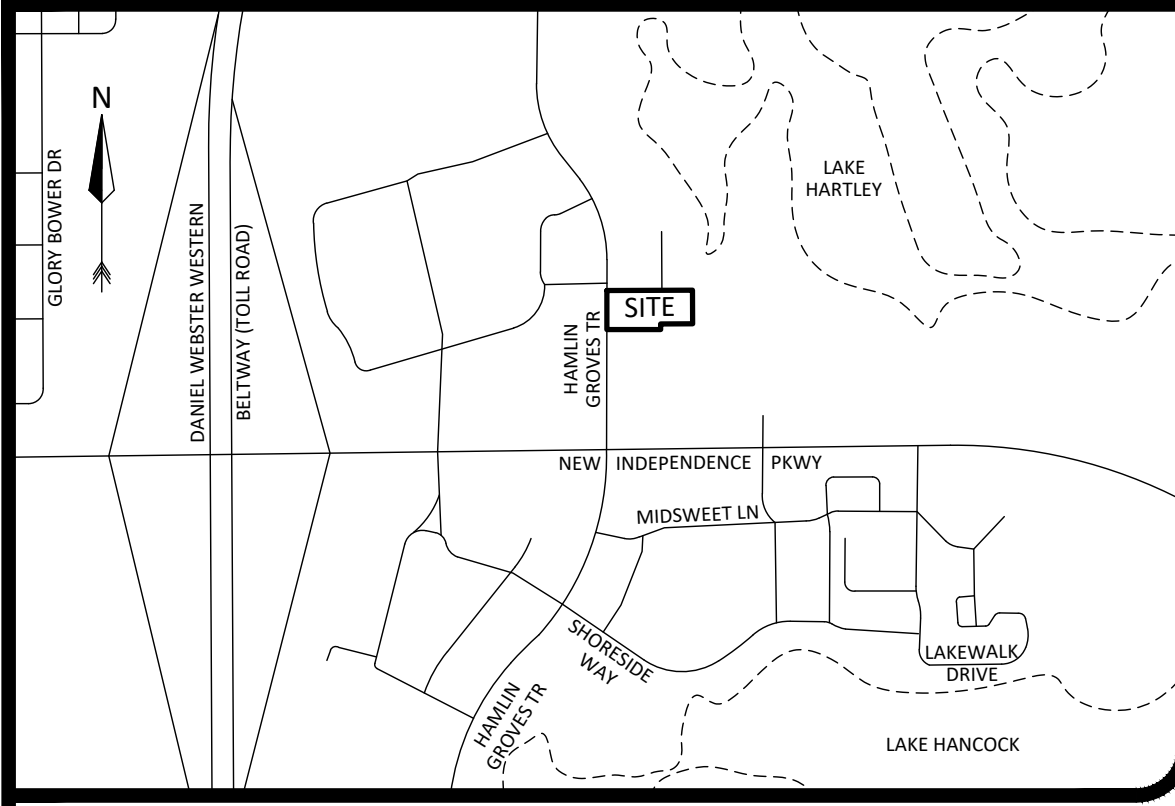


VICINITY MAP (NOT TO SCALE)



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

GPD GROUP

SUBDIVISION NAME: HAMLIN EAST

LOCATION: HAMLIN GROVES TRAIL WINTER GARDEN, FL 34787

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 #S1618026 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 0 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 OCGN HOLDINGS LLC AND AS AGENT FOR AIGGORE 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 CEAR06-011-09 RECORDED SEPTEMBER 15, 2014, IN OFFICIAL RECORDS BOOK 10804, PAGE 9223 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. (AFFECTS 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.)

LEGEND

- BB - BOTTOM OF BANK
BC - BACK OF CURB
CB - CHECK FLOW PREVENTER
BM - BENCHMARK
BOLLARD
E - BURIED ELECTRIC
BW - BARBED WIRE FENCE
BTR - BURIED TV RISER
C - BURIED CABLE TV
CALC - CALCULATED
CBM - CALCULATED & MEASURED
CC - CENTRAL ANGLE
CBW - CONCRETE BLOCK WALL
CC - COVERED CONCRETE
CF - CONCRETE FLUME
CHW - CONCRETE HEAD WALL
CF - CHAIN LINK FENCE
CENTERLINE
CW - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CORNOUT
CONC - CONCRETE
COVD - COVERED
CP - CONCRETE PAD
CW - CONCRETE WALKWAY
DAM - DEED/DISC & MEASURED
DE - DRAINAGE EASEMENT
DESC - DESCRIPTION
DOT - DOT INLET
DOC# - DOCUMENT #
DP - DUMPSTER PAD
DW - DRIVEWAY
E - EASEMENT NUMBER
EM - 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 - FORCE MAIN
FND - FOUND
FO - FIBER OPTIC BOX
FO - FIBER OPTIC LINE
G - GAS LINE
GAS METER
GUY WIRE ANCHOR
HANDICAP PARKING
HDPE - HIGH DENSITY POLYETHYLENE
INV - INVERT ELEVATION
IR - IRON PIPE
IR - IRON ROD
I - IRRIGATION VALVE
L - LENGTH
LB - LICENSED BUSINESS
L - LIGHT POLE
LSA - LANDSCAPE AREA
LS - LICENSE SURVIVOR
MEAS - MEASURED
MF - METAL FENCE
MS - METAL SHED
MTER - MITERED END SECTION
MON - MONITORING WELL
N&D - NAIL & DISK
NAVD - NORTH AMERICAN VERTICAL DATUM
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NT - NOT TO SCALE
OHE - OVERHEAD ELECTRIC
ORBS - OFFICIAL RECORDS BOOK
OW - OVERHEAD WIRE
P - PLAT BOOK
PC - POINT OF CURVATURE
PEP - PER ENGINEERING PLANS
PF - PLASTIC FENCE
PG - PAGE
PI - POINT OF INTERSECTION
P&M - PLAT & MEASURED
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PC - POINT OF REVERSE CURVATURE
PPS - PARKING SPACES
PSM - PROFESSIONAL SURVEYOR AND MAPPER
PT - POINT OF TANGENCY
PVC - PLASTIC PIPE
R - CURVE RADIUS
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
S - SANITARY MANHOLE
S - SANITARY LINE
SDO - SHOWN FOR DIRECTION ONLY
SF - SQUARE FEET
SWF - STOCK WIRE FENCE
X00.00 - SPOT ELEVATION
STORM - STORM DRAIN LINE
S - SEWER VALVE
S - STORM MANHOLE
S - UNDERGROUND TELEPHONE
S - STORM INLET
TB - TOP OF BANK
T - TRAFFIC POLE
T - TRAFFIC SIGN
T - TRANSFORMER/JUNCTION BOX
T - TELEPHONE RISER
T - TRAFFIC SIGNAL BOX
TYP - TYPICAL
U - UTILITY BOX
UE - UTILITY EASEMENT
U - UTILITY MARKER
U - UTILITY POLE
W - WATER LINE
WF - WOOD FENCE
WS - WOOD SHED
W - WATER VALVE
W - WATER METER
Y - YARD DRAIN

