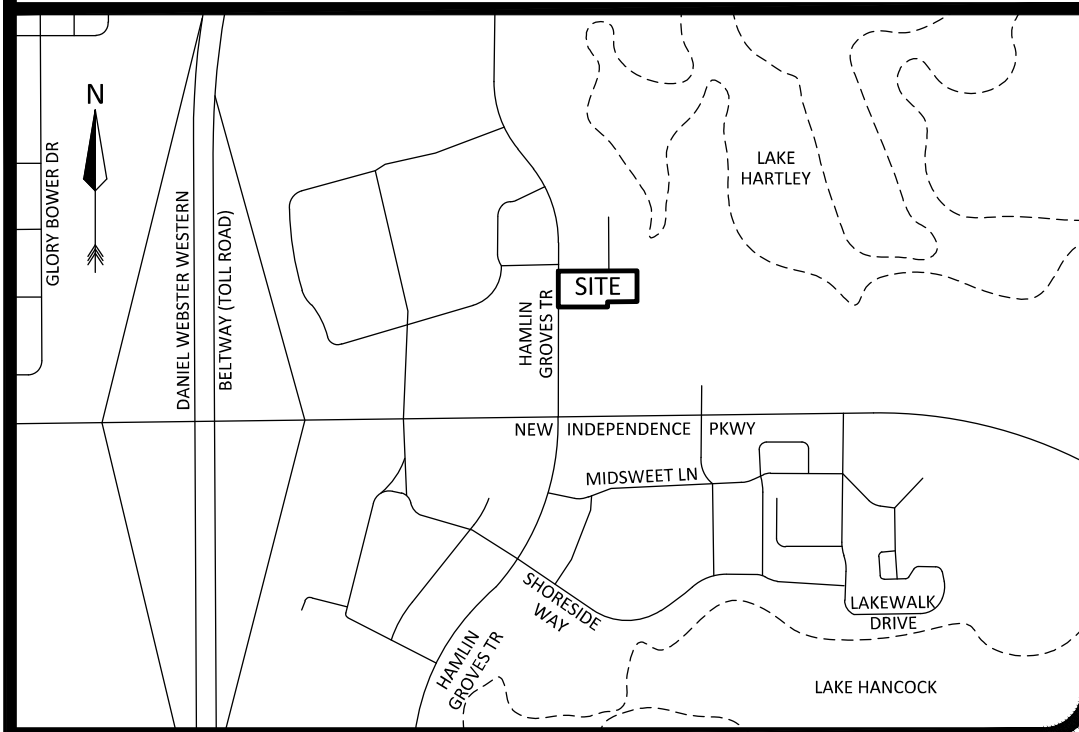


VICINITY MAP (NOT TO SCALE)



ALTA/NSPS LAND TITLE 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" = 20' JOB #54413 SHEET 1 OF 2

