MAP OF ROYAL LAKES WTP

TITLE COMMITMENT ORDER NO. 7000002

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, STRAITE, LYING AND BEING A PART OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CONSOLIDATED CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 3, WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89 DEGREES 17 MINUTES 13 SECONDS EAST ALONG SAID NORTHERLY LINE OF GOVERNMENT LOT 3, 1600.00 FEET; THENCE SOUTH 0 DEGREES 42 MINUTES 46 SECONDS WEST, 1200.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 13 SECONDS EAST, 400.00 FEET; THENCE SOUTH 1 DEGREE 42 MINUTES 46 SECONDS WEST, 400.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 13 SECONDS WEST, 400.00 FEET; THENCE NORTH 1 DEGREE 42 MINUTES 46 SECONDS WEST, 400.00 FEET TO THE POINT OF BEGINNING.

LEGEND:

O.R.B. DENOTES OFFICIAL RECORDS BOOK

O.R.V. DENOTES OFFICIAL RECORDS VOLUME

(D) DENOTES DEED BEARING (SEE NOTE 4).

(C) DENOTES CALCULATED BEARING (SEE NOTE 4).

NOTES:

1. NORTH AS SHOWN HEREON IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 27 EAST, BEING SOUTH 89°17'13" EAST, ACCORDING TO DEED RECORDED IN OFFICIAL RECORDS VOLUME 2468, PAGE 1087 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

3. ACCORDING TO THE DEED RECORDED IN OFFICIAL RECORDS VOLUME 2468, PAGE 1087, THE EAST AND WEST LINES OF THE SUBJECT PROPERTY ARE STATED TO BE AT A BEARING OF SOUTH 0°42'46" EAST AND NORTH 0°42'46" WEST, RESPECTIVELY, WHILE THE ADJOINING DEEDS STATE THESE LINES TO BE SOUTH 00°02'48" WEST AND NORTH 00°02'48" EAST, RESPECTIVELY. THE OCCUPATION APPEARS TO AGREE WITH THE BEARINGS OF THE ADJOINING DEEDS. THEREFORE, IT IS BELIEVED THAT THE DEED RECORDED IN OFFICIAL RECORDS VOLUME 2468, PAGE 1087 IS IN ERROR.

4. THIS MAP WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 7000002, WITH A COMMITMENT DATE OF 8-11-16. THE FOLLOWING EXCEPTIONS ARE LISTED IN ITS SCHEDULE B-II:

ITEMS 1-4 AND 11 ARE NOT MATTERS OF SURVEY.

5. EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2997, PAGE 160. AFFECTS THE SUBJECT PROPERTY. THE EASEMENT IS SHOWN ON THE MAP.

