

NOTES:

- BEARING STRUCTURE BASED ON THE SOUTH LINE OF TRACTS 17 AND 18 BEING: S89°24'45"W.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION (AS LOCATED BY SUNSHINE UTILITIES LOCATING SERVICE TICKET NO. 28224016) AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SITE IS NOT IN A FLOOD PRONE AREA, IT IS IN ZONE C, AN AREA OF MINIMAL FLOODING BASED ON FLOOD INSURANCE RATE MAP, PANEL NO. 120421 0375 B, LAKE COUNTY, FLORIDA.
- ELEVATIONS BASED ON ENGINEERING PLANS, SITE BM, BEING: 192.49 FEET, (NGVD 29).
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. FA-C-5672, EFFECTIVE: MARCH 24, 2004, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

ZONING DATA	
DISTRICT: C2 (COMMERCIAL)	
AUTHORITY: CITY OF CLERMONT	
MINIMUM YARD REQUIREMENTS:	
FRONT: 50'	
SIDE: 12'	
REAR: 25'	
MAXIMUM BUILDING HEIGHT: 45'	

ALTA/ACSM LAND TITLE SURVEY

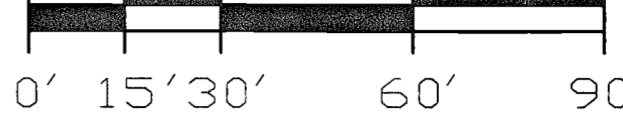
DESCRIPTION

A PORTION OF TRACT 17, LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HANCOCK ROAD, A 50' RIGHT-OF-WAY, AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A 207.00 FOOT RIGHT-OF-WAY; RUN THENCE N89°31'32"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE S00°28'28"W A DISTANCE OF 281.00 FEET; THENCE N89°31'49"W A DISTANCE OF 177.00 FEET; THENCE N00°28'28"E A DISTANCE OF 281.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 WHICH IS S89°31'32"E A DISTANCE OF 845.48 FEET FROM THE WEST LINE OF TRACT 18; THENCE S89°31'32"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING.

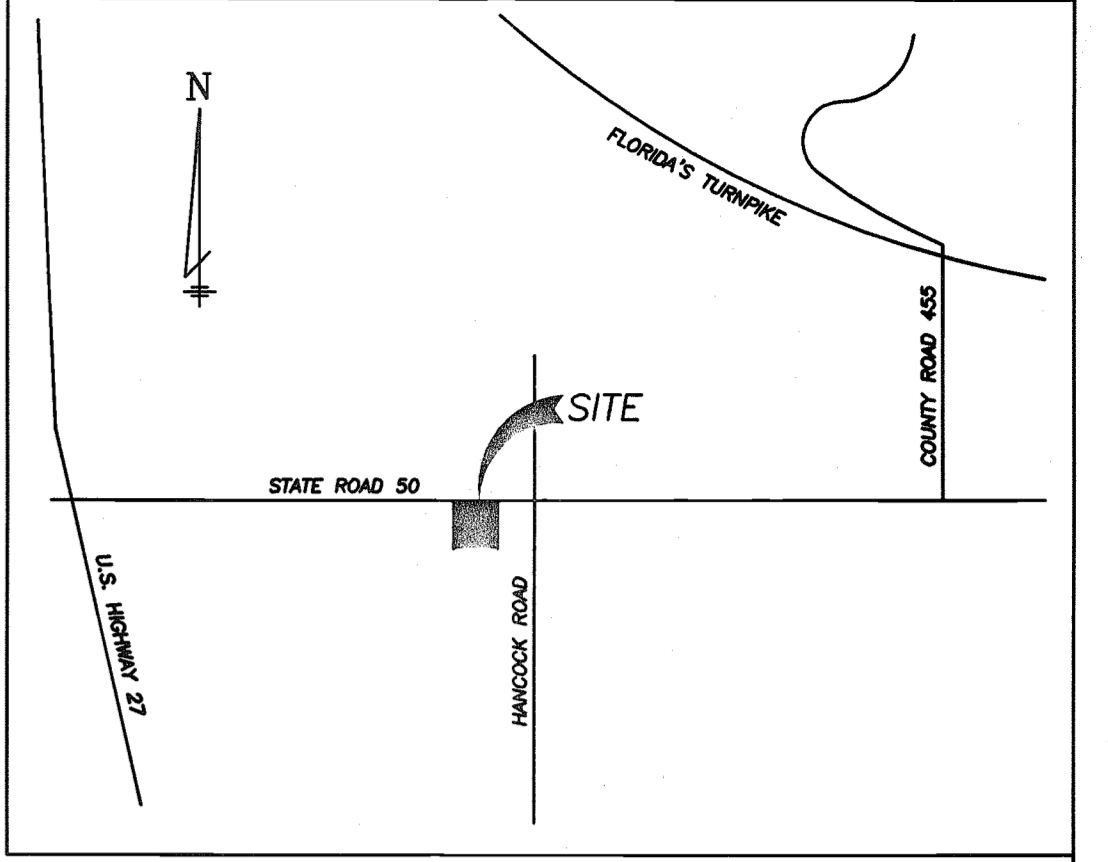
CONTAINS 49,736 SQUARE FEET OR 1.1418 ACRES MORE OR LESS.

