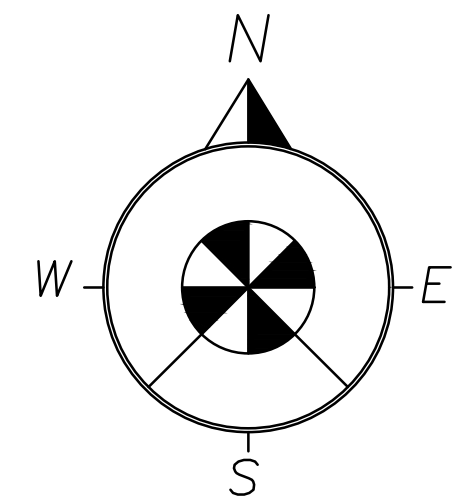
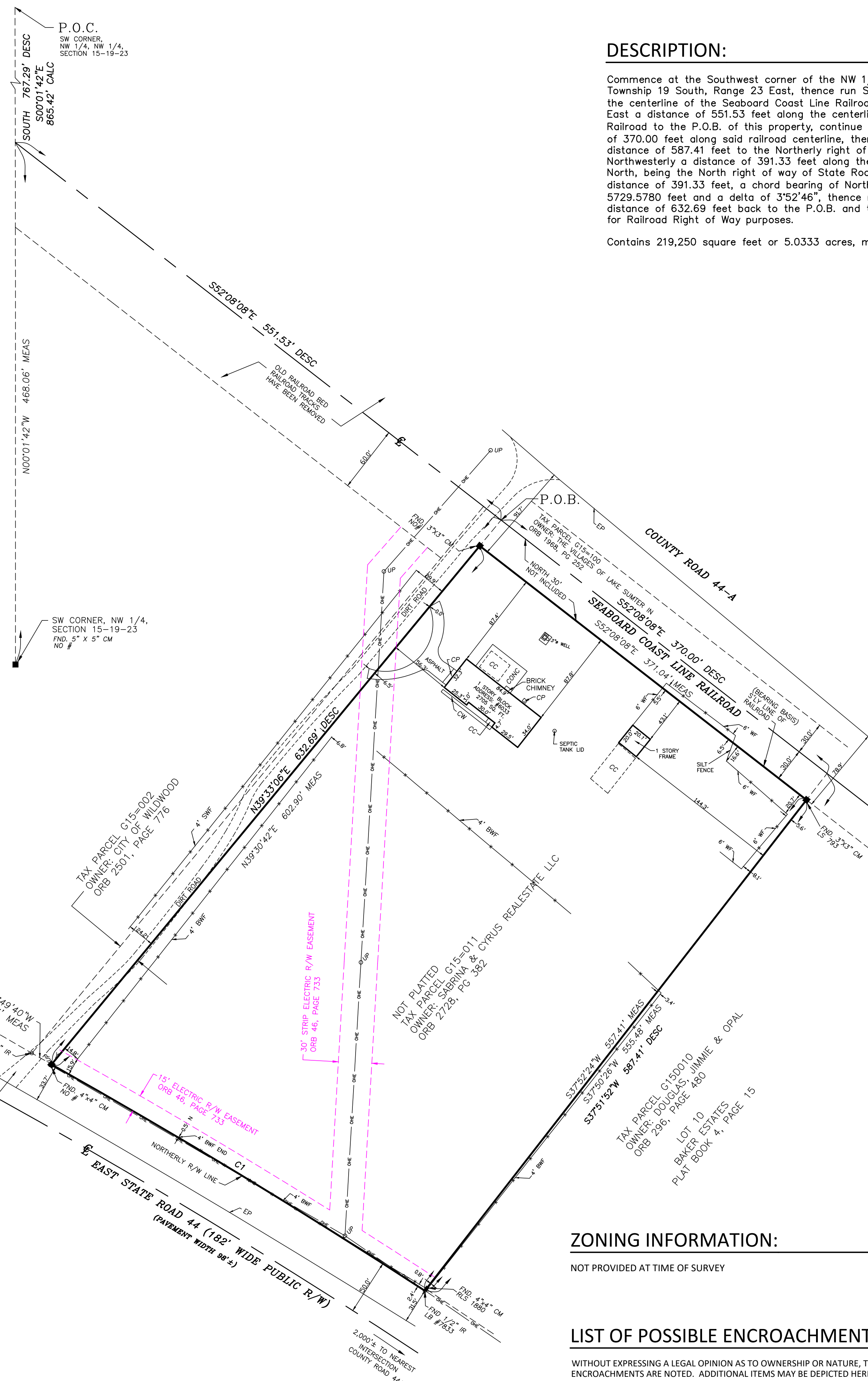


