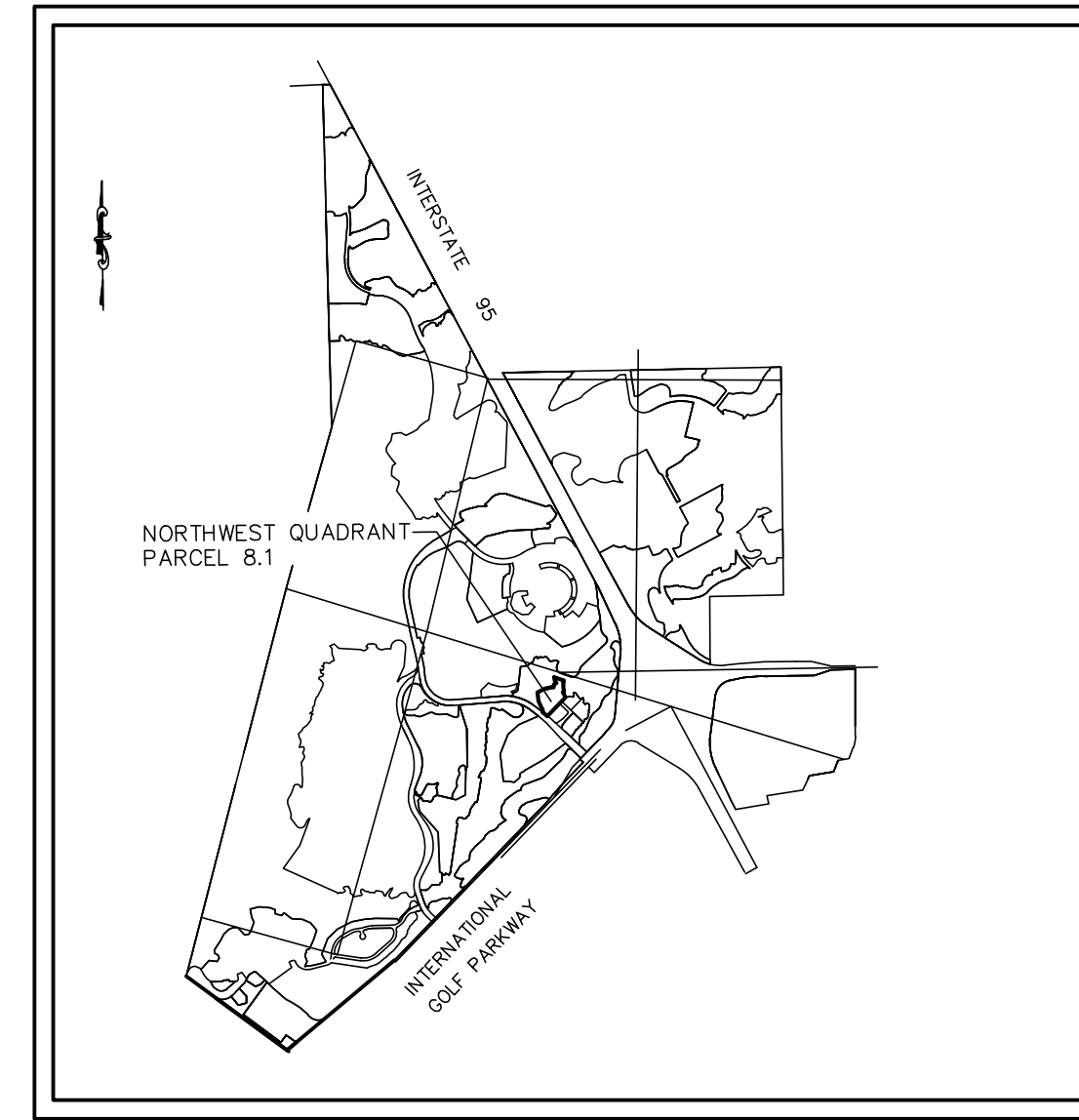


# MAP SHOWING BOUNDARY SURVEY OF:

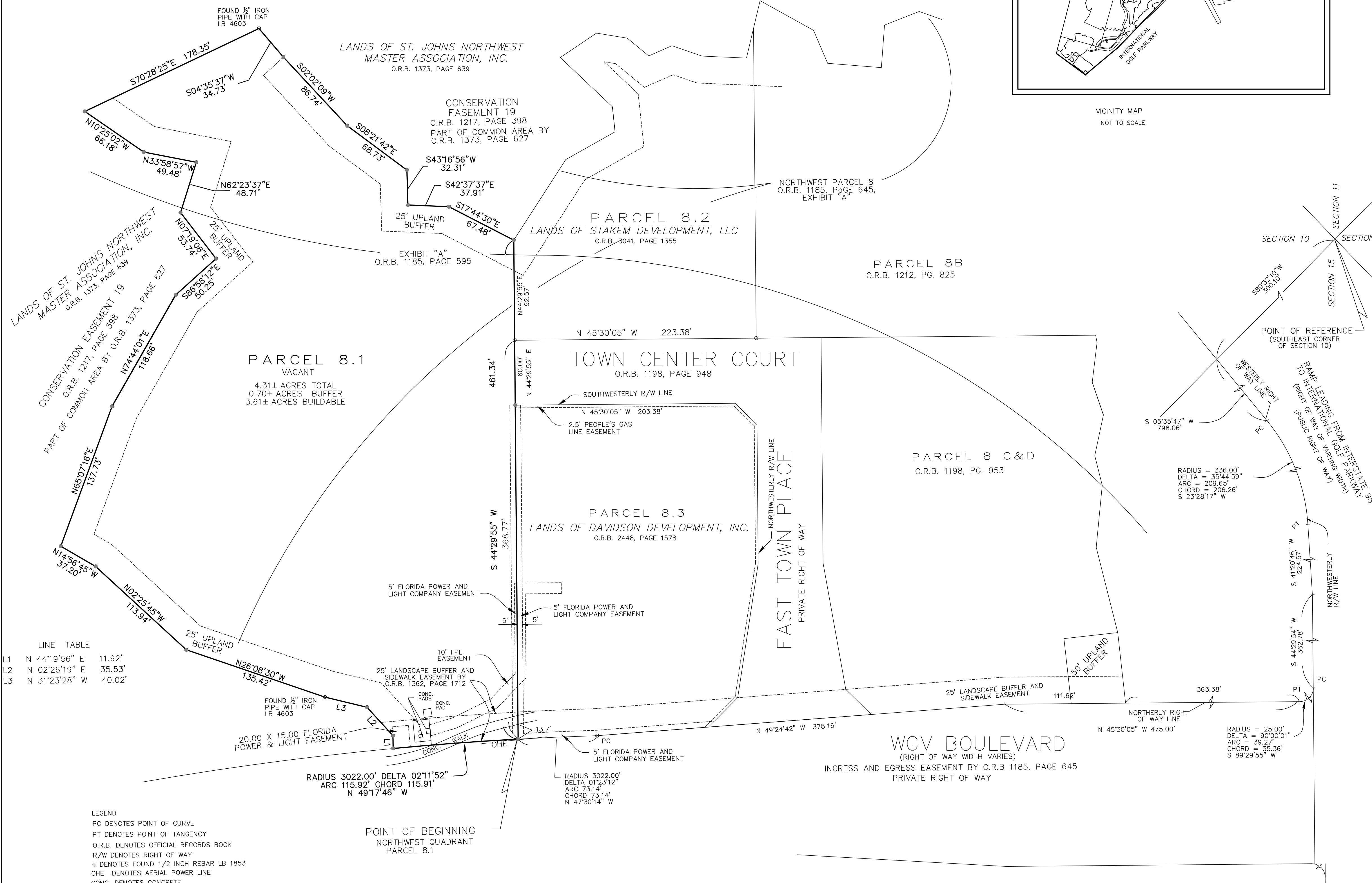
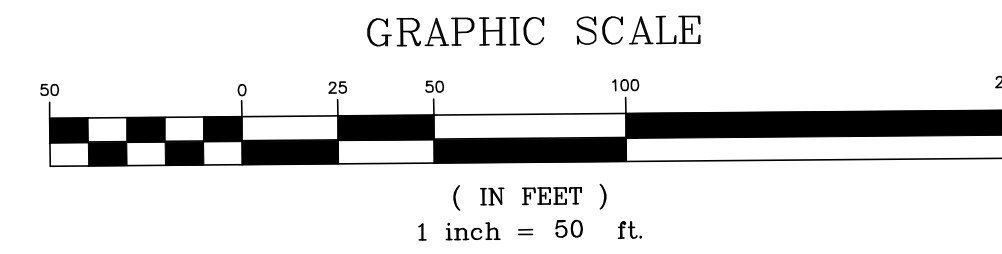
NORTHWEST QUADRANT PARCEL 8.1

