

L25 S 01°37'47" E

L26 S 04°51'43" E

L27 N 44°01'58" E

L28 | S 42°00'37" E |

L29 | S 08°37'46" E | 99.30'

SURVEYOR'S NOTES:

- 1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
- 2. Surveyor has reviewed Commitment for Title Insurance, issued by First American Title Insurance Company, Commitment No. NCS-1017034-MPLS, commitment date of June 4, 2020 at 8:00 a.m.. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
- 3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- 4. No underground installations, improvements or encroachments, have been located except those shown hereon
- 5. Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-East Projection, with XXX having a grid bearing of XXX.
- 6. Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey benchmark "X XXX", located XX, Florida, published elevation = XX.XX' (NAVD88).
- 7. Bearings and distances shown hereon are field measured, unless otherwise indicated.
- 8. The text for ties to improvements indicates the direction they lie in relation to the boundary.
- 9. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, St. Johns River Water Management District (S.J.R.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
- 10. Subject property appears to lie in Flood Zones "X" and "A" according to F.I.R.M. Community Panel 12109C0292J, dated 12/7/2018.
- 11. No evidence of recent earth moving work, building construction or building additions were observed in process of conducting the field work.

L55 S 60°16'56" W 42.35'

L56 S 37°03'10" W 29.39'

L57 | S 51°17'40" E | 51.91'

- 12. No proposed changes in right-of-way line are known of by the surveyor. No evidence of recent street or sidewalk construction or repairs were observed in the course of conducting the field work.
- 13. No evidence of the subject property site being used as a solid waste dump, sump or sanitary landfill were observed in the process of conducting the fieldwork.
- 14. The wetlands shown hereon were delineated and located on 6/12/2020.

LINE TABLE											
LINE	BEARING	DISTANCE									
L1	S 85°38'28" W	100.87	L30	S 05°44'54" E	182.00'	L58	S 06°30'26" W	53.47'	L86	S 05°25'03" W	28.78
L1(D)	S 85°40'18" W	101.19	L31	N 77°22'24" W	32.21'	L59	S 26°17'46" W	52.87	L87	S 44°00'30" E	15.45'
L2	N 80°37'34" W	50.54	L32	N 13°33'32" W	103.70'	L60	S 10°23'48" W	52.55'	L88	S 05°41'06" W	52.55'
L2(D)	N 80°35'11" W	50.40'	L33	N 24°30'20" W	35.48'	L61	S 27°37'45" E	38.91'	L89	S 09°24'09" W	24.88'
L3	N 78°02'34" W	310.64	L34	S 52°30'14" W	26.18'	L62	S 23°15'12" W	51.32'	L90	S 46°16'54" E	20.67
L3(D)	N 78°02'48" W	310.63'	L35	N 19°39'03" W	32.23'	L63	S 11°33'01" E	20.99'	L91	S 12°19'37" E	30.50'
 L4	N 73°03'19" W	103.75	L36	N 04°50'02" W	55.15'	L64	S 27°59'19" W	81.50'	L92	S 12°02'16" W	19.78'
L4(D)	N 73°01'03" W	103.77	L37	N 26°51'09" W	78.15'	L65	N 88°14'56" W	47.39'	L93	N 77°43'45" W	10.23
L5	N 41°04'35" W	18.44	L38	N 02°26'56" W	47.86'	L66	N 85°44'30" W	22.75'	L94	S 24°16'03" W	24.24
 L5(D)	N 41°14'03" W	18.32'	L39	N 65°00'58" E	30.82'	L67	S 41°12'55" E	11.61'	L95	S 10°46'33" E	37.19'
L6	N 07°04'14" W		L40	N 13°53'26" E	25.36'	L68	S 53°19'40" E	32.35'	L96	S 80°09'18" E	33.82
		20.40'	L41	N 73°13'23" W	42.26'	L69	N 87°43'15" E	26.56'	L97	S 08°34'32" E	45.74
L6(D)	N 07°12'42" W	20.49'	L42	S 71°59'34" W	46.03'	L70	S 04°48'07" W	65.63'	L98	S 02°31'05" E	52.30'
L7	N 01°44'14" W	47.53'	L43	N 48°42'22" W	40.05'	L71	S 14°30'59" W	78.31'	L99	S 11°35'16" E	33.45'
L7(D)	N 01°53'41" W	47.54	L44	N 45°22'27" W	53.82'	L72	S 00°38'37" E	23.15'	L100	S 01°38'09" W	30.09'
L8	N 03°27'43" W	35.26'	L45	N 27°20'06" W	17.07	L73	S 15°07'20" E	19.33'	L101	S 01°35'52" E	54.37
L9	N 07°31'08" W	27.21'	L46	N 78°43'25" W	34.20'	L74	S 30°46'13" W	29.47	L102	S 51°28'29" W	16.17
L9(D)	N 07°18'11" W	27.07	L47	N 84°37'26" W	68.48'	L75	S 27°17'19" E	29.29'	L103	S 07°57'47" E	39.69
L10	S 87°01'16" W	253.69'	L48	S 87°48'55" W	103.23'	L76	S 04°30'11" W	46.81	L104	S 38°17'42" E	28.47
L11	N 89°30'20" E	99.91'	L49	S 78°13'28" W	46.52'	L77	S 15°14'42" W	25.49'	L105	S 87°30'02" E	55.56'
L12	N 02°32'26" W	100.60'	L50	S 89°26'19" W	18.88'	L78	S 15°55'18" E	40.49'	L106	S 13°14'17" W	46.99
L13	S 89°07'24" W	99.66'	L51	S 53°06'13" W	24.98'	L79	S 05°40'33" E	56.35'	L107	N 86°33'16" W	49.48
L23	S 88°33'26" W	105.53'	L52	S 53°30'29" W	20.26	L80	S 21°16'54" W	46.60'	L108	N 05°52'17" E	45.43
L24	S 25°30'43" E	47.14'	L53	N 63°44'46" W	21.90'	L81	S 15°03'14" E	23.24'			I

