GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF OLD CHENNEY HIGHWAY, BEING SOUTH 72°33'45" EAST PER OFFICIAL PLAT BOOK 63, PAGE 19, OF THE PUBLIC RECORDS FOR ORANGE COUNTY, FLORIDA.

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FND 5/8" IR 🛩

9 ===

38.

R, 49 D

AILA -22-975:

9 EASEMENT PB 63, PG'S 18-20

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FND N&D -

FND N&n

LB #4596

EASEMENT PB 63, PG'S 18-20

26.10

FND N&D

LB 459

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. 12095C0295F, COMMUNITY NO. 120179, UNINCORPORATED ORANGE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 9/25/2009.

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. 7222-6372841(RW), EFFECTIVE: JUNE 7. 2023. 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 REFERENCED HEREON.

. THIS "BOUNDARY SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THE PROPERTY HAS INDIRECT ACCESS TO STATE ROAD 50, A PAVED PUBLIC RIGHT-OF-WAY.

9. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.

10. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

11. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.

12. 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.

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.

PARKING COUNT:

REGULAR SPACES:

LAND AREA:

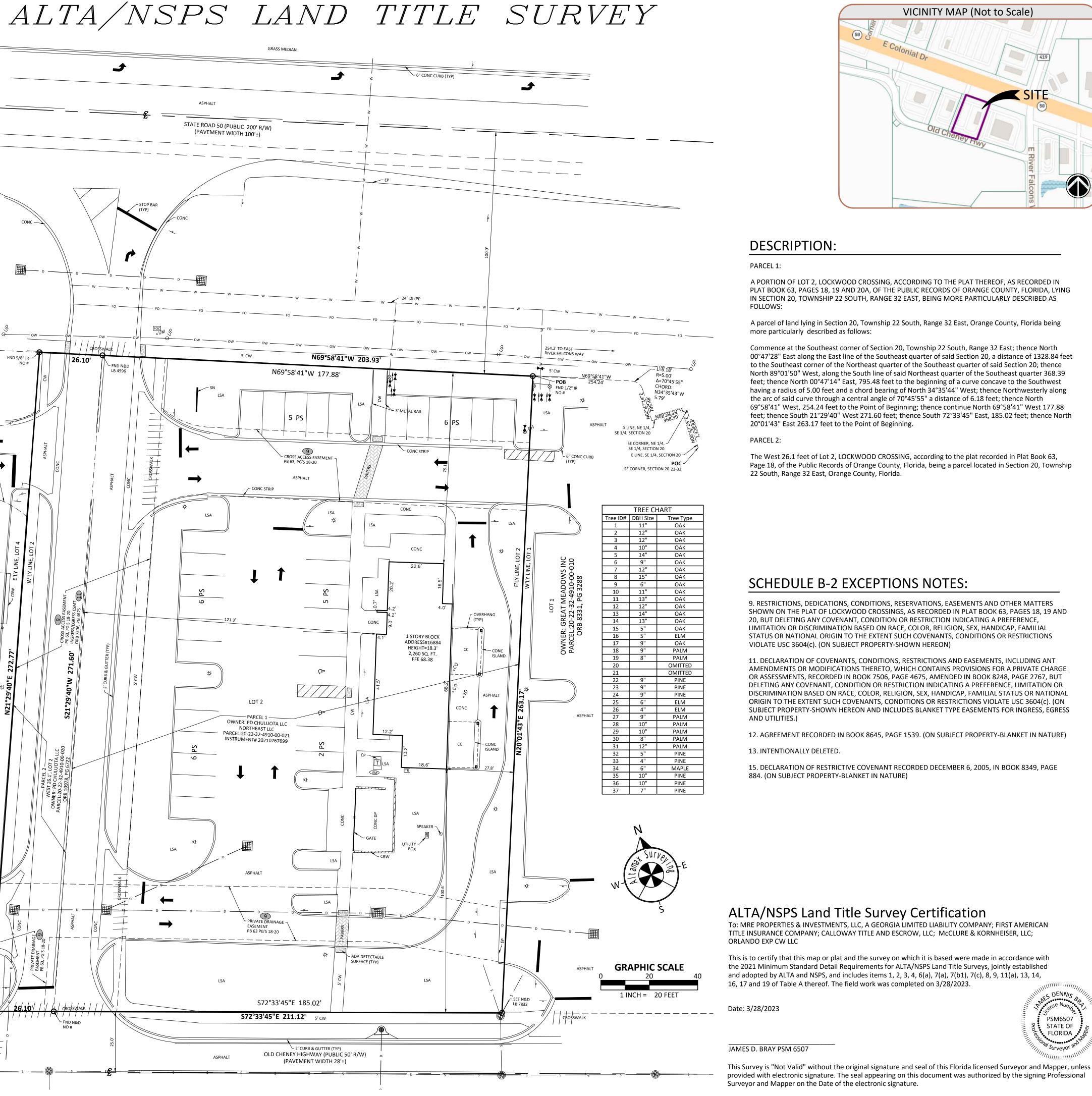
HANDICAP SPACES: TOTAL SPACES:

