

SEE SHEET 2 FOR SUBJECT PROPERTY DETAILS AND LEGEND
SEE SHEET 3 FOR TITLE RELATED MATTERS

ALTA/NSPS LAND TITLE SURVEY -FOR- CREIGHTON CONSTRUCTION & MANAGEMENT, LLC

SCHEDULE B2 EXCEPTIONS:

ITEMS 1-8: INTENTIONALLY OMITTED.

- 9. Reformed and Amended Interlocal Agreement by and between the City of Kissimmee and Osceola County recorded May 4, 2001 in Official Records Book 1868, Page 1146; re-recorded in Official Records Book 1918, Page 2582, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE.
- 10. Annexation Ordinances recorded in Book 2821, Page 75 and Official Records Book 3226, Page 1002, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY AND PLOTTED HEREON.
- 11. Annexation, Planning and Development Agreement by and among Regional Development Group, Inc., Dyer Blvd., LLC, Carroll Street Properties, LLC and the City of Kissimmee recorded June 29, 2005 in Official Records Book 2826, Page 644; and as affected by First Amendment to Annexation, Planning and Development Agreement recorded in Book 3596, Page 698, and as further affected by Second Amendment to Annexation, Planning and Development Agreement recorded in Book 4350, Page 1249, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 12. Environmental Resource Permit Notice recorded July 27, 2006 in Book 3230, Page 1191, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 13. Environmental Resource Permit Notice recorded July 8, 2008 in Book 3709, Page 152, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 14. Flora Ridge Funding Agreement, recorded in Official Records Book 4332, Page 1633, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 15. Memorandum of Understanding by and between the City of Kissimmee, a political subdivision of the State of Florida, Carroll Street Properties, LLC, a Florida limited liability company, f/k/a Regional Development/27, LLC, a Florida limited liability company, Dyer Blvd., LLC, a Florida limited liability company, and Regional Development Group, Inc., a Florida corporation, recorded in Official Records Book 4333, Page 1851, and as affected by First Amendment to Memorandum of Understanding, recorded in Official Records Book 4350, Page 1235, and as further affected by Second Amendment to Memorandum of Understanding, recorded in Official Records Book 4724, Page 1905 and re-recorded in Official Records Book 4724, Page 1905, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 16. Interlocal Agreement by and between Osceola County Board of Commissioners and City of Kissimmee, Relating to Carroll Street Sidewalk Design, recorded in Official Records Book 4334, Page 1932, of the Public Records of Osceola County, Florida. DOES NOT AFFECT SUBJECT PROPERTY.
- 17. Notice of Environmental Resource or Surface Water Management Permit, recorded in Official Records Book 4334, Page 2011, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE.
- 18. Master Declaration of Easements, Covenants and Restrictions of Tapestry, which contains provisions for a private care or assessments, recorded in Official Records Book 4350, Page 1272, of the Public Records of Osceola County, Florida, 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 42 USC 3604(c). AFFECTS SUBJECT PROPERTY (PARCEL 2) - PLOTTED HEREON.
- 19. Interlocal Agreement between Osceola County Board of Commissioners and City of Kissimmee providing for Fire/EMS Services for a Portion of Osceola County from Kissimmee Station No. 4, recorded in Official Records Book 4351, and as affected by Amendment #1 thereto recorded in Official Records Book 3238, Page 387 and re-recorded in Official Records Book 4351, Page 1217, and as further affected by Amendment #2 thereof recorded in Official Records Book 4351, Page 1227, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE.
- 20. Temporary Signage Easement, recorded August 13, 2013 in Official Records Book 4486, Page 2523, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE.
- 21. Temporary Signage Easement, recorded September 19, 2013 in Official Records Book 4505, Page 1046, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE.
- 22. Declaration of Drainage Easement, recorded in Official Records Book 4513, Page 2630, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 23. Memorandum of Agreement, relating to impact fees, by and between Dyer Blvd. LLC and KB Home Orlando LLC, recorded October 8, 2013 in Official Records Book 4513, Page 2649, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 24. Development Obligation Agreement, by and between Dyer Blvd., LLC and KB Home Orlando LLC, recorded October 8, 2013 in Official Records Book 4513, Page 2652, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 25. Notice of Establishment of the Tapestry Community Development District, recorded in Official Records Book 4541, Page 2723, of the Public Records of Osceola County, Florida. DOES NOT AFFECT SUBJECT PROPERTY.
- 26. Quitclaim Assignment of Development Rights, by and between Dyer Blvd., LLC and KB Home Orlando LLC, recorded in Official Records Book 4560, Page 128, of the Public Records of Osceola County, Florida. AFFECTS SUBJECT PROPERTY-PLOTTED HEREON.
- 27. Terms and conditions of an existing unrecorded lease(s), and all rights of lessee(s) or any parties claiming through the lessee(s) under the lease(s). NO LEASE OCCUPATION PROVIDED TO THIS SURVEYOR.

