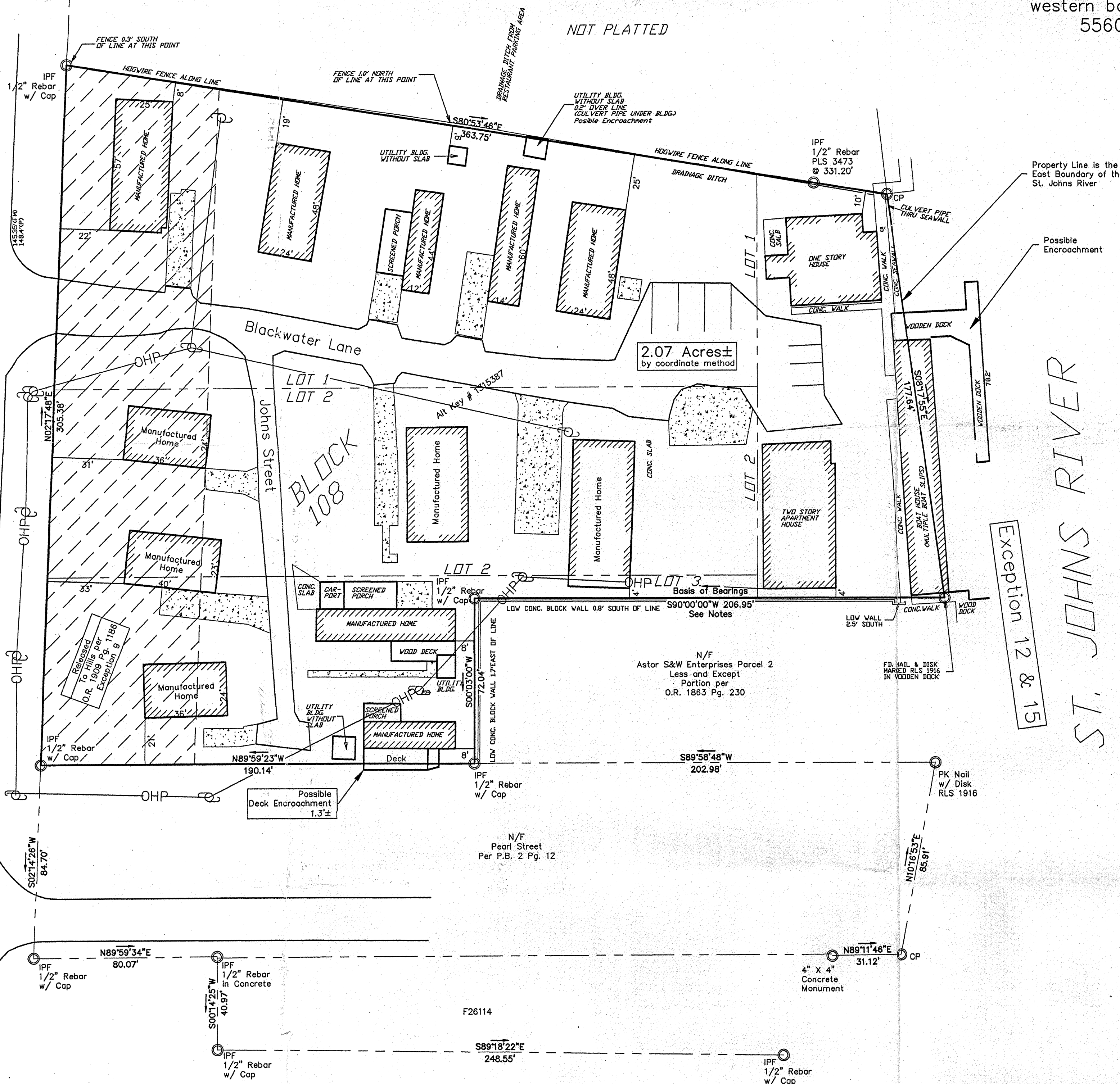


ALTA/ACSM Land Title Survey for
R.L.R. Investments, LLC.
 Town of Astor, Lake County
 State of Florida
 Known as Lots 1,2 and a portion of Lot 3,
 Block 108, of P.B. 2 Pg. 12
 Plus area between Lots 1 and 2 to the
 western boundary of St. Johns River
 55600 Front Street

