



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723

ALTANSPS BOUNDARY SURVEY  
OF  
LOT 2- STORY SANFORD  
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

FOR:  
CENTRAL PARC SOCIAL  
HOUSE, LLC

| NO. | DATE | REVISIONS |
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| NO. | DATE | REVISIONS |
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JOB #: 20230359  
DATE: 6/21/2024  
SCALE: 1"=30'  
CALC BY: JC  
FIELD BY: DH/PV  
DRAWN BY: BRH/PF/AR  
CHECKED BY: WB

**LEGAL DESCRIPTION: (PER TITLE COMMITMENT FILE NUMBER NCS-1061230B-ATL)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

LOT 2 OF THAT CERTAIN REPLAT OF LOT 26 AND PORTIONS OF LOT 25 AND LOT 27, SMITHS THIRD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 86 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA, SUCH PLAT RECORDED AT PLAT BOOK 89, PAGE 91, AFORESAID RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE FOREGOING BEING A PORTION OF LOT 25, SMITHS THIRD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 86 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**BEING MORE PARTICULARLY DESCRIBED AS:**

**COMMENCE** AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°09'02" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1771.41 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 25 THROUGH 27 OF SAID SMITHS THIRD SUBDIVISION; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°55'53" WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF SAID LOTS 25 THROUGH 27 FOR A DISTANCE OF 2083.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'53" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 288.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°10'28" WEST FOR A DISTANCE OF 331.65 FEET; THENCE RUN NORTH 89°50'11" EAST FOR A DISTANCE OF 282.80 FEET; THENCE RUN SOUTH 74°50'02" EAST FOR A DISTANCE OF 5.39 FEET; THENCE RUN SOUTH 00°10'28" EAST A DISTANCE OF 330.70 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES:**

- 1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
- 2. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- 3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-1061230B-ATL, EFFECTIVE DATE MAY 24, 2024, AT 8:00 AM.
- 4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- 5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 28-19-30, SEMINOLE COUNTY, FLORIDA, BEING NORTH 00°09'02" WEST. (BASED ON ASSUMED DATUM)
- 6. LEGAL DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE FURNISHED COMMITMENT TO INSURE TITLE.
- 7. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 9. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, TO THIS FIRMS KNOWLEDGE AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 10. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
- 11. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
- 12. THE LANDS SHOWN HEREON LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED), ACCORDING TO FLOOD INSURANCE RATE MAP ("FIRM") NO. 12117C0065F AND COMMUNITY NO. 1202940065F MAP REVISED 09/28/2007. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- 13. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
- 14. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCRoACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCRoACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
- 15. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (RURAL) 1 FOOT IN 5,000 FEET; (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- 16. WETLAND LINE SHOWN HEREON WAS LOCATED BY ALLEN & COMPANY ON MARCH 2, 2021, AS FLAGGED BY BIO-TECH CONSULTING INC..
- 17. THERE EXIST AN APPARENT GAP, AS DESCRIBED, ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WITH THE NORTH LINE OF THE LANDS LYING SOUTH OF THE SUBJECT PROPERTY. THE LEGAL DESCRIPTION OF THE LANDS SOUTH OF THE SUBJECT PROPERTY DO NOT MAKE ANY REFERENCE TO THE NORTH LINE OF LOTS 38 THROUGH 40, SMITHS THIRD SUBDIVISION, WHICH IS A COMMON LINE WITH THE SOUTH LINES OF LOTS 25 AND 26, SMITHS THIRD SUBDIVISION, BEING THE SOUTH LINE OF THE SURVEYED LANDS.
- 18. LAST DATE IN FIELD: AUGUST 29, 2023.
- 19. SUBJECT PROPERTY CONTAINS 2.19 ACRES, MORE OR LESS.

