ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION #1 (TITLE COMMITMENT # FL252202155JC/DC2200544):

A PARCEL OF LAND SITUATE IN THE S.E. 1/4 OF N.E. 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGIN** AT THE N.E. CORNER OF S.E, 1/4 OF N.E. 1/4 OF SAID SECTION 28; THENCE ON THE N. LINE THEREOF RUN S. 89°59' W., 217.0 FEET; THENCE S. 21°39'49"W., 250.34 FEET; THENCE N. 62°06'45" W., 398.96 FEET; THENCE N. 00°07'40" W., 46.00 FEET TO THE N. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE S. 89°59' W, 662.19 FEET TO THE W. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE S. 00°08'30" E., 1340.76 FEET TO THE S. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE N. 89°49' E., 455.53 FEET TO THE NORTHWESTERLY LINE OF STATE ROAD NO. 21; THENCE ON LAST SAID LINE N. 55°12' E., 1055.83 FEET TO THE E. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE N. 00°07' W., 737.03 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING:

- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 508, PAGE 205, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 639, PAGE 533, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 639, PAGE 534, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 702, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1101, PAGE 590, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1531, PAGE 1042, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. (PARCEL NUMBER 104)
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1675, PAGE 31, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 4, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3057, PAGE 1482, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. (PARCEL NUMBER 102)
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3733, PAGE 328, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- ANY LAND LYING WEST OF BEAR RUN BOULEVARD.

TOGETHER WITH:

LEGAL DESCRIPTION #2 (TITLE COMMITMENT # FL252209143JC/DC2202399):

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 01 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 28, 1336.85 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 217.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 39 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE LANDS CONVEYED IN OFFICIAL RECORD BOOK 244, PAGE 424, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, 250.34 FEET; THENCE NORTH 62 DEGREES 06 MINUTES 45 SECONDS WEST, ALONG THE SAID NORTHERLY LINE, 398.96 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS WEST ALONG SAID NORTHERLY LINE AND THE NORTHERLY PROLONGATION THEREOF 76.04 FEET; THENCE NORTH 78 DEGREES 44 MINUTES 23 SECONDS EAST, 264.70 FEET; THENCE SOUTH 80 DEGREES 22 MINUTES 00 SECONDS EAST, 207.23 FEET; THENCE SOUTH 21 DEGREES 39 MINUTES 49 SECONDS WEST, 50.66 FEET TO THE **POINT OF BEGINNING**. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 28, 1336.85 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, 217.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 21 DEGREES, 39 MINUTES 49 SECONDS EAST, 32.28 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST, 190.02 FEET TO THE WEST RIGHT OF WAY LINE OF OAK DRIVE (A 40.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 30.03 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, 202.00 FEET TO THE **POINT OF BEGINNING**

AREA HATCH LEGEND:

- ORIGINAL PARENT METES AND BOUNDS DESCRIPTION LEGAL DESCRIPTION #1
- PARCELS LESS AND EXCEPTED OUT OF ORIGINAL METES AND BOUNDS PORTION OF LEGAL DESCRIPTION #1

