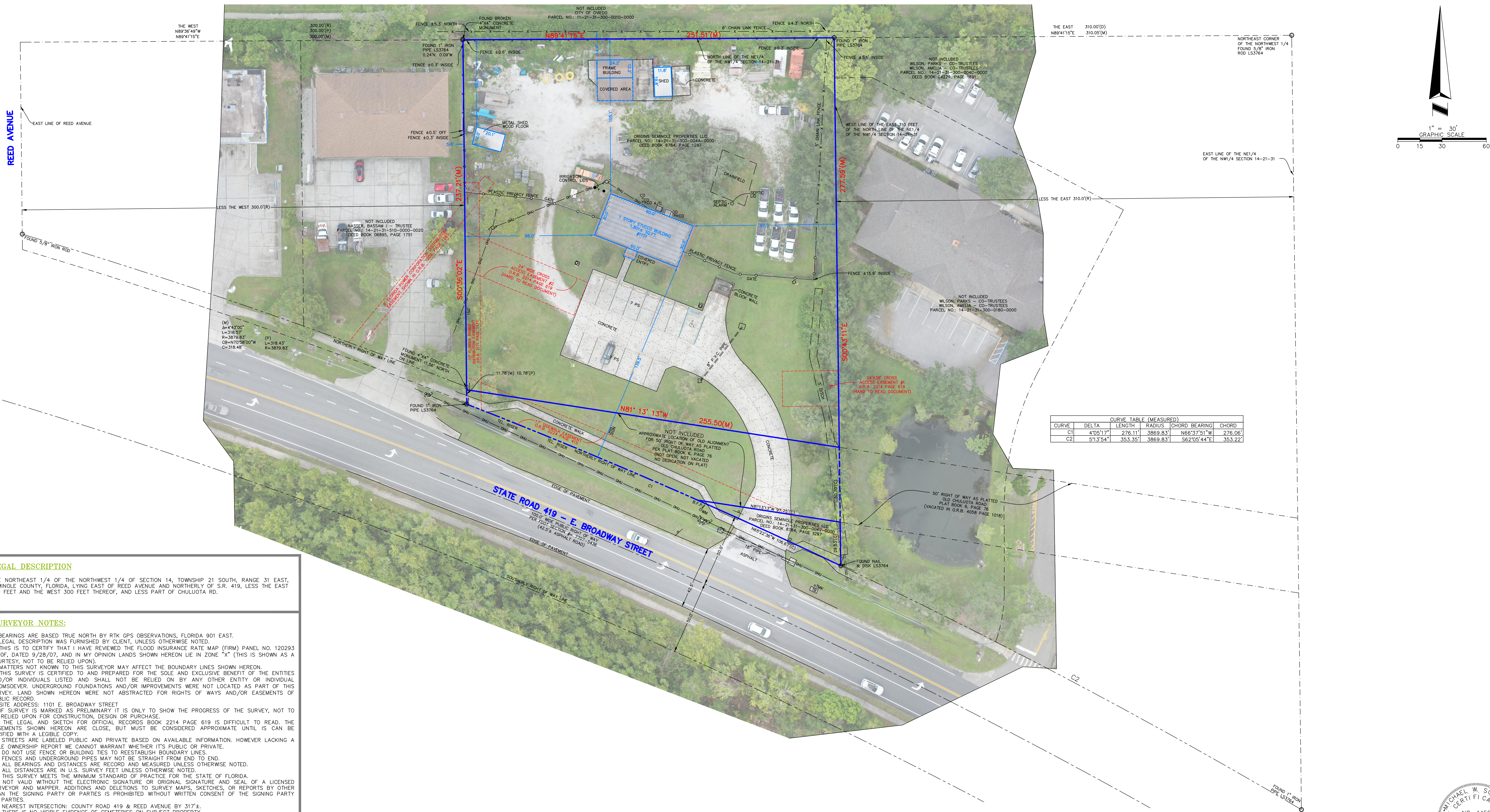


BOUNDARY SURVEY



LEGAL DESCRIPTION

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING EAST OF REED AVENUE AND NORTHERLY OF S.R. 419, LESS THE EAST 310 FEET AND THE WEST 300 FEET THEREOF, AND LESS PART OF CHULUOTA RD.

