



# ALTA/NSPS LAND TITLE SURVEY

## 15 E CHAPMAN ROAD, OVIEDO, FLORIDA

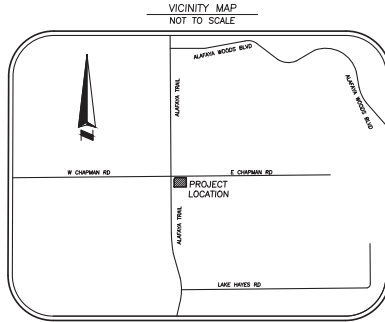
A PORTION OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

SHEET LAYOUT  
SHEET 1 COVER PAGE & VICINITY MAP  
SHEET 2 BOUNDARY & TOPOGRAPHIC SURVEY

### SURVEYOR'S CERTIFICATION

To: McDonald's USA, LLC, a Delaware limited liability company, 743 Mahoney, LLC, and Chicago Title Insurance Company.

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, 5, 7(a), 7(b), 7(c), 9, 11(a), 11(b), 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on September 20, 2022.



### LEGEND & ABBREVIATIONS

-BE-	= BURIED ELECTRIC LINE	□	= HAND HOLE	PB	= PLAT BOOK
□	= BURIED ELECTRIC PEDESTAL	INV	= INVERT	*	= POST/BOLLARD
-BFD-	= BURIED FIBER OPTIC LINE	●	= IRON ROD	PVC	= POLYVINYL CHLORIDE PIPE
-BTE-	= BURIED TELEPHONE PEDESTAL	□	= IRRIGATION VALVE BOX	-ROW-	= RECLAIM WATER LINE
■	= CONCRETE MONUMENT	LB	= LICENSED BUSINESS	□	= RECLAIMED WATER VALVE
◇	= COMBINATION UTILITY POLE	⊥	= LIGHT POLE	RCP	= REINFORCED CONCRETE PIPE
(D)	= DEED	⊕	= LIFT STATION	⊗	= SANITARY MANHOLE
∩	= DOWN GUY	-  -	= METAL FENCE	◇	= SERVICE POLE
⊙	= DRAINAGE MANHOLE	▲	= MONITORING WELL	⊥	= SEWER VALVE
⊕	= DRAINAGE FIXTURE	NAD	= NORTH AMERICAN DATUM	-T/-	= TRAFFIC CONTROL LINE
⊖	= ELECTRIC SERVICE METER	NAVD	= NORTH AMERICAN VERTICAL DATUM	⊥	= TRAFFIC SIGN
F.O.D.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	⊙	= NAIL W/DISC	□	= TRAFFIC SIGNAL SPAN POLE
□	= FLAT GRATE INLET	⊖	= NON-TRAFFIC SIGN	□	= TRANSFORMER ON SLAB
⊥	= FIRE HYDRANT	ORB	= OFFICIAL RECORDS BOOK	TRAV.PT.	= TRAVERSE POINT
-FM-	= FORCE MAIN	-OHL-	= OVERHEAD UTILITY LINE	-UNK-	= UNKNOWN UTILITY LINE
-GM-	= GAS MAIN	□	= PLAT	⊕	= UTILITY MARKER
		PG(S)	= PAGE(S)	◇	= UTILITY POLE

SEC 27-21S-31E = SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST

SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION

SIZE SHOWN IS TRUNK DIAMETER  
IN INCHES MEASURED AT CHEST  
HEIGHT

☼ = PALM  
☼ = TREE  
○ = OAK  
□ = PINE

### DESCRIPTION (PER TITLE COMMITMENT #10152236):

A parcel of land lying in the North 1/4 of the Northeast 1/4 of Section 27, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 27, then along the North line of Section 27 North 89°46'03" East, a distance of 348.48 feet; thence departing said North line South 02°44'29" East, a distance of 33.00 feet to a point on the South right-of-way line of Chapman Road, said point also being the Point of Beginning; thence departing said right-of-way continue South 02°44'29" East, a distance of 215.00 feet; thence South 89°46'03" West, a distance of 283.74 feet to the East right-of-way line of Alanya Trail; thence along said East right-of-way North 02°42'11" West, a distance of 173.09 feet; thence North 27°37'17" East, a distance of 47.40 feet to the South right-of-way line of Chapman Road; thence along said South right-of-way line North 89°46'03" East, a distance of 281.11 feet to the Point of Beginning.

