ALTA/ACSM LAND TITLE SURVEY

EXCEPTIONS LISTED IN SCHEDULE B SECTION 2 OF THE TITLE COMMITMENT REFERENCED HEREON

THE FOLLOWING ENCUMBER FEE PARCEL:

6. RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED MADE BY RANA PARK CORPORATION TO FRANK O. KING, DATED AUGUST 23, 1961 AND RECORDED AUGUST 28, 1961 IN OFFICIAL RECORDS BOOK 370, PAGE 98, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

7. RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED MADE BY GRACE H. HENNESSEY AND LeROY HENNESSEY, HER HUSBAND, TO FRANK O. KING OF WINTER PARK, DATED AUGUST 23, 1961 AND RECORDED ON AUGUST 28, 1961 IN OFFICIAL RECORDS BOOK 370, PAGE 99, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

8. UTILITY EASEMENT BETWEEN RICHARD H GARLAND AND THE CITY OF LONGWOOD, FLORIDA DATED AUGUST 6, 1984 AND RECORDED OCTOBER 17, 1984 IN OFFICIAL RECORDS BOOK 1587, PAGE 55, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

9. SEWER AGREEMENT BETWEEN THE CITY OF LONGWOOD AND LONGWOOD/OXFORD ASSOCIATES LIMITED PARTNERSHIP DATED SEPTEMBER 11, 1984 AND RECORDED OCTOBER 17, 1984 IN OFFICIAL RECORDS BOOK 1587, PAGE 67, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

10. UTILITY EASEMENT BETWEEN RICHARD H GARLAND AND THE CITY OF LONGWOOD, FLORIDA DATED APRIL 29, 1986, AND RECORDED APRIL 30, 1986 IN OFFICIAL RECORDS BOOK 1730, PAGE 143, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

11. DISTRIBUTION EASEMENT BETWEEN ROBERT B SCHUMAKER AND DONNA L SCHUMAKER, HUSBAND AND WIFE, AND FLORIDA POWER CORPORATION DATED APRIL 24, 1987, AND RECORDED OCTOBER 5, 1987 IN OFFICIAL RECORDS BOOK 1893, PAGE 1220, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

12. EASEMENT AGREEMENT BETWEEN ROBERT B. AND DONNA L. SCHUMAKER AND CONSTRUCTION ENTERPRISES OF CENTRAL FLORIDA, INC. DATED APRIL 21, 1988 AND RECORDED JULY 6, 1988 IN OFFICIAL RECORDS BOOK 1973, PAGE 1324, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

13. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHOPPES OF ISLAND LAKE CENTER MADE BY ROBERT B SCHUMAKER AND DONNA L SCHUMAKER, HIS WIFE, DATED OCTOBER 14, 1988 AND RECORDED OCTOBER 18, 1988 IN OFFICIAL RECORDS BOOK 2007, PAGE 489, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHOPPES OF ISLAND LAKE CENTER DATED OCTOBER 1, 1991 AND RECORDED JULY 13, 1992 IN OFFICIAL RECORDS BOOK 2450, PAGE 1450, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

14. EASEMENT IN THAT CERTAIN WARRANTY DEED MADE BY ROBERT B. AND DONNA L SCHUMAKER, HIS WIFE, TO THE SHOPPES OF ISLAND LAKE PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, DATED AUGUST 31, 1990 AND RECORDED SEPTEMBER 5, 1990, IN OFFICIAL RECORDS BOOK 2216, PAGE 1809, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

THE FOLLOWING ENCUMBER PARCEL A & PARCEL B:

15. EASEMENTS DESCRIBED IN OFFICIAL RECORDS BOOK 1587, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

16. UTILITY EASEMENT BETWEEN RICHARD H GARLAND AND THE CITY OF LONGWOOD, FLORIDA DATED AUGUST 6, 1984 AND RECORDED OCTOBER 17, 1984 IN OFFICIAL RECORDS BOOK 1587, PAGE 55, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN) (SAME AS EXCEPTION 8)

17. UTILITY EASEMENT BETWEEN RICHARD H GARLAND AND THE CITY OF LONGWOOD, FLORIDA DATED APRIL 29, 1986, AND RECORDED APRIL 30, 1986 IN OFFICIAL RECORDS BOOK 1730, PAGE 143, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN) (SAME AS EXCEPTION 10)

