

LEGAL DESCRIPTION (PROVIDED BY COMMITMENT):

PARCEL 1:

THE WEST 90 FEET OF THE NORTH 1/2 OF LOT 1, THE SOUTH 1/2 OF LOT 1, AND THE NORTHERLY 4 FEET OF THE EASTERLY 100 FEET OF LOT 2, ALL IN BLOCK 121, OTHERWISE DESCRIBED AS THE UNNUMBERED BLOCK LYING SOUTH OF BLOCK 108 AND EAST OF BLOCKS 119 AND 120, ACCORDING TO MAP OF ASTOR, AS RECORDED IN PLAT BOOK 2, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

LOT 2, LESS THE NORTHERLY 4 FEET OF THE EASTERLY 100 FEET THEREOF, AND THE NORTH 1/2 OF LOT 3, BLOCK 121, OTHERWISE DESCRIBED AS THE UNNUMBERED BLOCK LYING SOUTH OF BLOCK 108 AND EAST OF BLOCKS 119 AND 120, ACCORDING TO THE MAP OF ASTOR, AS RECORDED IN PLAT BOOK 2, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF LOT 3, BLOCK 121, OTHERWISE DESCRIBED AS THE UNNUMBERED BLOCK LYING SOUTH OF BLOCK 108 AND EAST OF BLOCKS 119 AND 120, ACCORDING TO THE MAP OF ASTOR, AS RECORDED IN PLAT BOOK 2, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

LOT 4, BLOCK 121, ASTOR, OTHERWISE DESCRIBED AS FOLLOWS:

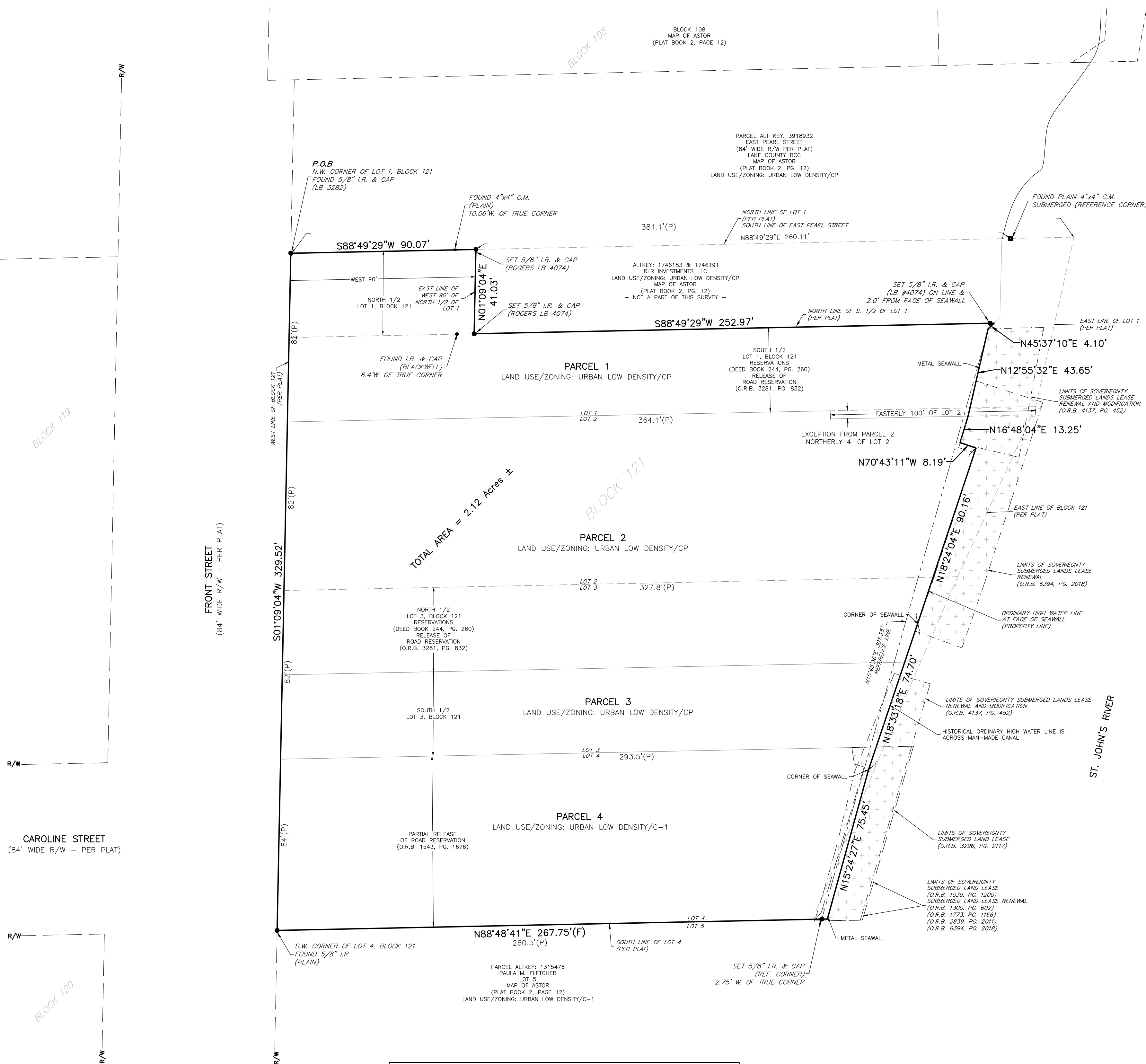
LOT 4, IN THAT CERTAIN BLOCK BOUNDED ON THE NORTH BY PEARL STREET, ON THE WEST BY FRONT STREET, ON THE EAST BY THE ST. JOHNS RIVER AND ON THE SOUTH BY DEPOT GROUNDS, ACCORDING TO THE PLAT OF ASTOR, FILED 15, NOVEMBER 1911 AND RECORDED PLAT BOOK 2, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (SAID BLOCK BEING OTHERWISE KNOWN AS BLOCK 121 OF THE TOWN OF ASTOR).

