

MAP SHOWING SURVEY OF

A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NINE MILE COUNTY LANDFILL ROAD (A 100 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1534, PAGE 349 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 59°05'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 316.65 FEET; THENCE SOUTH 46°38'17" EAST, A DISTANCE OF 175.94 FEET; THENCE SOUTH 03°50'32" WEST, A DISTANCE OF 85.93 FEET; THENCE SOUTH 69°31'08" WEST, A DISTANCE OF 353.58 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF NINE MILE COUNTY LANDFILL ROAD; THENCE NORTH 20°28'52" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 178.89 FEET TO THE POINT OF BEGINNING. CONTAINING 1.73 ACRES MORE OR LESS.

THE ABOVE CAPTIONED LANDS ARE SUBJECT TO THE FOLLOWING MATTERS, WHICH ARE SET FORTH IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 9757383, EFFECTIVE DATE: AUGUST 09, 2021, 8:00 A.M.

SCHEDULE B, SECTION II

ITEMS 1 THROUGH 5. NOT A SURVEY MATTER.

6. FP&L EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 909, PAGE 1810. AFFECTS SURVEY AND BLANKET IN NATURE.

7. ORDINANCE NO. 98-71 RECORDED IN OFFICIAL RECORDS BOOK 1374, PAGE 383. SURVEY AFFECTED BY ORDINANCE, NOT PLOTTABLE.

8. ORDINANCE NO. 2011-11 RECORDED IN OFFICIAL RECORDS BOOK 3437, PAGE 937. SURVEY NOT AFFECTED BY ORDINANCE, PROPERTY LOCATED ON WEST SIDE OF NINE MILE COUNTY LANDFILL ROAD, (REPUBLIC DRIVE).

9. TERMS AND CONDITIONS SET FORTH IN LIMITED ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1534, PAGE 349. AFFECTS SURVEY SHOWN HEREON, NOT PLOTTABLE.

10. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY. NOT A SURVEY MATTER.

11. RIGHTS OF THE PROPERTY OWNERS OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4000, PAGE 693 AND ANYONE CLAIMING BY, THROUGH OR UNDER SAID PROPERTY OWNERS; TO GAIN ACCESS OVER AND ACROSS THE LANDS DESCRIBED IN SCHEDULE A HEREIN. DOES NOT AFFECT SURVEY.

NOTES:

1. THIS IS A BOUNDARY SURVEY TOGETHER WITH TREE AND WETLAND LOCATION.
2. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY, BEING NORTH 59°05'11" EAST, AS PER OFFICIAL RECORDS BOOK 2633, PAGE 375.
3. WETLANDS SHOWN HEREON WERE FLAGGED BY ONSITE ENVIRONMENTAL CONSULTING, LLC.
4. SETBACKS SHOWN HEREON PER ST. JOHNS COUNTY, FLORIDA LAND DEVELOPMENT CODE.
5. BFP DENOTES BACKFLOW PREVENTER
6. WM DENOTES WATER METER
7. WV DENOTES WATER VALVE

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE 1" AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12109C0195J, REVISED DECEMBER 07, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

NOT TO BE USED WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DRAWN BY: DAF

BOATWRIGHT LAND SURVEYORS, inc. 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA

DATE: NOVEMBER 12, 2021 SHEET 1 OF 1 (904)241-8550

THIS SURVEY IS CERTIFIED TO: R.A. MCVAY, INC.

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 3672

POINT OF BEGINNING

INTERNATIONAL GOLF PARKWAY
66' RIGHT OF WAY BY DEED

REPUBLIC DRIVE
NINE MILE COUNTY LANDFILL ROAD BY DEED
100' WIDE EASEMENT FOR INGRESS AND EGRESS
OFFICIAL RECORDS BOOK 1534, PAGE 349

SCALE: 1" = 20'

PARCEL ID 0724500000
ORB 1493, PG 92

PARCEL ID 0724700100
ORB 4000, PG 693