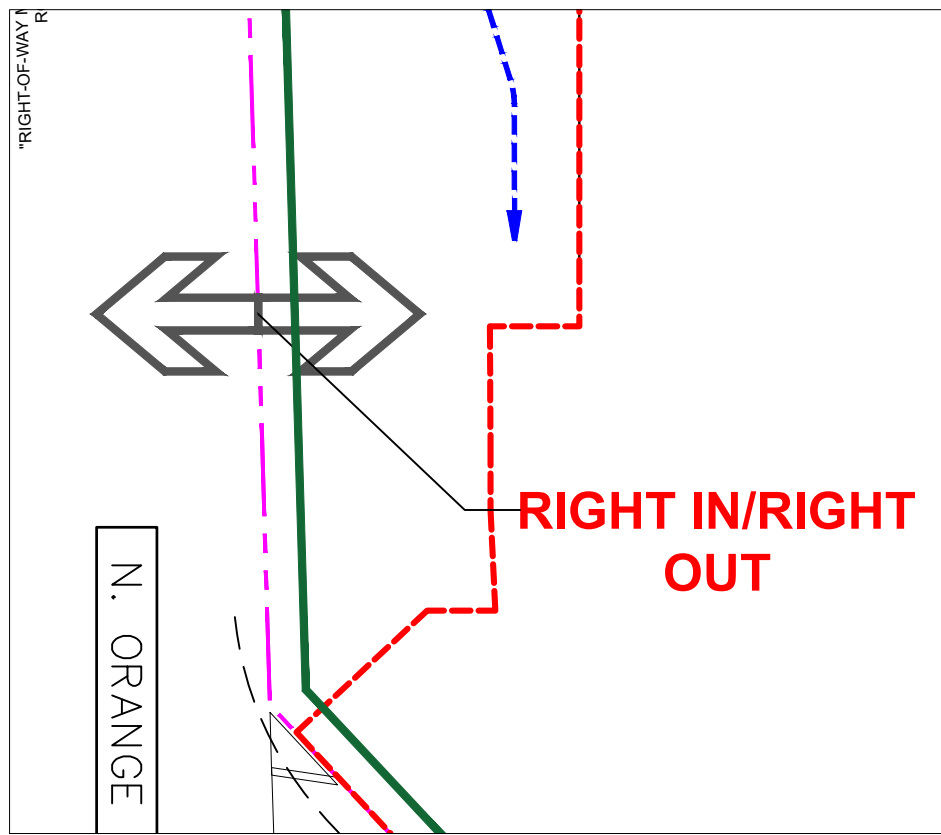
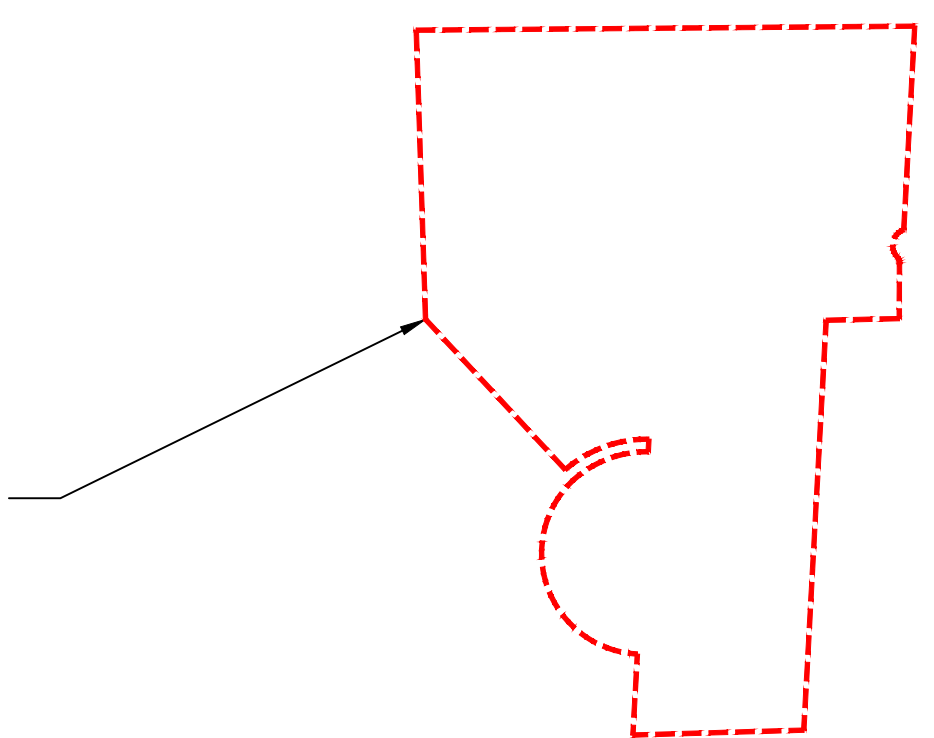
Environmental