LEGAL DESCRIPTION (WRITTEN BY SURVEYOR):

BEGIN AT THE N.W. CORNER OF LOT 1, BLOCK 121, OTHERWISE DESCRIBED AS THE UNNUMBERED BLOCK LYING SOUTH OF BLOCK 108 AND EAST OF BLOCKS 119 AND 120, ACCORDING TO MAP OF ASTOR, AS RECORDED IN PLAT BOOK 2, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF THE ST. JOHN'S RIVER STREET (66 FEET WIDE) WITH THE SOUTH RIGHT-OF-WAY LINE OF EAST PEARL STREET (84 FEET WIDE); THENCE S01°09'04"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID BLOCK 121, A DISTANCE OF 329.52 FEET TO THE S.W. CORNER OF LOT 4, OF SAID BLOCK 121; THENCE DEPARTING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, PROCEED N88°48'41"E, ALONG THE SOUTH LINE OF SAID LOT 4 AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 100.00 FEET TO THE FACE OF A METAL SEAWALL AT THE ORDINARY HIGH WATER LINE OF THE ST. JOHN'S RIVER; THENCE DEPARTING SAID SOUTH LINE, PROCEED N52°42'27"E ALONG THE FACE OF SAID METAL SEAWALL AND THE ORDINARY HIGH WATER LINE, 75.45 FEET TO A CORNER OF SAID SEAWALL; THENCE DEPARTING SAID SEAWALL, PROCEED ALONG SAID ORDINARY HIGH WATER LINE N18°35'18"E, 74.70 FEET TO ANOTHER CORNER OF AFORESAID METAL SEAWALL; THENCE PROCEED ALONG SAID METAL SEAWALL AND SAID ORDINARY HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N12°40'42"E, 90.16 FEET; S2°47'43"1"E, 8.19 FEET; S10°04'47"E, 10.00 FEET; S10°04'47"E, 10.00 FEET; S14°53'10"E, 8.20 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTH 1/2 OF AFOREMENTIONED LOT 1; THENCE DEPARTING SAID FACE OF METAL SEAWALL AND ORDINARY HIGH WATER LINE, PROCEED S88°49'29"W, ALONG SAID NORTH LINE, A DISTANCE OF 252.97 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 90 FEET OF THE NORTH 1/2 OF SAID LOT 1; THENCE DEPARTING SAID NORTH LINE, PROCEED N01°09'04"E ALONG SAID EAST LINE, 41.03 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 WITH EAST PEARL STREET; THENCE S88°49'29"W, ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 90.07 FEET TO THE POINT OF BEGINNING.

