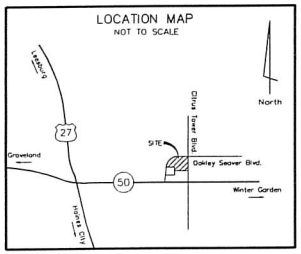
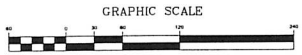
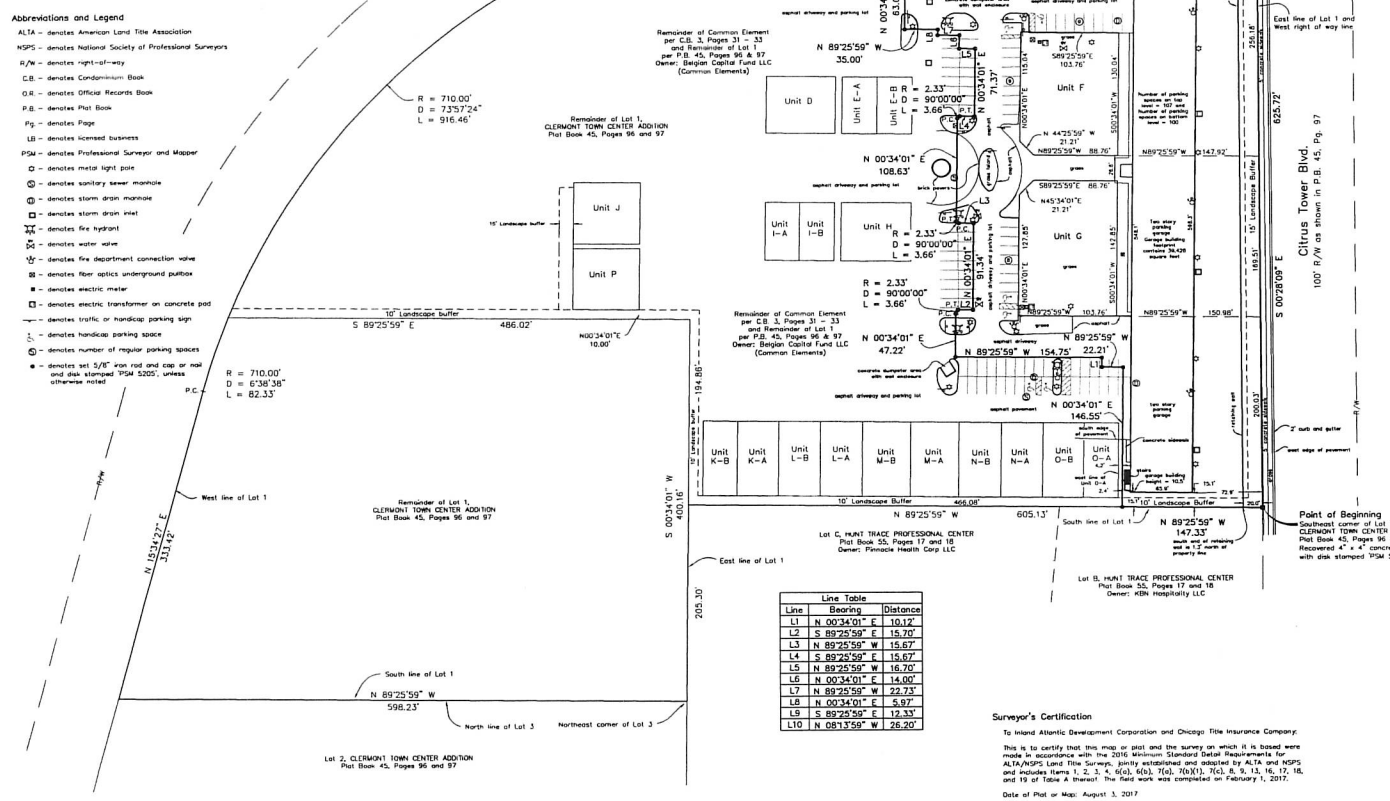
ALTA/NSPS Land Title Survey of a portion of South Lake Medical Arts Center — Third Amendment

Condominium Plat Book 3, Page 33
City of Clermont, Lake County, Florida
Section 20, Township 22 South, Range 26 East







