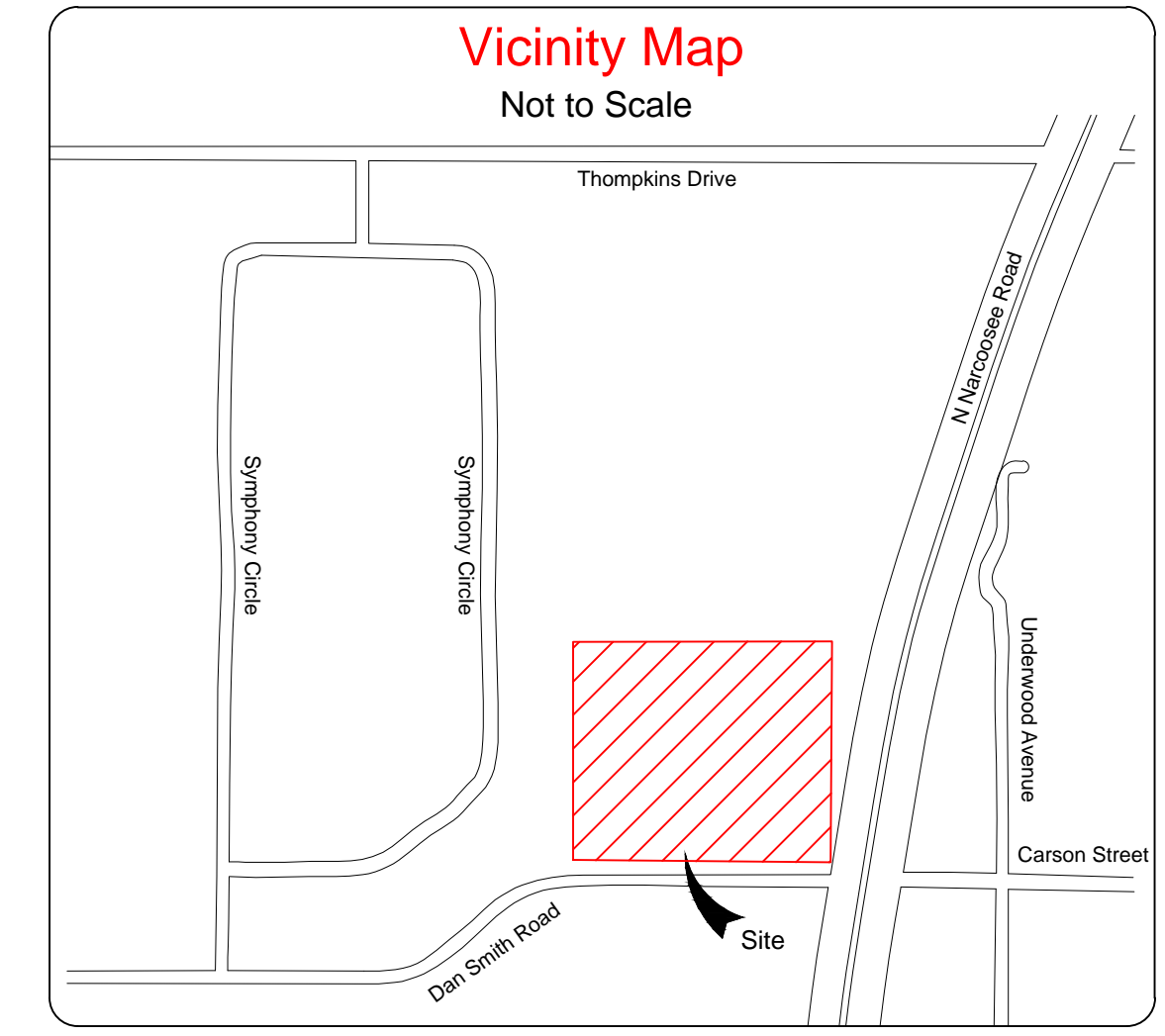
