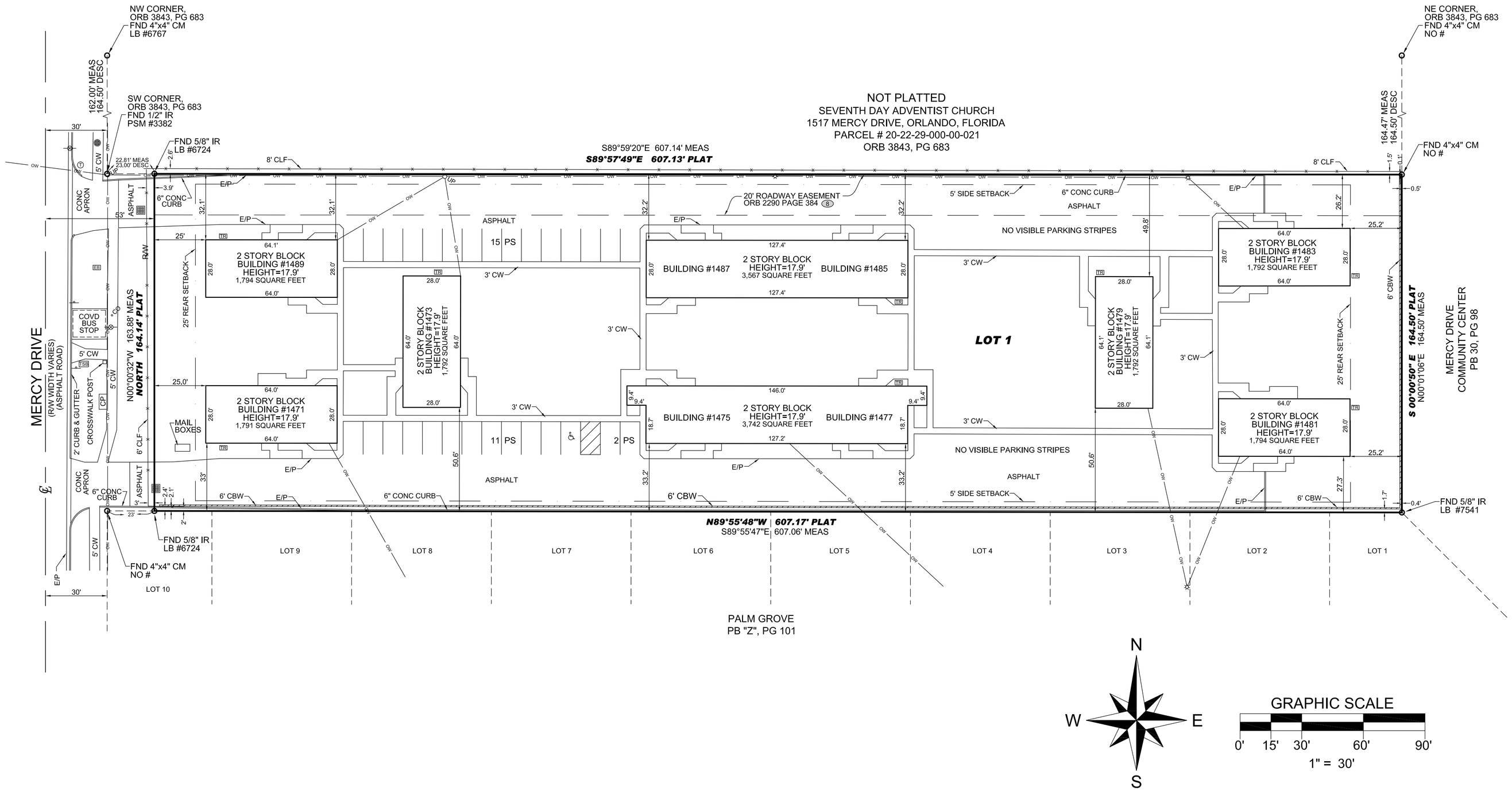
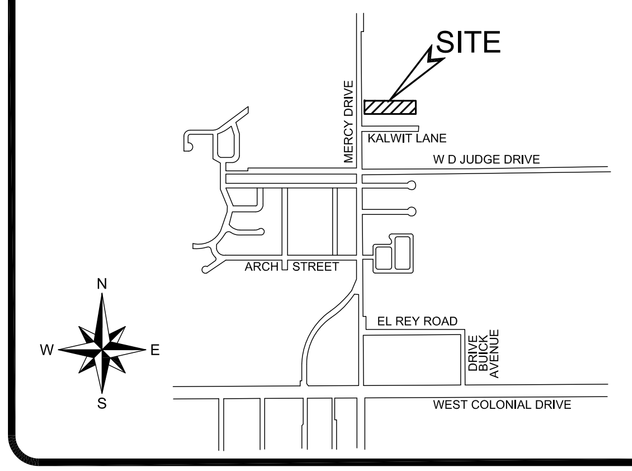
ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

