

# ALTA/NSPS LAND TITLE SURVEY

## TREE IDENTIFICATION IS PER HORTICULTURAL ASPECTS' ARBORIST REPORT PREPARED BY JUSTIN ROGERS, DATED DECEMBER 2, 2025

### GENERAL SURVEY NOTES:

- BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED WEST R/W LINE OF HENDERSON LANE, BEING S00°12'23"E PER PB 68 PG 29.
- 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 (McKIM & CREED) 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. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12117C0055F AND 12117C0065F, COMMUNITY NO. 120289, UNINCORPORATED SEMINOLE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 9/28/2007.
- 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. NCS-1276895-ORL, EFFECTIVE: SEPTEMBER 03, 2025, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.
- THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
- THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.
- THE PROPERTY IS CONTIGUOUS WITH HENDERSON LANE AND STATE ROAD 46, BOTH PAVED PUBLIC RIGHTS-OF-WAY.
- OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
- ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.
- NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 8012001, BEING: 33.457 FEET, (NAVD 1988), PUBLISHED BY SEMINOLE COUNTY.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FOOT FPRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.

### NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

- ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- ITEM 18: SURVEYOR HAS NOT BEEN PROVIDED ANY DOCUMENTATION OF PLOTTABLE OFFSITE EASEMENTS.

### SIGNIFICANT OBSERVATIONS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING SIGNIFICANT OBSERVATIONS ARE NOTED. ADDITIONAL ITEMS MAY BE DEPICTED HEREON THAT HAVE NOT BEEN INCLUDED IN THIS LIST:

NONE APPARENT

### ZONING INFORMATION:

\*NO ZONING INFORMATION WAS PROVIDED AT THE TIME OF SURVEY.

Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type
1	16"	BISMARCK PALM	101	18"	CABBAGE PALM	201	17"	SLASH PINE	301	12"	SLASH PINE	401	21"	LAUREL OAK
2	15"	BISMARCK PALM	102	6"	LIVE OAK	202	17"	SLASH PINE	302	6"	LAUREL OAK	402	9"	LAUREL OAK
3	14"	BISMARCK PALM	103	11"	LAUREL OAK	203	10"	LAUREL OAK	303	8"	LAUREL OAK	403	16"	LAUREL OAK
4	16"	BISMARCK PALM	104	12"	LIVE OAK	204	11"	LAUREL OAK	304	7"	LIVE OAK	404	13"	LAUREL OAK
5	15"	BISMARCK PALM	105	13"	LIVE OAK	205	8"	LAUREL OAK	305	6"	LIVE OAK	405	9"	LAUREL OAK
6	11"	LAUREL OAK	106	8"	LIVE OAK	206	6"	LAUREL OAK	306	6"	LIVE OAK	406	8"	LAUREL OAK
7	6"	LAUREL OAK	107	16"	LIVE OAK	207	12"	LAUREL OAK	307	7"	LIVE OAK	407	19"	LIVE OAK
8	19"	LAUREL OAK	108	32"	LIVE OAK	208	6"	LAUREL OAK	308	6"	LIVE OAK	408	12"	LAUREL OAK
9	10"	LIVE OAK	109	8"	LAUREL OAK	209	12"	SLASH PINE	309	9"	LAUREL OAK	409	8"	LAUREL OAK
10	10"	LIVE OAK	110	11"	LIVE OAK	210	13"	LAUREL OAK	310	9"	LIVE OAK	410	14"	LAUREL OAK
11	18"	LAUREL OAK	111	11"	LAUREL OAK	211	9"	LAUREL OAK	311	13"	LAUREL OAK	411	18"	CABBAGE PALM
12	6"	LAUREL OAK	112	9"	LAUREL OAK	212	12"	LAUREL OAK	312	9"	LAUREL OAK	412	13"	LAUREL OAK
13	15"	LIVE OAK	113	23"	LIVE OAK	213	10"	LAUREL OAK	313	6"	LAUREL OAK	413	15"	LAUREL OAK
14	10"	LIVE OAK	114	11"	LAUREL OAK	214	9"	LAUREL OAK	314	15"	SAND PINE	414	6"	WATER OAK
15	7"	LAUREL OAK	115	15"	LAUREL OAK	215	7"	LAUREL OAK	315	8"	LIVE OAK	415	9"	LAUREL OAK
16	8"	LAUREL OAK	116	6"	LAUREL OAK	216	12"	LIVE OAK	316	13"	LIVE OAK	416	7"	LAUREL OAK
17	9"	LAUREL OAK	117	18"	LAUREL OAK	217	9"	LIVE OAK	317	16"	SLASH PINE	417	18"	LAUREL OAK
18	7"	LAUREL OAK	118	11"	LIVE OAK	218	6"	LIVE OAK	318	18"	LAUREL OAK	418	13"	LAUREL OAK
19	11"	LAUREL OAK	119	8"	LAUREL OAK	219	13"	SLASH PINE	319	22"	SLASH PINE	419	9"	LAUREL OAK
20	17"	CABBAGE PALM	120	11"	LAUREL OAK	220	16"	LAUREL OAK	320	14"	LAUREL OAK	420	6"	WATER OAK
21	6"	LAUREL OAK	121	20"	SLASH PINE	221	10"	LAUREL OAK	321	12"	LAUREL OAK	421	8"	LAUREL OAK
22	11"	LAUREL OAK	122	8"	LIVE OAK	222	10"	LAUREL OAK	322	11"	LAUREL OAK	422	8"	LAUREL OAK
23	7"	LAUREL OAK	123	15"	CABBAGE PALM	223	7"	LAUREL OAK	323	6"	LAUREL OAK	423	8"	WATER OAK
24	6"	LAUREL OAK	124	20"	SLASH PINE	224	7"	LAUREL OAK	324	11"	LAUREL OAK	424	16"	SLASH PINE
25	7"	LAUREL OAK	125	10"	LAUREL OAK	225	17"	SAND PINE	325	9"	LAUREL OAK	425	11"	LAUREL OAK
26	10"	LAUREL OAK	126	11"	LAUREL OAK	226	6"	LIVE OAK	326	7"	LAUREL OAK	426	16"	LAUREL OAK
27	7"	LAUREL OAK	127	8"	LAUREL OAK	227	11"	LIVE OAK	327	14"	SLASH PINE	427	9"	LIVE OAK
