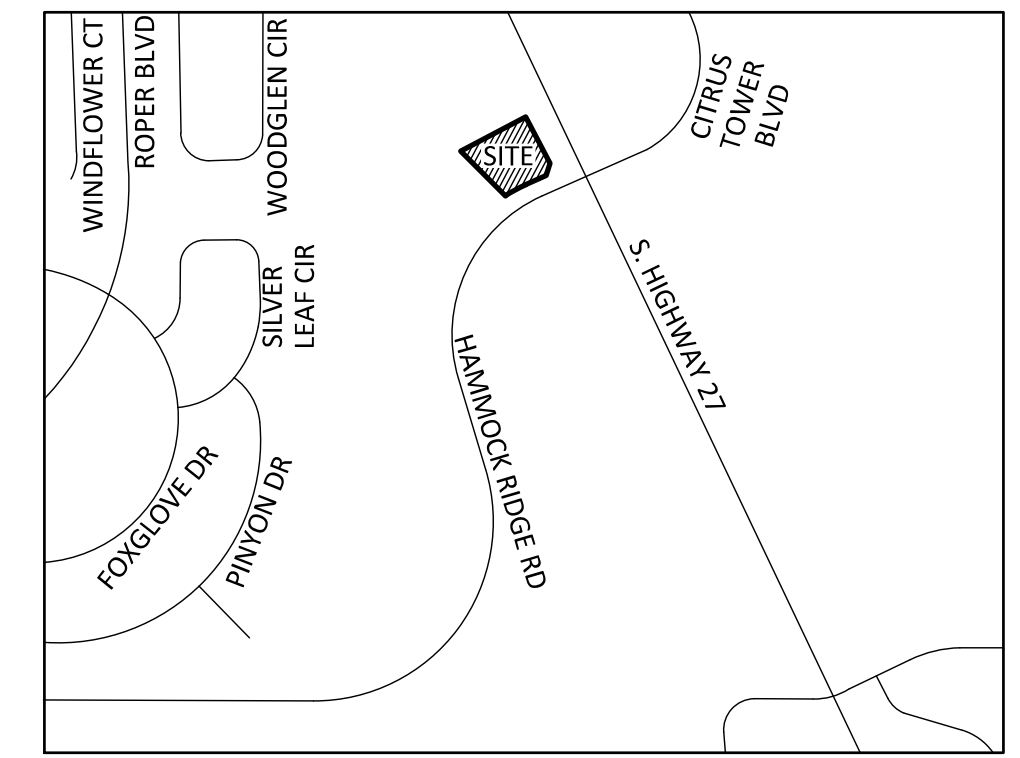


ALTA/NSPS LAND TITLE SURVEY

SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST
COUNTY OF LAKE, STATE OF FLORIDA



LOCATION MAP 



PARCEL DESCRIPTION:

LOT 1, COMMERCIAL PHASE 2, SHOPPES AT HAMMOCK RIDGE CROSSINGS, PHASE 2, COMMERCIAL PARCELS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 16 THROUGH 19, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LAND AREA:

CONTAINS 54,397 SQUARE FEET OR 1.249 ACRES MORE OR LESS.

GENERAL NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH LINE OF LOT 2, BEING: N62°16'10"E.
 2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
 3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND 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 LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 4. THIS LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12069C0590E, COMMUNITY NO. 120133, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, EFFECTIVE: DECEMBER 18, 2012.
 5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
 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 LAKE COUNTY GEODETIC AND BENCHMARK DENSIFICATION PROJECT 2003, BENCHMARK DESIGNATION: "LK 183 2003" HAVING AN ELEVATION OF 156.169 FEET (NAVD 88).
 10. ADDITIONAL STORM PIPES ARE INACCESSIBLE NEAR BOTTOM OF STRUCTURE WITH BOTTOM ELEVATION OF 104.98 FEET. PER THE ENGINEERING PLANS PROVIDED BY CLIENT OUTFALL APPEARS TO FLOW FROM SAID STRUCTURE SOUTHERLY ACROSS HAMMOCK RIDGE ROAD TO AN OFFSITE RETENTION AREA.
 11. NO DELINEATED WETLANDS WERE OBSERVED.
 12. THIS SURVEY WAS MADE WITH BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 9802433, EFFECTIVE: OCTOBER 24, 2021.
- *AS TO TABLE "A" ITEMS OF THE CERTIFICATION SHOWN HEREON:
- ITEM 6(A)(B): ZONING INFORMATION NOT PROVIDED TO SURVEYOR.
- ITEM 9: THERE ARE NO STRIPED SPACES FOR PARKING ON THE SUBJECT PROPERTY.
- ITEM 10: BASED ON A SURFACE INSPECTION, RELATIVE TO ADJOINING PARCELS THERE ARE NO DIVISION OR PARTY WALLS AFFECTING THE SUBJECT PROPERTY.
- ITEM 18: IMPROVEMENTS WITHIN OFFSITE EASEMENTS LISTED IN SCHEDULE "A" OF THE TITLE COMMITMENT REFERENCED HEREON HAVE NOT BEEN FIELD LOCATED.

