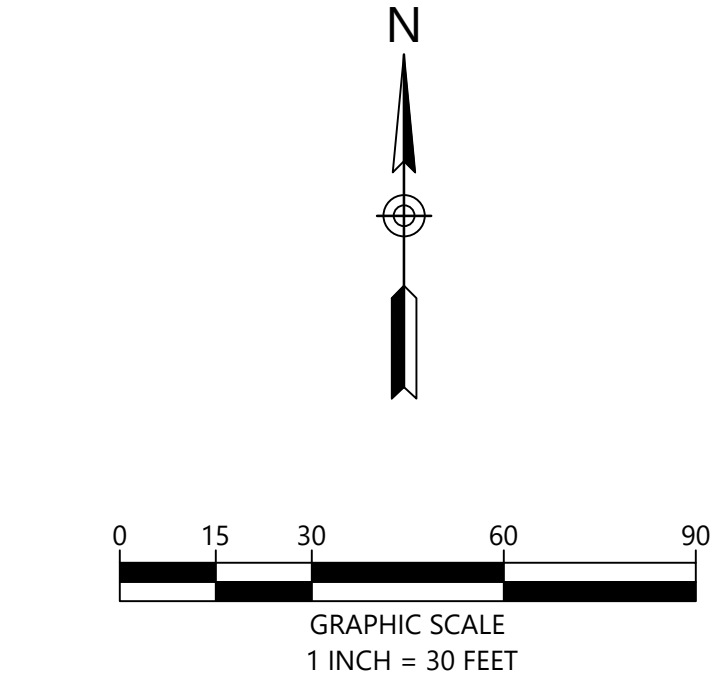


L:\Projects\2021\21710029_Roush Ave Apartments.dwg-TOPO SHEET 1 Jan 25, 2022 mczuzveloz



Legal Description:

The South half of the Southwest quarter of the Northwest quarter of the Southwest quarter (LESS the North 193 feet thereof and LESS the South 25 feet for road right-of-way along Roush Avenue) of Section 21, Township 22 South, Range 30 East, Orange County, Florida.

Schedule BII Exceptions:

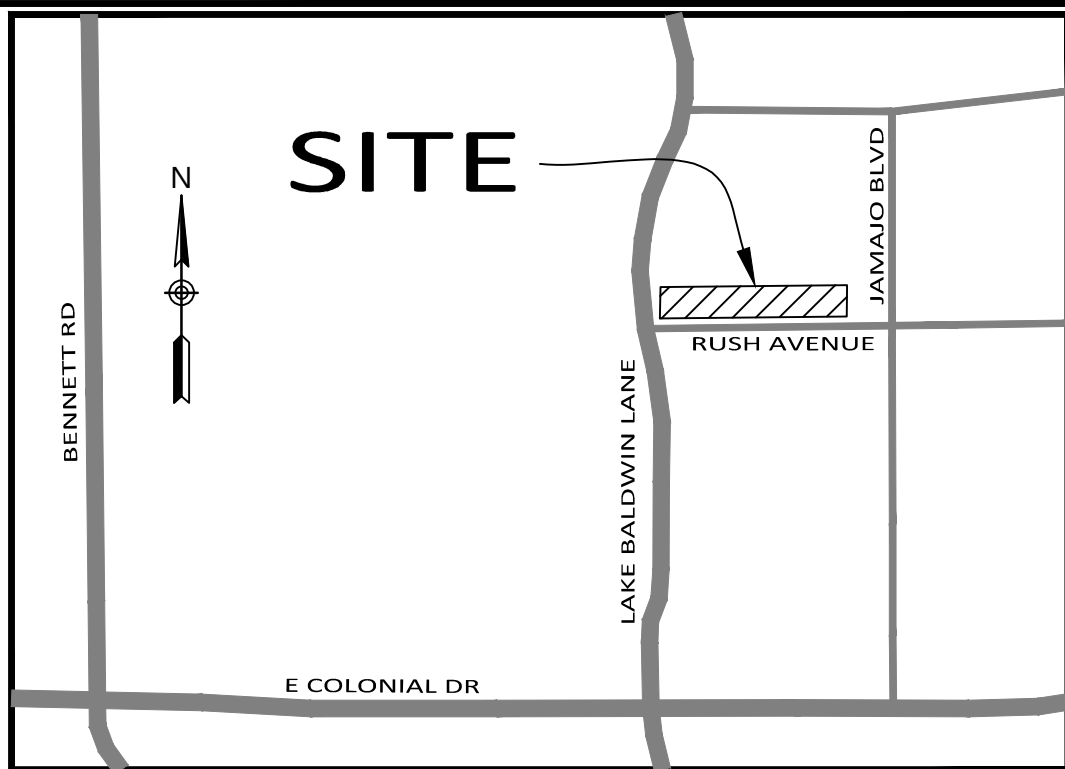
Stewart Title Insurance Company
Issuing Agent: Greenberg Trauring, P.A. - Orlando
Commitment Number: 160264-012100
Commitment Date: 11/22/2021 @ 8:00 AM