Abbreviations and Legend

- ALTA – denotes American Land Title Association
- NSPS – denotes National Society of Professional Surveyors
- R/W – denotes right-of-way
- C.B. – denotes Condominium Book
- O.R. – denotes Official Records Book
- P.B. – denotes Plat Book
- Pg. – denotes Page
- LB – denotes licensed business
- PSM – denotes Professional Surveyor and Mapper
- ○ – denotes metal light pole
- Ⓢ – denotes sanitary sewer manhole
- Ⓓ – denotes storm drain manhole
- □ – denotes storm drain inlet
- – denotes fire hydrant
- – denotes water valve
- – denotes fire department connection valve
- ⊠ – denotes fiber optics underground pullbox
- ■ – denotes electric meter
- □ – denotes electric transformer on concrete pad
- – denotes traffic or handicap parking sign
- – denotes handicap parking space
- Ⓟ – denotes number of regular parking spaces
- ● – denotes set 5/8" iron rod and cap or nail and disk stamped "PSM 5205", unless otherwise noted

Line Table		
Line	Bearing	Distance
L1	N 00°34'01" E	10.12'
L2	S 89°25'59" E	15.70'
L3	N 89°25'59" W	15.67'
L4	S 89°25'59" E	15.67'
L5	N 89°25'59" W	16.70'
L6	N 00°34'01" E	14.00'
L7	N 89°25'59" W	22.73'
L8	N 00°34'01" E	5.97'
L9	S 89°25'59" E	12.33'
L10	N 08°13'59" W	26.20'

Property Description (Parcel No. 2)

A parcel of land being Unit F, Unit G and a portion of the Common Area of SOUTH LAKE MEDICAL ARTS CENTER – Third Amendment, according to Condominium Plat Book 3, Page 33 of the Public Records of Lake County, Florida. Also being a portion of Lot 1, CLERMONT TOWN CENTER ADDITION, according to the plat thereof as recorded in Plat Book 45, Pages 96 and 97 of the Public Records of Lake County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of said Lot 1, thence along the South line of said Lot 1, North 89°25'59" West a distance of 147.33 feet; thence, departing the South line of said Lot 1, North 00°34'01" East a distance of 146.55 feet; thence North 89°25'59" West a distance of 22.21 feet; thence North 00°34'01" East a distance of 10.12 feet; North 89°25'59" West a distance of 154.75 feet; thence North 00°34'01" East a distance of 47.22 feet to the point of curvature of a curve concave Southeasterly and having a radius of 2.33 feet; thence, through a delta angle of 90°00'00", run Northeasterly along the arc of said curve a distance of 3.66 feet to the point of tangency; thence South 89°25'59" East a distance of 15.70 feet; thence North 00°34'01" East a distance of 91.34 feet; thence North 89°25'59" West a distance of 15.67 feet to the point of curvature of a curve concave Northeasterly and having a radius of 2.33 feet; thence, through a delta angle of 90°00'00", run Northwesterly along the arc of said curve a distance of 3.66 feet to the point of tangency; thence North 00°34'01" East a distance of 108.63 feet to the point of curvature of a curve concave Southeasterly and having a radius of 2.33 feet; thence, through a delta angle of 90°00'00", run Northeasterly along the arc of said curve a distance of 3.66 feet to the point of tangency; South 89°25'59" East a distance of 15.67 feet; thence North 00°34'01" East a distance of 71.37 feet; thence North 89°25'59" West a distance of 16.70 feet, thence North 00°34'01" East a distance of 14.00 feet; thence North 89°25'59" West a distance of 22.73 feet; thence North 00°34'01" East a distance of 5.97 feet; thence North 89°25'59" West a distance of 35.00 feet; thence North 00°34'01" East a distance of 63.00 feet; thence South 89°25'59" East a distance of 12.33 feet; thence North 00°34'01" East a distance of 53.00 feet; thence North 08°13'59" West a distance of 26.20 feet to the North line of said Lot 1 and South right of way line of Oakley Seaver Boulevard (80.00 foot wide public right of way); thence North 89°31'51" East, along the North line of said Lot 1 and said South right of way line, for a distance of 335.66 feet to a point of curvature of a curve concave Southwesterly, having a radius of 25.00 feet and a delta angle of 90°00'00"; thence Southeasterly along the arc of said curve for a distance of 39.27 feet to the point of tangency, point also being on the East line of said Lot 1 and West right of way line of Citrus Tower Blvd (100.00 foot wide public right of way); thence South 00°28'09" East, along the East line of said Lot 1 and West right of way line of Citrus Tower Boulevard, a distance of 625.72 feet to the POINT OF BEGINNING.

Contains 182,915 square feet or 4.20 acres, more or less.

