

**MAP SHOWING SKETCH AND WETLAND SURVEY OF**

(DESCRIPTION OF RECORD)  
**RE# 38-06-26-017495-001-00**

THE WESTERLY 1/2 OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN CLAY COUNTY, FLORIDA.

**COMMENCE** AT THE CENTER LINE OF COVE STREET AND PALMETTO AVENUE AND RUNNING SOUTH 16°30'00" EAST ALONG THE CENTERLINE OF PALMETTO AVENUE FOR A DISTANCE OF 490 FEET; THENCE RUN EAST AT RIGHT ANGLES TO PALMETTO AVENUE A DISTANCE OF 30 FEET TO THE BEGINNING CORNER OF THE LANDS HEREIN CONVEYED; THENCE RUN SOUTH 16°30'00" EAST A DISTANCE OF 170 FEET ALONG THE EAST LINE OF PALMETTO AVENUE TO A POINT; THENCE TURN AT RIGHT ANGLE AND RUN EAST PARALLEL WITH OAK STREET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD #15 (FORMERLY STATE ROAD #44); THENCE RUN NORTH ALONG THE WEST LINE OF STATE ROAD #15 RIGHT OF WAY TO THE SOUTH LINE OF OAK STREET; THENCE RUN WEST ALONG THE SOUTH LINE OF OAK STREET TO THE POINT OF BEGINNING. THE SAME BEING ALL OF LOT 4 AND LOT 3 (EXCEPT PART OF STATE ROAD DEPARTMENT) AND AN ADJOINING STRIPPED FEET IN WIDTH NORTH AND SOUTH EXTENDING FROM PALMETTO AVENUE ON THE EAST TO STATE ROAD #15 ON THE WEST. ALL IN BLOCK 53, GREEN COVE SPRINGS, FLORIDA AND BEING THE SAME PROPERTY DECEDED TO THE GRANTEE HEREIN BY DEED RECORDED IN DEED BOOK 76, PAGE 397, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

**TOGETHER WITH:**  
 (DESCRIPTION PER OFFICIAL RECORDS BOOK 4420, PAGE 850)  
**RE# 38-06-26-017495-000-00**

**PARCEL 1:**  
 A PARCEL OF LAND SITUATED IN BLOCK 53, BORDEN'S OAK STREET SUBDIVISION, GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE MOST WESTERLY CORNER OF LOT 4 OF SAID BLOCK 53; THENCE ON THE SOUTHERLY LINE OF OAK STREET, NORTH 72°45'00" EAST, 215.55 FEET TO THE WEST LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17) AS PER OFFICIAL RECORDS BOOK 132, PAGE 651, OF SAID PUBLIC RECORDS; THENCE ON SAID SAID LINE, SOUTH 17°23'00" EAST, 113.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 17°23'00" EAST, 58.76 FEET; THENCE SOUTH 72°45'00" WEST, 107.78 FEET; THENCE NORTH 72°30'00" EAST, 58.67 FEET; THENCE NORTH 72°45'00" EAST, 107.78 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**  
 (DESCRIPTION OF RECORD)  
**RE# 38-03-26-017496-000-00**

A PARCEL OF LAND SITUATED IN BLOCK 53, BORDEN'S OAK STREET SUBDIVISION, GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE MOST WESTERLY CORNER OF LOT 4 OF SAID BLOCK 53; THENCE ON THE SOUTHERLY LINE OF OAK STREET, NORTH 72°45'00" EAST, 107.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72°45'00" EAST, 107.78 FEET TO THE WEST LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17) AS PER OFFICIAL RECORDS BOOK 132, PAGE 651, OF SAID PUBLIC RECORDS; THENCE ON SAID SAID LINE, SOUTH 17°23'00" EAST, 113.33 FEET; THENCE SOUTH 72°45'00" WEST, 107.78 FEET; THENCE NORTH 17°23'00" EAST, 113.33 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**  
 (DESCRIPTION OF RECORD)  
**RE# 38-03-26-017496-000-00**

A PORTION OF BLOCK 53 AS RECORDED IN DEED BOOK 51, PAGE 471, PALMER FERRIS TRACT IN THE OFFICIAL RECORDS OF CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