L82 S 04°53'35" E 34.66'

L83 S 06°33'30" E 58.51'

L84 S 26°10'52" E 31.10'

L85 S 00°16'46" W 51.86'



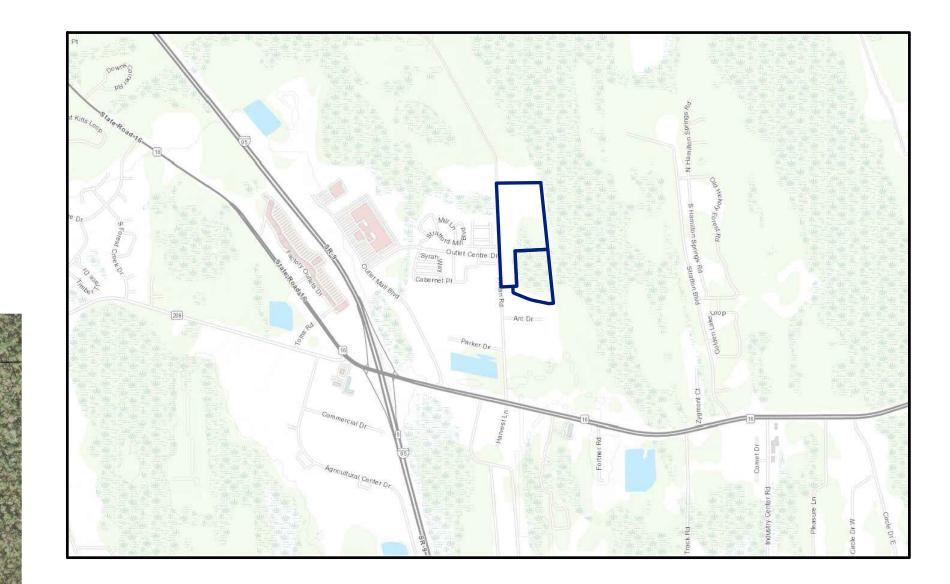
AN ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R. 769, PG.238

OF A PORTION OF

SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST

ST. JOHNS COUNTY, FLORIDA



DESCRIPTION: (per Commitment for Title Insusrance, issued by First American Title Insurance Company, Commitment No. NCS-1017034-MPLS, commitment date of June 4, 2020 at 8:00 a.m.)

