

A map of the area around the proposed site. The site is located at the intersection of Longwood Lake Mary Rd and N 8th St. The map shows the following streets: Gehrl Ln, Crystal Dr, Wilson Dr, 9th St, Park Pl, N 8th St, N 7th St, W Lakeview Ave, Seminole Ave, W Lake Mary Blvd, Washington Ave, Pine St, S 5th St, and Wheelhouse Ln. The site is highlighted with a black box and labeled 'SITE'. A north arrow is located in the bottom left corner. The map also shows Crystal Lake to the north and a building labeled 'WHEELHOUSE LN' to the west of the site.

7. THIS SURVEY WAS MADE WITH BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 11117335, EFFECTIVE: MAY 8, 2023.

LOTS 1 AND 2, NICKSTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGES 21 THROUGH 25, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH NON EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE
DESCRIBED PARCEL AS CR EATED BY AND SET FORTH IN THAT CERTAIN GENERAL
WARRANTY DEED AND EASEMENT FOR PARKING AND INGRESS/EGRESS BY AND BETWEEN
OAKS AT LAKE MARY, LTD. AND OAKS OUT, LLC. RECORDED MAY 4, 2017 IN OFFICIAL
RECORDS BOOK 8905, PAGE 1884, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA.

4. EASEMENTS IN FAVOR OF FLORIDA POWER CORPORATION RECORDED AUGUST 22, 1974 IN OFFICIAL RECORDS BOOK 1028, PAGES 1773, 1774 AND 1776. **(OFF SUBJECT PROPERTY, NOT SHOWN HEREON.)**

5. DEVELOPERS AGREEMENT RECORDED APRIL 2, 1987 IN OFFICIAL RECORDS BOOK 1833 PAGE 1001; AS AFFECTED BY AMENDMENT TO DEVELOPERS AGREEMENT RECORDED APRIL 10, 1989 IN OFFICIAL RECORDS BOOK 2058, PAGE 324; AND AMENDMENT TO DEVELOPERS AGREEMENT RECORDED JUNE 24, 1998 IN OFFICIAL RECORDS BOOK 3448, PAGE 1411. **(ON AND OFF SUBJECT PROPERTY, BLANKET IN NATURE.)**

6. PERMANENT PERPETUAL DRAINAGE AND RIGHT OF WAY EASEMENT BETWEEN SEMINOLE COUNTY AND SANDEFUR DEVELOPMENT, INC. RECORDED SEPTEMBER 29, 1981 IN OFFICIAL RECORDS BOOK 2001, PAGE 639. **(ON SUBJECT PROPERTY, SHOWN HEREON.)**

7. RESOLUTION NO. 90 R 17 FOR WIDENING OF ROADWAY AND IMPROVEMENT OF DRAINAGE SYSTEM RECORDED IN OFFICIAL RECORDS BOOK 2144, PAGE 418, AND RECORDED FEBRUARY 16, 1990 IN OFFICIAL RECORDS BOOK 2153, PAGE 1927. (**OFFICIAL RECORDS BOOK 2144, PAGE 418 IS INCOMPLETE AND CANNOT BE GRAPHICALLY DEPICTED; OFFICIAL RECORDS BOOK 2153, PAGE 1927 NOT PROVIDED.**)

8. CROSS ACCESS EASEMENT BETWEEN JAMES BRANNEN MURPHY, JOSEPH VAUGHN AND BENEQUITY PROPERTIES RECORDED MARCH 22, 1999 IN OFFICIAL RECORDS BOOK 3614, PAGE 1077, RE RECORDED IN OFFICIAL RECORDS BOOK 3714, PAGE 737. **(OFF SUBJECT PROPERTY, NOT SHOWN HEREON.)**

