

MAP OF SURVEY

CYPRESS ROAD
60' R/W - PAVED

SAN JUAN DRIVE
60' R/W - PAVED

NOTE:
INTERIOR IMPROVEMENTS NOT SHOWN PER CLIENTS REQUEST

7.2 ACRES MORE OR LESS

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 2109C-0376-H, COMMUNITY No. 125147 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04. <http://www.gis.bocc.co.st-johns.fl.us/imop/basemap/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS ROAD HAVING AN ASSUMED BEARING OF N 89°23'00" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

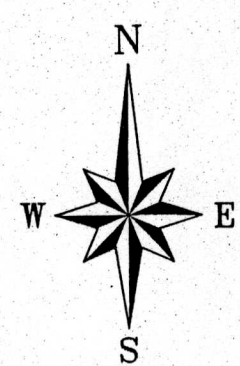
THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: DAVID GIORGIANNI; RONALD M. WILSON AND RHONDA MURPHY; CHICAGO TITLE INSURANCE COMPANY; ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

LEGEND

- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- CONC = CONCRETE
- (R) = RECORD
- (M) = MEASURED
- CHW = OVERHEAD WIRE
- PP = POWER POLE
- CMP = CORRUGATED METAL PIPE
- FOUND 4" SQUARE CONCRETE MONUMENT - NO IDENTIFICATION
- FOUND 5/8" IRON ROD - # 4690
- SET 5/8" IRON ROD - LB # 7111



0 50 100 150
SCALE: 1 INCH = 50 FEET

BOUNDARY
TYPE OF SURVEY:
DATE OF SURVEY:
BY:
DRAWING SCALE:
JOB NUMBER:

BOUNDARY SURVEY

TRACT 21 AND EAST 1/2 OF TRACT 22, UNIT NO. 1 OF ST. AUGUSTINE HEIGHTS, AS RECORDED IN MAP BOOK 10, PAGE 26, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ANCIENT CITY SURVEYING
LB#7111

ACS
SURVEYORS • ENGINEERS
LAND PLANNERS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9987 FAX: 904-797-6027

SEAL
DATE SIGNED: 8/25/11

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793