Soils



Project Boundary



SITE DATA TABLE

PARCEL ID's: 04-20-27-0000-00-021 & 04-20-27-0000-00-078
TOTAL AREA: ±38.86 AC
EXISTING ZONING: A1 (CITRUS RURAL DISTRICT)
PROPOSED ZONING: PD
FUTURE LAND USE: RS 1/1
EXISTING USE: RESIDENTIAL / VACANT

DEVELOPMENT NOTES

PROPOSED DEVELOPMENT:
TOTAL UPLAND AREA: 38.86 AC
NUMBER OF UNITS: 38 UNITS
PROP. DENSITY: 0.98 DU/AC. (RESIDENTIAL)
TYPE OF UNITS: SINGLE FAMILY HOMES
WEKIVA OPEN SPACE: 19.43 AC (846,370 SF) MINIMUM | 50% MINIMUM
REQUIRED RECREATION: 0.30 ACRES
0.15 ACRES PASSIVE
0.15 ACRES ACTIVE
MINIMUM LOT WIDTH: 80' (RESIDENTIAL)
MINIMUM LIVING FLOOR AREA: 1,000 SF
BUILDING HEIGHT MAXIMUM: 35 FEET MAX
PHASES: ONE (1)
RESIDENTIAL LOTS SETBACK
FRONT : 20-FT MIN.
REAR : 20-FT MIN.
SIDE : 10-FT MIN.
SIDE STREET : 20-FT MIN.
PD SETBACK : 25-FT MIN.

This Development is within the Mt. Dora JPA and must comply with Mt. Dora design and sign standards.

Recreational Facilities will comply with Orange County Code Sec. 38-1253.

Maximum Allowed Lot Coverage - Per Code Sec. 38-1252(b)(3), impervious coverage for individual single-family detached lots within a subdivision shall not exceed seventy-five (75) percent of the land area of the lot.

- POTABLE WATER PROVIDED BY THE Florida Governmental Utility Authority (FGUA). SEWAGE WILL BE COLLECTED IN SEPTIC SYSTEMS
- STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
- THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE "X" AS SHOWN IN THE FEMA PANEL # 12095C0050H DATED SEPTEMBER 24, 2021.

"Within all areas in the Wekiva Study Area designated as Rural Settlement, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply: "Development with densities less than or equal to one unit per acre (1du/ac) – open space shall equal 50% or greater."

per Comprehensive Plan Policy OS1.3.6(B)(1)

Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.

Handicap (HC) ramps must be constructed at the street

Intersection(s) and driveway connection(s) to comply with the Americans with

Disability Act (ADA) and will meet FDOT design Standards.

Detectable warning surfaces will be required at all places where pedestrian path meets vehicular path.

An Orange County Wetland Determination (WD) WD-25-08-106 was completed with a certified survey of the wetland/surface water boundary approved by the Environmental Protection Division (EPD) on 09/09/2025. No wetlands/surface waters were determined to be located within the boundaries of this project site.

This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Additional environmental regulations may apply. Regulations include, but are not limited to: septic tank criteria, open space, stormwater treatment, wetlands/surface waters, and upland buffer widths. Reference OC Code Chapter 15 Environmental Control, Article XIII Wekiva River Protection.

If any buried waste is encountered while clearing, grading or during construction on this site, then procedures will be followed as detailed in, "Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida" published by the Florida Department of Environmental Protection (FDEP), most recent edition. The Florida Department of Environmental Protection Division (FDEP) and the Orange County Environmental Protection Division shall be notified immediately upon such discovery.

Wekiva open space standards including a 50% requirement shall be met, per Comprehensive Plan Policy OS.1.3.6.

This development is within the Tangerine Rural Settlement.

