

SCHEDULE "B" ITEMS

LEGAL DESCRIPTION

PARCEL ID #11-21-31-300-0050-0000
ORB 6896, PG 1509

BEGIN 1065 FEET NORTH AND 168.5 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN EAST 75 FEET, THENCE RUN SOUTH 110 FEET, THENCE RUN WEST 75 FEET, THENCE RUN NORTH 110 FEET TO BEGINNING, LESS ROAD RIGHT OF WAY.

PARCEL ID #11-21-31-300-0060-0000
ORB 8845, PG 1534

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 426 AND THE WEST SECTION LINE OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN EAST 168.54 FEET, THENCE SOUTH 110 FEET, THENCE EAST 75 FEET, THENCE SOUTH 70 FEET, THENCE WEST 243.54 FEET, THENCE NORTH 180 FEET TO THE BEGINNING.

PARCEL ID #11-21-31-300-0070-0000
ORB 6896, PG 1509

THE NORTH 344 FEET OF THE SOUTH 892 1/2 FEET OF THE WEST 3.69 CHAINS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL ID #10-21-31-516-0000-0088

ORB 1314, PG 1445

LOT 8, SOUTH OF RAILROAD, GWYNN'S SURVEY OF LAKE CHARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 65, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ORB 1651, PG 306

ALL THAT PART OF LOT 9, GWYNN'S SURVEY OF LAKE CHARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 65, THAT LIES SOUTH OF THE SEABOARD SYSTEM RAILROAD RIGHT-OF-WAY, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL ID #10-21-31-300-0000-0080

LOT 8, LESS THE EAST 66 FEET THEREOF, AND THE EAST 68 FEET OF LOT 9, NORTH OF RAILWAY, GWYNN'S SURVEY OF LAKE CHARM, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL ID #10-21-31-300-0000-0090

ORB 1657, PG 805

PARCEL 17

THE NORTH 200 FEET OF LOT 11, AND THE NORTH 210 FEET OF LOT 10, AND THE NORTH 210 FEET OF THE WEST 64 FEET OF LOT 9, GWYNN'S SURVEY OF LAKE CHARM, ACCORDING TO THE PLAT THEREON AS RECORDED IN PLAT BOOK 2, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR STATE ROAD 426, CONTAINING 1.4454 ACRES, MORE OR LESS, AS SHOWN ON AFOREMENTIONED SURVEY.

ORB 1314, PG 1445

LOT 9, NORTH OF RAILROAD (LESS EAST 68 FEET), SOUTH 190 FEET OF LOT 10, GWYNN'S SURVEY OF LAKE CHARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 65, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

PARCEL ID #10-21-31-300-093B-0000

ORB 2238, PG 173

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, GWYNN'S SURVEY OF LAKE CHARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 10.00 FEET, THENCE RUN S 89 DEGREES 38'54" E PARALLEL WITH THE SOUTH LINE OF SAID PLAT OF GWYNN'S SURVEY OF LAKE CHARM, 404.00 FEET TO THE EAST LINE OF LOT 11, SAID PLAT OF GWYNN'S SURVEY OF LAKE CHARM, THENCE RUN SOUTH 23.34 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.C.L. RAILROAD, THENCE RUN S 47 DEGREES 46'45" W, ALONG SAID RIGHT-OF-WAY 74.83 FEET, THENCE RUN N 89 DEGREES 38'54" W, 348.58 FEET, THENCE RUN NORTH 64.92 FEET TO THE POINT OF BEGINNING, LESS RAILROAD RIGHT-OF-WAY.

PARCEL ID #10-21-31-300-0930-0000

ORB 1592, PG 516

THE SOUTH 665 FEET OF THE EAST 825 FEET OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, TOWNSHIP 21 SOUTH, RANGE 31 EAST, (LESS R.R. R/W AND LESS SOUTH 20 FEET FOR ROAD R/W AND ALSO LESS BEGIN SOUTHWEST CORNER OF LOT 13, GWYNN'S SURVEY OF LAKE CHARM, RUN SOUTH 89 DEGREES 38'54" EAST ALONG SOUTH LINE OF SAID GWYNN'S SURVEY 404 FEET TO SOUTHEAST CORNER OF LOT 11, THENCE SOUTH 13.34 FEET TO NORTHERLY R/W OF RAILROAD, THENCE SOUTH 47 DEGREES 46'45" WEST ALONG RAILROAD 74.81 FEET, THENCE NORTH 89 DEGREES 38'54" WEST 348.58 FEET, THENCE NORTH 64.92 FEET TO BEGINNING)