LEGAL DESCRIPTION:

(AS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NO.: 1002-209233-RTT)

(OVERALL)

A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "B", KISSIMMEE ELEMENTARY SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 162, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 00°04'22" E, ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "A", KISSIMMEE ELEMENTARY SCHOOL; THENCE RUN S 89°19'19" W, ALONG THE NORTH LINE OF TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DONEGAN AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 2193, PAGE 1544, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 1701.31 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 48°34'25"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.64 FEET TO A POINT ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF CARROLL STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 1372, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1186.94 FEET AND A CENTRAL ANGLE OF 34°33'54"; THENCE RUN NORTHERLY ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE OF CARROLL STREET THE FOLLOWING COURSES AND DISTANCES; ON A CHORD BEARING OF N 28°12'59" E, RUN 716.05 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; THENCE RUN N 10°56'02" E, A DISTANCE OF 685.29 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 84°31'26"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1475.22 FEET TO A POINT; THENCE RUN S 84°32'32" E, A DISTANCE OF 280.01 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT "B"; THENCE RUN S 00°04'22" E, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 2071.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT(1)

A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "B", KISSIMMEE ELEMENTARY SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 162, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUNS 00°04'22" E, ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "A", KISSIMMEE ELEMENTARY SCHOOL; THENCE RUNS 89°19'19" W, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 333.26 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89°19'19" W, ALONG THE NORTH LINE OF SAID TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DONEGAN AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 2193, PAGE 1544, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 1368.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 48°34'25"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CARROLL STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 1372, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1186.94 FEET AND A CENTRAL ANGLE OF 34°33'54"; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CARROLL STREET THE FOLLOWING COURSES AND DISTANCES; ON A CHORD BEARING OF N 28°12'59" E, RUN 716.05 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; THENCE RUN N 10°56'02" E, A DISTANCE OF 685.29 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 84°31'26"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1475.22 FEET TO A POINT; THENCE RUN S 84°32'32" E, A DISTANCE OF 280.01 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT "B"; THENCE RUN S 00°04'22" E, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 2071.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT(2)

A PORTION OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "B", KISSIMMEE ELEMENTARY SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 162, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 00°04'22" E, ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "A", KISSIMMEE ELEMENTARY SCHOOL; THENCE RUN S 89°19'19" W, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 5.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89°19'19" W, ALONG THE NORTH LINE OF SAID TRACT "A" AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DONEGAN AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 2193, PAGE 1544, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 328.26 FEET; THENCE RUN N 33°39'22" W, A DISTANCE OF 1189.50 FEET; THENCE RUN N 20°57'05" W, A DISTANCE OF 55.86 FEET; THENCE RUN N 02°22'53" W, A DISTANCE OF 59.88 FEET; THENCE RUN N 02°07'24" E, A DISTANCE OF 79.06 FEET; THENCE RUN N 40°40'39" W, A DISTANCE OF 68.09 FEET; THENCE RUN N 84°15'29" E, A DISTANCE OF 272.33 FEET; THENCE RUN S 29°59'55" E, A DISTANCE OF 234.58 FEET; THENCE RUN N 03°39'32" E, A DISTANCE OF 355.19 FEET; THENCE RUN N 11°03'30" W, A DISTANCE OF 277.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CARROLL STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 1372, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 26°36'31"; THENCE RUN EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CARROLL STREET THE FOLLOWING TWO COURSES AND DISTANCES; ON A CHORD BEARING OF N 82°09'12" E, RUN 464.41 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; THENCE RUN S 84°32'32" E, A DISTANCE OF 8.75 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 00°04'21" E, A DISTANCE OF 326.14 FEET; THENCE RUN N 89°55'39" E, A DISTANCE OF 265.00 FEET; THENCE RUNS 00°04'21" E, A DISTANCE OF 1808.07 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT(3)

