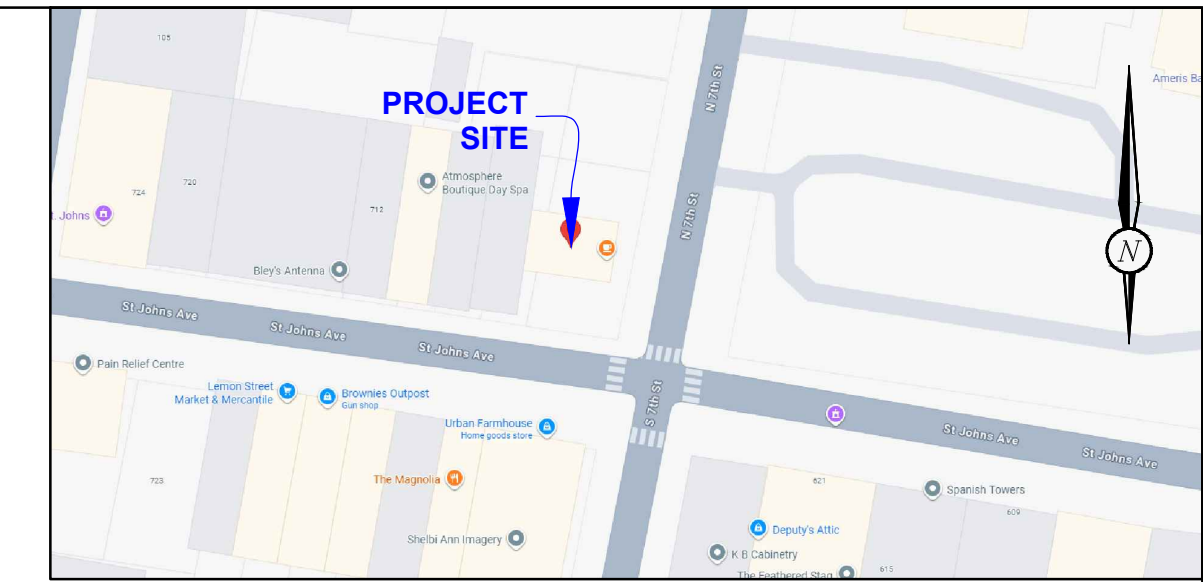


ALTA/ NSPS LAND TITLE SURVEY OF LANDS IN: SECTION 42, TOWNSHIP 10 SOUTH, RANGE 27 EAST, PUTNAM COUNTY, FLORIDA.



VICINITY MAP
N.T.S

PROPERTY ADDRESS: 700 ST JOHNS AVE, PALATKA, FL, 32177

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PUTNAM, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
LOT 7, LESS AND EXCEPT THE NORTH 50 FEET OF LOT 7, BLOCK 55 OF TOWN OF PALATKA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 46, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PARCEL 2
NORTH 50 FEET OF LOT 6, AND THE SOUTH 1 FOOT OF LOTS 9 AND 10, BLOCK 55 OF TOWN OF PALATKA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 46, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

