VICINITY MAP (NOT TO SCALE) BUTLER NATIONAL DR HAZELTINE NATIONAL DR N FRONTAGE RD TG LEE BLVD TG LEE BLVD TG LEE BLVD

DESCRIPTION

LOT 4, OMEGA COMMERCENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 140 AND 141, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE WESTERLY BOUNDARY LINE OF LOT 4 BEING N29°56'36"W.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS SURVEY WAS MADE ON THE GROUND. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND OR 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 SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

4. SUBJECT PROPERTY LIES IN ZONES "X" AND "AH", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0435G, COMMUNITY NO. 120186, CITY OF ORLANDO, FLORIDA, EFFECTIVE JUNE 20, 2018.

5. THIS SURVEY WAS MADE WITH BENEFIT OF ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC'S POLICY FILE NO. 22-65295,

- 6. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.
- 7. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

8. ELEVATIONS BASED ON CITY OF ORLANDO BENCHMARK "BM 09-023" HAVING AN ELEVATION OF 92.4667 FEET, (NAVD 88)

THERE ARE 186 REGULAR PARKING SPACES AND 0 HANDICAP SPACES, FOR A TOTAL OF 186 STRIPED SPACES.
 NO DELINEATED WETLANDS.

SCHEDULE B-2 - EXCEPTIONS

6. RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF SEMORAN COMI\BRCENTER, RECORDED IN PLAT BOOK 21, PAGES 93, 94 AND 95, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (SHOWN HEREON)

7. RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF SEMORAN COMMERCENTER, PHASE 2, RECORDED IN PLAT BOOK 34, PAGES 121 AND 122, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREON.)

8. RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF OMEGA COMMERCENTER, RECORDED IN PLAT BOOK 96, PAGES 140 AND 141, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREON.)

9. DRI DEVELOPMENT ORDER RECORDED JUNE 25, 1986, IN OFFICIAL RECORDS BOOK 3800, PAGE 2762, AND AMENDED IN OFFICIAL RECORDS BOOK 4889, PAGE 3528, OFFICIAL RECORDS BOOK 5724, PAGE 2966, OFFICIAL RECORDS BOOK 5733, PAGE 1408, OFFICIAL RECORDS BOOK 7716, PAGE 656, OFFICIAL RECORDS BOOK 8575, PAGE 1422, OFFICIAL RECORDS BOOK 8631, PAGE 1021, OFFICIAL RECORDS 9715, PAGE 4131, OFFICIAL RECORDS BOOK 11028, PAGE 6068 AND INSTRUMENT NOS 2016373901 AND 20170182071, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (CONTAINS NO EASEMENTS TO DEPICT.)

10. SANITARY SEWER/JUDGE ROAD FORCEMAIN CONSTRUCTION AGREEMENT WITH CITY OF ORLANDO RECORDED APRIL 9, 1987, IN OFFICIAL RECORDS BOOK 3876, PAGE 2592, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (CONTAINS NO EASEMENTS TO

11. PAVING AGREEMENT RECORDED APRIL 21, 1988 IN OFFICIAL RECORDS BOOK 3974, PAGE 3101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (CONTAINS NO FASEMENTS TO DEPICT.)

12. DECLARATION OF COVENANTS AND RESTRICTIONS FOR SEMORAN COMMERCE CENTER RECORDED MAY 25, 1988 IN OFFICIAL RECORDS 3984, PAGE 121, AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 4907, PAGE 3852, OFFICIAL RECORDS BOOK 8574, PAGE 1664, OFFICIAL RECORDS BOOK 8575, PAGE 1422, OFFICIAL RECORDS BOOK 8631, PAGE 1021, OFFICIAL RECORDS BOOK 11028, PAGE 6068 AND INSTRUMENT NO. 20170192071, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (CONTAINS NO

13. MAINTENANCE OBLIGATIONS IMPOSED IN ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT RECORDED MAY 25, 1988 IN OFFICIAL RECORDS BOOK 3984, PAGE 138, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (DOES NOT TOUCH NOR DOES IT LIE ON SUBJECT PROPERTY.)