18. LANDSCAPE MAINTENANCE REPLACEMENT AGREEMENT BETWEEN CITY OF LONGWOOD AND FRIENDLY ICE CREAM CORPORATION D/B/A FRIENDLY ICE CREAM CORPORATION OF MASSACHUSETTS, DATED MARCH 30, 1988, OFFICIAL RECORDS BOOK 1944, PAGE 237, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

19. NOTICE OF LEASE BETWEEN ROBERT B SCHUMAKER AND DONNA L SCHUMAKER, HIS WIFE, AND FRIENDLY ICE CREAM CORPORATION D/B/A/FRIENDLY ICE CREAM CORPORATION OF MASSACHUSETTS, DATED FEBRUARY 5, 1988 AND RECORDED JULY 20, 1988 IN OFFICIAL RECORDS BOOK 1976, PAGE 1232, AS ASSIGNED BY NOTICE OF ASSIGNMENT BETWEEN FRIENDLY ICE CREAM CORPORATION D/B/A FRIENDLY ICE CREAM CORPORATION OF MASSACHUSETTS, AND PERKINS RESTAURANTS OPERATING COMPANY, L.P. DATED AUGUST 15, 1989 AND RECORDED AUGUST 28, 1989 IN OFFICIAL RECORDS BOOK 2201, PAGE 170 AND RE-RECORDED JULY 17, 1990 IN OFFICIAL RECORDS BOOK 2215, PAGE 438, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

20. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHOPPES OF ISLAND LAKE CENTER MADE BY ROBERT B SCHUMAKER AND DONNA L SCHUMAKER, HIS WIFE, DATED OCTOBER 14, 1988 AND RECORDED OCTOBER 18, 1988 IN OFFICIAL RECORDS BOOK 2007, PAGE 489, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHOPPES OF ISLAND LAKE CENTER DATED OCTOBER 1, 1991 AND RECORDED JULY 13, 1992 IN OFFICIAL RECORDS BOOK 2450, PAGE 1450, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN) (SAME AS EXCEPTION 13)

21. LANDSCAPE MAINTENANCE REPLACEMENT AGREEMENT BETWEEN CITY OF LONGWOOD AND FRIENDLY ICE CREAM CORPORATION D/B/A FRIENDLY ICE CREAM CORPORATION OF MASSACHUSETTS, DATED MARCH 16, 1988 AND RECORDED MAY 4, 1989 IN OFFICIAL RECORDS BOOK 2065, PAGE 1861, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS AS SHOWN)

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to AmerUs Life Insurance Company, its Successors and/or Assigns; Parke 33 Properties, LLC; Island Lake Properties, LLC/O'Brian Properties, LLC; Nyemaster, Goode, Voigts, West, Hansel & O'Brien; Zimmerman, Kiser & Sutcliffe, P.A. that, as of the date hereof:

A. This Survey correctly shows, on the basis of a field survey:

(i) the fixed and determinable position and location of the land described thereon;

(ii) the location of all buildings, structures and other observable improvements situated on the land; and

(iii) all driveways or other cuts in the curbs along any street upon which the land abuts.

B. Except as shown on said plat of survey, there are no (i) visible easments or rights-of-way affecting the land; (ii) other easements or rights-of-way of which the undersigned has been advised; (iii) building set-back lines; (iv) party walls; (v) encroachments of overhangs or any observable improvements upon any easements or rights-of-way of which the surveyor has knowledge, or adjacent land; or (vi) encroachments by observable improvements located on adjacent land upon the described land.

C. By a surface inspection, there are no observable streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through the subject premises, except as shown. There are no gaps, gores, or overlaps between parcels or roads, highways, streets or alleys of which the surveyor has knowledge and all parcels which comprise the whole subject premises are contiguous. All public roads, highways, streets and alleys, of which the surveyor has knowledge, running adjacent to or upon the subject premises are shown. All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description.

D. . There are 135 parking spaces located on the subject premises including 6 handicap spaces.

E. The premises lie within Zones AE and X per Flood Insurance Rate Map, Panel No. 120292, 0130 E, City of Longwood, Seminole County, Florida.

F. Except as shown, all observable utilities, as evidenced by a surface inspection enter through public rights-of-way or easements of record as provided by client.

