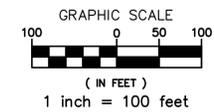


DESCRIPTION (O.R.B. 6098, PAGE 334):

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 00°33'06" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 1342, OF THE PUBLIC RECORDS OF SAID COUNTY, 530.31 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD, A 200 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 76°22'54" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 422.25 FEET; THENCE ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1998, PAGE 1258, SAID PUBLIC RECORDS, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 22°51'22" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 464.31 FEET; 2) SOUTH 16°17'58" EAST, 762.27 FEET; 3) SOUTH 38°10'19" WEST, 265.75 FEET; 4) SOUTH 63°01'24" WEST, 246.22 FEET TO A POINT LYING ON THE EASTERLY LINE OF DURBIN CROSSING NORTH PHASE 1 - UNIT 2, AS RECORDED IN MAP BOOK 58, PAGES 70 THROUGH 81, SAID PUBLIC RECORDS; THENCE NORTH 03°00'52" WEST, ALONG SAID EASTERLY LINE 1050.59 FEET TO THE POINT OF BEGINNING.

Excepting any part in any road right of way as now established.



SECTION 36, T-4-S, R-27-E
SECTION 1, T-5-S, R-27-E
MAP BOOK 58, PAGES 70 - 81

POINT OF BEGINNING
N.W. CORNER OF THE
N.E. 1/4 OF SECTION 1

O.R.B. 6098,
page 334
± 10.64 acres

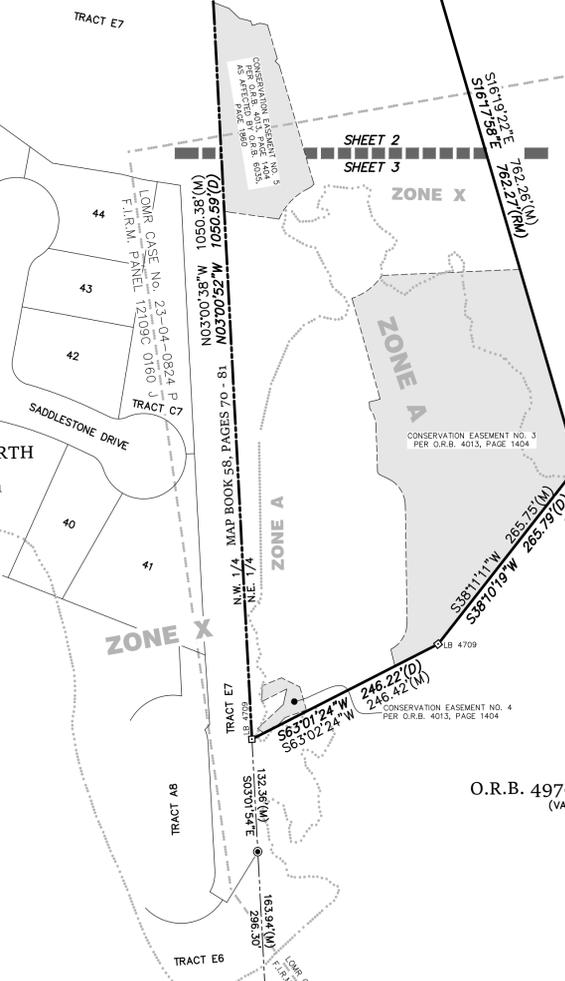
O.R.B. 5976, page 12/76
(COMMERCIAL PROPERTIES)

RACE TRACK ROAD
(200' PUBLIC R/W)

