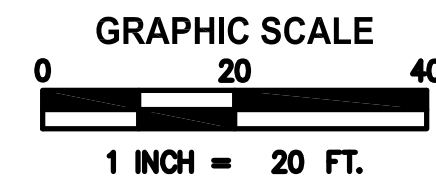
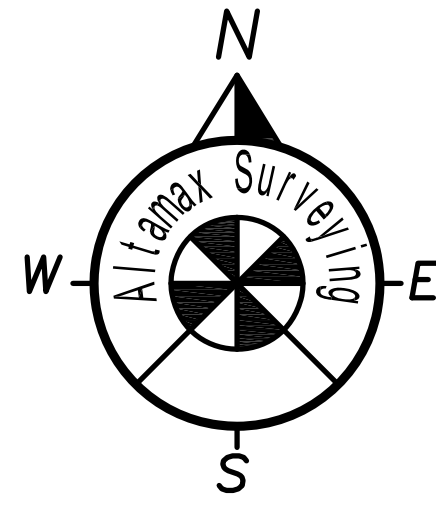
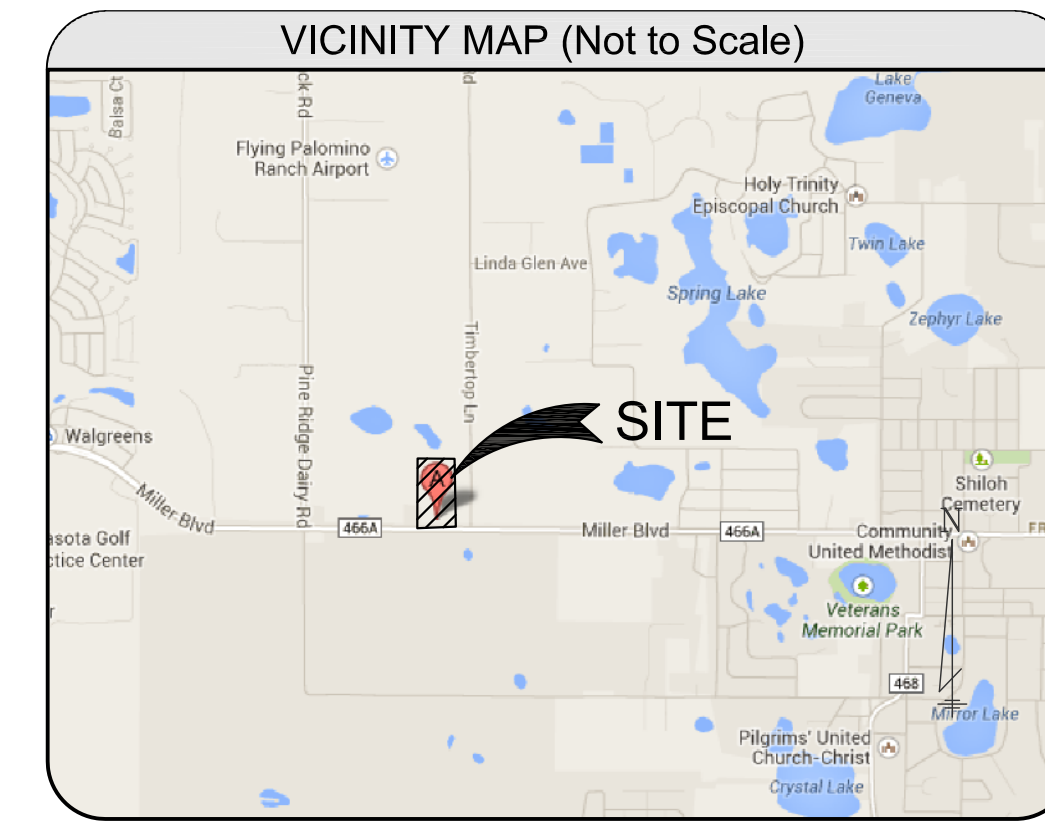


# ALTA/ACSM LAND TITLE SURVEY



NOTE:  
 AREA CALCULATION OF PARCELS IF ALL OF THE 100 FOOT MURPHY RESERVATION WAS TAKEN BY THE GOVERNMENT: 42,309 SQUARE FEET OR 0.9713 ACRES, MORE OR LESS.  
 AREA CALCULATION OF AREA FROM EXISTING R/W LINE TO PERPETUAL EASEMENT LINE SHOWN HEREON: 925 SQUARE FEET OR 0.0212 ACRES, MORE OR LESS.



