

# ALTA/NSPS LAND TITLE SURVEY

## BOUNDARY AND TOPOGRAPHIC SURVEY OF

LOT 4C, GROVELAND SHOPPES NORTH  
 AS RECORDED IN PLAT BOOK 64, PAGES 21 THROUGH 22, LYING IN SECTION 20, TOWNSHIP  
 22 SOUTH, RANGE 25 EAST,  
 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

### LEGAL DESCRIPTION:

LOT 4C, GROVELAND SHOPPES NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 21 AND 22, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE PERPETUAL EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GROVELAND SHOPPES RECORDED IN OFFICIAL RECORDS BOOK 3700, PAGE 586, AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GROVELAND SHOPPES RECORDED IN OFFICIAL RECORDS BOOK 3803, PAGE 805, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



VICINITY MAP

TITLE INFORMATION WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO.: 5729583, WITH AN EFFECTIVE DATE OF APRIL 02, 2016. THE FOLLOWING SCHEDULE B ITEMS (ALL RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA) ARE NOTED RELATIVE TO THE SURVEY:

### SCHEDULE B ITEMS

4. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION DOING BUSINESS AS PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION, RECORDED AUGUST 25, 2008 IN OFFICIAL RECORDS BOOK 3669, PAGE 2496.  
**AFFECTS SUBJECT PROPERTY AND IS SHOWN GRAPHICALLY HEREON.**
5. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GROVELAND SHOPPES RECORDED NOVEMBER 13, 2008 IN OFFICIAL RECORDS BOOK 3700, PAGE 586, AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GROVELAND SHOPPES RECORDED AUGUST 5, 2009 IN OFFICIAL RECORDS BOOK 3803, PAGE 805.  
**AFFECTS SUBJECT PROPERTY AND IS SHOWN GRAPHICALLY HEREON.**
6. LANDLORD COVENANTS AND RESTRICTIONS AS TO LANDLORDS PROPERTY AS SET FORTH IN THAT LEASE BY AND BETWEEN GROVELAND SHOPPES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LANDLORD AND WALGREEN CO., AN ILLINOIS CORPORATION, AS TENANT, A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 10, 2009 IN OFFICIAL RECORDS BOOK 3729, PAGE 2021.  
**AFFECTS SUBJECT PROPERTY NOTHING TO PLOT.**
7. LETTER AGREEMENT WITH THE CITY OF GROVELAND RECORDED AUGUST 5, 2009 IN OFFICIAL RECORDS BOOK 3803, PAGE 799.  
**AFFECTS SUBJECT PROPERTY NOTHING TO PLOT.**
8. BILL OF SALE IN FAVOR OF CITY OF GROVELAND, RECORDED AUGUST 5, 2009 IN OFFICIAL RECORDS BOOK 3803, PAGE 801.  
**AFFECTS SUBJECT PROPERTY NOTHING TO PLOT.**
9. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF GROVELAND SHOPPES NORTH, RECORDED MARCH 18, 2010 IN PLAT BOOK 64, PAGES 21 AND 22.  
**AFFECTS SUBJECT PROPERTY NOTHING TO PLOT.**
10. PROVISIONS OF THE PLAT OF GROVELAND SHOPPES, RECORDED IN PLAT BOOK 63, PAGE 99 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO EASEMENT PARCEL)  
**AFFECTS SUBJECT PROPERTY NOTHING TO PLOT.**

### SURVEYORS NOTES

1. THIS ALTA SURVEY WAS PREPARED FOR MGB DEVELOPMENT SERVICES, LLC, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT HOLDING THE SOUTH LINE OF LOT 4C PER PLAT HAVING A BEARING OF S89°58'14"W.
3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
5. THE SUBJECT PROPERTY CONTAINS 1.140 ACRES OF LAND, MORE OR LESS.
6. ONLY VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.
7. THE PLAT OF SHOPPES AT GROVELAND, AS RECORDED IN PLAT BOOK 63, PAGE 99 AND SHOPPES AT GROVELAND NORTH AS RECORDED IN PLAT BOOK 64, PAGE 21 WERE USED IN THE PREPARATION OF THIS SURVEY.
8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12069C0565E, REVISED DECEMBER 18, 2012.
9. AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
10. AS OF THE DATE OF THIS SURVEY, THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
11. NO UNDERGROUND FOOTINGS OR FOUNDATIONS WERE OBSERVED AND NO ATTEMPT TO LOCATE ANY UNDERGROUND FEATURES AFFECTING THE PROPERTY WAS MADE IN THE COURSE OF THIS SURVEY.
12. ACCESS TO THE PROPERTY IS BY PUBLIC RIGHT OF WAY VIA COUNTY ROAD 565A, LAKE COUNTY FLORIDA.
13. VERTICAL INFORMATION IS BASED ON NGS BENCHMARK DESIGNATION F 55 RESET, PID AK0041, HAVING AN ELEVATION OF 116.19 FEET, NAVD 88 DATUM.

### SURVEYOR'S CERTIFICATION

MGB DEVELOPMENT, LLC; 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 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, 8, 11, 13, 14, 16, 17, AND 20 OF TABLE 1A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 14, 2016.—DATE OF PLAT OR MAP: APRIL 15, 2016

GENEL J. STURGEON, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5866

ALTA/NSPS LAND TITLE SURVEY  
 OF  
 LOT 4C, GROVELAND SHOPPES NORTH  
 LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 25 EAST  
 LAKE COUNTY, FLORIDA  
 FOR  
 MGB DEVELOPMENT SERVICES, LLC

LEADING EDGE  
 LAND SERVICES  
 INCORPORATED  
 8825 EXCHANGE DRIVE  
 ORLANDO, FLORIDA 32609  
 PHONE: (407) 351-6730  
 FAX: (407) 351-6730  
 WEB: www.leadingedges.com  
 FLORIDA LICENSED BUSINESS NUMBER LB 6846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS:

DATE OF DRAWING: APRIL 15, 2016  
 LAST FIELD WORK: 4/13/2016  
 CREW CHIEF(S): NC  
 MANAGER: JDH | CADD: GJS  
 PROJECT NUMBER: 821-16001  
 FIELD BOOK NUMBER: LE 1077  
 COMPUTER FILE: 82116001A.LDWG  
 SHEET 1 OF 2