

**LEGEND**

- ⊕ = SITE BENCHMARK
- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = WATER BIB
- ⊕ = FIRE HYDRANT
- ⊕ = CABLE/INTERNET UTILITIES BOX
- ⊕ = POWER POLE
- ⊕ = EXISTING WATER METER
- ⊕ = PROPOSED WATER METER
- ⊕ = WELL
- ⊕ = UNNUMBERED X-CUT IN CONCRETE FOUND
- ⊕ = FOUND NAIL/DISC
- ⊕ = SET NAIL AND DISC LB#8139
- ⊕ = FOUND CONCRETE MONUMENT
- ⊕ = PRM/BLOCK CORNER FOUND
- ⊕ = SET 1/2" IRON ROD LB#8139
- ⊕ = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- ⊕ = EXISTING GROUND ELEVATIONS
- = CHAIN LINK FENCE
- — — — — = WOOD FENCE
- A/C = AIR CONDITIONER ON PAD
- CBG = BACK OF CURB
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- DB = DEED BOOK
- EP = EDGE OF PAVEMENT
- FFE = FINISHED FLOOR ELEVATION
- FL = FLORIDA POWER AND LIGHT
- GWA = GUY WIRE ANCHOR
- LB = LICENSED SURVEY BUSINESS
- S = LICENSED SURVEYOR
- OHW = OVERHEAD WIRE/LINE
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PE = POOL EQUIPMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RBL = REFERENCE BEARING LINE
- R/W = RIGHT-OF-WAY LINE
- STORY = STORY
- TBR = TO BE REMOVED
- TYP = TYPICAL
- PLAT WALL = PLAT WALL
- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- (R) = RECORD VALUE