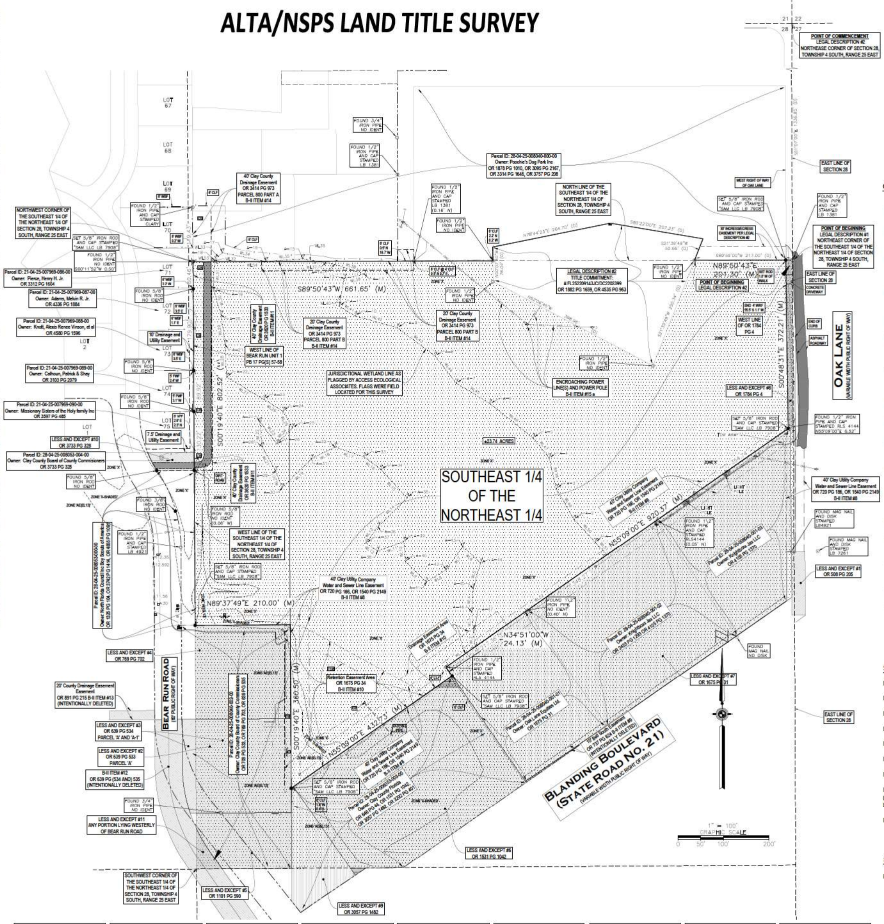
ABBREVIATION LEGEND:

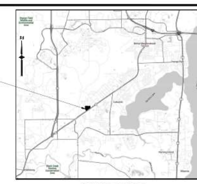
A-#	WETLAND FLAG NUMBER
CB	CATCH BASIN
CLF	CHAINLINK FENCE
FWF	FIELD WIRE FENCE
IDENT	IDENTIFICATION
LB	LICENSED BUSINESS
LLC	LIMITED LIABILITY CORPORATION
(M)	MEASURED
–OHU–	OVERHEAD UTILITIES
OR	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
TOB	TOP OF BANK
VPF	VINYL PRIVACY FENCE
WBF	WOOD BOARD FENCE
WRF	WOOD RAIL FENCE
WL - #	WETLAND LINE TAG
–X–	FENCE AS NOTED

SYMBOL LEGEND:

Symbol:	Denotes:
	AT&T HAND HOLE
	BACKFLOW PREVENTER
	DRAINAGE MANHOLE
	WETLAND FLAG
	POWER POLE GUY ANCHOR
	FOUND IRON PIPE AS NOTED
	SET OR FOUND IRON ROD AS NOTED
	LIGHT POLE
	MAIL BOX
	FOUND OR SET NAIL AND DISK AS NOTED
	UTILITY POLE
	SEWER MANHOLE
	TRAFFIC SIGN AS NOTED
	WATER METER
	WATER VALVE