**SCHEDULE B-II EXCEPTIONS PER TITLE COMMITMENT NUMBER NCS-1061230A-ATL:**

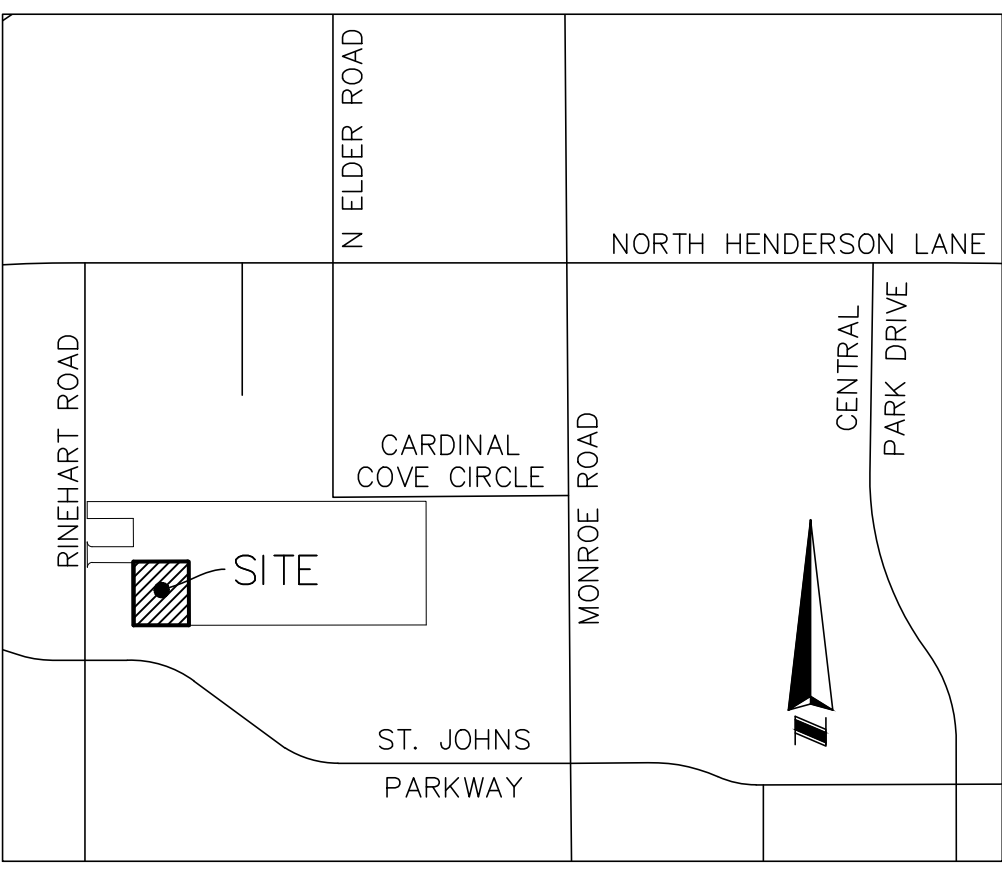
- 10. MATTERS SHOWN ON THE PLAT OF SMITHS THIRD SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 86, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, DOES NOT CONTAINS ANY PLOTTABLE EASEMENT
- 11. TERMS AND CONDITIONS OF THE RIGHT-OF-WAY AGREEMENT BETWEEN CECIL JOHN CLARK AND CLARA LEE PARHAM CLARK, HIS WIFE, LENA PARHAM AND FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 125, PAGE 142, OF OFFICIAL RECORDS; AS AFFECTED BY SUPPLEMENT TO RIGHT-OF-WAY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 183, PAGE 140, OF OFFICIAL RECORDS, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
- 12. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 2382, PAGE 362, OF OFFICIAL RECORDS; AS AFFECTED BY TERMINATION OF EXISTING COUNTY DRAINAGE PONDS AGREEMENT, RECORDED IN BOOK 10539, PAGE 1196 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). DOES NOT AFFECT SUBJECT PROPERTY.
- 13. TERMS AND CONDITIONS OF THE PLANNED DEVELOPMENT ("PD") AGREEMENT NO. 21-12 RELATING TO THE NRP ST. JOHN'S PD BETWEEN THE CITY OF SANFORD, A FLORIDA MUNICIPAL CORPORATION AND PAUL V. MELLINI, SUCCESSOR TRUSTEE RECORDED IN BOOK 9976, PAGE 949, OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. NOT A SURVEY MATTER
- 14. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 2021-4632 BY THE PEOPLE OF THE CITY OF SANFORD FLORIDA, RECORDED IN BOOK 10082, PAGE 1368 OF OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
- 15. TERMS AND CONDITIONS OF THE PLANNED DEVELOPMENT ("PD") AGREEMENT NO. 21-51 RELATING TO THE CARTER ACQUISITIONS PD (1751 RINEHART ROAD) BETWEEN CITY OF SANFORD, A FLORIDA MUNICIPAL CORPORATION AND 50% PAUL V. MELLINI, SUCCESSOR TRUSTEE OF THE JENO F. PAULUCCI REVOCABLE TRUST, DATED MAY 01, 1997, AS AMENDED AND 50% PAUL V. MELLINI, SUCCESSOR TRUSTEE OF THE LOS M. PAULUCCI REVOCABLE TRUST DATED MAY 01, 1997, AS AMENDED RECORDED IN BOOK 10146, PAGE 831 OF OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
- 16. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED IN BOOK 10215, PAGE 110 OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, DOES NOT CONTAINS ANY PLOTTABLE EASEMENT
- 17. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN DECLARATION PROHIBITING CONDOMINIUM CONVERSION, RECORDED IN BOOK 10230, PAGE 246 OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, DOES NOT CONTAINS ANY PLOTTABLE EASEMENT
- 18. MATTERS SHOWN ON THE PLAT OF STORY SANFORD, RECORDED IN PLAT BOOK 89, PAGE 91. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
- 19. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 10485, PAGE 200 OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
- 20. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN WATER AND WASTEWATER UTILITY BILL OF SALE, RECORDED IN BOOK 10550, PAGE 1822 OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
- 21. EASEMENT, GRANTED FROM RINEHART ROAD OWNER, LLC TO CITY OF SANFORD, FLORIDA, A MUNICIPAL CORPORATION, RECORDED IN BOOK 10563, PAGE 1707 OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON

**SHEET INDEX**

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|--------------|---|
| SHEET 1 OF 2 | - LEGAL DESCRIPTION, NOTES, LEGEND, AND BOUNDARY GEOMETRY |
| SHEET 2 OF 2 | - EASEMENT DETAILS  |

**LEGEND:**

|        |  |        |   |
|--------|--|--------|---|
| ○      | Iron rod or pipe (as noted)                                  | ←      | Guy Anchor  |
| ●      | Set 1/2" Iron Rod with Cap LB #6723 (Unless otherwise noted) | ↖      | Fiber Optic Marker  |
| ⊠      | Recovered 4x4 Concrete Monument (as noted)                   | ⊗      | Water Valve   |
| ⊙      | Power Pole   | ⊗      | Sanitary Valve  |
| ⊚      | Vault  | LB     | Licensed Business   |
| ⊞      | Wetland Area   | P.S.M. | Professional Surveyor & Mapper                                    |
| —x—    | Fence Line (as noted)  | ■      | Grate   |
| —OHW—  | Overhead Utility Line  | ⊗      | Cleanout  |
| WF B-1 | Wetland Flag Designation                                     | ~      | Backflow Preventer  |
| ORB.   | Official Records Book  | D.E.   | Drainage Easement   |
| PG.    | Page   | PB.    | Plat Book   |
| —TOB—  | Top of Bank  | ■      | Access Easement per Pb. 89, Pgs. 91-93                            |
| CMP    | Corrugated metal pipe  | ▨      | Utility Easement per Orb. 10550, Pg. 1822 and Orb 10563, Pg. 1707 |