Zoning	
C1 - Neighborhood Commercial	
Setback	
Front	25'
Side	10'
Rear	50'
Max. Building Height: 40'	
Parking: 1 Space per Mobile Home	

N/F
 Nordle
 O.R. 1798 Pg. 1751



NOTES:

- 1) SUBSURFACE IMPROVEMENTS, UTILITIES, OR FEATURES, (IF ANY) ARE NOT SHOWN BY THIS SURVEY.
- 2) ONLY VISIBLE UTILITY LINES WHICH CROSS PROPERTY LINES FROM ADJOINING PROPERTIES ARE SHOWN BY THIS SURVEY.
- 3) Ref. Plat by D. Melvin Dated 10-31-03
- 4) Square Footage and dimensions are for informational purposes only. Not for sale or lease purposes.
- 5) Zoning furnished by governmental agent for informational purposes only.
- 6) Utilities shown are from above ground observation. Surveyor did not make any attempt to locate subsurface utilities.

All of Block 108 of the Map of Astor and that part of the Plat (Map) of Astor lying East of Lots 1, 2 and 3 of Block 108 and West of the St. Johns River; LESS AND EXCEPT the Easterly 124 feet of the Southerly 72 feet of Lot 3 of Block 108 of the Map of Astor and West of the St. Johns River, and LESS AND EXCEPT that portion lying within the right of way of Old State Road No. 40, according to the Plat (Map) thereof as recorded in Plat Book 2, Page 12, Public Records of Lake County, Florida.

TITLE EXCEPTIONS
 Commonwealth Land Title Insurance Co.
 Order No.: 25410582CA Eff. Date: April 24, 2006
 Schedule B - Section 2

- 6) Matters shown on plat of Astor recorded in P.B. 2, page 12; affects but not plottable (unreadable).
- 9) Reservation(s) in favor of State of Florida recorded in D.B. 240, page 304 (modified in ORB 630-2212 and ORB 1909-1186); benefits property as shown.
- 10) Easement granted to Clay Electric Cooperative as recorded in ORB 42, page 417; affects property as a blanket type easement.
- 11) 10 foot water easement as recorded in ORB 1968, page 1562; affects property as a blanket type easement (not plottable).
- 12, 15) Water Rights of the Waters of the St. Johns River; affects property as shown.

Certified To:
 Roberts Development Corporation
 R.L.R. Investments, L.L.C.
 Landt, Wiechens, LaPeer & Ayres
 Commonwealth Land Title Ins. Co.

Located in Section 30, T15S, R28E

LEGEND:	
○	IPS IRON PIN SET (1/2" REBAR W/ CAP)
○	IPF IRON PIN FOUND
○	CP CALCULATED POINT ONLY
□	CM CONCRETE MONUMENT
⊕	POWER POLE
⊕	LIGHT POLE
⊕	WATER VALVE
⊕	GAS VALVE
⊕	WELL
⊕	FIRE HYDRANT
⊕	SANITARY SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
⊕	CATCH BASIN
⊕	CLEANOUT
⊕	CURB INLET
⊕	TRANSFORMER
⊕	OVERHEAD POWER
-X-X-	FENCE LINE
(M)	MEASURED
(R)	RECORD

FREELAND - CLINKSCALES & ASSOCIATES, INC.	REF. PLAT BOOK	See Note
ENGINEERS * LAND SURVEYORS	REF. O.R. BOOK	1863/230
201 2nd AVE. EAST	TAX MAP	30-15-28-0100-108-00100
HENDERSVILLE, N.C. 28739	PARTY CHIEF	SCL
(828) 697-6539	DRAWN	CMR
Fax (352)-589-8093	DATE	June 19, 2006
Eustis, FL 32726	DWG.NO.	F26113
(352) 357-0415		

I hereby certify that this survey was made under my responsible charge and meets the minimum technical standards as set forth by the Board of Professional Land Surveyors in Chapter 61017-8 Florida Administrative Code. Pursuant to Section 472.027 Florida Statutes.

Fulton V. Clinkscates, Jr., Surveyor #3889

No. 4986

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FLOOD CERTIFICATION:
 BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS: COMMUNITY PANEL NUMBER 12069C 0070 D, EFFECTIVE DATE July 3, 2002, THE PROPERTY SITE SHOWN HEREON LIES WITHIN FLOOD ZONE "AE".