DRAWN BY: ANT

PREPARED FOR: GPD GROUP

SUBDIVISION NAME: HAMLIN EAST

LOCATION: HAMLIN GROVES TRAIL WINTER GARDEN, FL 34787

LEGEND

- BB - BOTTOM OF BANK
BC - BACK OF CURB
CF - CHECK FLOW PREVENTER
CH - CHICKEN MARK
CL - COLLARD
CE - BURIED ELECTRIC
CF - BURIED WIRE FENCE
C - BURIED CABLE TV
CALC - CALCULATED
CSM - CALCULATED & MEASURED
CA - CENTRAL ANGLE
CBW - CONCRETE BLOCK WALL
CC - COVERED CONCRETE
CF - CONCRETE FLUME
CHW - CONCRETE HEAD WALL
CLF - CHAIN LINE FENCE
ENTERLINE
CM - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CREAN OUT
CONE - CONCRETE
COVD - COVERED
CP - CONCRETE PAD
CW - CONCRETE WALKWAY
DBM - DEED/DESC & MEASURED
DE - DRAINAGE EASEMENT
DESC - DESCRIPTION
DOT - DOT INLET
DOC - DOCUMENT #
DP - DUMPSTER PAD
DW - DRIVEWAY
EN - EASEMENT NUMBER
E - ELECTRIC METER
EB - ELECTRICAL BOX
EL - ELEVATION
ESMT - EASEMENT
EP - EDGE OF PAVEMENT
FDC - FIRE DEPARTMENT CONNECTION
FIRM - FLOOD INSURANCE RATE MAP
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FM - FORM MAIN
FND - FOUND
FO - FIBER OPTIC CABLE
FO - FIBER OPTIC LINE
G - GAS LINE
GAS METER
GUY WIRE ANCHOR
HANDICAP PARKING
HDPE - HIGH DENSITY POLYETHYLENE
INVERT ELEVATION
IP - IRON PIPE
IRON ROD
IRRIGATION VALVE
L - ARC LENGTH
WB - WATER BUSINESS
LIGHT POLE
LANDSCAPE AREA
LICENSE SURVEYOR
MEAS - MEASURED
MF - METAL FENCE
MS - METAL SHED
METER END SECTION
MONITORING WELL
NAIL & DISK
NAVD - NORTH AMERICAN VERTICAL DATUM
NATIONAL GEODETIC VERTICAL DATUM
NON-TANGENT
NOT TO SCALE
OVERHEAD ELECTRIC
OFFICIAL RECORDS BOOK
OVERHEAD WIRE
PLAT BOOK
POINT OF CURVATURE
PER ENGINEERING PLANS
PLASTIC FENCE
PLAT & MEASURED
POINT OF INTERSECTION
POINT OF REVERSE
POINT OF BEGINNING
POINT OF COMMENCEMENT
POINT OF REVERSE CURVATURE
PARKING SPACES
PROFESSIONAL SURVEYOR AND MAPPER
PLASTIC PIPE
CURVE RADIUS
REINFORCED CONCRETE PIPE
RIGHT OF WAY
SANITARY MANHOLE
SANITARY LINE
SHOWN FOR DIRECTION ONLY
SQUARE FEET
STOCK WIRE FENCE
SPOT ELEVATION
STORM/DRAIN LINE
SEWER VALVE
STORM MANHOLE
UNDERGROUND TELEPHONE
STORM INLET
TOP OF BANK
TRAFFIC POLE
TRAFFIC SIGN
TRANSFORMER/JUNCTION BOX
TELEPHONE RISER
TRAFFIC SIGNAL BOX
TYPICAL
UTILITY BOX
UTILITY MARKER
UTILITY POLE
WATER LINE
WOOD FENCE
WOOD SHED
WOOD VALVE
WATER METER
YARD DRAIN

DESCRIPTION

A PORTION OF LOT 1, HAMLIN EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 64 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY MOST CORNER OF LOT 1, HAMLIN EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 64 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAMLIN GROVES TRAIL, AS RECORDED IN INSTRUMENT 20180136703, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: (1) N00°17'57" W A DISTANCE OF 391.65 FEET; (2) N01°30'39" W A DISTANCE OF 90.94 FEET FOR A POINT OF BEGINNING; (3) THENCE N01°30'39" W A DISTANCE OF 147.17 FEET; THENCE N89°42'03" E A DISTANCE OF 320.43 FEET; THENCE S00°17'57" E A DISTANCE OF 125.97 FEET; THENCE S89°42'03" W A DISTANCE OF 119.98 FEET; THENCE S00°17'57" E A DISTANCE OF 21.17 FEET; THENCE S89°42'03" W A DISTANCE OF 197.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID HAMLIN GROVES TRAIL AND THE POINT OF BEGINNING.

TEXT SHOWN ABOVE AS BOLD TYPE SHOULD BE ADDED TO THE DESCRIPTION IN THE TITLE COMMITMENT REFERENCED HEREON.

NOTES

- 1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE EAST RIGHT-OF-WAY LINE OF HAMLIN GROVES TRAIL BEING N01°30'39" 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 OBSERVED SURFACE UTILITY FEATURES AND/OR DRAWINGS PROVIDED BY CLIENT. 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. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0375F & 12095C0380F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.
5. THIS SURVEY WAS MADE WITH BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 9912710, EFFECTIVE: SEPTEMBER 30, 2021.
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 ORANGE COUNTY BENCHMARK #51618026 HAVING AN ELEVATION OF 123.134 FEET, (NAVD 88).
9. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WAS OBSERVED.
10. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY.
12. THERE ARE 0 REGULAR PARKING SPACES AND 0 HANDICAP SPACES, FOR A TOTAL OF STRIPED SPACES.

LAND AREA

CONTAINS 44,378 SQUARE FEET OR 1.019 ACRES MORE OR LESS.