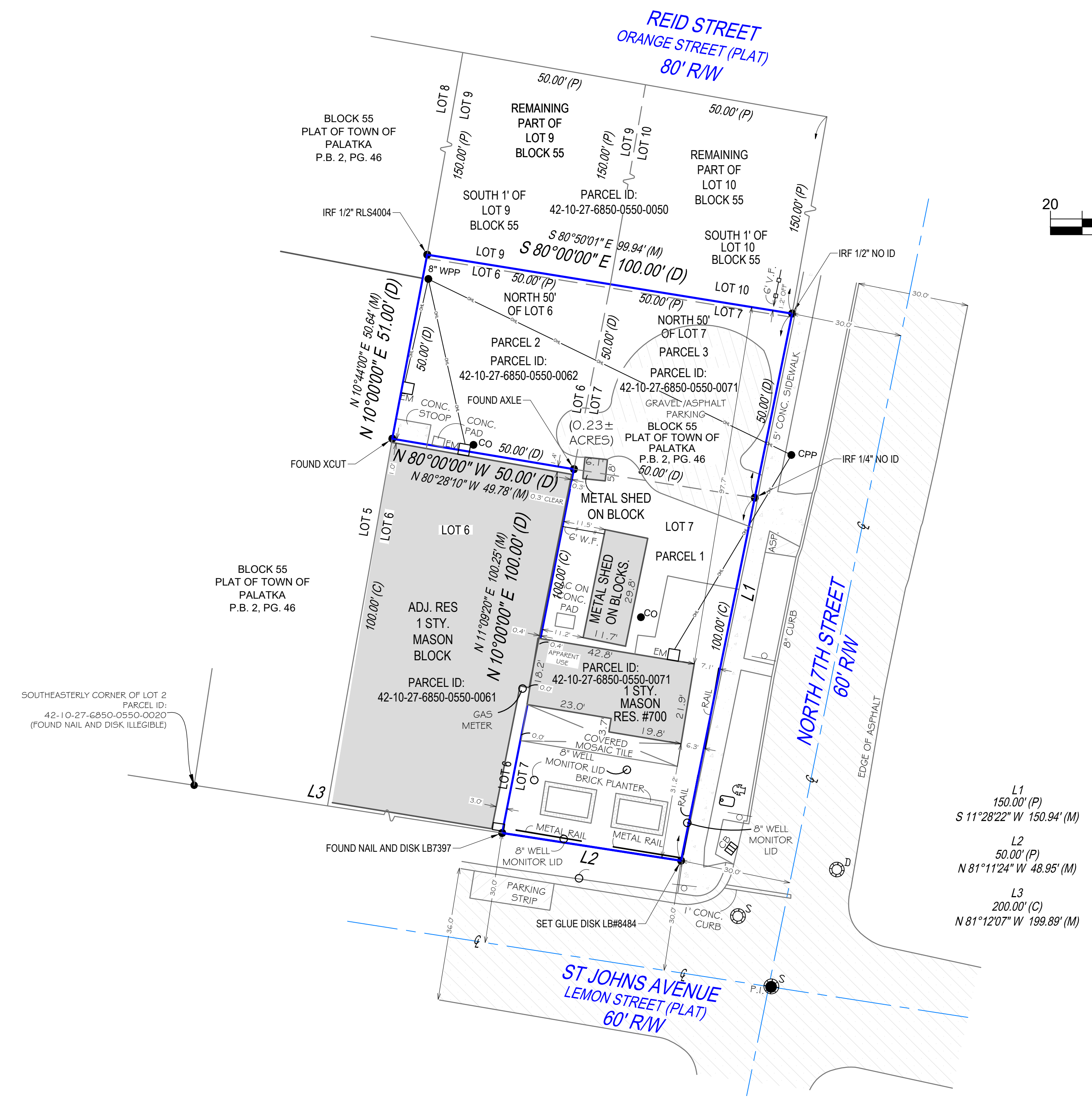
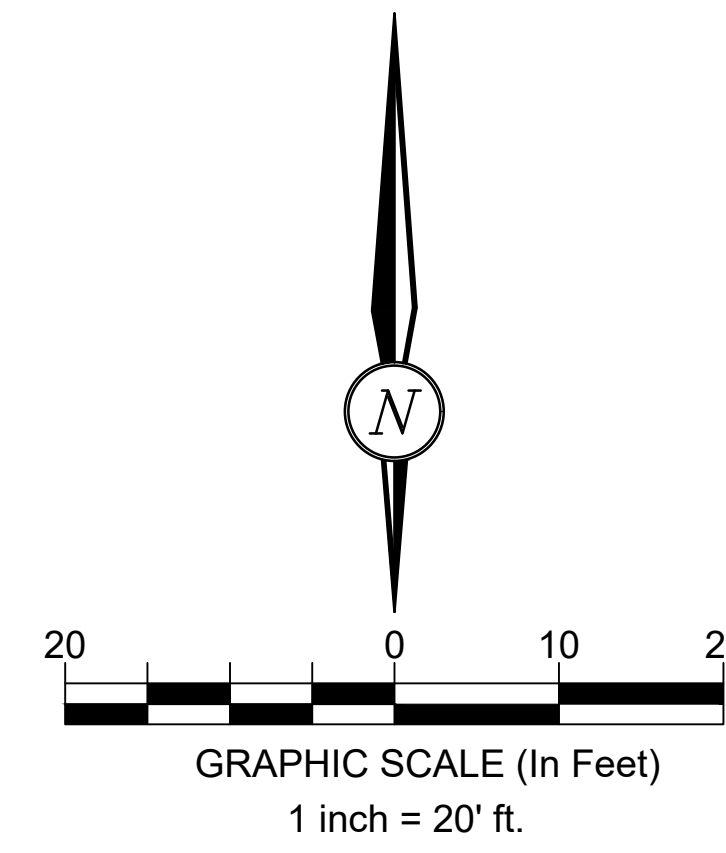
PARCEL 3
NORTH 50 FEET OF LOT 7, BLOCK 55 OF TOWN OF PALATKA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 46, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