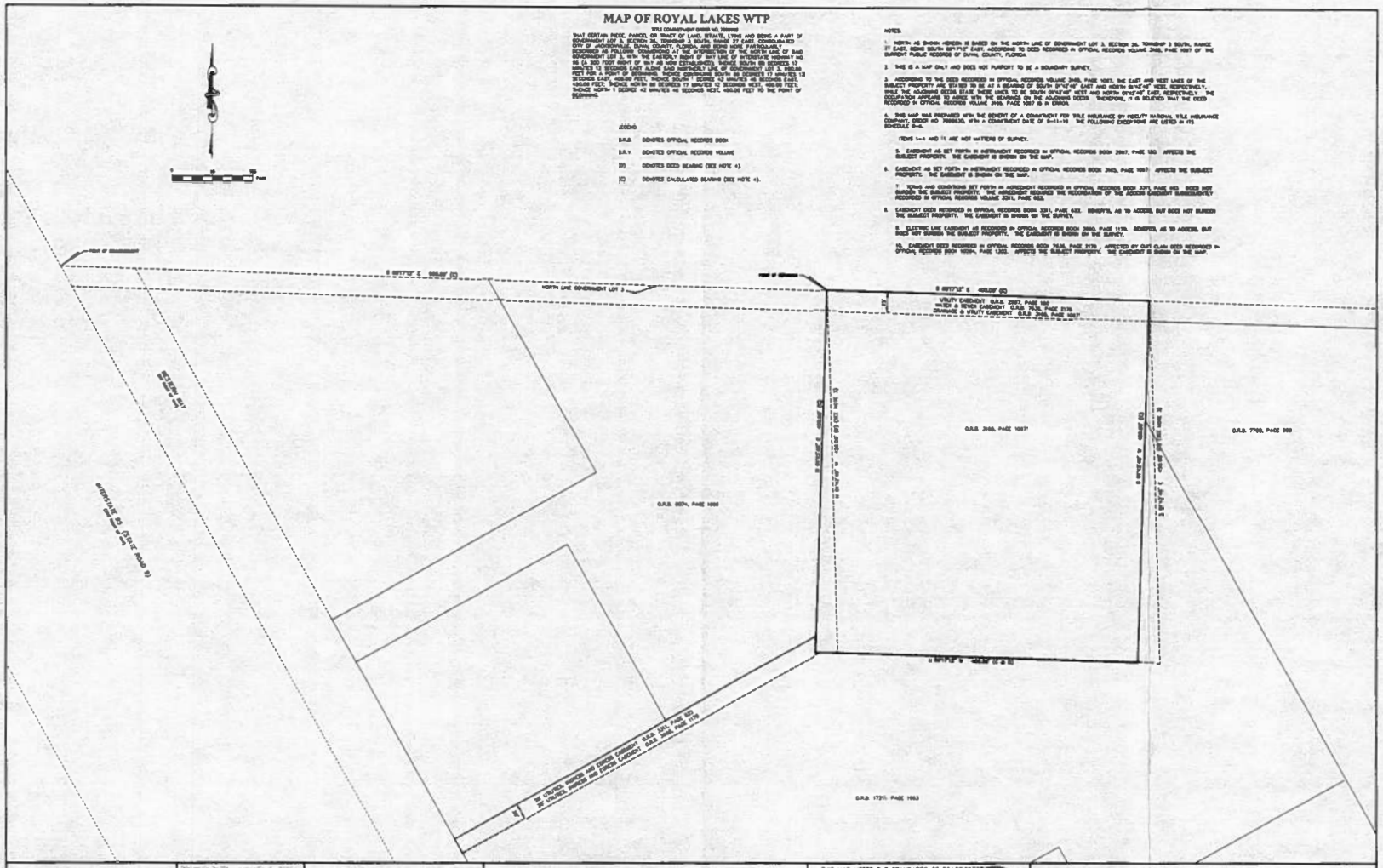
6. EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2468, PAGE 1087. AFFECTS THE SUBJECT PROPERTY. THE EASEMENT IS SHOWN ON THE MAP.

7. TERMS AND CONDITIONS SET FORTH IN AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3371, PAGE 672. DOES NOT BURDEN THE SUBJECT PROPERTY. THE AGREEMENT REQUIRED THE RELOCATION OF THE ACCESS EASEMENT SUBSEQUENTLY RECORDED IN OFFICIAL RECORDS VOLUME 3371, PAGE 622.

8. EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 3371, PAGE 622. BENEFITS, AS TO ACCESS, BUT DOES NOT BURDEN THE SUBJECT PROPERTY. THE EASEMENT IS SHOWN ON THE SURVEY.

9. ELECTRIC LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3000, PAGE 1170. BENEFITS, AS TO ACCESS, BUT DOES NOT BURDEN THE SUBJECT PROPERTY. THE EASEMENT IS SHOWN ON THE SURVEY.

10. EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 7635, PAGE 2170. AFFECTED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 16094, PAGE 1302. AFFECTS THE SUBJECT PROPERTY. THE EASEMENT IS SHOWN ON THE MAP.



FIELD BOOK: x PAGE(S): x	DRAWING DATE: JANUARY 9, 2020
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SURVEYORS, INC.

THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 F.A.C.

Brenda D Catone
2020.01.10 09:31:15 -05'00'

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATE NO. 5447

NOTICE:
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

JEA

Exhibit 2
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