

POB Easement Area ORB 1590 Page 627

10' Easement Area per ORB 1590, Page 627
100' temporary non-exclusive construction easement deed and perpetual grading easement per ORB 2301, Page 1828

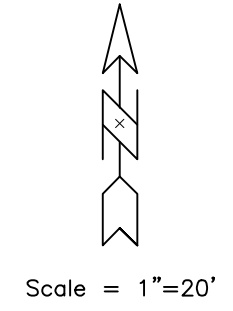
Notes on Schedule B-II items in title commitment:

- Item 5: Utilities Easement ORB 1590, Page 627 and Amendment ORB 1703, Page 240 are shown on the Survey.
- Item 6: Reservation of Easement ORB 1700, Page 200 is shown on Survey.
- Item 7: Access Easement Agreement ORB 2111, Page 1735. Easements in Exhibits C & D are shown. Exhibit E is a sketch showing parcel easements and the slope area, but no metes and bounds legal for Easement Parcel No. 3 is contained in document. Section 2 (c) states a 30 ft. easement is conveyed to be replaced by a metes & bounds legal by an amendment to the agreement.
- Item 8: Non-exclusive Easement (utility) ORB 2301, Page 1824 is shown on the Survey.
- Item 9: Drainage Easement ORB 2301, Page 1832 is shown on the Survey.
- Item 10: Slope Easement Agreement ORB 2111, Page 1725. Subject property is included in Exhibit B "Easement property". The easement is blanket in nature.
- Item 11: Utilities Easement ORB 1554, Page 2433 does not affect subject property. A portion of that 30' wide easement is shown in upper right hand corner of Survey for reference.
- Item 12: Easement in Deed Book 298, Page 639 does not affect subject property.
- Item 13: Distribution Easement to Florida Power/Progress Energy ORB 2546, Page 729 is shown on the Survey. Exhibit A is that part of the easement on the 7-11 parcel and Exhibit B is that part of the easement on subject property.
- Item 14: Covenants, conditions & restrictions ORB 2611, Page 445 contain a master stormwater area being a drainage easement which is shown on the Survey.
- Item 15: Temporary Non-Exclusive Construction Easement Deed and Perpetual Grading Easement ORB 2301, Page 1828. The temporary construction easement appears to have expired due to completion of the activity and the date of Dec. 30th, 2004. However the perpetual grading easement appears to still be in place.
- Item 16: Annexation Agreement ORB 4346, Page 1408 does not affect subject property. The agreement is between The City of Leesburg and Kankoo and the property is described in Item 2 of agreement as being 0.34 acres and generally located at US Hwy 441 West of Blossom Lane.

Description of subject property:
A parcel of land located in the Northwest 1/4 of Section 27, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:
Commencing at the Northwest corner of the Northwest 1/4 of said Section 27; thence North 00 degrees 50' 10" East along the West line of the Northwest 1/4 of said Section 27, a distance of 664.25 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence leaving the West line of the Northwest 1/4 of said Section 27, North 89 degrees 57' 21" East, along the South line of the Northwest 1/4 of said section 27, a distance of 50.00 feet to a point on the Easterly right of way line of Hancock Road (50.00 feet right of way from Centerline) and the Point of Beginning.
Thence leaving the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, North 0 degrees 50' 10" East, along the Easterly right of way line of said Hancock Road, a distance of 346.80 feet to a point; thence leaving the Easterly right of way line of said Hancock Road, South 89 degrees 09' 50" East, a distance of 278.54 feet to a point on the East line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence South 0 degrees 46' 39" West, along the East line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, a distance of 342.51 feet to its intersection with the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence leaving the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, South 89 degrees 57' 21" West, along the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, a distance of 278.93 feet to the Point of Beginning.

Together with the Slope Easement contained in the Slope Easement Agreement recorded May 8, 2002, in O.R. Book 2111, page 1725, Public Records of Lake County, Florida.

utilities easement being the North 30' of the E 3/4 of N 1/2 of SW 1/4 of NW 1/4 Sec. 27-22-26 less R/W for SR-50 per ORB 1554, Page 2433



Lake County
I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0590 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