A PORTION OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 29 EAST, CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT K, ENCLAVE AT TAPESTRY PHASE 1, ACCORDING TO THE PLAT THEREOF, AS DESCRIBED AND RECORDED IN PLAT BOOK 23, PAGES 89 THROUGH 92, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 89°55'39" W, ALONG THE NORTH LINE OF SAID PLAT ENCLAVE AT TAPESTRY PHASE 1, A DISTANCE OF 6.75 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,540.00 FEET; THENCE, DEPARTING SAID NORTH LINE, ON A CHORD BEARING OF N 04°18'11" W AND A CHORD DISTANCE OF 80.71 FEET, RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.72 FEET, THROUGH A CENTRAL ANGLE OF 03°00'12" TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,660.00 FEET AND A CENTRAL ANGLE OF 05°43'55"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.07 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN N 00°04'21" W, A DISTANCE OF 28.51 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 84°28'11"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CARROLL STREET, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 1372, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 84°32'32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.34 FEET TO A POINT ON THE WEST LINE OF AN EXISTING RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3790, PAGE 1088, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 00°04'21" E, ALONG SAID EXISTING WEST RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINS 79,447 SQUARE FEET, 1.824 ACRES, MORE OR LESS.

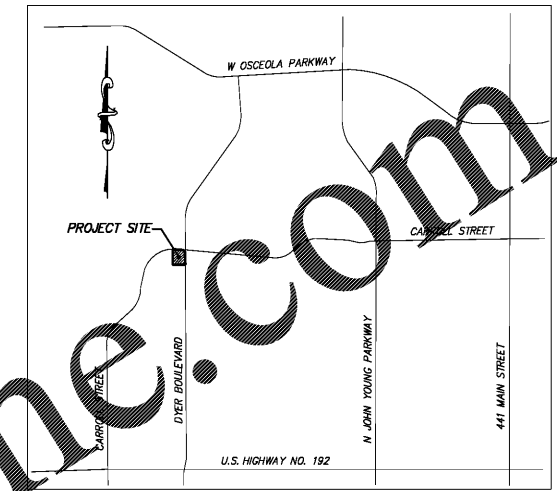
LEGAL DESCRIPTION:

(AS FURNISHED BY CLIENT)

A PORTION OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT J, ENCLAVE AT TAPESTRY PHASE 1, ACCORDING TO THE PLAT THEREOF, AS DESCRIBED AND RECORDED IN PLAT BOOK 23, PAGES 89 THROUGH 92, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CARROLL STREET, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 1372, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA THENCE RUN S 84°32'32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DYER BOULEVARD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4913, PAGE 596, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 84°28'11"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.23 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S 00°04'21" E, A DISTANCE OF 28.51 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,660.00 FEET AND A CENTRAL ANGLE OF 05°43'55"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,540.00 FEET AND A CENTRAL ANGLE OF 03°00'12"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.72 FEET TO A POINT ON THE NORTH LINE OF TRACT L OF SAID PLAT OF ENCLAVE AT TAPESTRY PHASE 1; THENCE RUN S 89°55'39" W, ALONG THE NORTH LINE OF SAID TRACT L AND ALONG THE EASTERLY LINE OF ENCLAVE AT TAPESTRY PHASE 2 - A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 191 AND 192, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 263.25 FEET TO THE SOUTHEAST CORNER OF LOT 156 OF SAID PLAT OF ENCLAVE AT TAPESTRY PHASE 2 - A REPLAT; THENCE RUN N 00°04'21" W, ALONG THE EASTERLY LINE OF SAID PLAT OF ENCLAVE AT TAPESTRY PHASE 2 - A REPLAT AND ALONG THE EAST LINE OF THE AFORESAID TRACT J, A DISTANCE OF 326.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 79,447 SQUARE FEET, 1.824 ACRES, MORE OR LESS.



SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH AN ADJUSTED REFERENCE BEARING OF N00°04'21"W ALONG THE EASTERLY LINE OF ENCLAVE AT TAPESTRY PHASE 2 - A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 191 AND 192, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12097C0055G AND NO. 12097C0060G, OSCEOLA COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE 18, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
3. UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1002-209233-RTT, EFFECTIVE DATE: OCTOBER 25, 2016 @ 8:00 A.M.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
8. THERE ARE 0 REGULAR PARKING SPACES, 0 HANDICAP SPACES AND 0 MOTORCYCLE PARKING AREAS TOTALING 0 PARKING SPACES IN THE SUBJECT PARCEL.
9. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS.
10. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
11. ELEVATIONS SHOWN HEREON ARE BASED ON A CLOSED AND ADJUSTED BENCH LOOP DERIVED FROM OSCEOLA COUNTY BENCHMARKS AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988:
 - OC-1196: 3" ALUMINUM DISC IN THE NORTHEAST CORNER OF A DRAINAGE CATCH BASIN, HAVING AN ELEVATION OF 87.45 FEET, PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - OC-1189: 3" ALUMINUM DISC IN TOP OF CURB ISLAND NEAR ENTRANCE TO TROPICAL ISLE APARTMENTS, HAVING AN ELEVATION OF 81.32 FEET, PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
12. SUBJECT PARCEL CONTAINS: ±1.824 ACRES
 ZONING: MUPUD - MIXED USE PLANNED UNIT DEVELOPMENT
 PER CITY OF KISSIMMEE PLANNING AND ZONING DIVISION
 SECTION 14-2-52 MUPUD - MIXED USE PLANNED UNIT DEVELOPMENT DISTRICT
 (1) SITE DESIGN REGULATIONS
 (3) LOT AREA, YARDS, BUILDING SEPARATION AND SETBACKS: AREA, WIDTH, DEPTH, YARD, BUILDING SEPARATION AND SETBACK REQUIREMENTS FOR LOTS SHALL BE DETERMINED ON AN INDIVIDUAL DEVELOPMENT BASIS AFTER CONSIDERING THE RELEVANT CHARACTERISTICS OF THE USE, THE REST OF THE PLANNED UNIT DEVELOPMENT, AND THE SURROUNDING AREA - INCLUDING THOSE CHARACTERISTICS RELATING TO COMPATIBILITY, PHYSICAL FEATURE CONSTRAINTS, AND INFRASTRUCTURE CONSTRAINTS; HOWEVER, AREAS ASSIGNED A RESIDENTIAL LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN AND AREAS ASSIGNED A MIXED USE DESIGNATION WITH A PRIMARY USE OF RESIDENTIAL SHALL COMPLY WITH MORE RESTRICTIVE REQUIREMENTS IN SECTION 14-2-50(1)(5).
 (5) HEIGHT OF STRUCTURES: THE CITY COMMISSION, UPON RECOMMENDATION OF THE PLANNING ADVISORY BOARD, SHALL DETERMINE THE APPROPRIATE HEIGHT LIMITATIONS ON AN INDIVIDUAL DEVELOPMENT BASIS AFTER CONSIDERING THE CHARACTER OF THE SURROUNDING AREA, THE CHARACTER OF THE PROPOSED DEVELOPMENT AND THE DEVELOPMENT GOALS AS STATED IN THE KISSIMMEE COMPREHENSIVE PLAN. HOWEVER, AREA ASSIGNED A RESIDENTIAL LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN AND AREAS ASSIGNED A MIXED USE DESIGNATION WITH A PRIMARY USE OF RESIDENTIAL SHALL COMPLY WITH THE MORE RESTRICTIVE REQUIREMENTS IN 14-2-50(1)(7).

SURVEYOR'S CERTIFICATE:

TO: 7-ELEVEN, INC., A TEXAS CORPORATION, CREIGHTON CONSTRUCTION & MANAGEMENT, LLC, 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 2016 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, 5, 6(a), 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/23/2017

DATE OF PLAT OR MAP: 06-05-2017

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

06/05/2017
DATE

KURT STAFFLINGER
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5496

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REV	DATE	BY	REVISION	CKD

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

LANDS LOCATED IN SECTION 8,
TOWNSHIP 25 SOUTH, RANGE 29 EAST
OSCEOLA COUNTY, FLORIDA

ALTA/ACSM LAND TITLE SURVEY/PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
CREIGHTON CONSTRUCTION
& MANAGEMENT, LLC

FB/PG	FIELD DATE	PROJECT NO.	1 OF 3
8-25-29/1-11	05/23/2017	4CR-J2	
DRAWING DATE	BY	APPROVED	
06/05/2017	RDH	KS	SCALE N/A