FILE NO: C-1155





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) STATE PLANE COORDINATE VALUES FOR FLORIDA STATE PLANE ZONE EAST.
2. IT IS THIS SURVEYORS OPINION THAT A NEW BLANKET LEGAL DESCRIPTION SHOULD BE CREATED FOR THE ENTIRETY OF THE CONTIGUOUS BOUNDARY.
3. EASEMENTS OR RIGHTS OF WAY THAT WERE FURNISHED TO THIS SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
4. ALL CORNERS DEFINING SURVEYED BOUNDARY WERE EITHER FOUND AND HELD, OR FOUND AND REJECTED IN WHICH CASE NEW CORNERS WERE PLACED. (TABLE 'A' ITEM #1)
5. SURVEYED PROPERTY HAS NO ESTABLISHED ADDRESS AT TIME OF SURVEY. (TABLE 'A' ITEM #2)
6. BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES X, X-SHADED AND AE(EL 13) ACCORDING TO FLOOD INSURANCE RATE MAP# 12019C0160E AND MAP #12019C0070E BOTH WITH AN EFFECTIVE DATE OF MARCH 17, 2014. (TABLE 'A' ITEM #3)
7. GROSS LAND AREA OF SURVEYED PROPERTY IS 23.74 ACRES, MORE OR LESS. (TABLE 'A' ITEM #4)
8. FOR VERTICAL RELIEF AND BBENCHMARK DATA SEE TOPOGRAPHIC SURVEY PREPARED BY THIS OFFICE. (TABLE 'A' ITEM #5)
9. NO ZONING REPORT OR LETTER PROVIDED. v (TABLE 'A' ITEMS #6A AND 6B)
10. NO BUILDINGS EXISTING ON SURVEYED PROPERTY.(TABLE 'A' ITEMS #7A 7B1, 7B2, AND 7C)
11. FOR THE DESCRIBED PROPERTY, THERE WAS NO OBSERVED EVIDENCE OF SIGNIFICANT ONGOING EARTH MOVING WORK. (TABLE 'A' ITEM #7)
12. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK HAVE BEEN SHOWN AND DENOTED HEREON WITH THE EXCEPTION OF AREAS OF REFUSE. (TABLE 'A' ITEM #8)
13. ALL ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN DOCUMENTED HEREON, NO PLANS OR AS-BUILT UTILITY REPORTS WERE PROVIDED AND NO UTILITY DESIGNATIONS WERE MARKED OR SURVEYED. (TABLE 'A' ITEM #11)
14. NAMES AND PARCEL INFORMATION SHOW FOR ALL ADJOINING LAND OWNERS. (TABLE 'A' ITEM #13)
15. NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED AND NO EVIDENCE OF RECENT ROADWORK WERE OBSERVED DURING THE PROCESS OF CONDUCTING THIS SURVEYU. (TABLE 'A' ITEM #17)
16. ALL PLOTTABLE EASEMENTS DISCLOSED IN PROVIDED DOCUMENTATION HAVE BEEN DEPICTED AND DENOTED HEREON. (TABLE 'A' ITEM #18)
17. THE DESCRIBED PROPERTY ABUTS AND HAS DIRECT ACCESS TO OAK LANE, A PUBLIC RIGHT OF WAY.
18. THIS MAP WAS PREPARED BASE UPON TWO SEPARATE ALTA COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TO WIT: COMMITMENT NUMBER: FL252202155JC/DC2200544, COMMITMENT DATE AUGUST 1, 2022 AT 08:00 AM, AND COMMITMENT NUMBER: FL252209143JC/DC2202399, COMMITMENT DATE SEPTEMBER 26, 2022 AT 08:00 AM, THE DISPOSITION OF ALL SCHEDULE B, SECTION II EXCEPTIONS ARE AS FOLLOWS (EXCEPTION ITEM NUMBERS LISTED BELOW CORRESPOND DIRECTLY WITH THOSE IN SAID SCHEDULE B, SECTION II):

SCHEDULE B-II EXCEPTION NOTES (COMMITMENT NUMBER: FL252202155JC/DC2200544):

ITEMS #1-#7: ARE GENERAL NON-SURVEY RELATED EXCEPTIONS.

ITEM #8: IS A WATER AND SEWER EASEMENT THAT BURDENS SUBJECT PROPERTY AS DELINEATED AND DENOTED HEREON.

ITEM #9: INTENTIONALLY DELETED.

ITEM #10: IS A PRIVATE DRAINAGE EASEMENT THAT BURDENS SUBJECT PROPERTY AS DELINEATED AND DENOTED HEREON.

ITEM #11: IS A COUNTY DRAINAGE EASEMENT THAT BURDENS SUBJECT PROPERTY AS DELINEATED AND DENOTED HEREON.

ITEM #12: INTENTIONALLY DELETED.

ITEM #13: INTENTIONALLY DELETED.

ITEM #14: IS 2 SEPARATE COUNTY DRAINAGE EASEMENTS IN DESCRIBED IN 2 PARCELS, 1) PARCEL 800-PART A IS A 40 FOOT DRAINAGE EASEMENT THAT IS LOCATED ENTIRELY OFF OF SUBJECT PARCEL, AND 2) PARCEL 800-PART B IS A 20 FOOT DRAINAGE EASEMENT THAT BURDENS SUBJECT PROPERTY. BOTH PARCELS AS DELINEATED AND DENOTED HEREON.