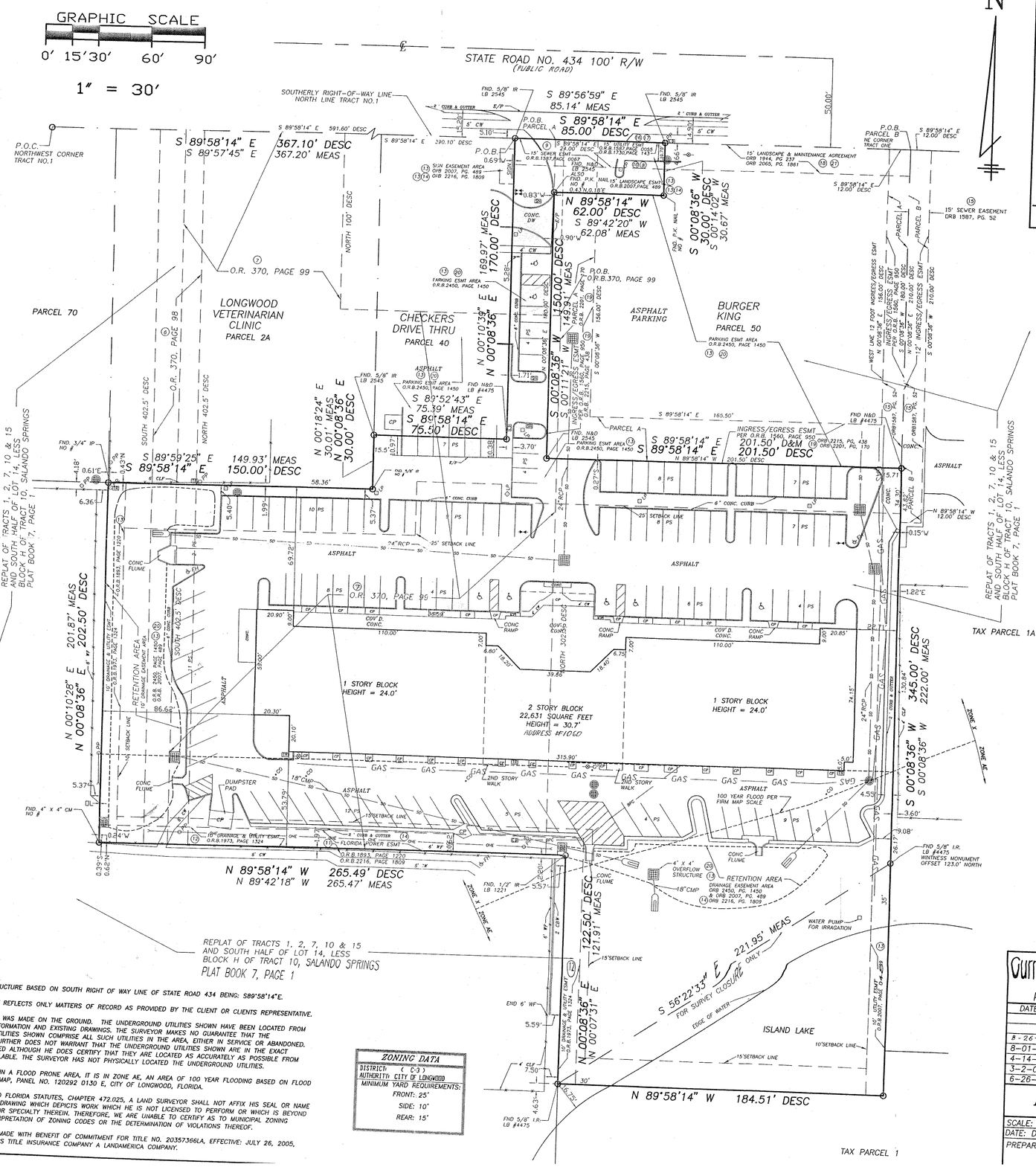
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA\ ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b1), 7(c), 8, 9, 10, 11(c) and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

