ALTA/NSPS LAND TITLE SURVEY

GENERAL SURVEY NOTES:

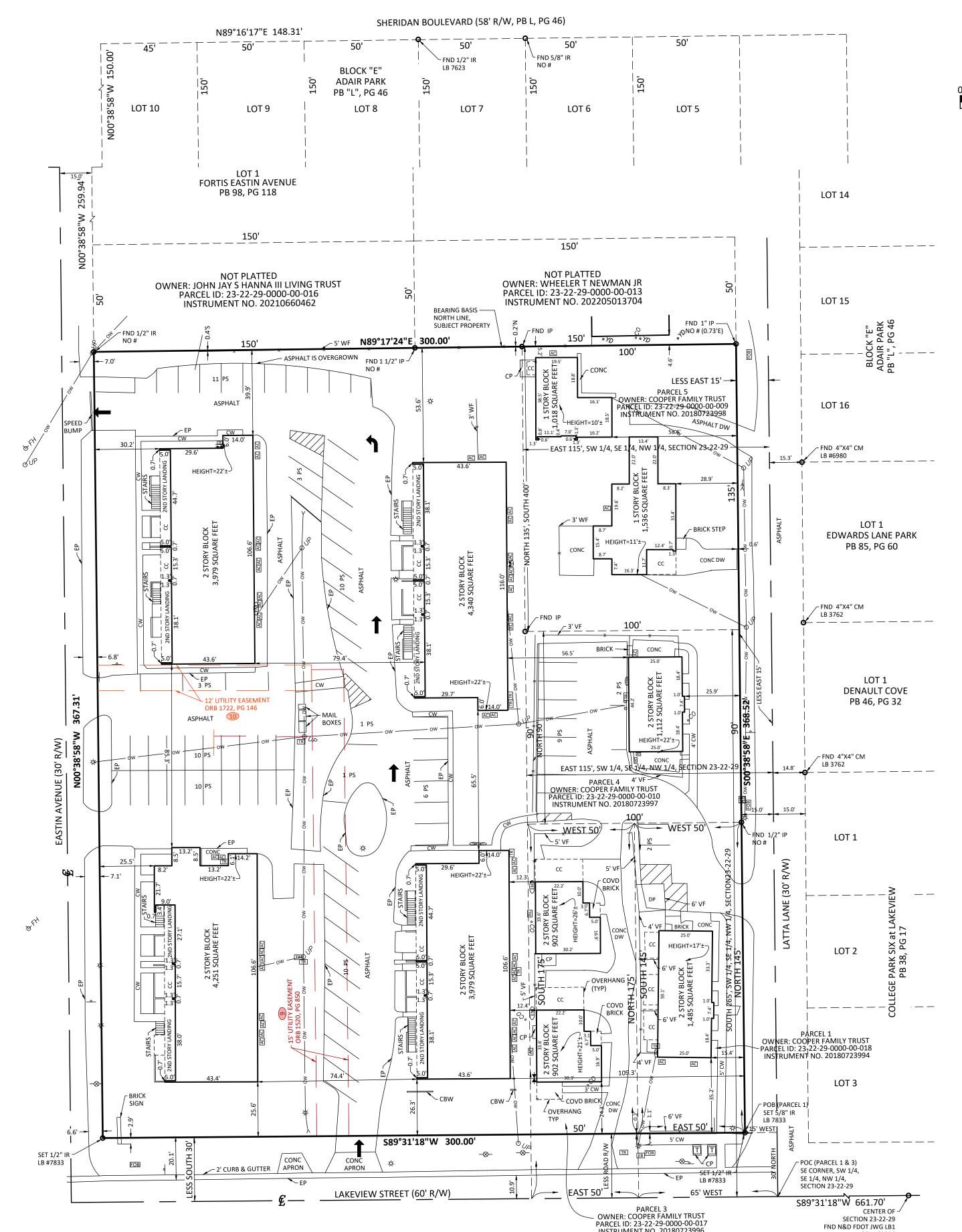
1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH LINE OF SUBJECT PROPERTY, BEING N89°17'24"E ASSUMED.

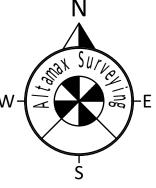
- 2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- 3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES 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. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- 4. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0245F, COMMUNITY NO. 120186, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- 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 MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 110291799, EFFECTIVE: MAY 13, 2024, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.
- 7. THIS "BOUNDARY SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
- 8. THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.
- 9. THE PROPERTY HAS DIRECT ACCESS TO EASTIN AVENUE, LATTA LANE AND LAKEVIEW STREET, PAVED PUBLIC RIGHTS-OF-WAY.
- 10. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
- 11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.
- 12. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
- 13. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.

