

KEYES, PART OF LOT 2, FROM THE SOUTHEAST CORNER OF LOT 2, KEYES SEMINOLE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 40, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 13 DEGREES 58' 48" WEST 82.72 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 64 DEGREES 39' 35" EAST 49.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE RUN NORTH 13 DEGREES 34' 25" EAST 10.97 FEET; THENCE RUN NORTH 49 DEGREES 09' 10" WEST CONTINUING ALONG SAID EAST LINE OF LOT 2, 92.50 FEET; THENCE RUN SOUTH 13 DEGREES 48' 48" EAST, 95.03 FEET TO THE POINT OF BEGINNING, AND PART OF LOT 3, BEGINNING AT THE NORTHEAST CORNER OF LOT 3, KEYES SEMINOLE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 40, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEGREES 41' 57" WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 141.78 FEET; THENCE RUN 89 DEGREES 18' 03" WEST 135.00 FEET; THENCE RUN SOUTH 00 DEGREES 41' 57" WEST 37.28 FEET; THENCE RUN SOUTH 64 DEGREES 39' 35" WEST 55.55 FEET TO A POINT ON THE EAST LINE OF LOT 2 OF SAID KEYES SEMINOLE INDUSTRIAL PARK; THENCE RUN NORTH 13 DEGREES 34' 25" EAST 10.97 FEET; THENCE RUN NORTH 49 DEGREES 09' 10" WEST, CONTINUING ALONG SAID EAST LINE OF LOT 2 A DISTANCE OF 92.50 FEET; THENCE RUN NORTH 46 DEGREES 33' 28" EAST 25.25 FEET; THENCE RUN NORTH 40 DEGREES 50' 50" EAST 127.58 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE RUN SOUTH 89 DEGREES 32' 18" EAST 115.95 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO THAT CERTAIN DECLARATION AND DEDICATION OF RECIPROCAL CROSS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3355, PAGE 1567 AND THAT CERTAIN REAFFIRMATION OF DECLARATION AND DEDICATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3960, PAGE 1486, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, 34 KEYES; FROM THE NORTHEAST CORNER OF LOT 3, KEYES SEMINOLE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 40, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN S 00 DEGREES 41' 57" W, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 141.78 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S. 00 DEGREES 41' 57" W, 121.00 FEET; THENCE RUN N 89 DEGREES 18' 03" W, 119.22 FEET TO A POINT ON THE WESTERLY LING OF LOT 4, SAID KEYES SEMINOLE INDUSTRIAL PARK; THENCE RUN S. 27 DEGREES 38' 46" W, ALONG SAID WESTERLY LINE, 58.26 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON SAID PLAT, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A TANGENT BEARING OF N. 24 DEGREES 51' 21" W, AT SAID POINT, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 45.00 FEET THROUGH A CENTRAL ANGLE OF 51 DEGREES 34' 12" TO THE SOUTHEASTERLY CORNER OF LOT 2, SAID KEYES SEMINOLE INDUSTRIAL PARK, THENCE RUN N. 13 DEGREES 58' 8" W, 82.72 FEET THENCE RUN N. 64 DEGREES 39' 35" E, 64.83 FEET; THENCE RUN N. 00 DEGREES 41' 57" E, 37.28 FEET; THENCE RUN S. 89 DEGREES 18' 03" E, 135.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT CERTAIN JOINT INGRESS EGRESS EASEMENT DESCRIBED AS FOLLOWS: A 24 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF LOT 3 KEYES SEMINOLE INDUSTRIAL PARK, PLAT BOOK 33, PAGE 40, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEGREES 41 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3 FOR A BASIS OF BEARINGS, A DISTANCE OF 141.78 FEET; THENCE RUN N. 89 DEGREES 18 MINUTES 03 SECONDS WEST 15.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 18 MINUTES 03 SECONDS WEST 132.00 FEET; THENCE RUN SOUTH 00 DEGREES 41 MINUTES 57 SECONDS WEST 137.00 FEET; THENCE RUN SOUTH 33 DEGREES 03 MINUTES 12 SECONDS WEST 18.07 FEET TO A POINT TO THE RIGHT OF WAY LINE OF TRACT A AS SHOWN ON SAID KEYES SEMINOLE INDUSTRIAL PARK, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND A TANGENT BEARING OF NORTH 56 DEGREES 56 MINUTES 48 SECONDS WEST AT SAID POINT; THENCE CONTINUES SOUTH 33 DEGREES 03 MINUTES 12 SECONDS WEST 4.0 FEET TO THE END OF THIS EASEMENT CENTERLINE DESCRIPTION.

