TITLE INFORMATION:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B - I

COMMITMENT NUMBER 1321156A3, EFFECTIVE DATE: JULY 17, 2023 @ 11:00 P.M

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
- A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2023 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER)
- B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. (AS
- D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. (NONE KNOWN BY SURVEYOR)
- E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER) ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY
- ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS. AND LANDS ACCRETED TO SUCH LANDS (NOT A SURVEY MATTER) ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT
- AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (NOT A SURVEY MATTER)
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (NOT A SURVEY MATTER)
- EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 109, PAGE 983, PUBLIC RECORDS OF
- EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN DEED BOOK 23, PAGE 524, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. (AS DEPICTED HEREON)
- RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. (NOT A SURVEY MATTER)

STATE ROAD 70

9. FINAL POLICY WILL CONTAIN AN EXCEPTION FOR THE PLAT OF PARK STREET COMMERCE CENTER. (NOT A SURVEY MATTER)

BOUNDARY & TOPOGRAPHIC SURVEY TO ALTA/NSPS

LAND TITLE STANDARDS

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST PARCEL ID: 2-15-37-35-0A00-00009-A000;

2-15-37-35-0A00-00009-0000; 2-15-37-35-0A00-00011-0000; 2-15-37-35-0A00-00010-0000; 3-15-37-35-0210-00010-0010

LEGAL DESCRIPTION:

PARCEL 1: ID# 3-15-37-35-0210-00010-0010 (PER O.R.B. 702, PG. 1302):

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, LYING NORTH OF NORTH PARK STREET (A/K/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRUCTED, IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA

THE ALLEY IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LYING BETWEEN LOTS 1 THROUGH 6 AND 7 THROUGH 12, AS VACATED BY ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 359, PAGE 830, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

GRAPHIC SCALE

1 INCH = 300 FT.

(INTENDED DISPLAY SCALE)

STATE ROAD 70

THE STREET KNOWN AS NORTHEAST 2ND STREET (F/K/A CENTER STREET) AS IT RUNS EAST FROM NORTHEAST 12TH AVENUE TO NORTHEAST 13TH AVENUE, PARTICULARLY LOCATED NORTH OF BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AS VACATED BY ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 359, PAGE 830, PUBLIC RECORDS OF OKEECHOBEE COUNTY. FLORIDA.

PARCEL 2: ID# 2-15-37-35-0A00-00009-0000 (PER O.R.B. 527, PG.869):

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF STATE ROAD NO. 70 (FORT PIERCE ROAD), IN SECTION 15 TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE FOLLOWING

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, RUN NORTH 594 FEET, EAST 186.3 FEET, SOUTH 594 FEET; WEST 186.3 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTH 50 FEET WHICH IS RESERVED FOR ROAD PURPOSES.

ALSO LESS: A STRIP OF LAND 7 FEET WIDE SITUATE ADJACENT TO AND NORTHERLY OF THE EXISTING 66 FOOT RIGHT OF WAY OF STATE ROAD 70, LYING, WITHIN THE WEST 1/2 OF THE EAST 1/2 OF SW 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF; CONTAINING 0.02 OF AN ACRE, MORE OR LESS.

PARCEL 3: ID# 2-15-37-35-0A00-00009-A000 (PER O.R.B. 603, PG. 1347):

A STRIP OF LAND 7 FEET WIDE SITUATE ADJACENT TO AND NORTHERLY OF THE EXISTING 66 FOOT RIGHT-OF-WAY OF STATE ROAD 70, LYING WITHIN WITH WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF, ALLIN OKEECHOBEE

PARCEL 4: ID# 2-15-37-35-0A00-00010-0000 (PER O.R.B. 528, PG. 1342):

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THENCE RUN SOUTH 00°18'26" EAST ALONG THE EASTERLY LINE THEREOF, 668.71 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 00°18'26" EAST, 276.28 FEET TO THE NORTHEAST CORNER OF PRICE ADDITION TO OKEECHOBEE CITY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17; THENCE RUN SOUTH 89° 50'34" WEST, ALONG THE NORTHERLY LINE THEREOF, 336.76 FEET TO THE NORTHWEST CORNER OF SAID PRICE ADDITION; THENCE RUN NORTH 00°17'46" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, A DISTANCE OF 273.38 FEET; THENCE RUN NORTH 89°20'47" EAST AND PARALLEL WITH THE NORTHERLY LINE OF PREVIOUSLY MENTIONED SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 336.71 FEET TO THE **POINT OF BEGINNING**.

PARCEL 5: ID# 2-15-37-35-0A00-00011-0000 (PER O.R.B 554, PG 338):

ALL THAT PART OF THE NORTH 668.71 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF SW 1/4 OF SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS AND EXCEPT THE NORTH 50 FEET THEREOF.