ITEM #15: MATTERS SHOWN ON THIS SURVEY:

a) OVERHEAD POWER LINES AND POWER POLES ENCROACH INTO SUBJECT PROPERTY ALONG NORTH BOUNDARY.

SCHEDULE B-II EXCEPTION NOTES (COMMITMENT NUMBER: FL252209143JC/DC2202399):

ITEMS #1-#7: ARE GENERAL NON-SURVEY RELATED EXCEPTIONS.

SURVEYOR'S CERTIFICATE

AMERICAN LAND TITLE ASSOCIATION® (ALTA®) MINIMUM STANDARD DETAIL REQUIREMENTS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) FOR ALTA/NSPS LAND TITLE SURVEYS

TO: YL21, LLC, A FLORIDA LIMITED LIABILITY COMPANY; REPUBLIC LAND; FIRST TITLE, LLC, AND FIDELITY NATIONAL 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, 6a, 6b, 7a, 7b1, 7b2, 7c, 8(OMIT REFUSE AREAS), 11a, 11b, 13, 17, AND 18 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON 2022-09-08. DATE OF PLAT OR MAP: 2022-10-13.

JOHN S. THOMAS P.S.M. No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LINE TABLE

LINE #	BEARING	LENGTH
WL1	N55°32'18"E	78.28'
WL2	N05°35'00"W	32.42'
WL3	N05°35'00"W	45.36'
WL4	N03°30'32"E	51.78'
WL5	N16°24'10"E	58.50'
WL6	N47°23'56"W	53.35'
WL7	S35°48'47"W	63.27'
WL8	S58°32'15"W	51.38'
WL9	N45°28'33"W	63.87'
WL10	N05°01'48"W	45.30'
WL11	S69°22'39"W	62.18'
WL12	N54°08'58"W	31.24'
WL13	N36°50'42"E	45.15'
WL14	N45°11'47"E	89.99'
WL15	N42°44'41"W	85.49'
WL16	N53°31'01"W	46.23'
WL17	N71°19'13"W	67.81'
WL18	S63°12'19"W	58.22'
WL19	S45°27'45"W	90.86'
WL20	N19°58'21"W	40.67'
WL21	N29°50'48"W	60.33'
WL22	N04°49'40"W	55.17'
WL23	S37°38'11"E	61.23'
WL24	N44°06'17"E	48.92'
WL25	N29°03'50"W	42.64'
WL26	N58°08'36"W	49.38'
WL27	N59°13'40"W	95.87'
WL28	N02°48'38"W	72.06'
WL29	N07°30'49"W	65.19'
WL30	N16°49'04"W	61.04'
WL31	N02°43'12"E	59.81'
WL32	N02°43'12"E	3.05'
WL33	N46°19'43"E	23.73'
WL34	S78°47'32"E	98.32'
WL35	N85°52'44"E	81.59'
WL36	S80°04'20"E	32.30'
WL37	S80°04'20"E	39.66'
WL38	S71°53'50"E	68.40'
WL39	S77°51'30"W	45.15'
WL40	S11°04'44"W	62.87'
WL41	S59°12'45"E	42.01'
WL42	S74°17'58"E	96.15'
WL43	S53°23'48"E	104.03'
WL44	S38°00'24"E	76.18'
WL45	S58°44'46"E	86.74'
WL46	S51°15'24"E	122.02'
WL47	S38°53'13"E	56.29'
WL48	S13°04'44"E	69.49'
WL49	S30°05'40"E	78.89'
WL50	S42°57'37"E	69.05'
WL51	S42°57'37"E	37.15'
WL52	N55°03'09"E	354.91'
WL53	N89°50'43"E	47.23'
WL54	N89°50'43"E	226.95'

SHEET 1 OF 1

CERTIFIED TO:
- YL21, LLC
- REPUBLIC LAND
- FIRST TITLE LLC
- FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
(904) 886-7174 FAX
www.SAM.biz

REVISIONS | DATE | BY

JOB No. 22-076
FILE No. C-1155
REFERENCE
PARTY CHIEF: R. VAN MATRE
F.B.
DRAWN BY: R. RAIN
CHECKED BY: J. THOMAS
SURVEY DATE 09-08-2022

BLANDING OAKS
CLAY COUNTY, FLORIDA