Surveyor's Report

1. Bearings shown hereon are based on the South line of Lot 1, CLERMONT TOWN CENTER ADDITION, according to the plat thereof as recorded in Plat Book 45, Pages 96 and 97 of the Public Records of Lake County, Florida being as North 89°25'59" West.

2. This Survey was performed with the benefit of a Commitment for Title insurance prepared by Chicago Title Insurance Company, local number 626734, with an effective date of June 9, 2017. This firm relied on said commitment and did not search the public records for easements or restrictions of record. The subject property surveyed and described hereon is the same as Parcel No. 2 of the above referenced commitment for title insurance.

3. Subject property currently has the address 851 (Unit F) and 851 (Unit G) Oakley Seaver Boulevard, Clermont, Florida.

4. Only the aboveground evidence of underground utilities are shown, underground improvements were not located.

5. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

6. Subject property lies within Zone X, area determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map number 12069C0590E, dated December 18, 2012.

7. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.

8. A Zoning Report was not provided to this surveyor for current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Therefore, Table A items 6(a) and 6(b) are not shown on this survey.

9. Subject property currently has 279 regular parking spaces and four (4) handicap parking spaces. There are also portions of several parking spaces that overlap onto the subject property along the westerly boundary as shown hereon.

10. Subject property does not have direct vehicular access from the public right of way named Oakley Seaver Boulevard and Citrus Tower Boulevard. The property abuts said public right of way with no overlaps gaps or gores.

11. At the time of this survey, there were no observable evidence of recent earth moving, building construction or building additions.

12. At the time of this survey, there were no observable evidence of recent street or sidewalk construction or repairs.

13. There are no wetlands on the subject property.

14. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.

15. A hard paper version of this survey is not valid without the signature and original raised seal of the Florida licensed surveyor and mapper in responsible charge of the preparation of this survey. A portable document format (PDF) file version of this survey is not valid without the electronic signature and seal of the Florida licensed surveyor and mapper in responsible charge of the preparation of this survey.

Title Exception Notes

4. Declaration of Easements and Restrictive Covenants recorded 12/06/1999 in Official Records Book 1774, Page 1289. (applies to the subject property, easement area is blanket in nature and is not platted hereon)

5. Restrictions, covenants, and conditions as set forth in that certain instrument recorded 06/247/2004 Official Records Book 2600, Page 546, as may be subsequently amended. NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people. (not a survey matter, but applies to the subject property)

6. Developers Agreement recorded in Official Records Book 3241, Page 2449, as assigned by that certain instrument recorded in Official Records Book 4028, Page 1693. (not a survey matter, but applies to the subject property)

7. Easement given to Florida Power Corporation, d/b/a Progress Energy Florida recorded 05/09/2007 in Official Records Book 3427, Page 2480. (applies to the subject property, easement area lies within 5 feet on each side of the power facilities. Power lines are underground and were not marked at the time of this survey, therefore easement areas are not shown hereon)

8. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Clermont Town Center Addition, recorded in Plat Book 45, Page 96, of the Public Records of Lake County, Florida. (applies to the subject property, there are no platteable easements shown on said document)

9. Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by the South Lake Medical Arts Center-Third Amendment, a Landsite Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3441, Page 2148; as amended and recorded in Official Records Book 3473, Page 115; a Second Amendment to the Declaration of Condominium recorded in Official Records Book 3563, Page 632; amended again by the First Amendment to the Second Amendment recorded in Official Records Book 3810, Page 1302; and amended again by the Second Amendment to the Second Amendment recorded in Official Records Book 3878, Page 2136; Assignment of Developer's Rights recorded in Official Records Book 4028, Page 1693; and as recorded in that certain Condominium Book 3, Pages 31, 32 and 33, all in the Public Records of Lake County, Florida. (not a survey matter, but applies to the subject property)

10. Any claim by the Condominium Association for assessments recorded after the date of the Policy, resulting from the effect of Florida Statute 718.116, notwithstanding any assurances to the contrary in any ALTA Condominium Endorsement 4.1 or ALTA PUD Endorsement Form 5.1 which may be attached to this Policy. (not a survey matter)

Surveyor's Certification

To Inland Atlantic Development Corporation and Chicago 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on February 1, 2017.

Date of Plat or Map: August 3, 2017

Billy Joe Jenkins, Jr.
Florida Surveyor and Mapper Registration Number 5205

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB-7874
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Date	Revision
August 3, 2017	change note #2 in Surveyor's Report, 1401 a survey update.

Feb. 1, 2017	Field Date
1000.01 ALTA	Project Number
1" = 60'	Scale
108/14	Field Book/Page

Sheet 1 of 1