## **BOUNDARY SURVEY FOR** T-4 LAKE MONROE, LLC

SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA REAL PROPERTY DESCRIPTION: (OFFICIAL RECORDS BOOK 6392, PAGE 1829)

The North 1/2 of Lot 30, FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH'S, according to the map or plat thereof, as recorded in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida, lying easterly of State Road 400 (interstate Rt, 4); Less the South 55 feet of the East 175 feet of said North 1/2; and subject to right-of-way on North for Monroe School Road and on East for Elder Road, as shown on said plat, the center line of such platted roads being the boundary line as described herein.

## **SUREYOR'S NOTES:**

- 1) The surveyor has not abstracted the land shown hereon for easements, rights-of-way or any other matter recorded or unrecorded that may affect the use or title of this land. 2) No sub-surface installations or improvements have been located other than shown.
- 3) The bearing structure is based on the Easterly right-of-way line of State Road 400 (Interstate 4) as being N 41°32'52" E referenced to the State Plane Coordinate System, Florida East Zone, North America Datum of 1983 (adjustment of 2011) in accordance with the Florida Department of Transportation, Florida Permanenet Reference Network by on-site Global Navigation Satellite System observation.
- 4) The vertical datum is based on the North American Vertical Datum of 1988 referenced to the State Plane Coordinate System, Florida East Zone, in accordance with the Florida Department of Transportation, Florida Permanenet Referrence Network by on-site Global Navigation Satellite System observation.
- 5) No environmental or jurisdictional land determination has been made as a part of this survey.
- 6) No environmental assessment has been made as a part of this survey. 7) All corners set are 5/8 x 18" rebar irons with an LB220 Doudney Surveyors Inc. Identification cap
- 8) This drawing reflects the conditions observed on the field date noted below. 9) All distances shown hereon are measured in standard U.S. foot and decimals of feet.
- 10) All dimensions are actual or computed unless otherwise noted. 11) This survey meets or exceeds the accuracy requirement of a "Suburban Survey".
- 12) All recording information refers to the Public Records of Seminole County, Florida unless noted otherwise. 13) Copyright © 2023 by The Doudney Companies, Inc. All rights reserved. No part of this survey map or drawing may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical
- methods, without the prior written permission of The Doudney Companies, Inc., except for those parties expressly named hereon, and in no case is this survey map or drawing to be used for any other purposes except for the purpose and intent for whice was produced and prepared. For permission requests, write to The Doudney Companies, Inc. at the address below.
- FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment Number 7222-6446152 dated May 11 2023, Issuing Office File Number: Young I-4 Lake Monroe, SCHEDULE B, PART II Exceptions: Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted. repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage. The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement ide in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:
- 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 i
- mortgage thereon covered by this Commitment. (Not a survey related matter). 2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records. (Not a survey related 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. (All physical encroachments and title matters shown in First American Title In Company Commitment Number 7222-6446152 dated May 11 2023 that are survey related have been shown or noted).
- 4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records. (Not a survey related matter). 5. 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 Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water. (
- by the Surveyor at the time of the surveyor).
- 6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy. (Not a survey related matter). 7. Any minerals or mineral rights leased, granted or retained by current or prior owners. (Not a survey related matter).
  8. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable. (Not a survey related matter).
- 9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH'S, as recorded in Plat Book 1, Page(s) 114, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (All matters shown on said Plat as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida, and previously in Plat Book B, Page 123, of the Public Records of Orange County, Florida, have been noted).
- 10. Terms, conditions, and provisions of Memorandum of Lease, recorded in Book 3751, Page 1478. (Affects the surveyed property but specifies for 30 years to commence upon completion of construction with no dates indicated. Upon completion of the 30 years lease period the lease continues for year to year unless either party issues a 90 day written notice of termination.) 11. Agreements recorded in Book 5558, Page 673 and Book 5558, Page 707. (Book 5558, Page 707 affects the surveyed property with regards to the installation and operation of a water system and easements to Seminole County. Book 5558, Page 707 affects the
- surveyed property with regards to the installation and operation of roads, a sanitary and drainage water system and other facilities that may become the responsibility of Seminole County.) 12. Seminole County Development Order recorded in Book 8178, Page 777. (Affects the surveyed property with items set forth in Seminole County Development Order signed on December 13, 2013 by Robert Dallari, Chairman of the Board of Seminole County
- 13. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (Not a survey related matter).

Searched by: Jarrett Balberchak/ - (407)691-5200 - jabalberchak@firstam.com

Note: All of the recording information contained herein refers to the Public Records of SEMINOLE County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said unless indicated to the contrary.

