

Certificate of Substantial Completion

The undersigned, being a surveyor authorized to practice in the State of Florida, hereby certifies that the construction of the improvements of OSP V Business Center, a Condominium, with but not limited to landscaping, utility services, access to units, and common element facilities servicing said condominium described in the survey, plot plan and graphic description of improvements, is substantially complete, so that such material together with the provisions of the Declaration of Condominium establishing "OSP V Business Center, A Condominium" as recorded in the Public Records of Orange County, Florida, describing the condominium property is an accurate representation of the location and dimensions of the improvements, and further the identification, location and dimensions of the common elements and of each unit determined from these materials.



David M. McDermott
Professional Surveyor and Mapper
Florida License No. LS 4779

01/25/2023

Date

OSP V BUSINESS CENTER A CONDOMINIUM

Sections 32 and 33, Township 23 South, Range 29 East
Orange County, Florida

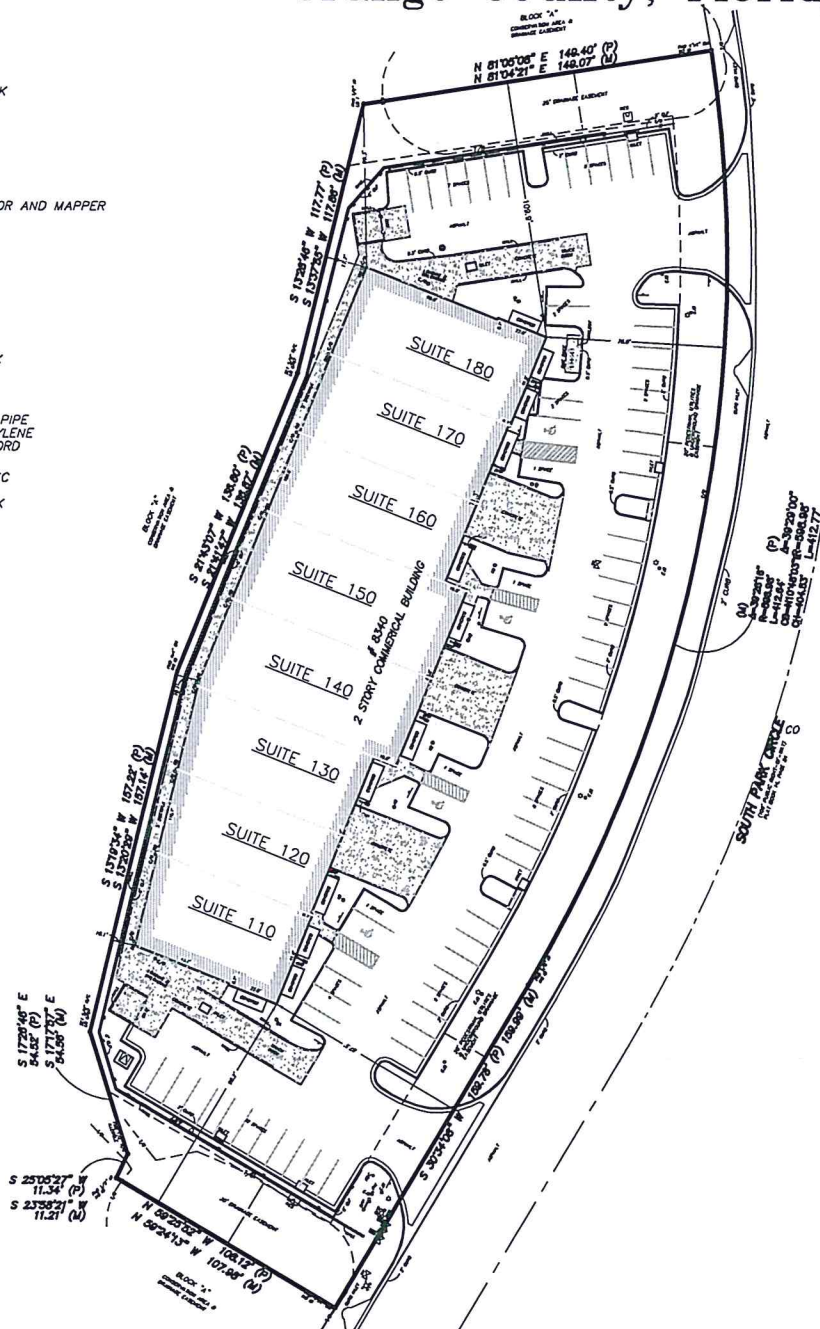
CONDOMINIUM EXHIBIT

BOOK

PAGE

LEGEND

FND	FOUND
IR	IRON PIPE
CM	CONCRETE MONUMENT
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
(L)	LEGAL
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
IR	IRON ROD
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
ID	IDENTIFICATION
F.FLR.	FINISH FLOOR
C/O	CLEANOUT
BFP	BACKFLOW PREVENTER
U.E.	UTILITY EASEMENT
S.E.	SIDEWALK EASEMENT
MES	METERED END SECTION
EJB	ELECTRIC JUNCTION BOX
CLF	CHAIN LINK FENCE
C&G	CURB AND GUTTER
OHL	OVERHEAD UTILITY LINE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
CCR	CERTIFIED CORNER RECORD
DOC	DOCUMENT
N/D	NAIL AND 1" BRASS DISC
R/C	REBAR AND CAP
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
U.P.	UTILITY POLE
SIGN	SIGN
LIGHT POLE	LIGHT POLE
GREASE TRAP	GREASE TRAP
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
SEWER VALVE	SEWER VALVE