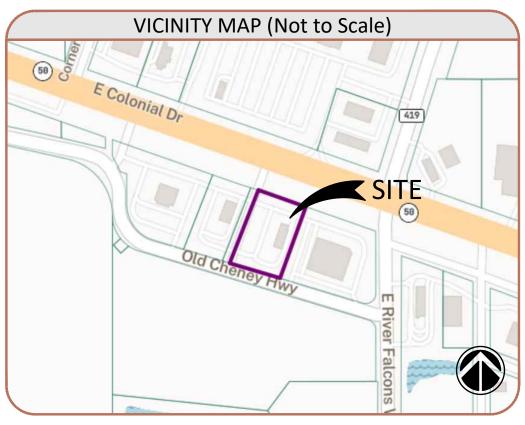
55,557 SQUARE FEET 1.2754 ACRES MORE OR LESS.

ZONING INFORMATION: NOT PROVIDED AT TIME OF SURVEY

30

32





A PORTION OF LOT 2, LOCKWOOD CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 18, 19 AND 20A, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 32 EAST, BEING MORE PARTICULARLY DESCRIBED AS

A parcel of land lying in Section 20, Township 22 South, Range 32 East, Orange County, Florida being

Commence at the Southeast corner of Section 20, Township 22 South, Range 32 East; thence North 00°47'28" East along the East line of the Southeast quarter of said Section 20, a distance of 1328.84 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 20; thence North 89°01'50" West, along the South line of said Northeast guarter of the Southeast guarter 368.39 feet; thence North 00°47'14" East, 795.48 feet to the beginning of a curve concave to the Southwest having a radius of 5.00 feet and a chord bearing of North 34°35'44" West; thence Northwesterly along the arc of said curve through a central angle of 70°45'55" a distance of 6.18 feet; thence North 69°58'41" West, 254.24 feet to the Point of Beginning; thence continue North 69°58'41" West 177.88 feet; thence South 21°29'40" West 271.60 feet; thence South 72°33'45" East, 185.02 feet; thence North

The West 26.1 feet of Lot 2, LOCKWOOD CROSSING, according to the plat recorded in Plat Book 63, Page 18, of the Public Records of Orange County, Florida, being a parcel located in Section 20, Township

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF LOCKWOOD CROSSINGS, AS RECORDED IN PLAT BOOK 63, PAGES 18, 19 AND 20, 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

11. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING ANT AMENDMENTS OR MODIFICATIONS THERETO, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 7506, PAGE 4675, AMENDED IN BOOK 8248, PAGE 2767, 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 USC 3604(c). (ON SUBJECT PROPERTY-SHOWN HEREON AND INCLUDES BLANKET TYPE EASEMENTS FOR INGRESS, EGRESS

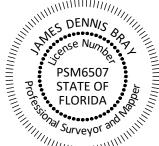
12. AGREEMENT RECORDED IN BOOK 8645, PAGE 1539. (ON SUBJECT PROPERTY-BLANKET IN NATURE)