LESS and excepting any portions lying in any road rights of way, including but not limited to those portions in Special Warranty Deed recorded in Official Records Book 4105, Page 305 and Order of Taking recorded in Official Records Book 4125, Page 1654, of said records.

### SCHEDULE B-E EXCEPTIONS

The following are items found in Schedule B Section II of the Chicago Title Insurance Company title commitment file number #10152236, dated 01/19/2022 at 5:00 PM:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value the estate or interest or mortgage thereon covered by this form. (NOT A SURVEY MATTER)
- Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)
- For 2022 Tax Year Parcel/ID # 27-21-31-300-0220-0000, gross tax amount is \$7,419.54, exemption type is none, and payment status is paid.
- Standard Exceptions:
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be discovered by an accurate and complete land survey of the Land. (NONE OBSERVED AT TIME OF SURVEY)
  - Rights or claims of parties in possession not shown by the public records. (NONE OBSERVED AT TIME OF SURVEY)
  - Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT A SURVEY MATTER)
  - Taxes or assessments which are not shown as existing liens in the public records. (NOT A SURVEY MATTER)
  - Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (NOT A SURVEY MATTER)
  - Ordinance No. 659 recorded August 30, 1988 in Official Records Book 1991, Page 758; Ordinance No. 731 recorded August 1, 1989 in Official Records Book 2092, Page 753; Ordinance No. 653 recorded December 5, 1989 in Official Records Book 2131, Page 266. (NOT A SURVEY MATTER)
  - Easement in favor of Florida Power Corporation recorded April 12, 1990 in Official Records Book 2171, Page 16. (AS SHOWN)
  - Easement in favor of Florida Power Corporation recorded May 9, 1990 in Official Records Book 2179, Page 949. (AS SHOWN)
  - Sign Easement Agreement by and between Jack H. Broy and Landstar Development Corporation, a Florida corporation recorded June 17, 1994 in Official Records Book 2786, Page 1875. (BLANKET TYPE, OFF SCORE, NOT SHOWN)
  - Easement in favor of BellSouth Telecommunications, Inc., a Georgia corporation recorded November 25, 1990 in Official Records Book 3541, Page 1913. (LEGIBLE)
  - Reservation of oil, gas and mineral rights, together with easement and other matters set forth on the Special Warranty Deed from Star Enterprise to Motive Enterprises, LLC recorded December 31, 1998 in Official Records Book 3564, Page 378. (NOT A SURVEY MATTER)
  - Access Agreement by and between Motive Enterprises LLC and MDC 4, LLC recorded April 12, 1990 in Official Records Book 5089, Page 410. (NOT A SURVEY MATTER)
  - Terms and Conditions of the Lease Agreement by and between 743 Mahoney LLC, a Delaware limited liability company, Lessor, and McDonald's USA, LLC, a Delaware limited liability company, Lessee, dated \_\_\_\_\_, 2022, as evidenced by that certain Memorandum of Lease recorded \_\_\_\_\_, 2022 in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_. (NOT A SURVEY MATTER)