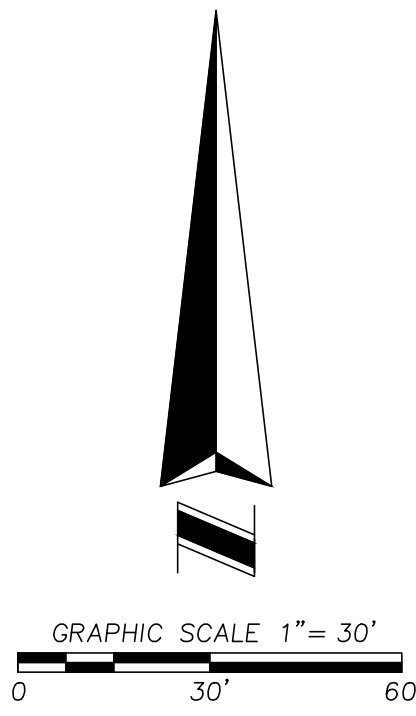
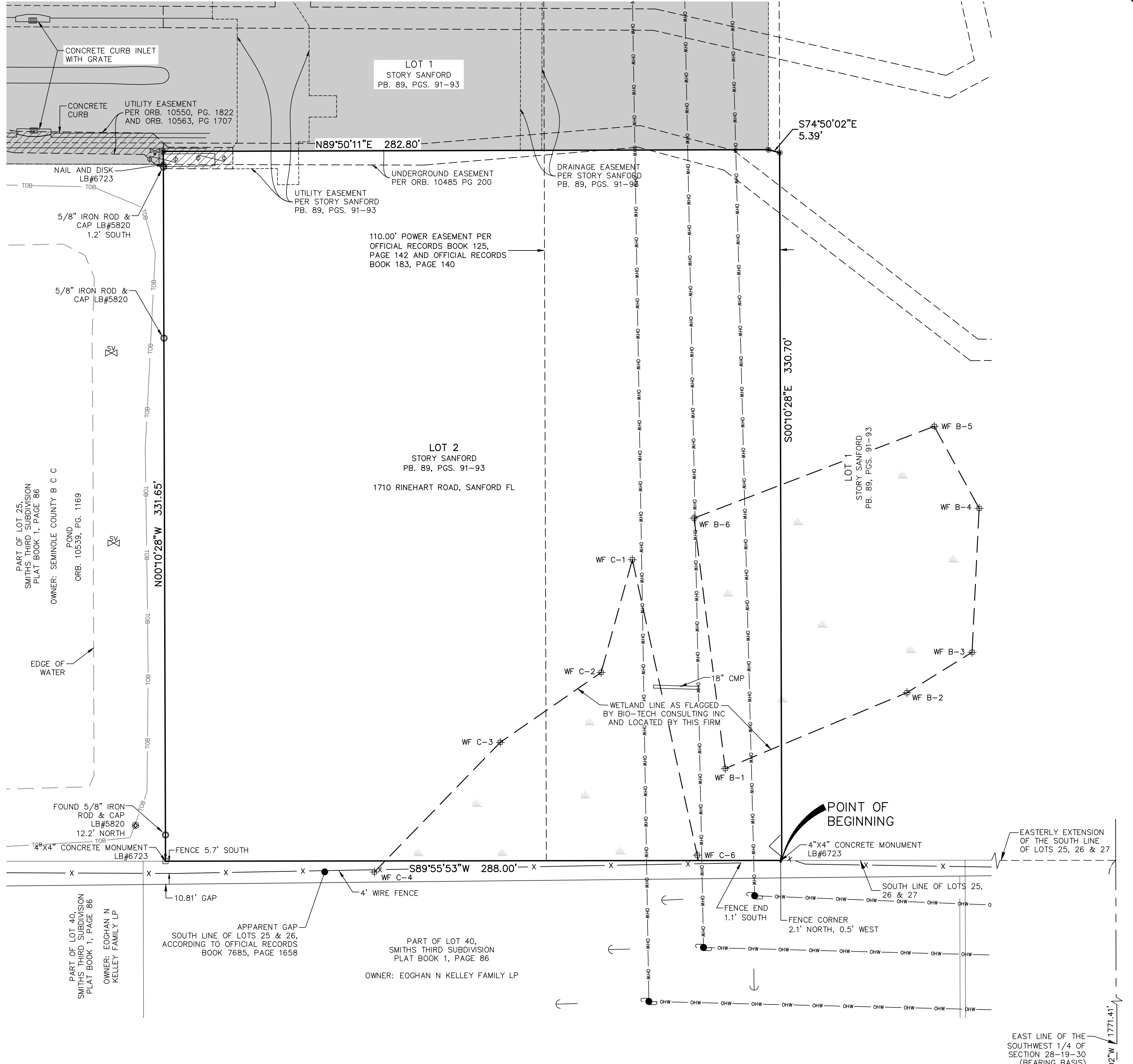
**CERTIFIED TO:**

CENTRAL PARC SOCIAL HOUSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
CIPPARONE & CIPPARONE, P.S.  
FIRST AMERICAN 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, 8, 13 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 29, 2023.