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
GUY WIRE	GUY WIRE
PULL BOX	PULL BOX
TRANSFORMER PAD	TRANSFORMER PAD
WATER METER	WATER METER



SURVEYOR'S NOTES:

- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP PANEL No. 12095C0410 F, DATED SEPTEMBER 25, 2009. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.
- 3) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR. EXCEPT AS EXPRESSLY STATED ON THIS SURVEY.
- 5) SYMBOLS NOT TO SCALE.
- 6) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.
- 7) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30'.
- 8) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES.
- 9) TITLE SEARCH WAS NOT PERFORMED BY SURVEYOR. LEGAL DESCRIPTION AND RECORD INFORMATION PROVIDED BY CLIENT. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE POLICY.
- 10) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PARK CIRCLE, BEING S 30°34'08" W PER THE RECORD PLAT.
- 11) POTENTIAL BOUNDARY INCONSISTENCIES OBSERVED: AS NOTED HEREON.

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

BLOCK "B", SOUTH PARK UNIT-TWO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Certificate of Substantial Completion

THE UNDERSIGNED, BEING A SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS OF OSP V BUSINESS CENTER, A CONDOMINIUM, WITH, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES, ACCESS TO UNITS, AND COMMON ELEMENT FACILITIES SERVING SAID CONDOMINIUM, DESCRIBED IN THE SURVEY, PLOT PLAN, AND GRAPHIC DESCRIPTION OF IMPROVEMENTS, IS SUBSTANTIALLY COMPLETE, SO THAT SUCH MATERIAL TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING "OSP V BUSINESS CENTER, A CONDOMINIUM" AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND FURTHER THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT DETERMINED FROM THESE MATERIALS.

DAVID M. McDERMOTT,
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. LS 4779

01/25/2023
DATE:

SURVEY DATE: 1-18-2023
**BOUNDARY/AS-BUILT
SURVEY**
SHEET 1 OF 7

PREPARED BY: Associated Land Surveying
& Mapping, Inc.