School					
Service Area:	BB	Service Area:	Wolf Lake MS	Service Area:	Apopka HS
Students Generated:	7	Students Generated:	4	Students Generated:	5

Table 3: Trip Generation Analysis									
Scenario 1 - Existing Land Use Maximum Allowed Density									
Land Use	Max. Density (DU's/Acre)	Gross Size (Acres)	Size / Units	ITE Code	Daily Trips	PM Peak Hour Trips			
						Total	Inbound	Outbound	
Low Density Residential Single Family (SF)	1 DU/Acre	38.86	39	DU's	580	40	25	15	
Total					580	40	25	15	
Scenario 2 - Proposed Land Use Maximum Allowed Density									
Land Use	Max. Density (DU's/Acre)	Gross Size (Acres)	Size / Units	ITE Code	Daily Trips	PM Peak Hour Trips			
						Total	Inbound	Outbound	
Low Density Residential Single Family (SF)	0.98 DU/Acre	38.86	38	DU's	572	40	25	15	
Total					572	40	25	15	
Sources: ITE Trip Generation Handbook, 12th Edition.									

LEGAL DESCRIPTION (PER TITLE COMMITMENT)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1524372
COMMITMENT DATE: 07/15/2024 AT 11:00 PM (CORRECTED TO 10/3/2024)
ISSUING OFFICE FILE # 24-0727

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST ONE QUARTER, LESS THE RIGHT-OF-WAY ON THE WEST, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND

LEGAL DESCRIPTION (PER TITLE COMMITMENT)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1521271
COMMITMENT DATE: 05/01/2024 AT 11:00 PM
ISSUING OFFICE FILE # 24-0707

PARCEL 1:

IN SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 (LESS THE EAST 209 FEET AND LESS THE SOUTH 209 FEET).

PARCEL 2:

IN SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, 1 ACRE IN TH NE CORNER OF THE SW 1/4 OF THE SW 1/4 AND 1 ACRE IN THE SE CORNER OF THE NW 1/4 OF THE SW 1/4.

PARCEL 3:

IN SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THE EAST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 AND THE NE 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 (LESS 1/2 ACRE IN THE SE CORNER AND LESS STATE ROAD RIGHT OF WAY) AND LESS RIGHT OF WAY FOR TERRELL ROAD AS RECORDED IN O.R. BOOK 3391, PAGE 769 AND O.R. BOOK 3346, PAGE 468.

PARCEL 4:

IN SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 (LESS THE EAST 209 FEET OF THE SOUTH 593 FEET) AND LESS RIGHT OF WAY FOR TERRELL ROAD AS RECORDED IN O.R., BOOK 3391, PAGE 769 AND O.R. BOOK 3346, PAGE 468.

ALL OF THE ABOVE LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N03°04'43"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1253.36 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4822, PAGE 3299 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S88°39'02"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 28.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TERRELL ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE S88°39'02"W ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4822, PAGE 3299, A DISTANCE OF 181.04 FEET TO A POINT ON THE WEST LINE OF THE EAST 209.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N03°04'57"E ALONG SAID WEST LINE, A DISTANCE OF 28.50 FEET; THENCE N88°37'48"E, A DISTANCE OF 179.87 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF TERRELL ROAD; THENCE S00°33'33"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 26.50 FEET TO THE POINT OF BEGINNING.

AND LESS THE FOLLOWING:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N03°04'43"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1253.36 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4822, PAGE 3299, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S88°39'02"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 28.28 FEET TO A POINT ON THE WESTERLY RIGHT OF LINE OF TERRELL ROAD; THENCE CONTINUE S88°39'02"W ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4822, PAGE 3299 DISTANCE OF 181.04 FEET TO A POINT ON THE WEST LINE OF THE EAST 209.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4 FOR A POINT OF BEGINNING; THENCE S03°04'57"W ALONG SAID WEST LINE, A DISTANCE OF 1043.83 FEET; THENCE S88°35'20"W A DISTANCE OF 10.18 FEET; THENCE N03°04'57"E A DISTANCE OF 1070.51 FEET; THENCE N88°37'48"E A DISTANCE OF 10.18 FEET TO A POINT ON SAID WEST LINE OF THE EAST 209 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE S03°04'57"W ALONG SAID WEST LINE A DISTANCE OF 26.50 FEET TO THE POINT OF BEGINNING.