LEGAL DESCRIPTION TO BE USED FOR PLATTING:

A PARCEL OF LAND INCLUDING ALL OF THE PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND A PORTION OF THE UNPLATTED LANDS OF EAST HALF OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-OUARTER (1/4) OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 15, THENCE NORTH 89°19'21" EAST ALONG THE SOUTH LINE OF AID SECTION 15, A DISTANCE OF 860.10 FEET;

THENCE NORTH 00°14'14" WEST, A DISTANCE OF 69.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 91070-2514 AND THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°14'14" WEST, A DISTANCE OF 524.71 FEET;

THENCE SOUTH 89°19'40" WEST, A DISTANCE OF 186.30 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4) OF SAID SECTION 15;

THENCE NORTH 00°14'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 675.35 FEET TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 15;

THENCE NORTH 89°19'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 672.87 FEET TO A POINT ON THE EAST LINE OF SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 15;

THENCE SOUTH 00°18'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 895.52 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF

NORTHEAST 2ND STREET; THENCE NORTH 89°58'38" WEST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 26.31 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF

NORTHEAST 13TH AVENUE FORMERLY LINCOLN STREET PER PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THENCE SOUTH 00°26'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 308.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE SOUTH 89°49'32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 462.36 FEET TO THE POINT OF BEGINNING.

16.151 ACRES ±

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND CONTAINING 16.151 ACRES MORE OR LESS.

PARCEL 1 2.032 ACRES \pm PARCEL 2 7.036 ACRES \pm PARCEL 3 (ACREAGE A PART OF F.D.O.T. R/W) 0.024 ACRES \pm PARCEL 4 2.125 ACRES \pm PARCEL 5 4.780 ACRES \pm FORMER MOBLEY STREET 0.178 ACRES \pm

PARCEL ACREAGE TABLE:

TOTAL

SURVEYOR'S NOTES:

LEGEND:

SECTION OR SOUTH

LOT IDENTIFICATION LABEL

TOWNSHIP

NORTHING

ELEVATION

FLORIDA DEPARTMENT

OF TRANSPORTATION

EASTING

FIELD

PLAT

DEED

- 1. THE SURVEY DATE IS JANUARY 12, 2023
- 2. THIS IS A **BOUNDARY & TOPOGRAPHIC SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.

CENTERLINE

O.R.B.

O.R.F.

C.C.R.

RIGHT-OF-WAY

IDENTIFICATION

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS NORTH 89°19'21" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL POINT "BM 2 AND "BM 204" HAVING A PUBLISHED ELEVATION OF 23.49' AND 23.05' (NAVD88) RESPECTIVELY. ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1.
- THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S
- THIS SURVEY IS BASED ON A REVIEW OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL INSURANCE COMPANY FILE NUMBER 1321156A3, EFFECTIVE DATE: JULY 17, 2023 AT 11:00 P.M. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B-SECTION 2 OF THE TITLE COMMITMENT LISTED ABOVE.
- THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE ABOVE TITLE COMMITMENT.
- 10. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND SHOWN
- 12. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION AERIALS DATED 2022 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 13. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0480C, WITH AN EFFECTIVE DATE OF
- 14. WETLAND POINTS WERE COLLECTED ON FEBRUARY 15, 2023 AND WERE DESIGNATED BY ECOLOGICAL CONSULTING OF FLORIDA.

CERTIFICATION:

1) PARK STREET OKEECHOBEE, LLC

2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 3) FEE & FEE, P.L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, & 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON

DATE OF MAP: RICHARD E. BARNES III

PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA LICENSE NO. 7074



CITY OF OKEECHOBEE COMMERCE CENTER SOUTHERN RAILROAD **ADDITION RUN RESORT** RIVERSIDE PARK

LOCATION MAP:

GRAPHIC SCALE 1 INCH = 40 FT.(INTENDED DISPLAY SCALE)

P.O.C. (PLAT LEGAL)