SECTION 36, T-4-S, R-27-E
SECTION 1, T-5-S, R-27-E

- LEGEND
(C) - DENOTES CALCULATED
CB - DENOTES FLAT GRATE CATCH BASIN
(COLOR) - DENOTES (CONDITIONAL) LETTER OF MAP REVISION (FLL)
(D) - DENOTES DEED
(M) - DENOTES MEASURED
(P) - DENOTES PLAT
E - DENOTES CENTERLINE
A/C - DENOTES AIR CONDITIONER
C - DENOTES CURVE
C&G - DENOTES CONCRETE CURB AND GUTTER
CERT. - DENOTES CERTIFICATION
C.M. - DENOTES 4" X 4" CONCRETE MONUMENT
CO - DENOTES CLEAR-OUT
CPP - DENOTES CORRUGATED PLASTIC PIPE
F.E.M.A. - DENOTES FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. - DENOTES FLOOD INSURANCE RATE MAP
F.P.&L. - DENOTES FLORIDA POWER AND LIGHT
FB - DENOTES FIELD BOOK
F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
FND - DENOTES FUND
HOPE - DENOTES HIGH-DENSITY POLYETHYLENE PIPE
HW - DENOTES HEADWALL
I.D. - DENOTES IDENTIFICATION
I.P. - DENOTES IRON PIPE
JEA - DENOTES JEA EASEMENT
JEA-EE - DENOTES JEA EQUIPMENT EASEMENT
LBN - DENOTES LICENSED BUSINESS NUMBER
LOMA - DENOTES LETTER OF MAP AMENDMENT
M.B. - DENOTES MAP BOOK
MES - DENOTES CONCRETE MITERED END SECTION
NAD 83 - DENOTES NORTH AMERICAN DATUM OF 1983
N.T.S. - DENOTES NOT TO SCALE
N/A - DENOTES NOT APPLICABLE/AVAILABLE
NO - DENOTES NUMBER
O.H.L. - DENOTES OVERHEAD UTILITY LINES
O.R.B. - DENOTES OFFICIAL RECORDS BOOK
P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
P.S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
R-27-E - DENOTES RANGE 27 EAST
R.C.P. - DENOTES REINFORCED CONCRETE PIPE
R/W - DENOTES RIGHT OF WAY
S.R.W.M.D. - DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
S.R.D. - DENOTES STATE ROAD DEPARTMENT (CURRENTLY DEPARTMENT OF TRANSPORTATION)
STA - DENOTES STATION
T-4-S - DENOTES TOWNSHIP 4 SOUTH
V.C. - DENOTES VITRIFIED CLAY PIPE
YD - DENOTES YARD DRAIN
R - DENOTES REFLECTOR
G - DENOTES GRATE INLET
B - DENOTES BOLLARD
LP - DENOTES LIGHT POLE
F - DENOTES FIBERGLASS LIGHT POLE
S - DENOTES SANITARY MANHOLE
W - DENOTES WATERMETER
R - DENOTES CABLE RISER
E - DENOTES ELECTRIC RISER
T - DENOTES TELEPHONE RISER
V - DENOTES WATER VALVE
I - DENOTES IRRIGATION METER
D - DENOTES DRAINAGE MANHOLE
A - DENOTES ELECTRIC STUBOUT
S - DENOTES SIGN, AS LABELED
H - DENOTES FIRE HYDRANT
W - DENOTES WATER CONTROL BOX
F - DENOTES FIBER OPTIC MARKER
S - DENOTES SANITARY VALVE
C - DENOTES SANITARY CLEAN OUT
I - DENOTES IRRIGATION VALVE
M - DENOTES TELEPHONE MANHOLE
S - DENOTES SEWER STUBOUT
C - DENOTES SEWER CLEANOUT INSIDE METER BOX
V - DENOTES SPRINKLER VALVE
G - DENOTES GROUND LIGHT
B - DENOTES BENCHMARK
W - DENOTES WATER METER
U - DENOTES UTILITY POLE
P - DENOTES UTILITY POLE
A - DENOTES GUY ANCHOR
B - DENOTES BENCHMARK
F - DENOTES 4" CHAIN LINK FENCE
W - DENOTES WIRE FENCE
V - DENOTES 6" VINYL FENCE
W - DENOTES WELL
C - DENOTES CATCH BASIN
G - DENOTES GATE
F - DENOTES FENCE
S - DENOTES TOP OF BANK
S - DENOTES SEWER LINE
O - DENOTES OVERHEAD ELECTRIC LINE
O - DENOTES VARIOUS OVERHEAD UTILITY LINES
C - DENOTES CABLE TELEVISION LINE
W - DENOTES WATER LINE
F - DENOTES 4" CHAIN LINK FENCE
W - DENOTES WIRE FENCE
B - DENOTES BREAK LINE
C - DENOTES CONCRETE
A - DENOTES ASPHALT
G - DENOTES MILLINGS & GRAVEL

DURBIN CROSSING NORTH
PHASE 1 - UNIT 2
MAP BOOK 58, PAGES 70 - 81



O.R.B. 4978, page 498
(VACANT)

O.R.B. 5959, page 1203
(APARTMENT COMPLEX)

