

SCALE IN FEET

SITE PHOTO

FLU-22-01

(Survey 1)

SCHEDULE 'B' SECTION 2 (EXCEPTIONS)

Standard Exceptions for questions of survey may be deleted upon receipt and review of a Property certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other period as may be acceptable to the company. Any Notice issued hereunder may be subject to a special Exception for matters disclosed by said survey or proof.

AFFECTS Subject property; and items of question are plotted.

8. Matters appearing on the plat recorded in Plat Book 7, Page(s) 4-5, including, but not limited to, any building setback lines and/or easements (lying within the lot(s) described in Schedule "A" (as to Parcel 1)).

AFFECTS Subject property; however there is nothing to plot.

10. Terms and conditions of the Easement and Memorandum of Agreement between Palma Ceia Apartments, LLC and Bright House Networks, LLC recorded in Book 18276, Page 1235 (as to Parcel 1).

AFFECTS Subject property; however is Blanket in nature, therefore there is nothing to plot.

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD IN RATE MAP, COMMUNITY PANEL NO. 12103C 0203 H, WHICH BEARS AN EFFECTIVE DATE OF 08/16/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

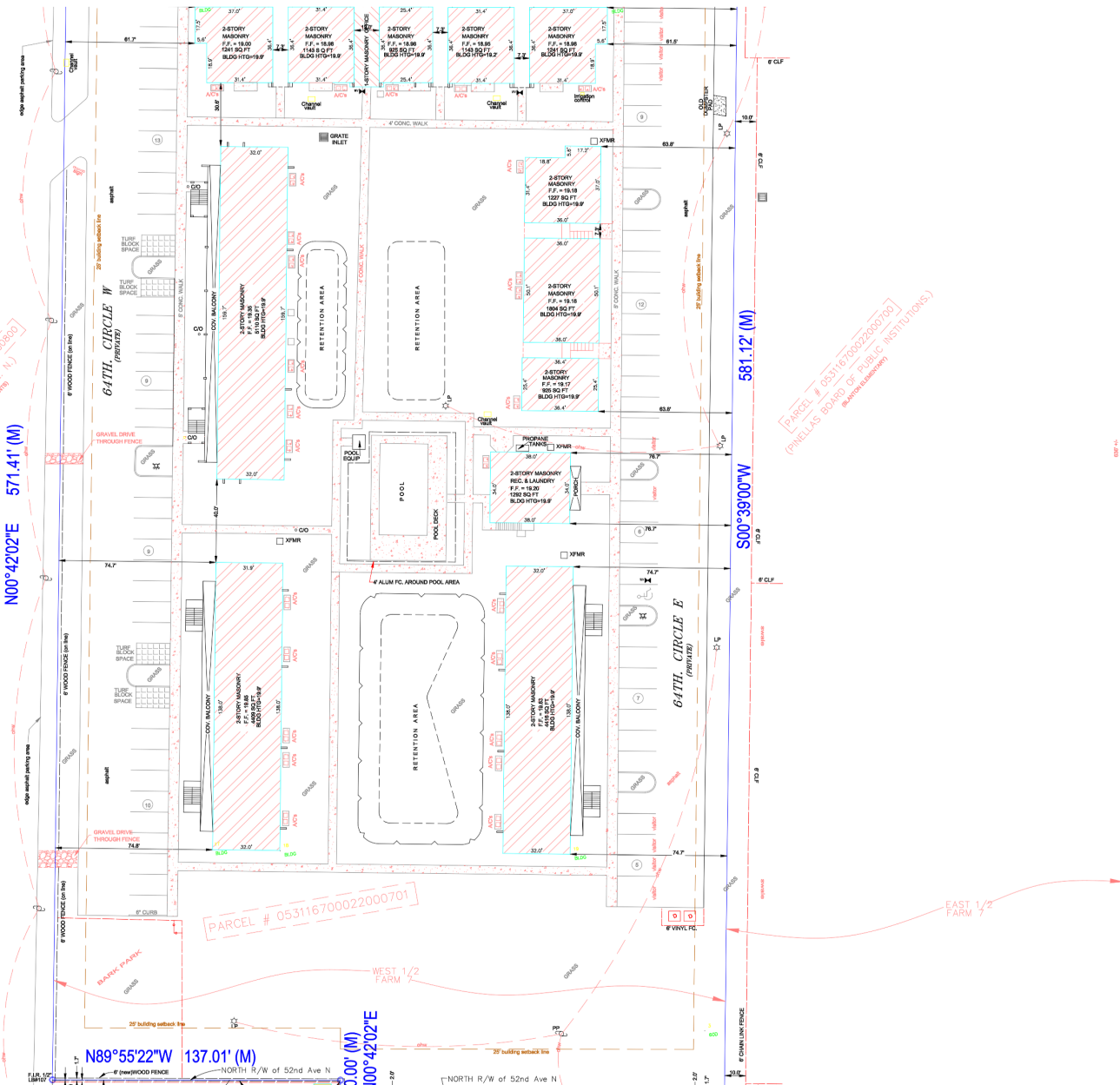
SURVEY NOTES

- 1.) BASIS OF BEARINGS: NORTH LINE OF SEC. 5-31-18 BEING S89°52'16" E
 - 2.) THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES
 - 3.) SOME FEATURES ON THIS DRAWING MAY BE OUT OF SCALE FOR CLARITY.
 - 4.) UNDERGROUND ENCROACHMENTS, IF EXISTING, WERE NOT MAPPED.
 - 5.) NO VISIBLE CEMETERIES OR BURIAL GROUNDS.
 - 6.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FIRST AMERICAN TITLE INSURANCE COMPANY.
 - 9.) PHYSICAL USE OF THIS PARCEL AND THE WEST ADJACENTERS IS RESIDENTIAL, THE EAST ADJACENTER IS COMMERCIAL DATE EFFECTIVE JANUARY 6, 2014 AT 4:00 PM.
- ITEMS IN ALTA/ACSM TABLE 'A':
- #4 GROSS LAND AREA: 184,318.64 SQUARE FEET, OR 4.23 ACRES, MORE OR LESS
 - #10 NO PARTY WALLS EXIST ON THIS SITE
 - #11a ALL UTILITIES WERE LOCATED BY ABOVE GROUND FEATURES ONLY.
 - #16 NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.
 - #20 NO IMPROVEMENTS WITHIN OFFSITE EASEMENTS EXIST.