## LEGEND

- - AIR RELEASE VALVE
- ◀ - AUTO SPRINKLER
- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BCM - BACKFLOW PREVENTER
- BCCM - BURIED COMMUNICATION MARKER
- BFP - BACK FLOW PREVENTER
- BM - BENCHMARK
- BP - BOLLARD
- BPC - BURIED POWER CABLE
- CALLC - CALCULATED & MEASURED
- CA - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - CONCRETE CURB
- CF - CONCRETE FENCE
- CLF - CHAIN LINK FENCE
- CM - CONCRETE MONUMENT
- CMC - CORRUGATED METAL PIPE
- CONC - CONCRETE
- CO - CONCRETE COVERED
- CP - CONCRETE PAD
- CR - CONCRETE R/W MARKER
- D&M - DEED/DESC
- DE - DRAINAGE EASEMENT DESCRIPTION
- DI - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- ED - ELECTRIC METER
- EB - ELECTRICAL BOX
- ESMT - EASEMENT
- E/P - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FL - FLOOR FINISH
- FL - FLOW LINE
- FL - FLOOR LIGHT
- FND - FOUND
- FOC - FIBER OPTIC CABLE
- FP - FLAG POLE
- GS - GAS LINE
- GS - GAS METER
- GW - GUY WIRE ANCHOR
- H&M - HANDICAP PARKING
- HW - HOG WIRE FENCE
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- IS - STORM JUNCTION BOX
- LA - ARC LENGTH
- LSA - LANDSCAPED AREA
- MEAS - MEASURED
- MF - METAL FENCE
- MB - MAILBOX
- MS - METAL SHED
- MS - MITERED END SECTION
- MON - MONITORING WELL
- MAIL & BOX
- NGVD - NATIONAL GEODETIC DATUM
- NTS - NOT TO SCALE
- ONE - OVERHEAD ELECTRIC
- OL - ON LINE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- OWK - OVERHEAD WALKWAY
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PER - PER DEPARTMENT OF TRANSPORTATION R/W MAP
- PEP - PER ENGINEERING PLANS
- PI - PAGE
- PI - POINT OF INTERSECTION
- PI - PLAT & MEASURED
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PP - POWER POLE
- PS - PARKING SPACES
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- CR - CURVE RADIUS
- RP - RAMP
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SM - SANITARY MANHOLE
- SN - SANITARY LINE
- SON - SIGN
- SW - STOCK WIRE FENCE
- SW - SPOT ELEVATION
- SD - STORM/RAIN LINE
- SM - STORM MANHOLE
- UND - UNDERGROUND TELEPHONE
- SI - STORM INLET
- TR - TELEPHONE RISER
- TSB - TRAFFIC SIGNAL BOX
- TSW - TRAFFIC SIGNAL WIRE
- TV - CABLE TV RISER
- TYP - TYPICAL
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- W - WATER LINE
- WF - WOOD FENCE
- WLF - WETLAND FLAG
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER
- NUM - NUMBER
- E - EASEMENT NUMBER

## DESCRIPTION:

### PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 0°46'00" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1279.37 FEET, MORE OR LESS TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 466-A; THENCE NORTH 89°11'57" WEST ALONG SAID NORTHERLY RIGHT OF WAY 484.04 FEET TO A CONCRETE MARKER AND A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°11'57" WEST ALONG SAID RIGHT OF WAY 150 FEET; THENCE NORTH 0°45'00" EAST 247.38 FEET; THENCE SOUTH 89°07'10" EAST, 150 FEET; THENCE SOUTH 0°45'40" WEST 247.17 FEET TO THE POINT OF BEGINNING.

### PARCEL 2

THE EAST 75 FEET OF THE WEST 260 FEET OF THE SOUTH 300 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

THE TOTAL AREA OF THE ABOVE TWO PARCELS CONTAINS 55,866 SQUARE FEET OR 1.2825 ACRES, MORE OR LESS.

## SCHEDULE B-II EXCEPTIONS:

- RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED JULY 22, 1942, UNDER DEED BOOK 200, PAGE 339, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)
- RIGHT OF WAY AGREEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE INC. RECORDED IN O.R. BOOK 327, PAGE 569, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

## 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, AGENTS FILE REFERENCE 131738, EFFECTIVE: DECEMBER 18, 2013, 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.
- THERE WAS NO EVIDENCE FOUND OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THE FOLLOWING ZONING REGULATIONS WERE PROVIDED BY THE CITY OF FRUITLAND PARK BUILDING DEPARTMENT.

ZONING DISTRICT: C-2 (GENERAL COMMERCIAL)

BUILDING SETBACKS: FRONT 50 FEET  
 SIDE 10/0 FEET  
 (ZERO LOT LINE ALLOWED ON ONE SIDE SETBACK ONLY WITH MINIMUM SETBACK OF 10 FEET ON THE OPPOSITE SIDE)  
 REAR 15 FEET

MAX. BUILDING HEIGHT: 35 FEET

## ALTA/ACSM Land Title Survey Certification

To: CLH Ventures, Inc.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BYRON B. HOWELL, P.A.

This is to certify that this map or plot 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, 7b, 7c, 8, 9, 11a, 13, 17 and 18 of Table A thereof. The field work was completed on 12-18-2013.

Date: 12-18-2013

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:

849 County Road 466A  
 Fruitland Park, FL 34731

## Job Information

JOB NO. 900779  
 CF NO. 06-19-24-0004-00-06400&02101  
 FIELD DATE: 12/18/2013  
 SCALE: 1" = 20'  
 DRAWN BY: PJT

## Revisions

Date:	Description	By:
01-10-14	Revised Zoning Data	RCJ
01-24-14	Changed Certification	RCJ
02-12-14	Area Calculations	RCJ

## Altamax Surveying

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 Casselberry, FL 32708  
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 R.Johnson@altamaxsurveying.com