- GENERAL NOTES:
1. MEASURED BEARINGS ARE BASED ON THE S'LY R/W LINE OF RACE TRACK ROAD AS BEING S76°24'29"E AS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEM METHODS (FLORIDA STATE PLANE - EAST ZONE - NAD 83).
2. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "A" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 125147, PANEL NUMBER 12109C 0160 J, DATED DECEMBER 19, 2023 AND LOMR CASE NO. 23-04-0824P WITH AN EFFECTIVE DATE OF DECEMBER 19, 2023. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. AND LOMR MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, ST. JOHNS COUNTY.
3. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO VISIBLE IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON WERE INTENDED TO BE LOCATED UNDER THE SCOPE OF THIS SURVEY.
4. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
5. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=100' OR SMALLER FOR SHEET 1, AND A SCALE OF 1"=50' OR SMALLER FOR SHEETS 2 & 3.
6. BUILDING AND IMPROVEMENT TIES, IF ANY, AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
7. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED OR DIGITAL SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE INITIAL SIGNING DATE.
8. DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
10. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
11. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.

ITEM FROM SAID TITLE COMMITMENT
7. Conservation Easements recorded in Official Records Book 3956, page 230 and Official Records Book 4013, page 1404 as affected by Partial Release of Regulatory Conservation Easement in Exchange for Substitute Mitigation recorded in Official Records Book 6035, page 1860. (SURVEYOR'S COMMENT: PROPERTY IS AFFECTED, PLOTTED.)

NOTE: THIS SURVEY CONSISTS OF THREE SHEETS AND IS NOT FULL AND COMPLETE WITHOUT ALL THREE SHEETS

Table with columns: REV, DATE, BY, CK'D, FB, PG, DESCRIPTION. Includes 'Prepared For: ALSP PROPERTIES' and 'Certified To: LENNAR HOMES, LLC'.



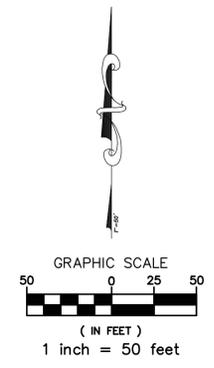
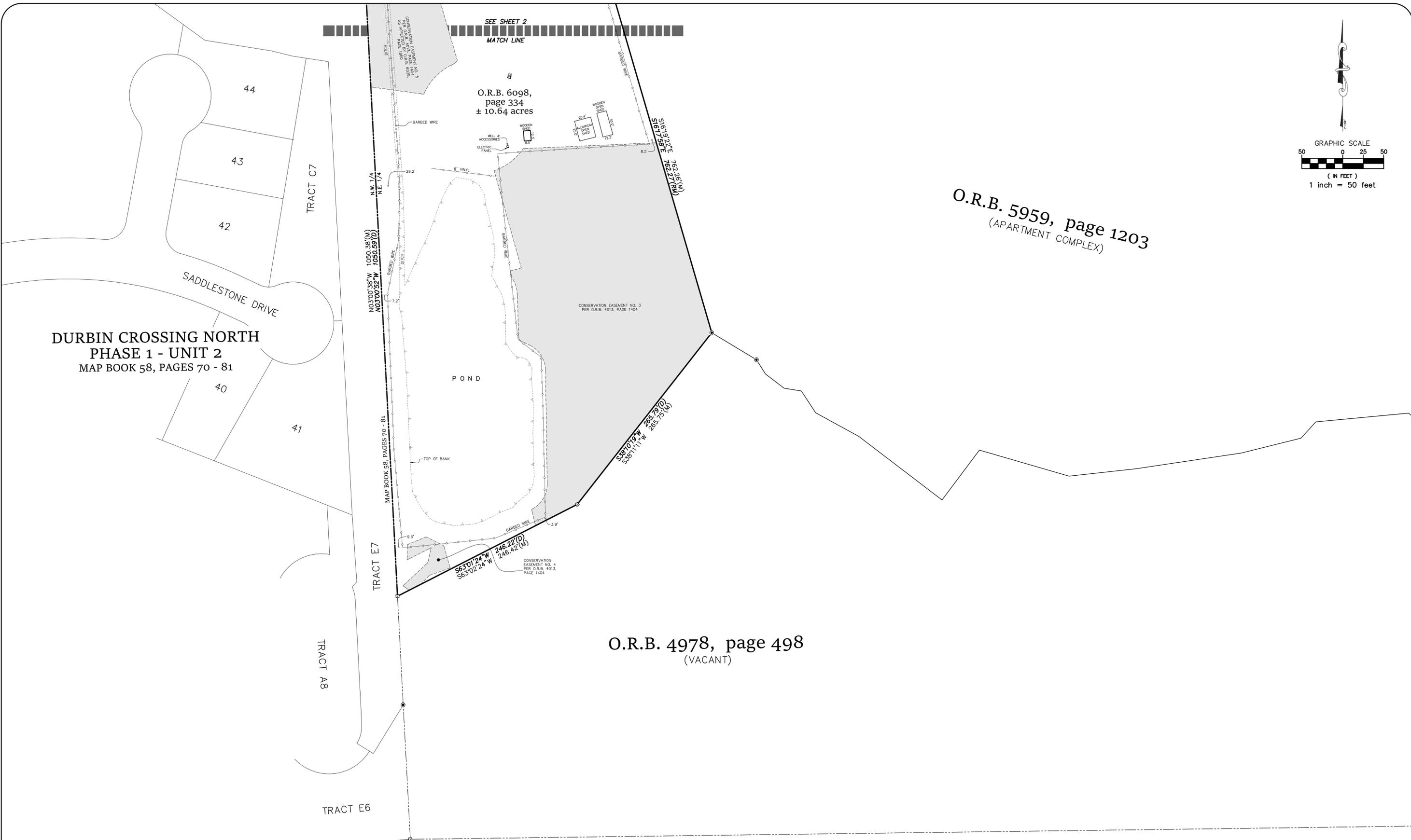
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1501 COUNTY ROAD 315, SUITE NO. 106
GREEN COVE SPRING, FL 32043
(904) 284-2224/(904) 284-2258
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CERTIFICATE OF AUTHORIZATION LB #6991