SCHEDULE B II - EASEMENT AND EXCEPTIONS

4. PLAT OF SHOPPES AT HAMMOCK RIDGE CROSSINGS - PHASE 2, COMMERCIAL PARCELS, RECORDED IN PLAT BOOK 73, PAGE 16. **(AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)**
5. PLAT OF TUSCANY VILLAGE - PHASE 1, RECORDED IN PLAT BOOK 64, PAGE 13. **(AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)**
6. PLAT OF SHOPPES AT HAMMOCK RIDGE CROSSINGS - PHASE 1, COMMERCIAL PARCELS, RECORDED IN PLAT BOOK 70, PAGE 69. **(SUBJECT PROPERTY WAS REPLATTED IN SHOPPES AT HAMMOCK RIDGE CROSSINGS - PHASE 2, COMMERCIAL PARCELS, RECORDED IN PLAT BOOK 73, PAGE 16, SEE EXCEPTION 4.)**
7. ACCESS, DRAINAGE AND UTILITY EASEMENT RECORDED 8/12/2014 IN OFFICIAL RECORDS BOOK 4513, PAGE 1577. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)**
8. EASEMENT GIVEN TO DUKE ENERGY FLORIDA, INC., RECORDED 9/10/2015 IN OFFICIAL RECORDS BOOK 4677, PAGE 1104. **(AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)**
9. DECLARATION OF RESTRICTIVE COVENANTS RECORDED 7/16/1618 IN OFFICIAL RECORDS BOOK 5139, PAGE 1618. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)**
10. RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED 7/16/2018 IN OFFICIAL RECORDS BOOK 5139, PAGE 1630. **(INGRESS, EGRESS AND PASSAGE EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, PROPERTY ACCESS EASEMENT AND PUBLIC SERVICE ACCESS AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE; DEVELOPER'S SIGN EASEMENT AREA DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN HEREON; MASTER SIGNAGE EASEMENT AREA AFFECTS SUBJECT PROPERTY AS SHOWN HEREON; TEMPORARY CONSTRUCTION EASEMENT DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON.)**
11. FIRST AMENDMENT TO RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT RECORDED 11/12/2019 IN OFFICIAL RECORDS BOOK 5372, PAGE 2040. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)**
12. LEASE AGREEMENT BY AND BETWEEN SHOPPES AT HAMMOCK RIDGE CROSSING, LLC, LESSOR, AND TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, DATED _____, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED _____, IN OFFICIAL RECORDS BOOK _____, PAGE _____. **(DOCUMENT NOT PROVIDED.)**



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

TO: TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS AFFILIATES; GPD GROUP; 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(A)(B), 7(A)(B)(C), 8, 9, 10, 11(A), 13, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 14, 2021.

Digitally signed by
Terrence W Rutter
Date: 2022.01.20
13:52:11 -05'00'

TERRENCE W. RUTTER, JR., PSM 7371
"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 TERRENCE W. RUTTER, JR., PSM 7371.



PARCEL ADDRESS: UNASSIGNED
CLERMONT, FL 34711

PARCEL AREA: 54,397 SQUARE FEET
OR 1.249± ACRES

PARCEL NUMBER: 05-23-26-2001-000-00100

SCALE: 1" = 20'
DATE: 12-14-21

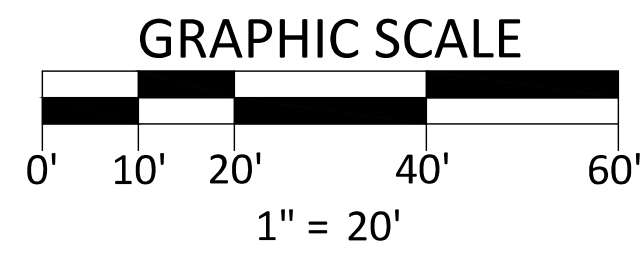
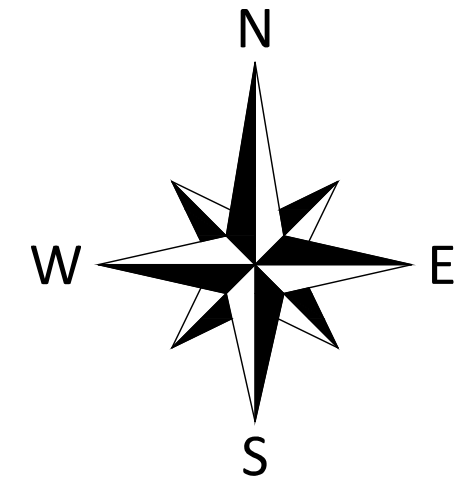
DRAWN BY: SAH
CHECKED BY: TWR

