

Legend of Symbols & Abbreviations

● Found Iron Rod or Pipe	□ Electrical Pull Box
(F) Field Measurement	— Guy Wire
(D) Deed Reference	— Light Pole
PSM Professional Surveyor and Mapper	— Power Pole
PLS Professional Land Surveyor	○ Water Spigot
Id. Identification	○ Fiber Optic Vault
LB Licensed Business	□ Flag Pole
OR Official Records	□ Sign
DB Deed Book	□ Air Conditioning Unit
FDOT Florida Department of Transportation	□ Mailbox
□ Catch Basin	● Round Post
□ Fire Hydrant	□ Square Post
□ Water Valve	○ Communications Box
— Gate	— Handrail
—X— Fence	—o—o— Overhead Utility Line

Schedule B-2 Exceptions

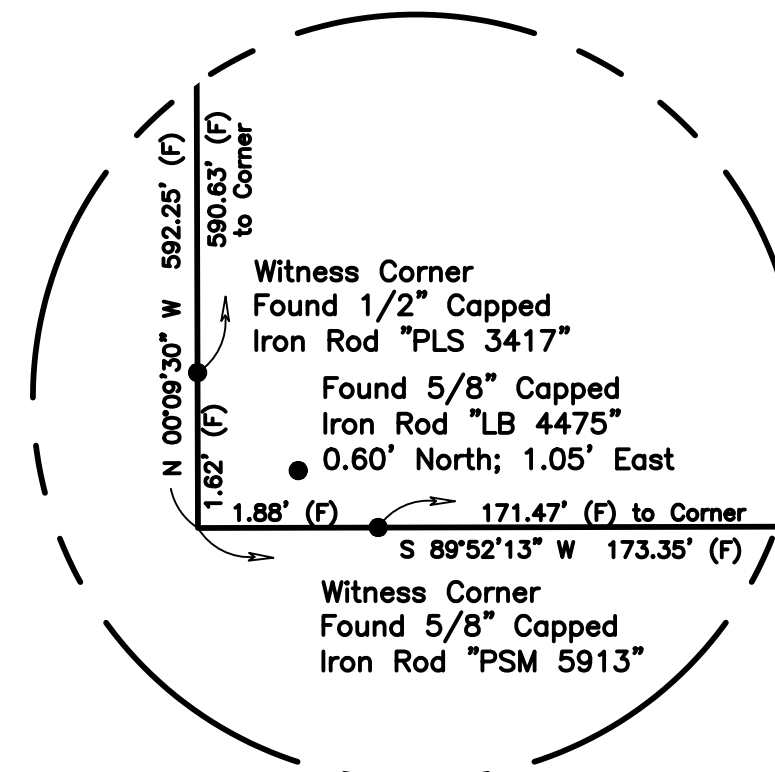
per Title Commitment Order No. NCS-1285587-PHX1 issued by First American Title Insurance Company, bearing an effective date of November 12, 2025 at 7:30 AM.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- 9 Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- 10 Easement, granted from Albert Alderman and wife, Eva Alderman to State of Florida, recorded in Deed Book 1050, Page 229. Affects subject property, as depicted herein.
- 11 The terms, provisions, and conditions contained in that certain Resolution of the Secretary of Transportation, recorded in Book 3617, Page 1239 of Official Records. Affects subject property, however not a matter of survey.

Detail "A"

Scale 1" = 2'



Statement of Potential Encroachments

- A Overhead utility lines and utility poles near the East boundary of subject property appear to encroach without the benefit of an easement. (See Sheet 2)

Surveyor's Notes

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of N 00°09'30" W for the West Boundary of Subject Property.
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) No underground foundations or footers were excavated or located for this survey.
- 5.) All utilities depicted herein are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- 6.) Per Table A of the ALTA/NSPS requirements:
 - a.) Item 6: a zoning report or letter was not provided to the surveyor by the client; therefore no zoning information is depicted herein.
 - b.) Item 16: there is no observable evidence of current earth moving work, building construction or building additions.
 - c.) Item 17: there is no known proposed changes in street right-of-way and there is no observable evidence of recent street or sidewalk construction or repairs.
- 7.) Subject property has direct access to Frontage Road North, being a publicly dedicated right-of-way.

NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	10
HANDICAP	0
TOTAL	10

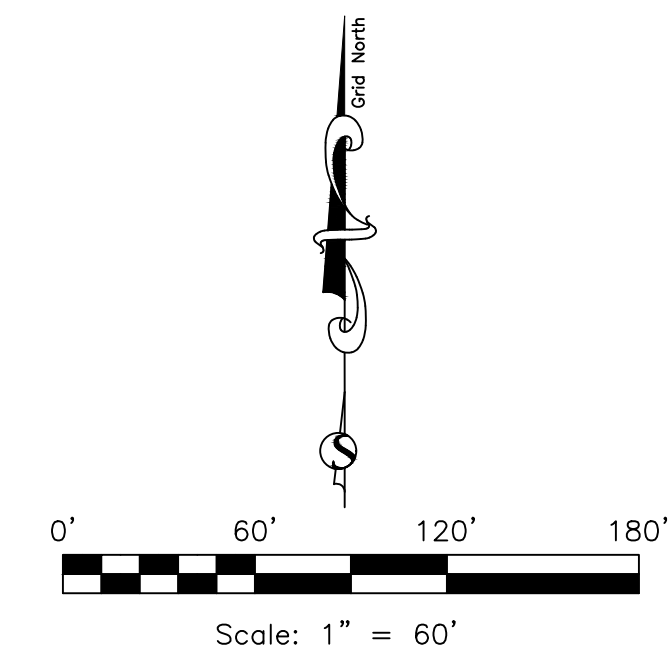
FLOOD NOTE:

By graphic plotting only, this property is in Flood Zone "X"
Flood Insurance Rate Map: 12105 C
Panel No.: 0291 G
Community Name/No.: City of Lakeland/120267
Effective Date: December 22, 2016

Subject Property is not in a Special Flood Hazard Area.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

ALTA/NSPS Land Title Survey
SD 5115 Frontage Florida, LLC
Section 19, Township 28 South, Range 23 East
Polk County, Florida



Vicinity Map