28	9"	LAUREL OAK	128	17"	CABBAGE PALM	228	8"	LIVE OAK	328	8"	LAUREL OAK	428	7"	LAUREL OAK
29	18"	LAUREL OAK	129	8"	LAUREL OAK	229	8"	LIVE OAK	329	16"	LAUREL OAK	429	18"	LIVE OAK
30	14"	SAND PINE	130	7"	LAUREL OAK	230	21"	LAUREL OAK	330	6"	LAUREL OAK	430	16"	CABBAGE PALM
31	16"	LIVE OAK	131	12"	LAUREL OAK	231	8"	LIVE OAK	331	12"	LAUREL OAK	431	9"	WATER OAK
32	11"	CABBAGE PALM	132	10"	LAUREL OAK	232	9"	LAUREL OAK	332	9"	LIVE OAK	432	7"	LIVE OAK
33	15"	SLASH PINE	133	15"	SLASH PINE	233	11"	SLASH PINE	333	9"	LAUREL OAK	433	12"	CABBAGE PALM
34	19"	LIVE OAK	134	13"	LAUREL OAK	234	11"	LIVE OAK	334	36"	LAUREL OAK	434	15"	WATER OAK
35	6"	LAUREL OAK	135	8"	LAUREL OAK	235	15"	LAUREL OAK	335	6"	LIVE OAK	435	10"	LIVE OAK
36	8"	LAUREL OAK	136	14"	SLASH PINE	236	12"	LAUREL OAK	336	7"	LAUREL OAK	436	8"	CAMPHOR
37	7"	LAUREL OAK	137	9"	LAUREL OAK	237	10"	LIVE OAK	337	6"	LIVE OAK	437	10"	LIVE OAK
38	13"	LAUREL OAK	138	10"	LIVE OAK	238	16"	SLASH PINE	338	8"	LIVE OAK	438	18"	LIVE OAK
39	8"	LAUREL OAK	139	7"	LAUREL OAK	239	8"	LIVE OAK	339	16"	SLASH PINE	439	10"	LAUREL OAK
40	13"	LAUREL OAK	140	6"	LAUREL OAK	240	9"	LIVE OAK	340	6"	LIVE OAK	440	12"	LAUREL OAK
41	11"	LAUREL OAK	141	12"	LIVE OAK	241	10"	LIVE OAK	341	8"	LIVE OAK	441	10"	LAUREL OAK
42	8"	LAUREL OAK	142	14"	LAUREL OAK	242	9"	LAUREL OAK	342	20"	LAUREL OAK	442	9"	PIG NUT HICKORY
43	7"	LAUREL OAK	143	11"	LAUREL OAK	243	7"	CAMPHOR	343	14"	SLASH PINE	443	18"	LAUREL OAK
44	24"	LAUREL OAK	144	7"	LAUREL OAK	244	16"	LAUREL OAK	344	7"	LIVE OAK	444	36"	LAUREL OAK
45	6"	LAUREL OAK	145	10"	LAUREL OAK	245	15"	LIVE OAK	345	20"	LAUREL OAK	445	14"	LAUREL OAK
46	9"	SAND PINE	146	8"	LAUREL OAK	246	12"	LAUREL OAK	346	7"	LIVE OAK	446	13"	LAUREL OAK
47	9"	LAUREL OAK	147	8"	LAUREL OAK	247	18"	LAUREL OAK	347	9"	LAUREL OAK	447	16"	LAUREL OAK
48	17"	LIVE OAK	148	8"	LAUREL OAK	248	16"	LIVE OAK	348	12"	SLASH PINE	448	16"	SLASH PINE
49	6"	LAUREL OAK	149	9"	LAUREL OAK	249	14"	CABBAGE PALM	349	13"	LAUREL OAK	449	18"	LAUREL OAK
50	9"	LAUREL OAK	150	6"	CAROLINA CHERRY LAUREL	250	6"	LAUREL OAK	350	8"	LAUREL OAK	450	14"	LAUREL OAK
51	11"	LAUREL OAK	151	8"	LAUREL OAK	251	7"	LAUREL OAK	351	6"	LAUREL OAK	451	9"	LAUREL OAK
52	14"	LAUREL OAK	152	10"	CAROLINA CHERRY LAUREL	252	6"	LAUREL OAK	352	19"	SLASH PINE	452	21"	LAUREL OAK
53	7"	LAUREL OAK	153	8"	LAUREL OAK	253	11"	LAUREL OAK	353	6"	LAUREL OAK	453	8"	LAUREL OAK
54	12"	LAUREL OAK	154	18"	SLASH PINE	254	8"	LIVE OAK	354	18"	LAUREL OAK	454	9"	LAUREL OAK
55	10"	LAUREL OAK	155	6"	LIVE OAK	255	9"	LAUREL OAK	355	8"	LAUREL OAK	455	10"	LAUREL OAK