14. USE RESTRICTIONS SET OUT IN SPECIAL WARRANTY DEED RECORDED MAY 25, 1988 IN OFFICIAL RECORDS BOOK 3984, PAGE 136, AND AFFECTED BY THAT CERTAIN RELEASE AND WAIVER RECORDED UNDER INSTRUMENT NO. 2016523498, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, PURPORTING TO PROHIBIT THE DEVELOPMENT OF ANY OTHER HOTEL WITHIN SEMORAN COMMERCENTER. (CONTAINS NO EASEMENTS TO DEPICT.)

15. CONSERVATION AND DRAINAGE EASEMENT RECORDED MAY 25, 1988 IN OFFICIAL RECORDS BOOK 3984, PAGE 147, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (DOES NOT TOUCH NOR DOES IT LIE ON SUBJECT PROPERTY.)

16. MAINTENANCE OBLIGATIONS IMPOSED IN DRAINAGE, LANDSCAPE AND UTILITY EASEMENT RECORDED MAY 25, 1988, IN OFFICIAL RECORDS BOOK 3984, PAGE 156, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREON.)

17. ESCROW AGREEMENT, ROADWAY IMPROVEMENT/TRAFFIC SIGNAL INSTALLATION SEMORAN COMMERCENTER, LTD.

RECORDED MAY 31, 1988 IN OFFICIAL RECORDS BOOK 3985, PAGE 342, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; PARTIAL SATISFACTION RECORDED AUGUST 9, 1995 IN OFFICIAL RECORDS BOOK 4928, PAGE 2271, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (CONTAINS NO EASEMENTS TO DEPICT.)

18. GRANT OF SIGN EASEMENT DATED APRIL 15, 1999 AND RECORDED APRIL 22, 1999 IN OFFICIAL RECORDS BOOK 5733, PAGE 1416 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (DOES NOT TOUCH NOR DOES IT LIE ON SUBJECT PROPERTY.)

19. SERVICE AGREEMENTS FOR LIGHTING SERVICE RECORDED IN OFFICIAL RECORDS BOOK 10029, PAGE 1761 AND OFFICIAL RECORDS BOOK 10029, PAGE 1774, AND AMENDED IN INSTRUMENT NO. 20170618420, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (DOES NOT TOUCH NOR DOES IT LIE ON SUBJECT PROPERTY.)

20. RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 20170192069 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SUBJECT TO THE TERMS AND CONDITIONS SET FORTH - NOT PLOTTABLE.)

21. STORMWATER DRAINAGE ACCESS AND SIGN EASEMENT RECORDED IN INSTRUMENT NO. 20170192067, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREON.)

22. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN INSTRUMENT NO. 20180598573, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (CONTAINS NO EASEMENTS TO DEPICT.)

23. PARKING AND ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 20190119555 AND JOINDER AND CONSENT TO PARKING AND ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 20190119556, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (DOES NOT TOUCH NOR DOES IT LIE ON SUBJECT PROPERTY.)

