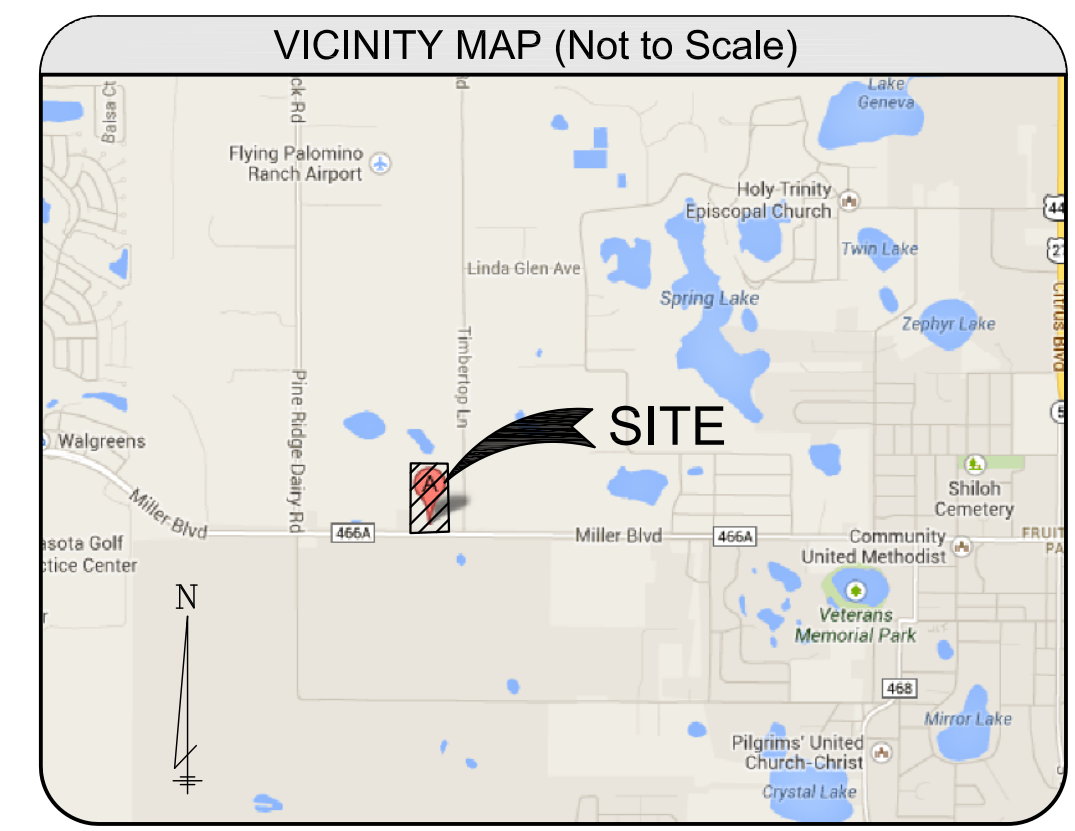
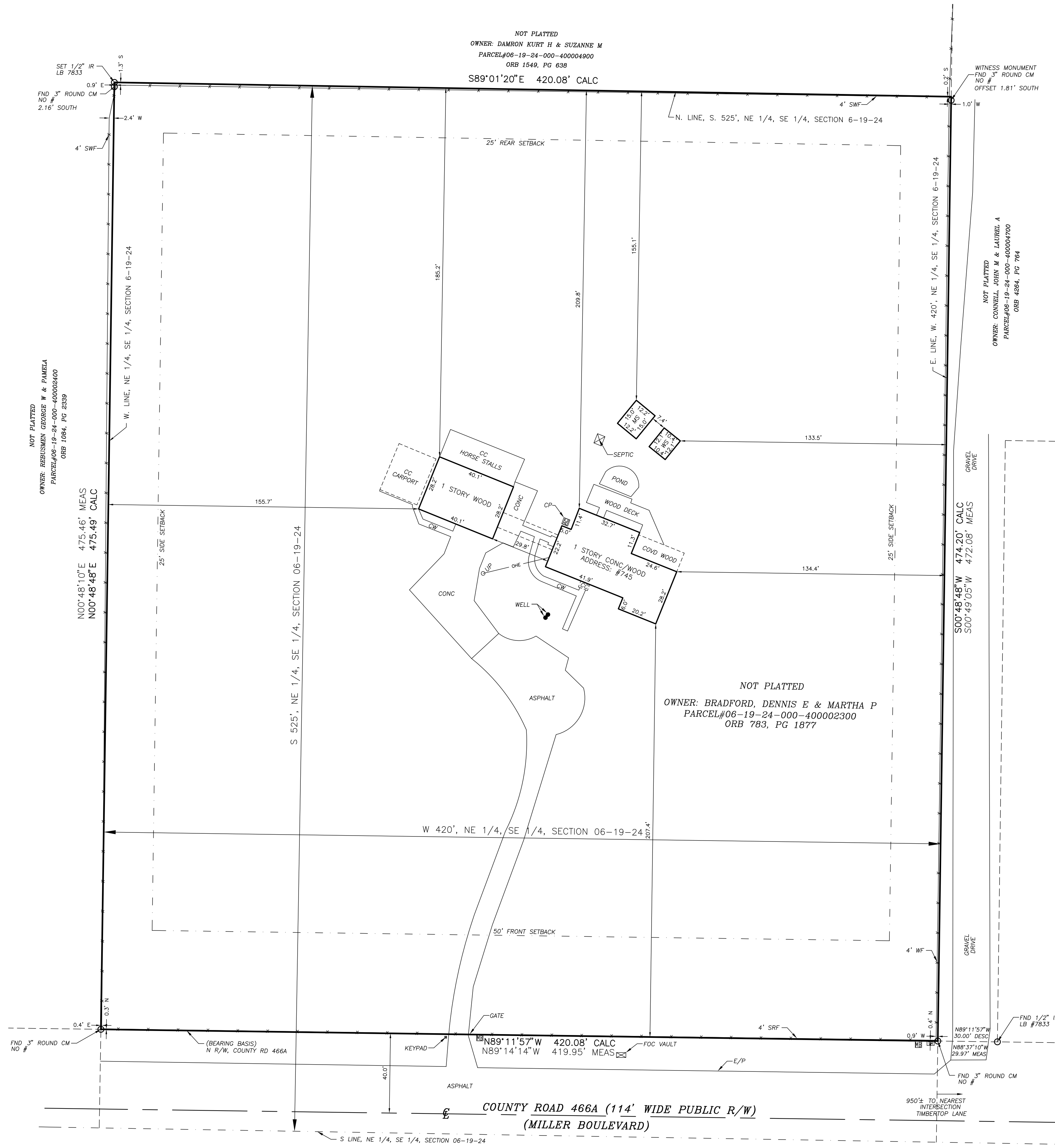
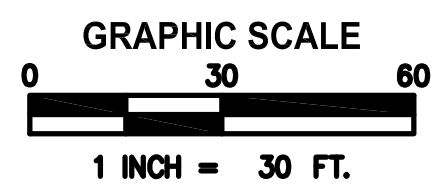
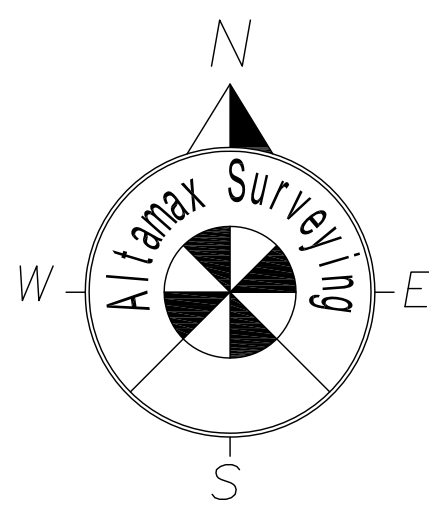