### SURVEYOR'S REPORT:

- Utility locations shown hereon are based on field locations of markings by Southeastern Surveying & Mapping Corp. Field markings are based on signals received from Ground Penetrating Radar (GPR) and electronic equipment. Locations are approximate and Test Holes should be performed for verification.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 54-17 requirements of Florida Administrative Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 54-17.002 and Florida Statute 474.025.
- Features shown by symbol as indicated in the legend are not to scale.
- 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 the North line of the Northeast Quarter of the Northeast Quarter of Section 27, Township 21 South, Range 31 East being North 89°48'29" East. Bearings and distances shown hereon are measured unless otherwise noted.
- Vertical information shown hereon refers to Seminole County, Florida Vertical Control Station: 8132401 being a nail and disk stamped "813-24-01" having an elevation of 60.211 feet North American Vertical Datum of 1988 (NAVD88).
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 1980 adjustment, State Plane Coordinate System, Florida East Zone. Control point(s) used for this survey is a Florida Department of Transportation (FDOT) Point Name: 77020005; distances shown are GRID distances.
- Right of Way information shown hereon was determined by found monumentation, recorded plans, and information obtained on the Seminole County Property Appraiser web site.
- Adjacent property information shown hereon was determined by this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
- Fences were located only where dimensioned and may not run straight; ownership of fences, if any, are unknown.
- Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 1211, dated September 28, 2007 the above described property is within Zone "X-1" areas determined to be outside of the 500 year flood.
- I have reviewed the Title Insurance Commitment # 10152236, dated 01/19/2022 at 5:00 PM and all recorded survey related encumbrances, except liens, identified in Schedule B-E of the Title Insurance Commitment have been shown or noted on the survey. Title Commitment Schedule B-E Exceptions that are not a survey matter may require a legal opinion to be affected or not affecting the subject parcel therefore the surveyor is not qualified by law to render a conclusive legal opinion as to those non-survey matter exceptions.
- The above described parcel contains 1.39 acres, or 60515 square feet, more or less.

### NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
1140 Highway 90  
Chapman, FL 32717  
(850) 438-0700  
e-mail: info@ssmc.com  
Certification Number 1408

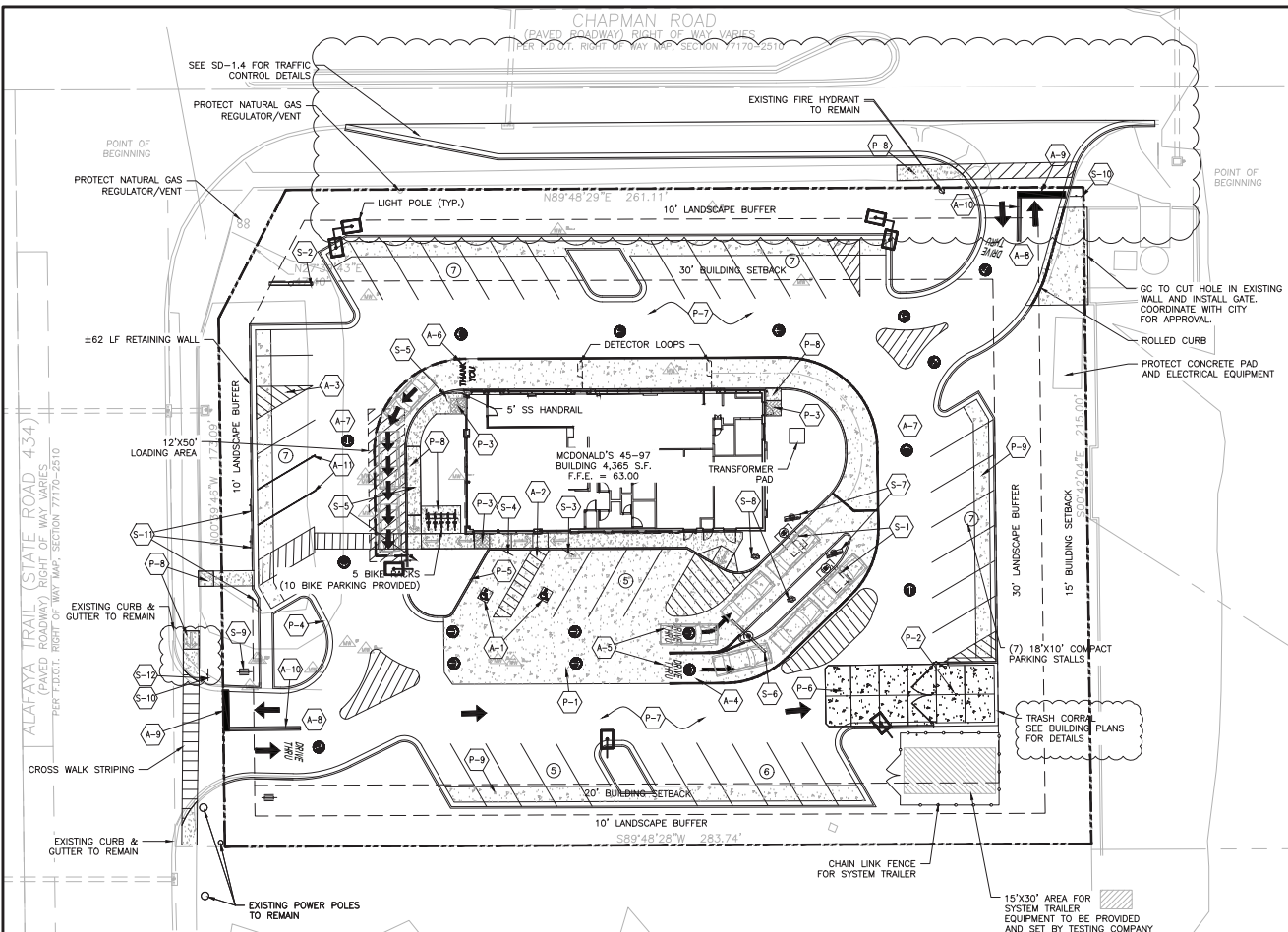
BY: [Signature]  
DATE: [Date]  
SHEET NUMBER 1 OF 2  
NOT VALID WITHOUT SHEETS 1 THROUGH 2