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met. (NOT A SURVEY MATTER)
- Standard Exceptions: (NOT A SURVEY MATTER AND/OR UNABLE TO SHOW ON SURVEY)
 - Rights or claims of parties in possession not shown by the public records.
 - Easements, or claims of easements, not shown by the public records.
 - Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
 - Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)
 - Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands described herein. (NOT A SURVEY MATTER)
 - Easement granted to the City of Orlando, a municipal corporation and the Orlando Utilities Commission, of the City of Orlando, Florida, as more fully set forth in the document recorded in Official Records Book 1644, Page 758, of the Public Records of Orange County, Florida. (SHOWN ON MAP)
 - Rights of tenants under any unrecorded leases. (NOT A SURVEY MATTER)

Table A:

Note: Items 1, 2, 3, 4, 5, 8, 11 a, 13, 14, 16, & 18 are denoted on this survey and are listed below.

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (Shown on map)
 - Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. (Shown on map)
 - Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. (Shown on map)
 - Gross land area (and other areas if specified by the client). (Shown on map)
 - (a) Exterior dimensions of all buildings at ground level. (Shown on map)
(b) Square footage of: (Shown on map)
 - exterior footprint of all buildings at ground level.
 - other areas as specified by the client.
 - Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (None observed)
 - Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
 - plans and/or reports provided by client (with reference to the sources of information). (None provided)
- Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." (Shown on map)
 - As specified by the client, distance to the nearest intersecting street. (None specified)
 - Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (None observed)
 - Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.



Vicinity Map

NOT TO SCALE

JAMAJO SUBDIVISION

(P.B. J, Pg. 88)

Parcel ID: 21-22-30-3932-04-110
Owner Name: ORLANDO UTILITIES COMMISSION
Address: 1100 JAMAJO BLVD

Parcel ID: 21-22-30-3932-04-130
Owner Name: 1044 JAMAJO BLVD
Address: 1044 JAMAJO BLVD

Parcel ID: 21-22-30-3932-04-140
Owner Name: LAM KY & PHUNG AI
Address: 1040 JAMAJO BLVD

JAMAJO BOULEVARD

Nutatis, LLC

1430 Lake Baldwin Ln, Suite A,
Orlando, FL 32814

ALTA/NSPS LAND TITLE
BOUNDARY SURVEY
4315 Roush Ave, Orlando FL 32803
ORANGE COUNTY, FLORIDA

Surveyors Notes:

- This ALTA/NSPS Land Title and Boundary Survey is for the benefit and exclusive use of Stewart Title company, and Rentokil North America, Inc., a Pennsylvania corporation, as successor by merger to Florida Pest Control & Chemical Co., a Florida corporation, by virtue of that certain Warranty Deed recorded in Official Records Book 4311, Page 4766, of the Public Records of Orange County, Florida.
- The intended use of this survey is to serve as an analysis tool for a real estate transaction.
- No other persons or entities other than those listed as exclusive users may rely on this survey.
- All dimensions are in feet and decimals thereof, unless otherwise noted.
- All data was collected on or before the Field Survey Date shown hereon and does not account any changes in terrain or improvements that may have occurred after that date.
- Tree symbols if shown are not to scale. Tree diameter breast height is denoted at each tree on this survey. Tree size and species should be verified by a registered landscape architect (r.l.a.), arborist or person of a similar profession (tree expert). No planted pine trees were located.
- This ALTA/NSPS Land Title and Boundary Survey is in compliance with Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Signature & seal of surveyor only pertains to data obtained directly by the surveyor and not to data provided by the client or other sources.
- Survey map and report or copies thereof if presented in hardcopy form are not valid without the original signature and raised seal of a Florida Licensed Professional Surveyor and Mapper.
- Survey map and report or copies thereof if presented in digital form are not valid without the correctly encrypted digital signature of a Florida Licensed Professional Surveyor and Mapper.
- Subject to easements, reservations and restrictions of record.
- This map is intended to be displayed at a scale of 1"= 30' or smaller.
- Above ground utilities shown were located by field observations. Utility symbols are not to scale.
- All distances were measured with Electronic Distance Measuring (E.D.M.) equipment unless otherwise noted.
- No underground utilities, foundations or improvements, if any, have been located except as shown. Underground utilities shown were located by field observations; city, county or private as-builts; and/or city, county or private GIS (Geographic Information Systems). Various underground utilities were located by sunshine one call (811) locators (if any) are field located by "S&ME". No other utility lines were painted. No S.U.E. (Subsurface Utility Exploration) or G.P.R. (Ground Penetrating Radar) were utilized during this survey. Utilities may exist in the area and may not have been marked by the respective owner. Utility location should be performed prior to any construction activity.
- Surveyor's liability for the document shall be limited to the exclusive user named hereon and does not extend to any unnamed person or entities without an expressed re-certification by the surveyor whose signature appears upon the survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search.
- One foot contour intervals are shown hereon.
- Deed or Plat bearings and distances shown hereon are relative to the legal description provided by **Stewart** Title Guaranty Company.
- Field bearings and distances are based on the South Line of Subject Parcel, North Right of Way line of Rush Avenue, Orange County, Florida, bearing S89°22'22"W (C) (R.B.).
- For building setbacks please refer to the Orange County Planning and Zoning Department.
- This survey was conducted using information furnished under Stewart Title Insurance Company Commitment Number 160264.012100 dated 11/22/ 2021, provided to the surveyor by the client. Matters of title, easements or other documentation that may have occurred after 1/21/ 2021 are not shown and were not researched by this surveyor under the scope of this survey.

Accuracy Statement:

Measurements, distances and elevations shown were collected in accordance with the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Field Survey Date:

Last date of field efforts 1/25/2021. S&ME field book Dual1 pages 35-39 and 42.

Horizontal Control:

Horizontal coordinate values are shown in feet and decimals thereof and are referenced to State Plane Coordinate System, Florida East Zone (901), NAD 83, 2011 adjustment. Primary horizontal control was established at the project location utilizing Global Positioning System (GPS) Real Time Kinematic (RTK) methods utilizing a single baseline solution from the FDOT GPS Reference Network. Initial occupied point is published points AK7129 (GIS 0131 KAREN MCKEE) and AK7130 (GIS 0132 RH HAM JONES) observed twice, resulting in two (2) observations, or vectors. The measured values were averaged to a best fit solution. Secondary project control was established utilizing conventional survey methods. One (1) Trimble R8 and one (1) Trimble R10 dual frequency GNSS receiver and one (1) Trimble robotic total station conventional instrument was used during this portion of the project.

Vertical Control:

Elevations shown hereon are shown in feet and decimals thereof and are referenced to the North American Vertical Datum of 1988 (NAVD88). Primary vertical control was established at the project location utilizing published benchmarks AK7129 (GIS 0131 KAREN MCKEE) and AK7130 (GIS 0132 RH HAM JONES).