CERTIFIED TO:
RE NR, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; SOUTH-
MILHAUSEN, P.A.; FIDELITY NATIONAL TITLE INSURANCE COMPANY

Issued by: Old Republic National Title Insurance Company
Issuing Agent: Robert F. Vason, Jr. P.A
Commitment Number: 1258179
Effective Date: March 31, 2022 at 11:00 P.M.
Schedule B - Section 2
As To Parcel "C"

1. Defaults, liens, encumbrances, adverse claims or other matters, if any, created, first recorded in the Public Records or attaching subsequent to the Commencement Date hereof prior to the date the Proposed Insured acquires for value the recorded estate or interest or Mortgage therein covered by this Commitment. Not a Survey Matter.
2. A. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. Not a Survey Matter.
B. Rights or claims of parties in possession not recorded in the Public Records. Not a Survey Matter.
C. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. Apparent Building Encroachment Into 15' Utility Easement.
D. Easements or claims of easements not recorded in the Public Records. None Provided At Time Of Survey.
E. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
Not a Survey Matter.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and accreted to such lands. Not On A Body Of Water.
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. Not a Survey Matter.
5. All matters contained on the Plat of KEYES SEMINOLE INDUSTRIAL PARK, as recorded in Plat Book 333, Page 40, as affected by Quit Claim Deed recorded in C.R. Book 5176, Page 236, Public Records of Seminole County, Florida. Affects Subject Property.
6. Grant of Easement in favor of the City of Sanford, Florida recorded in O.R. Book 3355, Page 1565, Public Records of Seminole County, Florida. Affects Subject Property As Shown.
7. Declaration and Dedication of Reciprocal Cross Easements recorded in O.R. Book 3355, Page 1567, as affected by Reaffirmation recorded in O.R. Book 3960, Page 1486, Public Records of Seminole County, Florida. Affects Subject Property.
8. Rights of the lessees under unrecorded leases. Not a Survey Matter.

Certified to: RE NR, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; SOUTH
MILHAUSEN, P.A.; FIDELITY NATIONAL 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 2021 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(B), 7(A), 7(b)(1), 8, 9, 11(b), 13, 16, and 18 of Table A thereof.

