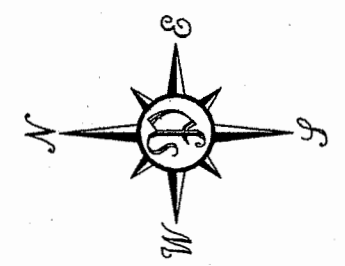


MAP SHOWING ALTA/NSPS SURVEY OF

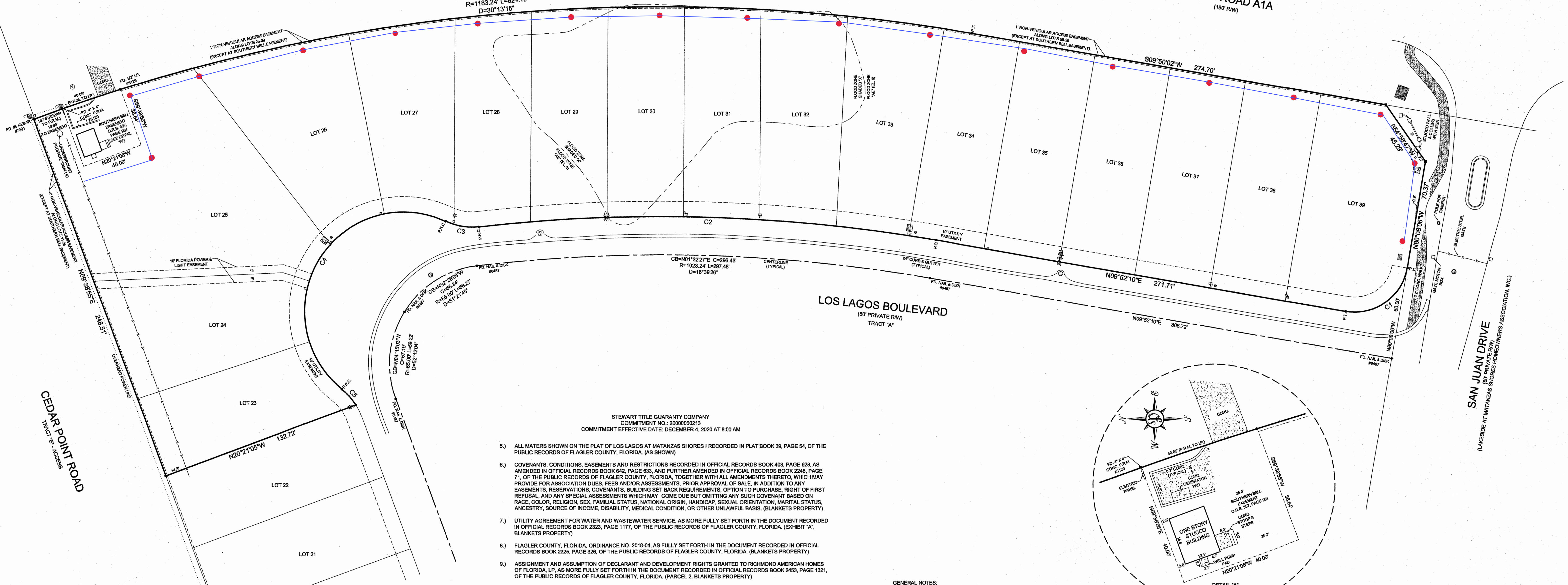
LOTS 23-39 AS SHOWN ON THE PLAT OF LOS LAGOS MATANZAS SHORES 1, RECORDED IN MAP BOOK 39, PAGES 54-55, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA



Fence and Columns

STATE ROAD A1A  
(VARIABLE WIDTH RW)

STATE ROAD A1A  
(180' RW)



STEWART TITLE GUARANTY COMPANY  
COMMITMENT NO.: 2000000213  
COMMITMENT EFFECTIVE DATE: DECEMBER 4, 2020 AT 8:00 AM

- ALL MATERS SHOWN ON THE PLAT OF LOS LAGOS AT MATANZAS SHORES 1 RECORDED IN PLAT BOOK 39, PAGE 54, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AS SHOWN)
- COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 403, PAGE 928, AS AMENDED IN OFFICIAL RECORDS BOOK 842, PAGE 833, AND FURTHER AMENDED IN OFFICIAL RECORDS BOOK 2248, PAGE 71, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS. (BLANKETS PROPERTY)
- UTILITY AGREEMENT FOR WATER AND WASTEWATER SERVICE, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 2323, PAGE 1177, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (EXHIBIT 'A', BLANKETS PROPERTY)
- FLAGLER COUNTY, FLORIDA, ORDINANCE NO. 2018-04, AS FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 2225, PAGE 326, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (BLANKETS PROPERTY)
- ASSIGNMENT AND ASSUMPTION OF DECLARANT AND DEVELOPMENT RIGHTS GRANTED TO RICHMOND AMERICAN HOMES OF FLORIDA, LP, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 2453, PAGE 1321, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (PARCEL 2, BLANKETS PROPERTY)