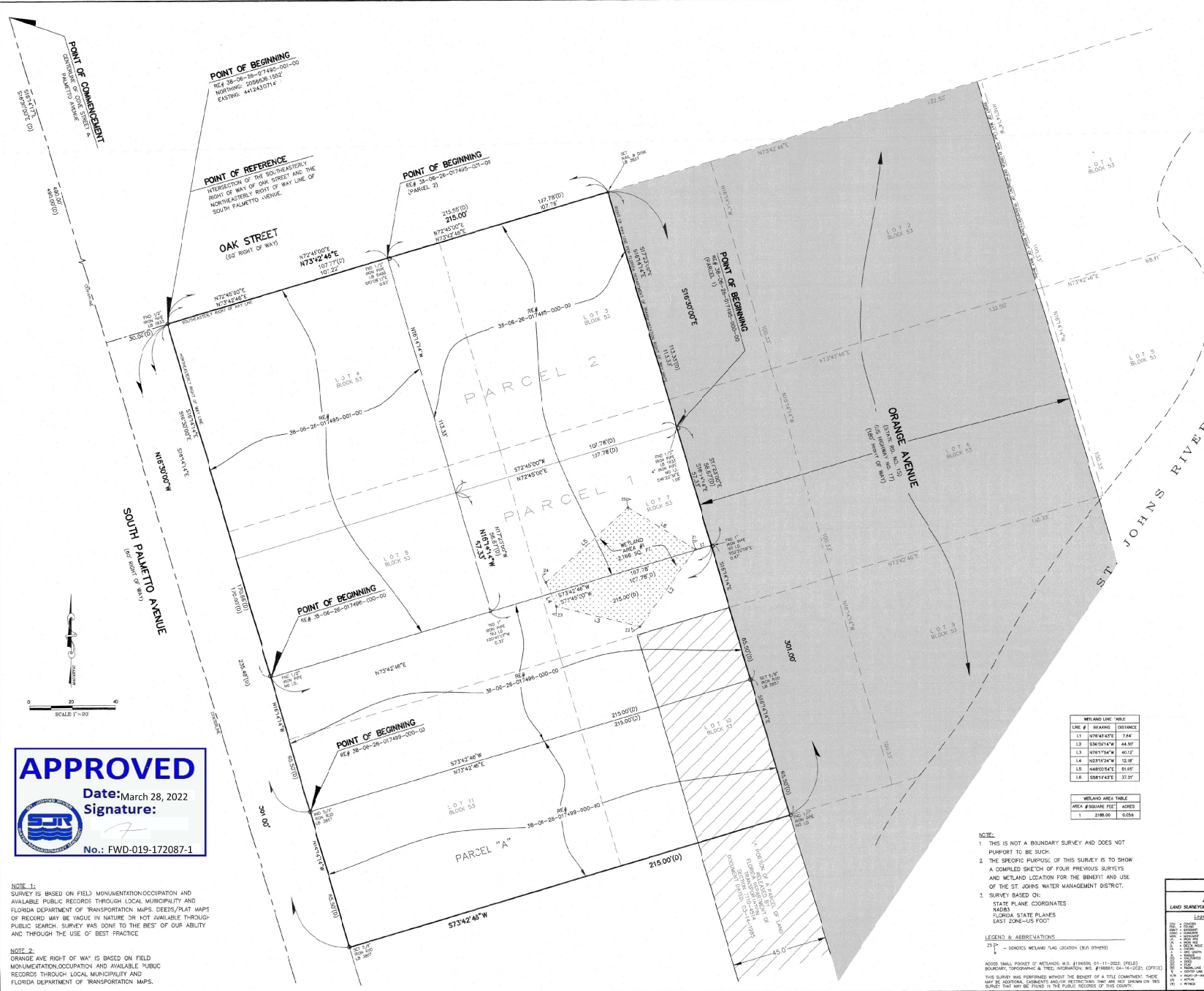
FOR A POINT OF REFERENCE **COMMENCE** AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF OAK STREET (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH PALMETTO AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 16°14'14" EAST ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH PALMETTO AVENUE, A DISTANCE OF 170.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY RIGHT OF WAY LINE, NORTH 72°42'46" EAST, A DISTANCE OF 215.00 FEET; THENCE SOUTH 16°14'14" EAST, A DISTANCE OF 65.50 FEET; THENCE SOUTH 72°42'46" EAST, A DISTANCE OF 215.00 FEET; TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF PALMETTO AVENUE; THENCE NORTH 16°14'14" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 65.50 FEET TO THE POINT OF BEGINNING.