56	7"	LAUREL OAK	156	6"	LAUREL OAK	256	8"	LAUREL OAK	356	8"	LAUREL OAK	456	13"	CABBAGE PALM
57	7"	LAUREL OAK	157	9"	LAUREL OAK	257	22"	SLASH PINE	357	13"	LAUREL OAK	457	26"	LAUREL OAK
58	10"	LAUREL OAK	158	13"	SAND PINE	258	13"	LAUREL OAK	358	13"	LAUREL OAK	458	8"	CAMPHOR
59	10"	LAUREL OAK	159	12"	SAND PINE	259	8"	LAUREL OAK	359	7"	LAUREL OAK	459	14"	WATER OAK
60	10"	LAUREL OAK	160	14"	LIVE OAK	260	13"	LAUREL OAK	360	10"	LAUREL OAK	460	25"	CAMPHOR
61	19"	PIG NUT HICKORY	161	24"	LAUREL OAK	261	15"	LIVE OAK	361	9"	LAUREL OAK	461	9"	CAMPHOR
62	9"	LIVE OAK	162	9"	LAUREL OAK	262	18"	LAUREL OAK	362	10"	LAUREL OAK	462	6"	CAMPHOR
63	11"	LIVE OAK	163	18"	LIVE OAK	263	9"	LAUREL OAK	363	11"	LAUREL OAK	463	7"	CAMPHOR
64	13"	LIVE OAK	164	10"	LIVE OAK	264	18"	LAUREL OAK	364	7"	SWEET BAY MAGNOLIA	464	16"	CAMPHOR
65	8"	LAUREL OAK	165	6"	CAROLINA CHERRY LAUREL	265	11"	LIVE OAK	365	7"	LAUREL OAK	465	7"	CAMPHOR
66	9"	LAUREL OAK	166	16"	LAUREL OAK	266	16"	SLASH PINE	366	7"	SWEET BAY MAGNOLIA	466	10"	CAMPHOR
67	11"	LIVE OAK	167	15"	SLASH PINE	267	10"	LAUREL OAK	367	6"	LAUREL OAK	467	17"	CAMPHOR
68	8"	LAUREL OAK	168	10"	LAUREL OAK	268	10"	LAUREL OAK	368	15"	LAUREL OAK	468	13"	CAMPHOR
69	10"	LAUREL OAK	169	12"	LIVE OAK	269	7"	LAUREL OAK	369	11"	LAUREL OAK	469	7"	CAMPHOR
70	6"	LAUREL OAK	170	6"	CAROLINA CHERRY LAUREL	270	10"	LAUREL OAK	370	19"	LAUREL OAK			
71	9"	LIVE OAK	171	6"	CAROLINA CHERRY LAUREL	271	8"	LAUREL OAK	371	20"	LAUREL OAK			
72	18"	LIVE OAK	172	10"	LAUREL OAK	272	10"	LAUREL OAK	372	6"	LIVE OAK			
73	7"	LIVE OAK	173	13"	LIVE OAK	273	9"	LAUREL OAK	373	15"	LAUREL OAK			
74	13"	LAUREL OAK	174	7"	LIVE OAK	274	11"	LAUREL OAK	374	14"	LAUREL OAK			
75	15"	LIVE OAK	175	11"	LAUREL OAK	275	17"	SLASH PINE	375	9"	LAUREL OAK			
76	9"	LIVE OAK	176	9"	LIVE OAK	276	17"	LAUREL OAK	376	15"	LIVE OAK			
77	12"	LAUREL OAK	177	15"	CABBAGE PALM	277	8"	LIVE OAK	377	9"	LAUREL OAK			
78	11"	LIVE OAK	178	12"	CAMPHOR	278	7"	LIVE OAK	378	7"	LAUREL OAK			
79	8"	LIVE OAK	179	7"	CAMPHOR	279	6"	LAUREL OAK	379	6"	LAUREL OAK			
80	12"	LIVE OAK	180	9"	CAMPHOR	280	10"	LAUREL OAK	380	6"	LAUREL OAK			
81	14"	LIVE OAK	181	10"	CAMPHOR	281	8"	LAUREL OAK	381	7"	LAUREL OAK			
82	11"	LIVE OAK	182	6"	CAMPHOR	282	9"	LIVE OAK	382	8"	LAUREL OAK			
83	11"	LIVE OAK	183	11"	CAMPHOR	283	19"	SAND PINE	383	10"	LAUREL OAK			
84	37"	LIVE OAK	184	11"	CAMPHOR	284	16"	SAND PINE	384	10"	SAND PINE			
85	7"	LIVE OAK	185	7"	CAMPHOR	285	20"	LAUREL OAK	385	16"	LAUREL OAK			
86	11"	LIVE OAK	186	15"	LAUREL OAK	286	7"	LAUREL OAK	386	14"	SLASH PINE			
87	13"	SAND PINE	187	37"	LAUREL OAK	287	1							