ALTA/NSPS BOUNDARY & TOPOGRAPHIC SURVEY  
Project: 15 E CHAPMAN ROAD, OVIEDO, FLORIDA  
McDONALD'S PARCEL  
Sheet No. 1 of 2  
Date: SEPTEMBER 20, 2022  
Drawn By: KJB

SEE SURVEYOR'S CERTIFICATION  
DRAWING NUMBER  
65521001  
SHEET  
NUMBER  
1 OF 2







- GENERAL NOTES:**
- THE MAJOR ROAD SIGNS AND BASES AND ALL INSTALLATION IS PART OF THE SIGN CONTRACTOR'S PACKAGE. CONDUIT AND WIRE TO THE SIGNS INSTALLED BY GC AND COSTS PAID BY THE OPERATOR. THE CONCRETE BASE FOR THE SIGN IS INCLUDED AS PART OF THE SIGN COST AND PAID FOR BY THE OPERATOR.
  - ENTRANCE AND EXIT SIGNS, DRIVE-THRU MENU BOARDS AND FLAGPOLES, INCLUDING THE INSTALLATION, ARE PART OF THE SIGN CONTRACTOR'S PACKAGE. BASES AND WIRING TO THE SIGNS AND CONDUIT ARE INSTALLED BY GC AND COSTS PAID BY THE OPERATOR.
  - BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY OTHERS.
  - LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
  - THE GENERAL CONTRACTOR SHALL CONFIRM WHICH TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY INSTALLING THE ON-SITE ROAD SIGN PRIOR TO POURING ANY ADJACENT CURBS AND PAVEMENT.
  - SEE MENU BOARD DETAIL SHEETS (SD-1.0 & SD-1.1) FOR CONDUIT SIZES. VERIFY BOARD LOCATIONS AND ANGLES WITH PROJECT MANAGER.
  - SEE SITE DETAILS SD-1.1 FOR LOT STRIPING INFORMATION AND SPECIFICATIONS.
  - ALL CONCRETE WALKS TO BE 6" THICK AND BROOM FINISHED.
  - BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
  - ANY WORK PERFORMED IN THE STATE R.O.W. SHALL BE PER FOOT GUIDELINES AND STANDARD SPECIFICATIONS.
  - ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND/OR TO HAVE RADI.