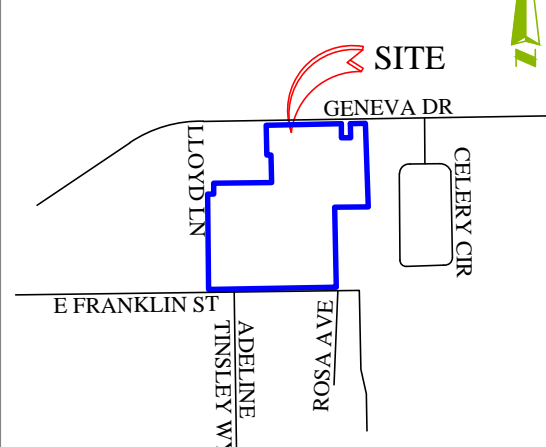
ORB 1657, PG 805

PARCELS 13 AND 14
(PREVIOUS LESS OUR R/W TO NELSON AND COMPANY)

FROM THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN N 00°00'58" W, ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, A DISTANCE OF 892.50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°00'58" W, 43.01 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1525.16 FEET, A CENTRAL ANGLE OF 18°14'10", A CHORD BEARING OF S 55°10'57" W, FOR AN ARC DISTANCE OF 485.83 FEET TO A POINT SOUTH OF THE SOUTHEAST CORNER OF LOT 11, GWYNN'S SURVEY OF LAKE CHARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 5.95 FEET; THENCE RUN S 47°46'45" W, 74.83 FEET; THENCE RUN S 43°05'53" W, 471.61 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 580 FEET, A CENTRAL ANGLE OF 21°02'11", A CHORD BEARING OF N 10°31'06" E, FOR AN ARC DISTANCE OF 212.95 FEET; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 15 FEET; THENCE RUN SOUTH 100 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 565 FEET, A CENTRAL ANGLE OF 25°09'32", A CHORD BEARING OF S 12°34'46" W, FOR AN ARC DISTANCE OF 248.10 FEET; THENCE S 43°05'53" W, 28.10 FEET; THENCE RUN S 00°04'28" E, 73.08 FEET; THENCE RUN N 43°05'53" E, 596.83 FEET; THENCE RUN N 52°07'28" E, 526.72 FEET TO THE POINT OF BEGINNING, BEING THAT ABANDONED RAILROAD RIGHT OF WAY LYING IN THE EAST 825 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, CONTAINING 1.5094 ACRES, MORE OR LESS, AS SHOWN ON PRINT OF SURVEY DATED DECEMBER 7, 1984, PREPARED BY V. KELLY SMITH AND ASSOCIATES, INC.

VICINITY MAP

NOT TO SCALE



LAND AREA

805,247 ± SQUARE FEET
TOTAL SITE AREA: 18.486 ± ACRES

AREA BETWEEN 100 YEAR FLOOD LINE AND WETLANDS: ±2.201 ACRES

WETLAND AREA 1= 0.163 AC
WETLAND AREA 2A= 6.044 AC
WETLAND AREA 2B= 0.750 AC
TOTAL WETLANDS: 6.957

PARKING STALLS

REGULAR= 4 HANDICAP= 0
TOTAL= 4

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12117C0190E, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IN MY OPINION IS IN FLOOD ZONE "X" AREAS OUTSIDE OF THE 100 YEAR MINIMUM FLOOD HAZARD AND IN ZONE "AH" AREAS TO BE INSIDE OF THE 100 YEAR FLOOD HAZARD, WITH A BASE FLOOD ELEVATION OF 48.00' (NAVD) PER THE AFORESAID PANEL.

LEGEND

Legend table with symbols and descriptions for various features: BOLLARD, CONCRETE SURFACE, ELECTRIC MANHOLE, FIRE HYDRANT, GAS VALVE, GROUND LIGHT, GUY ANCHOR, HANDICAP PARKING SPACE, LIGHT POLE, MANHOLE, NO PARKING AREA, SANITARY MANHOLE, SET/FOUND MONUMENT AS NOTED, SIGN, SPOTSHOT, CURB INLET, STORM MANHOLE, TELEPHONE MANHOLE, UTILITY POLE, WATER MANHOLE, WATER VALVE, AIR CONDITIONER, ARC LENGTH, BACKFLOW PREVENTER, CABLE RISER, CENTRAL ANGLE, CHAIN LINK FENCE, CHORD BEARING, CHORD LENGTH, CLEAN OUT, CONCRETE CURB & GUTTER, UNDERGROUND, FIBER OPTIC CABLE, COVERED AREA, DEED, DRAINAGE INLET, DUMPSTER AREA, ELECTRIC BOX, ELECTRIC METER, ELECTRIC PANEL, ELEVATION, FIRST FLOOR ELEVATION, FIRE DEPARTMENT CONNECTION, FOUND, GAS METER, GENERATOR, ICE BRIDGE, IRRIGATION CONTROL BOX, MEASURED, BIKE RACK, MITERED END SECTION, MONITORING WELL, PARKING SPACE(S), PLASTIC PRIVACY FENCE, PLAT, POST & WIRE FENCE, RADIUS, RECORD, RIGHT OF WAY, SEWER VALVE, SQUARE FEET, TELEPHONE BOX, TELEPHONE RISER, TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, TRANSFORMER, MARKER, UTILITY BOX, UTILITY LID, WATER METER, WOOD PANEL FENCE, REINFORCED CONCRETE PIPE, CORRUGATED PLASTIC PIPE, CORRUGATED METAL PIPE, BOUNDARY, BUILDING, CENTER LINE, CHAINLINK FENCE, METAL FENCE, OVERHEAD UTILITY LINE, PLASTIC PRIVACY FENCE, SECTION LINES, WOOD PANEL FENCE.