SHEET: 1 OF 3
JOB NO.: 55098

ALTA/NSPS LAND TITLE SURVEY

SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST
COUNTY OF LAKE, STATE OF FLORIDA

Approved
Site Review
CLERMONT
03/17/2022 2:04:23



LEGEND

BB - BOTTOM OF BANK	MEAS - MEASURED
BC - BACK OF CURB	MF - METAL FENCE
BFP - BACK FLOW PREVENTER	MS - METAL SHED
B - BENCHMARK	MS - MITERED END SECTION
BOLL - BOLLARD	MW - MONITORING WELL
BURIED ELECTRIC	NAL & DISC - NATIONAL & DISCRETE
BWF - BARBED WIRE FENCE	NAVD - NORTH AMERICAN VERTICAL DATUM
CB - CABLE TV RISER	NGVD - NATIONAL GEODETIC VERTICAL DATUM
CC - BURIED CABLE TV	NT - NON-TANGENT
CALC - CALCULATED	NTS - NOT TO SCALE
C&M - CALCULATED & MEASURED	OHE - OVERHEAD ELECTRIC
CA - CENTRAL ANGLE	ORB - OFFICIAL RECORDS BOOK
CBW - CONCRETE BLOCK WALL	OW - OVERHEAD WIRE
CC - COVERED CONCRETE	PB - PLAT BOOK
CF - CONCRETE FLUME	PC - POINT OF CURVATURE
CHW - CONCRETE HEAD WALL	PEP - PER ENGINEERING PLANS
CLF - CHAIN LINK FENCE	PF - PLASTIC FENCE
CM - CENTERLINE	PI - POINT OF INTERSECTION
CM - CONCRETE MONUMENT	P&M - PLAT & MEASURED
CMP - CORRUGATED METAL PIPE	POB - POINT OF BEGINNING
CO - CLEAN OUT	POC - POINT OF COMMENCEMENT
CONC - CONCRETE	PRC - POINT OF REVERSE CURVATURE
COVD - COVERED	PSM - PROFESSIONAL SURVEYOR AND MAPPER
CP - CONCRETE PAD	PT - POINT OF TANGENCY
CW - CONCRETE WALKWAY	PVC - PLASTIC PIPE
D&M - DEED/DESC & MEASURED	RC - CURVE RADIUS
DE - DRAINAGE EASEMENT	RCP - REINFORCED CONCRETE PIPE
DESC - DESCRIPTION	R/W - RIGHT OF WAY
DOC# - DOCUMENT #	S - SANITARY MANHOLE
DP - DUMPSTER PAD	S - SANITARY LINE
DW - DRIVEWAY	SDO - SHOWN FOR DIRECTION ONLY
E - EASEMENT NUMBER	SF - SQUARE FEET
EM - ELECTRIC METER	SWF - STOCK WIRE FENCE
EB - ELECTRICAL BOX	X00.00 - SPOT ELEVATION
EL - ELEVATION	D - STORM/DRAIN LINE
ESMT - EASEMENT	SD - SEWER VALVE
EP - EDGE OF PAVEMENT	SM - STORM MANHOLE
FDC - FIRE DEPARTMENT CONNECTION	ST - UNDERGROUND TELEPHONE
FIRM - FLOOD INSURANCE RATE MAP	ST - STORM INLET
FIE - FINISHED FLOOR ELEVATION	TR - TOP OF BANK
FH - FIRE HYDRANT	TW - OVERHEAD TRAFFIC WIRE
FM - FORCE MAIN	TP - TRAFFIC POLE
FND - FOUND	TS - TRAFFIC SIGN
FO - FIBER OPTIC BOX	TR - TRANSFORMER/JUNCTION BOX
FO - FIBER OPTIC LINE	TR - TELEPHONE RISER
G - GAS LINE	TS - TRAFFIC SIGNAL BOX
G - GAS METER	TYP - TYPICAL
GA - GUY WIRE ANCHOR	UB - UTILITY BOX
GL - HANDICAP PARKING	UE - UTILITY EASEMENT
HDPE - HIGH DENSITY POLYETHYLENE	U - UTILITY MARKER
INV - INVERT ELEVATION	UP - UTILITY POLE
IP - IRON PIPE	W - WATER LINE
IR - IRON ROD	W - WOOD FENCE
IRV - IRRIGATION VALVE	WS - WOOD SHED
LA - ARC LENGTH	WV - WATER VALVE
LB - LICENSED BUSINESS	WV - WATER VALVE
LSA - LIGHT POLE	WM - WATER METER
LS - LANDSCAPE AREA	
LS - LICENSE SURVEYOR	



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