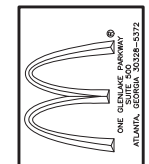
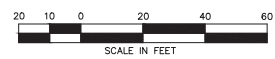
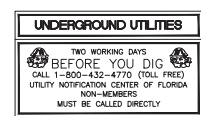
- THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIAL(S) PLACED ANYWHERE ON MCDONALD'S CORPORATION PROPERTY SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557).
- ALL JOINTS WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT, TO ENSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W. WHERE FEASIBLE.
- ALL CURB FACES AND PAVEMENT ELEVATIONS SHALL MATCH ADJOINING CURB AND PAVEMENT EXACTLY.
- ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
- PROVIDE FOOT PEDESTRIAN/BICYCLE RAILING (ALUMINUM) POSTS AT ENDS OF EXISTING RAILING AND FENCE AT PROPOSED SIDEWALK CONNECTION BETWEEN THE PROPOSED PARKING LOT AND THE ALAFAYA TRAIL (SR 434) EXISTING SIDEWALK.

LAND USE ADJACENCY EVALUATION			
DIRECTION	2025 FLU DESIGNATIONS	ZONING DISTRICTS	EXISTING LAND USE
NORTH	CM	C-2	COMMERCIAL
SOUTH	CM	C-1	OFFICE
EAST	MGR	R-1BB	RESIDENTIAL
WEST	CM	C-2	VACANT; UNDEVELOPED

SITE DATA		
STREET LOCATION: 2050 ALAFAYA TRAIL, OVIEDO, FL 32765		
CURRENT ZONE: C-2, FAR < 0.50		
CURRENT SITE AREA: 41.30 AC. (80,515 SF)		
BUILDING TYPE: 49-97 (4,365 S.F.)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	30'	>30'
REAR	20'	>20'
WEST	10'	>10'
EAST	10'	>10'
PARKING STALL SIZE	10'x20'	10'x20'
DRIVE AISLE		
90° TWO WAY	24'	NA
60° ONE WAY	20'	20'
45° ONE WAY	20'	NA
PARKING (SEE BELOW):		
RESTAURANT		
1 SPACE/100 SF GFA	44	44
UPTO 25% CAN BE COMPACT PARKING	11	7
1 BICYCLE PARKING/ 500 SF GFA	9	9
LOADING AREA:	12'x50'	12'x50'
AREAS:		
PERVIOUS (MIN. 25% REQUIRED)	57,415 SF (94.88%)	19,422 SF (32.09%)
IMPERVIOUS	3,100 SF (5.12%)	41,093 SF (67.91%)
FUTURE LAND USE: CM	FAR < 0.50 REQUIRED	
EXISTING LAND USE: VACANT	FAR = 0 EXISTING	
PROPOSED LAND USE: RESTAURANT		
FLOOR AREA RATIO	FAR = 0.07 PROPOSED	