ALTA/NSPS LAND TITLE SURVEY



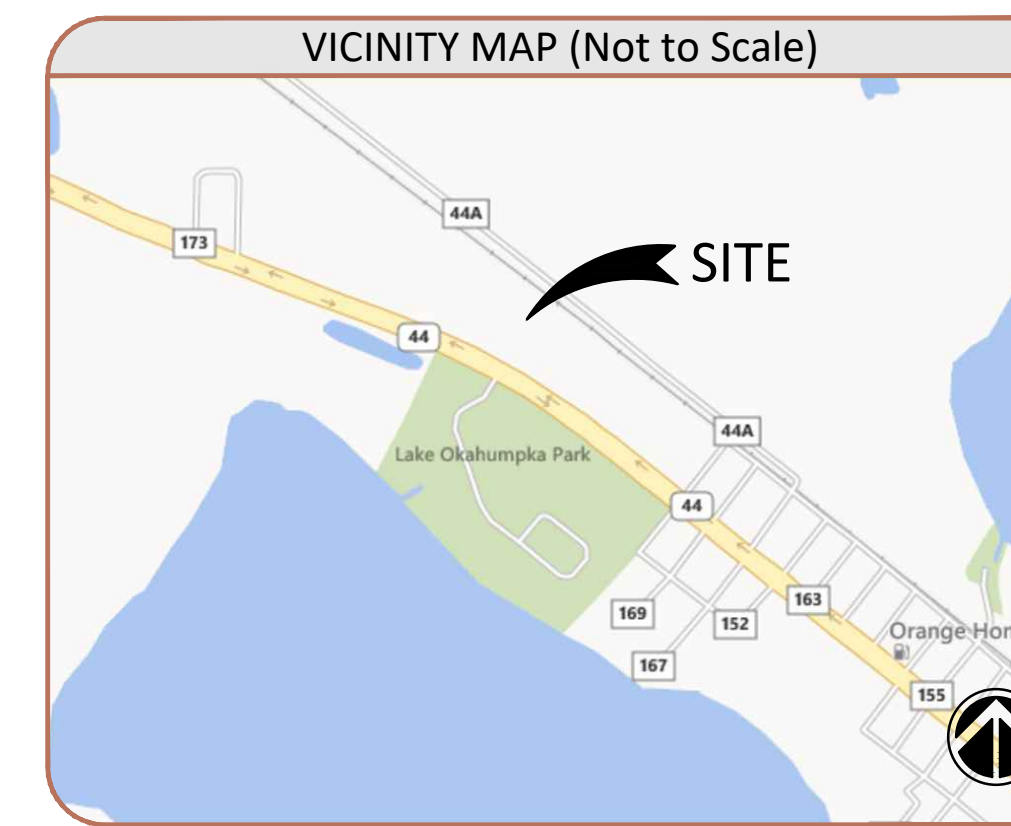
GRAPHIC SCALE
0 60 120
1 INCH = 60 FT.