LOT 1, CLEMENTS' ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 57, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINS 99,767 SQUARE FEET OR 2.29 ACRES, MORE OR LESS.

NOTES

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED EAST R/W LINE OF MERCY DRIVE, BEING N00°00'00"E (PER PLAT).

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENT'S 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 BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0245F, COMMUNITY NO. 120186 (CITY OF ORLANDO) ORANGE COUNTY, FLORIDA, EFFECTIVE 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 CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 4921731, EFFECTIVE: FEBRUARY 03, 2015.

7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.

8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

9. SUBJECT PROPERTY HAS DIRECT ACCESS TO MERCY DRIVE, A PAVED, PUBLIC RIGHT-OF-WAY.

10. SUBJECT PROPERTY CONTAINS 29 STRIPED PARKING SPACES, INCLUDING 1 DESIGNATED HANDICAP SPACE.

11. INSURER DID NOT PROVIDE THE ZONING INFORMATION SHOWN HEREON.

LEGEND

BB - BOTTOM OF BANK	DW - DRIVEWAY	MF - METAL FENCE	RCP - REINFORCED CONCRETE PIPE
BC - BACK OF CURB	EP - EASEMENT NUMBER	ML - METAL LID	R/W - RIGHT OF WAY
BFP - BACK FLOW PREVENTER	EM - ELECTRIC METER	MS - METAL SHED	SMH - SANITARY MANHOLE
BLK - BLOCK	EB - ELECTRICAL BOX	MES - MITERED END SECTION	-S- - SANITARY LINE
BM - BENCHMARK	EL - ELEVATION	MW - MONITORING WELL	SDO - SHOWN FOR DIRECTION ONLY
BPC - BURIED POWER CABLE	ESMT - EASEMENT	N&D - NAIL & DISK	SN - SIGN
BTR - CABLE TV RISER	E/P - EDGE OF PAVEMENT	NAVD - NORTH AMERICAN VERTICAL DATUM	SWF - STOCK WIRE FENCE
CALC - CALCULATED	FIRM - FLOOD INSURANCE RATE MAP	NGVD - NATIONAL GEODETIC VERTICAL DATUM	x00.00 - SPOT ELEVATION
C&M - CALCULATED & MEASURED	FFE - FINISHED FLOOR ELEVATION	NTS - NOT TO SCALE	-SD- - STORMDRAIN LINE
Δ - CENTRAL ANGLE	FH - FIRE HYDRANT	OHE - OVERHEAD ELECTRIC	SM - STORM MANHOLE
CBW - CONCRETE BLOCK WALL	FM - FORCE MAIN	ORB - OFFICIAL RECORDS BOOK	-T- - UNDERGROUND TELEPHONE
CC - COVERED CONCRETE	FND - FOUND	-OW- - OVERHEAD WIRE	SI - STORM INLET
CCR - CERTIFIED CORNER RECORD	FOC - FIBER OPTIC CABLE	PB - PLAT BOOK	TB - TOP OF BANK
CF - CONCRETE FLUME	FP - FLAG POLE	PC - POINT OF CURVATURE	TP - TRAFFIC POLE
CHW - CONCRETE HEAD WALL	-G- - GAS LINE	PEP - PER ENGINEERING PLANS	TS - TRAFFIC SIGN
CLF - CHAIN LINK FENCE	GM - GAS METER	PG - PAGE	TF - TRANSFORMER/JUNCTION BOX
℄ - CENTERLINE	GW - GUY WIRE ANCHOR	PI - POINT OF INTERSECTION	TR - TELEPHONE RISER
CM - CONCRETE MONUMENT	HP - HANDICAP PARKING	P&M - PLAT & MEASURED	TM - TELEPHONE MANHOLE
CMP - CORRUGATED METAL PIPE	HDPE - HIGH DENSITY POLYETHYLENE	POB - POINT OF BEGINNING	TSB - TRAFFIC SIGNAL BOX
+CO - CLEAN OUT	INV - INVERT ELEVATION	POC - POINT OF COMMENCEMENT	TSW - TRAFFIC SIGNAL WIRE
CONC - CONCRETE	IP - IRON PIPE	PRC - POINT OF REVERSE CURVATURE	TYP - TYPICAL
COVD - COVERED	IR - IRON ROD	# PS - PARKING SPACES	UE - UTILITY EASEMENT
CP - CONCRETE PAD	L - ARC LENGTH	PSM - PROFESSIONAL SURVEYOR AND MAPPER	UP - UTILITY POLE
CW - CONCRETE WALKWAY	LB - LICENSED BUSINESS	POT - POINT OF TANGENCY	-W- - WATER LINE
D&M - DEED/DESC & MEASURED	LS - LIGHT POLE	PVC - PLASTIC PIPE	WF - WOOD FENCE
DE - DRAINAGE EASEMENT	LSA - LICENSE SURVEYOR	R - CURVE RADIUS	WS - WOOD SHED
DESC - DESCRIPTION	MEAS - LANDSCAPED AREA - MEASURED		WV - WATER VALVE
DOT - DOT INLET			WM - WATER METER
DP - DUMPSTER PAD			

