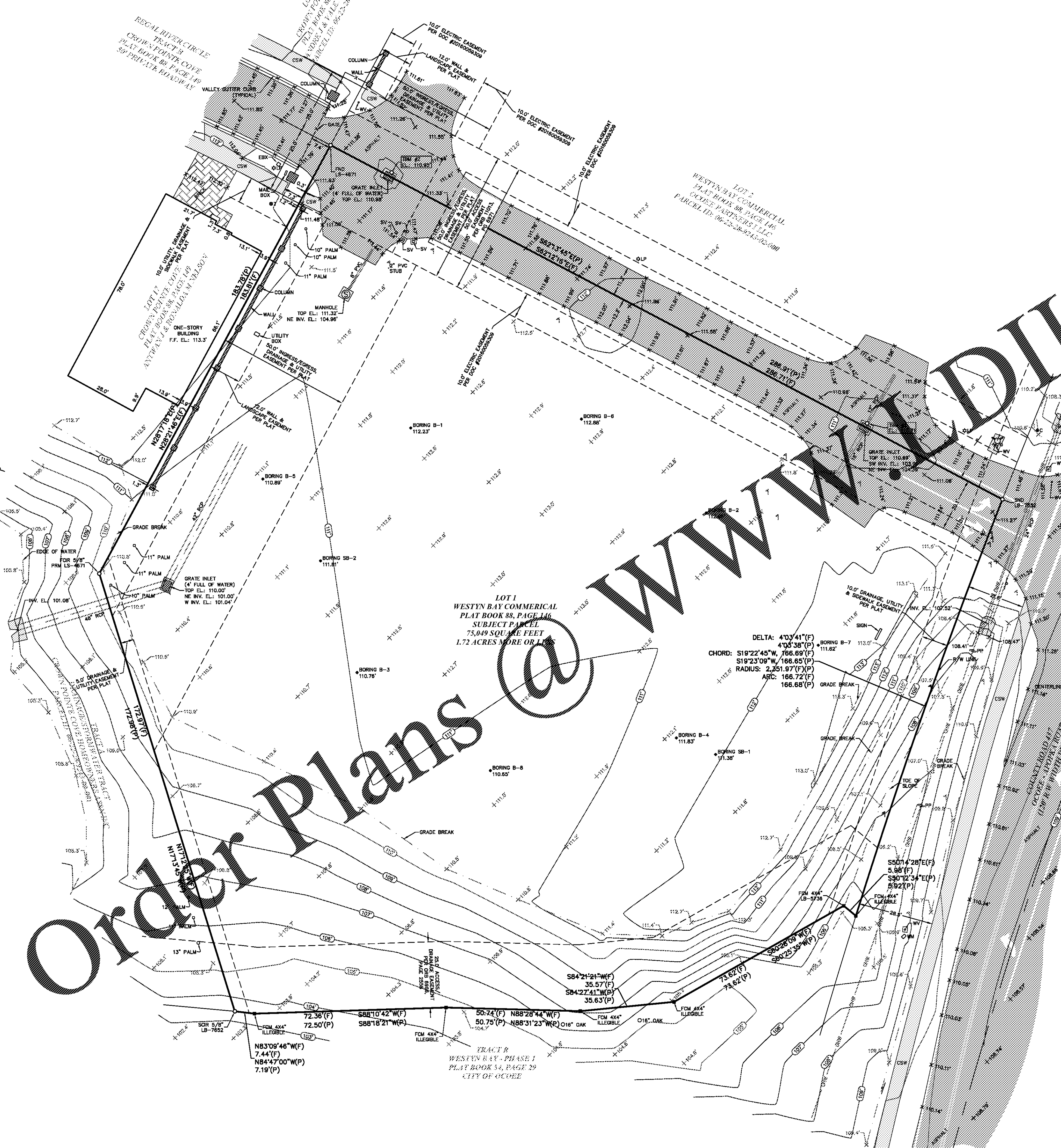
LEGAL DESCRIPTION:

LOT 1 WESTYN BAY COMMERCIAL ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 146 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

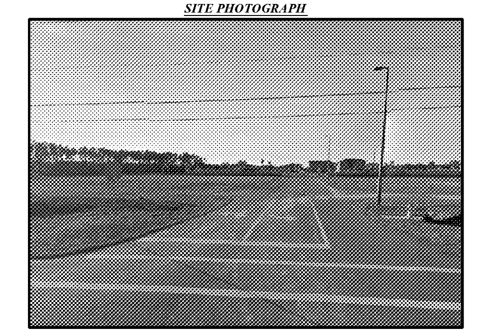
GRAPHIC SCALE

20 0 20

1 inch = 20 Feet



SITE PHOTOGRAPH



SURVEY REPORT:

1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.

3. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS LOCATED.

4. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120185, PANEL NUMBER 0210, SUFFIX F, EFFECTIVE 9/25/2009, FOR CITY OF OCOEE, FLORIDA.

