

BOUNDARY & TOPOGRAPHIC

SURVYOR'S NOTE:
(TITLE ITEM NO. 7, ORB 3817 PG 2344)

SUBJECT PROPERTY (AKA PARCEL 2) WAS USED AS COLLATERAL FOR A LOAN MODIFICATION FOR PARCEL 1.

AS A CONDITION OF LOAN MODIFICATION, THE BORROWER HAS TO PROVIDE ACCESS TO/FROM PARCEL 2 VIA 20 FEET WIDE EASEMENT, PER ROAD MAINTENANCE AGREEMENT.

THE RECORDED INSTRUMENT DID NOT INCLUDE SUFFICIENT DETAIL THAT WOULD ALLOW SAID 20 FEET WIDE EASEMENT TO BE PLOTTED. THE DOCUMENT DOES NOT INCLUDE PLOTTABLE DESCRIPTION.

SINCE THE RECORDING OF SAID TITLE ITEM NO. 7, THE BORROWER HAS DEFAULTED ON LOAN AND CLERK OF COURT SUPPLIED A CERTIFICATE OF TITLE TO THE LENDER.

IT IS UNKNOWN TO THIS SURVEYOR AS TO LEGAL STATUS OF ANY "20 FT WIDE EASEMENT." FURTHER, THIS SURVEYOR HAS SKETCHED THE POSSIBLE (2009) LOCATION OF WHERE A ROADWAY MAY HAVE EXISTED ON THE DATE WHEN TITLE ITEM 7 WAS RECORDED (2009). FURTHERMORE, THERE WAS NO USE OR ANY MAINTENANCE OF A ROADWAY OBSERVED AS OF THE DATE OF THIS FIELD SURVEY TO SHOW HEREON.

CLIENT IS ADVISED TO SEEK COUNSEL OF LAND USE ATTORNEY AS TO THE REMAINING EFFECT ORB 3817, 2344 MAY HAVE ON SUBJECT PROPERTY.

ACREAGE SUMMARY

TOTAL	10.04± ACRES
UPLAND	8.44± ACRES
WETLAND	1.60± ACRES

LEGEND

- SET 5/8" IRON ROD AND CAP (LB 7514) OR AS NOTED
- SET NAIL AND DISC (LB 7514) OR AS NOTED
- FOUND CONCRETE MONUMENT (AS NOTED)
- (M) MEASURED
- (D) DESCRIBED
- (P) PLAT
- (C) CALCULATED
- ⊕ CENTERLINE
- (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- IR IRON ROD
- IRC IRON ROD & CAP
- INV INVERT
- N&D NAIL & DISK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FND FOUND
- CM CONCRETE MONUMENT
- TOM T.O. MOOREHEAD
- WF-7 Δ WETLAND FLAG
- AKA ALSO KNOWN AS
- STREET LAMP
- EJB ELECTRICAL JUNCTION BOX
- RWC REUSE WATER CONNECTION
- STUBB STUBBED UP CONDUIT
- CATV CABLE TELEVISION BOX
- WV WATER VALVE
- RWC REUSE WATER VALVE
- EOP EDGE OF PAVEMENT
- BOC BACK OF CURB

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOT PLATTED

ALT KEY: 1255708
EAGLES' LANDING AT OCCEE INC.
ORB 2635, PG 1601

ALSO DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, THENCE RUN SOUTH 89°27'45" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 661.44 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 00°34'04" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 662.94 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 AND THE POINT OF BEGINNING, THENCE RUN SOUTH 89°25'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 659.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 00°27'45" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 662.82 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89°22'50" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 661.08 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 00°33'59" EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 662.39 FEET TO THE POINT OF BEGINNING. CONTAINING 437,633.7512± SQUARE FEET OF 10.04± ACRES.