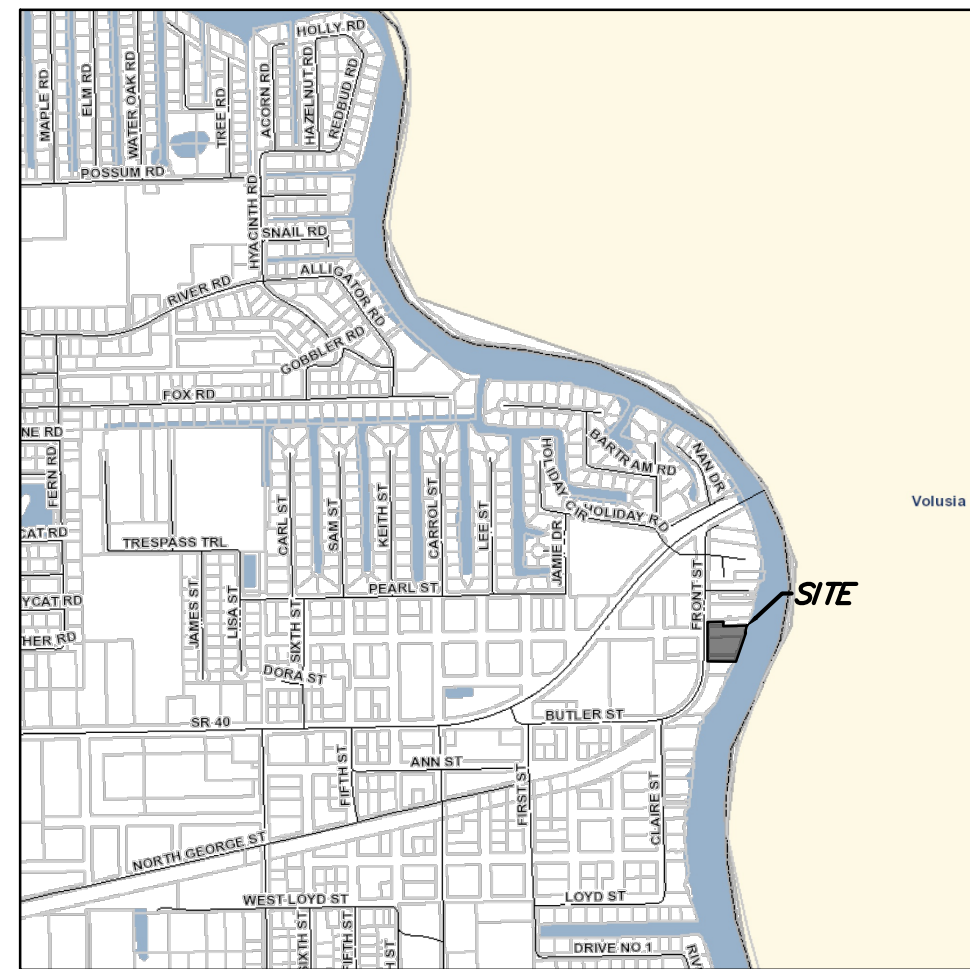
LEGEND

P.O.B.	POINT OF BEGINNING	CONC.	CONCRETE
P.C.	POINT OF COMMENCEMENT	PG.	PAGE
P.C.P.	PERMANENT CONTROL POINT	O.R.B.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT		UTILITY POLE AND GUY ANCHOR
C.M.	CONCRETE MONUMENT		OVERHEAD WIRES
N&D	IRON ROD		FENCE
R/W	RIGHT OF WAY		CONCRETE
E/P	EDGE OF PAVEMENT		ASPHALT
C/L	CENTERLINE		TRAFFIC SIGNAL BOX
SEC.	SECTION	⊙	SANITARY MANHOLE
TWP.	TOWNSHIP	⊗	STORM MANHOLE
ROE.	RANGE	⊗	WATER METER
(P)	PLAT MEASUREMENT	⊗	WATER VALVE
(D)	DESCRIPTION MEASUREMENT	⊗	TRAFFIC SIGN
(F)	FIELD MEASUREMENT	+	STREET SIGN
R	RADIUS	⊕	GAS MARKER
Δ or ∠	CENTRAL ANGLE	✱	FIBER OPTIC CABLE MARKER
CB	CHORD BEARING	✱	LIGHT POLE
LC	LENGTH OF CHORD	✱	FIRE HYDRANT
		⊙	TELEPHONE PEDESTAL
		⊙	ELECTRIC METER