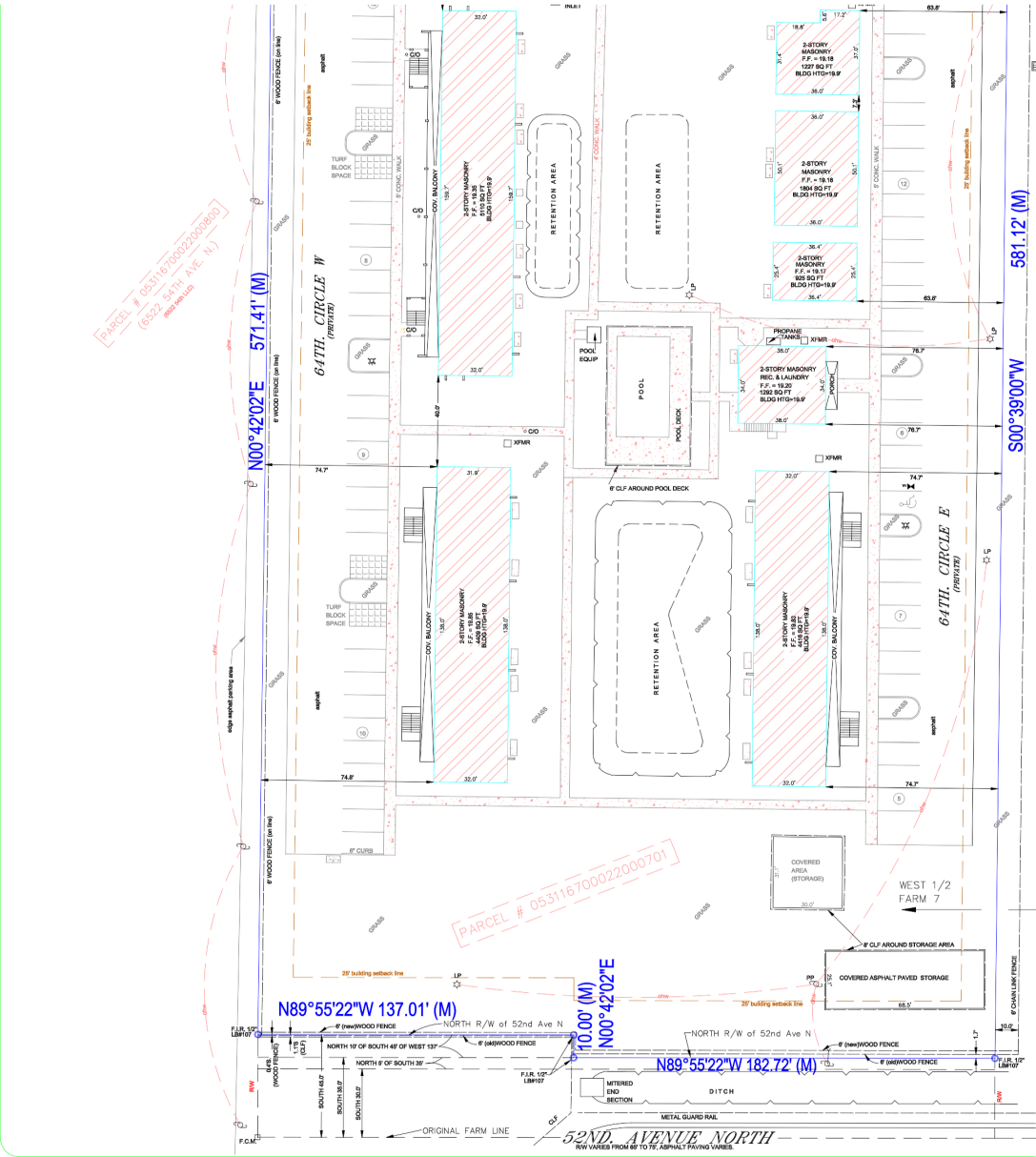
ENCROACHMENTS

AT THE TIME OF THE SURVEY THERE WERE NO ENCROACHMENTS EXCEPT THE OLDER WOOD FENCE AT THE SW PORTION OF THE SOUTH PROPERTY LINE (137.01) IS +/- 0.5' SOUTH OF THE LINE AND THE 10' PORTION OF THAT FENCE IS +/- 0.5' WEST OF THE 10' PROPERTY LINE. (BOTH FENCES ARE IN VERY BAD SHAPE AND WANDER.)

CLRS	=	CLEAR	FIR	=	FOUND IRON ROD	IC	=	AIR CONDITN
CONC	=	CONCRETE	FIP	=	FIB FIBER PIPE	BWP	=	BACKFLOW P
CP	=	CORNER	GV	=	GAS VALVE	BW	=	BARBED WIR
CS	=	CORNER	GM	=	GAS METER	CB	=	CATCH BASIN
CM	=	CHAIN MARK	GR	=	GRATE	CI	=	CURB INLET
EMT	=	EASEMENT	LI	=	LIGHT POLE	CL	=	CENTER LINE
PK	=	PAVING	PO	=	POWER POLE	CL	=	CHAIN LINK
PK	=	PAVING	POS	=	POINT OF BEGINNING	DC	=	DRAIN LINE
PK	=	PAVING	POS	=	POINT OF BEGINNING	DC	=	DRAIN LINE



FLU-22-01 (Survey 2)