DATE OF PLAT OR MAP: JUNE 21, 2024

JAMES L. RICKMAN, PSM #5633





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 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355 LB#6723

ALTANSPS BOUNDARY SURVEY  
 OF  
 LOT 2- STORY SANFORD  
 SECTION 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
 CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

FOR:  
 CENTRAL PARC SOCIAL  
 HOUSE, LLC

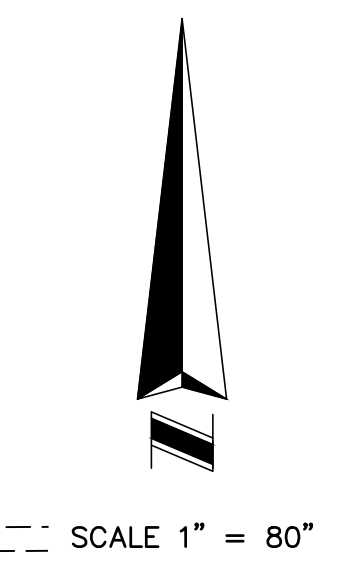
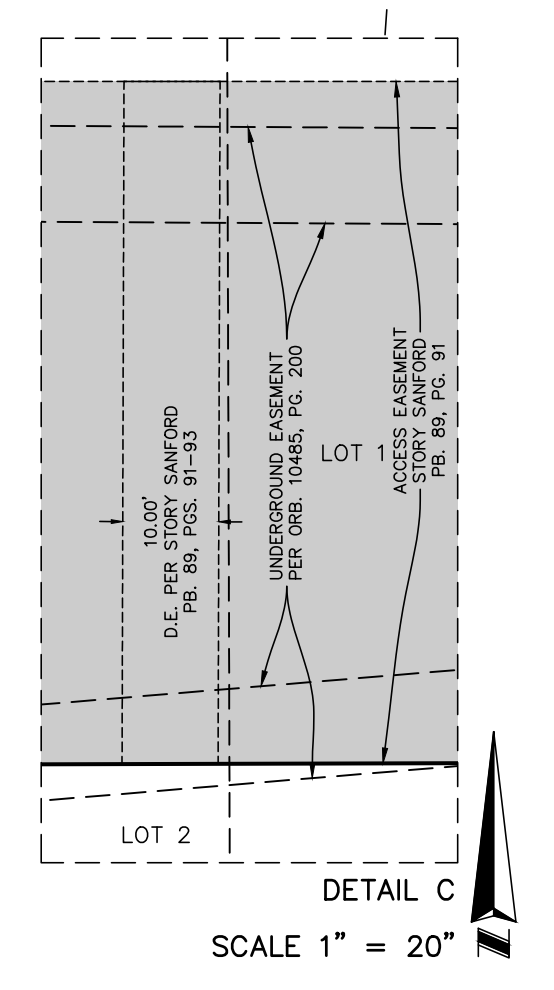