TITLE COMMITMENT INFORMATION TABLE				
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY				
FILE NO. 1701889, EFFECTIVE DATE: DECEMBER 3, 2025				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-5	STANDARD EXCEPTIONS			
6	PLAT BOOK 2, PG. 12	YES	YES	
7	DEED BOOK 203, PG. 464 O.R.B. 1543, PG. 1676	NO	NO	DOCUMENT NOT PROVIDED
8	DEED BOOK 244, PG. 260 O.R.B. 3281, PG. 832 O.R.B. 1039, PG. 1200 O.R.B. 1300, PG. 602 O.R.B. 1773, PG. 1166	YES YES YES YES YES	YES YES YES YES YES	
9	O.R.B. 2839, PG. 2011 O.R.B. 3296, PG. 2117 O.R.B. 4137, PG. 452 O.R.B. 6394, PG. 2018	YES YES YES YES	YES YES YES YES	
10	O.R.B. 1308, PG. 2045	YES	NO	NOT A SURVEY MATTER
11	O.R.B. 1968, PG. 1563	YES	NO	BLANKET TYPE EASEMENT
12	O.R.B. 1968, PG. 2372	YES	NO	BLANKET TYPE EASEMENT
13	O.R.B. 3885, PG. 1335	YES	NO	NOT A SURVEY MATTER
14	STANDARD EXCEPTION			

SEE SHEET 2 FOR IMPROVEMENTS SURVEY MAP



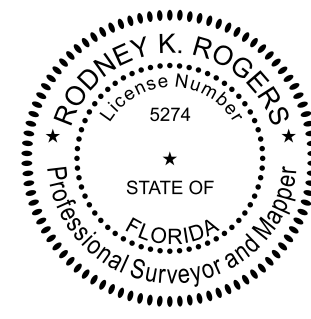
SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. ALL BEARINGS SHOWN HEREON ARE FIELD MEASURED AS THE PLAT OF "MAP OF ASTOR" CONTAINS NO BEARINGS.
3. FIELD SURVEY DATE: 12-30-2025.
4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE No.: 1701889, COMMITMENT DATE: DECEMBER 3, 2025.
5. THE "WRITTEN BY SURVEYOR" LEGAL DESCRIPTION SHOWN HEREON WAS BASED ON THE MAP OF ASTOR, PLAT BOOK 2, PAGE 12 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND FOUND MONUMENTATION.
6. THE OVERHEAD WIRES, UTILITY POLES AND GUY ANCHORS SHOWN ON THE SUBJECT PARCEL MAY BE CONSIDERED LIMITS OF EASEMENT RIGHTS OR ENCROACHMENTS. NO EASEMENT OF RECORD FOR THESE UTILITIES WERE REFERENCED IN THE TITLE COMMITMENT FURNISHED.
7. THIS PROPERTY APPEARS TO BE ENTIRELY IN A ZONE "AE (REGULATORY FLOODWAY)" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120421, PANEL 0070, SUFFIX E, WITH AN EFFECTIVE DATE OF 12/18/2012.
8. 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.
9. 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.

CERTIFIED TO:

TO R.L.R. INVESTMENTS, L.L.C., an Ohio limited liability company; ASSURED TITLE SERVICES, LLC., OLD REPUBLIC 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, 6(B), 7(A), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12-30-2025.



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

ROGERS ENGINEERING
& Land Surveying

AN ALTA/NSPS LAND TITLE SURVEY
FOR
R.L.R. INVESTMENTS, L.L.C.