AND LESS THE FOLLOWING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N03°04'43"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1511.93 FEET FOR A POINT OF BEGINNING; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 44.00 FEET, A CHORD BEARING OF N89°58'41"W, A CHORD DISTANCE OF 30.04 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°52'29" A DISTANCE OF 30.66 FEET; THENCE N03°04'57"E A DISTANCE OF 530.65 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4, SAID SECTION 4; THENCE N89°29'15"E ALONG SAID NORTH LINE, A DISTANCE OF 30.06 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8040 PAGE 2653, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S03°04'43"W ALONG THE WEST LINE OF SAID OFFICIAL RECORDS AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 530.92 FEET TO THE POINT OF BEGINNING.

B-II EXCEPTIONS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1524372
COMMITMENT DATE: 07/15/2024 AT 11:00 PM (CORRECTED TO 10/3/2024)
ISSUING OFFICE FILE # 24-0727

ITEMS 1-5: STANDARD EXCEPTIONS
ITEM 6: DOES NOT AFFECT
ITEM 7: DOCUMENT NOT FOUND

B-II EXCEPTIONS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1521271
COMMITMENT DATE: 05/01/2024 AT 11:00 PM
ISSUING OFFICE FILE # 24-0707

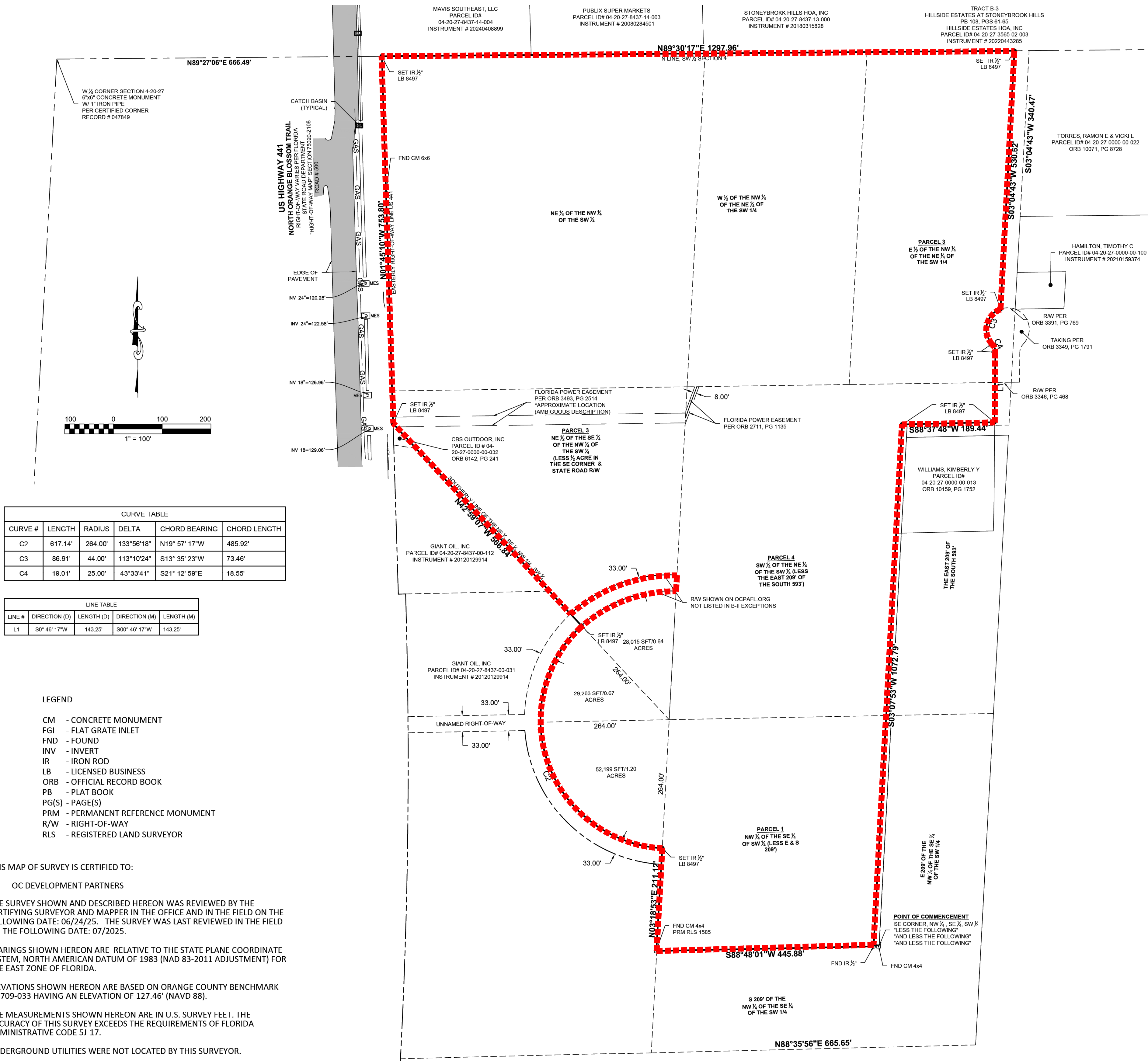
ITEMS 1-4: STANDARD EXCEPTIONS
ITEM 5: NOT PLOTTABLE
ITEM 6: AS SHOWN
ITEM 7: AS SHOWN
ITEM 8: NOT A SURVEY MATTER

