

- 5) ALL MATTERS CONTAINED ON THE PLAT OF OVIEDO CENTER, AS RECORDED IN PLAT BOOK 94, PAGE 56, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS AS SHOWN)
- 9) DECLARATION OF COVENANTS AND RESTRICTIONS AND DEVELOPMENT AGREEMENTS RECORDED IN O.R. BOOK 9210, PAGE 842, AS AMENDED AND RESTATED IN O.R. BOOK 9776, PAGE 1845 AND O.R. BOOK 10186, PAGE 761, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)
- 11) DRAINAGE EASEMENT IN FAVOR OF THE CITY OF OVIEDO RECORDED IN O.R. BOOK 7716, PAGE 610, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS AS SHOWN)
- 12) CONSERVATION EASEMENT - OVIEDO ON THE PARK CONSERVATION EASEMENT RECORDED IN O.R. BOOK 7821, PAGE 903, AS AFFECTED BY PARTIAL RELEASE RECORDED IN O.R. BOOK 8347, PAGE 100, AMENDED AND RESTATED PARTIAL RELEASE RECORDED IN O.R. BOOK 9409, PAGE 1412, CORRECTION AND AMENDMENT RECORDED IN O.R. BOOK 8413, PAGE 1635 AND PARTIAL RELEASE OF REGULATORY CONSERVATION EASEMENT RECORDED IN O.R. BOOK 9345, PAGE 1613, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)
- 14) DRAINAGE AND ACCESS EASEMENT (PARCEL 330) BETWEEN THE CITY OF OVIEDO AND EVANS GROVES, INC., A FLORIDA CORPORATION RECORDED IN O.R. BOOK 8297, PAGE 145, AS AFFECTED BY JOINT USE AGREEMENT RECORDED IN O.R. BOOK 8383, PAGE 1140, PARTIAL ASSIGNMENTS RECORDED IN O.R. BOOK 9210, PAGE 885 AND O.R. BOOK 9210, PAGE 897, AND NOTICE RECORDED IN O.R. BOOK 10529, PAGE 1106, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)
- 15) EASEMENT IN FAVOR OF DUKE ENERGY INC., D/B/A DUKE ENERGY RECORDED IN O.R. BOOK 8525, PAGE 1758, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS AS SHOWN)
- 17) AGREEMENT FOR ACQUISITION, DISPOSITION AND PLANNED DEVELOPMENT OF PROPERTY RECORDED IN O.R. BOOK 4813, PAGE 772, AS RE-RECORDED IN O.R. BOOK 5225, PAGE 1384, AS AFFECTED BY AMENDMENTS RECORDED IN O.R. BOOK 5235, PAGE 593, O.R. BOOK 6871, PAGE 100, O.R. BOOK 6871, PAGE 1012, O.R. BOOK 7818, PAGE 328, AND 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)
- 18) 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)
- 20) NON-STATUTORY DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 6688, PAGE 83, AS AFFECTED BY AMENDMENTS RECORDED IN O.R. BOOK 6907, PAGE 313, O.R. BOOK 7818, PAGE 263, AND O.R. BOOK 8262, PAGE 1929 AND CERTIFICATE RECORDED IN O.R. BOOK 8479, PAGE 1473, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)
- 22) SITE DEVELOPMENT ORDER RECORDED IN O.R. BOOK 8376, PAGE 1902, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)
- 23) CITY OF OVIEDO DEVIATION DEVELOPMENT ORDER RECORDED IN O.R. BOOK 8541, PAGE 675, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)
- 24) CITY OF OVIEDO DEVELOPMENT ORDER RECORDED IN O.R. BOOK 8541, PAGE 677, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)
- 25) AGREEMENT FOR DESIGN AND CONSTRUCTION OF OVIEDO PLACE AMENITIES RECORDED IN O.R. BOOK 5617, PAGE 145, AS AFFECTED BY ASSIGNMENT RECORDED IN O.R. BOOK 6040, AMENDED AND AMENDMENT 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)
- 27) SITE DEVELOPMENT ORDER 494-18 RECORDED IN O.R. BOOK 9245, PAGE 145, AS AMENDED IN O.R. BOOK 9478, PAGE 680 AND O.R. BOOK 10087, PAGE 1910, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)
- 28) EASEMENT AGREEMENT IN FAVOR OF OVIEDO-WINTER SPRINGS REALTY HOLDINGS, LLC RECORDED IN O.R. BOOK 9210, PAGE 866, AS AMENDED AND RESTATED IN O.R. BOOK 9776, PAGE 1855, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS AS SHOWN)
- 29) MUTUAL DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 9776, PAGE 1829 AND AMENDMENT RECORDED IN O.R. BOOK 10186, PAGE 761, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
(AFFECTS AS SHOWN)

