

VICINITY MAP

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF

LEGAL DESCRIPTION
COMMITMENT NUMBER: 1204978

BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:
A PARCEL OF LAND SITUATED WITHIN A PORTION OF LOT 5 OF THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, AS RECORDED IN SHEET 21, MAP OF NEW AUGUSTINE, DATED JUNE 1918, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING A PORTION OF THAT LAND CONVEYED TO BARTOLA GENOVAR, AS RECORDED IN DEED BOOK 52, PAGE 531, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A POINT OF BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN THE LEASE WITH OPTION TO PURCHASE RECORDED IN OFFICIAL RECORDS BOOK 548, AT PAGE 154-159 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING, THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 220 FEET MORE OR LESS TO A POINT ON THE WEST BOUNDARY OF A MARSH, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE MEANDER SOUTHERLY ALONG THE WEST BOUNDARY OF THE MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT, (WHICH POINT IS LOCATED EXACTLY 350 FEET FROM THE NEAREST POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 5), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; FROM SAID SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE RUN WESTERLY AND ON A LINE PARALLEL TO AND EXACTLY 350 FEET DISTANT FROM THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED PARCEL A DISTANCE OF 220 FEET MORE OR LESS TO A POINT (WHICH IS THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 154-159), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 154-159, A DISTANCE OF 350 FEET TO THE POINT OF BEGINNING AND CLOSE.

TOGETHER WITH A PERPETUAL AND NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS CONTAINED IN O.R. BOOK 1460, PAGE 1955, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

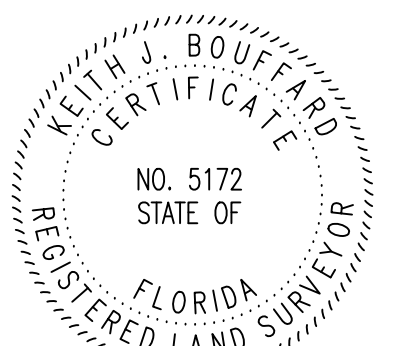
SUBJECT TO A PERPETUAL AND NONEXCLUSIVE EASEMENT RESERVED BY EUGENIA Y. GENOVAR A/K/A EUGENIA YONKO GENOVAR, ON BEHALF OF HERSELF, HER HEIRS, SUCCESSORS, AND ASSIGNS, FOR VEHICULAR AND PEDESTRIAN USE, FOR INGRESS, EGRESS, AND ACCESS, OVER AND ACROSS A STRIP OF LAND THIRTY (30) FEET IN WIDTH, CONTIGUOUS WITH AND LYING WEST OF THE WEST BOUNDARY OF THE MARSH, DESCRIBED AS FOLLOWS: COMMENCING FOR A POINT OF BEGINNING OF THIS EASEMENT AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF THE DEED RECORDED IN O.R. BOOK 748, PAGE 1708. THENCE RUN WEST ALONG THE SOUTH BOUNDARY LINE OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF THE DEED RECORDED IN O.R. BOOK 748, PAGE 1708, A DISTANCE OF THIRTY (30) FEET TO A POINT, THENCE RUN NORTHERLY ON A LINE AT ALL POINTS THIRTY (30) FEET DISTANT FROM THE MEANDER LINE OF THE WEST BOUNDARY OF THE MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF THE DEED RECORDED IN O.R. BOOK 748, PAGE 1708, WHICH POINT IS THIRTY (30) FEET DISTANT FROM THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF THE DEED RECORDED IN O.R. BOOK 748, PAGE 1708; THENCE RUN EASTERLY ALONG THE NORTH BOUNDARY OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF THE DEED RECORDED IN O.R. BOOK 748, PAGE 1708, A DISTANCE OF THIRTY (30) FEET TO A POINT, WHICH POINT IS THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF THE DEED RECORDED IN O.R. BOOK 748, PAGE 1708; THENCE RUN SOUTHERLY AND MEANDER ALONG THE WEST LINE OF THE MARSH A DISTANCE OF APPROXIMATELY 350 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT.

TITLE COMMITMENT NOTES:
THE UNDERSIGNED HAS REVIEWED THAT CERTAIN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1204978, DATED JANUARY 18, 2022.