**LEGAL DESCRIPTION**

PARCEL 1:  
 LOT 6, BLOCK 73, OF THE DANCY TRACT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 10F OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE SOUTH HALF OF RAILROAD STREET LYING NORTHERLY AND ADJACENT TO SAID LOT 6, BLOCK 73, ALL AS VACATED IN OFFICIAL RECORDS BOOK 56, PAGE 23 OF SAID PUBLIC RECORDS.  
 PARCEL 2:  
 LOT 3, BLOCK 74, OF THE DANCY TRACT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 10F OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE NORTH HALF OF RAILROAD STREET LYING TO THE SOUTH AND ADJACENT TO SAID LOT 3, BLOCK 74, ALL AS VACATED IN OFFICIAL RECORDS BOOK 56, PAGE 23 OF SAID PUBLIC RECORDS.  
 PARCEL 3:  
 A PORTION OF LOT 6, BLOCK 73, DANCY TRACT, EXCEPTING PORTIONS LYING IN STATE ROAD NO. 214, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FOR POINT OF BEGINNING USE THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 214 (AS NOW ESTABLISHED FOR A 85 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF VOLUSIA STREET; THENCE NORTH 06 DEGREES 34 MINUTES 25 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 13.00 FEET; THENCE SOUTH 84 DEGREES 09 MINUTES 08 SECONDS EAST, DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE 75.00 FEET; THENCE SOUTH 13 DEGREES 03 MINUTES 12 SECONDS EAST, 40.00 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 15 SECONDS EAST 20.00 FEET; THENCE SOUTH 03 DEGREES 14 MINUTES 41 SECONDS WEST, A DISTANCE OF 71.58 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 13 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF 7.23 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 06.51 FEET; THENCE SOUTH 06 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 82.64 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY (AS NOW ESTABLISHED); THENCE SOUTH 54 DEGREES 03 MINUTES 11 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, A DISTANCE OF 28.36 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VOLUSIA STREET; THENCE SOUTH 87 DEGREES 44 MINUTES 15 SECONDS WEST, ALONG SAID EAST COAST RAILWAY, TO THE NORTH, HAVING A RADIUS OF 5679.65 FEET AND A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 01 SECONDS; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE COUNTY ROAD 214, 82.64 FEET MORE OR LESS, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 82.64 FEET MORE OR LESS TO THE POINT OF BEGINNING.  
 LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY AS MORE FULLY DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2300, PAGE 880, OFFICIAL RECORDS BOOK 2702, PAGE 1564, OFFICIAL RECORDS BOOK 2926, PAGE 415 AND ANY PORTION THEREOF LYING WITHIN STATE ROAD 5214.  
 PARCEL 4:  
 COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF VOLUSIA STREET (A 30' RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE NORTHERLY RIGHT-OF-WAY LINE OF CHAPIN STREET (A 30 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAINT JOHN STREET (A 30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 07 DEGREES 53 MINUTES 13 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 24.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (A VARIABLE WIDTH RIGHT-OF-WAY AS PER STATION MAP, NORTHERN DIVISION FLORIDA EAST COAST RAILWAY CO., FLAGLER SYSTEM, STATION 1953+13.7 TO STATION 2002+74.1, DATED APRIL 8, 1943); THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE BEARING SOUTHWESTERLY AND HAVING A RADIUS OF 3834.72 FEET, THROUGH A CENTRAL ANGLE OF 3 DEGREES 28 MINUTES 36 SECONDS AN ARC DISTANCE OF 232.68 FEET TO A POINT OF INTERSECTION, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 37 MINUTES 09 SECONDS WEST, 232.65 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, SOUTH 48 DEGREES 47 MINUTES 50 SECONDS WEST, 121.84 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF APPOINTMENTED WEST 1/2 OF LOT 5 AND ITS NORTHERLY PROLONGATION THEREOF, 207.92 FEET TO ITS INTERSECTION WITH THE CENTRAL LINE OF THAT PART OF RAILROAD STREET CLOSER PER SAID OFFICIAL RECORDS BOOK 56, PAGE 23, THENCE NORTH 80 DEGREES 44 MINUTES 20 SECONDS EAST, ALONG SAID CENTERLINE, 100.00 FEET TO ITS INTERSECTION WITH THE EAST LINE OF APPOINTMENTED WEST 1/2 OF LOT 5, THENCE DEPARTING SAID CENTERLINE, SOUTH 85 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE OF THE WEST 1/2 OF LOT 5, 514.10 FEET TO THE POINT OF BEGINNING.  
 LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2240, PAGE 1959, OF THE PUBLIC RECORDS OF SAINT JOHN COUNTY, FLORIDA.  
 PARCEL 5:  
 THE WEST 1/2 OF LOT 2, BLOCK 74 (EXCEPT THE NORTH 20 FEET IN R/W OR PERMANENT EASEMENT IN OFFICIAL RECORDS BOOK 56, PAGE 633) PLUS THE NORTH 1/2 OF RAILROAD STREET VACATED IN OFFICIAL RECORDS BOOK 56, PAGE 23 LYING TO THE SOUTH, ALL IN DANCY TRACT ACCORDING TO MAP ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property has been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
3. Measurements herein are in accordance with U.S. Standard Feet, data acquired with theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. Bearings herein are based on: STATE PLANE COORDINATES FLORIDA ZONE EAST.
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: **BOUNDARY SHOWING TOPOGRAPHIC**
7. Stated Legal Purpose of Survey: Acquisition/Sale/Mortgage/Permits/Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is NOT intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed herein utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted. See Note #9 above - no efforts have been made or requested to locate underground utilities.
14. All boundary dimensions shown herein are field measured and are in agreement with the Plat and/or Deed Legal Description unless noted otherwise on the face of this drawing.
15. Street (s) herein are centered in R/W unless noted.
16. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
17. The Linear Closure of this survey exceeds 1:10,000.
18. Elevations if shown are based on the North American Vertical Datum of 1988.
19. Fences and other features' relationship to adjacent property line (thickest line on drawing) may be exaggerated slightly so as to not be obscured by thick line. Dimensions listed shall override graphic depiction in all cases.
20. Original lots of the Dancy Tracts, Map Book 1, Page 1, was 200' x 200'.
21. Blocks 73 and 74 was found to be long (East to West) by comparison to plat dimensions and lots were prorated, which matches occupation and constructed buildings. Proration factor used = 1.02856667
22. The south line of Lot 6, Block 73, is shown as being 200 feet south and perpendicular to the PLATTED south right-of-way line of the Railroad Street.

