

SCHEDULE "B" ITEMS	
<div>9</div> <div>ALL MATTERS CONTAINED ON THE PLAT OF OVEDO CENTER, AS RECORDED IN PLAT BOOK 84, PAGE 56, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)</div>	<div>12</div> <div>AMENDED AND RESTATED AGREEMENT FOR DESIGN AND CONSTRUCTION OF OVIEDO PLACE AMENITIES RECORDED IN O.R. BOOK 7818, PAGE 331, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)</div>
<div>6</div> <div>ALL MATTERS CONTAINED ON THE PLAT OF PRESERVE OF OVIEDO ON THE PARK, AS RECORDED IN PLAT BOOK 79, PAGE 67, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)</div>	<div>13</div> <div>NON-STATUTORY DEVELOPMENT AGREEMENT FOR OVIEDO ON THE PARK MIX USE DEVELOPMENT RECORDED IN O.R. BOOK 6688, PAGE 83, TOGETHER WITH THE FIRST AMENDMENT RECORDED IN O.R. BOOK 6907, PAGE 313; SECOND AMENDMENT RECORDED IN O.R. BOOK 7818, PAGE 263 AND THIRD AMENDMENT RECORDED IN O.R. BOOK 8262, PAGE 1929, AS AFFECTED BY CERTIFICATE RECORDED IN O.R. BOOK 8479, PAGE 1473, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)</div>
<div>7</div> <div>COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 9210, PAGE 842; AMENDED IN O.R. BOOK 9776, PAGE 1845, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. (AFFECTS, AS SHOWN)</div>	<div>14</div> <div>SITE DEVELOPMENT ORDER RECORDED IN O.R. BOOK 8376, PAGE 1902, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)</div>
<div>8</div> <div>OVIEDO ON THE PARK CONSERVATION EASEMENT CONTAINED IN INSTRUMENT RECORDED JULY 30, 2012 IN O.R. BOOK 7821, PAGE 903, AS AFFECTED BY PARTIAL RELEASE OF CONSERVATION EASEMENT RECORDED IN O.R. BOOK 8347, PAGE 1688 AND O.R. BOOK 9345, PAGE 1613, AMENDED AND RESTATED PARTIAL RELEASE RECORDED IN O.R. BOOK 8409, PAGE 1412, AND CORRECTION AND AMENDMENT OF CONSERVATION EASEMENT RECORDED IN O.R. BOOK 8413, PAGE 1635, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)</div>	<div>15</div> <div>CITY OF OVIEDO DEVATION DEVELOPMENT ORDER RECORDED IN O.R. BOOK 8541, PAGE 675, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (DOES NOT AFFECT SUBJECT PROPERTY)</div>
<div>9</div> <div>DRAINAGE AND ACCESS EASEMENT (PARCEL 33B) CONTAINED IN INSTRUMENT RECORDED JULY 16, 2014 IN O.R. BOOK 8297, PAGE 145, AS AFFECTED BY THAT CERTAIN JOINT USE ACCESS EASEMENT, AND DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 8383, PAGE 1140, PARTIAL ASSIGNMENT RECORDED IN O.R. BOOK 9210, PAGE 885 AND O.R. BOOK 9210, PAGE 897, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)</div>	<div>16</div> <div>CITY OF OVIEDO DEVELOPMENT ORDER RECORDED IN O.R. BOOK 8541, PAGE 677, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)</div>
<div>10</div> <div>EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, INC., D/B/A DUKE ENERGY, A FLORIDA CORPORATION RECORDED IN O.R. BOOK 8525, PAGE 1758, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)</div>	<div>17</div> <div>AGREEMENT FOR DESIGN AND CONSTRUCTION RECORDED IN O.R. BOOK 5617, PAGE 145, ASSIGNMENT OF AGREEMENT RECORDED IN O.R. BOOK 6040, PAGE 729, AMENDMENTS RECORDED IN O.R. BOOK 6871, PAGE 996 AND O.R. BOOK 7818, PAGE 331, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)</div>
<div>11</div> <div>AGREEMENT FOR ACQUISITION, DISPOSITION AND PLANNED DEVELOPMENT OF PROPERTY RECORDED IN O.R. BOOK 4813, PAGE 772 AND O.R. BOOK 5225, PAGE 1384; TOGETHER WITH THE FIRST AMENDMENT RECORDED IN O.R. BOOK 5235, PAGE 930; SECOND AMENDMENT IN O.R. BOOK 6871, PAGE 1006; THIRD AMENDMENT IN O.R. BOOK 6871, PAGE 1012, CONTINGENT FIFTH AMENDMENT IN O.R. BOOK 7818, PAGE 229; SIXTH AMENDMENT IN O.R. BOOK 8164, PAGE 1090 AND CERTIFICATE RECORDED IN O.R. BOOK 8479, PAGE 1473, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (AFFECTS, NOTHING TO PLOT)</div>	<div>18</div> <div>SITE DEVELOPMENT ORDER RECORDED IN O.R. BOOK 9285, PAGE 145, AMENDED IN O.R. BOOK 10087, PAGE 1910, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)</div>
	<div>19</div> <div>EASEMENT AGREEMENT RECORDED IN O.R. BOOK 9210, PAGE 866, AMENDED IN O.R. BOOK 9776, PAGE 1855, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)</div>
	<div>20</div> <div>MUTUAL DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 9776, PAGE 1829, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)</div>
SCHEDULE B ITEMS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO.: 1161283 AS, WITH A COMMITMENT DATE OF JANUARY 13, 2022.	

