

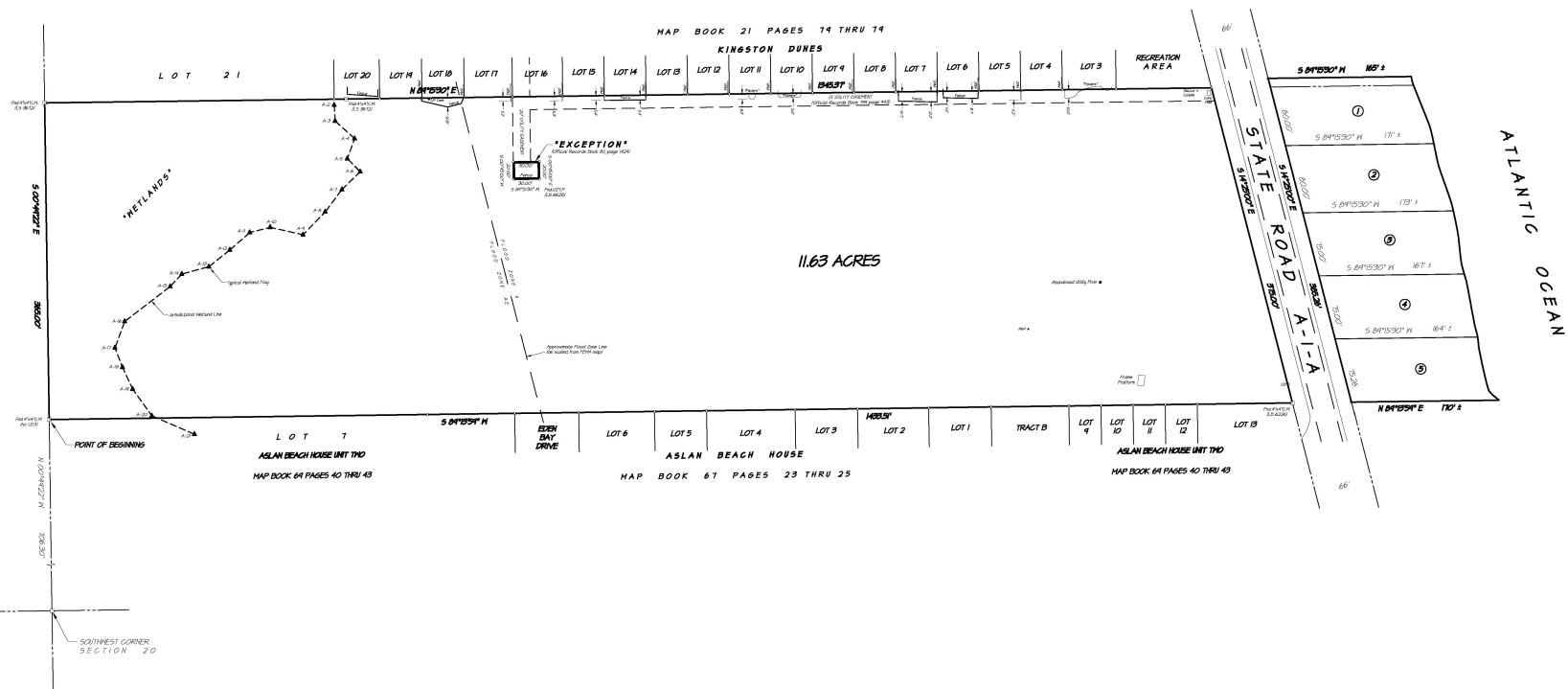


**Southeast Asset Specialists, LLC**  
 Licensed Real Estate Broker

**BOUNDARY AND SURVEY MAP**

A parcel of land situated in Section 20, Township 6 South Range 30 East, St. John County, Florida, said parcel being more particularly described as follows:  
 For a Point of Reference, commence at the southwest corner of said Section 20 thence on the west line thereof, run North 00 degrees 41 minutes 22 seconds West, 607.90 feet to a concrete monument and the Point of Beginning thence continue on said west line North 00 degrees 41 minutes 22 seconds West, 365.00 feet to a concrete monument at the southwest corner of Kingston Dunes, according to plat recorded in Map Book 21, page 79 of the public records of said St. John County thence on the south line thereof, run North 04 degrees 15 minutes 30 seconds East, 1345.37 feet to the west line of State Road A-1-A, a 66 foot wide right-of-way thence on that said line, run South 14 degrees 25 minutes 00 seconds East, 375.00 feet to a concrete monument at the northwest corner of Lot 15, Aslan Beach House Unit Two, according to plat recorded in Map Book 64, pages 40, 41, 42 and 43 of said public records thence on the north line thereof, and on the north line of Aslan Beach House, according to plat recorded in Map Book 67, pages 23, 24 and 25 of said public records, run South 04 degrees 13 minutes 58 seconds West, 1163.58 feet to the Point of Beginning, Containing 11.63 acres, more or less, in one.

LESS AND EXCEPT a parcel of land, according to Official Records Book 61, page 1424 of the public records of St. John County, Florida.  
 Subject to an easement for utilities, according to Official Records Book 794, page 443 of the public records of St. John County, Florida.



- AS Denotes Air Conditioner
- GR Denotes Gable Pole
- RT Denotes Electric Transformer
- PL Denotes Pole Light
- LP Denotes Light Pole
- LF Denotes Light Pole
- PH Denotes Pole Holder
- PP Denotes Pole Holder

**GENERAL NOTES**  
 1) Underground improvements/utilities crossing or serving the property hereon, were not located.  
 2) The property hereon was not abstracted for conveyance, restrictions or easements of record.  
 3) Easement hereon are based on S 14°25'00" E for the right-of-way line of State Road A-1-A.  
 4) According to Federal Emergency Management Agency Flood Insurance Rate Maps, Community Flood 12076, District 11, dated September 2, 2004, the property shown hereon is situated in zones AE and X.

CERTIFIED TO: South Pointe Vendors, LLC

SCALE: 1" = 60'

FILE 10-128 FIELD BOOK 105 JOB 5-128 CAD 45155PV

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 JOHN M. McLEARN, FISH  
 PROFESSIONAL SURVEYOR & CARTOGRAPHER  
 LICENSE NO. 15,571  
 SURVEY DATE: JULY 2, 2025  
 JIM Gardner & Company, LLC  
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**SURVEY**