ALTA/NSPS Land Title Survey
Boundary Survey

Legal Description:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS; A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE WEST ¼ OF THE WEST ¼ OF SW ¼ OF THE SE ¼ OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 29 EAST, 631 FEET NORTH OF THE SOUTHWEST CORNER THEREOF AND MEASURING 330 FEET EAST; THENCE 125 FEET NORTH; THENCE 330 FEET WEST; THENCE 125 FEET SOUTH TO THE POINT OF BEGINNING; LESS AND EXCEPT THE WEST 30 FEET FOR ROAD RIGHT OF WAY.

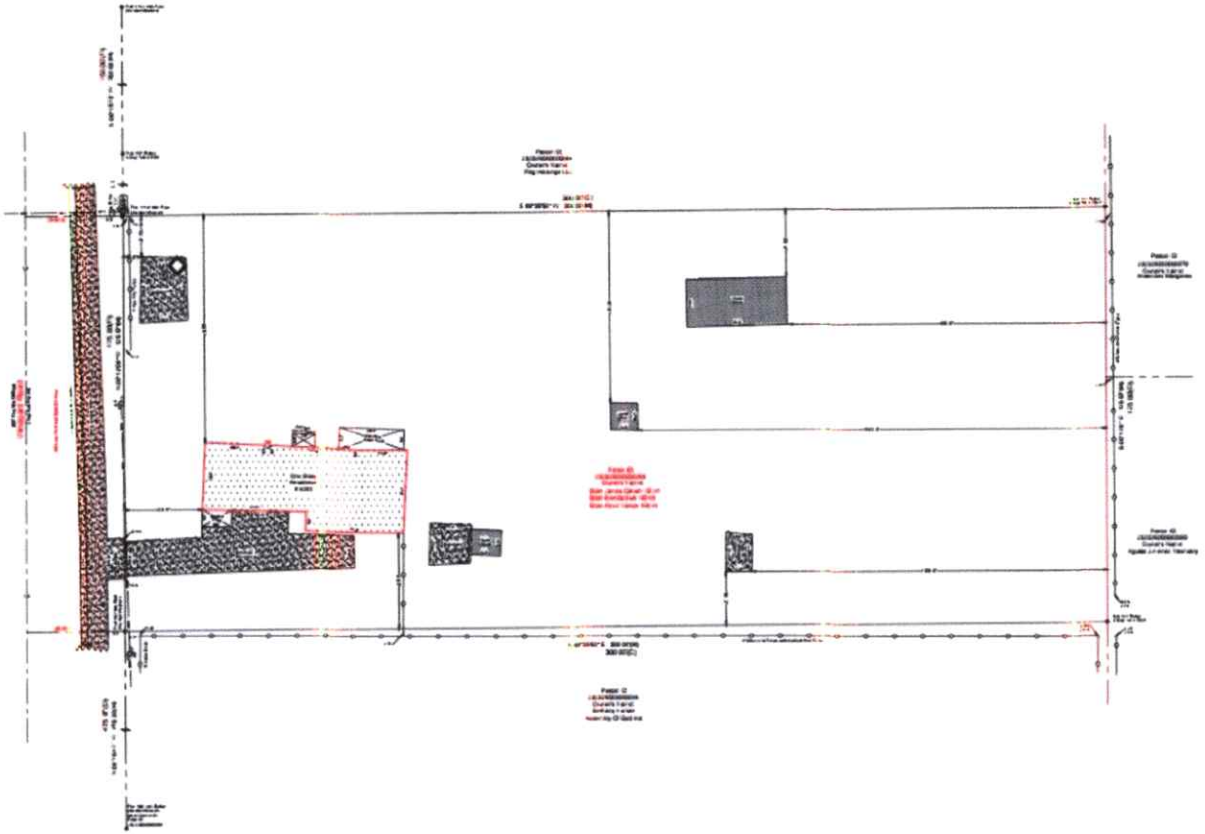
Flood Statement:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 12095, DATED 09/25/2018

Vicinity Map
Not to Scale

Schedule B-II (Exceptions)

Issued by: Title Resources Guaranty Company
Issuing Office File No.: 2199-2
Issuing Agent: The Law Offices of Justin Richman
Effective Date: May 26, 2022 @ 8:00 AM

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 but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. *Not a Survey Matter*
2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records. *Not a Survey Matter*
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. This item includes, but is not limited to, encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. *As Shown on Survey*
4. Easements or claims of easements not shown by the Public Records. *None Provided at Time of Survey*
5. Any Lien, or right to a lien, for services, labor or material not shown by the Public Records and not filed in the records of the clerk of the circuit court on or prior to the Effective Date but filed in the records of the clerk of the circuit court after the Effective Date and prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. *Not a Survey Matter*
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to the Effective Date, and any adverse claim to all or part of the Land that is, at the Effective Date, or was previously, under water. *Not on a Body of Water*
7. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, as of the Effective Date. *Not a Survey Matter*
8. Any minerals or mineral rights leased, granted or retained by current or prior owner. *Not a Survey Matter*
9. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. *Not a Survey Matter*
10. Any lien provided for 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 systems supplied by the City heretofore levied. *Not a Survey Matter*
11. This property lies within and is subject to the rules, regulations and assessments, if any, of the Saint John's Water Management District. *Not a Survey Matter*



Legend

- Site
- BOLLARD
- Setback
- Storm Inlet
- SIGNAL POLE
- Air Release Manhole
- Storm Manhole
- TELEPHONE BOX
- TELEPHONE RISER
- TRAFFIC LIGHT POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC PANEL
- Transformer
- Gas Valve
- Water Valve
- Water Meter
- Back Flow Preventer
- Concrete Block
- Telephone Riser
- Overhead
- Concrete Light Pole
- Guardrail
- DOT INLET
- DP - Dumpster Pad
- ELECTRIC BOX
- ELECTRIC METER
- CV Concrete
- Shut Off Valve
- FDOT Storm Manhole
- FIRE DEPARTMENT CONNECTION
- FIBER OPTIC CABLE
- FOCB - FIBER OPTIC CABLE BOX
- Fire Hydrant
- Guy Anchor
- HANDICAP PARKING
- HANDICAP Meter
- Gas Meter
- Gas Valve
- GT - Grease Trap
- Light Pole
- Mailbox/End Section
- SIGN
- PS - PARKING SPACES
- Concrete Power Pole
- Wood Power Pole
- Sanitary Manhole
- Sanitary Valve
- STORM JUNCTION BOX
- WOOD POST BOX
- Telephone Pad
- Power Meter

Gross Land Area: 37622.21 Square Feet or 0.864 Acres more or less
Setback Requirements:
Front Yard: 25'
Side Corner Yard: 10'
Rear Yard: 30'

Zoning: P-O(Professional Office)
Square footage of Buildings: 1394.02 Square Feet more or less
Parking Space Size: N/A

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: Vinegard Road

ALTA/NSPS CERTIFICATION

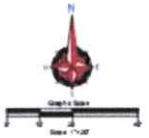
Certified to: DAVID KOWLESSAR; THE LAW OFFICES OF JUSTIN RICHMAN; TITLE RESOURCES GUARANTY COMPANY

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 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 10(b), 13, 16, and 18 of Table A thereof.

The field work was completed on 06/21/2022.

Date of Plat or Map: 06/30/2022.

Patrick K. Ireland, PSM 6637



Ireland & Associates Surveying, Inc.