PROPOSED CONCRETE CURBS/GUTTERS, PADS AND PAVING ON SITE		
KEY	DESCRIPTION	QTY.
P-1	CONCRETE PAVING 6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	7,710 SF
P-2	CONCRETE TRASH ENCLOSURE PAD 18"-8"W x 19'-4" x 6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	360 SF
P-3	PAVER SIDEWALK COLOR, PATTERN & MFR. BY PROJECT MANAGER	75 SF
P-4	CURB & GUTTER (18" PAN) 4,000 PSI CONCRETE	1,072 LF
P-5	STANDING CURB 6" x 18" 4,000 PSI CONCRETE	479 LF
P-6	CONCRETE TRASH APRON 20" x 35" x 6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	700 SF
P-7	ASPHALT 2.5" FOOT SUPERPAVE (SP) SURFACE COURSE, 8" BASE COURSE, ON 12" STABILIZED SUBGRADE	22,700 SF
P-8	CONCRETE SIDEWALK 6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	1,500 SF
P-9	5' OPTIONAL CONCRETE DRAIN APRON 5' W x 6" THK. 4,000 PSI CONCRETE FIBERMESH (TO BE REDUCED FROM ASPHALT AREA)	2,316 SF
P-10	FOOT PEDESTRIAN/BICYCLE RAILING POST ALUMINUM POST WITH BASE PLATE CONNECTED TO CONCRETE WALL	2 EA

STRIPING LEGEND		PROPOSED SIGNS	
A-1	ADA ACCESSIBLE STALL WHITE STRIPING W/B/LUE SYMBOL PER ADA REQUIREMENTS	S-1	DRIVE-THRU CANOPY
A-2	HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45° 2' O.C.	S-2	8" MONUMENT SIGN DESIGNED & PERMITTED BY OTHERS
A-3	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.	S-3	BOLLARD MOUNTED SIGN GA R7-8 HANDICAP PARKING
A-4	6" YELLOW DRIVE-THRU STRIPE	S-4	BOLLARD MOUNTED SIGN GA R7-8 & GA R7-8a ADA VAN ACCESSIBLE HANDICAP PARKING
A-5	"DRIVE-THRU" W/ARROW PAVEMENT MARKING	S-5	BOLLARD MOUNTED ROLL FORWARD - "TURN LEFT" SIGN
A-6	"THANK YOU" PAVEMENT MARKING PLACED 30' FROM E OF CASH BOOTH WINDOW	S-6	DOUBLE GATEWAY SIGN
A-7	PARKING LOT ARROWS @ 40'-60' (52' IDEAL)	S-7	DIGITAL MENU BOARD
A-8	INGRESS/EGRESS ARROWS	S-8	DIGITAL PRE-SELL BOARD
A-9	THERMOPLASTIC 24" WHITE STOP LINE	S-9	DIRECTIONAL SIGN
A-10	THERMOPLASTIC 5" DOUBLE YELLOW CENTER LINES	S-10	STOP SIGN (MUTCD R1-1)
A-11	OPTIONAL YELLOW STRIPING FOR MOBILE ORDER PICKUP PARKING STALLS	S-11	OPTIONAL MOBILE ORDER PICK UP SIGN
		S-12	RIGHT TURN ONLY SIGN (MUTCD R3-5R)