TITLE COMMITMENT INFORMATION

CURRENT TITLE NOT PROVIDED AT THE TIME OF THIS SURVEY.

THE PROPERTY HERON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN XXXX. COMMITMENT FILE NO.: XXXX, WITH AN EFFECTIVE DATE OF XXXX.

GENERAL NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST FRANKLIN ST AND GENEVA DR, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS, EXCEPT AS SHOWN.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE ELECTRONIC SIGNATURE OR ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. ALL BEARINGS AND DISTANCES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
12. THE EAST LINE OF SECTION 10 WAS ESTABLISHED BASED ON HISTORICAL MONUMENTATION.

Table with columns: REVISION HISTORY, DATE, BY, SCALE, DRAWN BY, PARTY CHIEF. Includes entries for 6/13/22, 6/14/22, 6/21/22, 01/03/22.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON FLORIDA EAST STATE PLANE COORDINATES PER GPS RTK NETWORK OBSERVATION.

ALTA/NSPS LAND TITLE SURVEY

211206 OVIEDO, FL
LAKE CHARM PROPERTIES
326 LOYD LANE
SEMINOLE COUNTY OVIEDO, FLORIDA 32765

SURVEYOR'S CERTIFICATE

TO: LAKE CHARM PROPERTIES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/08/2022. DATE OF PLAT OR MAP: 06/21/2022.

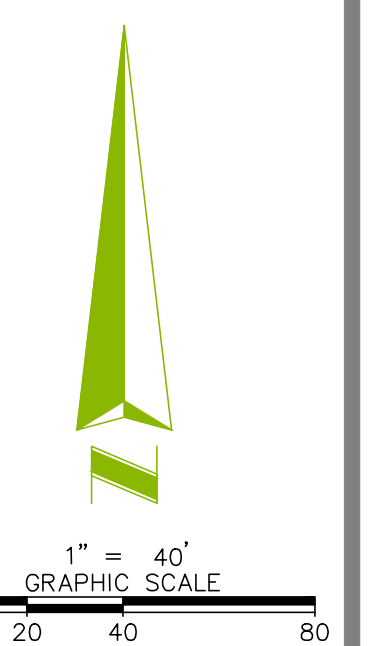
REGISTERED SURVEYOR: MICHAEL W. SOLITRO DATE
PROFESSIONAL LAND SURVEYOR NO.: 4458 LICENSE No. 6300
STATE OF FLORIDA

REPUBLICANATIONAL logo and contact information: 480 NEEDLES TRAIL, LONGWOOD, FLORIDA 32779, PHONE: (407) 862-4200, FAX: (407) 862-6229, EMAIL: RNSURV@REPUBLICANATIONAL.NET



DATE	REVISION HISTORY	BY	JOB NUMBER	APPROVED BY:
6/13/22	ADD WETLAND AREA		211206	MWS
6/14/22	ADD RIGHT OF WAY		SCALE: 1" = 40'	
6/21/22	ADD 100 YR AREA		DRAWN BY: MMJ	
01/03/22	LEGAL DESCRIPTION		PARTY CHIEF: MMJ	

REPUBLICANATIONAL
 480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200 • FAX: (407) 862-6229
 • RNSURVEYS@REPUBLICANATIONAL.NET



DATE	REVISION HISTORY	BY	JOB NUMBER:
6/13/22	ADD WETLAND AREA		211206
6/14/22	ADD RIGHT OF WAY		SCALE: 1" = 40'
6/21/22	ADD 100 YR AREA		DRAWN BY: MMJ
01/03/22	LEGAL DESCRIPTION		PARTY CHIEF: MMJ
			APPROVED BY: MWS

REPUBLICANATIONAL
 480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200 • FAX: (407) 862-6229
 RNSURVEYS@REPUBLICANATIONAL.NET