NO ZONING DATA PROVIDED AT THE TIME OF SURVEY.

NOT TO SCALE

COUNTY RD 419

REDMAN AVE

CENTRAL AVE

CLARK ST

HILLCREST DR

E HIGH ST

WOOD ST

LINDSAY LN

BOARDWALK AVE

WINDY PINE WAY

KINSBRIDGE DR

DOCTORS DR

SITE

88,052 ± SQUARE FEET
2.021 ± ACRES

 — CONCRETE SIDEWALK NO MORE THAN 18.8'± INSIDE PROPERTY

VACANT LAND

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" & "AE" ON FLOOD INSURANCE RATE MAP NUMBER 12117C0190Q, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM AND THAT A FLOOD INSURANCE POLICY AND 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.

CONCRETE SURFACE		THD	TELEPHONE RISER	(C)	CALCULATED
	NO PARKING AREA	CU	UTILITY POLE	CA	COVERED AREA
	HANDICAP PARKING	DU	UTILITY BOX	CC	CONCRETE CURB
	AIR CONDITIONER	DU	UTILITY LID	CC&G	CONCRETE CURB & GUTTER
	BACK FLOW PREVENTER	DU	UTILITY RISER	CI	CURB INLET
	BOLLARD	WM	WATER METER	CLF	CHAIN LINK FENCE
	CABLE BOX	WM	WATER VALVE	CIR	CABLE RISER
	CABLE RISER	---	RAILROAD TRACKS	P	PER DEED
	CLEANOUT	---	ADJOINER LINES	DA	DUMPSTER AREA
	DRAINAGE INLET	---	BOUNDARY	DI	DRAINAGE INLET
	ELECTRIC BOX	---	BUILDING	EM	ELECTRIC METER
	ELECTRIC METER	---	CENTER LINE	GM	GAS METER
	ELECTRIC RISER	---	CHAINLINK FENCE	LB	LICENSED BUSINESS
	ELECTRIC TRANSFORMER	---	OVERHEAD UTILITY LINE	LS	LAND SURVEYOR
	FIRE HYDRANT	---	SECTION LINES	M	MEASURED
	GAS METER	---	ZONING SETBACK	MCS	MITERED END SECTION
	GUY ANCHOR	---	AIR CONDITIONER	(P)	PER PLAT
	LIGHT POLE	---	BACKFLOW PREVENTER	PS	PARKING SPACE(S)
	MANHOLE (UNKNOWN)	---	BEARING	PIF	POST & WIRE FENCE
	SANITARY SEWER MANHOLE	---	WOOD PANEL FENCE	PP	PLASTIC PRIVACY FENCE
	SIGN	---	WATER VALVE	PR	PER RECORD
	STORM MANHOLE	---	WATER METER	SOFT	SQUARE FEET
	TELEPHONE BOXES/STRUCTURES	---	WATER VALVE	TF	TELEPHONE BOX TRANSFORMER
		---	WATER VALVE	(TYP)	TYPICAL
		---	WATER VALVE	WPF	WOOD PANEL FENCE

LOT 2, OVIEDO CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1561098 WITH AN EFFECTIVE DATE OF AUGUST 17, 2024 AT 11:00 PM.

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2. THERE IS NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, OR OTHER ADJACENT PROPERTIES, OR ANY OTHER REFERENCES TO ANY ADJACENT PROPERTIES.

3. THERE IS NO VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

4. THERE IS NO EVIDENCE OF EXCEEDS THE SURVEY STANDARDS SPECIFICATIONS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALASKA SURVEY REQUIREMENTS.