1681 POWELL STREET, LONGWOOD, FLORIDA 32750
CERTIFICATE OF AUTHORIZATION NUMBER: LG 6767

(407) 869-5002

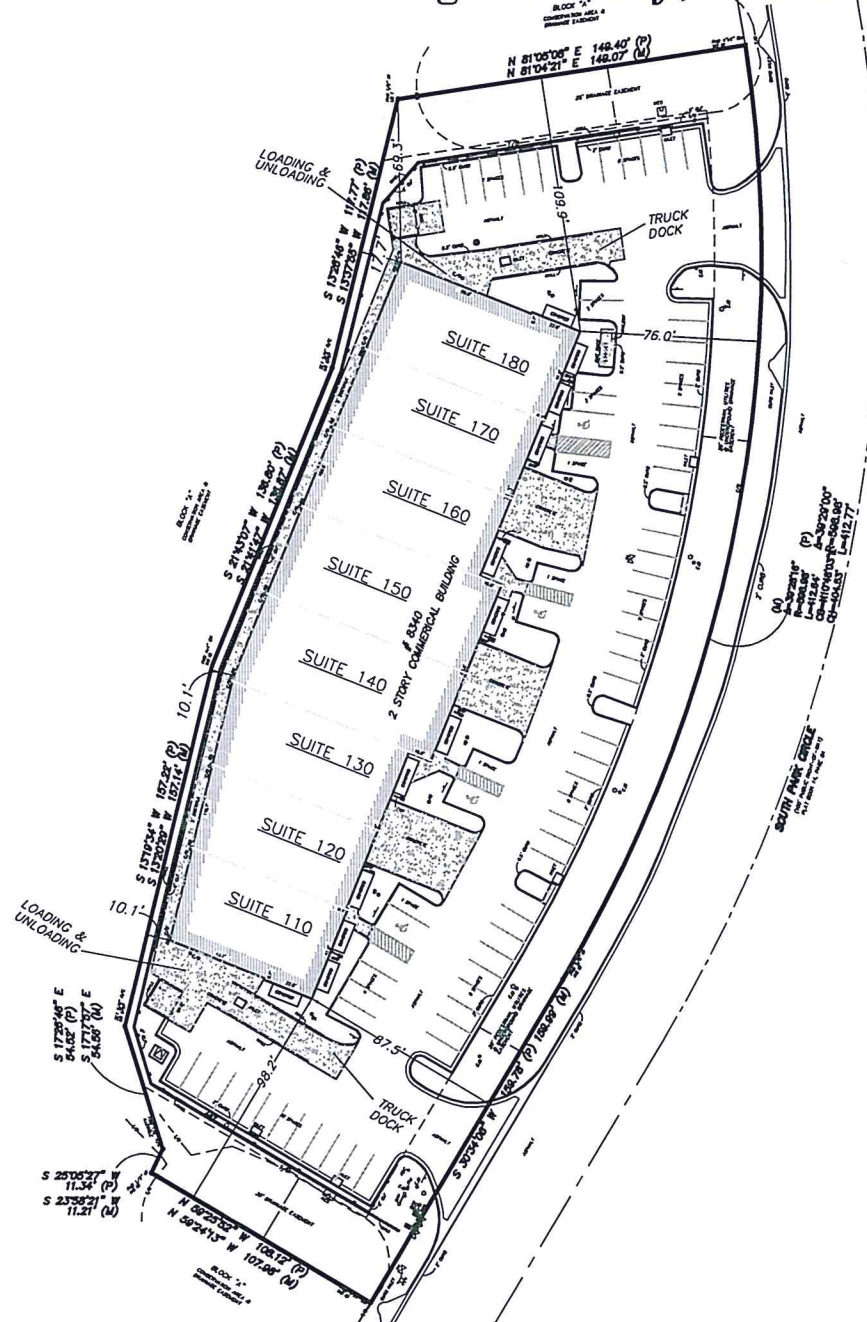
OSP V BUSINESS CENTER A CONDOMINIUM

Sections 32 and 33, Township 23 South, Range 29 East
Orange County, Florida

CONDOMINIUM EXHIBIT

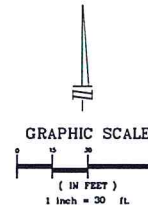
BOOK

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LEGEND

- | | |
|--------|----------------------------------|
| FND | FOUND |
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| CM | CONCRETE MONUMENT |
| ORB | OFFICIAL RECORDS BOOK |
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| ID | IDENTIFICATION |
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| C/O | CLEANOUT |
| BFP | BACKFLOW PREVENTER |
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| ⊕ | WATER VALVE |
| ⊗ | FIRE HYDRANT |
| + | GUY WIRE |
| ⊗ | PULL BOX |
| ⊕ | TRANSFORMER PAD |
| ⊗ | WATER METER |



PLOT PLAN

SHEET 2 OF 7

PREPARED BY:

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CERTIFICATE OF AUTHORIZATION NUMBER: 19 8787