JOB No.
RB_1315450

DATE
12-30-2025

SCALE
1" = 30'

SHEET
1 OF 2

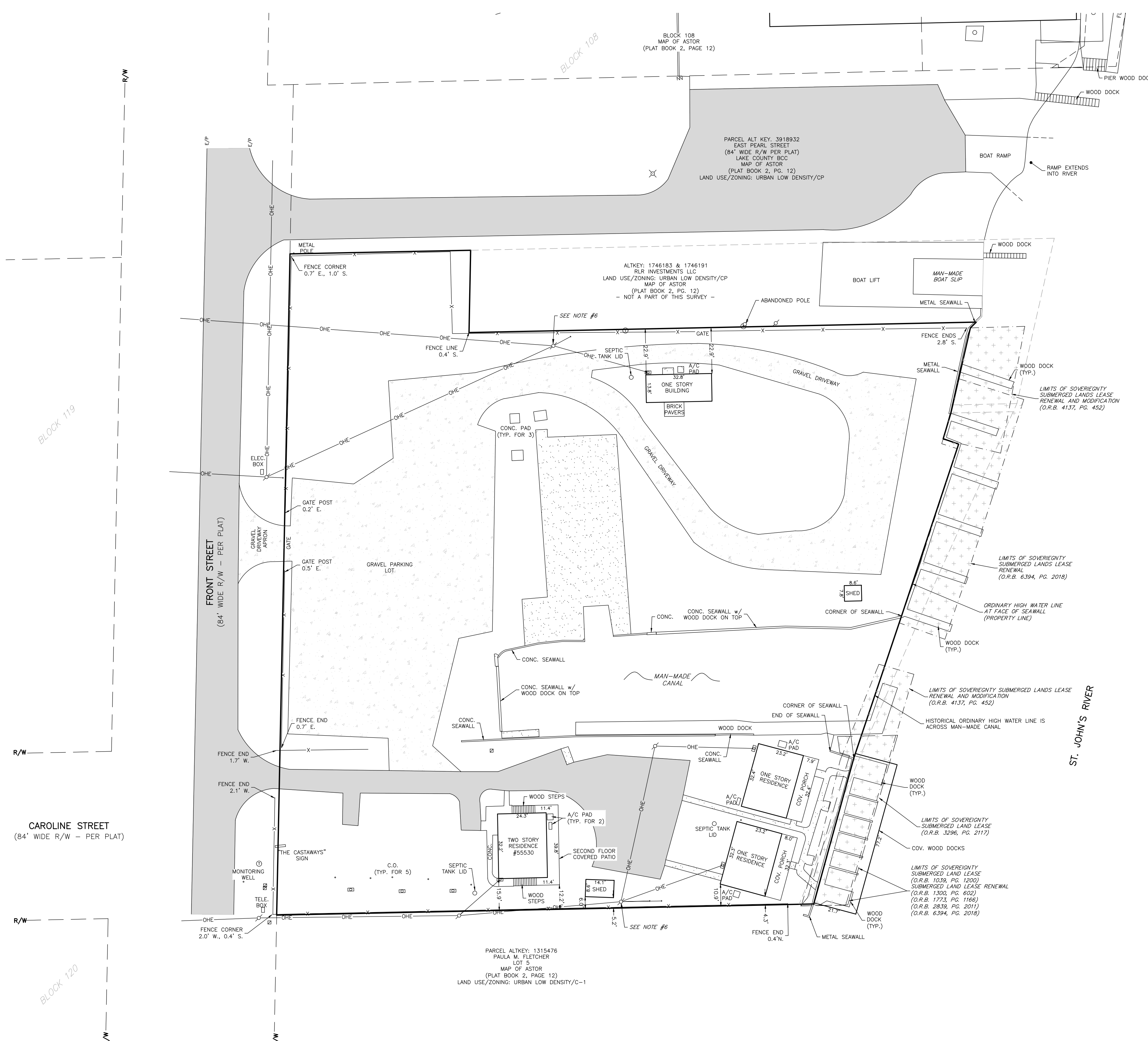
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Boundary Survey Map



	DATE	REVISION

ROGERS ENGINEERING
& Land Surveying

JOB No.
RB_1315450

DATE
12-30-2025

SCALE
1" = 30'

SHEET
2 OF 2

SHEET
2 OF 2