PARCEL 1:

A portion of Section 5, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

BEGINNING at the Southeast corner of those certain lands described in deed recorded in

Official Records Book 769, Page 238 of the public records of said County, said point being situate on the East line of said Section 5, the same being the West line of the Martin Hernandez Grant, Section 53, said Township 7 South, Range 29 East; thence S.06°01'40"E., along the division line between said Section 5 and 53, a distance of 1458.07 feet; thence S.87°12'47"W., 713.24 feet; thence S.02°47'13"E., 768.30 feet; thence S.86°58'07"W., 340.25 feet to the Easterly right of way line of Inman Road (a 60 foot right of way); thence N.02°34'47"W., along said Easterly right of way line, 2259.51 feet to the Southwest corner of said lands in Official Records Book 769, Page 238; thence N.89°14'07"E., along the South line of said last mentioned lands, 963.48 feet to the POINT OF BEGINNING. EXCEPTING therefrom that portion thereof conveyed in Official Records Book 1362, Page 1394, of said public records

AND

PARCEL 2:

A portion of Section 5, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of those certain lands described in deed recorded in Official Records Book 769, Page 238 of the public records of said County, said point being situated on the East line of said Section 5, the same being the West line of the Martin Hernandez Grant, Section 53, said Township 7 South, Range 29 East; thence S.06°01'40"E., along the division line between said Section 5 and 53, a distance of 1458.07 feet for a POINT OF BEGINNING; thence continue S.06°01'40"E., along said last mentioned line, 1178.74 feet; thence S.85°40'18"W., 101.19 feet; thence N.80°35'11"W., 50.40 feet; thence N.78°02'48"W., 310.63 feet; thence N.73°01'03"W., 103.77 feet: thence N.67°52'38"W., 334.76 feet; thence N.41°14'03"W., 18.32 feet; thence N.07°12'42"W., 20.49 feet; thence N.01°53'41"W., 47.54 feet; thence N.03°19'49"W., 35.25 feet; thence N.07°18'11"W., 27.07 feet; thence N.86°58'07"E., 86.85 feet; thence N.02°47'13"W., 768.30 feet; thence N.87°12'47"E., 713.24 feet to the POINT OF

SCHEDULE B-II					
ITEM No. 10	Matters contained in County Of St. John's Ordinance Number 2006—136 recorded in Official Records Book 2825, Page 602, and Assignment Of Development Rights recorded in Official Records Book 3346, page 1719, and the terms and conditions of QuitClaim Assignment of Development Rights recorded in Official Records Book 3864, page 657. Said matters describe and affect the entire subject property.				
ITEM No. 11	Terms and conditions of the Assignment of Water Rights And Access And Maintenance Easement recorded in Official Records Book 2861, Page 24 and Assignment of Water Rights And Access And Maintenance Easement recorded in Official Records Book 3802, page 948 and Assignment recorded in Official Records Book 3864, page 660. Said easement lies North of the subject property and benefits Parcel 1 of the subject property and is shown hereon.				
ITEM No. 12	Ordinance No. 2015—12 recorded in Official Records Book 3998, page 1408. Said ordinance describes and affects the entire subject property				
ITEM No. 13	Restrictions contained in Declaration Of Restrictive Covenant recorded in Official Records Book 4025, Page 1724. Said restrictions do affect the subject property and are shown hereon.				

WETLAND DATA:

Overall acreage: 58.746 acres
Total upland acreage: 26.345 acres
Total wetland acreage: 32.401 acres
Wetland "A" acreage: 32.346 acres
Wetland "B" acreage: 0.055 acres

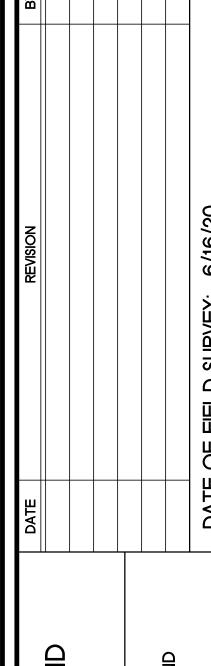
PARKII	PARKING SP			
REGULAR		(
HANDICA	PPED	(
MOTORCYCLE		(
TOTAL		(

CERTIFICATION:

To Ryan Companies US, Inc., Chicago Title Insurance Company and The Fountains of St. Augustine, LLC, a Florida limited liability company:

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 1-4, 7(a), 8, 10, 13-16, 18 and 19 from Table A thereof. The field work was completed on 06/17/2020.

SEAL				
	Andrew R. Getz PLS/PSM License Number 7043			
	This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J—17 Florida Administrative Code.			
RAWN: ARG DATE: 6/18/20	Not valid without the signature and original raised			
ECKED: ARG DATE: 6/18/20	seal of a Florida Licensed Surveyor and Mapper.			



OVERALL BOUNDARY
SURVERYOR'S NOTI



Ryan Companies US, Inc.
DJX6 St. Augustine

1"=200'
1 of 6