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES EAST ZONE UTILIZING LAKE COUNTY CONTROL STATIONS LK95 1997 AND LK96 1997 AND ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 25 EAST AS BEING SOUTH 89°27'45" EAST.
4. THE "ALSO DESCRIBED AS" METES AND BOUNDS PORTION OF LEGAL DESCRIPTION WAS PREPARED BY THIS COMPANY BASED ON INSTRUCTIONS PROVIDED BY PROVIDED BY THE CLIENT; ISSUED BY SHARIT, BUNN & CHILTON, P.A.
5. SURVEY PREPARED WITH BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 560999, DATED MARCH 8, 2018 @ 11:00PM.
6. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
7. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOOD PLANNING AND FLOOD ZONE "A" (WITH AN UNDERMINED BE INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLANNING WITH NO BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C 0485 & EFFECTIVE DATE: DECEMBER 18, 2012.
8. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61G17-6 FAC.
9. ELEVATIONS ARE NAVD 88 AND ESTABLISHED UTILIZING LAKE COUNTY CONTROL POINTS A 431' (WITH AN ELEVATION OF 99.32) AND Z 430 (WITH AN ELEVATION OF 86.88).
10. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/40 OR SMALLER.
11. WETLANDS AS SHOWN HEREON WERE RECREATED FROM PREVIOUSLY FLAGGED WETLANDS FLAGGED BY LFG ENVIRONMENTAL & PERMITTING SERVICES, 1174 CAMP AVE, MOUNT DORA, FLORIDA, PHONE 352--383--1444 AND FIELD LOCATED BY FARNER BARBER AND ASSOCIATES 04/17/2006.
12. IT IS THE APPARENT INTENT TO ADD THIS PARCEL TO THE EXISTING PROPERTY CONTAINED IN OFFICIAL RECORDS BOOK 4461, PAGE 732 FOR FUTURE SUBDIVISION PLANNING.
13. THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED BELONG IN ACCORDANCE WITH THE ADOPTED "STANDARDS OF PRACTICE" FOR LAND SURVEYING AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
14. WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT ACTUAL LOCATION OF THE LIMIT OF TITLE.
15. DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
16. THIS SURVEY IS A RETRAITEMENT OF THE BOUNDARY SURVEY PERFORMED BY D.O. MOOREHEAD DATED AUG. 1959.

I. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereat but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage therein covered by this Commitment.

-ENCUMBRANCES SUPPLIED TO THIS SURVEYOR ARE SHOWN HEREON, IF ANY

2. A General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

-NOT APPLICABLE

3. Rights or claims of parties in possession not recorded in the Public Records. **-UNKNOWN TO THIS SURVEYOR**

4. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.

-DIRT TRAIL (SEE CORNER PROPERTY) SHOWN ON SURVEY

5. Easements or claims of easements not recorded in the Public Records. **-UNKNOWN TO THIS SURVEYOR**

6. Any lien, or right to a lien, for taxes, taxes, material furnished, imposed by law and not recorded in the Public Records. **-NOT APPLICABLE**

7. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

-UNKNOWN TO THIS SURVEYOR

8. Any lien provided by County Ordinance or any other law, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

-UNKNOWN TO THIS SURVEYOR

9. Riparian and littoral rights are not insured.

-NOT APPLICABLE TO SURVEY

10. This policy does not insure any portion of the insured parcel lying water ward of the ordinary high water mark of any unnamed pond or lake.

-LAKE HOLLAND DEPICTED ON SURVEY

11. Road Maintenance Agreement recorded in D.R. Book 3819, Page 2344, Public Records of Lake County, Florida.

-AS NOTED ON DRAWING

12. Ordinance 2003-307 recorded in D.R. Book 3449, Page 151, Public Records of Lake County, Florida.

-AFFECTS SUBJECT PROPERTY, PROPERTY IS SUBJECT TO THE TOWN OF HOKEY-IN-THE-HILLS UTILITY SERVICE DISTRICT

VENEZIA HOWEY, LLC
VENEZIA PARTNERS, LLC
FLAGSTAR BANK, FSB
SIKES LAW GROUP, PLLC
FIRST AMERICAN TITLE INSURANCE COMPANY
SOUTHERN TITLE HOLDING, COMPANY, LLC, DBA SOUTHERN HOME TITLE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DATE: 4/09/20
JOHN T. MCGLOHORN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA
REGISTRATION NO. 6023

REVISION	
1	1/6/21 MONEY TPO FOR RECENT EXCAVATION & MOVED SIGNPOST
2	
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BOUNDARY & TOPO SURVEY
ALTERNATE KEY: 1036194
SEC 35-T20S-R25E LAKE CO, FL



FIELD DATE:	05/08/18
DRAWN BY:	TR
CHECKED BY.:	JTM
051317.0017 TASK 007	
FILE NAME:	
051373.0017 VENEZIA	
SOUTH 4_2021.DWG	
1 of 1	