ABBREVIATIONS LEGEND:

AC	= AIR CONDITIONER	M	= MEASURED
BLDG	= BUILDING	C	= CALCULATED
CI	= CAP ILLEGIBLE	D	= DEEDED
CO	= CLEAN OUT	Δ	= DELTA ANGLE
CONC	= CONCRETE	RAD	= RADIUS
CM	= CONCRETE MONUMENT	CHB	= CHORD BEARING
FIP	= FOUND IRON PIPE	CH	= CHORD DISTANCE
FIR	= FOUND IRON ROD	L	= ARC LENGTH
SIRC	= SET IRON ROD & CAP	CL	= CENTERLINE
LB	= LICENSED SURVEY BUSINESS	D/E	= DRAINAGE EASEMENT
LS	= LICENSED SURVEYOR	TOB	= TOP OF BANK
RLS	= REGISTERED LICENSED SURVEYOR	EOW	= EDGE OF WATER
PLS	= PROFESSIONAL LICENSED SURVEYOR	EOP	= EDGE OF PAVEMENT
PSM	= PROFESSIONAL SURVEYOR & MAPPER	CB	= CATCH BASIN
PS	= PROFESSIONAL SURVEYOR	EUB	= ELECTRONIC UTILITY BOX
D.B	= DEED BOOK	ICV	= IRRIGATION CONTROL VALVE
M.B	= MAP BOOK	LP	= LIGHT POLE
O.R.B	= OFFICIAL RECORDS BOOK	OHL	= OVERHEAD WIRE/LINE
O.R.V	= OFFICIAL RECORD VOLUME	PP	= POWER POLE
PC	= PAGE	PPPL	= POWER POLE WITH LIGHTS
PC	= POINT OF CURVATURE	UR	= UTILITY RISER
PI	= POINT OF INTERSECTION	CLF	= CHAIN LINK FENCE
PT	= POINT OF TANGENCY	MF	= METAL FENCE
POB	= POINT OF BEGINNING	VF	= VINYL FENCE
POC	= POINT OF COMMENCEMENT	WF	= WOOD FENCE
ID	= IDENTIFICATION	WIF	= WIRE FENCE
ESMT	= EASEMENT	P.O.I.	= POINT OF INTEREST
P.U.D.E	= PUBLIC UTILITY & DRAINAGE EASEMENT	F.D.O.T	= FLORIDA DEPARTMENT OF TRANSPORTATION
R.B.L	= REFERENCE BEARING LINE	F.P. NO.	= FINANCIAL PROJECT NUMBER
R/W	= RIGHT-OF-WAY		
P	= PLATTED		

SYMBOL LEGEND:

●	= Cleanout	⊕	= Well
● WPP	= Wood Power Pole	⊕	= Fire Hydrant (FH)
⊕	= Irrigation Control Valve (ICV)	⊕	= Light Pole (LP)
⊕	= Sanitary Sewer Manhole	⊕	= Septic Tank
⊕	= JEA Manhole	⊕	= Pool Equipment on Pad
⊕	= Stormwater Manhole	⊕	= Centerline (CL)
♿	= Handicap Sign	⊕	= Guy Anchor
⊕	= Sign (Single Post)	⊕	= Water Meter
⊕	= Air Conditioner	⊕	= Monitoring Well
⊕	= Utility Riser	⊕	= Gas Lid
⊕	= Electric Utility Box	⊕	= Electric Manhole
●	= Bollard	⊕	= Overhead Wire/Line
⊕	= Pool Filter/Machinery on Pad		