15. DECLARATION OF RESTRICTIVE COVENANT RECORDED DECEMBER 6, 2005, IN BOOK 8349, PAGE

LEGEND - AIR CONDITION -BB- - BOTTOM OF BANK BHM - BUILDING HEIGHT MEASUR - BACK FLOW PREVENTER - BENCHMARK - BOLLARD -E- - BURIED ELECTRIC LINE - BURIED CABLE TELEVISION LINE LC - CALCULATED C&M - CALCULATED & MEASURE - CENTRAL ANGLE CBW - CONCRETE BLOCK WAL - COVERED CONCRETE - CERTIFIED CORNER RECORI - CONCRETE FLUME CHW - CONCRETE HEADWALL CHAIN LINK FENCE - CENTERLINE - CONCRETE MONUMENT CMP - CORRUGATED METAL PIPE • CO - CLEAN OUT CONC - CONCRETE COVD - COVERED - CONCRETE PAD - CURB INLET - CONCRETE WALKWAY -D- - BURIED STORM/DRAIN LINE DB - DEED BOOK - DRAINAGE EASEMENT OOT INLET - DUMPSTER PAD DW - DRIVEWAY # - EASEMENT NUMBER - ELECTRIC BOX - ELECTRICAL METER - ELEVATION ESMT - EASEMENT ESMI - EASEMENT EP - EOGE OF PAVEMENT FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION FPRN - FLORIDA PERMANENT REFERENCE NETWORK FIRM - FLOOD INSURANCE RATE MAP FFE - FINISHED FLOOR ELEVATION H - FIRE HYDRANT FM- - BURIED FORCE MAIN LINE ID - FOUND -- - BURIED FIBER OPTIC CABLE LINE FOC - FIBER OPTIC CABLE BOX - FLAG POLE - BURIED GAS LINE GMD - GAS METER GAS VALVE G - GREASE TRAP MANHOLE - GUY WIRE ANCHOR - HANDICAP PARKING DPE - HIGH DENSITY POLYETHYLENE PIP INST# - RECORD INSTRUMENT# NV - INVERT ELEVATION IP - IRON PIPE R - IRON ROD - ARC LENGTH B - LICENSED BUSINESS LSA - 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 OVERHEAD WIRE OW- - OVERHEAD WIRE PB - PLAT BOOK PC - POINT OF CURVATURE PCC - POINT OF COMPOUND CURVATURE PP - PER PLANS PG - PAGE PI - POINT OF INTERSECTION POB - POINT OF BEGINNING POC - POINT OF COMMENCEMEN PRC - POINT OF REVERSE CURVATUR # PS - PARKING SPACES PSM - PROFESSIONAL SURVEYOR & MAPPER PSP - PEDESTRIAN SIGNAL POLE PT - POINT OF TANGENCY PVC - POLYVINYL CHLORIDE PIPE - CURVE RADIUS RCP - REINFORCED CONCRETE PI -R- - REUSE WATER LINE - - - REUSE WATER METER - REUSE WATER VALVE P - RAMP R/W - RIGHT-OF-WAY - SANITARY MANHOLE - BURIED SANITARY LINE SF - SQUARE FEET P - STATE PLANE SDO - SHOWN FOR DIRECTION ONL SN - SIGN SWF - STOCK WIRE FENCE X00.00 - SPOT ELEVATION STORM MANHOLE - BURIED TELECOMMUNICATIONS LINE - TELECOMMUNICATIONS MANHOL - STORM INLET - TOP OF BANK TRAFFIC SIGNAL PO - TRAFFIC SIGN - TRANSFORMER/JUNCTION BOX - TELEPHONE RISER - TRAFFIC SIGNAL BOX - TELEVISION RISER - TRAFFIC SIGNAL WIRE TYP - TYPICAL -U- - UNKNOWN UTILITY UE - UTILITY EASEMENT O UP - UTILITY POLE UM - UTILITY MARKER VCP - VITRIFIED CLAY PIPE VF - VINYL FENCE -W- - BURIED WATER LINE WF - WOOD FENCE WS - WOOD SHED - WATER VALVE - WATER METER D - YARD DRAIN ADDRESS: 16884 E COLONIAL DR ORLANDO, FLORIDA 32820 Job Information JOB NO. 904686 CF NO. ORB-63-18-LOT2 FIELD DATE: 3/28/2023 SCALE: 1" = 20' DRAWN BY: PJT/DSK/GLT Revisions Description Date: Bv: **Altamax Surveying** 910 Belle Avenue, Suite 1100 Casselberry, FL 32708 Phone: 407-677-0200 Licensed Business No. 7833 www.altamaxsurveying.com

To: MRE PROPERTIES & INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; CALLOWAY TITLE AND ESCROW, LLC; McCLURE & KORNHEISER, LLC;

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, 6(a), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 14,





provided with electronic signature. The seal appearing on this document was authorized by the signing Professional