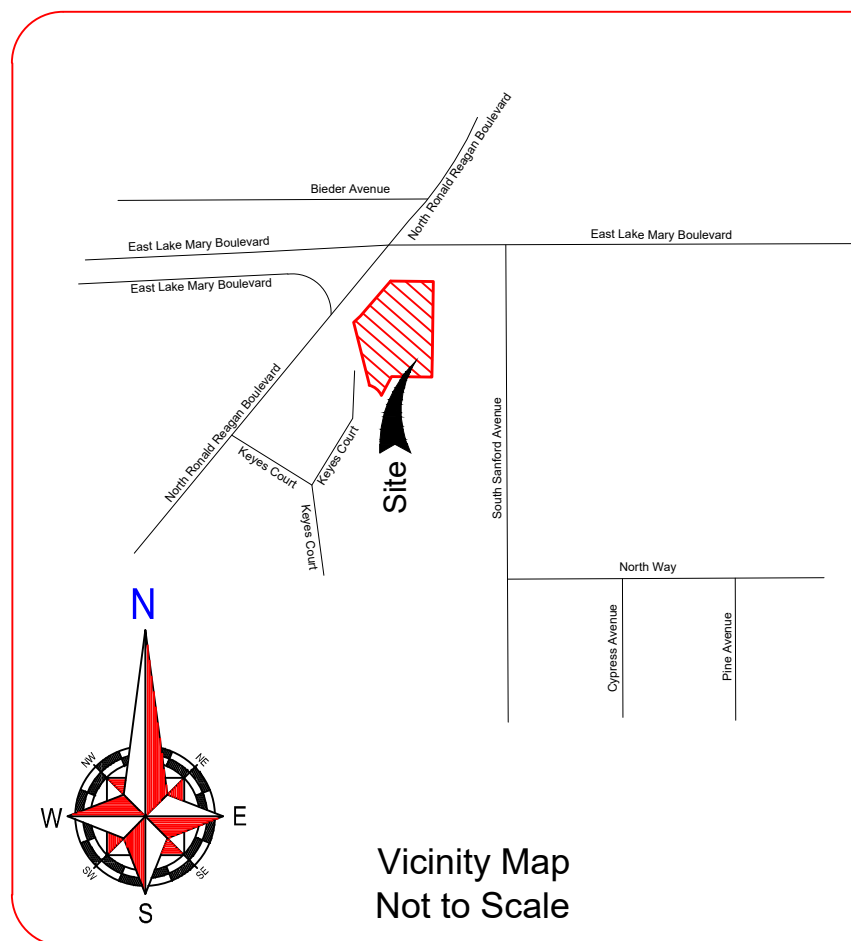
The fieldwork was completed on 06/14/2022

Date of Plat or Map: 06/20/2022.

Patrick K. Ireland, PSM 6637

A graphic scale bar is shown below the map, with markings for 0', 15', 30', and 60'. Below the scale bar, the text "Scale: 1"=30'" is written.

A compass rose is located in the upper right corner of the map, indicating North (N), South (S), East (E), and West (W). The rose is stylized with red and black colors.



C1		C2		L1			
R= 50.00'(P)		R= 50.00'(P)		N 40°50'50" E	127.58'(P)		
L= 44.99'(P)		L= 88.17'(P)		N 40°58'22" E	127.71'(M)	<u>LA</u>	
Δ= 51°33'17'(P)		Δ= 101°02'11'(P)				N 13°34'25" E	10.97'(D)
Chord Bearing=		Chord Bearing=		<u>L2</u>		<u>LB</u>	
N 50°38'43" W 43.49'(P)		N 25°52'38" E 77.18'(P)		N 46°33'28" E	25.25'(P)		
N 50°29'57" W 43.62'(M)				N 46°33'28" E	25.25'(M)	N 64°39'35" E	15.55'(D)

- ### -Legend-
- | | |
|--------------------------|----------------------------|
| ○ BOLLARD | FDOT Storm Manhole |
| SB - Setback | FIRE DEPARTMENT CONNECTION |
| Storm Inlet | FIBER OPTIC CA |
| SP - SIGNAL POLE | FOCB - FIBER OPTIC CA BOX |
| AR - Air Release Manhole | Fire Hydrant |
| Storm Manhole | Guy Anchor |
| TEB - TELEPHONE BOX | HANDICAP PARKING |
| TR - TELEPHONE RISER | HR - HANDICAP RAMP |
| TLP - TRAFFIC LIGHT POLE | GM - Gas Meter |
| TRAFFIC SIGNAL BOX | GV - Gas Valve |
| TP - TRAFFIC PANEL | GT - Grease Trap |
| T - Transformer | Light Pole |
| Gas Valve | Mitered End Section |
| Water Valve | SIGN |
| Water Meter | PS - PARKING SPACES |
| Back Flow Preventer | Concrete Power Pole |
| CB - Concrete Block | PP - Wood Power Pole |
| Television Riser | Sanitary Manhole |
| Cleanout | Sanitary Valve |
| Concrete Light Pole | STORM JUNCTION BOX |
| Curb Inlet | WOOD POST BOX |
| DOT INLET | Telephone Pad |
| Dumpster Pad | Power Meter |
| ELECTRIC BOX | Overhead Electric |
| ELECTRIC METER | |
| ICV Containment | |
| Shut Off Valve | |

[illegible]