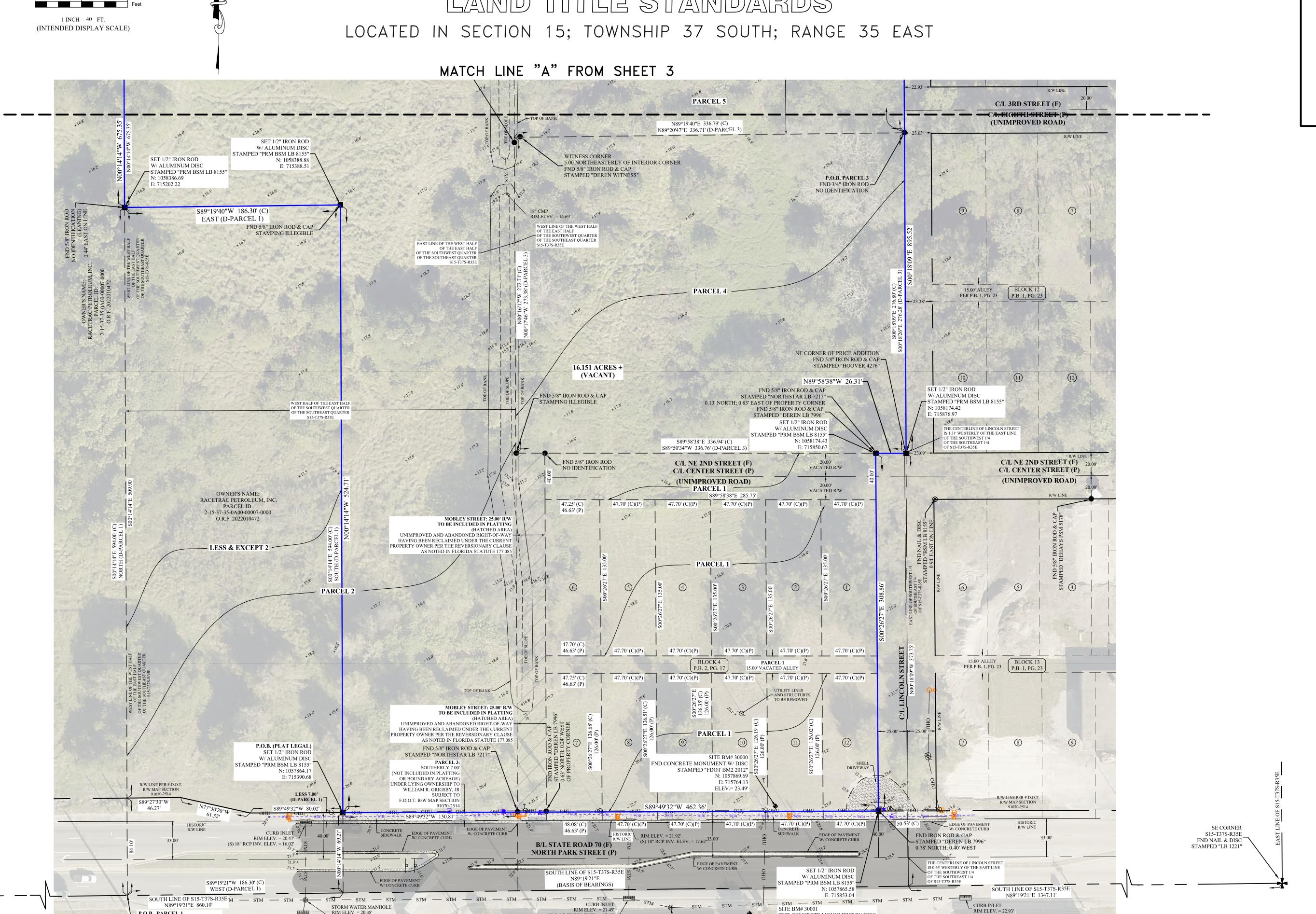
STAMPING ILLEGIBLE

S QUARTER CORNER S15-T37S-R35E

FND NAIL & DISC

BOUNDARY & TOPOGRAPHIC SURVEY TO ALTA/NSPS

LAND TITLE STANDARDS



(N) 24" RCP INV. ELEV. = 17.19' —

(W) 24" RCP INV. ELEV. = 17.19'

(E) 24" RCP INV. ELEV. = 17.19'

SANITARY SEWER MANHOLE RIM ELEV. = 23.75'

(W) 4" PVC INV. ELEV. = 19.2'

UNABLE TO OBTAIN

INVERT ELEVATION

(N) 18" RCP INV. ELEV. = 15.58'

- RIM ELEV. = 20.03'

SW CORNER OF THE EAST HALF

OF THE SOUTHWEST QUARTER

OF THE SOUTHEAST QUARTER

OF S15-T37S-R35E

FND CONCRETE MONUMENT W/ DISC

STAMPED "FDOT BM 204"

E: 715741.73

ELEV.= 23.05'

STORM WATER MANHOLE

RIM ELEV. = 22.51'
(W) 24" RCP INV. ELEV. = 15.3'

(E) 24" RCP INV. ELEV. = 15.3'

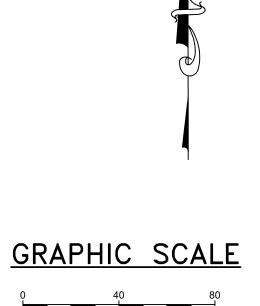
TOPOGRAPHIC

BOUNDARY & TOPOGRAPHIC SURVEY TO ALTA/NSPS

LAND TITLE STANDARDS

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST





(INTENDED DISPLAY SCALE)

MATCH LINE "A" FROM SHEET 2



VEY	REF G:My Drive/BSM & ASSOCIATE	S, INC/2022/22-445 ALTA TOPO & PLAT - KINGS COND	G:\My Drive\BSM & ASSOCIATES, INC202222-445 ALTA TOPO & PLAT - KINGS CONDOR PARTNERS\PLAT & BOUNDARY VERSION 2\MGOI				
	FLD DF	FB./PG. BSM #8/20					
	OFF BHM		DATE 11/11/22	3-23-23	REVISED BOUNDARY TO REFLECT CITY COMMENTS	BHM	
	CKD REB	SHEET 3 OF 3	DWG 22-445 BND SURVEY PER DEED	DATE:	REVISIONS:	BY:	