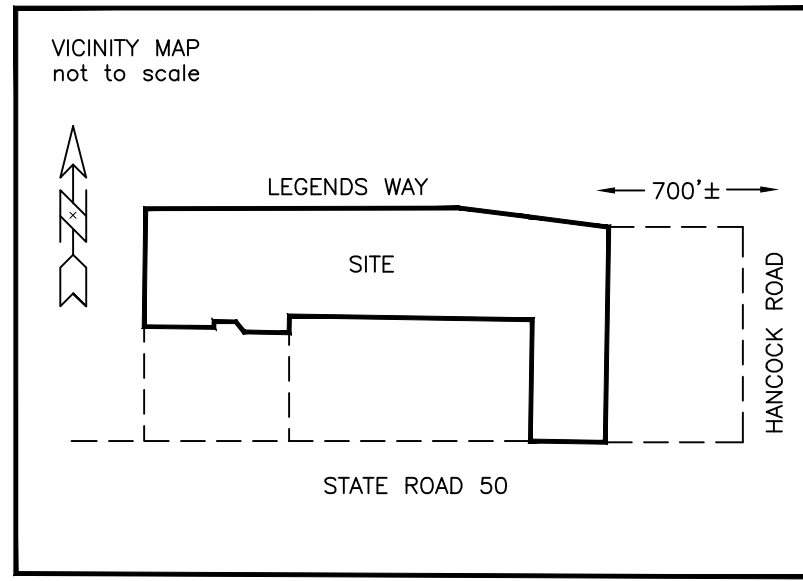


Map of Boundary Survey

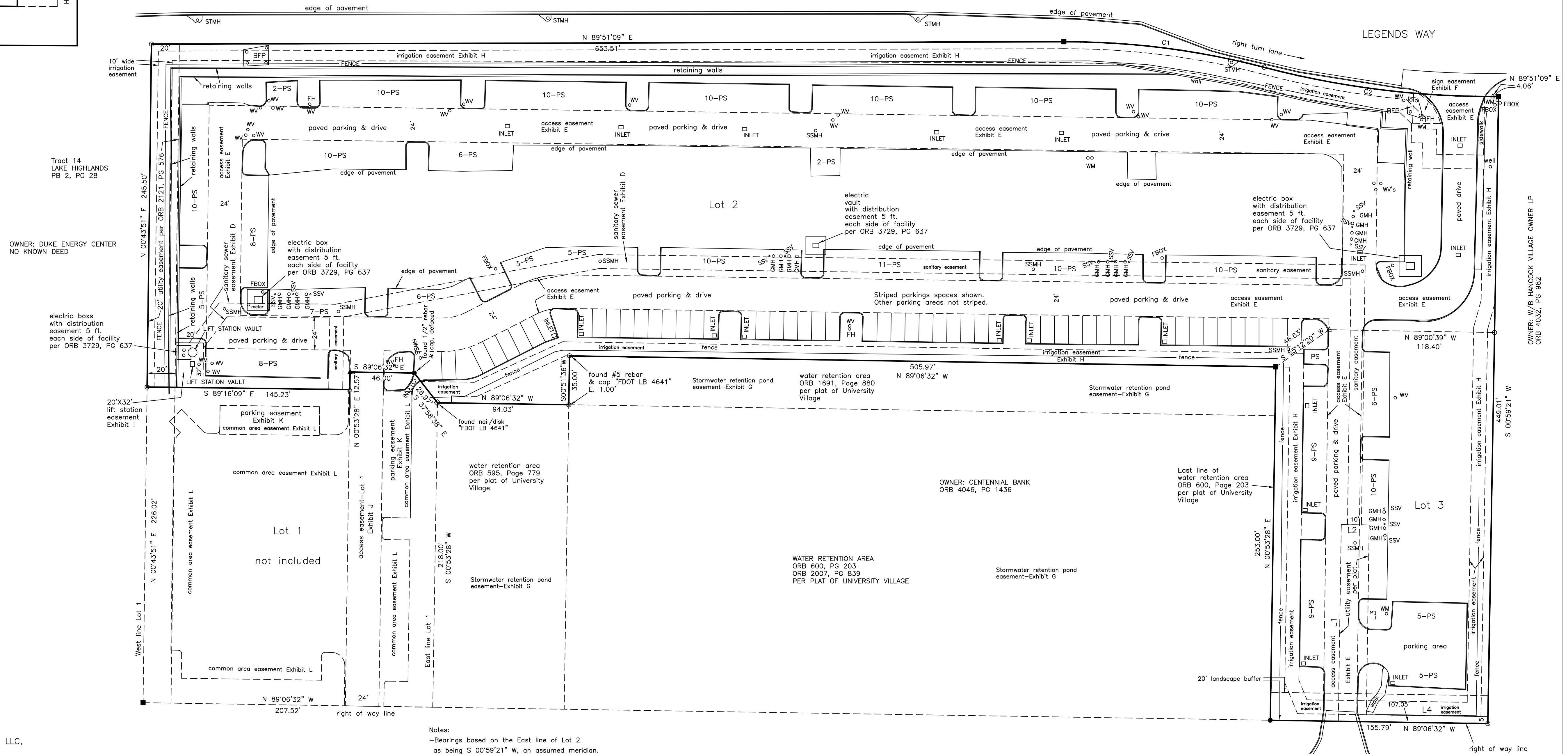
ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION:
LOTS 2 AND 3, UNIVERSITY VILLAGE, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 63, PAGE 74, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	560.00'	144.99'	144.59'	S 82°43'49" E	14°50'06"
C2	640.00'	165.71'	165.25'	S 82°43'48" E	14°50'07"

