



DESCRIPTION

AI of lots 9 and 10, Block A, LAKE HIGHLAND PARK, according to the plat thereof, as recorded in Plat Book H, Page 36, Public Records, Orange County, Florida. And beginning at Northwest corner of lot 11, Block A, of said LAKE HIGHLAND PARK, run Southwestly along the West line of said lot 11 for 35.65 feet; thence run Southeastery to a point on the East line of said lot 12, Block A, LAKE HIGHLAND PARK, 4.5 feet Southery of the Northeast corner of said lot 12, Block A of said LAKE HIGHLAND PARK; thence run Northely along the East boundary of said lots 12 and 11 to the Northeast corner of said lot 11; thence run Westerly along the North boundary of said lot 11, Block A LAKE HIGHLAND PARK, to the POINT OF BEGINNING.

CONTAINING: 0.260 ACRES, MORE OR LESS

(DESCRIPTION ABOVE PER WARRANTY DEED AS RECORDED IN O.R.B. 6441, PG. 2954 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.)

Surveyor's Notes

- (1) This survey is based upon a front-established line of occupation of the Eastern right-of-way line of Orange Avenue surrounded by other surveyed lots or near Rod distance from the Western right-of-way line of Platated 75 feet wide rolled corridor.
- (2) Mathematical bearings shown were based upon an assumption of North 165°49' East along the frontage of the property which, by occupation, do not reflect of the point common to Lots 9 and 10 as indicated upon the Roll, thus, other surveys by this firm of Lots 8 through 17 show discrepancies and significant differences between Roll data and occupation Roll data are warranted.
- (3) According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 12090C0245F Map revised September 25, 2009, this area lies entirely in Flood Zone "X". Flood Zone "X" is defined as areas determined to be outside the 100 year flood zone.
- (4) A more current title Commitment has not been provided to this firm for review. This survey notes or shows the following matters of record as effective the November 8th, 2000:
- a. The Florida Department of Banking Regulation's Automated Mortgage Recording System ("AMRS") recorded February 15, 1996, in Official Record Book 5015, Page 463, Release Records of Orange County, Florida, Subdivision Agreement, Assignment, recorded February 15, 1996, in Official Record Book 5015, Page 463, Release Records of Orange County, Florida, (Not Platated).
- b. Unrecorded deed dated September 3rd, 1989, in favor of Carter W. Hopkins, Trustee, Tenant Unrecorded Assignment of Lease to Corporate Real Estate Services, Inc., a corporation organized under the laws of the State of Florida, recorded January 15, 1990, in Official Record Book 5015, Page 463.
- c. Florida Parking Agreement by and between Empire Holdings, Inc. a dissolved Florida corporation and Richard J. Lutton, Jr. Harmon, recorded January 16, 1998, in Official Records Book 5399, Page 4486, Public Records of Orange County, Florida. (Providers for 7 parking spaces located on the Remote Property (address: 1323 N. Orange Avenue) as shown on Exhibit "C" within said document)
- (5) Only stable and above ground utilities are shown on this survey.
- (6.) According to Item No.16 of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, at the time of this survey there was no evidence of recent earth moving, building construction or additions observed during the adjacent rolled right of way site.
- (7) This firm has confirmed that a portion of the the duplicate area does extend into the adjacent rolled right of way and has been noted on said survey map, and cannot legally be shown as shown on this survey. (A Certified Fictitious Corner was found and proposed to be placed concerning an adjacent road, and cannot legally be shown as shown on this survey.)
- (8) Any yield or acreage results may as shown on this survey. (An Adjacent Parcel Common to Road Roll from Mapset 822-2 to Millipack 93-22 may yield similar results.

LEGEND

	POWER TRANSFORMER		GAS VALVE	A	CENTRAL ANGLE
	FIRE HYDRANT		BURIED TELEPHONE LINES	R	RADIUS
	LIGHT POLE		BURIED TELEVISION CABLE	L	ARC LENGTH
	CATCH BASIN		BURIED POWER CABLES	OB	OBSCURE BEARING
	WATER VALVE		BURIED GAS LINE	TB	TANGENT BEARING
	MANHOLE		WATER LINE	MB	MANHOLE BEARING
	DRAINAGE MANHOLE		PREVENTOR	POL	POINT ON LINE
	SANITARY MANHOLE		OPTICAL RECORD BOOK	PCP	PERMANENT CONTROL POINT
	OVERHEAD UTILITY WIRES		TRAFFIC SIGNAL BOX	PC	PERMANENT POINT OF CURVATURE
	TELEPHONE MANHOLE		MEASURED	PCC	POINT OF COMPOUND CURVATURE
	POWER RISER		PLATE DIMENSION	PI	POINT OF INTERSECTION
	CABLE RISER		DESCRIPTION DIMENSION	NT	NON-TANGENT
	WATER METER		RADIUS LENGTH	R/W	RIGHT-OF-WAY
	MAIL BOX		CHORD	R/L	RADIUS LENGTH
	SPRINKLER CONTROL VALVE		DELTA	ESNT	EASMENT
	CITY WATER		POINT OF CURVATURE	O.R.B.	OFFICIAL RECORD BOOK
	WOOD POWER POLE (UNDERGROUND FEED)		POINT OF COMPOUND CURVATURE	SECTION 27-23-30	SECTION 27-TOWNSHIP 23 SOUTH, RANGE 30 EAST
	WOOD POWER POLE		POINT OF TANGENCY	C.C.R.	CERTIFIED CORNER RECORD
	CONCRETE POWER POLE		CURVATURE		
	SEWER VALVE		CENTERLINE		
	SANITARY CLEANOUT		PUMP		
	HANDICAP PARKING				

CERTIFICATION

To: Aytem Realty of Wilmington, LLC
Board and Counsel

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2015 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, 6, 7(b), 8, 9, 11, 13, and 16 of the Table A thereof. The field work was completed on June 30, 2015.

Date of Plat or Map: June 30, 2017

Surveyor's signature: _____
Printed Name: ROBERT W. MONACO

CENTRAL FLORIDA SURVEYS, INC., dba:

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LAKE HIGHLAND PARK
AS RECORDED IN PLAT BOOK "H", PAGE 36 OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

NO.	DATE	REVISIONS	BY

ROBERT W MONACO

PSM No. 5980

FIELD BY: RW	SURVEY DATE: 06/30/17
DRAWN BY: WG	ORDER NO.: T17B05
SCALE: 1" = 10'	SHEET 1 OF 1

CENTRAL FLORIDA SURVEYS, INC., dba:
Tinklepaugh
SURVEYING SERVICES, INC.
5125 Admonson Street, Suite 800 • Orlando, Florida 32804
Tel. No. (407) 262-0957 LICENSED BUSINESS No. 3778E
FILE NO. SX5412-1