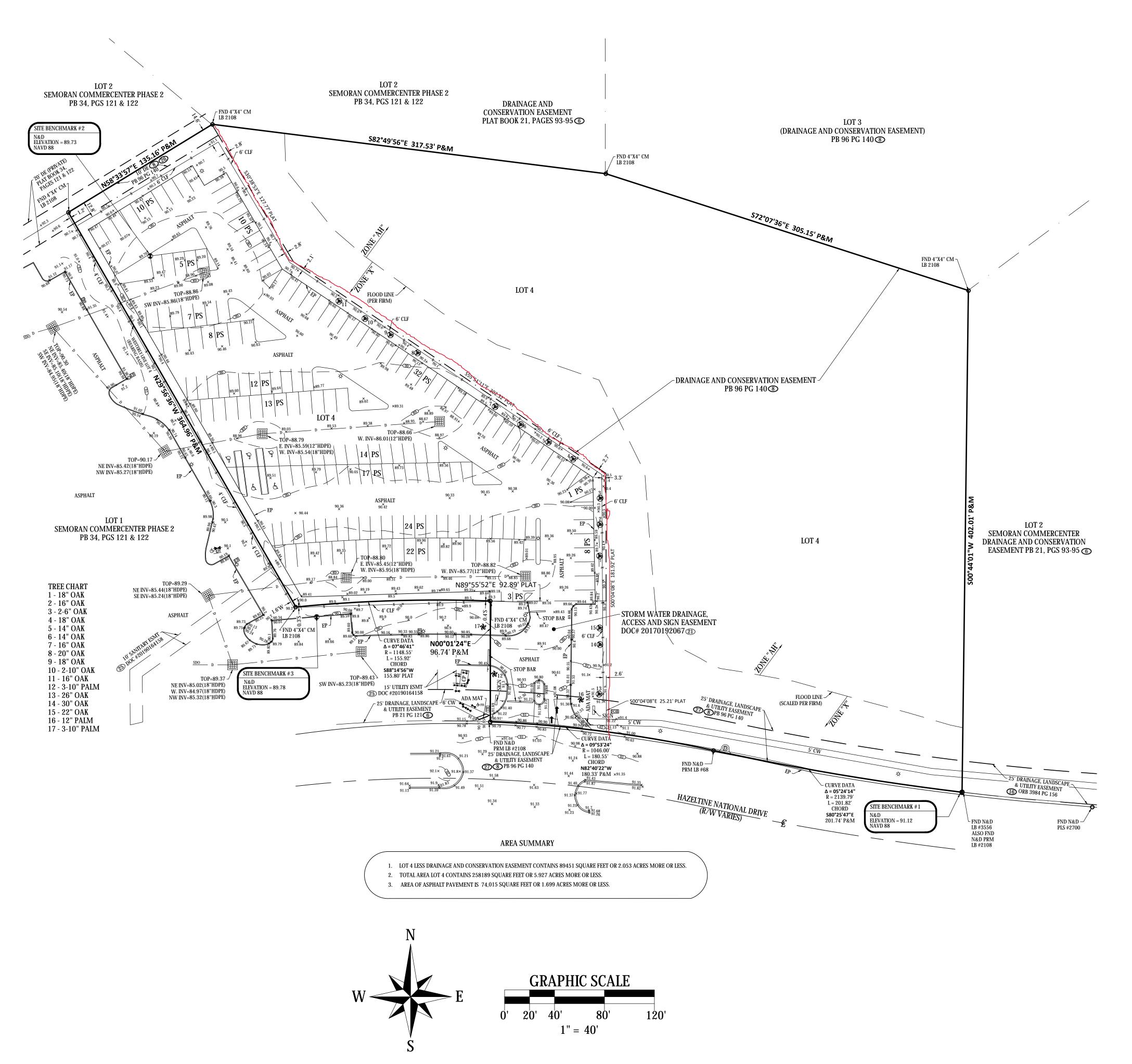
24. DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 20190119558, PUBLIC RECORDS OF ORANGE COUNTY. FLORIDA. (DOES NOT TOUCH NOR DOES IT LIE ON SUBJECT PROPERTY.)

25. PRIVATE SEWER EASEMENT AND UTILITY EASEMENT RECORDED IN INSTRUMENT NO. 20190164158, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREON.)

26. SUBJECT TO AN EASEMENT OF 10 FEET FOR DRAINAGE PURPOSES ON THE NORTHWEST LOT LINE, ACCORDING TO THE PLAT OF SAID OMEGA COMMERCENTER RECORDED IN PLAT BOOK 96, PAGE 140 AND 141, PUBLIC RECORDS OF ORANGE COUNTY,

27. SUBJECT TO AN EASEMENT OF 25 FEET FOR DRAINAGE, LANDSCAPE AND UTILITY PURPOSES ON THE SOUTHERLY LOT LINE, ACCORDING TO THE PLAT OF SAID OMEGA COMMERCENTER RECORDED IN PLAT BOOK 96, PAGE 140 AND 141, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREON.)