- COMMENTS TO SCHEDULE BII EXCEPTIONS ARE AS FOLLOWS:
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER, THAT APPEARS FOR THE FIRST TIME APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. COMMENT: NOT A SURVEY RELATED MATTER.
 - GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS, NOT A SURVEY RELATED MATTER.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. COMMENT: NOT A SURVEY RELATED MATTER.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND, SHOWN HEREON.
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. COMMENT: NOT A SURVEY RELATED MATTER.
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY RELATED MATTER.
 - OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA, BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. COMMENT: NOT A SURVEY RELATED MATTER.
 - ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. NOT A SURVEY RELATED MATTER.
 - EASEMENTS CONTAINED IN O.R. BOOK 748, PAGE 1708, AS AFFECTED BY PARTIAL TERMINATION OF EASMENTS CONTAINED IN O.R. BOOK 1460, PAGE 1955, PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, SHOWN HEREON.
 - EASEMENT AGREEMENT RECORDED IN O.R. BOOK 1460, PAGE 1955, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA. SHOWN HEREON.
 - COVERAGE IS EXCEPTED AS TO RIPARIAN AND LITTORAL RIGHTS; THE POSSIBLE RIGHT OF THE PUBLIC TO USE BEACH AREA AND/OR WATERWAYS; AND ANY LAND INSURED HEREIN THAT WAS FORMERLY OR IS CURRENTLY SUBMERGED, INCLUDING ANY FILLED LANDS, ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS, FOR THE RIGHTS OF THE UNITED STATES GOVERNMENT AND THE STATE OF FLORIDA. IF THE NAVIGATIONAL SERVITUDE ENDORSEMENT IS ATTACHED TO THIS POLICY AND MADE A PART HEREOF, THE COVERAGE AFFORDED THEREBY SHALL NOT EXTEND TO ANY PORTION OF THE LAND SUBJECT TO A CLAIM OF OWNERSHIP BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY. THIS CLAUSE REPLACES COMMITMENT EXCEPTION #3 (THE GENERAL SOVEREIGNTY LAND EXCEPTION). COMMENT: NOT A SURVEY RELATED MATTER.
 - NOTWITHSTANDING COVERED RISK NUMBER 4 OF THE JACKET OF THIS POLICY, THIS POLICY DOES NOT INSURE ANY RIGHT OF ACCESS TO AND FROM SAID LAND AS THE SUBJECT PROPERTY DOES NOT ABUT NIX BOAT YARD ROAD. NOT A SURVEY RELATED MATTER.

