## **ALTA/NSPS Land Title Survey Boundary Survey**

## Legal Description:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, MORE PARTICULARLY **DESCRIBED AS FOLLOWS:** 

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 25 MINUTES 16 SECONDS WEST, 30.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 16 SECONDS WEST, 75.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 16 SECONDS WEST, 1188.64 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 58 MINUTES 58 SECONDS WEST, 228.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 16 SECONDS WEST, 48.00 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE SOUTH 00 DEGREES 58 MINUTES 58 SECONDS EAST, 228.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE SOUTH 89 DEGREES 25 MINUTES 16 SECONDS EAST, 48.00 FEET TO THE POINT OF BEGINNING.

Flood Disclaimer

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X . This Property was found in ORANGE COUNTY, community panel number 120187, dated 9/25/2009.







Scale: 1"=30

Vicinity Map NOT to Scale

Easy Stre Douglas W



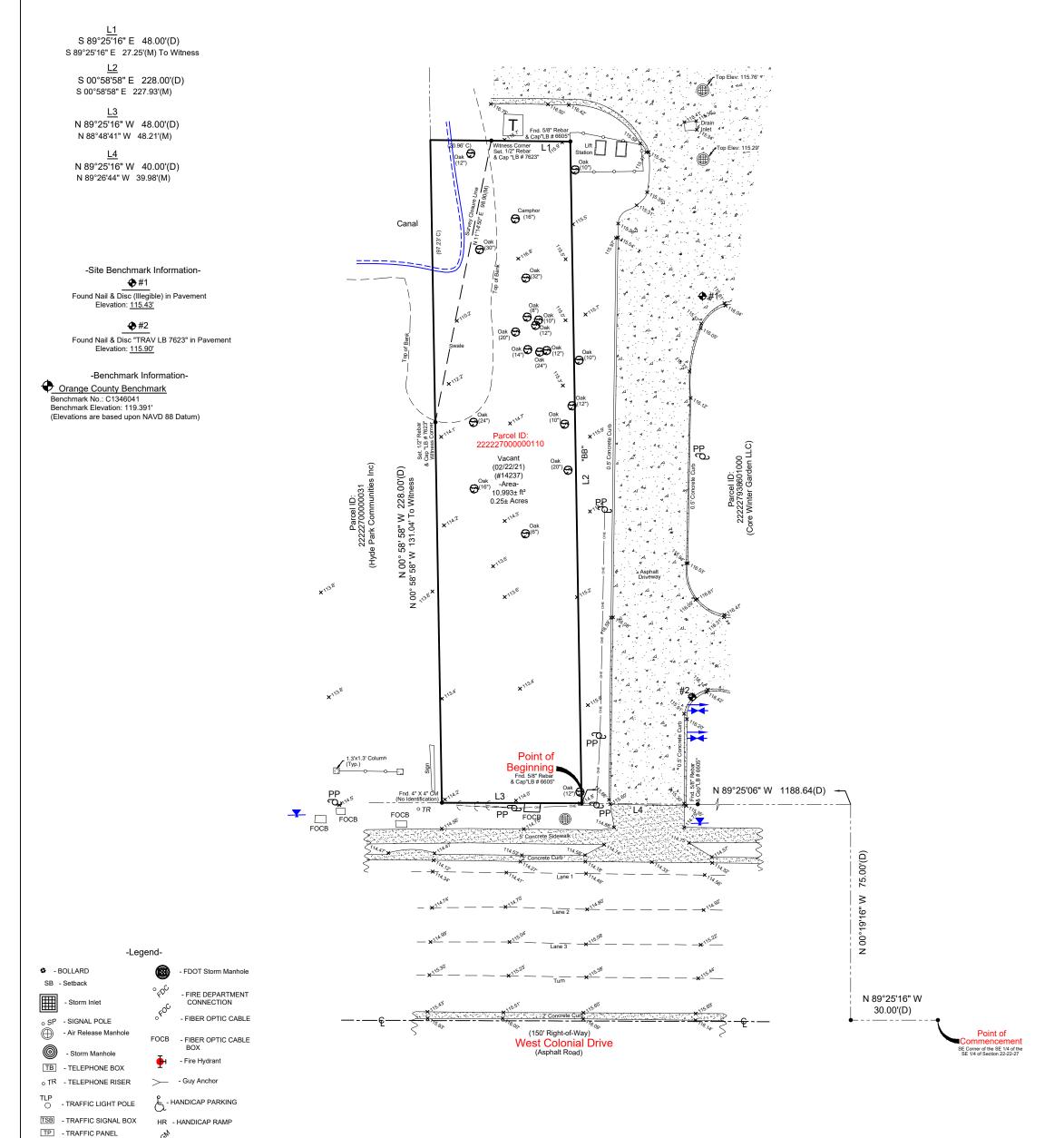
yde Park Circle

Effective Date: January 18, 2021 at 8:00 a.m. Schedule B - Section 2

Issuing Agent: -Land Title of America, Inc. Universal ID: 1041055

Issuing Office File Number: 21-119-WC

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. Not a Survey Matter.
- 2. Rights or claims of parties in possession not shown by the Public Records. Not a Survey Matter.
- 3. Any visible encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land. None observed.
- 4. Easements or claims of easements not shown by the Public Records. None provided at Time of Survey.
- 5. Taxes or special assessments which are not shown as existing liens by the public records.. Not a Survey Matter.
- 6. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. Not a Survey Matter.
- 7. Any lien provided 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.
- 8. Easement(s) in favor of Florida Power Corporation recorded in Official Records Book 3832, Page 698, of the Public Records of Orange County, Florida. Parcel not Affected; Affects parcels to the North and
- 9. Declaration of Restrictions and Easements recorded in Official Records Book 3891, Page 2351, and amendments thereto, of the Public Records of Orange County, Florida. Parcel not Affected; Affects parcels to the North and East.