MAP OF SURVEY





ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475 2012 E. Robinson Street, Orlando, Florida 32803 www.AccurightSurveys.net ACCU@AccurightSurveys.net PHONE: (407) 894-6314

SCALE: 1" = 40' JOB #56737

DRAWN BY: KAS / SNH

PREPARED FOR:

SHEET 1 OF 1

STONE & STEEL CONSTRUCTION MANAGEMENT SUBDIVISION NAME: ORLANDO COMMERCENTER

LOCATION:

5461 HAZELTINE NATIONAL DR, ORLANDO, FL 32812

LEGEND - BOTTOM OF BANK MEAS - MEASURED - BACK OF CURB - METAL FENCE - BACK FLOW PREVENTER - MITERED END SECTION - BURIED ELECTRIC - MONITORING WELL BARBED WIRE FENCI - NAIL & DISK CABLE TV RISER NAVD - NORTH AMERICAN VERTICAL DATUM NGVD - NATIONAL GEODETIC C&M - CALCULATED & MEASURED VERTICAL DATUM - CENTRAL ANGLE - NON-TANGENT CBW - CONCRETE BLOCK WALL - NOT TO SCALE OVERHEAD ELECTRIC - OFFICIAL RECORDS BOOK - CONCRETE HEAD WAL OVERHEAD WIRE - CHAIN LINK FENCE - PLAT BOOK - POINT OF CURVATURE CENTERLINE - CONCRETE MONUMENT - PER ENGINEERING PLANS - CORRUGATED METAL PIPE - PLASTIC FENCE •CO - CLEAN OUT - POINT OF INTERSECTION CONC - CONCRETE COVD - COVERED P&M - PLAT & MEASURED CP - CONCRETE PAI POB - POINT OF BEGINNING - CONCRETE WALKWAY - POINT OF COMMENCEMENT D&M - DEED/DESC & MEASURED PRC - POINT OF REVERSE - DRAINAGE EASEMENT # PS - PARKING SPACES PSM - PROFESSIONAL SURVEYOR - DOT INLET AND MAPPER - DOCUMENT # - POINT OF TANGENCY - DUMPSTER PAI - DRIVEWAY - CURVE RADIUS - EASEMENT NUMBER RCP - REINFORCED CONCRETE PIPE R/W - RIGHT OF WAY - ELECTRICAL BOX - SANITARY MANHOLE - SANITARY LINE - EASEMENT SDO - SHOWN FOR DIRECTION ONLY - EDGE OF PAVEMENT - FIRE DEPARTMENT - SQUARE FEET SWF - STOCK WIRE FENCE x00.00 - SPOT ELEVATION FIRM - FLOOD INSURANCE - STORM/DRAIN LINE - FINISHED FLOOR ELEVATION - SEWER VALVE - UNDERGROUND TELEPHONE - FOUND - STORM INLET - FIBER OPTIC BOX - TOP OF BANK - FIBER OPTIC LINE - TRAFFIC POLE - TRAFFIC SIGN - GAS METER - TRANSFORMER/JUNCTION BOX - GUY WIRE ANCHOR - HANDICAP PARKIN - TRAFFIC SIGNAL BOX - HIGH DENSITY

SURVEY DATE: 3/14/23

- IRON ROD

- ARC LENGTH

- LIGHT POLE

- IRRIGATION VALVE

LICENSED BUSINESS

LANDSCAPE AREA

- LICENSE SURVEYOR

- TYPICAL - UTILITY EASEMENT

- UTILITY POLE

- WATER LINE

- WOOD SHED

- WATER VALVI

- WATER METER

DATE:	JOB#	REVISION	BY:

BOUNDARY AND TOPOGRAPHIC SURVEY

RONALD K. SMITH, PSM 5797
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.