5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK REFLECTED HEREON.

6. INSURANCE CERTIFICATE AVAILABLE UPON REQUEST.

7. BEARING BASIS: FIELD AND CALCULATED BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011, FLORIDA EAST ZONE.

8. THIS SURVEY MAP WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 18-14412 WITH AN EFFECTIVE DATE OF OCTOBER 16, 2018 @ 8:00 A.M. AS TO SCHEDULE B, PART II, THE FOLLOWING APPLIES:

ITEM1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)

ITEM 2. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

ITEM 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (SEE MAP OF SURVEY.)

ITEM 4. ANY LIEN, FOR SERVICES, LABOR OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

ITEM 5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (NONE KNOWN)

ITEM 6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY MATTER)

ITEM 7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NOT A SURVEY MATTER)

ITEM 8. TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)

ITEM 9. STANDARD EXCEPTION(S) FOR QUESTIONS OF SURVEY MAY BE DELETED UPON RECEIPT AND REVIEW OF A PROPERLY CERTIFIED SURVEY MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR ALL LAND SURVEYS DATED NO MORE THAN 90 DAYS PRIOR TO CLOSING OR SUCH OTHER PROOF AS MAY BE ACCEPTABLE TO THE COMPANY. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID SURVEY OR PROOF. (NOT A SURVEY MATTER)

ITEM 10. THE FOLLOWING MATTERS SHOWN ON THE PLAT OF WESTYN BAY COMMERCIAL, AS RECORDED APRIL 26, 2016 IN PLAT BOOK 88, PAGES 146-148, AS PARTIALLY RE-PLATTED ON APRIL 26, 2018 IN PLAT BOOK 88, PAGES 149-150:
a. 12.00" WALL & LANDSCAPE EASEMENT, (SHOWN HEREON)
b. 50.00' INGRESS/EGRESS, DRAINAGE, UTILITY EASEMENT, (SHOWN HEREON)
c. 50.00" UTILITY EASEMENT, (SHOWN HEREON)
d. 5.00' DRAINAGE & UTILITY EASEMENT, (SHOWN HEREON)
e. 10' UTILITY, DRAINAGE AND SIDEWALK EASEMENT, (SHOWN HEREON)
f. PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT OVER ALL INTERNAL ROADWAYS AND PAVED AREAS FOR LAW ENFORCEMENT, FIRE AND OTHER EMERGENCY SERVICES. (SUBJECT PARCEL LIES WITHIN THIS BLANKET AGREEMENT)
g. EMERGENCY ACCESS EASEMENT TO THE RETENTION PONDS AND OVER ALL DRAINAGE EASEMENTS GRANTED TO THE CITY OF OCOEE. (SUBJECT PARCEL LIES WITHIN THIS BLANKET AGREEMENT)

ITEM 11. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED DECEMBER 30, 1959 IN BOOK 2751, PAGE 730. (NOT SHOWN, LIES NORTH OF SUBJECT PARCEL)

ITEM 12. DEVELOPMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED JUNE 26, 2001 IN BOOK 6289, PAGE 4193;AS MODIFIED ON JUNE 23, 2003 IN BOOK 6966, PAGE 2464; AS AMENDED ON JUNE 23, 2003 IN BOOK 6966, PAGE 2474, AND ASSIGNED ON MARCH 3, 2004 IN BOOK 7363, PAGE 1992. (SUBJECT PARCEL LIES WITHIN AREA OF DEVELOPMENT AGREEMENT)

ITEM 13. WASTEWATER CAPACITY RESERVATION RECORDED AUGUST 12, 2002 IN BOOK 6590, PAGE 4374. (NOT A SURVEY MATTER)

ITEM 14. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED JANUARY 29, 2003 IN BOOK 6760, PAGE 956. (LIES NORTH OF SUBJECT PARCEL)

ITEM 15. ACCESS AND DRAINAGE EASEMENT GRANTED TO THE CITY OF OCOEE BY INSTRUMENT RECORDED ON JUNE 23, 2003 IN BOOK 6966, PAGE 2558. (SHOWN HEREON)

ITEM 16. SIGN EASEMENT GRANTED TO THE CITY OF OCOEE BY INSTRUMENT RECORDED JUNE 23, 2003 IN BOOK 6966, PAGE 2568. (LIES NORTH OF SUBJECT PARCEL)

ITEM 17. DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED JULY 19, 2004 IN BOOK 7537, PAGE 3935. (LIES WEST OF SUBJECT PARCEL)

ITEM 18. COVENANTS, RESTRICTIONS, EASEMENTS, TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT RECORDED NOVEMBER 3, 2014 IN BOOK 10829, PAGE 2414, AS AMENDED ON NOVEMBER 17, 2015 IN BOOK 11032, PAGE 2477. (SUBJECT PARCEL LIES WITHIN AREA OF DEVELOPMENT AGREEMENT)