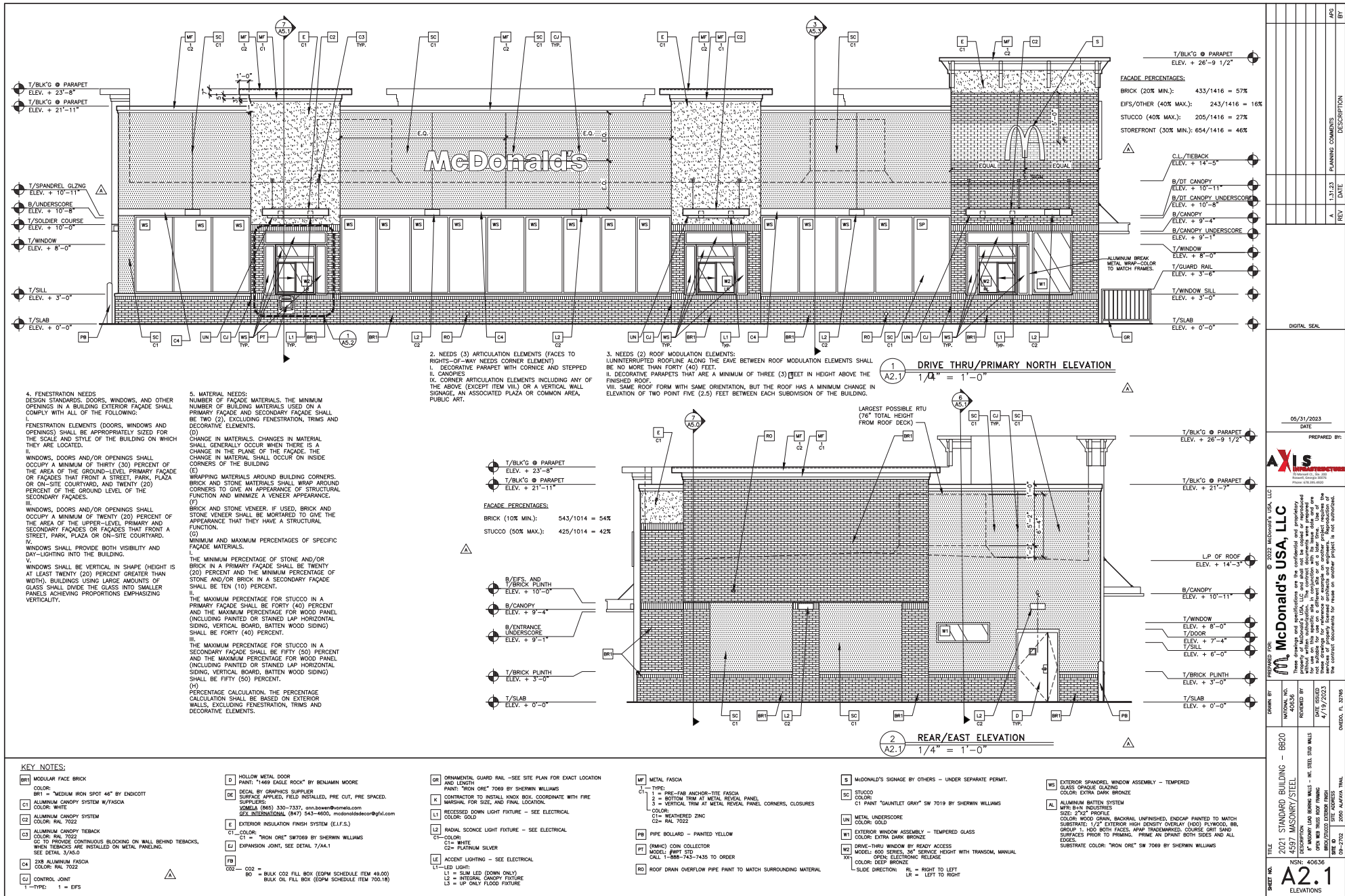
REVISIONS	
NO.	DESCRIPTION
1	DATE: 3/15/23
2	DATE: 3/15/23
3	DATE: 3/15/23
4	DATE: 3/15/23



SITE PLAN	
PROJECT NAME:	McDonald's RESTAURANT
CLIENT:	McDonald's CORPORATION
ONE CLIENT/ONE PROJECT	ONE CLIENT/ONE PROJECT

PROJECT NO.:	PROJ. NO.:
DATE:	DATE:
SCALE:	SCALE:
DRAWING SERIES:	DRAWING SERIES:
SHEET NO.:	SHEET NO.:









1  
A2.2

PERSPECTIVE RENDER  
NTS

SHEET NO.		TITLE		DRAWN BY		PREPARED FOR		McDonald's USA, LLC		DIGITAL SEAL		DATE		REV		DATE		BY	
A2.2		2021 STANDARD BUILDING – BB20		40536		4597 MASONRY/STEEL		McDonald's USA, LLC											
PERSPECTIVE, RENDER		OPEN MET THRU ROOF FRAMING		REVISIONS		REVISIONS		McDonald's USA, LLC											
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