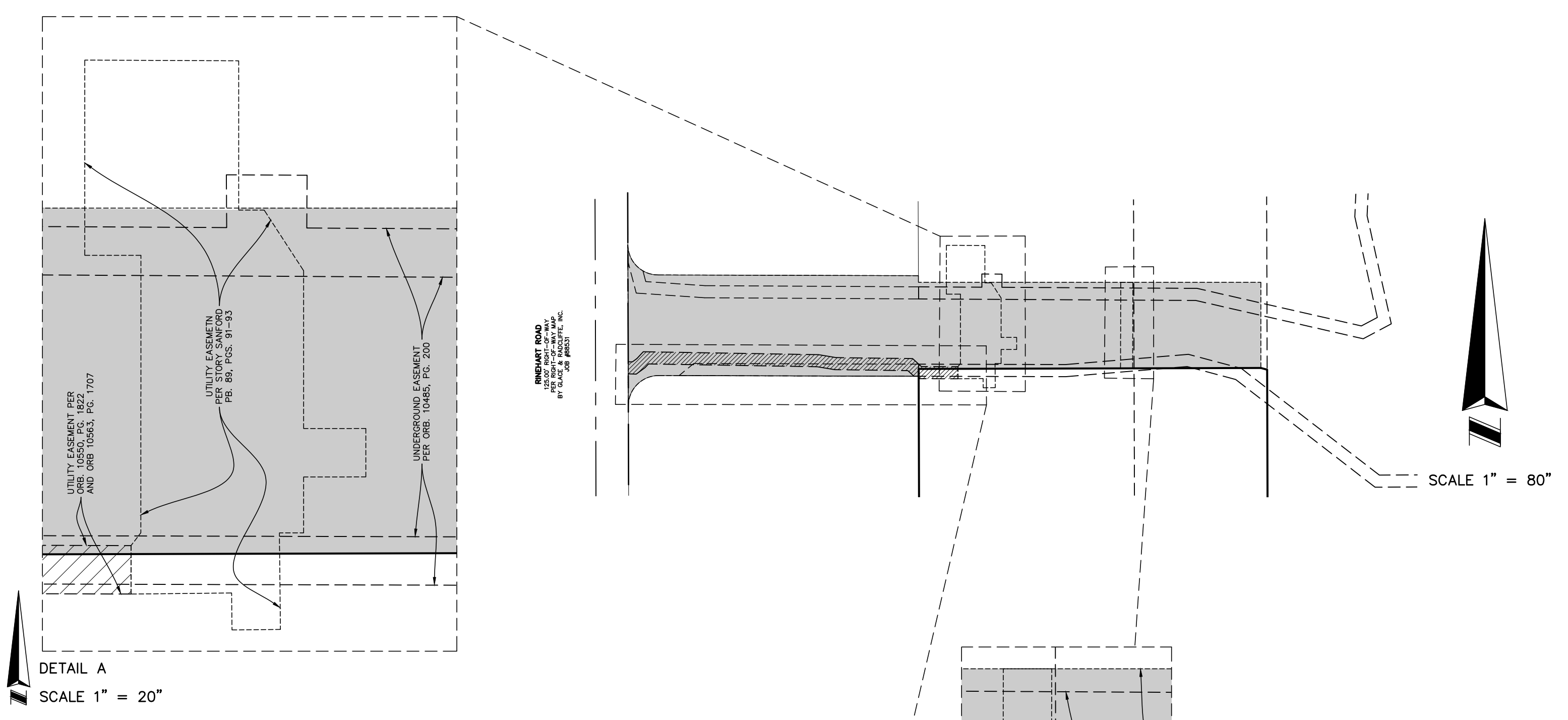
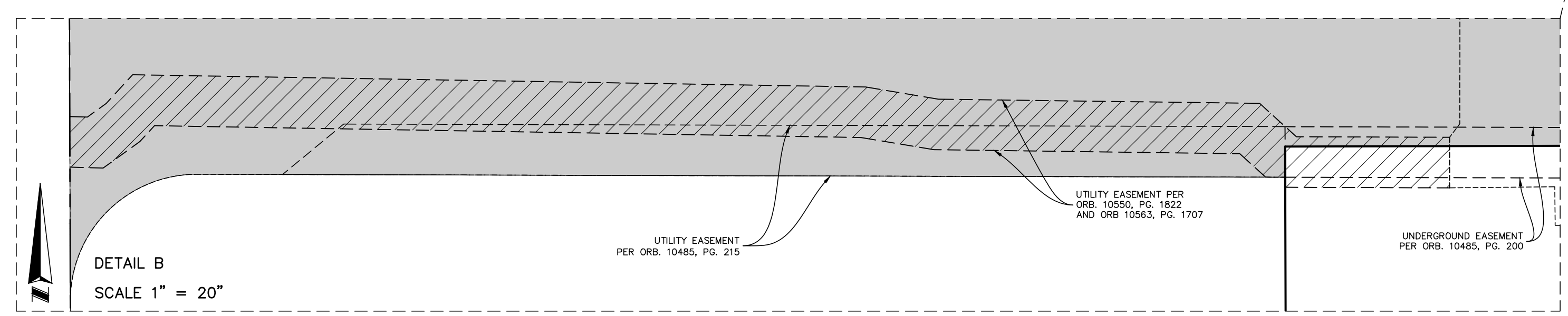
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JOB #: 20230395  
 DATE: 6/21/2024  
 SCALE: VARIOUS  
 CALC BY: JC  
 FIELD BY: DH/PV  
 DRAWN BY: BRH/PF/AR  
 CHECKED BY: WB

SHEET 2 OF 2

- PB. PLAT BOOK
- ORB. OFFICIAL RECORDS BOOK
- PG(S). PAGE(S)
- D.E. DRAINAGE EASEMENT
- ACCESS EASEMENT
- UTILITY EASEMENT PER ORB. 10550, PG. 1822 AND ORB. 10563, PG. 1707



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