FILE No. T5S-612

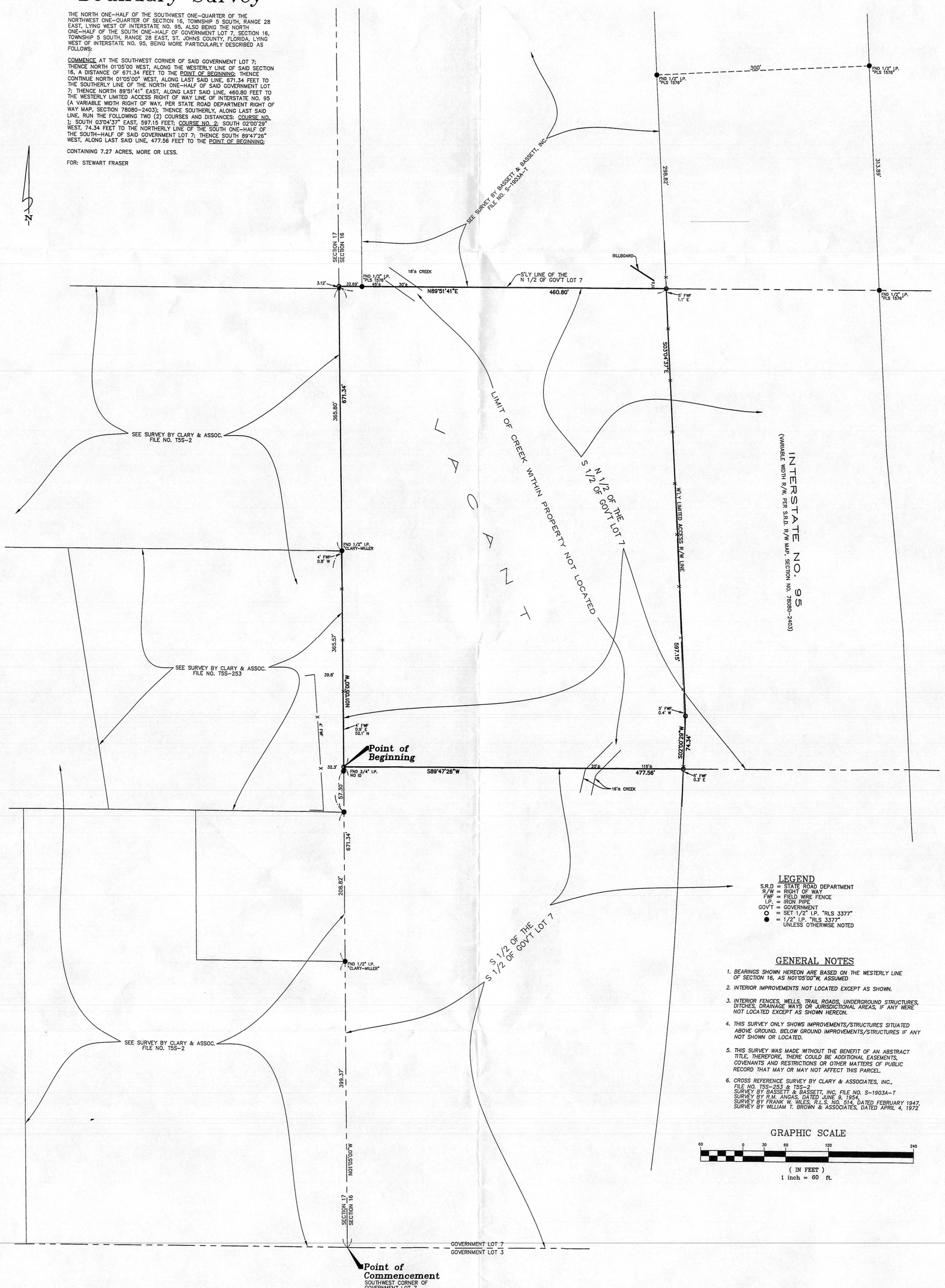
Map Showing a Boundary Survey

THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, LYING WEST OF INTERSTATE NO. 95, ALSO BEING THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF GOVERNMENT LOT 7, SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING WEST OF INTERSTATE NO. 95, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE NORTH 01°05'00" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 16, A DISTANCE OF 671.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°05'00" WEST, ALONG LAST SAID LINE, 671.34 FEET TO THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF SAID GOVERNMENT LOT 7; THENCE NORTH 89°51'41" EAST, ALONG LAST SAID LINE, 460.80 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A VARIABLE WIDTH RIGHT OF WAY, PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 78080-2403); THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 03°04'37" EAST, 597.15 FEET; COURSE NO. 2; SOUTH 02°00'29" WEST, 74.34 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTH-HALF OF SAID GOVERNMENT LOT 7; THENCE SOUTH 89°47'26" WEST, ALONG LAST SAID LINE, 477.56 FEET TO THE POINT OF BEGINNING;

CONTAINING 7.27 ACRES, MORE OR LESS.

FOR: STEWART FRASER



LEGEND

S.R.D = STATE ROAD DEPARTMENT
R/W = RIGHT OF WAY
FWF = FIELD WIRE FENCE
I.P. = IRON PIPE
GOV'T = GOVERNMENT
○ = SET 1/2" I.P. "RLS 3377"
● = 1/2" I.P. "RLS 3377"
UNLESS OTHERWISE NOTED

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 16, AS N01°05'00"W, ASSUMED
2. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
3. INTERIOR FENCES, WELLS, TRAIL ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGE WAYS OR JURISDICTIONAL AREAS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
4. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
6. CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES, INC., FILE NO. T5S-253 & T5S-2
   SURVEY BY BASSETT & BASSETT, INC. FILE NO. S-1903A-T
   SURVEY BY R.M. ANGAS, DATED JUNE 9, 1954
   SURVEY BY FRANK W. WILES, R.L.S. NO. 914, DATED FEBRUARY 1947,
   SURVEY BY WILLIAM T. BROWN & ASSOCIATES, DATED APRIL 4, 1972

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CLARY

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

DATE MAY 19, 2007

SCALE 1" = 60'

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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GREGORY B. CLARY, P.L.S. NO. 3377

FILE No. T5S-612

JOB No. 2007-847 DRAFTING: MJC PARTY CHIEF: COCKRELL F.B. 1283 ,Pg. 65-69 CAD FILE: 2007-847.DWG CHECKED BY GBC