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SURVEY SECTION 472.027, FLORIDA STATE STATUTES.

Edward J Mizo
Surveying & Mapping, LLC
10000 Highway 17, Suite 200
Orlando, FL 32837
Phone: 407-937-9997
Fax: 407-937-9997

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBER STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

BOUNDARY SURVEY
TOPOGRAPHIC SURVEY
TREE SURVEY

PREPARED FOR:
OC DEVELOPMENT PARTNERS
1891 LAKE SPIER DRIVE
ORLANDO, FLORIDA 32789

"BOUNDARY, TOPO, & TREE SURVEY-
MOUNT DORA PROJECT"
SECTION 04, TOWNSHIP 20 SOUTH, RANGE 27 EAST

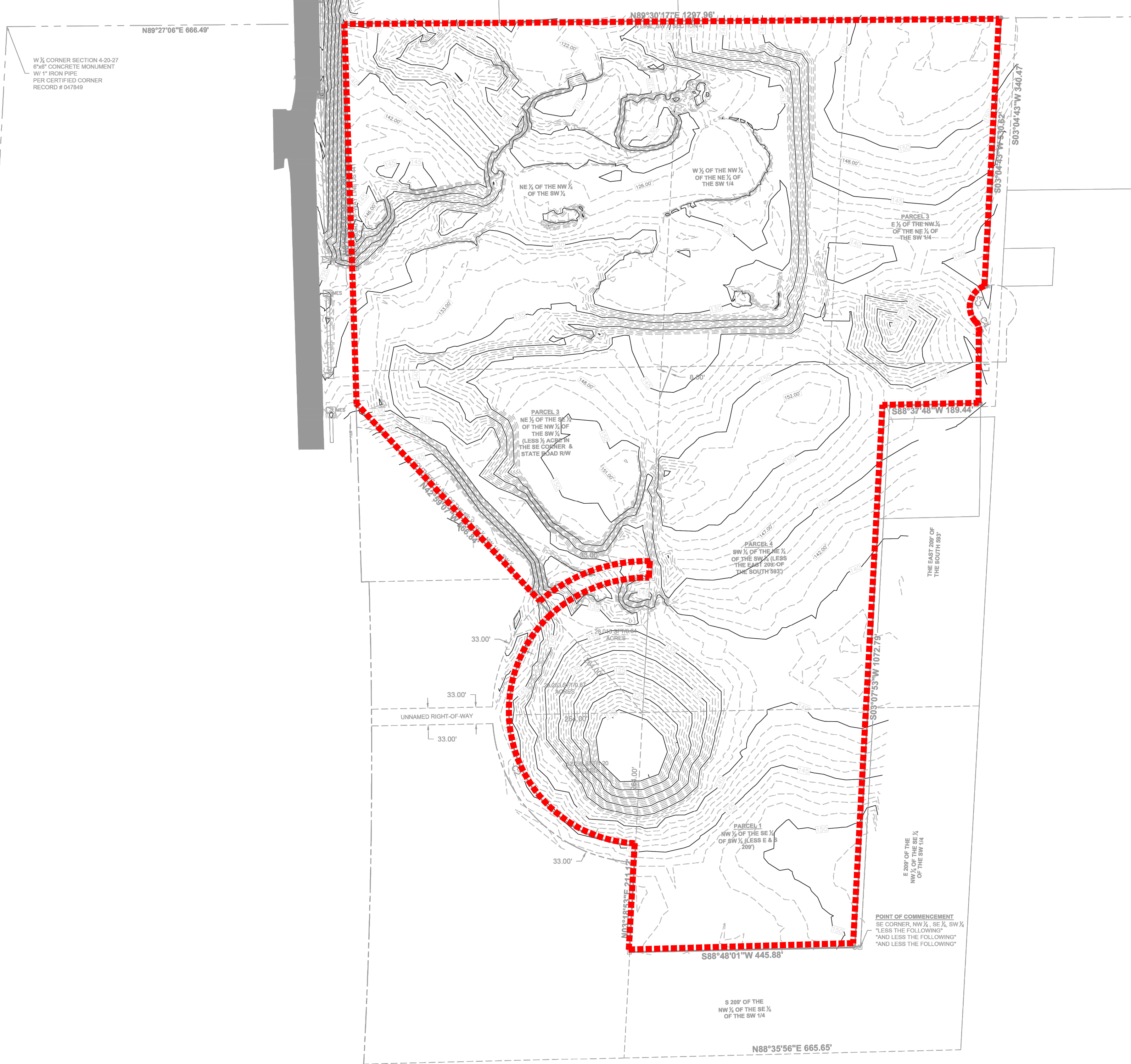
SHEET
1 OF 4

Stonemont Manor

Topography Page

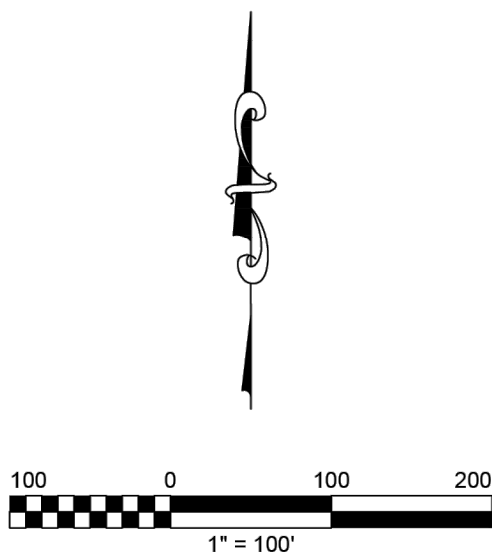
Orange County, FL

TOPOGRAPHIC SURVEY



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	617.14'	264.00'	133°56'18"	N19° 57' 17"W	485.92'