5. THERE IS NO OBTAINABLE EVIDENCE OF CLAIMS OR RIGHTS TO OVEDO BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY.

6. THERE IS NO VISIBLE EVIDENCE.

7. THERE IS NO OBTAINABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

8. THERE IS NO OBTAINABLE EVIDENCE OF ANY DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

9. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.

10. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT CHANGES.

11. ALL BEARINGS AND DISTANCES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.

12. THERE IS NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, OR OTHER ADJACENT PROPERTIES, OR ANY OTHER REFERENCES TO ANY ADJACENT PROPERTIES.

13. NOT VALID WITHOUT THE ELECTRONIC SIGNATURE OR ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR NOTES ARE NOT VALID WITHOUT THE SIGNATURE OF THE SURVEYOR.

14. NO CONSENT OF THE SIGNING PARTY OR PARTIES.

15. THIS SURVEY MEETS THE REQUIREMENTS OF PRACTICE FOR FLORIDA.

16. IF SURVEY IS MARKED AS PRELIMINARY IT IS ONLY TO SHOW THE PROGRESS OF THE SURVEY. NOT TO BE RELIED UPON FOR CONSTRUCTION, DESIGN OR PURCHASE.

17. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES UNLESS A WRITABLE INFORMATION, HOWEVER LACKING A TITLE OWNERSHIP REPORT WE CANNOT WARRANT WHETHER ITS PUBLIC OR PRIVATE.

18. THERE IS NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, OR OTHER ADJACENT PROPERTIES, OR ANY OTHER REFERENCES TO ANY ADJACENT PROPERTIES.

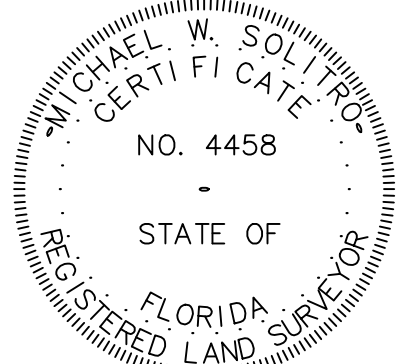
19. FENCES AND UNDERGROUND PIPES MAY NOT BE STRAIGHT FROM END TO END.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY PROPERTY LINE AS BEING S89°44'00"W, PER PLAT BOOK 84, PAGE 56.

LOT 2
OVIEDO CENTER
SEMINOLE COUNTY OVIEDO, FLORIDA

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; MINDY A. HALL, STEVEN M. HALL AS TRUSTEE(S) OF THE MINDY A. HALL LIVING TRUST DATED SEPTEMBER 8, 2000 AND STEVEN M. HALL, MINDY A. HALL AS TRUSTEE(S) OF THE STEVEN M. HALL LIVING TRUST DATED SEPTEMBER 8, 2000; WHARTON LAW GROUP, P.A. :