9. STORMWATER DRAINAGE AND UTILITY EASEMENT BETWEEN BENEQUITY PROPERTIES; OAKS AT LAKE MARY, LTD.; AND COMMUNITY NATIONAL OF LAKE MARY, INC. RECORDED MARCH 22, 1999 IN OFFICIAL RECORDS BOOK 3614, PAGE 1103. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

10. PARKING AND ACCESS EASEMENT BETWEEN BENEQUITY PROPERTIES; OAKS AT LAKE MARY, LTD.; AND COMMUNITY NATIONAL OF LAKE MARY, INC. RECORDED MARCH 22, 1999 IN OFFICIAL RECORDS BOOK 3614, PAGE 1113, AND RERECORDED AUGUST 27, 1999 IN OFFICIAL RECORDS BOOK 3713, PAGE 1301. ***(ON SUBJECT PROPERTY, BLANKET IN NATURE AND OFF SUBJECT PROPERTY, NOT PLOTTABLE.)***

11. CONDITIONS AND RESTRICTIONS PERTAINING TO "RETENTION AREA" AS SET OUT IN SHORT FORM LEASE BY AND BETWEEN OAKS AT LAKE MARY, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND FAMILY DOLLAR STORES OF FLORIDA, INC., A FLORIDA CORPORATION, TENANT, RECORDED FEBRUARY 6, 2008 IN OFFICIAL RECORDS BOOK 6923 PAGE 639. ***(ON SUBJECT PROPERTY, SHOWN IN ITS APPROXIMATE LOCATION HEREON.)***

12. DRAINAGE AND RETENTION POND EASEMENT IN FAVOR OF SEMINOLE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 8491, PAGE 1879. **(ON AND OFF SUBJECT PROPERTY, SHOWN HEREON.)**

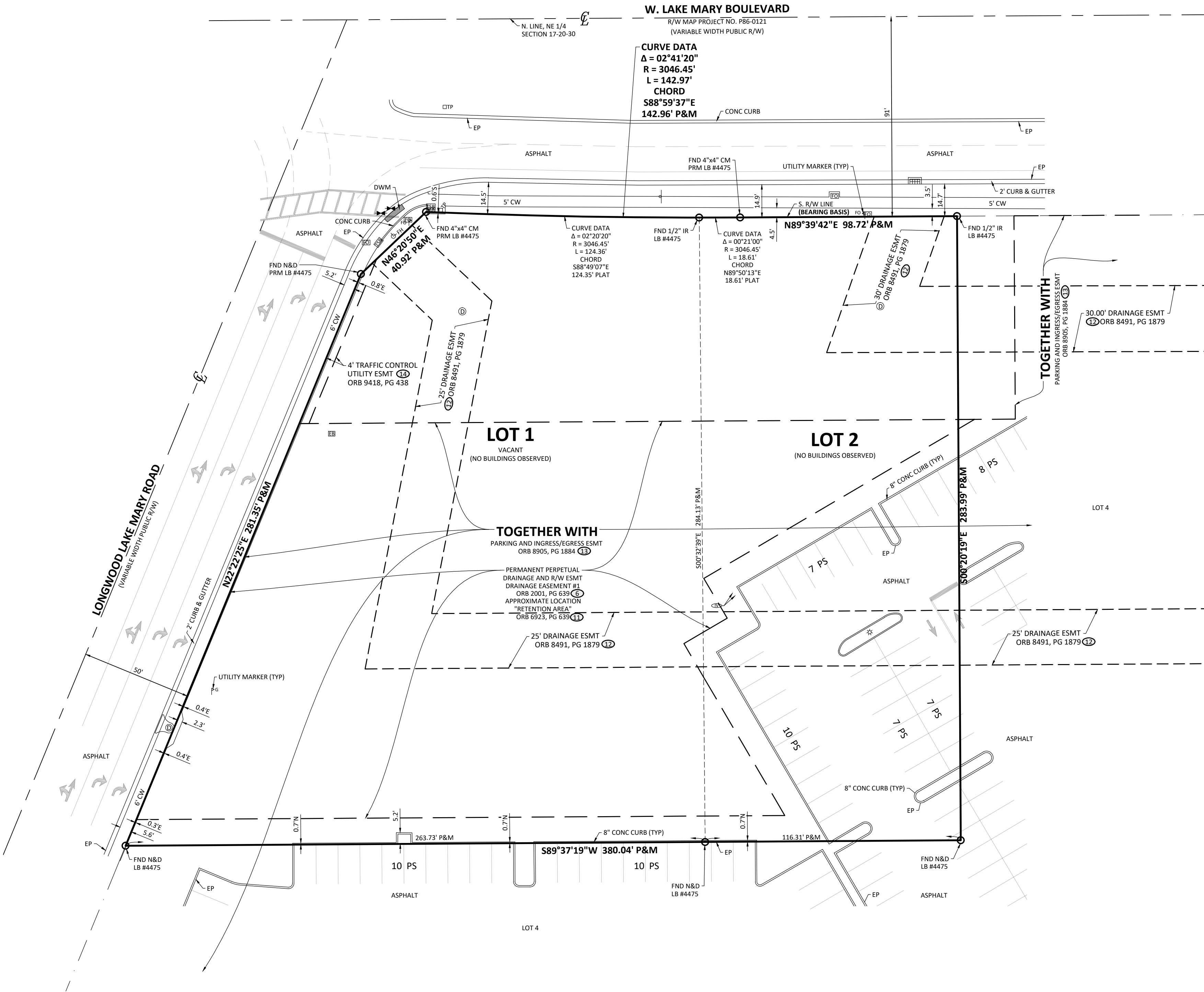
13. EASEMENT FOR PARKING AND INGRESS/EGRESS AS SET FORTH IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED MAY 4, 2017 IN OFFICIAL RECORDS BOOK 8905, PAGE 1884. **(ON AND OFF SUBJECT PROPERTY, IN AREA SHOWN HEREON.)**

