

Legal Description:

Lot 2A, Jamestown, according to the Plat thereof, as recorded in Plat Book 9, page 71 of the Public Records of Seminole County, Florida.

Less and Except:

Commence at a 1 inch Iron Pipe, marking the Southwest corner of the NW 1/4 of the SW 1/4 of Section 29, Township 21 South, range 31 East, Seminole county, Florida; thence North 89°24'54" East along The South line of the NW 1/4 of the SW 1/4 of said Sectio 29, a distance of 342.207 meters (1122.72 feet) to the intersection of said South line with the centerline of survey of State Road 426, as shown on Florida Department of Transportation Right of Way Map, Section 1 77060-2518; thence North 40°25'51" East along said survey line 90.518 meters (296.97 feet) to the intersection of said survey line with the West line of the NE 1/4 of the SW 1/4 of said Section 29; thence North 00°52'03" West along said West line 13.841 meters (45.41 feet) to a point lying on the Westerly existing right of way line of said State Road 426, for the Point of Beginning; thence continue North 00°52'03" West along said West line and the Southerly line of said Lot 2A, a distance of 27.719 meters (90.94 feet) to a point lying 27.456 meters (90.08 feet) Westerly of when measured perpendicular to, said centerline of survey of State Road 426; thence North 40°28'51" East parallel with said survey line, 23.918 meters (78.47 feet); thence South 49°31'09" East, 1.000 meters (3.28 feet) to a point lying 26.456 meters (86.80 feet) Westerly of, when measured perpendicular to said centerline of survey State Road 426; thence North 40°28'51" East parallel with said survey line, 87.730 meters (287.83 feet) to the intersection of said parallel line with the Northerly line of said Lot 2A; thence South 30°19'41" East along said Northerly line, 18.332 meters (60.14 feet) to the intersection of said Northerly line with said Westerly existing right of way line of State Road 426; thence South 40°28'51" West along said Westerly existing right of way line, 126.431 meters (414.80 feet) to the Point of Beginning.

SURVEYOR'S REPORT:

- 1) Based on the National Flood Insurance Program "FIRM" Map Community - Panel Number 0190 Dated September 28, 2007 the above described Property is located in Zone " X ". Areas determined to be outside the 0.2% annual chance floodplain.
- 2) Bearings are based on: Legal Description as shown in Exhibit A of Title Commitment No489980 A1 provided by the client.
- 3) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
- 4) No underground installations, foundation footings, or improvements have been located except as noted.
- 5) There may be additional restrictions that are not recorded on this survey that may or may not be found in the public records of this county.
- 6) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- 7) This Survey was prepared for the Entities named hereon and is "nontransferable".
- 8) Improvements within their specific easements have not been located as a part of this survey.

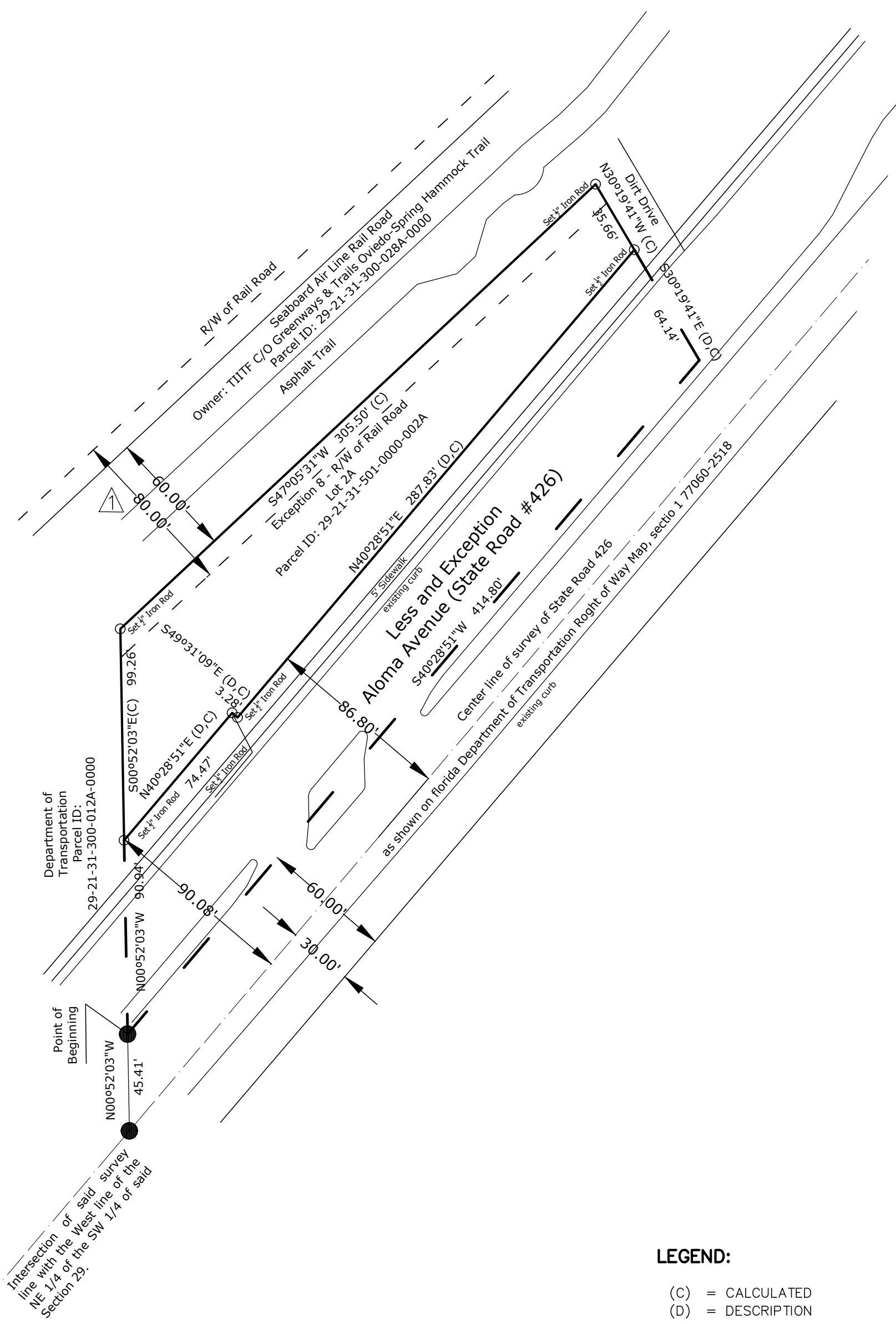
Schedule B-Section 2 Exceptions as listed on Old Republic National Title Insurance Company's Commitment for Title Insurance No. 489980 A1, effective date May 28, 2018, 11:00pm and was provided by the client:

Items 1 thru 4 are not specific items of public record and are not shown below.

5. All matters contained on the Plat of Jamestown, as recorded in Plat Book 9, Pages 71 and 72, Public Records of Seminole County, Florida.
 - Affects the subject property - Graphically shown hereon.
6. Right of Way Easement recorded in O.R. Book 1519, Page 1742, Public Records of Seminole County, Florida
 - Does Not affects the subject property - Off site Right of Way
7. Resolution recorded in O.R. Book 8682, Page 912, Public Records of Seminole County, Florida.
 - Not a matter of survey.
8. Easement Agreement recorded in O.R. Book 3145, Page 1248, Subordination of Utility Interests recorded in O.R. Book 3431, Page 669, Public Records of Seminole County, Florida.
 - Affects the subject property - Graphically shown hereon.
9. Ordinance Recodifying and Amending the Consolidated Street Light District recorded in O.R. Book 8981, Page 86, Seminole County, Florida.
 - Not a matter of survey.

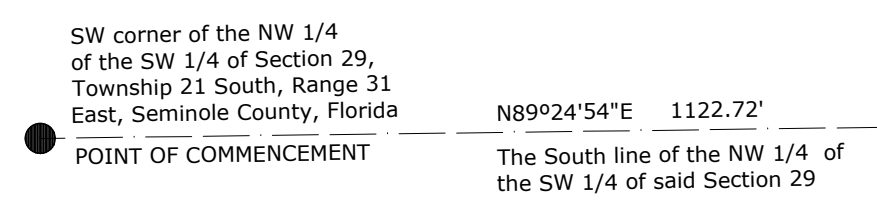
SURVEY NOTES:

⚠ The Rail Road Right of way is depicted hereon as noted per O.R. Book 3431, Page 0669, Public Records of Seminole County, Florida, and as depicted on State Road Right of Way Map Section 77060-2501 Sheet 8, and previous survey per Henrich-Luke & Swaggerty, LLC job No E-6178 dated 03/25/08, indicated an 80' Rail Road Right of Way. However, no taking has been indicated in the title commitment referenced in above Schedule B-Section 2 Exceptions.



LEGEND:

- (C) = CALCULATED
- (D) = DESCRIPTION



CERTIFICATION:
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with CH.61G17-6, Florida Administrative Code.

 SURVEYING & MAPPING CORP. 350 S. Central Ave., Oviedo, FL 32765 P.O. Box 621892, Oviedo, FL 32762 Voice (407) 365-1036 Fax (407) 365-1838 Licensed Business No. 5777	Boundary Survey		
	Certified to: Old Republic National Title Insurance Company Jatinder Guraya Jamestown, LLC, a Florida limited liability company		
DATE OF FIELD SURVEY 06/26/18	JOB No. 03335-2A	FIELD BY: JR/BL	REVISIONS
SCALE 1" = 50'	DRAWN BY: JR	CHECKED BY: PRB	



Per Description