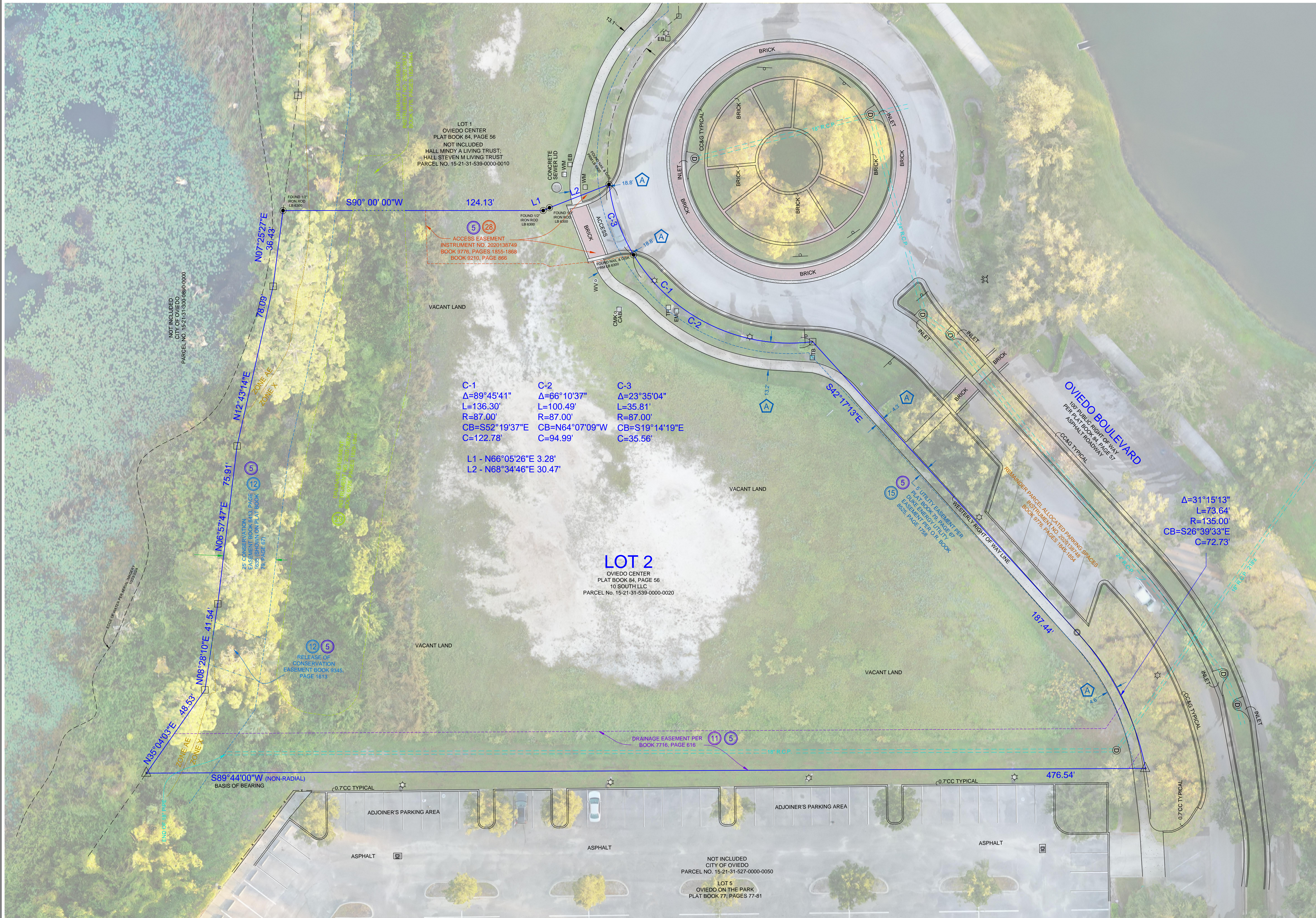
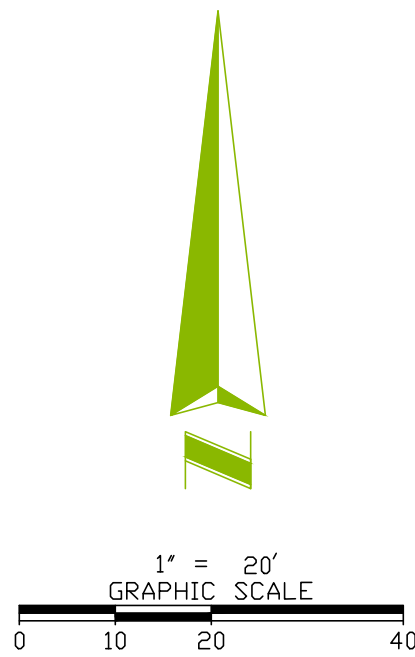
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/24/2024. DATE OF PLAT OR MAP: 10/25/2024.



REGISTERED SURVEYOR: MICHAEL W. SOLITRO
PROFESSIONAL LAND SURVEYOR NO.: 4458
STATE OF FLORIDA, C.O.A. LB 6300.

REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779



DATE	REVISION HISTORY	BY	JOB NUMBER:
			241011
			SCALE:
			1" = 20'
			DRAWN BY:
			TFA
			PARTY CHIEF:
			MMJ
			APPROVED BY:
			MWS