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE, THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 208.26 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 208.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°23'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 475.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 49°24'42" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 378.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3022.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 73.14 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 47°30'14" WEST AND A CHORD DISTANCE OF 73.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF WGV BOULEVARD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 115.92 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°17'46" WEST AND A CHORD DISTANCE OF 115.91 FEET TO A POINT ON SAID CURVE; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD AND ALONG CONSERVATION EASEMENT NO. 19 THE FOLLOWING TWENTY COURSES: COURSE NO. 1) NORTH 44°19'56" EAST, A DISTANCE OF 11.92 FEET; COURSE NO. 2) NORTH 02°26'19" EAST, A DISTANCE OF 35.53 FEET; COURSE NO. 3) NORTH 31°23'28" WEST, A DISTANCE OF 40.02 FEET; COURSE NO. 4) NORTH 26°08'30" WEST, A DISTANCE OF 135.42 FEET; COURSE NO. 5) NORTH 02°25'45" WEST, A DISTANCE OF 113.94 FEET; COURSE NO. 6) NORTH 14°56'45" WEST, A DISTANCE OF 37.20 FEET; COURSE NO. 7) NORTH 02°26'19" EAST, A DISTANCE OF 37.73 FEET; COURSE NO. 8) NORTH 74°44'01" EAST, A DISTANCE OF 118.66 FEET; COURSE NO. 9) SOUTH 86°58'12" EAST, A DISTANCE OF 50.25 FEET; COURSE NO. 10) NORTH 07°19'08" EAST, A DISTANCE OF 53.74 FEET; COURSE NO. 11) NORTH 62°23'37" EAST, A DISTANCE OF 49.48 FEET; COURSE NO. 12) NORTH 33°58'57" WEST, A DISTANCE OF 49.48 FEET; COURSE NO. 13) NORTH 10°25'02" WEST, A DISTANCE OF 66.18 FEET; COURSE NO. 14) SOUTH 70°28'25" EAST, A DISTANCE OF 178.35 FEET; COURSE NO. 15) SOUTH 04°35'37" WEST, A DISTANCE OF 34.73 FEET; COURSE NO. 16) SOUTH 02°26'19" WEST, A DISTANCE OF 66.74 FEET; COURSE NO. 17) SOUTH 08°21'42" EAST, A DISTANCE OF 68.73 FEET; COURSE NO. 18) SOUTH 43°16'56" WEST, A DISTANCE OF 32.31 FEET; COURSE NO. 19) SOUTH 42°57'37" EAST, A DISTANCE OF 37.91 FEET; COURSE NO. 20) SOUTH 17°44'30" EAST, A DISTANCE OF 67.48 FEET; THENCE SOUTH 44°29'55" WEST LEAVING SAID CONSERVATION EASEMENT NO. 19, A DISTANCE OF 461.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.31 ACRES MORE OR LESS.