VICINITY MAP

NOT TO SCALE

LAND AREA

177,268± SQUARE FEET
4.069± ACRES

PARKING STALLS

REGULAR=0 HANDICAP=0
TOTAL=0

STATEMENT OF ENCROACHMENTS

SIDEWALK CROSSES ONTO SUBJECT PROPERTY BY AT MOST 18.8' WITH NO APPARENT EASEMENT.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSCFEMA.GOV, THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" ON FLOOD INSURANCE RATE MAP NUMBER 12117C0190F, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION OF 52 FEET. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

SQ.FT.

SQUARE FEET

CAB

CABLE SURFACE

CMK

CABLE BOX

WM

CABLE MARKER

EM

WATER METER

TF

ELECTRIC METER

TB

TRANSFORMER

Δ

TELEPHONE BOX

L

CENTRAL ANGLE

R

ARC LENGTH

CB

RADIUS

C

CHORD BEARING

Δ

CHORD LENGTH

□

FOUND CONCRETE MONUMENT

○

LAND-TECH LB #5777

□

FOUND CONCRETE MONUMENT PRM LB #2108

○

AS SHOWN

CC

CONCRETE CURB

CC&G

CONCRETE CURB & GUTTER

DI

DRAINAGE INLET

WV

WATER VALVE

EB

ELECTRIC BOX

⊙

ELECTRIC MANHOLE

⊙

STORM MANHOLE

⊙

SANITARY MANHOLE

☆

LIGHT POLE

+

SIGN

+

WIRE FENCE

○

METAL FENCE

LEGAL DESCRIPTION	SHEET 1 OF 2
LOT 1, OVIEDO CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 56, PUBIC RECORDS OF SEMINOLE COUNTY, FLORIDA.	

GENERAL NOTES

1. UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. SEE UNDERGROUND UTILITY NOTE FOR LIMITATIONS.
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 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL AND INDIRECT ACCESS TO OVIEDO BOULEVARD, 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.
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 SIGNATURE AND THE ORIGINAL RAISED 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. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 10S BEING S89°44'00"W PER PLAT BOOK 79, PAGE 67.

BOUNDARY SURVEY

LOT 1
OVIEDO CENTER
SEMINOLE COUNTY OVIEDO, FL

SURVEYOR'S CERTIFICATE

TO: MINDY A. HALL LIVING TRUST DATED SEPTEMBER 8, 2000 AND STEVEN M. HALL LIVING TRUST DATED SEPTEMBER 8, 2000; WHARTON LAW GROUP, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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(c), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/08/2019. DATE OF PLAT OR MAP: 02/07/2022.