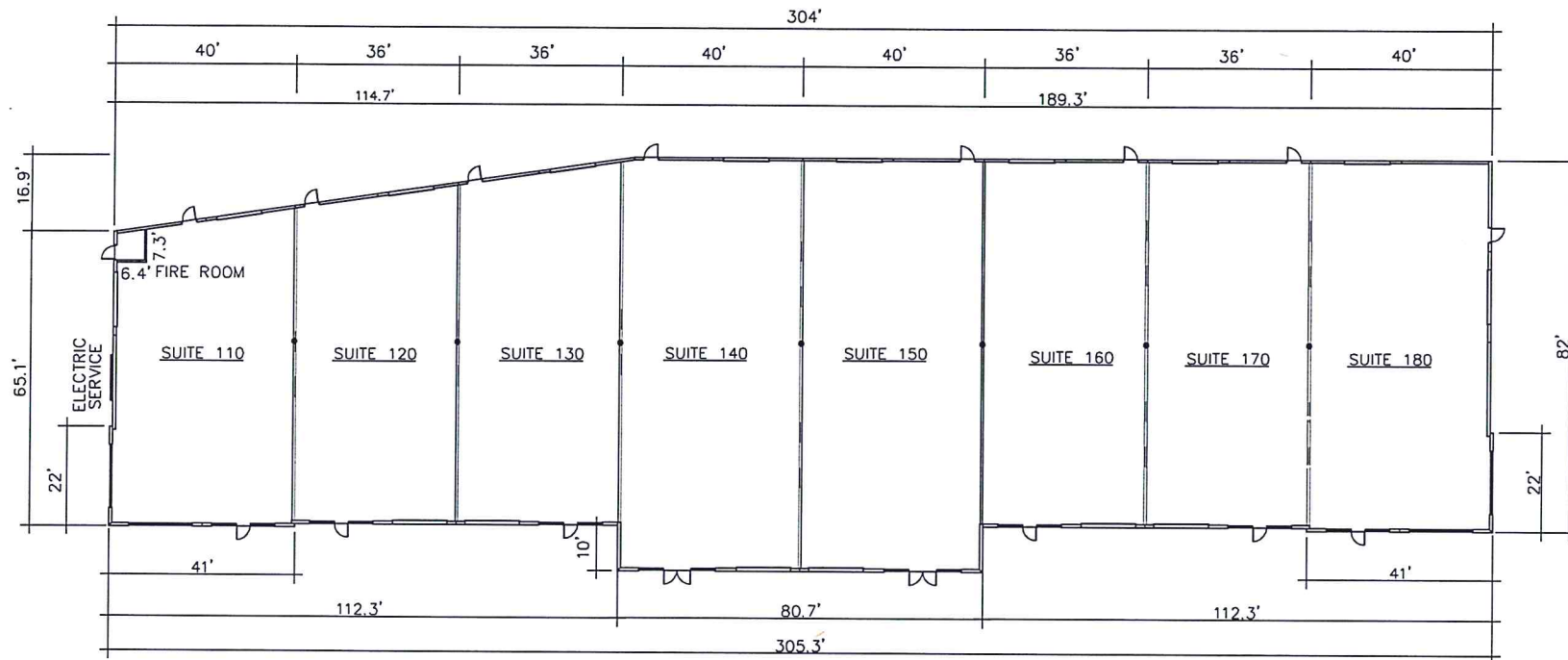
OSP V BUSINESS CENTER A CONDOMINIUM

CONDOMINIUM EXHIBIT

BOOK

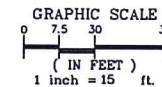
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Sections 32 and 33, Township 23 South, Range 29 East
Orange County, Florida



NOTES:

1. ALL INTERIOR MEASUREMENTS OF INDIVIDUAL UNITS ARE INDICATED FROM THE FACE OF THE FINISHED WALL.
2. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, WIRES, UTILITY LINES, DUCTS, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY SHOWN.
3. ALL CONDOMINIUM AND COMMON ELEMENT DIMENSIONS SHOWN HEREON ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.
4. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS SHOWN HEREON ARE DEFINED WITHIN THE DECLARATION OF CONDOMINIUM.
5. DIMENSIONS SHOWN HEREON ARE SUBJECT TO NORMAL BUILDING CONSTRUCTION TOLERANCES.



UNIT PLAN
SHEET 3 OF 7

PREPARED BY:

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1551 POWELL STREET, LONGWOOD, FLORIDA 32750
CERTIFICATE OF AUTHORIZATION NUMBER: 18 5767