DESCRIPTION:

Commence at the Southwest corner of the NW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 23 East, then run South a distance of 767.29 feet to the centerline of the Seaboard Coast Line Railroad, then run South 52°08'08" East a distance of 551.53 feet along the centerline of said Seaboard Coast Line Railroad to the P.O.B. of this property, continue South 52°08'08" East a distance of 370.00 feet along said railroad centerline, then run South 37°51'52" West a distance of 587.41 feet to the Northerly right of way of State Road 44, then Northwesterly a distance of 391.33 feet along the arc of a curve concave to the North, being the North right of way of State Road 44, said arc having a chord distance of 391.33 feet, a chord bearing of North 58°46'38" West, a radius of 5729.5780 feet and a delta of 3°52'46", then run North 39°33'06" East a distance of 632.69 feet back to the P.O.B. and to close. Less the North 30 feet for Railroad Right of Way purposes.

Contains 219,250 square feet or 5.0333 acres, more or less.



LEGEND

- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BP - BACKFLOW PREVENTER
- BPM - BUILDING HEIGHT MEASUREMENT
- BM - BENCHMARK
- ⊙ - BOLLARD
- E - BURIED ELECTRIC
- CP - CURB INLET
- CSW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CF - CONCRETE FENCE
- CHW - CONCRETE HEADWALL
- CL - CHAIN LINK FENCE
- CLC - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - CONCRETE
- CP - CONCRETE PAD
- CW - CONCRETE WALK
- DESC - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- ⊙ - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EM - ELECTRIC METER
- EB - ELECTRIC BOX
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FR - FIRE HYDRANT
- FND - FOUND
- FOC - FIBER OPTIC CABLE BOX
- FO - FIBER OPTIC CABLE LINE
- G- - GAS LINE
- GIS - GEOGRAPHIC INFORMATION SYSTEM
- GM - GAS METER
- GV - GAS VALVE
- GW - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HEBE - HIGH-DENSITY POLYETHYLENE PIPE
- HR - HANDICAP RAMP
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- JB - JUNCTION BOX
- L - ARC LENGTH
- LSA - LANDSCAPED AREA
- MEAS - MEASURED
- MF - METAL FENCE
- ML - METAL LID
- MS - METAL SHED
- MS - MITERED END SECTION
- MW - MONITORING WELL
- NSD - NAIL AND BOX
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- OL - ON LINE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- PL - PLAT BOOK
- PC - POINT OF CURVATURE
- PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
- PEP - PER ENGINEERING PLANS
- PAGE - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PPS - PARKING SPACES
- PSF - PEDESTRIAN SIGNAL POLE
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURVE RADIUS
- REC - RECORD
- RF - REINFORCED CONCRETE PIPE
- RCP - REINFORCED CONCRETE PIPE
- RW - RIGHT OF WAY
- RW - RIGHT OF WAY
- SM - SANITARY MANHOLE
- SDO - SIGN
- SN - SHOWN FOR DIRECTION ONLY
- SN - STOCK WIRE FENCE
- SWF - STOCK WIRE FENCE
- DO - SPOT ELEVATION
- SD - STORM DRAIN LINE
- SI - STORM INLET
- SM - STORM MANHOLE
- TEL - TELEPHONE LINE
- TB - TOP OF BANK
- TP - TRAFFIC POLE
- TS - TRAFFIC SIGN
- TJ - TRANSFORMER JUNCTION BOX
- TR - TELEPHONE RISE
- TSB - TRAFFIC SIGNAL BOX
- TSW - TRAFFIC SIGNAL WIRE
- TV - CABLE TV RISER
- TYP - TYPICAL
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- UM - UTILITY MARKER
- VCP - VITRIFIED CLAY PIPE
- VF - VINYL FENCE
- W - WATER LINE
- WF - WOOD FENCE
- WLF - WETLAND FLAG
- WS - WOOD SHED
- WM - WATER METER
- WV - WATER VALVE
- N - NUMBER
- E - EASEMENT NUMBER

