

ALTA/NSPS Land Title Survey

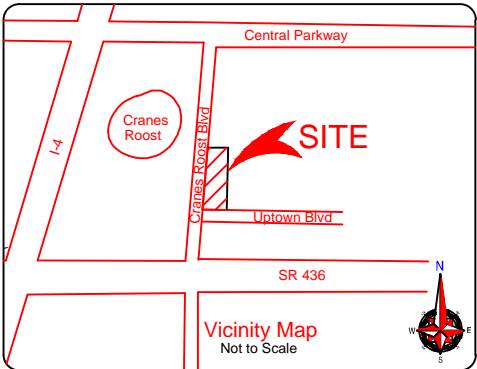
Legal Description:

Lot 4, Altamonte Town Center East, according to the Plat thereof, as recorded in Plat Book 65, Page(s) 55 through 56, of the Public Records of Seminole County, Florida.

Flood Disclaimer:
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X/X500/AE. This Property was found in City of Altamonte Springs, community number 120290, dated 9/28/2007.

Certified To:
B&B CAPITAL GROUP, LLC

-Benchmark Information-
Seminole County Datum
Elevations are based on Seminole County
Benchmark Designation # 3561801 (P.K Nail
Located on SR 436) Elevation = 73.13' (NAVD 88
Datum)
-Site Benchmark Information-
#1
Fnd. 5/8" Iron Rod and Cap
"LB 6845"
Elevation: 62.62'
#2
Fnd. 5/8" Iron Rod and Cap
"LB 6845"
Elevation: 70.85'



- Schedule B Section II Exceptions
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. Not a survey matter.
 - Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable. Not a survey matter.
 - Standard Exceptions:
A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Sidewalk crosses property line.
B. Rights or claims of parties in possession not shown by the public records.
Not a survey matter.
C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. Not a survey matter.
D. Taxes or assessments which are not shown as existing liens in the public records.
Not a survey matter.
 - Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
Not on a State body of water.
 - Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
Not a survey matter.
 - Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Altamonte Town Center East, recorded in Plat Book 65, Page 55-56, of the Public Records of Seminole County, Florida. Ingress/Egress/Utility Easement, Pedestrian Access, Utility, Drainage, Transit, and Landscape Easement, plotted on survey.
 - Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; D. an option to purchase; E. a right of first refusal, or, F. the prior approval of a future purchaser or occupant, as contained in that certain Declaration of Covenants, Conditions, Restrictions and Obligations recorded in Official Records Book 5391, Page 59; and as may be subsequently amended. Not a survey matter.
 - Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Reciprocal Easement recorded in Official Records Book 5391, Page 30, as modified in Modification of Access Easement as recorded in Official Records Book 6679, Page 1776 and Supplement to Modification of Access Easement as recorded in Official Records Book 6704, Page 528; and as may be subsequently amended.
Sidewalk Easement and Access Easement, plotted on survey. Signage, Access, Sanitary Sewer, Storm Sewer, Potable Water, Parking and Access, and Transit Easements established by O.R. 5391, PG 30, are blanket in nature and not plottable.
 - Altamonte Town Center East Developer's Agreement and Grant of Easement recorded in Official Records Book 5391, Page 116. This document references future utility Easements on Lot 4, but none are established by this document.
 - Impact Fee Agreement recorded in Official Records Book 5391, Page 128.
Not a survey matter.
 - Distribution Easement to Florida Power Corporation recorded in Official Records Book 3600, Page 638. Easement is blanket in nature and not plottable.
 - Ingress and Egress and Utility Easement recorded in Official Records Book 1589, Page 1803. Ingress/egress/utility easement, plotted on survey.
 - Access and Utility Easement recorded in Official Records Book 5328, Page 1741.
Subject property not affected. Not plotted on survey.
 - Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; D. an option to purchase; E. a right of first refusal, or, F. the prior approval of a future purchaser or occupant, as contained in that certain Special Warranty Deed recorded in Official Records Book 6525, Page 1621; and as may be subsequently amended.
Easements are outlined in other exceptions on this commitment.
 - Electric Utility Easement (Uptown Lofts, Altamonte Springs) recorded in Official Records Book 6679, Page 1768. Electrical Easement, plotted on survey.
 - Sidewalk Easement (Uptown Lofts, Altamonte Springs) recorded in Official Records Book 6704, Page 390. Sidewalk easement, plotted on survey.
 - Easement Agreement recorded in Official Records Book 6914, Page 1821.
Not a survey matter.
 - Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. Not a survey matter.

Revision: Added Additional Information - 03/24/20 - BMJ

Field Date: 03/03/20 Date Completed: 03/10/20
Drawn By: JBJ File Number: IS-70681

-Legend-	
C - Calculated	PC - Point of Curvature
CB - Centerline	Pg - Page
CB - Concrete Block	PI - Planter
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference
Emst. - Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency Management Agency	R - Radius
FFE - Finished Floor Elevation	Rad. - Radial
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	Rec. - Recovered
L - Length (Arc)	Rid. - Riddled
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"
N&D - Nail & Disk	Typ. - Typical
N.R. - Non-Radial	UE - Utility Easement
ORB - Official Records Book	WM - Water Meter
P - Plat	Δ - Delta (Central Angle)
P.B. - Plat Book	○ - Chain Link Fence
W - Wood Fence	

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter SJ-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, PSM 6637
This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

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EB - ELECTRIC BOX
EM - ELECTRIC METER
R/W - Right of Way
Storm Inlet
Sanitary Manhole
Curb Inlet
Storm Manhole
TELEPHONE BOX
TELEPHONE RISER
TRAFFIC LIGHT POLE
TRAFFIC SIGNAL BOX
TRAFFIC PANEL
Transformer
Gas Valve
Water Valve
Water Meter
Palm Tree

ALTA/NSPS CERTIFICATION

Certified to: B&B CAPITAL GROUP, LLC:
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, 8, 9, 11, and 13 of Table A thereof.

The fieldwork was completed on 03/03/2020.

Date of Plat or Map: 03/10/2020.

Patrick K. Ireland, PSM 6637

Gross Land Area: 39,204 Square Feet or 0.9 Acres more or less
Setback Requirements: Required Setback: 25'
Proposed Setback: 0'
-Request Variance to Article III 3.20.6-
Performance Standard 10' minimum from back of curb and a 8' sidewalk within the 10' distance
Internal Setbacks from Lot Lines: Required Setback: 10'
Proposed Setback: 0'
-Request Variance to Article III 3.20.6-
Performance Standard 0' for internal common property lines with the exception of common property lines with Denny's, Embassy Suites, BP and Steak & Shake where a minimum of 10' will be maintained.

Zoning: MOC-3
Square footage of Buildings: N/A
Parking Space Size: N/A
There has been NO observable evidence of earth moving work, building construction or building additions within recent months.
There has been NO observable evidence of recent street or sidewalk constuction or repairs. Vehicular Access to Subject Property is provided access by: **Uptown Boulevard**