- GENERAL NOTES
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF O.R.B. 5424, PG. 1337 AS BEING N76°19'43"E.
 - THE PROPERTY LIES WITHIN ZONE "X" AND "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 12109C0377J MAP REVISED DATE : 12-7-2018.
 - NOTE THAT ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT FOUND IN PUBLIC RECORDS MAY AFFECT THE PROPERTY.
 - NO INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR TITLE EVIDENCE WAS CONDUCTED BY THE SURVEYOR. INFORMATION IS BASED ON THE FIRST AMERICAN TITLE INSURANCE COMPANY'S ALTA TITLE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 110210296, DATED JANUARY 22, 2024.
 - UNDERGROUND UTILITY LOCATIONS ARE BASED ON VISIBLE MARKERS AND DO NOT REPRESENT A COMPREHENSIVE SURVEY OF UNDERGROUND FEATURES.
 - THE MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY ALTA AND NSPS.
 - THIS SURVEY IS PREPARED FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. REPRODUCTION WITHOUT WRITTEN CONSENT FROM THE SIGNING SURVEYOR IS PROHIBITED.
 - THE WORD "CERTIFIED" EXPRESSES THE PROFESSIONAL OPINION OF THE SURVEYOR BASED ON KNOWLEDGE, INFORMATION, AND BELIEF, WITHOUT CONSTITUTING A GUARANTEE OR WARRANTY.
 - PRINTED DIMENSIONS ON THE MAP OF SURVEY TAKE PRECEDENCE OVER SCALED DIMENSIONS. SOME ITEMS MAY BE DRAWN OUT OF SCALE FOR CLARITY.
 - THE INTERNAL DRIVE AISLES SERVING THE DEVELOPMENT ARE PRIVATELY OWNED AND MAINTAINED.
 - THE DATE OF SIGNATURE DOES NOT UPDATE THE DATE OF THE FIELD SURVEY, WHICH REPRESENTS CONDITIONS AT THE TIME OF SURVEY.
 - WETLANDS LINE SHOWN HEREON AS LOCATED BY THIS FIRM AND DELINEATED BY SES ENVIRONMENTAL RESOURCE SOLUTIONS LLC.
 - LANDS DESCRIBED HEREON CONTAIN A GROSS AREA OF 3.32 ACRES.
 - LANDS DESCRIBED HEREON ARE ZONED OHT, PER ZONING EXHIBIT PROVIDED BY BRAD WESTER, AND REQUIRE SETBACKS ON FRONT, REAR AND SIDES OF THE PROPERTIES, A 40' HEIGHT RESTRICTION, 50% MAX FAR, 75% MAX ISR AND 1 PARKING SPACE PER 2 SLIPS + 1 PARKING SPACE PER 5 DRY STORAGE SPACES.
 - THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS ON THIS PROPERTY.
 - NO DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE DESIGNATED BY THE CLIENT.
 - EVIDENCE OF UNDERGROUND UTILITIES EXISTING OR SERVING THE SURVEYED PROPERTY IS ONLY ABOVE GROUND EVIDENCE ONLY. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.
 - NO GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS WERE PROVIDED BY CLIENT.
 - NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED IN THE COURSE OF THIS SURVEY.
 - NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED WAS PROVIDED FOR THIS SURVEY.
 - A MEAN HIGH WATER SURVEY AS SPECIFIED IN CHAPTER 177, PART II, FLORIDA STATUTES WAS CONDUCTED FOR THIS SURVEY.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	5/8" REBAR SET (LB 7908)	⊕	HYDRANT
⊕	SANITARY CLEANDOUT	⊕	CATCH BASIN
⊕	SEPTIC TANK ALARM	⊕	IRON PIPE FOUND
⊕	MAILBOX NOEL	⊕	CONCRETE MONUMENT FOUND
⊕	POWER POLE	⊕	WETLANDS FLAG
⊕	WELL LOCATION	⊕	OTHER MAIL SET
⊕	GUY WIRE ANCHOR	⊕	LIGHT POLE
⊕	WATER VALVE	⊕	SIGN
⊕	WATER METER	⊕	REBAR FOUND
⊕	BOLLARD WOOD	⊕	PK NAIL FOUND



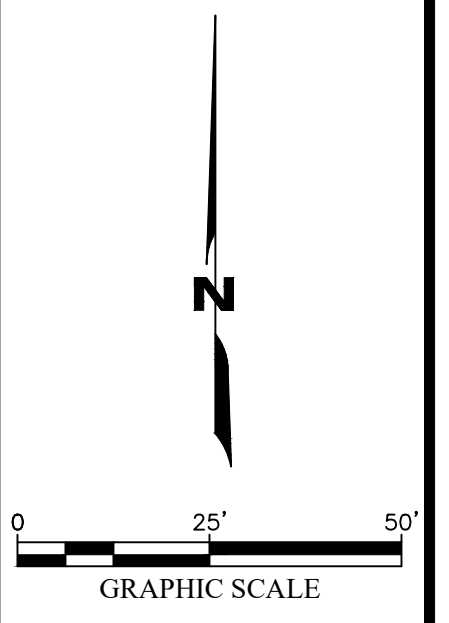
SURVEYORS CERTIFICATION:
TO: BDEP FREEDOM, LLC
BDEP LAND, LLC
GRAYS LEAK PRIVATE CREDIT LLC - SERIES GROWTH LENDING
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
JIMERSON BIRR, PA:

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 AND COMPLIES WITH ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10, 11(A), 12, 13, 16, 17, 18 AND 20. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2024.

KEITH J. BOUFFARD
SAM LLC LICENSE BUSINESS NO. 7908
FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5172

SAM
SURVEYING AND MAPPING, LLC.
9440 PHILIPS HWY, #7206
JACKSONVILLE, FL 32256
TEL: (904) 886-0071

ALTA/NSPS LAND TITLE SURVEY
PROPERTY ADDRESS: 199 NIX BOAT YARD RD
SAINT AUGUSTINE 32084
PARCEL ID: 1349000020



DATE:	REVISIONS:
DRAWN BY: TJM	PARTY CHIEF: RE/JUS
JOB #: 1024088271	
FB #: 63	
NOT VALID WITHOUT ALL SHEETS	
1 OF 1	

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