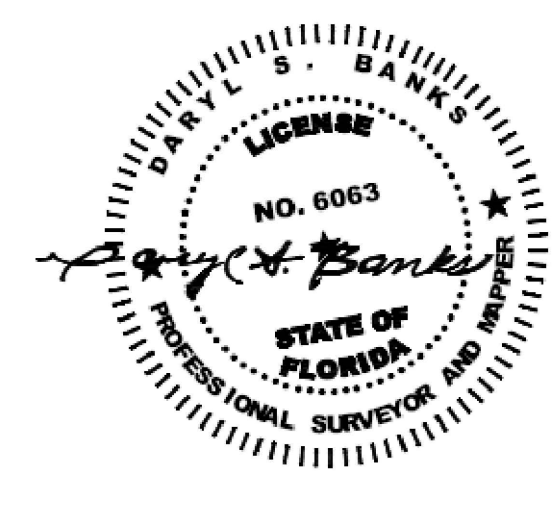
SURVEY WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, BEARING THE ISSUING OFFICE FILE NUMBER 2025-1192, DATED SEPTEMBER 12, 2025, AT 8:00 AM, AS TO SCHEDULE B, PART II:

- ITEMS 1 THROUGH 9, INCLUSIVE (NOT A SURVEY MATTER AND THIS ARE NOT SHOWN HEREON).
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TOWN OF PALATKA, AS RECORDED IN PLAT BOOK 2, PAGE(S) 46, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECT SUBJECT PARCEL, BLANKET IN NATURE).

GENERAL SURVEYOR NOTES:

- LEGAL DESCRIPTION HAS BEEN FURNISHED OR CONFIRMED BY THE CLIENT OR HIS/HER AGENTS.
- THE SURVEYOR HEREON IS NOT RESPONSIBLE FOR EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON A PLAT IF APPLICABLE, OR IN A TITLE COMMITMENT PROVIDED AT THE TIME OF ORDER. ANY CONDITION THAT MIGHT REPRESENT AN UNRECORDED EASEMENT IS SHOWN HEREON AND MARKED AS A POINT OF INTEREST (POI). ABOVE-GROUND EVIDENCES OF UTILITIES MAY OR MAY NOT REPRESENT AN UNRECORDED EASEMENT.
- MEASUREMENTS SHOWN HEREON ARE IN US STANDARD FEET AND DECIMALS THEREOF.
- STATED PURPOSE OF THIS SURVEY: MORTGAGE, PURCHASE, SALE, PERMITS, PLANNING.
- MAIN BUILDING AND ANCILLARY STRUCTURE MEASUREMENTS ARE TO THE EXTERIOR OF THE BUILDINGS. DESIGN PROFESSIONALS SHOULD MAKE THEIR OWN MEASUREMENTS FOR ATTACHMENTS TO BUILDINGS SHOWN HEREON.
- THIS SURVEY DOES NOT SHOW ANY UNDERGROUND IMPROVEMENTS, FOUNDATIONS, OR UTILITIES, ETC. NO UNDERGROUND INVESTIGATION OF ANY FEATURE, INCLUDING SEPTIC TANK, HAS BEEN PERFORMED.
- UNDERGROUND SEPTIC OR WELL FEATURE SHOWN, IF ANY, HAS BEEN UNCOVERED BY THE SELLER OR HIS/HER AGENTS.
- ALL ABOVE-GROUND EVIDENCES OF UTILITY EASEMENTS LIE WITHIN THEIR RESPECTIVE EASEMENTS UNLESS NOTED.
- THIS SURVEY IS NOT INTENDED TO REFLECT OR DETERMINE OWNERSHIP.
- CONSTRUCT IMPROVEMENTS TO IRON MARKERS AS DESCRIBED ONLY. WOOD LATHS AND WIRE FLAGS ARE NOT PROPERTY CORNERS.
- THIS SURVEY IS COPYRIGHTED AND IS NOT INTENDED FOR, NOR INSURED FOR MULTIPLE USES BY MULTIPLE PARTIES. OTHER THAN A LENDER WHO ASSUMES A MORTGAGE NOTE FOR THE CLIENT OR HIS/HER AGENTS. USE IS RESTRICTED TO SAID CLIENT OR HIS/HER AGENTS HEREON FOR THE PURPOSES LISTED IN NOTE #5 ABOVE. IT IS ILLEGAL TO COPY OR ALTER THIS SURVEY DRAWING WITHOUT PERMISSION.
- STREETS SHOWN HEREON ARE CENTERED IN R/W PROVIDED UNLESS OTHERWISE NOTED AND DIMENSIONED.
- WATER SHORELINES SHOWN, IF ANY, ON THIS DRAWING ARE CURRENT FOR DATE SHOWN ONLY. THIS IS NOT A 'MEAN HIGH WATER SURVEY' AS PER CHAPTER 177.39 F.A.C. OR ANY OTHER RELEVANT LOCAL, STATE, OR FEDERAL RULE.
- STATE PLANE COORDINATES SHOWN, IF ANY, ARE BASED ON THE NORTH AMERICAN DATUM (NAD) OF 1983, FLORIDA EAST ZONE (9411-2011); EPOCH 2010.0000)
- ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