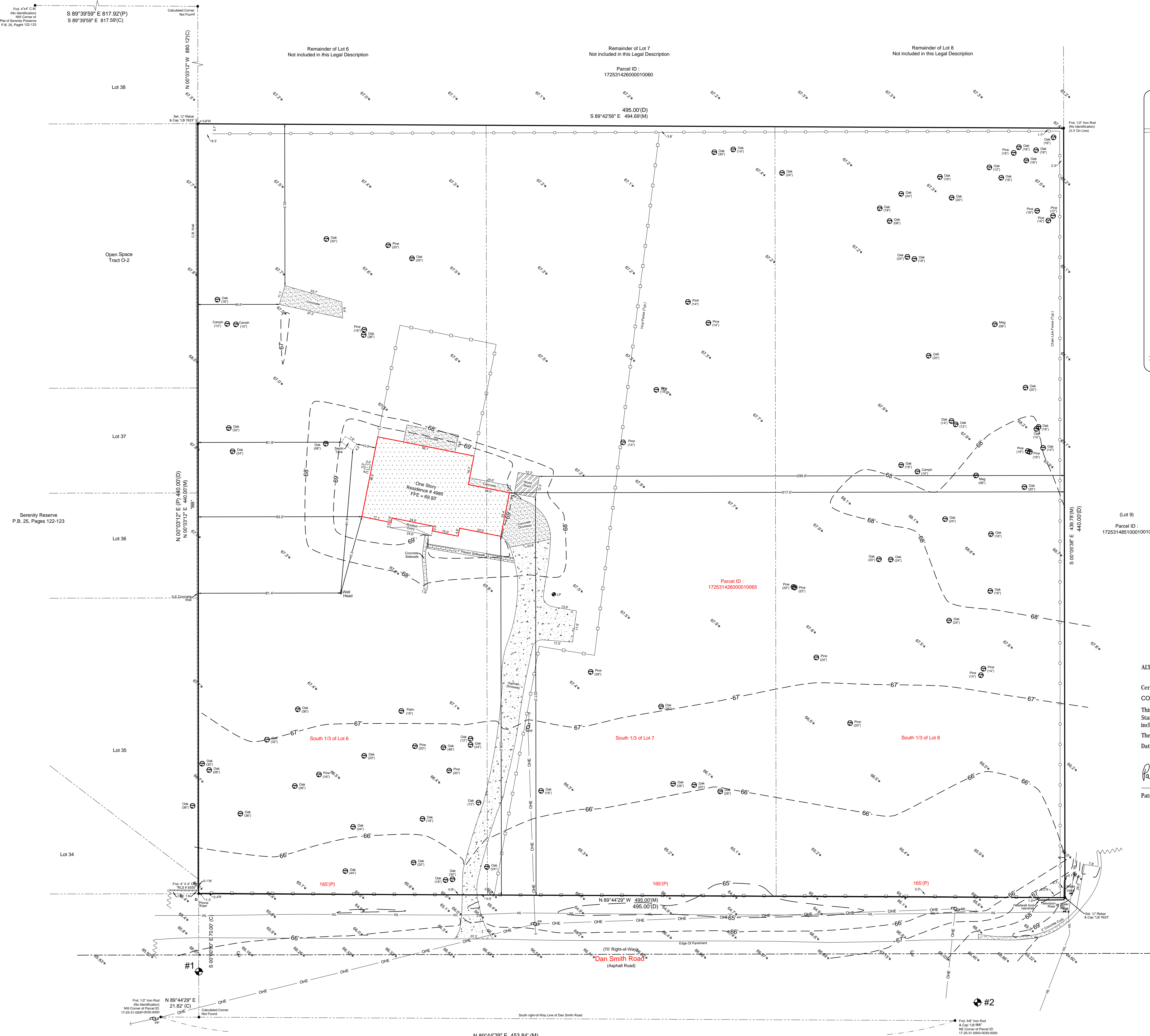