VICINITY MAP  
NOT TO SCALE



- BEARINGS HEREON BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST BEING N 89°32'10"E AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2405.
- THE ABOVE DESCRIBED LANDS ARE LOCATED IN FLOOD ZONE "A", AN AREA DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ACCORDING TO COMMUNITY PANEL NUMBER 12109C-0276-J, AND 12109C-0277-J, OF THE FLOOD INSURANCE RATE MAPS FOR CLAY COUNTY, FLORIDA, BOTH DATED 12-7-18.
- ALL DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- UNDERGROUND FOUNDATIONS AND OTHER SUBTERRANEAN FEATURES NOT SHOWN WERE NOT LOCATED.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REV. 3.10.22 WITH A COMMITMENT DATE OF 02-28-2022. THE FOLLOWING EXCEPTIONS ARE LISTED IN ITS SCHEDULE B-II:
  - SAINT JOHNS DRI DEVELOPMENT ORDER APPROVED UNDER RESOLUTION NO. 91-130, AS MODIFIED BY MODIFICATION OF SAINT JOHNS DRI DEVELOPMENT ORDER UNDER RESOLUTION NO. 91-183, AS NOTICED UNDER NOTIFICATION OF DRI/DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 922, PAGE 219, AS FURTHER MODIFIED BY MODIFICATION OF SAINT JOHNS DRI DEVELOPMENT ORDER UNDER RESOLUTION 94-211 AND RESOLUTION 95-06, RESOLUTION 96-102 AND RESOLUTION 96-233, AS NOTICED UNDER NOTIFICATION OF DRI/DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 1119, AND NOTIFICATION OF DRI/DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1217, PAGE 437, AND AS FURTHER MODIFIED BY MODIFICATION OF SAINT JOHNS DRI DEVELOPMENT ORDER UNDER RESOLUTION 98-126, AS NOTICED UNDER NOTIFICATION OF DRI/DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1338, PAGE 205, MODIFIED BY MODIFICATION OF SAINT JOHNS DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER ON SEPTEMBER 28, 1998, UNDER RESOLUTION 98-179 AS NOTICED UNDER NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1354, PAGE 1883, AND AS FURTHER MODIFIED BY MODIFICATION OF SAINT JOHNS DRI/DEVELOPMENT ORDER MODIFICATION UNDER RESOLUTION 99-20, AND NOTICED UNDER NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1388, PAGE 1323, AND AS FURTHER MODIFIED BY MODIFICATION OF SAINT JOHNS DRI/DEVELOPMENT ORDER MODIFICATION UNDER RESOLUTION 99-173, AND NOTICED UNDER NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1459, PAGE 983, NOTICED UNDER NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1746, PAGE 1893, NOTICED UNDER NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1989, PAGE 1917 AND NOTICED UNDER NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2233, PAGE 424, ALLOCATION OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 340, AND NOTICED UNDER NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2803, PAGE 1362 AND NOTICED UNDER NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 3505, PAGE 607, ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 3658, PAGE 1703, AS FURTHER AMENDED TO THE DATE HEREOF.
  - WATER AND WASTEWATER UTILITY SERVICE AGREEMENT, BETWEEN NORTHWEST UTILITIES, INC., SJH PARTNERSHIP, LTD. AND ST. JOHNS COUNTY, FLORIDA DATED JANUARY 24, 1995, AS RECORDED IN OFFICIAL RECORDS BOOK 1094, PAGE 332. AFFECTS THE SUBJECT PROPERTY. THIS IS A BLANKET AGREEMENT AFFECTING THE ENTIRETY OF THE SUBJECT PARCEL.
  - DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAINT JOHNS - NORTHWEST MASTER AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 595, TOGETHER WITH SUPPLEMENTARY DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 1373, PAGE 627, SUPPLEMENTARY RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 1467 AND NON-EXCLUSIVE ASSIGNMENT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3101, PAGE 976. AFFECTS THE SUBJECT PARCEL. THIS IS A BLANKET DECLARATION AFFECTING THE ENTIRETY OF THE SUBJECT PARCEL. THERE ARE NO PLOTTABLE EASEMENTS CREATED BY THIS DOCUMENT.
  - COVENANTS, RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS AND OTHER PROVISIONS SET FORTH IN RESTRICTIVE COVENANTS RECORDED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAINT JOHNS NORTHWEST COMMERCIAL RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 645, TOGETHER WITH NOTICE OF RELOCATION OF ROADWAYS RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 866 AND SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 948 AND OFFICIAL RECORDS BOOK 2089, PAGE 918 AND RESTORATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGE 1284, AS MAY BE SUBSEQUENTLY AMENDED, AND IN ALLIED INSTRUMENTS REFERRED TO IN SAID RESTRICTIONS, AS MAY BE SUBSEQUENTLY AMENDED, AFFECTS THE SUBJECT PARCEL. THIS IS A BLANKET DECLARATION AFFECTING THE ENTIRETY OF THE SUBJECT PARCEL. THERE ARE NO PLOTTABLE EASEMENTS CREATED BY THIS DOCUMENT.
  - DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1023 TOGETHER WITH FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1298, PAGE 1170 AND PARTIAL ASSIGNMENT OF NON-EXCLUSIVE EASEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGE 1274. AFFECTS THE SUBJECT PARCEL. THIS IS A BLANKET DECLARATION AFFECTING THE ENTIRETY OF THE SUBJECT PARCEL. THERE ARE NO PLOTTABLE EASEMENTS WHICH AFFECT THE SUBJECT PARCEL CREATED BY THIS DOCUMENT.
  - RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS AS SET FORTH IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1519, OFFICIAL RECORDS BOOK 1275, PAGE 520 AND OFFICIAL RECORDS BOOK 1298, PAGE 1099, AS MAY BE SUBSEQUENTLY AMENDED, DOES NOT AFFECT THE SUBJECT PROPERTY. THESE PARCELS LIE NORTHERLY OF THE SUBJECT PARCEL.
  - DECLARATION OF VOLUNTARY PAYMENT OBLIGATION RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1831, OFFICIAL RECORDS BOOK 1185, PAGE 1834, AS SUPPLEMENTED IN OFFICIAL RECORDS BOOK 1282, PAGE 1643, OFFICIAL RECORDS BOOK 1299, PAGE 513 AND OFFICIAL RECORDS BOOK 2999, PAGE 541. AFFECTS THE SUBJECT PARCEL. THIS IS A BLANKET DOCUMENT OVER THE ENTIRE SUBJECT PROPERTY.
  - IMPACT FEE CREDIT AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1278, PAGE 1584 AND OFFICIAL RECORDS BOOK 1278, PAGE 1596, TOGETHER WITH ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 1391, PAGE 590, OFFICIAL RECORDS BOOK 1391, PAGE 1826, OFFICIAL RECORDS BOOK 1458, PAGE 498, OFFICIAL RECORDS BOOK 1563, PAGE 800 AND OFFICIAL RECORDS BOOK 2107, PAGE 1420, OFFICIAL RECORDS BOOK 2709, PAGE 868, OFFICIAL RECORDS BOOK 3258, PAGE 444 AND OFFICIAL RECORDS BOOK 3327, PAGE 865. AFFECTS THE SUBJECT PARCEL. THIS IS A BLANKET DOCUMENT OVER THE ENTIRE SUBJECT PROPERTY.
  - GRANT OF EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1362, PAGE 1712. AFFECTS THE SUBJECT PROPERTY. THE EASEMENT IS DEPICTED ON THE SURVEY.