GRAPHIC SCALE



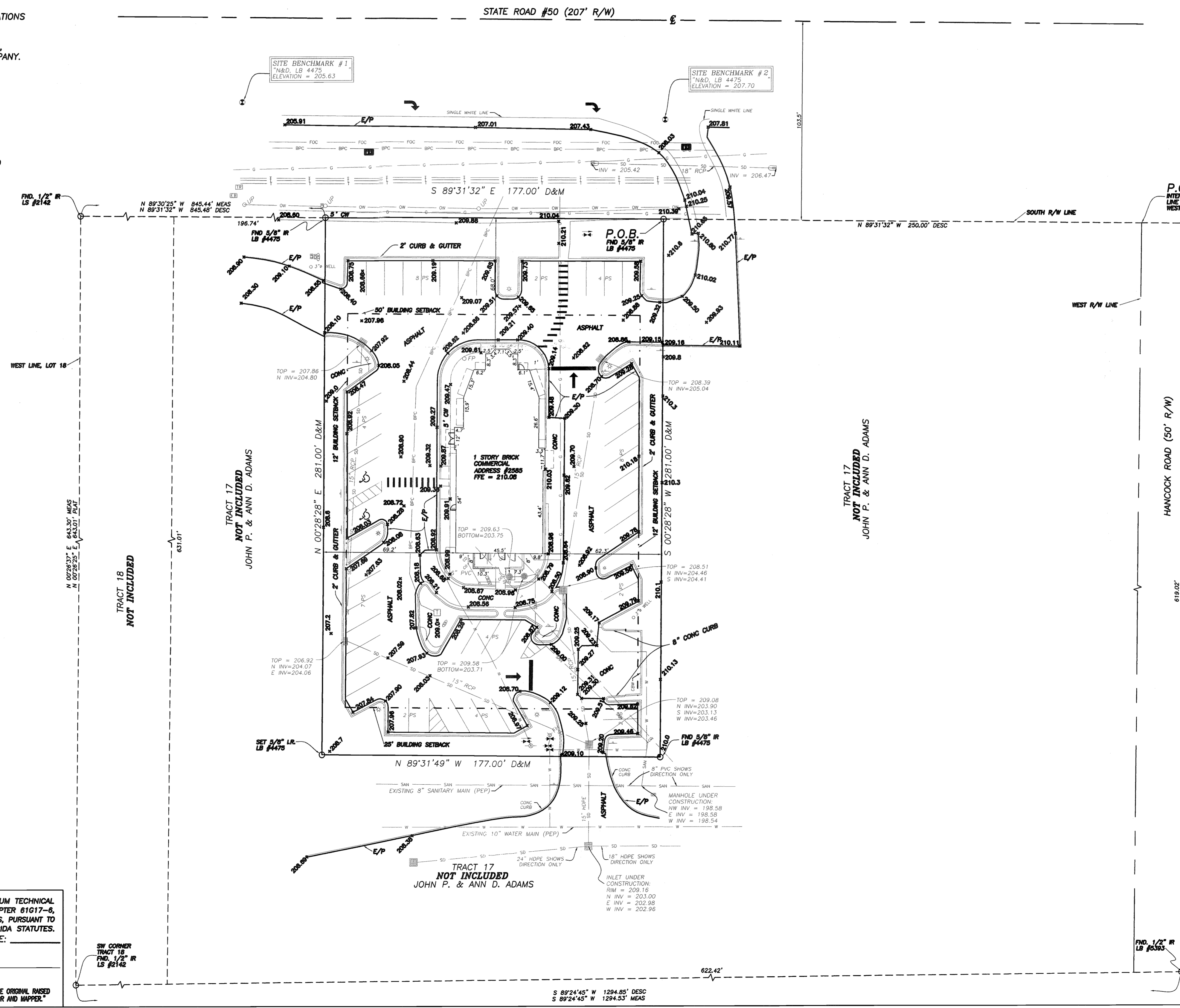
1" = 30'

VICINITY MAP N.T.S.



EXCEPTIONS LISTED IN SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT REFERENCED HEREON:

- Terms and conditions of the Miscellaneous Ordinance No. 254-M, recorded in O.R. Book 1278, Page 867, Lake County Records. (Affects subject property, but is not plottable).
- An lien or right to a lien in connection with any labor, services or materials provided in connection with the construction of the improvements referred to in the Notice of Commencement recorded April 16, 2003, in O.R. Book 2299, Page 1619, Lake County Records. (Affects subject property, but is not plottable).
- Declaration of Covenants, Restrictions and Easements for College Station, by College Station Retail Center, L.L.C., a Florida limited liability company, dated September 12, 2003, recorded October 7, 2003 in O.R. Book 2424, Page 2249, Lake County Records; 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). (Blanket Type Easements for Ingress, Egress and Passage, Utilities and Drainage - Not Plottable).