ITEM 19. DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN BOOK 11013, PAGE 6971 INCLUDES THE FOLLOWING:
a. 50' ACCESS EASEMENT (SHOWN HEREON)
b. "COMMERCIAL EASEMENTS" AS DEFINED THEREIN (SUBJECT PARCEL LIES WITHIN THIS BLANKET EASEMENT)
c. UTILITY EASEMENT (SUBJECT PARCEL LIES WITHIN THIS BLANKET EASEMENT)
d. RESTRICTIONS RELATED THERETO (SUBJECT PARCEL LIES WITHIN THIS BLANKET AGREEMENT)

ITEM 20. ELECTRIC EASEMENT GRANTED TO DUKE ENERGY FLORIDA, LLC BY INSTRUMENT RECORDED FEBRUARY 3, 2016 AS DOCUMENT #20160059309. (EASEMENT SHOWN HEREON)

ITEM 21. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT A SURVEY MATTER)

BENCHMARKS:

CONTROL BENCHMARK:
STATION IS A SET 2" ORANGE COUNTY CONTROL BRASS DISK (STAMPED L-653-017) IN THE CENTERLINE OF A HEADWALL ON THE EAST SIDE OF OCOEE APOPKA ROAD, 585' ± SOUTHWEST OF THE CENTERLINE OF WEST ROAD, 40' ± EAST OF THE CENTERLINE OF OCOEE APOPKA ROAD, 68' ± WEST.

EL.: 104.86' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 58.65' NORTHWEST OF THE NORTHEAST CORNER OF SUBJECT PARCEL.

EL.: 110.71' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 25.24' NORTHEAST OF THE NORTHWEST CORNER OF SUBJECT PARCEL.

EL.: 110.95' (NAVD88)

LEGEND

ABBREVIATIONS

AC	AIR CONDITIONER	ID	IDENTIFICATION
(C)	CALCULATED MEASUREMENT	LB	LICENSED BUSINESS NUMBER
CO	CLEAN OUT	LP	LIGHT POLE
CONC	CONCRETE	LS	LICENSED SURVEYOR
CSW	CONCRETE SIDEWALK	MW	MONITORING WELL
(D)	DEED MEASUREMENT – CALL	NAVD	NORTH AMERICAN VERTICAL DATUM
(F)	FIELD MEASUREMENT	NGVD	NATIONAL GEODETIC VERTICAL DATUM
EBX	ELECTRIC BOX	OHW	OVERHEAD WIRE
EL	ELEVATION	ORB	OFFICIAL RECORDS BOOK
EM	ELECTRIC METER	(P)	PLAT MEASUREMENT – CALL
FCM	FOUND CONCRETE MONUMENT	PP	POWER POLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	PSM	PROFESSIONAL SURVEYOR & MAPPER
FIP	FOUND IRON PIPE	R/W	RIGHT-OF-WAY
FCIR	FOUND CAPPED IRON ROD	SCIR	SET CAPPED IRON ROD
FIR	FOUND IRON ROD	SND	SET NAIL AND DISK
FND	FOUND NAIL AND DISK	SV	SEWER VALVE
FPP	FOUND PINCHED PIPE	TBM	TEMPORARY BENCHMARK
INV.	INVERT	WM	WATER METER
		WV	WATER VALVE

SYMBOLS

BACKFLOW PREVENTION DEVICE
CABLE RISER
GRATE INLET
SANITARY SEWER STRUCTURE
SPOT ELEVATION
STORM STRUCTURE
TELEPHONE PEDESTAL
TRAFFIC SIGNAL JUNCTION BOX
TRAFFIC SIGNAL POLE (UNLESS OTHERWISE DESIGNATED)
FIRE HYDRANT
SIGN
BOLLARD
TREE LOCATION (SIZE AND TYPE AS NOTED)
UTILITY FLAG ELECTRIC
UTILITY FLAG COMMUNICATIONS
UTILITY FLAG GAS
UTILITY FLAG RECLAIMED WATER
UTILITY FLAG SANITARY/STORM SEWER
UTILITY FLAG WATER
WOOD FENCE
METAL FENCE
PVC FENCE

TO CDA HOLDINGS, LLC; DOLLAR TREE STORES, INC.; GRS TITLE SERVICES, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; VANDEVENTER BLACK LLP:

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), 8, 9, 13, 14, 16 AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 1/08/2019.

AND

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

HENRY A. KILBURN, PSM
SURVEYOR AND MAPPER NUMBER: LS-6661

1/11/2019
DATE SIGNED

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

2176 OCOEE APOPKA ROAD
LOT 1, PLAT BOOK 88, PAGE 146

WESTYN BAY COMMERCIAL
ORANGE COUNTY, FLORIDA

REVISIONS: APPD.

DATE OF SURVEY: 01/08/2019
DRAWN: EWB/SDT
CHECKED: HAK
REVISION:
FILE: CD05ALTAX.dwg

PROJECT NUMBER: CDAH0005

SHEET NO. 1 OF 1

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