REGISTERED SURVEYOR: MICHAEL W. SOLITRO

PROFESSIONAL LAND SURVEYOR NO.: 4458

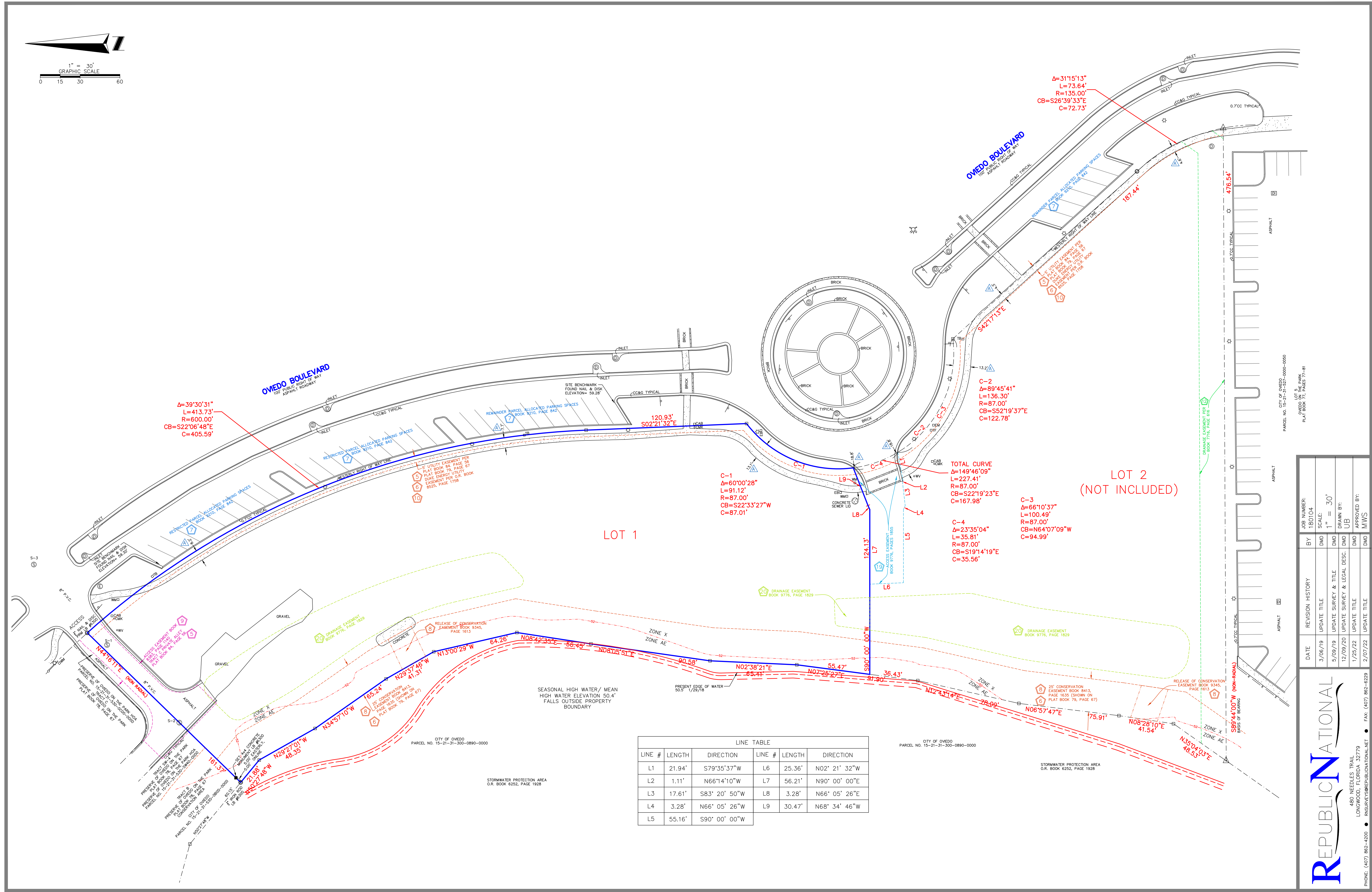
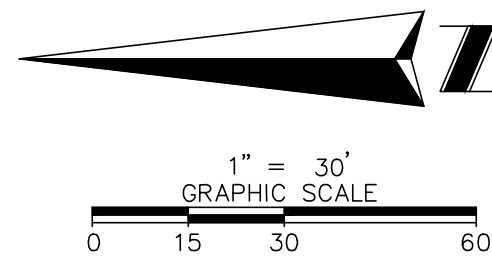
STATE OF FLORIDA LB6300

SEE SHEET 2 OF 2 FOR SURVEY

REVISION HISTORY

DATE	REVISION	BY	JOB NUMBER:
3/06/19	UPDATE TITLE	DMD	180104
5/09/19	UPDATE SURVEY & TITLE	DMD	SCALE: N/A
12/09/20	UPDATE SURVEY & LEGAL DESC.	DMD	DRAWN BY: UB
1/25/22	UPDATE TITLE	DMD	APPROVED BY: MWS
2/07/22	UPDATE TITLE	DMD	

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



LINE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	21.94'	S79°35'37"W	L6	25.36'	N02° 21' 32"W
L2	1.11'	N66°14'10"W	L7	56.21'	N90° 00' 00"E
L3	17.61'	S83° 20' 50"W	L8	3.28'	N66° 05' 26"E
L4	3.28'	N66° 05' 26"W	L9	30.47'	N68° 34' 46"W
L5	55.16'	S90° 00' 00"W			

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DATE	REVISION HISTORY	BY	JOB NUMBER:
3/06/19	UPDATE TITLE	DMD	180104
5/09/19	UPDATE SURVEY & TITLE	DMD	SCALE: 1" = 30'
12/09/20	UPDATE SURVEY & LEGAL DESC.	DMD	DRAWN BY: UB
1/25/22	UPDATE TITLE	DMD	APPROVED BY: MWS
2/07/22	UPDATE TITLE	DMD	