- #### LEGEND
- BB - BOTTOM OF BANK
 - BC - BACK OF CURB
 - BFC - BACKFLOW PREVENTER
 - BM - BENCHMARK
 - BPC - BURIED POWER CABLE
 - CALC - CALCULATED
 - CM - CALCULATED & MEASURED
 - CA - CENTRAL ANGLE
 - CBM - CONCRETE BLOCK WALL
 - CF - CONCRETE FILING
 - CMH - CONCRETE HEAD WALL
 - CLF - CHAIN LINK FENCE
 - CL - CENTERLINE
 - CM - CONCRETE MONUMENT
 - CMF - CORRUGATED METAL PIPE
 - CO - CLEAN CUT
 - COB - CONCRETE
 - COV - COVERED
 - CP - CONCRETE PAD
 - CPW - CONCRETE WALLWAY
 - CSM - CEMENT SET MEASUREMENT
 - DE - DRAINAGE EASEMENT DESCRIPTION
 - DM - DRAINAGE MONUMENT
 - DOT - DOT MILE
 - DP - DUMPSTER PAD
 - DW - DRIVEWAY
 - EB - ELECTRIC METER
 - EB - ELECTRICAL BOX
 - ESMT - EASEMENT
 - EP - EDGE OF PAVEMENT
 - FRM - FLOOD INSURANCE
 - FTE - FINISHED FLOOR ELEVATION
 - FI - FIRE FRONT
 - FL - FLOW LINE
 - FO - FLOWLINE
 - FPC - FIBER OPTIC CABLE
 - G - GAS LINE
 - GM - GAS METER
 - GW - GUY WIRE ANCHOR
 - HP - HANDBOOK
 - HR - HANDICAP RAMP
 - INT - INTERSECTION
 - IP - IRON PIPE
 - IR - IRON ROD
 - IR - IRON LENGTH
 - LP - LIGHT POLE
 - LSA - LANDSCAPED AREA
 - MEAS - MEASURED
 - MEAS - MEASURED END SECTION
 - MW - MONITORING WELL
 - M&D - MAIL & DISK
 - M&D - METAL GEODETIC
 - VD - VERTICAL DATUM
 - MIS - NOT TO SCALE
 - OE - OVERHEAD ELECTRIC
 - OL - ON LINE
 - ORB - OFFICIAL RECORDS BOOK
 - OW - OVERSIGHT WIRE
 - PL - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PEP - PER ENGINEERING PLANS
 - PP - PAGE
 - PI - POINT OF INTERSECTION
 - PLM - PLAT & MEASURED
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - PS - PARKING SPACES
 - PT - POINT OF TANGENCY
 - PP - PLASTIC PIPE
 - RR - RAILROAD
 - RCP - REINFORCED CONCRETE PIPE
 - RI - RIGHT OF WAY
 - SM - SANITARY MANHOLE
 - SM - SANITARY LINE
 - SN - SIGN
 - SO - SPOT ELEVATION
 - SD - STORM DRAIN LINE
 - SM - STORM MANHOLE
 - TR - TRANSFORMER
 - TR - UNDERGROUND TELEPHONE
 - TR - STORM INLET
 - TR - TOP OF BANK
 - TR - TRAFFIC POLE
 - TR - TRAFFIC SIGN
 - TR - TELEPHONE RISER
 - TR - TRAFFIC SIGNAL BOX
 - TR - TRAFFIC SIGNAL WIRE
 - TR - CABLE TV RISER
 - TR - TYPICAL
 - UE - UTILITY EASEMENT
 - W - WATER LINE
 - WF - WOOD FENCE
 - WM - WATER METER
 - WV - WATER VALVE
 - N - NUMBER
 - E - EASEMENT NUMBER

ARRIVED IN PALATKA
SEP 16 2009
REGULATORY INFORMATION MGMT.
84016-2 RECEIVED
SEP 10 2009
PDS
ALTAMONTE SVC. CTR.

COMPLIANCE # 222160

Current BOUNDARY SURVEY DATE: 10/18/04		
per Florida Statutes 61G17-6.003 2d		
DATE:	REVISION	BY:
8/5/04	AS BUILT	JLS
7/21/04	ADDED UTILITY & BUILDING INFORMATION	ML
3/31/04	NEW TITLE COMMITMENT	JB
3/18/04	RESURVEY WITH NEW TOPOGRAPHY	JB
9-9-03	UPDATED TITLE COMMITMENT	JLS

AS-BUILT SURVEY

SCALE: 1" = 30'	CF: #LC2-28LOT17CHIC-FIL-A	APPROVED BY:
FIELD DATE: 10/21/2002		DRAWN BY: CJL
PREPARED FOR: CHICK-FIL-A		
LOCATION: 2585 EAST STATE ROAD 50, CLERMONT, LAKE COUNTY, FLORIDA.	FILE NUMBER: LAKE HIGHLANDS COMPANY	

ACCURIGHT SURVEYS
of Orlando Inc., LB 4475
2012 E. Robinson St.
Orlando, Florida 32803
PHONE (407) 894-6314 FAX (407) 897-3777

THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 61G17-6, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
DATE: _____
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

S 89°24'45" W 1294.85' DESC
S 89°24'45" W 1294.53' MEAS