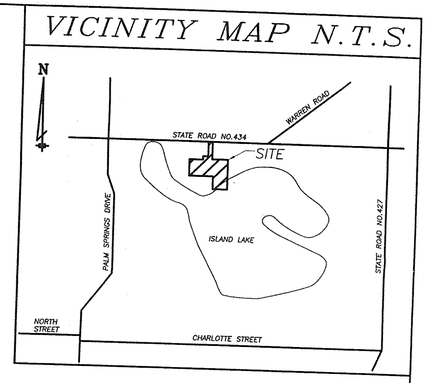
Date: 8/01/05

JAMES D. BRAY, PSM 6507

LEGEND

BB – BOTTOM OF BANK
BC – BACK OF CURB
BM – BENCHMARK
BPC – BURIED POWER CABLE
CALC – CALCULATED
C&M – CALCULATED & MEASURED
Δ – CENTRAL ANGLE
CBW – CONCRETE BLOCK WALL
CF – CONCRETE FLUME
CHW – CONCRETE HEAD WALL
CLF – CHAIN LINK FENCE
℄ – CENTERLINE
CM – CONCRETE MONUMENT
CMP – CORRUGATED METAL PIPE
CO – CLEAN OUT
CONC – CONCRETE
COVD – COVERED
CP – CONCRETE PAD
CW – CONCRETE WALKWAY
DE – DRAINAGE EASEMENT
D&M – DEED/DESC & MEASURED
DESC – DESCRIPTION
DM – DUMPSTER
DW – DRIVEWAY
CED – ELECTRIC METER
EB – ELECTRICAL BOX
ESMT – EASEMENT
E/P – EDGE OF PAVEMENT
FFE – FINISHED FLOOR ELEVATION
FH – FIRE HYDRANT
FL – FLOW LINE
FND – FOUND
–G– – GAS LINE
GBD – GAS METER
– GUY WIRE ANCHOR
– HANDICAP PARKING
HCR – HANDICAP RAMP
INV – INVERT ELEVATION
IP – IRON PIPE
IR – IRON ROD
L – ARC LENGTH
LP – LIGHT POLE
LSA – LANDSCAPED AREA
MEAS – MEASURED
– MITERED END SECTION
– MANHOLE
– MONITORING WELL
N&D – NAIL & DISK
OHE – OVERHEAD ELECTRIC
OL – ON LINE
ORB – OFFICIAL RECORDS BOOK
(P) – PLAT
PC – POINT OF CURVATURE
PEP – PER ENGINEERING PLANS
PI – POINT OF INTERSECTION
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PP – POWER POLE
PS – PARKING SPACES
PT – POINT OF TANGENCY
PVC – PLASTIC PIPE
R – CURVE RADIUS
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT OF WAY
SAN – SANITARY LINE
SN – SIGN
00.00 – SPOT ELEVATION
–SD– – STORM/DRAIN LINE
STMH – STORM MANHOLE
– STORM INLET
TB – TOP OF BANK
TP – TRAFFIC POLE
– TRAFFIC SIGN
TR – TELEPHONE RISER
TSB – TRAFFIC SIGNAL BOX
TV – CABLE TV RISER
TYP – TYPICAL
UE – UTILITY EASEMENT
UNTL – UNDERGROUND TELEPHONE
–W– – WATER LINE
WF – WOOD FENCE
– WATER METER
– WATER VALVE





DESCRIPTION

A PORTION OF TRACT NO.1, REPLAT OF TRACTS 1, 2, 7, 10, 15 AND THE SOUTH HALF OF 14, LESS BLOCK "H" OF TRACT 10, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING THE SAME AS:
FEE PARCEL

BEING A PORTION OF TRACT NO.1, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT NO.1, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.434, S89°58'14"E, 367.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°58'14"E, 85.00 FEET; THENCE S00°08'36"W, 30.00 FEET; THENCE N89°58'14"W, 62.00 FEET; THENCE S00°08'36"W, 150.00 FEET; THENCE S89°58'14"E, 201.50 FEET; THENCE S00°08'36"W, 345.00 FEET; THENCE N89°58'14"W, 184.51 FEET; THENCE N00°08'36"E, 122.50 FEET; THENCE N89°58'14"W, 265.49 FEET; THENCE N00°08'36"E, 202.50 FEET; THENCE S89°58'14"E, 165.50 FEET TO A POINT ON THE WEST LINE OF AN EXISTING 12 FOOT WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1560, PAGE 950, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°08'36"E, 156.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO.434; THENCE S89°58'14"E ALONG SAID RIGHT-OF-WAY LINE 12.00 FEET; THENCE S00°08'36"W, 180.00 FEET; THENCE N89°58'14"W, 201.50 FEET; THENCE N00°08'36"E, 180.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "A"
INGRESS/EGRESS EASEMENT

BEING A PORTION OF TRACT NO.1, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 52, SEMINOLE COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT NO.1; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.434, S89°58'14"E, 390.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°58'14"E, 24.00 FEET; THENCE S00°08'36"W, 156.00 FEET; THENCE S89°58'14"E, 165.50 FEET TO A POINT ON THE WEST LINE OF AN EXISTING 12 FOOT WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1560, PAGE 950, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°08'36"E, 156.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO.434; THENCE S89°58'14"E ALONG SAID RIGHT-OF-WAY LINE 12.00 FEET; THENCE S00°08'36"W, 180.00 FEET; THENCE N89°58'14"W, 201.50 FEET; THENCE N00°08'36"E, 180.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "B"
INGRESS/EGRESS EASEMENT

