

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
THE NORTH 1/2 OF LOT 1 IN BLOCK 121, THE SAID BLOCK 121 BEING OTHERWISE DESCRIBED AS THE UNNUMBERED BLOCK LYING SOUTH OF BLOCK 108 AND EAST OF BLOCK 119, ACCORDING TO THE MAP OF ASTOR, RECORDED IN PLAT BOOK 2, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 90 FEET THEREOF.

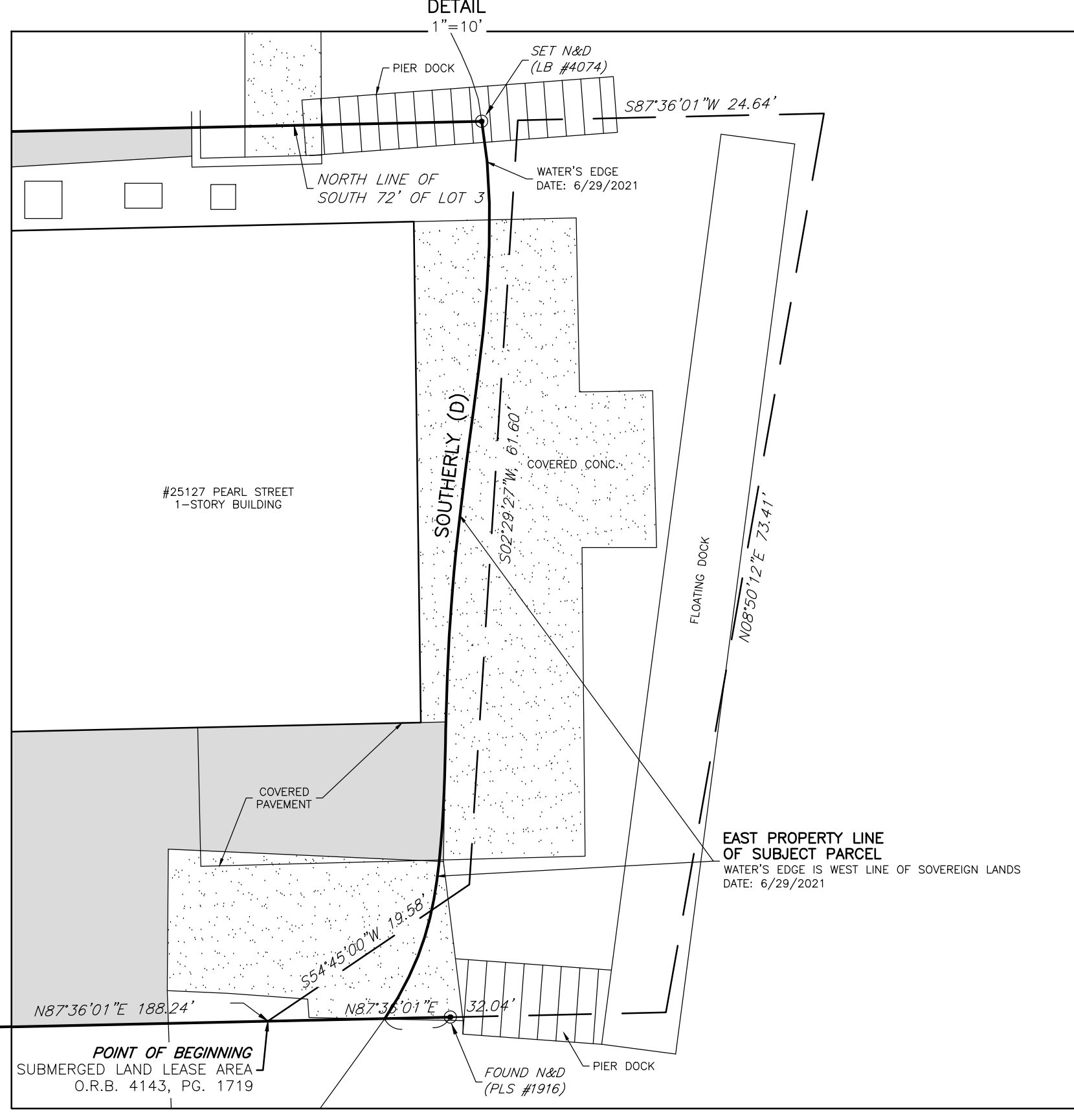
**PARCEL 2:**  
THE SOUTH 72 FEET OF THE EAST 124 FEET OF LOT 3 IN BLOCK 108 IN THE TOWN OF ASTOR, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THAT PART OF A CERTAIN CLOSED STREET LYING EAST OF AND ADJACENT THERETO, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3 AND RUN EAST TO A POINT ON THE WATERS EDGE OF THE ST. JOHNS RIVER, SAID POINT BEING HEREBY DESIGNATED AS POINT "A". BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN NORTH ALONG THE EAST LINE OF THE SAID LOT 3 A DISTANCE OF 72 FEET; THENCE EAST TO THE WATERS OF THE ST. JOHNS RIVER; THENCE SOUTHERLY ALONG AND WITH THE WATERS OF THE ST. JOHNS RIVER TO THE ABOVE DESIGNATED POINT "A".