SCHEDULE B-2 - EXCEPTIONS

- 4. CAPACITY ENHANCEMENT AGREEMENT BY AND BETWEEN THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, SSP1, LLC AS AGENT FOR OCNH HOLDINGS LLC AND AS AGENT FOR AIGRE ORANGE COUNTY HOLDINGS, LLC AND SCHOOLS FINANCING CONSORTIUM, LLC RECORDED JANUARY 24, 2007, IN OFFICIAL RECORDS BOOK 9079, PAGE 40; AS PARTIALLY ASSIGNED TO SAGUARO FLORIDA 1, LLD PURSUANT TO THAT CERTAIN PARTIAL ASSIGNMENT OF OWNER'S CAPACITY CREDITS UNDER CAPACITY ENHANCEMENT AGREEMENT CEAM06-011-09 RECORDED SEPTEMBER 15, 2014, IN OFFICIAL RECORDS BOOK 10804, PAGE 9233 AND FIRST AMENDMENT RECORDED FEBRUARY 24, 2015, IN OFFICIAL RECORDS BOOK 10880, PAGE 1825. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
5. TOWN CENTER EAST HORIZON WEST ROAD NETWORK AGREEMENT TOWN CENTER EAST BOULEVARD PORTER ROAD RECORDED DECEMBER 13, 2011, IN OFFICIAL RECORDS BOOK 10306, PAGE 1364; TOGETHER WITH FIRST AMENDMENT RECORDED JULY 17, 2012, IN OFFICIAL RECORDS BOOK 10411, PAGE 542 AND SECOND AMENDMENT RECORDED MARCH 18, 2016, IN OFFICIAL RECORDS INSTRUMENT NO. 20160137843. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
6. SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT, SCHOOL BOARD APPLICATION NUMBER - OC 11-011, PROJECT NAME: AVALON WOODS I RECORDED OCTOBER 17, 2012, IN OFFICIAL RECORDS BOOK 10459, PAGE 4936; TOGETHER WITH ASSIGNMENT OF LAND USE RIGHTS RECORDED MARCH 21, 2017, IN OFFICIAL RECORDS INSTRUMENT NO. 20170149005; ASSIGNMENT OF SCHOOL UNITS RECORDED JULY 20, 2017, IN OFFICIAL RECORDS INSTRUMENT NO. 20170405483 AND COLLATERAL ASSIGNMENT OF DEVELOPMENT RIGHTS CONTRACTS, PERMITS, AND LICENSES RECORDED JULY 26, 2017, IN OFFICIAL RECORDS INSTRUMENT NO. 20170416397. (DOES NOT AFFECT SUBJECT PROPERTY, NOT SHOWN HEREON.)
7. HAMLIN MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS RECORDED MAY 2, 2013, IN OFFICIAL RECORDS BOOK 10563, PAGE 4417; TOGETHER WITH SUPPLEMENTAL DECLARATION RECORDED OCTOBER 10, 2014, IN OFFICIAL RECORDS BOOK 10818, PAGE 2103; FIRST AMENDMENT RECORDED NOVEMBER 25, 2015; IN OFFICIAL RECORDS BOOK 11018, PAGE 6156; SECOND AMENDMENT RECORDED MARCH 11, 2016, IN OFFICIAL RECORDS INSTRUMENT NO. 20160126383; SUPPLEMENTAL DECLARATION RECORDED MAY 20, 2016, IN OFFICIAL RECORDS INSTRUMENT NO. 20160260432; THIRD AMENDMENT RECORDED APRIL 7, 2017, IN OFFICIAL RECORDS INSTRUMENT NO. 20170192332; SUPPLEMENTAL DECLARATION RECORDED SEPTEMBER 14, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180548129; SUPPLEMENTAL DECLARATION RECORDED NOVEMBER 6, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180649426 AND AMENDED SUPPLEMENTAL DECLARATION RECORDED MARCH 31, 2020, IN OFFICIAL RECORDS INSTRUMENT NO. 20200202879, 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). (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
8. SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT SCHOOL BOARD APPLICATION NUMBER-OC-12-002 PROJECT NAME: HAMLIN/TOWN CENTER EAST RECORDED JUNE 7, 2013, IN OFFICIAL RECORDS BOOK 10581, PAGE 6634; TOGETHER WITH FIRST AMENDMENT RECORDED FEBRUARY 24, 2015, IN OFFICIAL RECORDS BOOK 10880, PAGE 1825. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
9. ADEQUATE PUBLIC FACILITIES AGREEMENT FOR AVALON WOODS I PD RECORDED OCTOBER 15, 2014, IN OFFICIAL RECORDS BOOK 10820, PAGE 5181. (DOES NOT AFFECT SUBJECT PROPERTY, NOT SHOWN HEREON.)
10. EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, INC., D/B/A DUKE ENERGY RECORDED APRIL 28, 2015, IN OFFICIAL RECORDS BOOK 10910, PAGE 814; AS AFFECTED BY PARTIAL RELEASE RECORDED SEPTEMBER 14, 2016, IN OFFICIAL RECORDS INSTRUMENT NO. 20160484196. (AFFECT SUBJECT PROPERTY, SHOWN HEREON.)
11. DECLARATION OF RESTRICTIONS BY AND BETWEEN SLF IV / BOYD HORIZON WEST JV, LLC AND HAMLIN RETAIL PARTNERS, LLC RECORDED APRIL 13, 2016, IN OFFICIAL RECORDS INSTRUMENT NO. 20160186534; AS AFFECTED BY SCRIVENER'S AFFIDAVIT RECORDED FEBRUARY 7, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180074095. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
12. DEVELOPMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN SLF IV/BOYD HORIZON WEST JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HAMLIN RETAIL PARTNERS EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 20, 2016, IN OFFICIAL RECORDS INSTRUMENT NO. 20160494975; AS AFFECTED BY SCRIVENER'S AFFIDAVIT RECORDED FEBRUARY 7, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180074095. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
13. UNRECORDED LEASE BY AND BETWEEN HAMLIN RETAIL PARTNERS EAST, LLC (LANDLORD) AND BRAVO FOODS, LLC (TENANT), AS EVIDENCED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN VALLEY NATIONAL BANK (LENDER) AND SUNTRUST BANK (TENANT) RECORDED SEPTEMBER 7, 2017, IN OFFICIAL RECORDS INSTRUMENT NO. 20170495952. (RECORDED DOCUMENT IS INCOMPLETE AND CANNOT BE GRAPHICALLY DEPICTED, UNABLE TO DETERMINE AFFECT.)
14. UNRECORDED LEASE BY AND BETWEEN HAMLIN RETAIL PARTNERS EAST, LLC (LANDLORD) AND CHRISTENSEN ENTERPRISES, INC. (TENANT), AS EVIDENCED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN VALLEY NATIONAL BANK (LENDER) AND SUNTRUST BANK (TENANT) RECORDED OCTOBER 10, 2017, IN OFFICIAL RECORDS INSTRUMENT NO. 20170553644; AS AFFECTED BY SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY RECORDED FEBRUARY 2, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210062021. (INSTRUMENT NO. 20170553644 IS INCOMPLETE AND CANNOT BE GRAPHICALLY DEPICTED, UNABLE TO DETERMINE AFFECT. INSTRUMENT NO. 20210062021 DOES NOT AFFECT SUBJECT PROPERTY, NOT SHOWN HEREON.)
15. UNRECORDED LEASE BY AND BETWEEN HAMLIN RETAIL PARTNERS EAST, LLC (LANDLORD) AND SUNTRUST BANK, A GEORGIA BANKING CORPORATION (TENANT), AS EVIDENCED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN VALLEY NATIONAL BANK (LENDER) AND SUNTRUST BANK (TENANT) RECORDED SEPTEMBER 6, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180529654. (DOES NOT AFFECT SUBJECT PROPERTY, NOT SHOWN HEREON.)
16. HAMLIN EAST DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 14, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180548130. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
17. ADEQUATE PUBLIC FACILITIES AGREEMENT FOR HAMLIN PD RECORDED APRIL 18, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180233447; TOGETHER WITH FIRST AMENDMENT RECORDED JUNE 18, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210364179. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
18. NOTICE OF LEASEHOLD IMPROVEMENT LIEN PROHIBITION UNDER SECTION 713.10, FLORIDA STATUTES RECORDED SEPTEMBER 17, 2018, IN OFFICIAL RECORDS INSTRUMENT NO. 20180548811. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
19. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF HAMLIN EAST RECORDED OCTOBER 23, 2018, IN PLAT BOOK 97, PAGES 64 THROUGH 67, 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). (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