LINE TABLE

L1	N 44°19'56" E	11.92'
L2	N 02°26'19" E	35.53'
L3	N 31°23'28" W	40.02'

LEGEND  
 PC DENOTES POINT OF CURVE  
 PT DENOTES POINT OF TANGENCY  
 O.R.B. DENOTES OFFICIAL RECORDS BOOK  
 R/W DENOTES RIGHT OF WAY  
 Ⓞ DENOTES FOUND 1/2 INCH REBAR LB 1853  
 OHE DENOTES AERIAL POWER LINE  
 CONC. DENOTES CONCRETE

SURVEY DATE: MARCH 23, 2022	DRAWING DATE: JUNE 1, 2022
FIELD BOOK 768, PAGE(S) 51	DRAWING SCALE: 1" = 50'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	
COMPUTER FILE: 2022066 WGV NW 8.1.DWG	
JOB FILE No. 2022066	

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 JACKSONVILLE, FL 32216  
 904-722-0400  
 FAX 904-722-0402  
 DEGROVE@DEGROVE.COM  
 LICENSED BUSINESS NUMBER L.B.4603

**DEGROVE**  
 SURVEYORS, INC.  
 SURVEYING AND MAPPING CONSULTANTS

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

**BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5447**

NOTICE:  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**CERTIFIED TO:**

**Saint Johns MD, LLC;**  
**Fidelity National Title Insurance Company;**  
**Landmark Title, LLC;**  
**Sago Properties and Development, LLC**