

ALTA/NSPS LAND TITLE SURVEY

DESCRIPTION:

PARENT PARCEL

PARCEL 1:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34 AND THAT PART OF THE SOUTHWEST 1/4 OF SECTION 35, BOTH IN TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 34, SAID CORNER BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 46-A, RUN THENCE NORTH 89°30'35" WEST ALONG SAID NORTH RIGHT OF WAY LINE PARALLEL TO AND 40.00 FEET NORTH OF THE CENTERLINE OF STATE ROAD 46-A FOR A DISTANCE OF 164.30 FEET; RUN THENCE NORTH 00°00'48" EAST FOR A DISTANCE OF 200.00 FEET; RUN THENCE SOUTH 89°30'35" EAST FOR A DISTANCE OF 164.25 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SECTION 35, THENCE CONTINUE SOUTH 89°30'35" EAST FOR A DISTANCE OF 35.75 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AIRPORT BOULEVARD; RUN THENCE SOUTH 00°00'48" WEST ALONG SAID WEST RIGHT OF WAY LINE PARALLEL TO AND 40.00 FEET WEST OF THE CENTERLINE OF AIRPORT BOULEVARD FOR A DISTANCE OF 199.96 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35, SAID SOUTH LINE BEING NORTH RIGHT OF WAY LINE OF STATE ROAD 46-A; RUN THENCE NORTH 89°34'30" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 35.70 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

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

THE SOUTH 360 FEET OF THE WEST 184 FEET OF THE EAST 363 FEET OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AND THE EAST 179 FEET OF THE SOUTH 512.50 FEET OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST; AND OF THE SOUTH 512.50 FEET OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING WEST OF AIRPORT BOULEVARD, SEMINOLE COUNTY, FLORIDA. LESS THE EAST 164.3 FEET OF THE EAST 179 FEET OF THE SOUTH 200 FEET OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; AND LESS THE SOUTH 200 FEET OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING WEST OF AIRPORT BOULEVARD.

LESS THE FOLLOWING:

THE NORTH 110.00 FEET OF THE SOUTH 512.50 FEET OF THE EAST 179.00 FEET OF SECTION 34, TOWNSHIP19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING WEST OF AIRPORT BOULEVARD; AND ALSO THAT PART OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING WEST OF AIRPORT BOULEVARD, LESS THE SOUTH 402.50 FEET THEREOF.

ALSO LESS THE FOLLOWING:

LAND AS DESCRIBED IN THAT CERTAIN WARRANTY DEED FROM H. RICHARD JOYCE AND DAVID REDWINE TO SEMINOLE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 4363, PAGE 1610, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED BY THAT CERTAIN STIPULATED ORDER OF TAKING RELATING TO AIRPORT BOULEVARD PHASE III RECORDED AUGUST 10, 2004 IN OFFICIAL RECORDS BOOK 5417, PAGE 366, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (SURVEYOR NOTE: ORB 5417, PAGE 366 IS RELATED TO PARCEL 1 ABOVE).

