

VACANT
UPLANDS
9.35± ACRES

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3 WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°57'25" WEST, ON SAID SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 735.10 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3; THENCE NORTH 01°33'00" EAST, ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 950.34 FEET; THENCE SOUTH 52°49'00" EAST, 1129.66 FEET; THENCE SOUTH 37°11'00" WEST, ON SAID NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 162.99 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 52°49'00" EAST, ON SAID RIGHT-OF-WAY LINE, 10 FEET; THENCE SOUTH 37°11'00" WEST, ON SAID NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 156.58 FEET TO THE POINT OF BEGINNING; AND CONTAINING 12.28 ACRES MORE OR LESS.

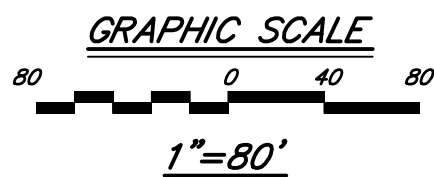
EXCEPTING HOWEVER THAT PART OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT BY SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 230, PAGE 455, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CB= N 35°45'27" E
Delta= 0°52'24"
Chord= 263.04
Length= 263.04
Radius= 17258.73

CB= N35°07'49"E
Delta= 0°22'56"
Chord= 115.18
Length= 115.18
Radius= 17263.73

UPLANDS AREA = 8.91± ACRES
OR 388,119 sq. ft.

WETLANDS AREA = 2.98± ACRES
OR 129,808 sq. ft.



LEGEND

NOTE: WETLANDS FLAGGED BY OTHERS
REVISED 08/25/08 TO ADD ADDITIONAL WETLAND FLAGS
REVISED 10/10/08 TO ADD ADDITIONAL WETLAND FLAGS
REVISED 09/28//18 UPDATE SURVEY

[illegible]