**SURVEYOR'S CERTIFICATE**  
THIS SURVEY IS MADE FOR THE BENEFIT OF:  
RICHMOND AMERICAN HOMES OF FLORIDA, LP  
STEWART TITLE GUARANTY COMPANY

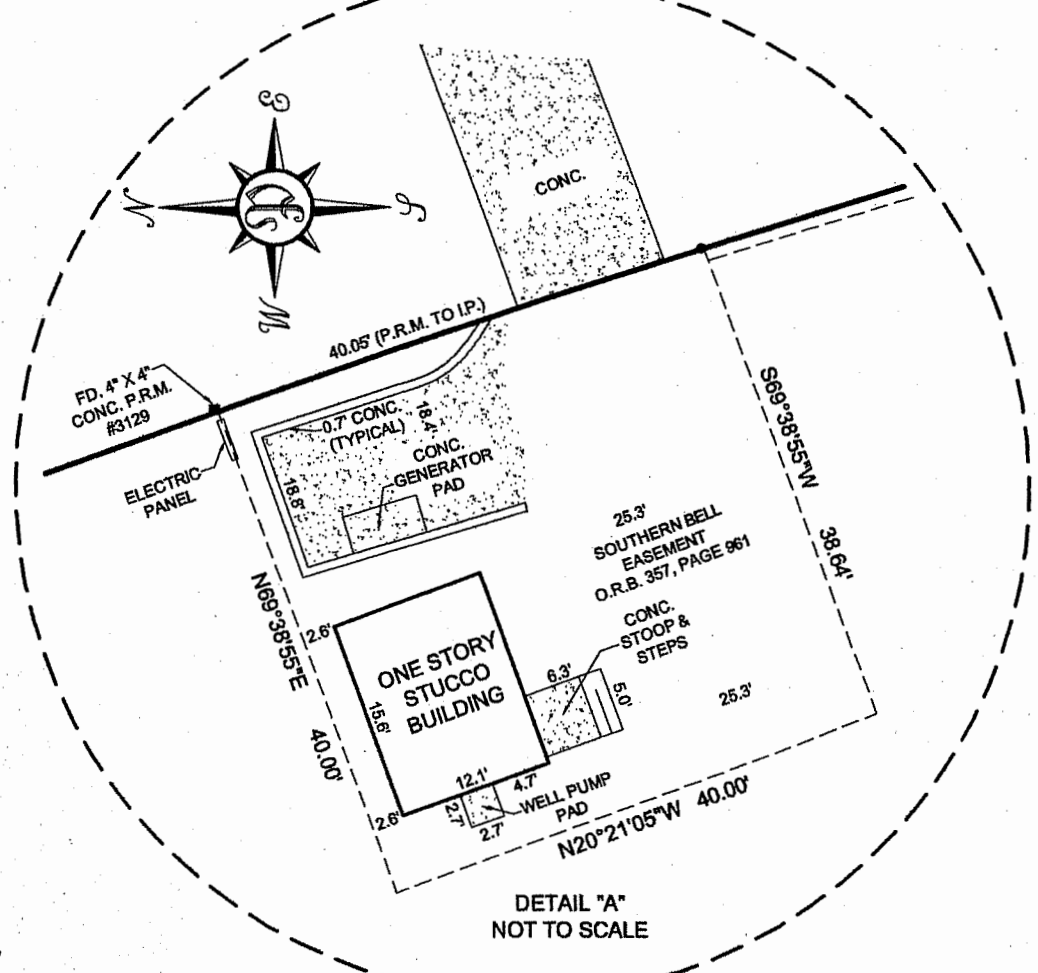
I HEREBY CERTIFY THAT THIS SURVEY:  
AS MADE ON THE GROUND AND IS CORRECT;  
DELINEATES ALL LOT LINES, SHOWS THE LOCATION AND DIMENSION OF ALL IMPROVEMENTS AND PARKING AREAS AND ANY OTHER MATTERS ON THE SUBJECT PROPERTY;  
SHOWS THE LOCATION OF ALL VISIBLE OR SUPPLIED RECORDED EASEMENTS AND OTHER SUPPLIED MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY;  
THERE ARE NO ENCROACHMENTS UPON THE BOUNDARY LINES OF THE SUBJECT PROPERTY, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.  
THERE ARE NO ENCROACHMENTS UPON THE BOUNDARY LINES OF THE SUBJECT PROPERTY, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.  
THERE AS NO OBSERVATION OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT SIDEWALK CONSTRUCTION/REPAIRS.  
THERE AS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.  
NO PARTY WALLS EXIST WITH RESPECT TO ADJOINING PROPERTIES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 10, 14, 16, 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12-21-2020.