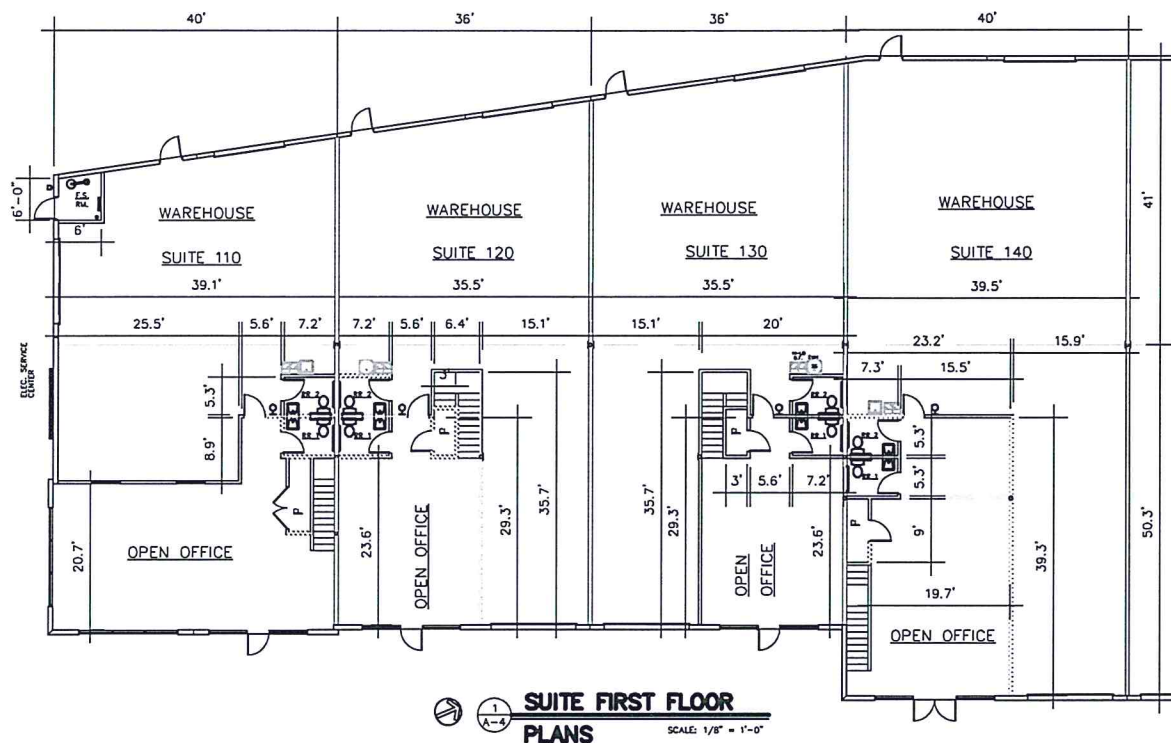
OSP V BUSINESS CENTER A CONDOMINIUM

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Orange County, Florida

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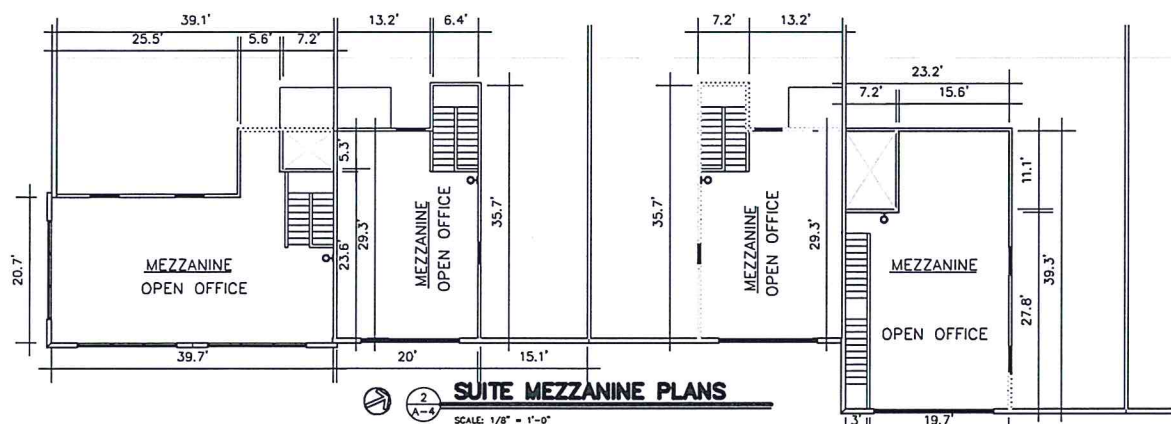
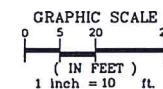
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SOUTH HALF FLOOR PLAN

SHEET 4 OF 7

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CERTIFICATE OF AUTHORIZATION NUMBER: LB 5787