SCHEDULE B-2 - EXCEPTIONS

6. DEDICATIONS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CLEMENT'S ADDITION, RECORDED IN PLAT BOOK 7, PAGE 57, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY, CONTAINS NO EASEMENTS TO DEPICT)

7. CONDITIONS AND EASEMENTS AS SET FORTH IN EASEMENT & RIGHT OF ENTRY RECORDED DECEMBER 12, 2012 IN OFFICIAL RECORDS BOOK 10489, PAGE 3490, AS MAY BE SUBSEQUENTLY AMENDED.
(SUBJECT TO TERMS AND CONDITIONS AS SET FORTH - THE LOCATION OF THE EASEMENT IS NOT DEFINED BY SAID DOCUMENT AND CAN NOT BE GRAPHICALLY PLOTTED.)

8. EASEMENT FOR ROADWAY, BY AND BETWEEN OWEN LOWELL CLEMENTS, JR. AND DOROTHY JANE CLEMENTS, HIS WIFE (GRANTOR) AND ROBERT E. DURANT AND ANNETTE D. DURANT, HIS WIFE, THEIR SUCCESSORS, DEVISEES AND ASSIGNS (GRANTEES), RECORDED OCTOBER 2, 1972 IN OFFICIAL RECORDS BOOK 2290, PAGE 384. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

SURVEYOR'S CERTIFICATE

TO: City of Orlando, a municipal corporation of the State of Florida
CAM Disposition HoldCo, LLC, a Delaware limited liability company
Carlton Fields Jorden Burt, P.A.
Jones, Foster, Johnston & Stubbs, P.A.
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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B1)(C), 8, 9 AND 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 23, 2015.

_____

DATE: _____

ZONING DATA

DISTRICT: R-3B (MEDIUM INTENSITY DEVELOPMENT RESIDENTIAL DISTRICT)
AUTHORITY: CITY OF ORLANDO

BUILDING SETBACKS
FRONT: 20'
REAR: 25'
SIDE: 5'
STREET SIDE: 15'

MAXIMUM BUILDING HEIGHT: 40'
FLOOR AREA RATIO: 0.30 (MAXIMUM)

ACCURIGHT

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

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 SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

BOUNDARY SURVEY DATE: 3/23/2015

per 5J-17.051(3)(b)3 Florida Administrative Code

DATE:	JOB #	REVISION	BY:

BOUNDARY & LOCATION SURVEY

SCALE: 1" = 30'	CF# OC7-57 LOT1	JOB #42146
FIELD DATE: 3/23/2015		DRAWN BY: YEB

PREPARED FOR:
CARLTON FIELDS JORDEN BURT, P.A.

LOCATION: 1471 MERCY DRIVE
ORLANDO, FLORIDA 32808

SUBDIVISION NAME: CLEMENTS' ADDITION

S:\ORANGE\OC7-57 - CLEMENTS ADDITION\1\OC7-57 LOT1.dwg - Apr 13, 2015

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