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE. EAST ZONE COORDINATES AS SHOWN ON PLAT OF LOS LAGOS AT MATANZAS SHORES 1 MAP BOOK 39, PAGES 54-55.
  - UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
  - THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE SHADED 'X' & 'AE' (EL.6) AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120085-0039E, DATED 06-06-2018.
  - THERE MAY BE JURISDICTIONAL WETLANDS PRESENT ON THIS PROPERTY THAT HAVE NOT BEEN LOCATED OR SHOWN AS PART OF THIS SURVEY.

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, NOR CUTTING OF TREES OR PLANTS, SHALL TAKE PLACE WATER WARD OF ANY JURISDICTIONAL WETLAND LINES WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE PARCEL OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY ACTIVITY WITHIN THE WETLAND. THE JURISDICTIONAL WETLAND MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. CH. 704.061 (1)(A) THROUGH (G); FLORIDA STATUTES

- \* DENOTES FD. #4 REBAR #6487 EXCEPT WHERE OTHERWISE INDICATED.
- \* DENOTES FD. 4"x4" CONC. P.R.M. #2642 EXCEPT WHERE OTHERWISE INDICATED.
- ALL FENCES ARE 6" VINYL UNLESS OTHERWISE INDICATED.
- MEASURED AREA = 3.09± ACRES, MORE OR LESS



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	54.96'	35.00'	90°00'11"	N35°07'58"W	49.90'
C2	300.00'	1048.24'	18°29'30"	N01°39'25"E	299.47'
C3	22.18'	40.00'	31°44'38"	N08°18'58"E	21.88'
C4	188.14'	85.00'	188°49'11"	N88°10'20"W	126.12'
C5	13.84'	40.00'	18°49'51"	S48°23'00"W	13.78'

**UTILITY LEGEND**

WM	WATER METER
WV	WATER VALVE
EL	ELECTRIC WALK
TR	TRANSFORMER
WM	WATER METER
CP	CONCRETE POWER POLE
CI	CLUB INLET
SM	SANITARY SEWER
OS	OVERHEAD ELECTRIC
BL	BREAK LINE
FM	FENCE
AT	AT&T VAULT
EL	ELECTRIC VAULT
HY	HYDRANT
WV	WATER VALVE
SM	SANITARY SEWER
ST	24" STORM MANHOLE
UP	UTILITY POLE
TM	TELEPHONE MANHOLE
CB	CATCH BASIN
TP	TRANSFORMER PAD

REVISED SURVEY TO SHOW IMPROVEMENTS WITHIN SOUTHERN BELL EASEMENT: 12-28-2020

**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

**LEGEND**

MH	MANHOLE	MES	METERED END SECTION	P.C.	POINT OF CURVATURE	R	RADIUS
EL	ELECTRIC	RM	REINFORCED METAL PIPE	P.T.	POINT OF TANGENCY	Δ	DELTA (CENTRAL ANGLE)
WV	WATER VALVE	RCP	ROUND CORRUGATED PLASTIC PIPE	P.C.C.	POINT OF REVERSE CURVATURE	A/C	ARC LENGTH
EL	ELECTRIC	RCP	ROUND CORRUGATED METAL PIPE	P.C.C.	POINT OF REVERSE CURVATURE	C/C	CHORD
TR	TRANSFORMER	RCP	ROUND CORRUGATED PLASTIC PIPE	P.C.C.	POINT ON CURVE	CB	CHORD BEARING
WM	WATER METER	RCP	ROUND CORRUGATED METAL PIPE	P.C.C.	PERMANENT REFERENCE POINT	LR	LINE BEARING TO CURVE
CP	CONCRETE POWER POLE	LF	LINEAR FEET	P.C.P.	PERMANENT CONTROL POINT	CA	CATCH BASIN
CI	CLUB INLET	CB	CATCH BASIN	P.C.P.	PERMANENT CONTROL POINT	CONC.	CONCRETE
SM	SANITARY SEWER	BM	BENCHMARK	B.R.L.	BUILDING RESTRICTION LINE	ED	ELECTRIC
OS	OVERHEAD ELECTRIC	BM	BENCHMARK	B.R.L.	BUILDING RESTRICTION LINE	EP	ELECTRIC POLE
BL	BREAK LINE	F	FIBER OPTIC LINES	CLF	CORNER LINE FEET	IP	IRON PIPE
FM	FENCE	A	ASBESTOS	ORL	ORIGINAL RECORDS BOOK	ME	MEASURED
		G	GAS LINES	OL	ON LINE	DEED	DEED

SCALE: 1"=30'  
DATE OF FIELD SURVEY: 12-21-2020  
NATHAN P. PERRET, FLA. CERT. NO. 6900  
LB - 6715