14. TRAFFIC CONTROL UTILITY EASEMENT IN FAVOR OF SEMINOLE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED AUGUST 19 2019 IN OFFICIAL RECORDS BOOK 9418, PAGE 438. **(ON SUBJECT PROPERTY, SHOWN HEREON.)**

15. ORDINANCE NO. 1639 REZONING CERTAIN LANDS RECORDED JUNE 9, 2021 IN OFFICIAL RECORDS BOOK 9956, PAGE 1598. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

16. RESTRICTIONS, COVENANTS, EASEMENTS, SETBACKS, OR OTHER MATTERS AS MAY BE SHOWN ON THE PLAT OF NICKSTE, AS RECORDED IN PLAT BOOK 88, PAGES 21 THROUGH 25, INCLUSIVE, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

A north arrow pointing upwards, labeled 'N' at the top, 'E' at the right, 'S' at the bottom, and 'W' at the left. Below the north arrow is a graphic scale bar labeled 'GRAPHIC SCALE' above it. The scale bar is divided into segments with labels '0'', '15'', '30'', '60'', and '90'' below it. Below the scale bar is the text '1" = 30''.



ACCURIGHT SURVEYS OF ORLANDO INC., LB 447
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 20'	JOB #57069	SHEET 1 OF 1
DRAWN BY: CAH		

