

Prepared by and return to:
Duss, Kenney, Safer, Hampton & Joos, P.A.
William Joos
4348 Southpoint Boulevard, Suite 101
Jacksonville, Florida 32216

File Number: 4427.001WJ

SELLER'S SURVEY AFFIDAVIT

State of Florida
County of Duval

I, Raymond L. Lane, the undersigned Affiant(s), after being duly sworn, depose and say the following:

1. That I am the Manager of Ray Lane Properties, LLC, a Florida limited liability company (the "Company") the owner of the following described property (the "Property"):

See Attached "Exhibit A".

2. That attached hereto as "Exhibit B" is a survey of the above described property drawn by ECK Land Surveyors, Inc., dated February 26, 2018, being Job/Order No. 18-67-D and certified to us (the "Survey").
3. That since the date of the Survey, there have been no modifications or additions to the improvements shown on the Survey.
4. That since the date of the Survey, to the best of Affiant's knowledge, there have been no improvements or fences erected on any adjacent property that encroach onto the Property.
5. That since the date of the Survey, there have been no installations or modifications to any driveway, shed, pool, carport, garage, fence, cable television box, satellite dish, porch, deck, patio, brick or block barbecue pit, wall, drainage structure, pond, lift station, or any other permanent structure on either the Property or on any adjacent lands, except

None ~~that~~ encroach onto the Property

As follows: _____

6. That the Company has not granted any easement of any nature across the Property.
7. That this Affidavit is made for the purpose of inducing Bachelor Properties LLC, a Delaware limited liability company to purchase the Property and Duss, Kenney, Safer, Hampton & Joos, P.A. and Old Republic National Title Insurance Company to issue a policy of title insurance without requiring a new survey in order to delete the survey exception and unrecorded easement exception, and/or insuring a new mortgage on the Property, with the intention of reliance hereon.
8. Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that Affiant has read, or has had read to himself, the full facts of this Affidavit and understand its content.

Ray Lane Properties, LLC, a Florida limited liability company

Raymond Lane

Raymond L. Lane
Its Manager

State of Florida
County of Duval

The foregoing instrument was sworn to before me by means of physical presence or ___ online
notarization, on ~~May 19~~ ^{May 13, 2022} by Raymond L. Lane, on behalf of Ray Lane Properties, LLC, a Florida limited
liability company, who is personally known to me or who produced a _____
as identification and who did/did not take an oath.

Mary A. Robison

Notary Public
State of Florida at Large

My Commission Expires: 10/6/24

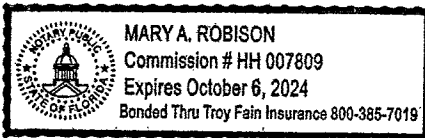


EXHIBIT A

TRACT 15 AND PART OF TRACTS 14 AND 16, BLOCK 1, SECTION 21 AND TRACT 9 AND PART OF TRACT 10, BLOCK 2, SECTION 22 AND PART OF A 30.0 FOOT RIGHT OF WAY (CLOSED BY ORDINANCE 90-1221-528 AND RECORDED IN O.R. BOOK 7034, PAGE 1496) LYING BETWEEN SAID BLOCKS 1 AND 2, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF C.S.X. RAILROAD (A 200.0 FOOT RIGHT OF WAY) WITH THE WEST LINE OF ADDOR LANE (FORMERLY KNOWN AS PIKE ROAD) (A 60.0 FOOT RIGHT OF WAY); THENCE THE FOLLOWING TWO COURSES ALONG THE WEST LINE AND THE SOUTHERLY PROLONGATION OF SAID ADDOR LANE (FORMERLY PIKE ROAD), SOUTH 00°-48'-41" EAST, 516.58 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-48'-41" EAST, 804.14 FEET, TO THE NORTH LINE OF INTERSTATE HIGHWAY NO. 10 (A LIMITED ACCESS 300.0 FOOT RIGHT OF WAY) AND A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 23,068.31 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 10, COURSE 1, AROUND AND ALONG SAID CURVE AND THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 10, THROUGH A CENTRAL ANGLE OF AN ANGLE OF 02°-49'-20", AN ARC DISTANCE OF 1,136.27 FEET (CHORD BEARING AND DISTANCE NORTH 86°-56'-31" EAST, 1,136.16 FEET, TO ITS POINT OF TANGENCY; THENCE, COURSE 2, NORTH 88°-25'-45" EAST, 276.25 FEET; THENCE NORTH 03°-39'-22" WEST, 755.57 FEET; THENCE NORTH 89°-16'-49" WEST, 679.61 FEET; THENCE SOUTH 87°-55'-22" WEST, 694.87 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE THE FOLLOWING DESCRIBED LANDS:

LIFT STATION SITE (PARCEL 3)

A PART OF TRACT 15, BLOCK 1, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE C.S.X. RAILROAD (A 200.0 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF ADDOR LANE (A 60.0 FOOT RIGHT OF WAY, FORMERLY KNOWN AS PIKE ROAD); THENCE SOUTH 00°-48'-41" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 516.58' THENCE NORTH 87°-55'-22" EAST, A DISTANCE OF 60.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED ADDOR LANE; THENCE SOUTH 00°-48'-41" EAST, ALONG THE SOUTHERLY PROLONGATION OF SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.0 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 00°-48'-41" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 87°-55'-22" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°-48'-41" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 87°-55'-22" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°-48'-41" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 87°-55'-22" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°-48'-41" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87°-55'-22" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT A continued

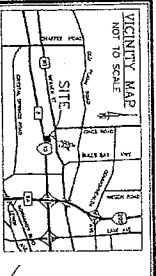
OFFSITE MITIGATION PARCELS

Tract 16, Block 4, Section 1, Township 3 South, Range 24 East, Jacksonville Heights, according to plat thereof recorded in Plat Book 5, page 93 of the current Public Records of Duval County, Florida. Except any part lying within Chaffee Road and the South 15 feet as reserved for road purposes on said plat.

AND

Lots 191 and 192, Confederate Crossing South, according to plat thereof as recorded in Plat Book 45, page 30, 30A through 30H, of the current public records of Duval County, Florida.

Exhibit "B"
Survey



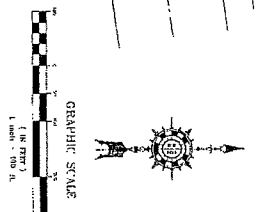
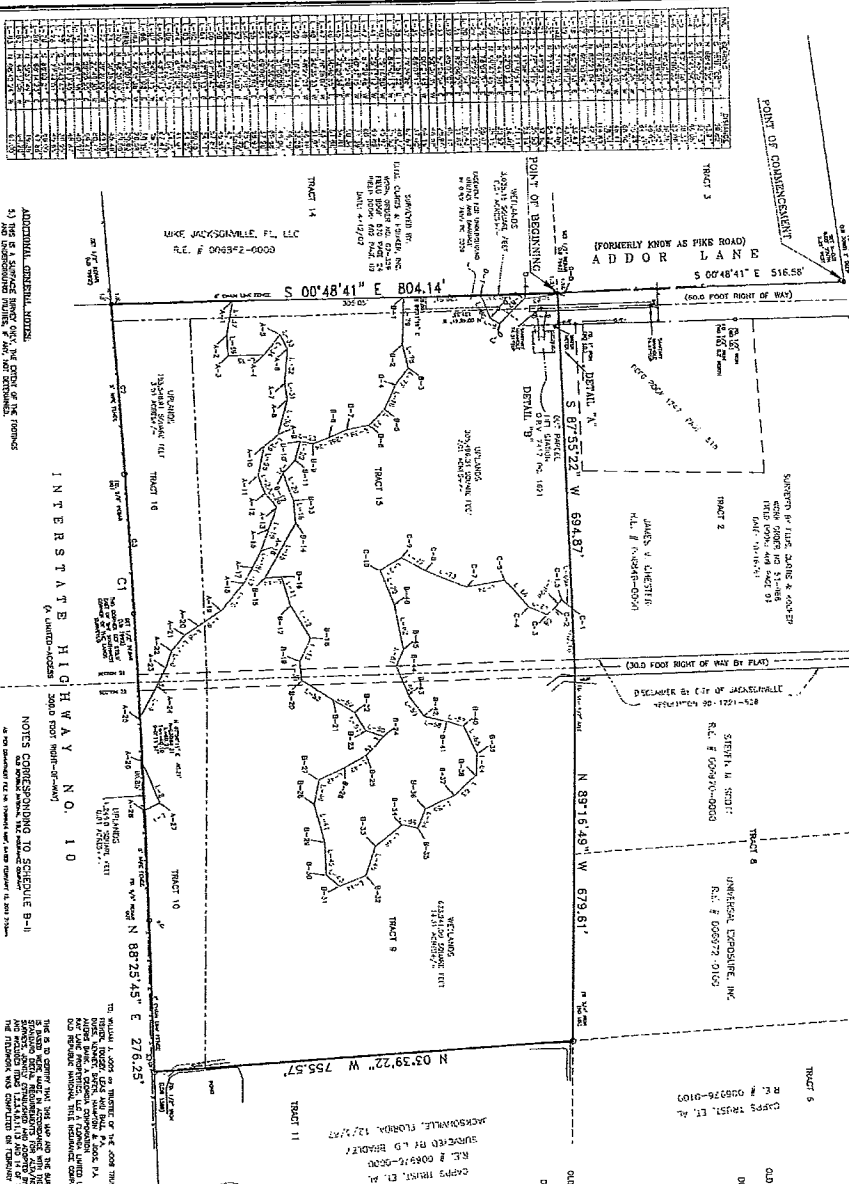
VICINITY MAP
NOT TO SCALE

