

REVISIONS

#	DATE	ITEM
No 5		
No 4		
No 3		
No 2		
No 1		

(PARCEL 7) = REFERS TO CORRESPONDING PARCEL NUMBER DESCRIBED IN PARENT TRACTS RECORDED OFFICIAL RECORDS BOOK 882 PAGE 1726, ST. JOHNS COUNTY, FLORIDA

--- LOT AND RIGHT-OF-WAY LINES PER MAP BOOK 3 PAGE 14

JOINT COVENANTS PER OFFICIAL RECORDS BOOK 497 PAGE 153

PERMANENT RESTRICTIONS

- THE INTENT OF THIS COVENANT IS THAT THE NORTH 17.5 FEET AND THE SOUTH 17.5 FEET OF SAID VACATED STREET SHALL BE USED BY THE PARTIES FOR PARKING, LANDSCAPING AND USES PERMITTED BY THE ORDINANCES SET FORTH BY THE CITY OF ST. AUGUSTINE IN ITS ORDINANCE NO. 81-39 WHICH PROVIDED FOR THE "MARKING OF THIS STREET" THE BARRETT BANK OF ST. JOHNS COUNTY AGREES TO CONSTRUCT AND MAINTAIN AT LEAST 6 ADDITIONAL PARKING SPACES ALONG AND WITHIN THE NORTH 17.5 FEET THEREOF. ANY BUILDING ENCROACHMENT OF SEBASTIAN HARBOR, LTD. SHALL BE PERMITTED WITHIN THE SOUTH 17.5 FEET THEREOF.
- THE CENTER 20' OF VACATED STREET (TOTAL OF 55 FEET) SHALL BE USED AND MAINTAINED AS A ONE-WAY (EASTBOUND) EASEMENT FOR VEHICLE TRAFFIC PERMITTED ACCESS TO PROPERTIES OF BOTH PARTIES.

LEGAL DESCRIPTION

PARCEL I:
BEING PART OF LOTS 80 THROUGH 84, BLOCK C, AND PART OF MARION AVENUE AS NOW CLOSED AND SEBASTIAN BOULEVARD AS NOW CLOSED, ALL IN THE PLAT OF ANDALUCIA PARQUE SUBDIVISION, RECORDED IN MAP BOOK 3, PAGE 14, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SAID LOT 80; THENCE RUN NORTH 87 DEGREES 21 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 80, A DISTANCE OF 90 FEET; THENCE RUN NORTH 02 DEGREES 38 MINUTES 54 SECONDS WEST, A DISTANCE OF 27.5 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 02 DEGREES 38 MINUTES 54 SECONDS EAST, A DISTANCE OF 27.5 FEET; THENCE BY CURVE RADIUS OF 279.83 FEET, CHORD TO THE EAST, RUN SOUTH 00 DEGREES 00 SECONDS WEST, ALONG THE CHORD 72.50 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 57 SECONDS EAST, A DISTANCE OF 170.79 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 54 SECONDS WEST, A DISTANCE OF 98.55 FEET TO THE CENTERLINE OF SAID MARION AVENUE AS NOW CLOSED; THENCE SOUTH 87 DEGREES 21 MINUTES 06 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:
BEING A PART OF LOT 83 AND 84, BLOCK C, AND PART OF MARION AVENUE AS NOW CLOSED AND SEBASTIAN BOULEVARD AS NOW CLOSED, ALL IN THE PLAT OF ANDALUCIA PARQUE SUBDIVISION, RECORDED IN MAP BOOK 3, PAGE 14, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SAID LOT 80, BLOCK C; THENCE RUN NORTH 87 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 90 FEET; THENCE RUN NORTH 02 DEGREES 38 MINUTES 54 SECONDS WEST, A DISTANCE OF 27.50 FEET TO THE CENTERLINE OF SAID MARION AVENUE; THENCE RUN NORTH 87 DEGREES 21 MINUTES 06 SECONDS EAST, A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 02 DEGREES 38 MINUTES 54 SECONDS EAST, A DISTANCE OF 98.55 FEET; THENCE RUN NORTH 86 DEGREES 53 MINUTES 57 SECONDS EAST, A DISTANCE OF 36.36 FEET; THENCE RUN NORTH 70 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 37.20 FEET; THENCE CONTINUE NORTH 70 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 3 FEET MORE OR LESS TO THE MEAN HIGH WATER OF THE SAN SEBASTIAN RIVER; THENCE HEADS NORTHERLY ALONG SAID MEAN HIGH WATER, A DISTANCE OF 86.36 FEET TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 87 DEGREES 21 MINUTES 06 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 21 MINUTES 06 SECONDS WEST, A DISTANCE OF 64.67 FEET TO THE POINT OF BEGINNING.