Boundary Survey
OF A PORTION OF SECTION 36,
TOWNSHIP 4 SOUTH, RANGE 27 EAST,
TOGETHER WITH A PORTION OF SECTION 1,
TOWNSHIP 5 SOUTH, RANGE 27 EAST,
BOTH IN ST. JOHNS COUNTY, FLORIDA

SEPTEMBER 22, 2025
WORK COMPLETED
DRAFT
JOHN S. ADAMS, P.L.S., FLORIDA CERT. NO. 4469

Table with columns: DATE, SCALE, SHEET, PROJECT NO., REVISION. Includes 'DATE: 9/22/25', 'SCALE: 1"=100'', 'SHEET 1 OF 3', 'PROJECT NO. 692-24-006'.



NOTE: THIS SURVEY CONSISTS OF THREE SHEETS AND IS NOT FULL AND COMPLETE WITHOUT ALL THREE SHEETS

Prepared For: ALSOP PROPERTIES						Certified To: LENNAR HOMES, LLC												
REV.	DATE	BY	CK'D	FB	PG	DESCRIPTION	DRAWN BY:	JSA	CHECKED BY:	JSA	F.I.R.M. FLOOD ZONE:	X & A	ELEVATION:	(N/A) (U)	PANEL NO.:	12109C 0160 J & LOMR	FB/PG:	& DATA COLLECTED

LAND SURVEYORS
PLANNING & DRAFTING
LAND DEVELOPMENT CONSULTANTS

BARTRAM TRAIL SURVEYING, INC.

1501 COUNTY ROAD 315, SUITE NO. 106
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Boundary Survey
OF A PORTION OF SECTION 36,
TOWNSHIP 4 SOUTH, RANGE 27 EAST,
TOGETHER WITH A PORTION OF SECTION 1,
TOWNSHIP 5 SOUTH, RANGE 27 EAST,
BOTH IN ST. JOHNS COUNTY, FLORIDA

I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the Standards of Practice as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 55-17 F.A.C. Pursuant to Section 472.027, Florida Statutes, subject to all notes and notations shown hereon.

SEPTEMBER 22, 2025
FIELD WORK COMPLETED

XXXXXXXXXXXXXXXXXX
MAP ORIGINALLY SIGNED

DRAFT

JOHN S. ADAMS, P.L.S., FLORIDA CERT. NO. 4469

DATE:	9/22/25	SCALE:	1"=50'
SHEET	3	OF	3
PROJECT NO.:	692-24-006	REVISION:	