STATE ROAD NO. 10 ~ U.S. HIGHWAY NO. 90

RAILROAD

BEAVER STREET ~ STATE ROAD NO. 10 ~ U.S. HIGHWAY NO. 90

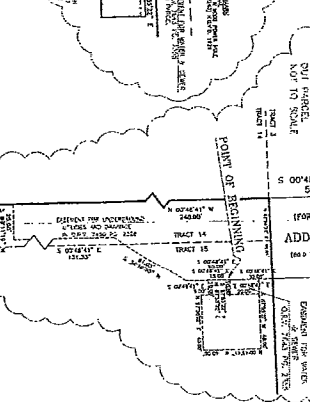
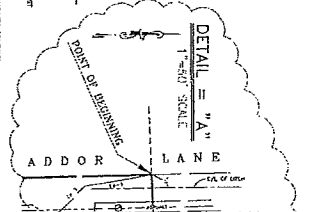
C. S. K. RAILROAD
(ROAD RIGHT OF WAY)



RECEIVED: JULY 21, 2022

CERTIFIED TO BE ACCURATE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, F.S., AS AMENDED, BY THE STATE OF FLORIDA.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Florida Member of the American Land Title Association
DUNS, HENRY, STEPHEN, HANFORD & SONS, P.A.
MEMPHIS, TENNESSEE



CERTIFIED TO WILLIAM J. JOES AS TRUSTEE OF THE JOES TRUST
DUNS, HENRY, STEPHEN, HANFORD & SONS, P.A.
MEMPHIS, TENNESSEE

RAY LANE PROPERTIES, LLC A GEORGIA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MEMPHIS, TENNESSEE

ALTA/NSPS LAND TITLE SURVEY

ESK LAND SURVEYORS, INC.
1401 JACKSONVILLE AVENUE, SUITE 200
JACKSONVILLE, FLORIDA 32202
PHONE: 904.733.1111
FAX: 904.733.1112
WWW.ESKLANDSURVEYORS.COM

LEGEND

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TRACT NO.	ACRES	AREA
1	1.23	1.23
2	1.45	1.45
3	1.67	1.67
4	1.89	1.89
5	2.11	2.11
6	2.33	2.33
7	2.55	2.55
8	2.77	2.77
9	2.99	2.99
10	3.21	3.21
11	3.43	3.43

DRAWN BY: [Name]

DATE: [Date]