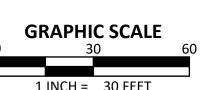
NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

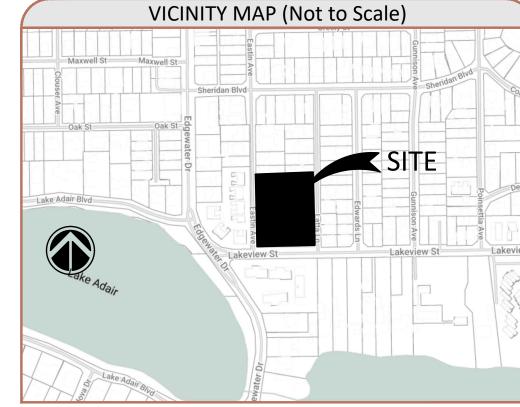
ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.









DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

BEGIN 15 FEET WEST AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE, 29 EAST, RUN NORTH 145 FEET; THENCE WEST 50 FEET; THENCE SOUTH 145 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL 2

THE WEST 215 FEET OF THE SOUTH 400 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (LESS WEST 15 FEET FOR ST & LESS SOUTH 30 FEET FOR ST) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE, 29 EAST, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3

BEGINNING 65 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE, 29 EAST, RUNNING NORTH 175 FEET, WEST 50 FEET, SOUTH 175 FEET, EAST 50 FEET TO THE PLACE OF BEGINNING, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY ON THE SOUTH.

PARCEL 4

THE NORTH 90 FEET OF THE SOUTH 265 FEET OF THE EAST 115 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE, 29 EAST, LESS THE EAST 15 FEET FOR LATTA LANE. ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL 5

THE NORTH 135 FEET OF THE SOUTH 400 FEET OF THE EAST 115 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE, 29 EAST, LESS THE EAST 15 FEET THEREOF, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SCHEDULE B-2 EXCEPTIONS NOTES:

9. EASEMENT IN FAVOR OF THE CITY OF ORLANDO AND THE ORLANDO UTILITIES COMMISSION RECORDED FEBRUARY 24, 1966 IN BOOK 1520, PAGE 850. (AS TO PARCEL 2) (ON SUBJECT PROPERTY-SHOWN HEREON)

10. EASEMENT IN FAVOR OF THE ORLANDO UTILITIES COMMISSION RECORDED APRIL 11, 1968 IN BOOK 1722, PAGE 146. (AS TO PARCEL 2) (ON SUBJECT PROPERTY-SHOWN HEREON)

11. CABLE TELEVISION INSTALLATION AND SERVICE AGREEMENT BULK BILLED APARTMENT UNITS RECORDED JUNE 20, 1991 IN BOOK 4298, PAGE 4931. (AS TO ALL PARCELS) (ON SUBJECT PROPERTY-BLANKET IN NATURE)

12. NOTICE OF EASEMENT IN FAVOR OF TIME WARNER ENTERTAINMENT-ADVANCE/NEWHOUSE PARTNERSHIP, THROUGH ITS FLORIDA DIVISION, D/B/A TIME WARNER CABLE, RECORDED AUGUST 16, 2002 IN BOOK 6594, PAGE 5047. (AS TO PARCEL 2) (ON SUBJECT PROPERTY-BLANKET IN NATURE)

ALTA/NSPS Land Title Survey Certification

To: 615 LAKEVIEW ST LLC; ATRIUM CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FAIRWINDS CREDIT UNION, ISAOA, ATIMA; EDGEWATER TITLE COMPANY; FIRST AMERICAN 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, 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on 06/05/2024.

This Survey is "NOT VALID" without the original signature and seal of this

signature. The seal appearing on this document was authorized by the signing

Professional Surveyor and Mapper on the Date of the electronic signature.