- ALL DIMENSIONS HEREON REFLECT THE DEED/PLAT CALL AND THE CORRESPONDING FIELD MEASURED VALUE. CALCULATED VALUES ARE SHOWN IF REFERENCE IRONS ARE SET.
 - ELECTRONIC (PDF) FILES ARE VALID WITH CHAPTER 5J-17.032 (3) F.A.C AND FS 9425.025 CONFORMING ELECTRONIC (PDF) SEAL ATTACHED. AS PER RULES LISTED, THE ELECTRONIC SIGNATURE FILE NAME/NUMBER IS PRESENT ON THE INVOICE PRESENTED TO THE CLIENT OR HIS/HER AGENTS. HARD SEALED COPIES OF THE DRAWING ARE STORED AT THE SURVEYOR'S OFFICE AND WILL BE FURNISHED ON REQUEST (GRATIS) TO THE CLIENT OR HIS/HER AGENTS HEREON FOR 60 DAYS FROM DATE OF SIGNATURE. HARD COPIES WILL BE FURNISHED TO SAID CLIENT OR HIS/HER AGENTS FOR AN ARCHIVAL FEE AFTER 60 DAYS.
 - SYMBOLS HEREON MAY DIFFER IN SCALE FROM THE LEGEND AND ABBREVIATIONS/SYMBOLS LIST HEREON FOR CLARITY.
 - STATED PURPOSE OF THIS SURVEY: MORTGAGE, PURCHASE, SALE, PERMITS, PLANNING.
 - PURSUANT TO F.S. 558.0035, NO INDIVIDUAL EMPLOYEE OR AGENT MAY BE HELD PERSONALLY LIABLE FOR NEGLIGENCE.
 - THIS DRAWING REFLECTS INFORMATION GATHERED, ANALYZED, PRESENTED AND PRESERVED SOLELY BY RIVER CITY SURVEYING & MAPPING, LLC. THIRD PARTY REFERENCES, BUSINESS CARDS ETC. ATTACHED DO NOT INFER OR CREATE LIABILITY IN ANY FORM.
 - FENCE OWNERSHIP IS NOT DETERMINED.
 - BY GRAPHICAL PLOTTING ONLY. THIS PROPERTY LIES WITHIN THE FOLLOWING FLOOD ZONE: ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF PUTNAM COUNTY, FLORIDA, COMMUNITY MAP NUMBER 1210700194C, EFFECTIVE DATE FEBRUARY 2, 2012.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARING OF THE TALLAHASSEE BASELINE (FLORIDA PLSS), BASIS OF BEARING IN THE SURVEY NOTES (E.G., 'BASIS OF BEARING IS THE TALLAHASSEE BASELINE AS DEFINED BY THE PLSS, ASSUMED N 90°00'00" E')
- COORDINATES OF THE PRIME MERIDIAN MARKER AT CASCADES PARK
- LATITUDE: 30°26'04.12" N
 - LONGITUDE: 84°16'37.59" W
- THESE COORDINATES ARE USEFUL FOR GIS APPLICATIONS, GPS DEVICES, OR MAPPING SOFTWARE WHEN LOCATING THE PRIME MERIDIAN MARKER WITHIN CASCADES PARK.
- CONTROL ALONG MERIDIAN
- NORTHING, EASTING ZONE FL 903 US FT
- 527060.270000000019, 2038743.969999999972
- 521755.159999999974, 2038748.139999999988



SURVEYOR'S CERTIFICATION
THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION, AND WAS ELECTRONICALLY CERTIFIED BY THE PROFESSIONAL LAND SURVEYOR AND MAPPER LISTED HEREON, AS TIMESTAMPED ON BORDER.



**RIVER CITY
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7220 FINANCIAL
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JACKSONVILLE, FL
32256**