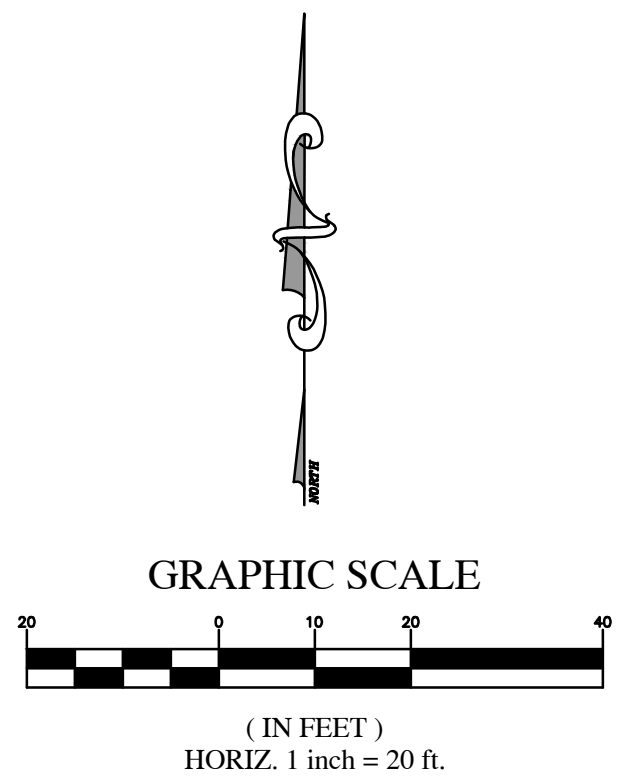
**SURVEY REPORT:**

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- FIELD SURVEY DATE: 6/29/2021.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2060-5428748, COMMITMENT DATE: JUNE 14, 2021.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "AE (REGULATORY FLOODWAY)" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 12069, PANEL 0070, SUFFIX E, WITH AN EFFECTIVE DATE OF 12/18/2012.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
- UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

| TITLE COMMITMENT INFORMATION TABLE                           |                       |            |           |                                  |
|--|-----------------------|------------|-----------|----------------------------------|
| FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2060-5428748 |                       |            |           |                                  |
| COMMITMENT DATE: JUNE 14, 2021                               |                       |            |           |                                  |
| SCH. B-2 EXC. NO.  | RECORDED DATA         | APPLICABLE | PLOTTABLE | REASON IF NOT PLOTTABLE          |
| 1-8  |                       |            |           | STANDARD EXCEPTIONS              |
| 9  | PLAT BOOK 2, PAGE 12  | YES        | YES       |                                  |
| 10   | O.R.B. 2459, PG. 2200 | NO         |           | DOES NOT AFFECT SUBJECT PROPERTY |
| 11   | O.R.B. 4143, PG. 1719 | YES        | YES       |                                  |
| 12   |                       |            |           | RIPIARIAN AND/LITTORAL RIGHTS    |



- LEGEND**
- C.M. CONCRETE MONUMENT
  - I.R. IRON ROD
  - N&D NAIL & DISC
  - R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RGE. RANGE
  - (P) PLAT MEASUREMENT
  - (D) DESCRIPTION MEASUREMENT
  - (F) FIELD MEASUREMENT
  - (O.R.B.) OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CONC. CONCRETE
  - UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - FENCE
  - CONCRETE ASPHALT
  - TELEPHONE PEDESTAL
  - FIRE HYDRANT
  - ELECTRIC METER
  - BACK FLOW PREVENTER



**SURVEYOR'S CERTIFICATE:**

TO R.L.R. INVESTMENTS, L.L.C., an Ohio limited liability company, ASSURED TITLE SERVICES, LLC AND FIRST AMERICAN 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 2016 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, 6(b), 7(a), 8, 9, 11(a), 11(b), 13, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2021.

RODNEY K. ROGERS DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

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A BOUNDARY SURVEY FOR R.L.R. INVESTMENTS, L.L.C. an Ohio limited liability company

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|--------------------|---------------|
| JOB No. 21-1315395 | DATE 7/6/2021 |
| SCALE 1" = 20'     | SHEET 1 OF 1  |