20. MORTGAGE AND SECURITY AGREEMENT EXECUTED BY HAMLIN RETAIL PARTNERS EAST NEC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN FAVOR OF SYNOVUS BANK D/B/A FLORIDA COMMUNITY BANK, IN THE ORIGINAL PRINCIPAL SUM OF \$22,000,000.00 DATED MARCH 29, 2019 AND RECORDED APRIL 4, 2019, IN OFFICIAL RECORDS INSTRUMENT NO. 20190204240; TOGETHER WITH ASSIGNMENT OF LEASES, RENTS AND PROFITS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20190204241; UCC-1 (FINANCING STATEMENT) RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20190204242; AS AFFECTED BY SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY RECORDED OCTOBER 4, 2019, IN OFFICIAL RECORDS INSTRUMENT NO. 20190619940; SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY RECORDED MARCH 13, 2020, IN OFFICIAL RECORDS INSTRUMENT NO. 20200165455; SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED MAY 8, 2020, IN OFFICIAL RECORDS INSTRUMENT NO. 20200272718; SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JUNE 4, 2020, IN OFFICIAL RECORDS INSTRUMENT NO. 20200312194 AND SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED / / /, IN OFFICIAL RECORDS INSTRUMENT NO. (TO BE RECORDED) (AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)
21. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JULY 2, 2019, IN OFFICIAL RECORDS INSTRUMENT NO. 20190405259. NOTE: "THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO BE A LIEN, ENCUMBRANCE OR CLOUD ON THE TITLE OF THE PREMISES." (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
22. UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY RECORDED OCTOBER 4, 2019, IN OFFICIAL RECORDS INSTRUMENT NO. 20190619939. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)
23. DEVELOPMENT AND RESTRICTIVE COVENANT AGREEMENT RECORDED NOVEMBER 18, 2019, IN OFFICIAL RECORDS INSTRUMENT NO. 20190726835. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
24. UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY RECORDED MARCH 13, 2020, OFFICIAL RECORDS INSTRUMENT NO. 20200165454. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)
25. RESTRICTIONS SET FORTH IN MEMORANDUM OF LEASE BETWEEN HAMLIN RETAIL PARTNERS EAST NEC, LLC, A FLORIDA LIMITED LIABILITY COMPANY (LANDLORD) AND CHRISTENSEN FAMILY II, LLC, A FLORIDA LIMITED LIABILITY COMPANY (TENANT) RECORDED MAY 8, 2020, IN OFFICIAL RECORDS INSTRUMENT NO. 20200272497; AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED MAY 8, 2020, IN OFFICIAL RECORDS INSTRUMENT NO. 20200272718 AND SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY RECORDED FEBRUARY 2, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210062021. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
26. RESTRICTIONS SET FORTH IN MEMORANDUM OF LEASE BETWEEN HAMLIN RETAIL PARTNERS EAST NEC, LLC, A FLORIDA LIMITED LIABILITY COMPANY (LANDLORD) AND TRUIST BANK, A NORTH CAROLINA BANKING CORPORATION, SUCCESSOR IN INTEREST TO SUNTRUST BANK (TENANT) RECORDED JULY 7, 2020, IN OFFICIAL RECORDS INSTRUMENT NO. 20200363932. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)
27. RESTRICTIONS SET FORTH IN SHORT FORM LEASE BETWEEN HAMLIN RETAIL PARTNERS EAST NEC, LLC, A FLORIDA LIMITED LIABILITY COMPANY (LANDLORD) AND CHICK-FIL-A, INC., A GEORGIA CORPORATION (TENANT) RECORDED AUGUST 18, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210504529. (AFFECTS SUBJECT PROPERTY, SHOWN IN ITS APPROXIMATE LOCATIONS HEREON.)