BEING A PERPETUAL NON-EXCLUSIVE EASEMENT PREVIOUSLY RESERVED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1560, PAGE 950, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT NO.1, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN S89°59'14"E, ALONG THE NORTH LINE OF SAID TRACT NO.1 AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO.434 A DISTANCE OF 591.60 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°58'14"E, 12.00 FEET; THENCE RUN S00°08'36"W, 210.00 FEET; THENCE RUN N89°58'14"W, 12.00 FEET; THENCE RUN N00°08'36"E, 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 126,482.2 SQUARE FEET OR 2.90 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL "A"
INGRESS/EGRESS EASEMENT

BEING A PORTION OF TRACT NO.1, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 52, SEMINOLE COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT NO.1; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.434, S89°58'14"E, 367.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°58'14"E, 85.00 FEET; THENCE S00°08'36"W, 30.00 FEET; THENCE N89°58'14"W, 62.00 FEET; THENCE S00°08'36"W, 150.00 FEET; THENCE S89°58'14"E, 201.50 FEET; THENCE S00°08'36"W, 345.00 FEET; THENCE N89°58'14"W, 184.51 FEET; THENCE N00°08'36"E, 122.50 FEET; THENCE N89°58'14"W, 265.49 FEET; THENCE N00°08'36"E, 202.50 FEET; THENCE S89°58'14"E, 165.50 FEET TO A POINT ON THE WEST LINE OF AN EXISTING 12 FOOT WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1560, PAGE 950, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°08'36"E, 156.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO.434; THENCE S89°58'14"E ALONG SAID RIGHT-OF-WAY LINE 12.00 FEET; THENCE S00°08'36"W, 180.00 FEET; THENCE N89°58'14"W, 201.50 FEET; THENCE N00°08'36"E, 180.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "B"
INGRESS/EGRESS EASEMENT

BEING A PERPETUAL NON-EXCLUSIVE EASEMENT PREVIOUSLY RESERVED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1560, PAGE 950, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT NO.1, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN S89°59'14"E, ALONG THE NORTH LINE OF SAID TRACT NO.1 AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO.434 A DISTANCE OF 591.60 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°58'14"E, 12.00 FEET; THENCE RUN S00°08'36"W, 210.00 FEET; THENCE RUN N89°58'14"W, 12.00 FEET; THENCE RUN N00°08'36"E, 210.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARING STRUCTURE BASED ON SOUTH RIGHT OF WAY LINE OF STATE ROAD 434 BEING: S89°58'14"E.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. 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.

4. THIS SITE IS IN A FLOOD PRONE AREA, IT IS IN ZONE AE, AN AREA OF 100 YEAR FLOODING BASED ON FLOOD INSURANCE RATE MAP, PANEL NO. 120292 0130 E, CITY OF LONGWOOD, FLORIDA.

5. 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.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 20357366LA, EFFECTIVE: JULY 26, 2005, ISSUED BY LAWYERS TITLE INSURANCE COMPANY A LANDAMERICA COMPANY.

ZONING DATA	
DISTRICT:	(C-3)
AUTHORITY:	CITY OF LONGWOOD
MINIMUM YARD REQUIREMENTS:	
FRONT:	25'
SIDE:	10'
REAR:	15'

ACCURIGHT SURVEYS
of Orlando Inc., LB 4475
2012 E. Robinson St.
Orlando, Florida 32803
(407) 894-6314

THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 61G17-6, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JAMES D. BRAY PSM 6507

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

Current BOUNDARY SURVEY DATE: 8-01-05
per Florida Statutes 61G17-6.003 2d

DATE:	REVISION	BY:
8-26-05	REVISED PER CLIENT'S COMMENTS	
8-01-05	RESURVEY	JB
4-14-03	ADDED NEW TITLE COMMITMENT	JCB
3-2-03	RESURVEY	TRKII
6-26-99	ALTA/ASCM SURVEY	TRKII
		NB

BOUNDARY & LOCATION SURVEY

SCALE: 1" = 30'		
DATE: DEC. 11, 1997	CF: # SC5-52.DWG	APPROVED BY:
		DRAWN BY: G.L.T.
PREPARED FOR: ROBERT E. ISOLA, INC.		

LE\SC5-52 - SANLANDO SPRINGS TRACT 1\TR 1\SC5-52.dwg, 8/19/2005 1:28:11 PM, PW-240WP