SURVEYOR NOTES:

1. BEARINGS ARE BASED TRUE NORTH BY RTK GPS OBSERVATIONS, FLORIDA 901 EAST.
2. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT, UNLESS OTHERWISE NOTED.
3. THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 120293 0190F, DATED 9/28/07, AND IN MY OPINION LANDS SHOWN HEREON LIE IN ZONE "X" (THIS IS SHOWN AS A COURTESY, NOT TO BE RELIED UPON).
4. MATTERS NOT KNOWN TO THIS SURVEYOR MAY AFFECT THE BOUNDARY LINES SHOWN HEREON.
5. THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.
6. SITE ADDRESS: 1101 E. BROADWAY STREET
9. 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.
10. THE LEGAL AND SKETCH FOR OFFICIAL RECORDS BOOK 2214 PAGE 619 IS DIFFICULT TO READ, THE EASEMENTS SHOWN HEREON ARE CLOSE, BUT MUST BE CONSIDERED APPROXIMATE UNTIL IS CAN BE VERIFIED WITH A LEGIBLE COPY.
11. STREETS ARE LABELED PUBLIC AND PRIVATE BASED ON AVAILABLE INFORMATION, HOWEVER LACKING A TITLE OWNERSHIP REPORT WE CANNOT WARRANT WHETHER IT'S PUBLIC OR PRIVATE.
12. DO NOT USE FENCE OR BUILDING TIES TO REESTABLISH BOUNDARY LINES.
13. FENCES AND UNDERGROUND PIPES MAY NOT BE STRAIGHT FROM END TO END.
14. ALL BEARINGS AND DISTANCES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
15. ALL DISTANCES ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
16. THIS SURVEY MEETS THE MINIMUM STANDARD OF PRACTICE FOR THE STATE OF FLORIDA.
17. 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 REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
18. NEAREST INTERSECTION: COUNTY ROAD 419 & REED AVENUE BY 317'±.
19. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
20. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
21. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
22. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
23. 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.
24. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
25. 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.
26. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
27. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO COUNTY ROAD 419, A DEDICATED PUBLIC STREET OR HIGHWAY.
28. OLD CHULUOTA ROAD IS SHOWN ON COUNTY MAPS, TAX APPRAISER AND COUNTY ROAD PROJECT NO. RP-049. ALIGNMENT IS APPROXIMATE BASED ON OLD PLATTED ROADWAY.

LEGEND

	CONCRETE SURFACE		UTILITY POLE
	HANDICAP PARKING SPACE		FIRE HYDRANT
	PARKING SPACE(S)		SIGN
	TELEPHONE MARKER		DRAINAGE INLET
	TRANSFORMER		O.R.B.
	AIR CONDITIONER		WATER METER
	CLEAN OUT		TELEPHONE BOX
	CENTRAL ANGLE		PER PLAT BOOK 52, PAGE 86
	ARC LENGTH		PER DEED BOOK 04229, PAGE 1691
	RADIUS		FOUND MONUMENT AS NOTED
	CHORD BEARING		FOUND CONCRETE MONUMENT OR AS NOTED
	CHORD LENGTH		

THIS SURVEY CERTIFIED TO:

KHOV RE HOLDINGS LLC;
ORIGINS SEMINOLE PROPERTIES, LLC;
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY;
WHARTON LAW GROUP, P.A.

JOB NUMBER: 230812

SCALE: 1" = 30'

FIELD DATE: 08/20/23

DATE OF PLAT OR MAP: 08/23/23

DRAWN BY: IR/EHV

APPROVED BY: MWS

DATE REVISION HISTORY

08/23/23 BOUNDARY SURVEY

09/18/23 REMOVE R/W FROM BNDY

REPUBLIC
NATIONAL

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
RNSURVEYS@REPUBLICNATIONAL.NET
PHONE 407.862.4200 FAX 407.862.6229

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.

MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

