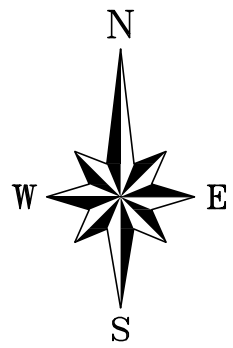
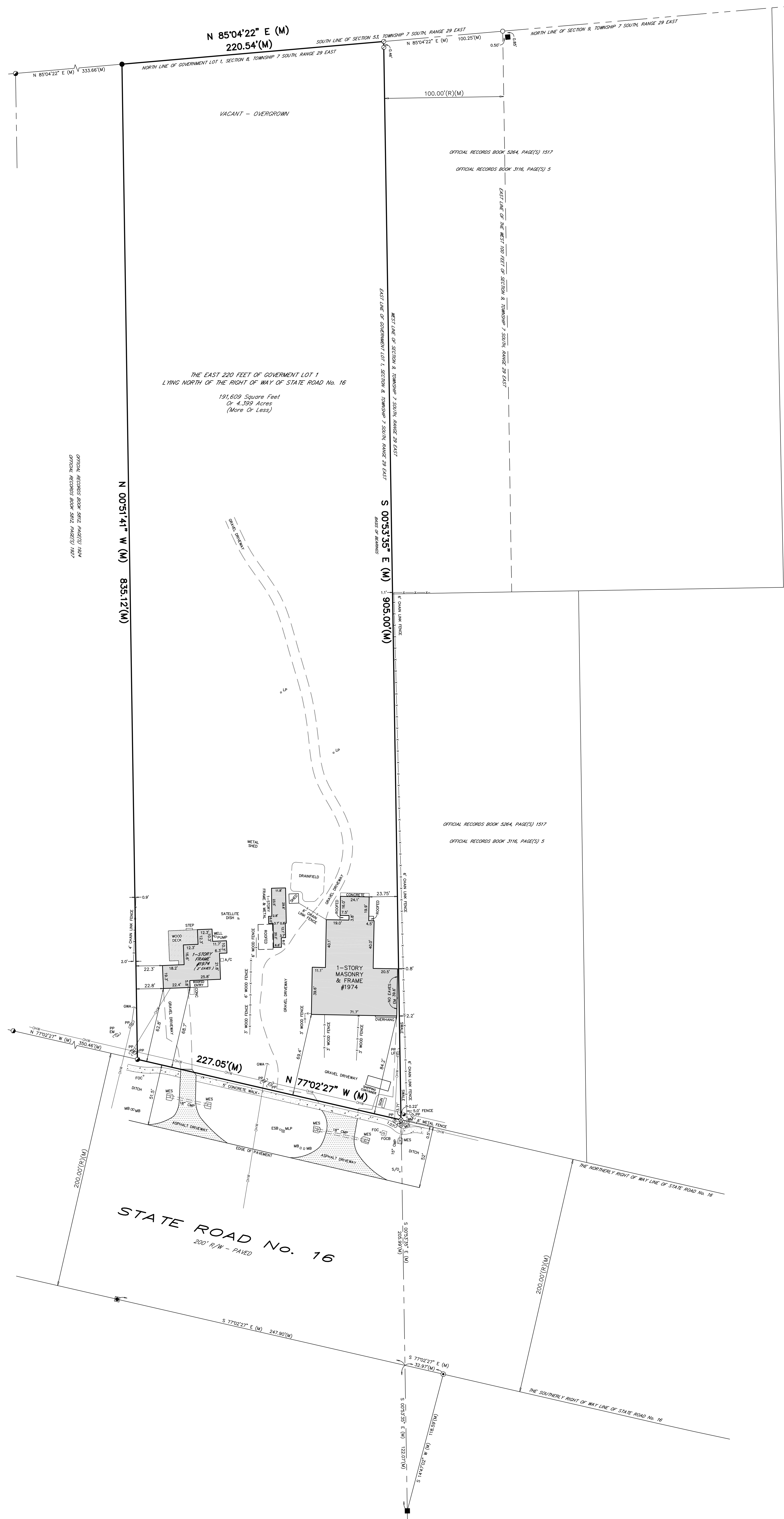


MAP OF SURVEY



0 40 80 120
SCALE: 1 INCH = 40 FEET

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 1536, PAGE 726

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING THE EAST 220 FEET OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, LYING NORTH OF STATE ROAD No. 16, ST. JOHNS COUNTY, FLORIDA.

LEGEND

- R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
PP = POWER POLE
LP = LIGHT POLE
MLP = METAL LIGHT POLE
OHW = OVERHEAD WIRE(S)
GWA = GUY WIRE ANCHOR
S/O = STUB-OUT
MB = MAIL BOX
WM = WATER METER
EM = ELECTRIC METER
A/C = AIR CONDITIONER
FOC = FIBER OPTIC CABLE MARKER
FOCB = FIBER OPTIC CABLE BOX
ESB = ELECTRIC SERVICE BOX
CMP = CORRUGATED METAL PIPE
MES = MITERED END SECTION
CONC = CONCRETE
⊗ = SET 5/8" IRON ROD - LB # 8177
● = FOUND 5/8" IRON ROD - # 4793
⊙ = FOUND 5/8" IRON ROD - "LANDTECH"
⊙ = FOUND 3/8" IRON ROD IN CONCRETE - NO IDENTIFICATION
⊙ = FOUND 1" IRON PIPE - NO IDENTIFICATION
⊙ = FOUND 3/4" IRON PIPE - NO IDENTIFICATION
⊙ = FOUND 1/2" IRON PIPE - NO IDENTIFICATION
⊙ = FOUND 4" X 4" CONCRETE MONUMENT - NO IDENTIFICATION
⊙ = FOUND 4" X 4" CONCRETE MONUMENT - # 4690
⊙ = FOUND NAIL AND DISK - LB # 7111

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0292-J, COMMUNITY No. 125147 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. <http://www.firmapp.com/st-johns-fl/emap/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE EAST LINE OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, HAVING AN ASSUMED BEARING OF S 00° 53'35" E, AS CALCULATED FROM STATE PLANE COORDINATES, FLORIDA - ZONE EAST - U.S. FEET - NAD 1983/2011.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

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 SURVEYOR'S SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:

B. D. W. LAND HOLDINGS, LLC
WILES, LLC
BRADLEY D. WILES
FISHER, TOUSEY, LEAS & BALL, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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 SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

ANCIENT CITY SURVEYORS
LI # 8177
ACS PROFESSIONAL
LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9967

BOUNDARY SURVEY

#1974 STATE ROAD No. 16
ST. AUGUSTINE, FLORIDA, 32084

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 04/25/2024
FIELD BOOK/PAGE(S): 559/65-67
DRAWING SCALE: 1" = 40'
JOB NUMBER: 24-209

REVISIONS