2 temporary bench marks were set on the site. See the Map of Survey for temporary benchmark locations.

Field Data Collection:

Horizontal and vertical data were collected on the ground using conventional surveying techniques utilizing a Trimble robotic total station

Deliverables:

Deliverables are limited to the files named:

21710029_Roush Ave Apartments.dwg

Signed and Sealed paper copy or correctly encrypted digitally certified copy of the above mentioned file

Flood Zone:

This property lies within ZONE X of the current FEMA Flood Rate Maps. Map number 12095C0265F with a revision date of 09/25/2009.

Limitations:

This survey is only for above ground visible and apparent improvements. No environmental evaluation or assessment was made with this survey. No structural assessments were made as part of this survey.

Elevations shown to 1 significant digit are on soft surfaces and may be affected by such factors as soft ground, vegetation or other environmental factors. Elevations shown to 2 significant digits represent hard surfaces and are affected by such factors as surface residue, paint stripping, wear or other environmental factors. Pipe inverts are subject to issues of poor access, uneven surfaces or pipe deterioration.

This survey does not include the location of any possible jurisdictional boundaries.

Legend & Abbreviations

OVERHEAD ELECTRIC	— OH-E —	ELECTRICAL RISER	⊗	INV: INVERT
CHAIN LINK FENCE	— [] —	ELECTRICAL VAULT	EV	CONC. CONCRETE
WOOD FENCE	— [] —	CABLE/COMM VAULT	CV	POC: POINT OF COMMENCEMENT
BARBERRY FENCE	— [] —	SEWER CLEANOUT	⊗	POB: POINT OF BEGINNING
(D) - DEED		BOLLARD	⊗	TYP: TYPICAL
(M) - FIELD MEASURED		GUY ANCHOR	⊗	O.R.: OFFICIAL RECORDS
(C) - CALCULATED		LIGHT POLE	⊗	PG.: PAGE
(P) - PLAT		SIGN POST	⊗	P.B.: PLAT BOOK
		GATE VALVE	⊗	R.B.: REFERENCE BEARING
		FIRE HYDRANT	⊗	CNR: CORNER
		WATER VALVE	⊗	SEC: SECTION
		IRRIGATION CONTROL VALVE	⊗	TWP: TOWNSHIP
		TRAFFIC CONTROL POLE	⊗	RNG: RANGE
		WOOD POWER POLE	⊗	ROW: RIGHT OF WAY
		CONCRETE POWER POLE	⊗	EOP: EDGE OF PAVEMENT
		MAIL BOX	⊗	NE: NORTHEAST
		ELECTRIC VAULT	⊗	NW: NORTHWEST
		FIBER OPTIC MARKER	⊗	SE: SOUTHEAST
		SPOT LIGHT	⊗	SW: SOUTHWEST
		SANITARY SEWER MANHOLE	⊗	
		GRATE INLET	⊗	
		SEWER VALVE	⊗	

Project Information:

Party Chief: R. Gafford

Drawn By: M. Cruz

Checked By: A. Moghimi

Job Number: 21710029

Drawing: 21710029_Roush Ave Apartments.dwg

To:

Stewart Title company Company, and Rentokil North America, Inc., a Pennsylvania corporation, as successor by merger to Florida Pest Control & Chemical Co., a Florida corporation, by virtue of that certain Warranty Deed recorded in Official Records Book 4311, Page 4766, of the Public Records of Orange County, Florida:

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, 7 a & b, 8, 11 a, 13, 14, 16, & 18 of Table A thereof. The fieldwork was completed on January 24, 2022. Date of plat or map January 25, 2022.

Amir Moghimi, PSM 7263 (For the Firm)

Florida Professional Surveyor and Mapper

The seal appearing on this document was authorized by

Amir Moghimi P.S.M. 7263 on January 25, 2022

Not valid without the original signature & raised seal or correctly encrypted digital signature of a Florida Licensed Surveyor and Mapper.

VERTICAL DATUM: NAVD88