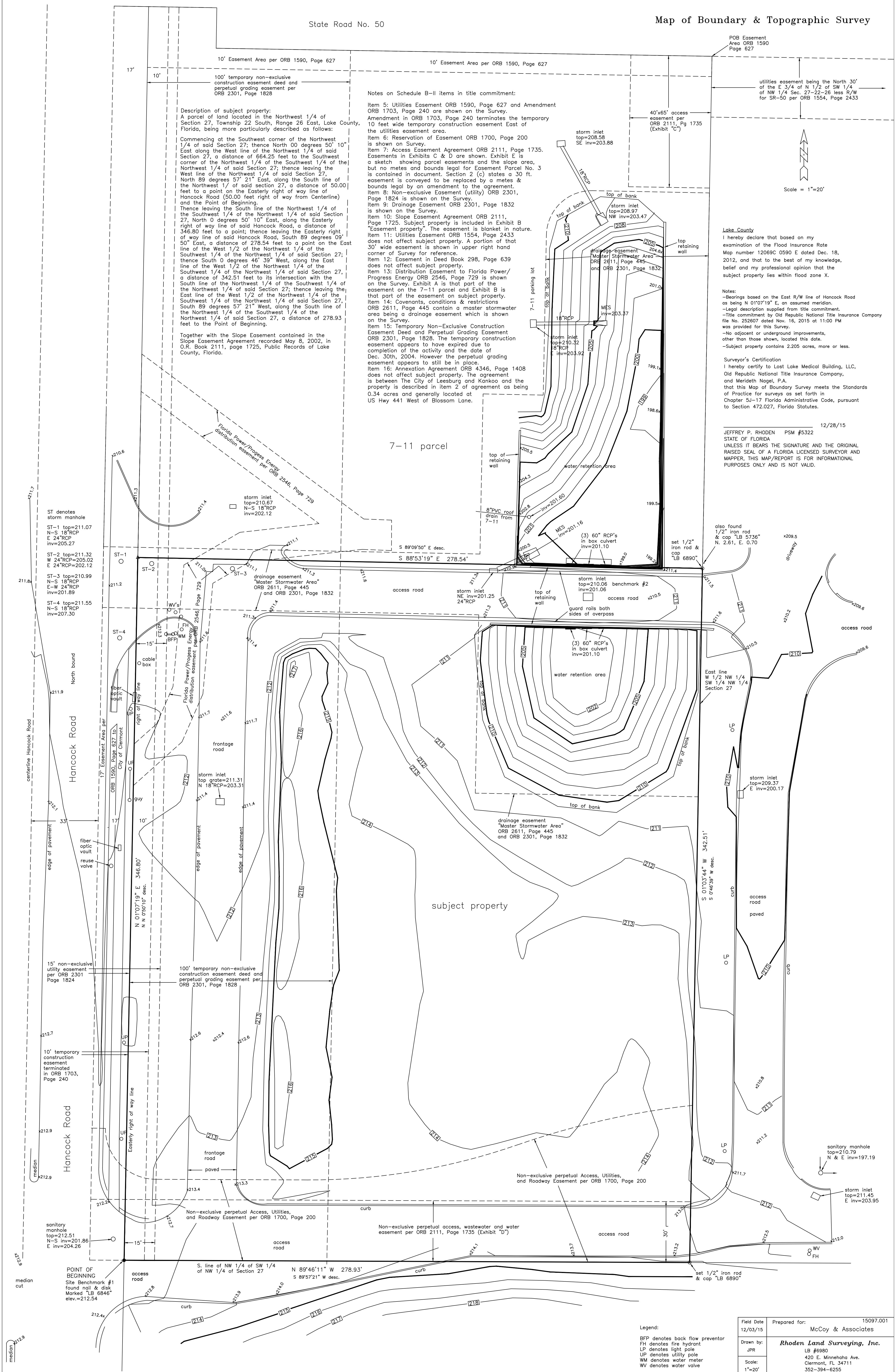
Notes:
-Bearings based on the East R/W line of Hancock Road as being N 01°07'19" E, an assumed meridian.
-Legal description supplied from title commitment.
-Title commitment by Old Republic National Title Insurance Company file No. 252607 dated Nov. 16, 2015 at 11:00 PM was provided for this Survey.
-No adjacent or underground improvements, other than those shown, located this date.
-Subject property contains 2.205 acres, more or less.

Surveyor's Certification
I hereby certify to Lost Lake Medical Building, LLC, Old Republic National Title Insurance Company, and Meredith Nagel, P.A., that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7-11 parcel

subject property



Field Date	Prepared for:	15097.001
12/03/15	McCoy & Associates	
Drawn by:	Rhoden Land Surveying, Inc.	
JPR	LB #6980	
Scale:	420 E. Minnehaha Ave.	
1"=20'	Clermont, FL 34711	
	352-394-6255	

- Legend:
- BFP denotes back flow preventer
 - FH denotes fire hydrant
 - LP denotes light pole
 - UP denotes utility pole
 - WM denotes water meter
 - WV denotes water valve