SCHEDULE 'B' SECTION 2 (EXCEPTIONS)

4. Distribution Easement to Florida Power Corporation recorded September 27, 1983 in Official Records Book 5611, Page 1180. *AFFECTS Subject property; however is Blanket in nature, therefore there is nothing to plot.*
5. Easement and Memorandum of Agreement between Palma Ceia Apartments, LLC and Bright House Networks, LLC recorded November 5, 2013 in Official Records Book 18216, Page 1235. *AFFECTS Subject property; however is Blanket in nature, therefore there is nothing to plot.*
6. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. *AFFECTS Subject property; however there is nothing to plot.*

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12103C 0203 H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEY NOTES

- 1.) BASIS OF BEARINGS: NORTH LINE OF SEC. 5-31-16 BEING S89°52'16"E.
2. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES,
- 3) SOME FEATURES ON THIS DRAWING MAY BE OUT OF SCALE FOR CLARITY.
- 4) UNDERGROUND ENCROACHMENTS, IF EXISTING, WERE NOT MAPPED.
- 5) NO VISIBLE CEMETERIES OR BURIAL GROUNDS.
- 6.) **THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT # FL20140008**
- 9.) PHYSICAL USE OF THIS PARCEL AND THE WEST ADJOINERS IS RESIDENTIAL, AND THE EAST ADJOINER IS COMMERCIAL. DATE EFFECTIVE: JANUARY 6, 2014 AT 06:00AM

- ITEMS IN ALTA/ACSM TABLE 'A'
- #4 GROSS LAND AREA: 184,318.64 SQUARE FEET, or 4.23 ACRES. MORE OR LESS.
 - #10 NO PARTY WALLS EXIST ON THIS SITE
 - #16. ALL UTILITIES WERE LOCATED BY ABOVE GROUND FEATURES ONLY.
 - #16 NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.
 - #20 NO IMPROVEMENTS WITHIN OFFSITE EASEMENTS EXIST.

ENCROACHMENTS

AT THE TIME OF THE SURVEY THERE WERE NO ENCROACHMENTS EXCEPT

LEGEND / ABBREVIATIONS

AC	ACCESS	ES	EASEMENT	EV	ELECTRIC PANEL/BOX	MEAS	MEASURED	R	RECORDED BY RADIIUS
BIF	BACKFLOW PREVENTER	FC	FIRE HYDRANT	FM	FOUND CONCRETE MON.	MON	MONUMENT	RAM	RECORD & MEASURED
BW	BARS WIRE	FS	FENCE	FN	FOUND NAIL/DISC	MWP	METAL LIGHT POLE	RAS	RECORD & SET
CB	CATCH BASIN	GL	GALVANIZED IRON PIPE	FL	FOUND IRON PIPE	MS	MASONRY	R/W	RIGHT OF WAY
CS	CONCRETE	GLC	GALVANIZED CONC. LIGHT POLE	FR	FOUND RAIL/DISC	N/F	NOW OF FORMERLY	S	SANITARY SEWER
C/S	CURB & SIDEWALK	GLI	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	O/A	ORIGINAL	S/S	SEWER
CLS	CLEAR	GLP	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PAV	PAVING	SN/D	SET NAIL & DISC
CLC	CONCRETE	GLQ	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PERM	PERMANENT	S/S	SEWER
CONC	CONCRETE	GLR	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
CONC L	CONCRETE LIGHT POLE	GLS	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
CONC R	CONCRETE REINFORCED	GLT	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
COR	CORNER	GLU	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
C/S	CURB & SIDEWALK	GLV	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
CM	CONCRETE MANHOLE	GLW	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
EMT	EASEMENT	GLX	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
EQ	ELECTRIC QUANTITY	GLY	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
EP	ELECTRIC PANEL	GLZ	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER
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EP	ELECTRIC PANEL	GLZ	GALVANIZED IRON LIGHT POLE	FR/P	FOUND RAIL/P	PK	PARKER KALEN NAIL	S/S	SEWER

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