PREPARED FOR:
OAKS OUT, LLC

SUBDIVISION NAME: NICKSTADT

LOCATION:
3037 W LAKE MARY BLVD
LAKE MARY, FL 32746

LEGEND

BB	BOTTOM OF BANK	MEAS	MEASURED
	BACKFLOW PREVENTER	MF	METAL FENCE
	BENCHMARK	MS	METAL SHED
	BOLLARD	ME	METERED END SECTION
	BURIED ELECTRIC	MT	MONITORING WELL
BWF	BARRIER WIRE FENCE	ND	NAIL & DISC
	CABLE TV RISER	NAVD	NORTH AMERICAN
	BURIED CABLE TV		VERTICAL DATUM
	CENTRAL ANGLE	NGVD	NATIONAL GEODESIC
CW	CORNER CABLE BLOCK WALL		VERTICAL DATUM
CC	COVERED CONCRETE	NT	NON-TANGENT
CCR	CORNER CEMENT RECORD	OR	OFFICIAL RECORDS BOOK
CF	CONCRETE FLUME	OHV	OVERHEAD WIRE
CHW	CORNER HEAD WALL	PB	FLAT BOOK
CLF	CHAIN LINK FENCE	PC	POINT OF CURVATURE
	CENTERLINE	PEP	PER ENGINEERING PLANS
	CONCRETE MONUMENT	PP	PLASTIC FENCE
CMP	CORRUGATED METAL PIPE	PG	PAGE
CL	CLEAN OUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	P&M	PLAT & MEASURED
COV	COVERED	PBC	POINT OF BEGINNING
CP	CORNER PAD	POC	POINT OF COMMENCEMENT
CD	CORNER POCK	PRB	POINT OF REVERSE
D&M	DEED/DEED & MEASURED		CURVATURE
DES	DRAINAGE EASEMENT	PS	PARKING SPACE
	DESCRIPTION	PSM	PROFESSIONAL SURVEYOR
	DOT INLET		AND MAPPER
DOC#	DOCUMENT #	PT	POINT OF TANGENCY
DUP	DUMPSITE	PP	PLASTIC PIPE
DW	DRIVEWAY	RC	CURVE RADIUS
	EASEMENT WARNING MARK	RCP	REINFORCED CONCRETE PIPE
EA#	EASEMENT NUMBER	R/W	RIGHT OF WAY
EL	ELECTRIC METER	S	SANITARY MANHOLE
ELC	ELECTRICAL BOX	S	SANITARY LINE
EL	ELEVATION	SDO	SHOWN FOR DIRECTION ONLY
EMT	EMT	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SW	STOCK WIRE FENCE
FD	FIRE DEPARTMENT CONNECTION	X00.0	SPOT ELEVATION
FIRM	FLOOD INSURANCE RATE MAP		STORM DRAIN LINE
	FINISHED FLOOR ELEVATION		SEWER VALVE
F-H	FIRE HYDRANT		STORM MANHOLE
FM	FIRE MAIN		STORM INLET
FND	FOUND	TP	TOP OF BANK
	FIBER OPTIC BOX	TR	TRANSFORMER POLE
	FIBER OPTIC LINE	TT	TRANSITION/JUNCTION BOX
GL	GAZ LINE		TELEPHONE RISER
	GAZ METER	TST	TRANSFORMER SIGNAL BOX
	GALVALUME	TY	TYPICAL
	GRASS STRIP	UB	UTILITY BOX
	GUT WYE AND ANCHOR	UE	UTILITY EASEMENT
HAKP	HANDICAP PARKING	UM	UTILITY MARKER
HDPE	HIGH DENSITY POLYETHYLENE	UP	UTILITY POLE
INV	INVERT ELEVATION	W	WATER LINE
IP	IRON PIPE	W	WOOD FENCE
IR	IRON ROD	WS	WOOD SHED
	IRRIGATION VALVE	W	WATER VALVE
AR	ARC LENGTH		WATER METER
L	LICENSED BUSINESS		WATER DRAIN
LG	LIGHT POLE		
LSA	LANDSCAPE AREA		
LS	LICENSE SURVEYOR		

SURVEY DATE: 6/8/23

[illegible]

BOUNDARY SURVEY

CERTIFIED TO:
OAKS OUT, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;
FASSETT, ANTHONY & TAYLOR, P.A.;
SOUTHSTATE BANK, N.A., ISAOA ATIMA

RONALD K. SMITH, PSM 5797

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY
CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO
SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY RONALD K. SMITH, PSM 5797.