ALTA/ACSM LAND TITLE SURVEY



LEGEND	
	AIR RELEASE VALVE
	AUTO SPRINKLER
	BOTTOM OF BANK
	BACK OF CURB
	BACKFLOW PREVENTER
	BURIED COMMUNICATION MARKER
	BACKFLOW PREVENTER
	BENCHMARK
	BOLLARD
	BURIED POWER CABLE
	CALCULATED
	CALCULATED & MEASURED
	CENTRAL ANGLE
	CONCRETE BLOCK WALL
	COVERED CONCRETE
	CONCRETE FLUME
	CONCRETE HEAD WALL
	CHAIN LINK FENCE
	CENTERLINE
	CONCRETE MONUMENT
	CORRUGATED METAL PIPE
	CLEAN OUT
	CONCRETE
	COVERED CONCRETE PAD
	CONCRETE WALKWAY
	D&M
	D&M
	DRAINAGE EASEMENT
	DESCRIPTION
	DOT INLET
	DUMPSTER PAD
	DRIVE
	ELECTRIC METER
	ELECTRICAL BOX
	EASEMENT
	EDGE OF PAVEMENT
	FLOOD INSURANCE
	RATE MAP
	FINISHED FLOOR ELEVATION
	FIRE HYDRANT
	FLOW LINE
	FLOOD LIGHT
	FOUND
	FIBER OPTIC CABLE
	FLAG POLE
	GAS LINE
	GAS METER
	GUY WIRE ANCHOR
	HANDICAP PARKING
	HOG WIRED FENCE
	INVERT ELEVATION
	IRON PIPE
	IRON ROD
	STORM JUNCTION BOX
	ARC LENGTH
	LANDSCAPED AREA
	MEASURED
	METAL FENCE
	MAILBOX
	METAL SHED
	MITERED END SECTION
	MONITORING WELL
	NAIL & DISK
	NATIONAL GEODETIC
	VERTICAL DATUM
	NOT TO SCALE
	OVERHEAD ELECTRIC
	ON LINE
	OFFICIAL RECORDS BOOK
	OVERHEAD WIRE
	OVERHEAD WALKWAY
	FLAT BOOK
	POINT OF CURVATURE
	PER DEPARTMENT OF TRANSPORTATION R/W MAP
	PER ENGINEERING PLANS
	PAGE
	POINT OF INTERSECTION
	PLAT & MEASURED
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POWER POLE
	PARKING SPACES
	POINT OF TANGENCY
	PLASTIC PIPE
	CURVE RADIUS
	RAMP
	REINFORCED CONCRETE PIPE
	RIGHT OF WAY
	SANITARY MANHOLE
	SANITARY LINE
	SPLIT RAIL FENCE
	STOCK WIRE FENCE
	SPOT ELEVATION
	STORM/DRAIN LINE
	STORM MANHOLE
	UNDERGROUND TELEPHONE
	STORM INLET
	TOP OF BANK
	TRAFFIC POLE
	TRAFFIC SIGN
	TRANSFORMER/JUNCTION BOX
	TELEPHONE RISER
	TRAFFIC SIGNAL BOX
	CABLE TV RISER
	TYPICAL
	UTILITY EASEMENT
	UTILITY POLE
	WATER LINE
	WETLAND FLAG
	WOOD SHED
	WATER VALVE
	WATER METER
	NUMBER
	EASEMENT NUMBER

DESCRIPTION:

THE SOUTH 525 FEET OF THE WEST 420 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LAND AREA

199,474 SQ. FT.
OR
4.5793 ACRES

SCHEDULE B-II EXCEPTIONS:

5. Right of Way Easement recorded in O.R. Book 327, Page 571, Public Records of Lake County, Florida.
(AFFECTS SUBJECT PROPERTY AS A BLANKET TYPE EASEMENT TO SUMTER ELECTRIC COOPERATIVE—ANY ABOVE GROUND INDICATION OF GRANTEE'S FACILITIES ARE SHOWN HEREON)

GENERAL SURVEY NOTES:

- BEARING STRUCTURE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF COUNTY ROAD 466A; BEING: N89°11'57"W PER BOOK 2294, PAGE 216, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12069C0305E, LAKE COUNTY, FLORIDA AND HAVING AN EFFECTIVE DATE OF 12/18/2012.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. K15-087, EFFECTIVE: JUNE 24, 2015, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- THERE ARE ZERO STRIPED PARKING SPACES.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, OR SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, CEMETERY, GRAVESTONE OR BURIAL GROUND.
- THERE WAS NO EVIDENCE FOUND OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THE FOLLOWING ZONING REGULATIONS WERE OBTAINED FROM LAKE COUNTY, FLORIDA WEB SITE AND MUNICOD.COM.

ZONING DISTRICT: A (AGRICULTURE DISTRICT)

BUILDING SETBACKS: FRONT 50 FEET
SIDE 25 FEET
REAR 25 FEET

MAX. BUILDING HEIGHT: 40 FEET

ALTA/ACSM Land Title Survey Certification

To: CLH Ventures, Inc.; BYRON B. HOWELL, P.A.; M. Meredith Kriste, P.A. and Old Republic National Title Insurance Company; Westerhall Point 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, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 17 and 18 of Table A thereof. The field work was completed on 07-10-2015.

Date: 07-14-2015

ROBERT C. JOHNSON PSM 5551

Not valid without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with ability to verify. The seal appearing on this document was authorized by Robert C. Johnson on the Date of the electronic signature.



ADDRESS:

745 County Road 466A
Fruitland Park, FL 34731

Job Information

JOB NO. 901225
CF NO. 06-19-24-0004-00-02300
FIELD DATE: 07/10/2015
SCALE: 1"=30'
DRAWN BY: PJT

Revisions

Date:	Description	By:
07-22-15	Added Title Commitment	PJT
07-30-15	Added Cetifications	RCJ
11-13-15	Revised Cetifications	RCJ

Altamax Surveying

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