Scale = 1"=40'



To University Village Clermont Developers, LLC,
Centennial Bank,
First American Title Insurance Company,
and Bret Jones Title, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 9, 11 (a), 13, 14, 16, and 18 of Table A thereof.

The field work was completed on 09/17/13.
Date of Map: 09/19/13.

JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

ADDITIONAL NOTES:
EXHIBIT C IN ORB 3732, PG 254 GRANTS A UTILITY EASEMENT OVER LOTS 2 & 3 TO THE WEST PARCEL--LOT 1.
EASEMENTS NOTED EXHIBITS D-L ARE FROM ORB 3732, PG 254.

Notes:
-Bearings based on the East line of Lot 2 as being S 00°59'21" W, on assumed meridian.
-Legal description from the title commitment.
-Title commitment by First American Title provided for this survey. File No. SCHMID. Effective date: August 23, 2013 @ 8:00 a.m.
-No adjacent or underground improvements, other than those shown, located this date.
-Subject property contains 5.981 acres, more or less, and is subject to any rights of way or easements of record.
PROPERTY ADDRESS: 2450 STATE ROAD 50, CLERMONT, FL 34711
THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY FILL.
SUBJECT PROPERTY IS VACANT. NO BUILDINGS EXIST THE DATE OF THIS SURVEY.
Lots 2 & 3 are subject to a Progress Energy Distribution Easement, 10' wide, lying 5' each side of facilities per ORB 3729, PG 637.
ORB 3732, PG 254 EASEMENTS IN EXHIBITS C, D, E, F, G, H, I, J, K & L ARE DEPICTED AND LABELED FOR IDENTIFICATION.
ORB 4106, PG 2064, PAGE 2 OF 12 PROVIDES AN ACCESS EASEMENT AREA EXTENDING 15' BEYOND ROADWAY IMPROVEMENTS AS THEY EXISTED THE DATE OF THE DOCUMENT RECORDED 12/20/2011.
ADJACENT OWNER AND DEED RECORDING INFO FROM LAKE COUNTY PROPERTY APPRAISER'S WEBSITE.
PARKING SPACES CALCULATED USING A TYPICAL 10'x20' SPACE. NO HANDICAP SPACES OBSERVED.

- LEGEND:
- DENOTES FOUND 4"x4" CONCRETE MONUMENT & DISK MARKED "LB 4606"
 - DENOTES SET #4 REBAR & CAP MARKED "LB 6980"
 - △ DENOTES SET NAIL & DISK MARKED "PCP PSM 5322"
 - POB DENOTES POINT OF BEGINNING
 - PB DENOTES PLAT BOOK
 - PG DENOTES PAGE
 - SEC 31-22-25 DENOTES SECTION 31, TOWNSHIP 22 SOUTH, RANGE 25 EAST
 - BFP DENOTES BACK-FLOW PREVENTOR
 - EBOX DENOTES ELECTRIC BOX
 - FH DENOTES FIRE HYDRANT
 - FBOX DENOTES FIBER OPTIC BOX BRIGHTHOUSE
 - GMH DENOTES GREASE MANHOLE
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - PS DENOTES PARKING SPACES
 - SSV DENOTES SANITARY SEWER VALVE
 - SSMH DENOTES SANITARY SEWER MANHOLE
 - STMH DENOTES STORM MANHOLE/INLET
 - WM DENOTES WATER METER
 - WV DENOTES WATER VALVE

City of Clermont
I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0590 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

LINE	BEARING	DISTANCE
L1	N 00°51'26" E	140.87'
L2	S 89°08'34" E	20.00'
L3	S 00°51'26" W	135.89'
L4	N 89°06'32" W	87.06'

#	Date	Revisions	Field Date	Prepared for:
			09/17/13	13036.001
			Drawn by: JPR	Centennial Bank
			Scale: 1"=40'	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255 Email address: JPREV@AOL.COM