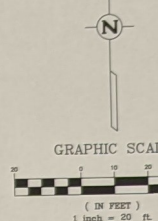


# BOUNDARY SURVEY

## LEGEND

AC	AIR CONDITIONER PAD	ICV	IRRIGATION CONTROL VALVE
AK	ALSO KNOWN AS	LB	LICENSED BUSINESS
AL	ALTERNATE	LP	LIGHT POLE
AV	AVENUE	MB	MAP BOOK
BL	BOLLYARD	MB	MANHOLE
BO	BACK OF CURB	MC	MEASURED
BP	BACKFLOW PREVENTER	MD	MANHOLE
BR	BARBED WIRE	ND	NAIL & DISK
BU	BULLARD	NTS	NOT TO SCALE
CA	CALCULATED	ORB	OFFICIAL RECORDS BOOK
CB	CATCH BASIN (INLET)	OU	OVERHEAD UTILITY LINE
CC	CATEGORY 3 CABLE JUNCTION	PA	PAVEMENT
CD	CERTIFIED CORNER RECORD	PL	PLAT
CE	CENTERLINE	PLB	PLAT BOOK
CF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CG	CHORD BEARING	POC	POINT OF COMMENCEMENT
CH	CHORD DISTANCE	PC	POINT OF CURVATURE
CI	CLEAN OUT	PRC	POINT OF REVERSE CURVE
CK	CONCRETE	PT	POINT OF TANGENCY
CL	CONCRETE BLOCK	PV	POWER POLE
CM	CONCRETE MONUMENT	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CS	COUNTY ROAD	R	RADIUS
CT	DEED BOOK	R/W	RIGHT OF WAY
CU	DELTA ANGLE	RLS	REGISTERED LAND SURVEYOR
CV	DESCENDING	SAN	SANITARY SEWER LINE
DE	DRIVE	SB2	SCHEDULE B 2 ITEM
DF	EDGE OF PAVEMENT	SEC	SECTION
DG	ELECTRIC JUNCTION BOX	SE	FOUND OR SET 5/8" IRON ROD (AS NOTED)
DH	FENCE LINE	SN	FOUND NAIL AND DISK (AS NOTED)
DI	FIRE DEPARTMENT CONNECTION	SM	SEWER MANHOLE
DJ	FINISHED FLOOR ELEVATION	SV	SEWER VALVE
DK	FIRE HYDRANT	SP	SPRINKLER
DL	FLAG POLE	SQ	SQUARE FEET
DM	FLORIDA DEPARTMENT OF TRANSPORTATION	ST	STATE ROAD
DN	FOUND CONCRETE MONUMENT (AS NOTED)	TOB	TOP OF BANK
DO	GAS MARKER	TM	TELEPHONE JUNCTION BOX
DP	GAS VALVE	W	WATER METER
DQ	GUT WIRE	WV	WATER VALVE
DR	IDENTIFICATION	W	WELL
DS	IRON PIPE	W	WELL
DT	IRON ROD	W	WELL
DU	IRON ROD & CAP	W	WELL



## SCHEDULE "B-II" (TITLE EXCEPTIONS)

- DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED OCTOBER 21, 1986 IN OFFICIAL RECORDS BOOK 945, PAGE 2208. (SUBJECT TYPE EASEMENT AFFECTS SUBJECT PROPERTY - PROVIDES WATERS AND LIGHTS FOR ELECTRIC FACILITIES)
- RIGHT OF WAY DEED TO LAKE COUNTY RECORDED MAY 6, 1988 IN OFFICIAL RECORDS BOOK 943, PAGE 586. (DOES NOT AFFECT SUBJECT PROPERTY)
- EASEMENT AND RIGHT-OF-WAY TO FLORIDA POWER CORPORATION RECORDED JANUARY 5, 1988 IN OFFICIAL RECORDS BOOK 945, PAGE 586. (DOES NOT AFFECT SUBJECT PROPERTY)
- EASEMENT AND RIGHT-OF-WAY TO CITY OF UMATILLA RECORDED MARCH 15, 1988 IN OFFICIAL RECORDS BOOK 945, PAGE 586. (SUBJECT TYPE EASEMENT AFFECTS SUBJECT PROPERTY - PROVIDES UTILITY POLES, FIRE PROTECTION)
- EASEMENT AGREEMENT BY AND BETWEEN UMATILLA SHOPPING CENTER ASSOCIATES AND HANDEE'S SYSTEM, INC. RECORDED APRIL 21, 1988 IN OFFICIAL RECORDS BOOK 945, PAGE 2195. (SUBJECT TYPE EASEMENT AFFECTS SUBJECT PROPERTY)
- DISTRIBUTION EASEMENT BY AND BETWEEN HANDEE'S FOOD SYSTEMS, INC. AND FLORIDA POWER CORPORATION RECORDED SEPTEMBER 13, 1988 IN OFFICIAL RECORDS BOOK 945, PAGE 152. (SUBJECT TYPE EASEMENT AFFECTS SUBJECT PROPERTY)
- RESTRICTIVE COVENANT BY AND BETWEEN UMATILLA SHOPPING CENTER ASSOCIATES AND HANDEE'S SYSTEM, INC. RECORDED APRIL 21, 1988 IN OFFICIAL RECORDS BOOK 945, PAGE 2195. (CLASS FENCE RESTRICTION FOR 25 YEARS FOR HANDEE'S TYPE FENCE SERVICE)

## NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITH THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE, LENSCHMANN LNET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THUS CERTIFIED BY NANTAMMA GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS83-2011) AND REFERENCED TO THE EAST-MID-SECTION LINE OF SECTION 12-18-28 AS BEING NORTH 70° 10' 00" EAST.
- THE POSITION OF SAID ADJOINING PROPERTIES IS APPROXIMATE, RECORDING ADJOINING PROPERTIES IS BASED ON INFORMATION PROVIDED BY A SEARCH OF THE RECORDS OF LAKE COUNTY, FLORIDA INCLUDING GIS MAPPING.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 612112, AND HAVING AN EFFECTIVE DATE OF JULY 8, 2018.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED, EXCEPT WHAT IS SHOWN HEREON.
- ONLY THOSE UTILITIES SHOWN HEREON THAT WERE VISIBLE AT THE TIME OF THE SURVEY WERE LOCATED, UNLESS OTHERWISE NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES, AN ASSESSMENT OF QUALITY OR A DESIGNATION WILL BE MADE BEFORE ANY ON SITE WORK TAKES PLACE. CONTACT SURVEYOR ONE CALL AT 811 FOR FURTHER INFORMATION.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 15066C-0200). THESE LOCATIONS, UNLESS OTHERWISE NOTED, NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES, AN ASSESSMENT OF QUALITY OR A DESIGNATION WILL BE MADE BEFORE ANY ON SITE WORK TAKES PLACE. CONTACT SURVEYOR ONE CALL AT 811 FOR FURTHER INFORMATION.
- THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF A LICENSED SURVEYOR AND MAPPER, AND IS BASED ON THE STANDARDS OF PRACTICE FOR LAND SURVEYING AS REQUIRED BY CHAPTER 54-11, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSE ONLY.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK NOT THE DATE OF SIGNATURE.
- THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY AND IMPROVEMENTS SUBJECT PARCEL.

## LEGAL DESCRIPTION EXHIBIT "A"

(TITLE COMMITMENT NO. 612112, DATED JULY 8, 2018)

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 RUN NORTH 01°06'35" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 25.38 FEET; RUN THENCE NORTH 89°41'25" EAST, A DISTANCE OF 585.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 00°18'35" WEST, A DISTANCE OF 65.81 FEET; RUN THENCE NORTH 71°42'16" WEST, A DISTANCE OF 88.00 FEET; RUN THENCE NORTH 187°44' EAST, A DISTANCE OF 143.00 FEET; RUN THENCE NORTH 63°17'44" EAST, A DISTANCE OF 38.89 FEET; RUN THENCE SOUTH 71°42'16" WEST, A DISTANCE OF 145.00 FEET; RUN THENCE SOUTH 26°42'16" EAST, A DISTANCE OF 38.89 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 19; RUN THENCE SOUTH 187°44' WEST, A DISTANCE OF 74.74 FEET; RUN THENCE SOUTH 89°41'25" WEST, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

## CERTIFIED TO:

RLW HOLDINGS, LLC  
UNITED SOUTHERN BANK  
CLAYTON H. BLANCHARD, JR., P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

*John T. Madril* DATE: 8/07/2018  
REGISTRATION NO. 6023

## SHEET 1 OF 1

CLIENT	RLW HOLDINGS, LLC
JOB NO.	181068-0000-001
ACAD FILE	181068-0000 Umatilla Drug Store
DATE	7/13/18 CHECKED BY: JTM
DRAWN BY:	SMB FLD BOOK12-18-28 BK2
REVISIONS	

## BOUNDARY SURVEY

IN SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA  
904 N CENTRAL AVENUE  
UMATILLA, FLORIDA 32157  
BESS ENGINEERS & SURVEYORS, P.L.L.C.  
1801 W. BERRY AVE., SUITE 200  
TAMPA, FLORIDA 33607  
PH: 813.241.1111  
WWW.BESSENGINEERS.COM