- 10. Declaration of Easements recorded in Official Records Book 3891, Page 2364, of the Public Records of Orange County, Florida. Parcel not Affected; Affects parcels to the North and East.
- 11. Terms and conditions of the Reciprocal Access Easement recorded in Official Records Book 4153, Page 1801, of the Public Records of Orange County, Florida. Reciprocal Access Easement with Parcel to North and East; Not Plottable.
- 12. Any matters that may occur between the effective date of this commitment and the recording date of the Quit Claim Deed on January 19, 2021 in Instrument Number 20210031300, of the Public Records of Orange, Florida. Parcel Affected, Not A Survey Matter.



ALTA/NSPS CERTIFICATION

Certified to: AMERICAN LAND TITLE ASSOCIATION; WESTCOR LAND TITLE INSURANCE COMPANY; LAND TITLE OF AMERICA, INC.;

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

The fieldwork was completed on 02/22/2021

Date of Plat or Map: 02/25/2021

Items 1, 2, 3, 4, 7, 8, 9, 11, and 13 of Table A thereof.

Patrick K. Ireland, PSM 6637

Setback Requirements: Side: 20' (When abutting residential) Rear: 20' (When abutting residential)

Zoning: C-2 Square footage of Buildings: None

Vehicular Access to Subject Property is provided by:

Gross Land Area:

Parking Space Size:

markers were observed.

(Standard) N/A (Handicap) 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 construction or

10,990 Square Feet or 0.25 Acres more or less

In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were observed. In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed. In the process of conducting the fieldwork, no evidence of wetland delineation

File Number: IS-84504 Monument
- Point of Tangency
- Radius
- Radias
- Rebar & Cap
- Recovered
- Roofed
- Set ½ Rebar &
- Cap "LB 7623"
Typical 800 Currency Circle, Suit 1020 Office-407.678.3366 Fax-407.320.8165

- Gas Mete

ຸເ<sup>ເປ</sup> - Gas Valve

GT - Grease Trap

- Light Pole

- - SIGN

- Mitered End Section

PS - PARKING SPACES

- Concrete Power Pole

- Sanitary Manhole

JB - STORM JUNCTION BOX

- Sanitary Manhole

- - Sanitary Valve

T

- Transformer

- Gas Valve

CB - Concrete Block

- Water Valve

- Curb Inlet

O - DOT INLET

EB - ELECTRIC BOX

EM - ELECTRIC METER

DP - Dumpster Pad

- Back Flow Prevento