PARCEL A

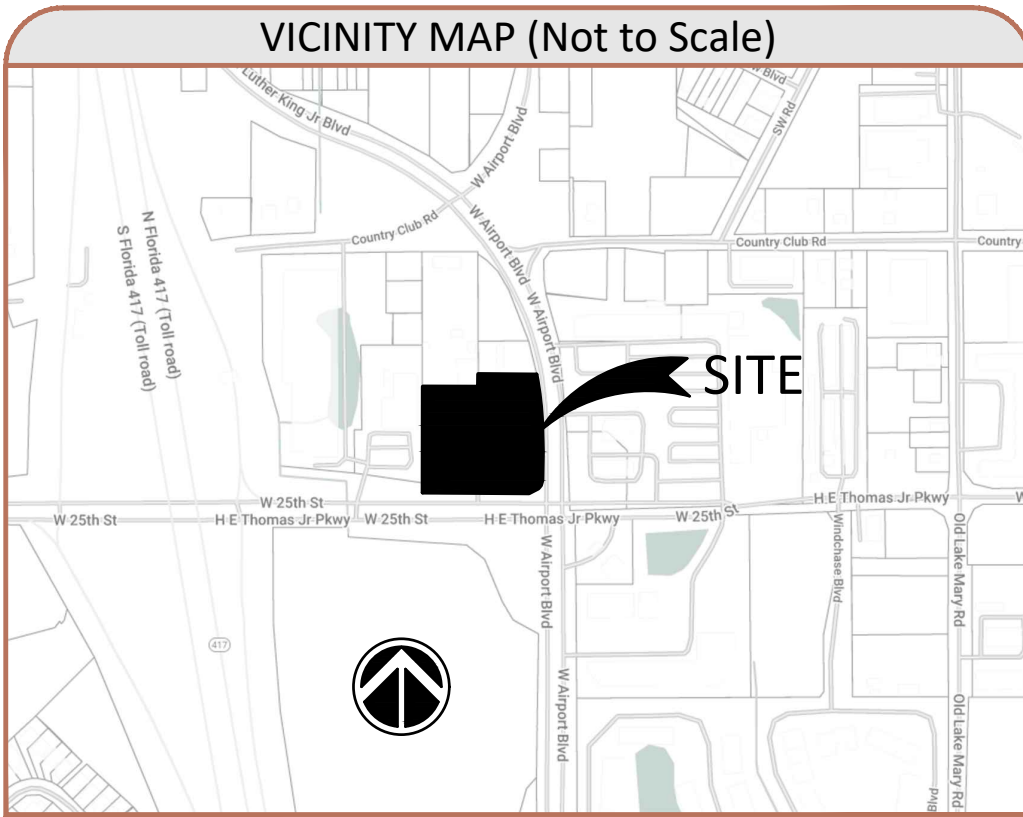
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34 AND THAT PART OF THE SOUTHWEST 1/4 OF SECTION 35, BOTH IN TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; RUN THENCE N89°59'18"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 164.31 FEET; THENCE N00°29'19"W A DISTANCE OF 9.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A (W 25TH STREET) AS DESCRIBED OFFICIAL RECORDS BOOK 6026, PAGE 176, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE N00°29'19"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A (W 25TH STREET) AS DESCRIBED OFFICIAL RECORDS BOOK 4363, PAGE 1610, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 4.00 FEET; THENCE N89°59'18"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.77 FEET; THENCE N00°28'40"W A DISTANCE OF 278.01 FEET; THENCE N89°59'18"W A DISTANCE OF 149.01 FEET TO THE WEST LINE OF THE WEST 184 FEET OF THE EAST 363 FEET OF SAID SOUTHEAST 1/4 OF SECTION 34; THENCE N00°28'40"W, ALONG SAID WEST LINE, A DISTANCE OF 68.03 FEET TO THE NORTH LINE OF THE SOUTH 363 FEET OF SAID SOUTHEAST 1/4 OF SECTION 34; THENCE S89°59'01"E, ALONG SAID NORTH LINE, A DISTANCE OF 184.01 FEET TO THE WEST LINE OF THE EAST 179 FEET OF SAID SOUTHEAST 1/4 OF SECTION 34; THENCE N00°28'30"W, ALONG SAID WEST LINE, A DISTANCE OF 42.50 FEET TO THE SOUTH LINE OF THE NORTH 110 FEET OF THE SOUTH 512.50 FEET OF SAID SOUTHEAST 1/4 OF SECTION 34; THENCE S89°58'50"E, ALONG SAID SOUTH LINE, A DISTANCE OF 171.98 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AIRPORT BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4363, PAGE 1610, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 941.45 FEET, A CHORD BEARING OF S05°10'56"E AND A CHORD DISTANCE OF 162.88 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 09°55'31" A DISTANCE OF 163.09 FEET; THENCE S00°13'13"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 40.27 FEET; THENCE S89°59'01"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 8.08 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6026, PAGE 176, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE OF AIRPORT BOULEVARD AND SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A (W 25TH STREET), ALL AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6026, PAGE 176: (1) S00°13'13"E A DISTANCE OF 149.87 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF S14°11'53"W, A CHORD DISTANCE OF 19.92 FEET; (2) RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°50'11" A DISTANCE OF 20.13 FEET; (3) S45°25'38"E A DISTANCE OF 9.02 FEET; (4) S45°03'45"W A DISTANCE OF 4.26 FEET; (5) N45°25'38"W A DISTANCE OF 8.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF S62°26'32"W AND A CHORD DISTANCE OF 37.03 FEET; (6) RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°08'20" A DISTANCE OF 38.49 FEET; (7) N89°59'18"W A DISTANCE OF 137.46 FEET TO THE POINT OF BEGINNING.