ALTA/NSPS Land Title Survey / Boundary Survey

Legal Description:

THE SOUTH 1/3 OF LOTS 6, 7, AND 8, THE NEW MAP OF NARCOOSSEE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



Schedule B-II (Exceptions)
 Issued by: Fidelity National Title Insurance Company
 File No.: 7017078
 Issuing Office File No.: 18-44
 Issuing Agent: Platinum Title of Central Florida, LLC
 Effective Date: May 29, 2018 @ 11:00 PM

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **Not a Survey Matter**
 2. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable. **Not a Survey Matter**
- Standard Exceptions:
- A. Any visible encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **Fences Meander On and Off Property**
 - B. Rights or claims of parties in possession not shown by the public records. **Not a Survey Matter**
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not a Survey Matter**
 - D. Taxes or assessments which are not shown as existing liens in the public records. **Not a Survey Matter**
 4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **Not a Survey Matter**
 5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of the New Map of Narcoossee, recorded in Plat Book 1, Page 73 and 74, of the Public Records of Osceola County, Florida. **None to be Plotted**
 6. Subject to Lot Split recorded in Official Records Book 5121, page 1553. **Parcel Not Affected**
 7. Subject to Order of taking recorded in Official Records Book 3970, page 2453. **Parcel Not Affected**
 8. Subject to easement as recorded in Official Records Book 2725, page 769. **Parcel Not Affected**
 9. Resolution recorded in Official Records Book 5103, Page 190. **Parcel Not Affected**

Gross Land Area: 217800.37 Square Feet or 5.000 Acres more or less

Setback Requirements: Front: 25'
Side: 25'
Rear: 25'

Zoning: AC (Agricultural Development and Conservation)

Square footage of Buildings: 3,306.31 Sq. Ft.

Parking Space Size: No Parking

There has been NO observable evidence of earth moving work, building construction or building additions within recent months.

There has been NO observable evidence of recent street or sidewalk construction or repairs.

In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were observed.

In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.

In the process of conducting the fieldwork, no evidence of any water features were observed.

In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.

Vehicular Access to Subject Property is provided by: **Dan Smith Road**

ALTA/NSPS CERTIFICATION

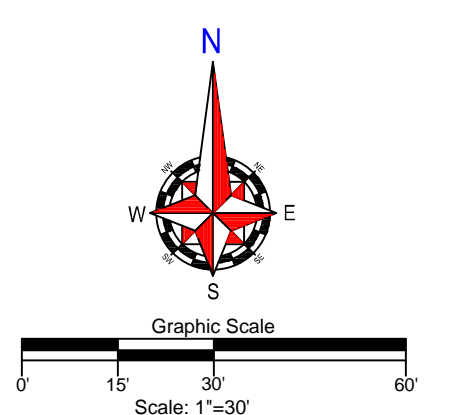
Certified to: ANIL SANT; PLATINUM TITLE OF CENTRAL FLORIDA, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 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, 7, 8, 9, 11, and 13 of Table A thereof.

The fieldwork was completed on 06/08/2018.
 Date of Plat or Map: 09/14/2018.

Patrick K. Ireland
 Patrick K. Ireland, PSM 6637

- Site Benchmark Information-
- ⊕ #1
Set Nail & Disc "LB 7623" in Pavement
Elevation: 65.94'
 - ⊕ #2
Set Nail & Disc "LB 7623" in Pavement
Elevation: 68.23'
- Benchmark Information-
- ⊕ F.D.O.T. GPS Network
(Elevations are based upon NAVD 88 Datum)



I hereby certify that this ALTA/NSPS Land Title Survey of the above described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information Furnished to Me as Noted and Complies with the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 55-17.002 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 Patrick K. Ireland, PSM 6637
 Date Signed: 09-14-18
 This Survey is Intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates
 Surveying, Inc.
 1301 S. International Parkway Suite 2007
 Lake Mary, Florida 32746
 www.irelandandassociates.com
 Office-407.678.3366
 Fax-407.320.8165

Notes:
 -ALTA is Based upon the Legal Description Supplied by Client.
 -Outstanding Property Deeds have NOT been researched for Gaps, Overlaps and/or Mistakes.
 -Subject to any Easements and/or Restrictions of Record.
 -Existing Easements, Encumbrances, and/or Restrictions of Record, shall be shown by this Survey, unless they are not shown on the Plat of the Property and are not shown on the Plat of the Property and are not shown on the Plat of the Property.
 -This Survey is Intended ONLY for the use of Said Certified Parties.
 -This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

By performing a search with the local governing municipality or www.firma.gov, the property appears to be located in zone A. The Property was found in Osceola County, county number 10318, sheet #1902013, SITE ADDRESS: 4985 Dan Smith Road, Saint Cloud, FL (Parcel ID: 17-25-31-4260-0001-0065)

REVISIONS			
Date	Description	By	Checked By
06/08/2018	Initial Survey	PKI	BMJ

Scale: 1"= 30' Approved By: PKI Drawn By: BMJ
 Field Date: 06/08/2018
 ALTA / NSPS Land Title Survey Certified To:
 ANIL SANT;
 PLATINUM TITLE OF CENTRAL FLORIDA, LLC;
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

CADD File: C:\BMS\Assoc\cadd\04-17659.dwg (Shultz) Fig Number: IS-47659