C3	86.91'	44.00'	S13°10'24"	S13° 35' 23"W	73.46'
C4	19.01'	25.00'	43°33'41"	S21° 12' 59"E	18.55'

LINE TABLE				
LINE #	DIRECTION (D)	LENGTH (D)	DIRECTION (M)	LENGTH (M)
L1	S0° 46' 17"W	143.25'	S00° 46' 17"W	143.25'



SHEET INDEX

SHEET 1: BOUNDARY SURVEY,
LEGAL DESCRIPTION & B-II
EXCEPTIONS
SHEET 2: TOPOGRAPHIC SURVEY
SHEET 3: OFFSITE TOPO
SHEET 4: TREE TABLE

"BOUNDARY, TOPO & TREE SURVEY- MOUNT DORA PROJECT" LYING IN SECTION 04, TOWNSHIP 20 SOUTH, RANGE 27 EAST	PREPARED FOR: OC DEVELOPMENT PARTNERS 1891 LAKE SPIER DRIVE ORLANDO, FLORIDA 32789	06/08/2025	BOUNDARY SURVEY	MIZO & ASSOCIATES, LLC PROFESSIONAL LAND SURVEYORS 1407 CUMBER STREET ORLANDO, FL 32804 (321) 200-4904 LICENSE BUSINESS NUMBER 8497
		07/08/2025	TOPOGRAPHIC SURVEY	
		08/08/2025	TREE SURVEY	

**"BOUNDARY, TOPO & TREE SURVEY-
MOUNT DORA PROJECT"**

SECTION 04, TOWNSHIP 20 SOUTH, RANGE 27 EAST

SHEET
2 OF 4