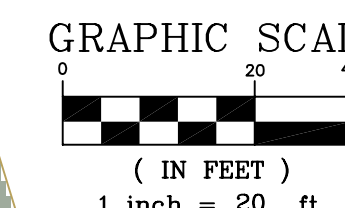
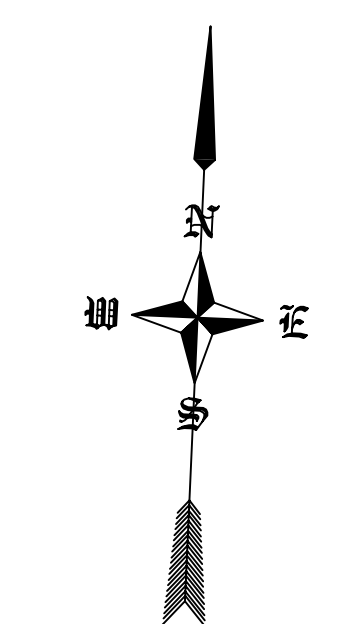
LESS AND EXCEPT THE PROPERTY CONVEYED BY ANCILLARY PERSONAL REPRESENTATIVE'S DEED RECORDED AT OFFICIAL RECORDS BOOK 1259, PAGE 1217, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have 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.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and Steel Tape, or with Technologically Superior Equipment Utilizing Redundant Techniques.
- Bearings hereon are based on: NORTH R/W LINE OF MARION AVENUE.
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: BOUNDARY
- Stated Legal Purpose of Survey: Acquisition/Sale/Mortgage/Permits/Planning
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership.
- This Survey is NOT Insured for Multiple Uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- 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.
- All boundary dimensions shown hereon are field measured and are in agreement with the Plat and/or Deed Legal Description unless noted otherwise on the face of this drawing.
- Street (s) hereon are centered in R/W unless noted.
- 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.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- 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.

HATCH LEGEND

	= CONCRETE		= BRICK		= BUILDING
	= WOOD DECK		= YARD		= ASPHALT
	= COVERED OR ENCLOSED		= WATER		



LINE	BEARING	DISTANCE
L1(D)(C)	N86°53'52"E	12.36'
L2(D)(C)	N66°35'44"E	20.00'

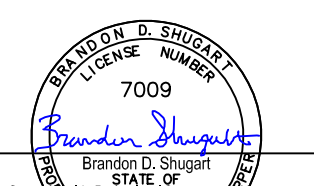
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT(D)(M)	2789.83'	01°29'20"	72.50'	S00°21'00"W	72.50'

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 my embossed seal #4889 Florida. THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (formerly 61j-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.



Signature Date
 Timothy L. Blum, PSM #4889
 Brandon D. Shugart, PSM #7009
 3000 N. PONCE DE LEON BLVD, SUITE 1
 ST AUGUSTINE, FLORIDA 32084
 PHONE (904) 460-5475
 surveying@imecivil.com

LEGEND & ABBREVIATIONS

AC = Acres	AD = Air Conditioner on Pad	BLDG = Building	BRC = Building Restriction (Setback) Line	CC = Clay Electric Cooperative	CON = Concrete	COJA = Clay County Utility Authority	DB = Dead Book	EC = Edge of Concrete	EA = Edge of Asphalt/Pavement	ESMT = Easement	FT = Feet	FIR = Found Iron Pipe	FIR = Found Iron Rod or Rebar	JEA = Jacksonville Electric Authority	JEA-E = Jacksonville Electric Authority Electric	JEA-E = JEA Electrical Equipment	JEA-U = Jacksonville Electric Authority Utility	LS = Licensed Survey Business	LS = Licensed Surveyor											
noF = now or formerly (owned by)	OHW = Overhead Wire/Line	OHT = Overhead Telephone Wire	OHP = Overhead Power Line	ORB = Official Records Book	ORV = Official Records Volume	PC = Point Of Curvature	PCP = Permanent Control Point	PG = Page	PI = Point Of Intersection	PK = Parker-Kalon or Mag Nail	PLS = Professional Land Surveyor	POB = Point Of Beginning	POC = Point Of Commencement	PRC = Point of Reverse Curvature	PRM = Permanent Reference Monument	PSM = Professional Surveyor & Mapper	PT = Point Of Tangency	RBL = Reference Bearing Line	RLS = Registered Land Surveyor	R/W = Right-of-Way Line										
SO = Square	STY = Story	SECT = Section	TOWNSHIP = Township	RANGE = Range	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery	RF = Radial Filter/Machinery										
FENCE/GATE	WOOD FENCE	CHAIN LINK FENCE	PVC/VINYL FENCE	RAD = Radius	CH = Chord Bearing & Distance	AL = Arc Length	PL = Plat Call	FMV = Field Measured Value	DMV = Deed Measured Value	DC = Deed Call	CV = Calculated Value	RCV = Record Value	WM = Water Meter	W-Set = Set PK/Disc #4889	FCM = FOUND CONCRETE MONUMENT AS DESCRIBED	PRM/BLOCK CORNER FOUND AS DESCRIBED	SET 1/2" IRON ROD LB#139 AT PROPERTY CORNER	IRON BOUNDARY MARKER FOUND AS DESCRIBED	LAMP POST OR Light on Pole	Catch Basin/ Drop Inlet	Sanitary Sewer Manhole	Drainage Manhole	JEA Manhole	Telephone Manhole	Transformer on Pad	Telephone Riser	Gas Riser	Fiber Optic Riser	Cable Riser	Blackflow Preventor

IME CIVIL & SURVEYING, LLC

3000 N. PONCE DE LEON BLVD, SUITE 1
 ST AUGUSTINE, FLORIDA 32084

Residential - Commercial - Environmental - Industrial
 Civil Engineering, Surveying & Mapping, Inspections

Civil Engineering/Inspection Division: 904-460-5475
 Surveying & Mapping Division: 904-487-9054
 Licensed Survey Business #8139

DRAWING / CLIENT INFORMATION / CERTIFICATIONS

ADDRESS OF PROPERTY SURVEYED HEREON:
 FOR: SALE VITA, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 AT: 801 S. PONCE DE LEON BLVD
 ST. AUGUSTINE, FLORIDA 32084

Survey Date: 09/06/2018	Scale 1" = 20 Feet	Additional Information/Certifications
Drawn By: BDB	Drawing/File# 081318.2	ST. JOHNS LAW GROUP, P.A. FIDELITY NATIONAL TITLE INSURANCE COMPANY
Field Book/Page: 26		