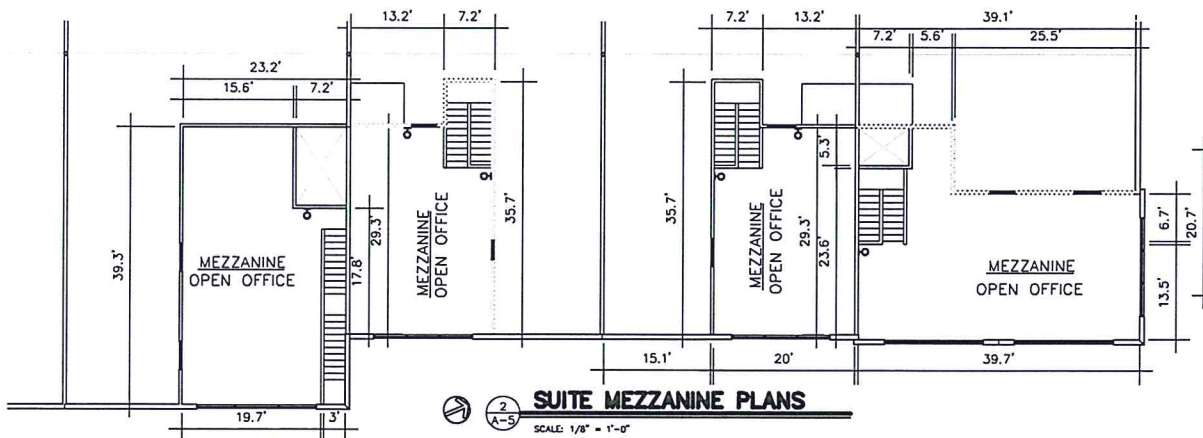
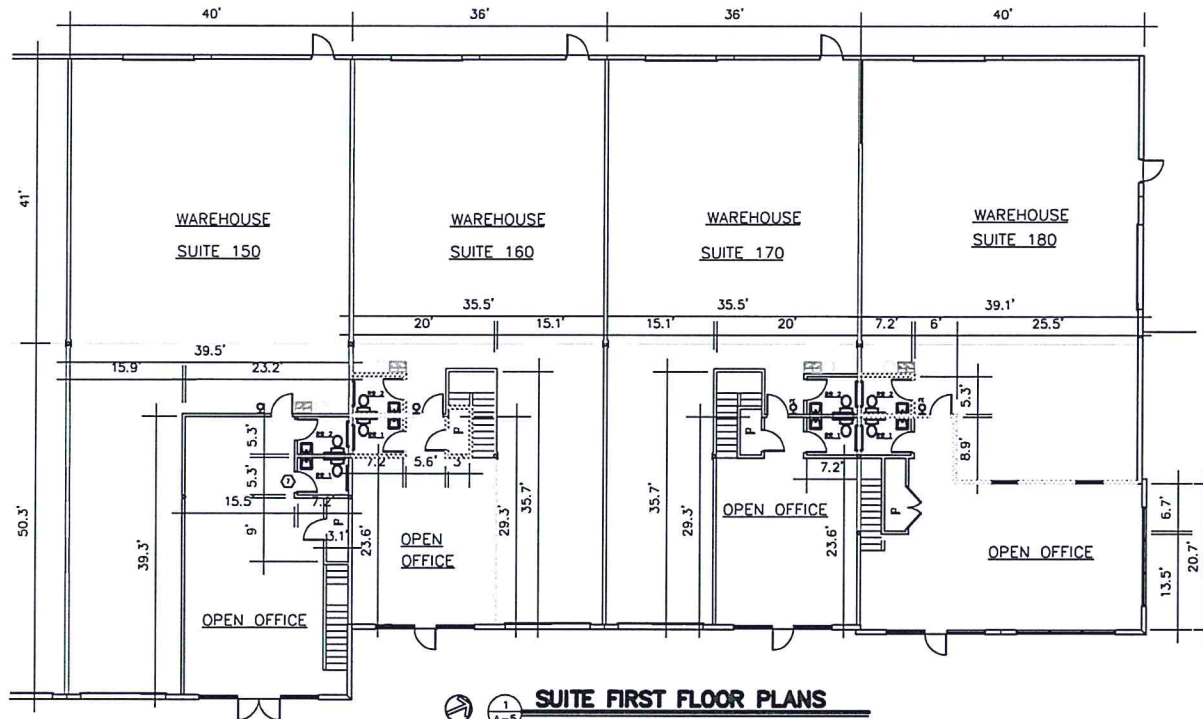
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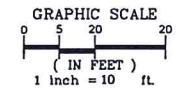
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NORTH HALF FLOOR PLAN

SHEET 5 OF 7

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& Mapping, Inc.