SURVEY DATE: 6/10/21

Table with 4 columns: DATE, JOB #, REVISION, BY:
9/15/21 54901 WRITE LEGAL DESCRIPTION SAH
11/1/21 54901 ADD TITLE COMMITMENT AND BII ITEMS SAH

BOUNDARY AND TOPOGRAPHIC SURVEY

TO: TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE 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 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON .

Digitally signed by Ronald K Smith Date: 2022.02.23 07:57:07 -05'00'

RONALD K. SMITH, PSM 5797

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-17 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.

ALTA/NSPS LAND TITLE 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" = 20'
DRAWN BY: ANT
JOB #54413
SHEET 2 OF 2

PREPARED FOR:
GPD GROUP

SUBDIVISION NAME: HAMLIN EAST
LOCATION:
HAMLIN GROVES TRAIL
WINTER GARDEN, FL 34787

LEGEND

BB	- BOTTOM OF BANK	MEAS	- MEASURED
BC	- BACK OF CURB	MF	- METAL FENCE
CF	- CHECK FLOW PREVENTER	MS	- METAL SHED
CH	- CHAIN	MS	- METERS END SECTION
CH	- CHAIN LINE FENCE	ND	- NORTH AMERICAN VERTICAL DATUM
CH	- CHAIN LINE FENCE	ND	- NATIONAL GEODETIC VERTICAL DATUM
CH	- CHAIN LINE FENCE	NGVD	- NATIONAL GEODETIC VERTICAL DATUM
CH	- CHAIN LINE FENCE	NTS	- NOT TO SCALE
CH	- CHAIN LINE FENCE	OHE	- OVERHEAD ELECTRIC
CH	- CHAIN LINE FENCE	ORB	- OFFICIAL RECORDS BOOK
CH	- CHAIN LINE FENCE	OW	- OVERHEAD WIRE
CH	- CHAIN LINE FENCE	PC	- POINT OF CURVATURE
CH	- CHAIN LINE FENCE	PEP	- PER ENGINEERING PLANS
CH	- CHAIN LINE FENCE	PF	- PLASTIC FENCE
CH	- CHAIN LINE FENCE	PG	- PAGE
CH	- CHAIN LINE FENCE	PI	- POINT OF INTERSECTION
CH	- CHAIN LINE FENCE	PMB	- PLAT & MEASURED
CH	- CHAIN LINE FENCE	POB	- POINT OF BEGINNING
CH	- CHAIN LINE FENCE	POC	- POINT OF COMMENCEMENT
CH	- CHAIN LINE FENCE	PRC	- POINT OF REVERSE CURVATURE
CH	- CHAIN LINE FENCE	PS	- PARKING SPACES
CH	- CHAIN LINE FENCE	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
CH	- CHAIN LINE FENCE	PT	- POINT OF TANGENCY
CH	- CHAIN LINE FENCE	PVC	- PLASTIC PIPE
CH	- CHAIN LINE FENCE	R	- CURVE RADIUS
CH	- CHAIN LINE FENCE	RCP	- REINFORCED CONCRETE PIPE
CH	- CHAIN LINE FENCE	R/W	- RIGHT OF WAY
CH	- CHAIN LINE FENCE	S	- SANITARY MANHOLE
CH	- CHAIN LINE FENCE	S	- SANITARY LINE
CH	- CHAIN LINE FENCE	S	- SHOWN FOR DIRECTION ONLY
CH	- CHAIN LINE FENCE	S	- SQUARE FEET
CH	- CHAIN LINE FENCE	SWF	- STOCK WIRE FENCE
CH	- CHAIN LINE FENCE	SW	- SPOT ELEVATION
CH	- CHAIN LINE FENCE	S	- STORM/RAIN LINE
CH	- CHAIN LINE FENCE	S	- SEWER VALVE
CH	- CHAIN LINE FENCE	S	- STORM MANHOLE
CH	- CHAIN LINE FENCE	S	- UNDERGROUND TELEPHONE
CH	- CHAIN LINE FENCE	S	- STORM INLET
CH	- CHAIN LINE FENCE	S	- TOP OF BANK
CH	- CHAIN LINE FENCE	S	- TRAFFIC POLE
CH	- CHAIN LINE FENCE	S	- TRAFFIC SIGN
CH	- CHAIN LINE FENCE	S	- TRANSFORMER/JUNCTION BOX
CH	- CHAIN LINE FENCE	S	- TELEPHONE RISER
CH	- CHAIN LINE FENCE	S	- TRAFFIC SIGNAL BOX
CH	- CHAIN LINE FENCE	S	- TYPICAL
CH	- CHAIN LINE FENCE	S	- UTILITY BOX
CH	- CHAIN LINE FENCE	S	- UTILITY MARKER
CH	- CHAIN LINE FENCE	S	- UTILITY POLE
CH	- CHAIN LINE FENCE	S	- WATER LINE
CH	- CHAIN LINE FENCE	S	- WOOD FENCE
CH	- CHAIN LINE FENCE	S	- WOOD SHED
CH	- CHAIN LINE FENCE	S	- WATER VALVE
CH	- CHAIN LINE FENCE	S	- WATER METER
CH	- CHAIN LINE FENCE	S	- YARD DRAIN

SURVEY DATE: 6/10/21

DATE:	JOB #	REVISION	BY:
9/15/21	54901	WRITE LEGAL DESCRIPTION	SAH
11/1/21	54901	ADD TITLE COMMITMENT AND BII ITEMS	SAH

BOUNDARY AND TOPOGRAPHIC SURVEY

Digitally signed by Ronald K Smith
Date: 2022.02.23 07:57:32 -05'00'

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

"THIS SURVEY MEETS THE 'STANDARDS OF PRACTICE' AS REQUIRED BY CHAPTER 51-17 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.