**Special Note - Liability Notice**

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

**Surveyor's Certification**

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.  
 THE SKETCH OF SURVEY DEPICTED HEREON IS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMERS IN ACCORDANCE WITH CHAPTER 471.001, F.S. (ARTICLE 471.001, F.S. IS SUBJECT TO AMENDMENT WITHOUT NOTICE TO CHAPTER 471.001, F.S. STATUTE AND DOES NOT UNDER MY SUPERVISION.)  
 7009  
 Brandon D. Shugart  
 State of Florida Professional Surveyor and Mapper  
 License No. 7009  
 Signature Date 12/15/2022  
 Brandon D. Shugart, PSM #7009  
 surveying@imecivil.com

MEASURED BEARINGS HEREON ARE BASED ON ST. JOHNS COUNTY SURVEY MAP OF VOLUSIA STREET RIGHT OF WAY MAP (FILE#175-781-D) FOUND IN ROAD PLAT BOOK 2 PAGE 92 OF PUBLIC RECORDS OF ST. JOHNS COUNTY. ACTUAL DESCRIPTION OF RIGHT OF WAY NOT PROVIDED TO SURVEYOR.

**BOUNDARY SURVEY SHOWING TOPOGRAPHIC**

**IME CIVIL & SURVEYING, LLC**  
 311 STATE ROAD 16  
 ST AUGUSTINE, FLORIDA 32084  
 WWW.IMECIVIL.COM  
 904-429-7764  
 Licensed Survey Business #8139  
 Certificate of Authorization #33025

ADDRESS OF PROPERTY SHOWN HEREON:  
 FOR: **EMMANUELLE SAILOR**  
 AT: 130, 134, 136 North Volusia Street  
 890 West King Street  
 St. Augustine, Florida 32084  
 Improvements: 04/01/2019  
 Survey Date: 06/14/2019  
 Drawn By: BDS\JOS  
 Field Book/Page: 32/32  
 Scale 1" = 30 Feet  
 Drawing/File #: 071216  
 Additional Information/Certifications

**Special Note - Liability Notice**  
 NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

PARCEL 4 - CURVE IDENTIFICATION TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(M)	5679.65'	00°17'41"	29.21'	S85°49'03"E	29.21'
C2(M)	5679.65'	00°52'20"	86.46'	S86°24'04"E	86.46'
C1(R)	5679.65'	00°18'07"	29.91'	S87°19'47"E	29.91'
C2(R)	5679.65'	00°50'01"	82.64'±	S87°53'50"E	82.64'±

PARCEL 3 LINE IDENTIFICATION TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	N 05°21'35" W	113.00'	L1(R)	N 06°34'25" W	113.00'
L2(M)	S 83°02'17" E	75.00'	L2(R)	S 84°15'08" E	75.00'
L3(M)	S 12°00'42" E	38.50'	L3(R)	S 13°03'12" E	40.00'
L4(M)	N 89°22'34" E	20.00'	L4(R)	N 87°44'15" E	20.00'
L5(M)	S 01°36'22" E	72.41'	L5(R)	S 03°44'41" E	72.61'
L6(M)	N 86°05'57" W	94.15'	L6(R)	N 86°25'30" W	95.00'

PARCEL 4 LINE IDENTIFICATION TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L7(M)	N86°01'47"W	64.94'	L7(R)	N87°10'22"W	64.94'
L8(M)	S89°22'34"W	20.00'	L8(R)	S87°44'15"W	20.00'
L9(M)	N11°24'53"W	8.00'	L9(R)	N13°03'12"W	8.00'
L10(M)	N89°22'34"E	57.52'	L10(R)	N87°44'15"E	57.52'
L11(M)	S00°27'08"E	7.23'	L11(R)	S00°05'27"E	7.23'
L12(M)	N89°22'34"E	73.50'	L12(R)	N87°44'15"E	66.51'
L13(M)	S05°35'59"E	59.38'	L13(R)	S06°34'25"E	62.64'±
L14(M)	N52°25'21"E	34.04'	L14(R)	N54°03'11"E	28.36'±

PARCEL 5 LINE IDENTIFICATION TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L15(M)	N05°35'59"W	24.97'	L15(R)	---	---

POINT OF INTEREST: A R/W MAP OF VOLUSIA STREET PUBLISHED BY ST. JOHNS COUNTY FILE NUMBER T75-781-D SHOWS CURVE STARTING AT NORTH END OF THE SOUTH 180 FEET OF LOT 3, BLOCK 74

**HATCH LEGEND**

- [Hatch] = CONCRETE
- [Hatch] = WOOD DECK, STAIRS ETC
- [Hatch] = EXISTING COVERED
- [Hatch] = R/W TAKING FOUND IN ORB2963, PG 277, ST. JOHNS COUNTY
- [Hatch] = R/W TAKING FOUND IN ORB2702, PG 1564, ST. JOHNS COUNTY