(DESCRIPTION OF RECORD)  
**RE# 38-03-26-017499-000-00**

A PORTION OF BLOCK 53 AS RECORDED IN DEED BOOK 51, PAGE 471, PALMER FERRIS TRACT IN THE OFFICIAL RECORDS OF CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE **COMMENCE** AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF OAK STREET (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH PALMETTO AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 16°14'14" EAST ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH PALMETTO AVENUE, A DISTANCE OF 235.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY RIGHT OF WAY LINE, NORTH 72°42'46" EAST, A DISTANCE OF 215.00 FEET; THENCE SOUTH 16°14'14" EAST, A DISTANCE OF 65.50 FEET; THENCE SOUTH 72°42'46" EAST, A DISTANCE OF 215.00 FEET; TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF PALMETTO AVENUE; THENCE NORTH 16°14'14" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 65.50 FEET TO THE POINT OF BEGINNING.

ALL ABOVE DESCRIBED LAKES CONTAIN: 64,711 SQ. FT. / 1.49 ACRES MORE OR LESS CERTIFIED TO: STEVE GADET!



LINE #	BEARING	DISTANCE
L1	S74°42'46"E	74.4
L2	S38°05'14"W	44.57
L3	N78°15'24"W	40.17
L4	N23°17'14"W	33.81
L5	N48°05'42"E	31.42
L6	S28°15'42"E	37.91

WETLAND AREA TABLE	
AREA # SQUARE FEET	ACRES
1	2106.00
2	0.258

**NOTE:**  
 1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE SUCH.  
 2. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW A COMPILED SKETCH OF FOUR PREVIOUS SURVEYS AND WETLAND LOCATION FOR THE BENEFIT AND USE OF THE ST. JOHNS WATER MANAGEMENT DISTRICT.  
 3. SURVEY BASED ON:  
 STATE PLANE COORDINATES  
 FLORIDA STATE PLANES  
 EAST ZONE-5 FOOT  
 "DIP" - DENOTES WETLAND TAG LOCATION (SEA OTHERS)  
 ADD: SMALL PORTION OF WETLANDS A.D. #146543, 01-11-2022 (FIELD BOOKING, TRACKING & TRAIL INFORMATION NO. #146543-01-11-2022) (OFFICE)  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THESE MAPS ARE NOT TO BE USED TO ESTABLISH TITLE OR AS EVIDENCE IN ANY LITIGATION OR SURVEY THAT MAY BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.

**LEGEND & ABBREVIATIONS**  
 "DIP" - DENOTES WETLAND TAG LOCATION (SEA OTHERS)

**APPROVED**  
 Date: March 28, 2022  
 Signature:   
 No.: FWD-019-172087-1

**NOTE 1:**  
 SURVEY IS BASED ON FIELD MONUMENTATION/OCCUPATION AND AVAILABLE PUBLIC RECORDS THROUGH LOCAL MUNICIPALITY AND FLORIDA DEPARTMENT OF TRANSPORTATION MAPS. DEEDS/PLAT MAPS OF RECORD MAY BE VAGUE IN NATURE OR NOT AVAILABLE THROUGH PUBLIC SEARCH. SURVEY WAS DONE TO THE BEST OF OUR ABILITY AND THROUGH THE USE OF BEST PRACTICE.

**NOTE 2:**  
 ORANGE AVE RIGHT OF WAY IS BASED ON FIELD MONUMENTATION/OCCUPATION AND AVAILABLE PUBLIC RECORDS THROUGH LOCAL MUNICIPALITY AND FLORIDA DEPARTMENT OF TRANSPORTATION MAPS.

UNDEVELOPED ENCROACHMENTS NOT LOCATED

**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**  
 LAND SURVEYORS - 3345 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA 32207 - 904/779-0088 - LICENSED LAND SURVEYORS NO. 3307

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWS ACCURATELY THE WETLAND ENCROACHMENTS. I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO CHAPTER 462.002, F.S.

**STEVE GADET**, No. 66427, 01/23/2013  
 REGISTERED SURVEYOR AND MAPPER

SCALE 1"=20'  
 DATE: 03-28-2022  
 FLORIDA REGISTERED SURVEYOR AND MAPPER