GENERAL SURVEY NOTES:

- BEARING STRUCTURE BASED ON THE MONUMENTED SOUTHERLY LINE OF RAILROAD; BEING: S52°08'08"E PER OFFICIAL RECORD BOOK 669, PAGE 154, OF THE PUBLIC RECORDS FOR SUMTER 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. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12119C0134D, COMMUNITY NO. 120296, UNINCORPORATED SUMTER COUNTY, FLORIDA AND HAVING AN EFFECTIVE DATE OF 09-27-2013.
- 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. 13-25308, EFFECTIVE: XXXXX, ISSUED BY WESTCO LAND TITLE INSURANCE COMPANY.
- THERE ARE ZERO STRIPED PARKING SPACES INCLUDING ZERO HANDICAP SPACES.
- THIS "BOUNDARY SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
- THE PROPERTY HAS INDIRECT ACCESS TO EAST STATE ROAD 44, A DEDICATED PUBLIC ROAD WITHIN THE COUNTY OF SUMTER, FLORIDA.
- THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGULATION BY FEDERAL OR MUNICIPAL AUTHORITY AS INLAND COASTAL WETLANDS, BEACH, ESTUARY OR THE LIKE.
- VISIBLE ABOVE GROUND EVIDENCE OF MUNICIPAL WATER, STORM SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXISTS IN THE LOCATIONS INDICATED HEREON.
- ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO SUMTER COUNTY, FLORIDA. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF USE AS A CEMETERY OR REFUSE ON SITE.
- LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS LEGAL DESCRIPTION SHOWN IN THE TITLE COMMITMENT REFERENCED HEREON.

SCHEDULE B-2 EXCEPTIONS NOTES:

- Easement in favor of Sumter Electric Cooperative, Inc. as contained in instrument recorded in Official Records Book 133, Page 309, public records of Sumter County, Florida. (DOES NOT AFFECT SUBJECT PROPERTY)
- Right of Way Easement in Official Records Book 46, Page 733, public records of Sumter County, Florida. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

LAND AREA:

219,250 SQUARE FEET
OR 5.0333 ACRES

ZONING INFORMATION:

NOT PROVIDED AT TIME OF SURVEY

LIST OF POSSIBLE ENCROACHMENTS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING POSSIBLE ENCROACHMENTS ARE NOTED. ADDITIONAL ITEMS MAY BE DEPICTED HEREON THAT HAVE NOT BEEN INCLUDED IN THIS LIST.

NO.	CENTRAL ANGLE	RADIUS	CURVE ARC LENGTH	CHART TANGENT	CHORD BEARING	CHORD DISTANCE	CHORD DISTANCE
C1	3°52'46"	5729.58'	391.33'	195.78'	N58°46'38"W	391.29'	DESC
	3°52'49"	5779.58'	391.40'		N58°46'38"W	391.33'	CALC
					N58°46'57"W	390.91'	MEAS

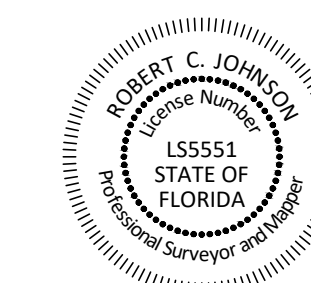
ALTA/NSPS Land Title Survey Certification

To: CLH VENTURES, INC. AND TONY ABOUD

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 items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on 12-27-2019.

Date: 12-27-2019

Robert C. Johnson PSM 5551



This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

ADDRESS:

6033 CR 44-A
WILDWOOD, FL 34785

Job Information

JOB NO. 903284
CF NO. SUM-15-19-23-UPDATE
FIELD DATE: 12-27-2019
SCALE: 1" = 60'
DRAWN BY: PJT

Revisions

Date:	Description	By:
02/11/20	Corrected typo in description	RCJ

Altamax Surveying

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www.altamaxsurveying.com