PARCEL B

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34, SAID CORNER; RUN THENCE N89°59'18"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 164.31 FEET; THENCE N00°29'19"W A DISTANCE OF 13.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A (W 25TH STREET) AS DESCRIBED OFFICIAL RECORDS BOOK 4363, PAGE 1610, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N89°59'18"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.77 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°59'18"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 149.01 FEET TO THE WEST LINE OF THE WEST 184 FEET OF THE EAST 363 FEET OF SAID SOUTHEAST 1/4 OF SECTION 34; THENCE N00°28'40"W, ALONG SAID WEST LINE, A DISTANCE OF 278.01 FEET; THENCE S89°59'18"E A DISTANCE OF 149.01 FEET; THENCE S00°28'40"E A DISTANCE OF 278.01 FEET TO THE POINT OF BEGINNING.



- AC - AIR CONDITIONER
- BB - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BP - BACK FLOW PREVENTER
- BM - BENCHMARK
- B - BOLLARD
- E - BURIED ELECTRIC LINE
- C - BURIED CABLE TELEVISION LINE
- CALC - CALCULATED
- C&M - CALCULATED & MEASURED
- CA - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FLOVE
- CHW - CONCRETE HEADWALL
- CL - CHAIN LINE FENCE
- C - CENTERLINE
- CM - CONCRETE MONUMENT
- CCW - CORRUGATED METAL PIPE
- +CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CLB - CURB INLET
- CONC - CONCRETE WALKWAY
- D - BURIED STORM/DRAIN LINE
- DB - DESCRIBED
- DE - DRAINAGE EASEMENT
- DOT - DUMPSTER PAD
- DW - DRIVEWAY
- EN - EASEMENT NUMBER
- EB - ELECTRIC BOX
- EL - ELEVATION
- ESMT - EASEMENT
- ED - EDGE OF PAVEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FRPM - FLOOD INSURANCE RATE MAP
- FRM - FINISHED FLOOR ELEVATION
- FM - FIRE HYDRANT
- FND - FOUND
- FO - BURIED FIBER OPTIC CABLE LINE
- FOC - FIBER OPTIC CABLE BOX
- FP - FLAG POLE
- G - BURIED GAS LINE
- GAS - GAS METER
- GV - GAS VALVE
- GT - GREASE TRAP MANHOLE
- Y - GUY WIRE ANCHOR
- H - HANDICAP PARKING
- HDPF - HIGH DENSITY POLYETHYLENE PIPE
- INST# - RECORD INSTRUMENT#
- IRV - INVERT ELEVATION
- NOVO - NATIONAL GEODETIC VERTICAL DATUM
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LP - LIGHT POLE
- LS - LICENSED SURVEYOR
- LSA - LANDSCAPED AREA
- MF - METAL FENCE
- MS - METAL SHED
- ED - MITERED END SECTION
- M - MONITORING WELL
- NAD - NAD 83
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
- NOVO - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- COW - OVERHEAD WIRE
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PP - PER PLANS
- PR - PAGE
- PI - POINT OF INTERSECTION
- PB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PSP - PEDESTRIAN SIGNAL POLE
- PT - POINT OF TANGENCY
- PVC - POLYVINYL CHLORIDE PIPE
- R - CURVE RADIUS
- RCF - REINFORCED CONCRETE PIPE
- RL - REUSE WATER LINE
- RM - REUSE WATER METER
- RD - REUSE WATER VALVE
- RP - RAMP
- RM - RIGHT OF WAY
- SM - SANITARY MANHOLE
- S - BURIED SANITARY LINE
- SQ - SQUARE FEET
- SP - STATE PLANE
- SOD - SHOWDOWN FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- SV - SEWER VALVE
- X00.00 - SPOT ELEVATION
- T - BURIED TELECOMMUNICATIONS LINE
- TI - TELECOMMUNICATIONS MANHOLE
- TI - STORM INLET
- TB - TOP OF BANK
- CTTP - TRAFFIC SIGNAL POLE
- TS - TRAFFIC SIGN
- TT - TRANSFORMER/JUNCTION BOX
- TR - TELEPHONE RISER
- TSB - TRAFFIC SIGNAL BOX
- TD - TELEVISION BOX
- TOW - TRAFFIC SIGNAL WIRE
- TY - TYPICAL
- U - UNKNOWN UTILITY
- UE - UTILITY EASEMENT
- QUP - UTILITY POLE
- UM - UTILITY MARKER
- VCP - VITRIFIED CLAY PIPE
- VF - VINYL FENCE
- W - BURIED WATER LINE
- WF - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER
- YD - YARD DRAIN

SCHEDULE B-2 EXCEPTIONS NOTES:

4. ACCESS, DRAINAGE AND UTILITY EASEMENT IN FAVOR OF SEMINOLE COUNTY, FLORIDA AS SET FORTH IN STIPULATED ORDER OF TAKING RELATING TO AIRPORT BOULEVARD PHASE III, RECORDED AUGUST 10, 2004 IN OFFICIAL RECORDS BOOK 5417, PAGE 366. (ON SUBJECT PROPERTY-SHOWN HEREON)

5. ORDINANCE NO. 1587 RECORDED JANUARY 28, 1982 IN OFFICIAL RECORDS BOOK 1375, PAGE 1562. (ON SUBJECT PROPERTY-BLANKET IN NATURE)

6. EASEMENT MADE BY THOMAS F YUANELLE, JR. AND BEE JAY YANDELL TO THE CITY OF SANFORD, FLORIDA, RECORDED AUGUST 16, 1984 IN OFFICIAL RECORDS BOOK 1571, PAGE 1569, (ON SUBJECT PROPERTY-SHOWN HEREON), AS AFFECTED BY:

A. SUBORDINATION OF UTILITY INTERESTS MADE BY AND BETWEEN THE CITY OF SANFORD AND SEMINOLE COUNTY, DATED FEBRUARY 2, 2004 AND RECORDED MARCH 16, 2004, IN OFFICIAL RECORDS BOOK 5229, PAGE 991. (ON SUBJECT PROPERTY-BLANKET IN NATURE)

7. RESOLUTION NO. 98-R-77, RECORDED APRIL 28, 1998, IN OFFICIAL RECORDS BOOK 3413, PAGE 625; TOGETHER WITH FIRST SUPPLEMENTAL AND AMENDED RESOLUTION NO. 2001-R-108, RECORDED JULY 2, 2001, IN OFFICIAL RECORDS BOOK 4118, PAGE 1358; SECOND AMENDED RESOLUTION NO. 2002-R-107, RECORDED JULY 22, 2002, IN OFFICIAL RECORDS BOOK 4466, PAGE 1848; AND RESOLUTION NO. 2004-R-159, RECORDED OCTOBER 4, 2004, IN OFFICIAL RECORDS BOOK 5470, PAGE 719. (ON SUBJECT PROPERTY-SHOWN HEREON)

8. USE RESTRICTION AGREEMENT MADE BY AND BETWEEN H. RICHARD JOYCE AND JOY ANN JOYCE, NOT INDIVIDUALLY BUT AS TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE JOYCE FAMILY REVOCABLE TRUST DATED APRIL 16, 2003, AND 7-ELEVEN, INC., RECORDED MARCH 27, 2015, IN OFFICIAL RECORDS BOOK 8439, PAGE 661. (ON SUBJECT PROPERTY-BLANKET IN NATURE)

9. DRAINAGE PIPELINE EASEMENT AGREEMENT MADE BY AND BETWEEN 7-ELEVEN, INC. AND H. RICHARD JOY ANN JOYCE, TRUSTEES OF THE JOYCE FAMILY REVOCABLE TRUST DATED APRIL 16, 2003; SAID EASEMENT AGREEMENT RECORDED DECEMBER 14, 2015, IN OFFICIAL RECORDS BOOK 8597, PAGE 473. (ON SUBJECT PROPERTY-SHOWN HEREON)

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED SOUTH LINE OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST; BEING: N89°59'01"W PER OFFICIAL RECORD BOOK 4363, PAGE 1610, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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. 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.

4. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12117C0070F, UNINCORPORATED SEMINOLE COUNTY, FLORIDA HAVING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

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. SL-013381, EFFECTIVE: FEBRUARY 12, 2024, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.

7. THIS **"BOUNDARY SURVEY"** WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.

9. THE PROPERTY HAS DIRECT ACCESS TO W 25TH STREET AND AIRPORT BOULEVARD, A PAVED PUBLIC RIGHT-OF-WAY.

10. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.

11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

12. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.

13. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

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LAND AREA:

PARENT PARCEL:
136,768 SQUARE FEET
3.1398 ACRES
MORE OR LESS.

PARCEL A:
95,344 SQUARE FEET
2.1888 ACRES
MORE OR LESS.

PARCEL B:
41,424 SQUARE FEET
0.9510 ACRES
MORE OR LESS.