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1681 POWELL STREET, LONGWOOD, FLORIDA 32750
CERTIFICATE OF AUTHORIZATION NUMBER: LB 6767

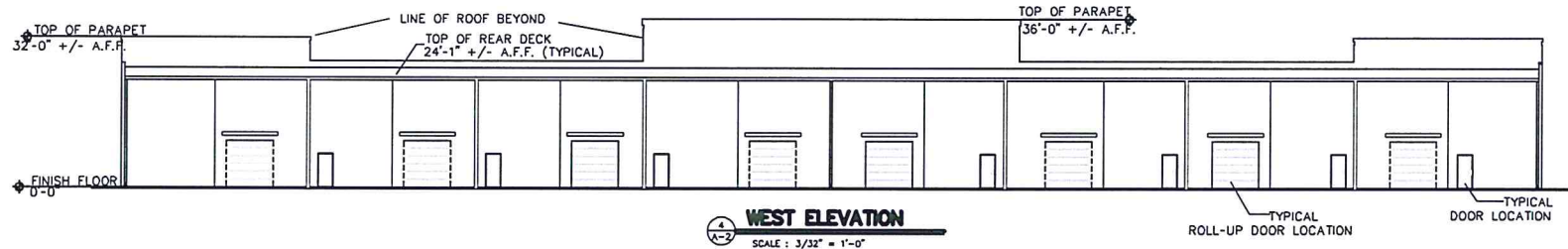
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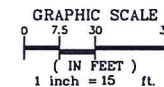
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EAST & WEST ELEVATION SHEET 6 OF 7

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CERTIFICATE OF AUTHORIZATION NUMBER: 16 6767

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OSP V BUSINESS CENTER A CONDOMINIUM

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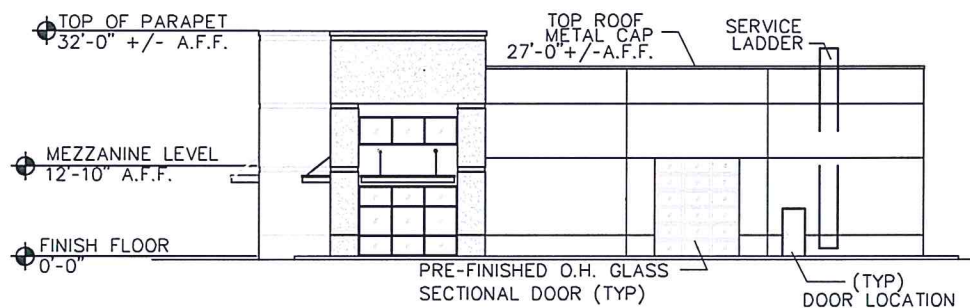
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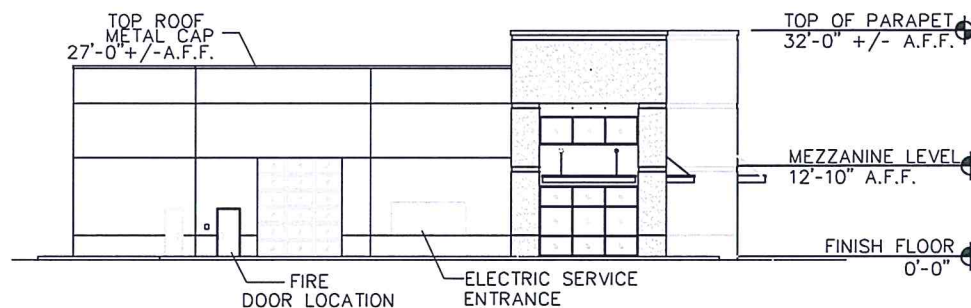
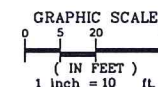
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2 A-2 NORTH ELEVATION

SCALE : 3/32" = 1'-0"



3 A-2 SOUTH ELEVATION

SCALE : 3/32" = 1'-0"

NORTH & SOUTH ELEVATION

SHEET 7 OF 7

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