SURVEY DATE: 6/10/21

Table with columns: DATE, JOB #, REVISION, WRITE LEGAL DESCRIPTION, SAH. Includes entries for 9/15/21 and 11/1/21.

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 .

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 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.022 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' JOB #54413 SHEET 2 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
BF	BACK FLOW PREVENTER
BM	BENCHMARK
BS	BOLLARD
B	BURIED ELECTRIC
BWF	BARBED WIRE FENCE
BTR	BURIED TV RISER
C	BURIED CABLE TV
CALC	CALCULATED
CBM	CALCULATED & MEASURED
CA	CENTRAL ANGLE
CBW	CONCRETE BLOCK WALL
CC	COVERED CONCRETE
CF	CONCRETE FLUME
CHW	CONCRETE HEAD WALL
CLF	CHAIN LINK FENCE
CL	CONCRETE CURB
CONC	CONCRETE
COVD	COVERED
CP	CONCRETE PAD
CW	CONCRETE CURB
CONC WALKWAY	CONCRETE WALKWAY
D&M	DEED/DESC & MEASURED
DE	DRINKAGE EASEMENT
DESC	DESCRIPTION
DI	DOT INLET
DOC	DOCUMENT #
DW	DUMPSTER PAD
DR	DRIVEWAY
EN	EASEMENT NUMBER
EM	ELECTRIC METER
EL	ELECTRICAL BOX
EL	ELEVATION
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FIRM	FLOOD INSURANCE RATE MAP
FIE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FM	FORCE MAIN
FND	FOUND
FO	FOUNDER
FO	FIBER OPTIC BOX
FO	FIBER OPTIC LINE
GL	GAS LINE
GM	GAS METER
GY	GUY WIRE ANCHOR
HP	HANDICAP PARKING
HDPE	HIGH DENSITY POLYETHYLENE
IN	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
IV	IRRIGATION VALVE
LA	ARC LENGTH
LB	LICENSED BUSINESS
LP	LIGHT POLE
LSA	LANDSCAPE AREA
LS	LICENSE SURVEYOR
MEAS	MEASURED
MF	METAL FENCE
MS	METAL SHED
MS	MITERED END SECTION
MW	MONITORING WELL
N&D	NAIL & DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NT	NON-FANGENT
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
ORB	OFFICIAL RECORDS BOOK
OW	OVERHEAD WIRE
PF	PLAT BOOK
PC	POINT OF CURVATURE
PEP	PER ENGINEERING PLANS
PG	PAGE
PI	POINT OF INTERSECTION
P&M	PLAT & MEASURED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PS	PARKING SPACES
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
PVC	PLASTIC PIPE
R	CURVE RADIUS
RCF	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
S	SANITARY MANHOLE
S	SANITARY LINE
SDO	SHOW FOR DIRECTION ONLY
SF	SQUARE FEET
SWF	STOCK WIRE FENCE
000.00	SPOT ELEVATION
D	STORM DRAIN LINE
S	SEWER VALVE
SM	STORM MANHOLE
ST	UNDERGROUND TELEPHONE
ST	STORM INLET
TB	TOP OF BANK
TP	TRAFFIC POLE
TS	TRAFFIC SIGN
TR	TRANSFORMER/JUNCTION BOX
TR	TELEPHONE RISER
TSB	TRAFFIC SIGNAL BOX
TY	TYPICAL
UB	UTILITY BOX
UE	UTILITY EASEMENT
UM	UTILITY MARKER
UP	UTILITY POLE
W	WATER LINE
WF	WOOD FENCE
WS	WOOD SHED
WV	WATER VALVE
WM	WATER METER
YD	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

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 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.