PARKING COUNT:

REGULAR SPACES: 20
HANDICAP SPACES: 1
TOTAL SPACES: 21

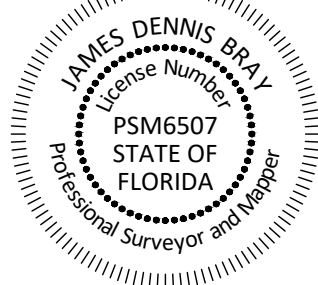
ALTA/NSPS Land Title Survey Certification

To: 7-ELEVEN, INC., A TEXAS CORPORATION, FORMERLY KNOWN AS THE SOUTHLAND CORPORATION, A TEXAS CORPORATION, RCC 2700W 25TH S, SANDFORD LLC, A FLORIDA LIMITED LIABILITY COMPANY; SUTTON LAND TITLE AGENCY, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY.

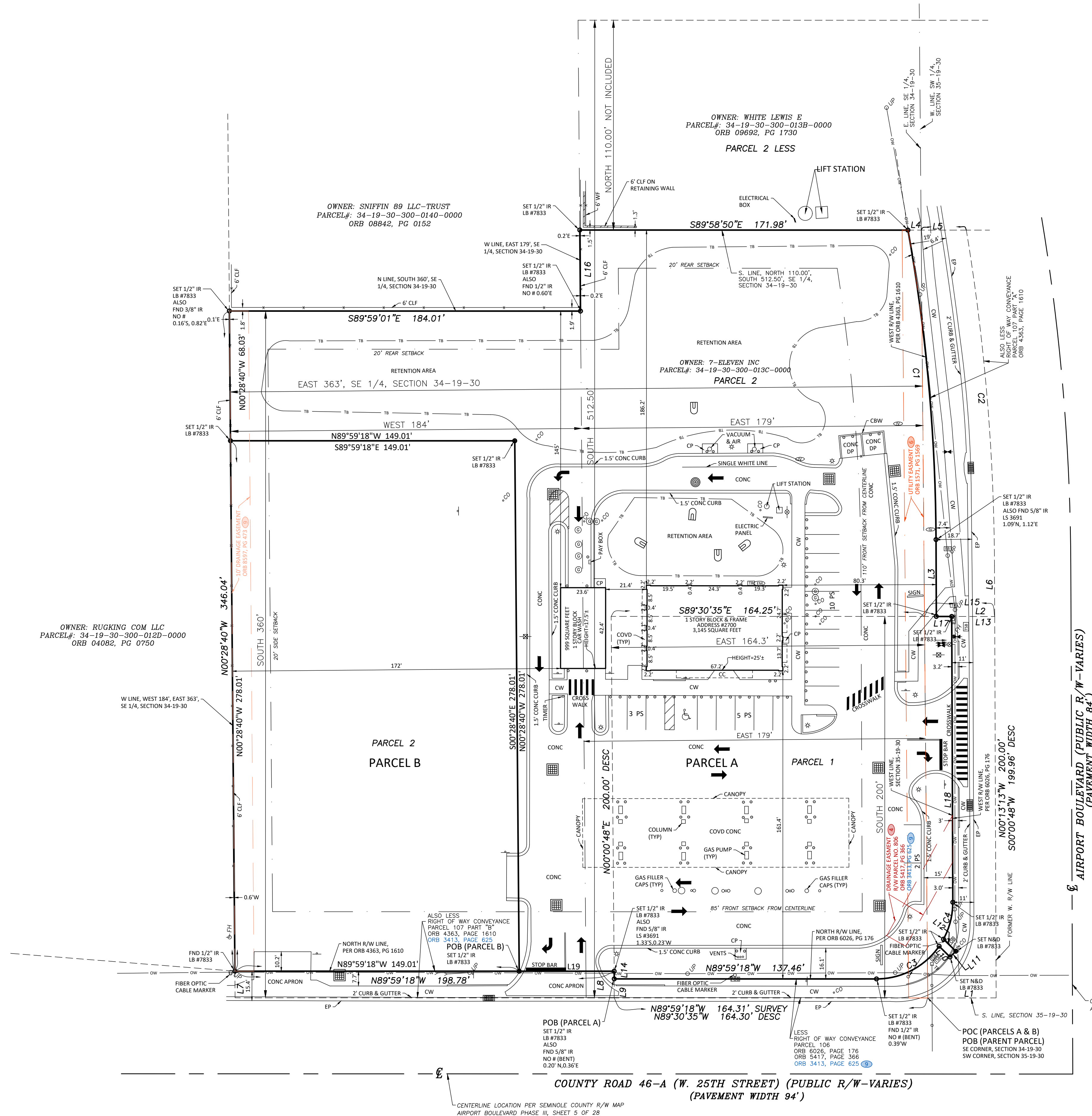
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on 03/26/2024.

Date: 03/26/2024

JAMES D. BRAY PSM 6507



This Survey is "NOT VALID" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

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