Florida licensed Surveyor and Mapper, unless provided with electronic

Date: 06/05/2024

JAMES D. BRAY PSM 6507

 BENCHMARK - BOLLARD - BURIED ELECTRIC LINE - BURIED CABLE TELEVISION LINE CALC - CALCULATED C&M - CALCULATED & MEASURED Δ - CENTRAL ANGLE CBW - CONCRETE BLOCK WALL - COVERED CONCRETE CCR - CERTIFIED CORNER RECORD F - CONCRETE FLUME CHW - CONCRETE HEADWALL - CHAIN LINK FENCE - CENTERLINE CM - CONCRETE MONUMENT CMP - CORRUGATED METAL PIP • CO - CLEAN OUT CONC - CONCRETE COVD - COVERED - CONCRETE PAD - CURB INLET - CONCRETE WALKWAY - BURIED STORM/DRAIN LINE (D) - DESCRIBED DB - DEED BOOK - DRAINAGE EASEMENT ✓ - DOT INLET - DUMPSTER PAD - DRIVEWAY - EASEMENT NUMBER - ELECTRIC BOX ELECTRICAL METER ELEVATION ESMT - EASEMENT EP - EDGE OF PAVEMENT FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK FIRM - FLOOD INSURANCE RATE MAP FFE - FINISHED FLOOR ELEVATION → FH - FIRE HYDRANT -FM- - BURIED FORCE MAIN LINE)- - BURIED FIBER OPTIC CARLE LINE FOC - FIBER OPTIC CABLE BOX
O FP - FLAG POLE -G- - BURIED GAS LINE GM - GAS METER GV - GAS VALVE - GREASE TRAP MANHOLE - GUY WIRE ANCHOR - HANDICAP PARKING HDPE - HIGH DENSITY POLYETHYLENE PIPE INST# - RECORD INSTRUMENT# INV - INVERT ELEVATION R - IRON ROD - ARC LENGTH LB - LICENSED BUSINESS - LICENSED SURVEYOR A - LANDSCAPED AREA MF - METAL FENCE MS - METAL SHED - MITERED END SECTION - MONITORING WELL N&D - NAIL & DISK NAVD - NORTH AMERICAN VERTICAL DATUM NAD - NORTH AMERICAN DATUM NGVD - NATIONAL GEODETIC VERTICAL DATUM NTS - NOT TO SCALE ORB - OFFICIAL RECORDS BOOK -OW- - OVERHEAD WIRE PB - PLAT BOOK PC - POINT OF CURVATURE PCC - POINT OF COMPOUND CURVATURE P - PER PLANS PG - PAGE PI - POINT OF INTERSECTION POB - POINT OF BEGINNING POC - POINT OF COMMENCEMEN PRC - POINT OF REVERSE CURVATURE # PS - PARKING SPACES PSM - PROFESSIONAL SURVEYOR & MAPPER PSP - PEDESTRIAN SIGNAL POLE PVC - POLYVINYL CHLORIDE PIP R - CURVE RADIUS RCP - REINFORCED CONCRETE PIPE -R- - REUSE WATER LINE - REUSE WATER VALVE R/W - RIGHT-OF-WAY - SANITARY MANHOLE - BURIED SANITARY LINE - SURVEY - SQUARE FEET SP - STATE PLANE SDO - SHOWN FOR DIRECTION ONLY SWF - STOCK WIRE FENCE SV - SEWER VALVE X00.00 - SPOT ELEVATION STORM MANHOLE - BURIED TELECOMMUNICATIONS LINE - TELECOMMUNICATIONS MANHOLE -TB- - TOP OF BANK ☐TP - TRAFFIC SIGNAL POLE

-BB- - BOTTOM OF BANK

BHM - BUILDING HEIGHT MEASUREMENT - BACK FLOW PREVENTER

PSM6507

STATE OF

, FLORIDA

- TRAFFIC SIGN - TRANSFORMER/JUNCTION BOX - TELEPHONE RISER - TRAFFIC SIGNAL BOX - TELEVISION BOX

TSW - TRAFFIC SIGNAL WIRE TYP - TYPICAL - UNKNOWN UTILITY UE - UTILITY EASEMENT

O UP - UTILITY POLE UM - UTILITY MARKER VCP - VITRIFIED CLAY PIPE VF - VINYL FENCE -W- - BURIED WATER LINE

WS - WOOD SHED - WATER VALVE -⊗- - WATER METER YD - YARD DRAIN

ADDRESS:

615 LAKEVIEW STREET ORLANDO, FL 32804

Job Information

JOB NO. 906302 CF NO. ORG-615 LAKEVIEW ST FIELD DATE: 05/14/2024 DRAWN BY: GLT

Revisions		
ATE:	DESCRIPTION:	BY:

PARKING COUNT:

REGULAR SPACES: HANDICAP SPACES:

TOTAL SPACES:

LAND AREA:

110,374 SQUARE FEET 2.5338 ACRES MORE OR LESS.

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