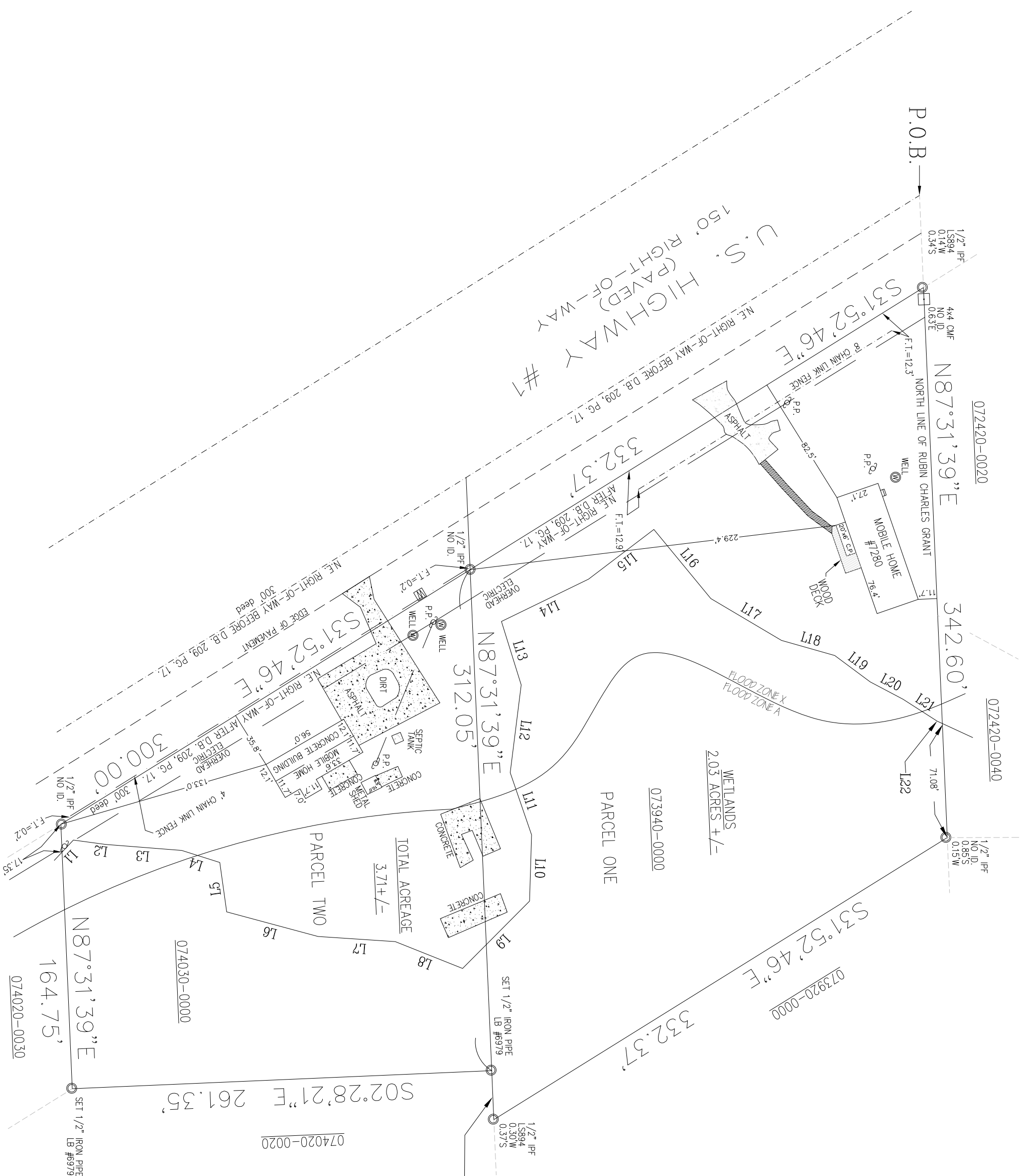
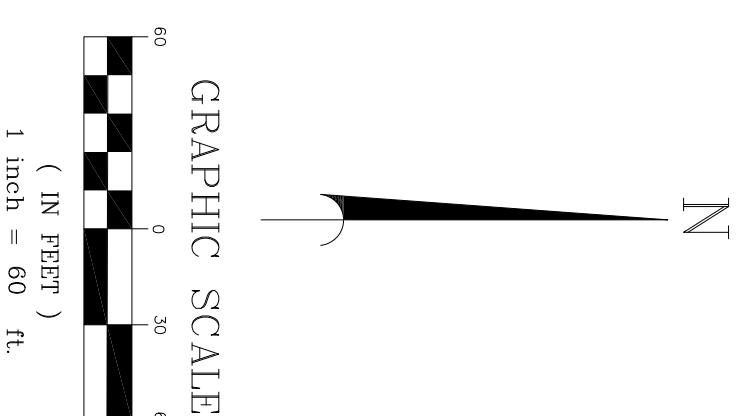


BOUNDARY SURVEY

PART OF SECTION 45, TOWNSHIP 6 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA



LINE	LENGTH	BEARING
L1	10.28	N46°44'38\"W
L2	20.05	N07°43'14\"E
L3	47.72	N04°31'50\"E
L4	24.86	N17°30'12\"E
L5	31.03	N82°04'07\"E
L6	58.89	N15°05'22\"E
L7	48.21	N03°47'09\"E
L8	45.10	N21°46'00\"E
L9	59.15	N45°09'52\"W
L10	41.26	N88°17'44\"W
L11	40.90	S71°00'08\"W
L12	55.05	N82°49'40\"W
L13	41.35	S72°42'17\"W
L14	60.31	N29°54'27\"W
L15	51.03	N37°16'12\"W
L16	55.72	N50°29'08\"E
L17	51.15	N30°37'39\"E
L18	34.44	N15°52'29\"E
L19	27.46	N36°33'43\"E
L20	23.12	N27°51'02\"E
L21	25.18	N32°41'02\"E
L22	3.60	N24°50'17\"E



- Survey Notes:**
1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
 2. BEARINGS SHOWN HEREON ARE ON AN ASSUMED DATUM AS BEING: S 31°52'46" E ALONG THE EASTERLY RIGHT-OF-WAY U. S. HIGHWAY NO. 1.
 3. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DESCRIPTION AND ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
 4. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, AND WAS PROVIDED BY THE CLIENT.
 5. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
 6. THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE HORIZONTAL CONTROL ACCURACY OF 1/15,000 FEET FOR SUBURBAN SURVEY.
 7. ALL FENCES LOCATE AS SHOWN.

Abbreviation Legend:

- C/A - CENTERLINE
- P.C. - POINT OF CURVE
- P.O.C. - POINT OF COMMENCEMENT
- IRF - IRON REBAR FOUND
- IPF - IRON PIPE FOUND
- CAF - CONCRETE FOUNDATION
- ID. - IDENTIFICATION
- P.P. - POWER POLE
- L.P. - LIGHT POLE
- E.M. - ELECTRICAL METER
- F.T. - FENCE TIE
- C.P. - COVERED PORCH
- D.B. - DEED BOOK
- PG. - PAGE
- ORF - OFFICIAL RECORDS BOOK
- () - FIELD MEASURED
- WOOD PRIVACY FENCE
- CHAINLINK FENCE
- WATER METER

DESCRIPTION: PARCEL ONE, (ORR 1171, PG. 1130) THAT CERTAIN PIECE, A PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS: PART OF THE NORTH 1/3 OF THE RUBIN CHARLES GRANT, SECTION 45, TOWNSHIP 6 SOUTH, RANGE 29 EAST; BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID GRANT WITH THE EAST RIGHT-OF-WAY LINE OF U.S. NO. 1 (ALSO KNOWN AS STATE ROAD NO. 5); RUN EASTERLY ALONG THE NORTH LINE OF SAID GRANT 400 FEET TO A POINT; RUN THE SOUTHEASTERLY PARALLEL TO EAST RIGHT-OF-WAY LINE OF U.S. NO. 1, 330 FEET MORE OR LESS TO THE NORTH LINE OF PROPERTY OF HENRY KATNAK; RUN THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID PROPERTY OF HENRY KATNAK; RUN THENCE SOUTHWESTERLY PARALLEL TO THE NORTH LINE OF SAID PROPERTY OF HENRY KATNAK; RUN THENCE WESTERLY PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, 330 FEET MORE OR LESS TO THE POINT OF BEGINNING EXCEPTING THEREFROM THAT PART OF ABOVE DESCRIBED LAND CONVEYED TO THE STATE OF FLORIDA FOR RIGHT-OF-WAY PURPOSES BY DEED DATED MARCH 11, 1954, RECORDED IN DEED BOOK 209, PAGE 17 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

DESCRIPTION: PARCEL TWO, (ORR 1177, PG. 6) BEING A PORTION OF THE SOUTH 2/3 OF THE RUBEN CHARLES GRANT, BEING A PART OF SECTION 45, TOWNSHIP 6 SOUTH, RANGE 29 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH MARKS THE INTERSECTION OF THE NORTH LINE OF THE PROPERTY OF HENRY KATNAK AS DESCRIBED IN DEED RECORDED IN DEED BOOK 177, PAGE 139, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE RUN SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 300 FEET, THENCE RUN EASTERLY ON A LINE PARALLEL WITH THE AFORESAID NORTH LINE OF SAID HENRY KATNAK 225 FEET; THENCE RUN NORTH AT RIGHT ANGLES TO THE LAST LINE AFORESAID 300 FEET MORE OR LESS TO A POINT ON THE NORTH OF HENRY KATNAK; THENCE RUN WESTERLY ALONG HENRY KATNAK'S NORTH LINE 315 FEET MORE OR LESS TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART TAKEN FOR ROAD RIGHT-OF-WAY PURPOSES DESCRIBED IN DEED BOOK 228, PAGE 267, AS: A STRIP OF LAND 50 FEET WIDE EAST OF AND ADJACENT TO THE PRESENT EXISTING RIGHT-OF-WAY OF STATE ROAD 5, BEING THAT PART OF: THE SOUTH 2/3 OF THE RUBEN CHARLES GRANT, SECTION 45, TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING EASTERLY OF AND WITHIN 68 FEET OF THE SURVEY LINE OF STATE ROAD 5, SECTION 7802.10, SAID SURVEY LINE BEING DESCRIBED WITH REFERENCE TO SECTION 45, TOWNSHIP 6 SOUTH, RANGE 29 EAST AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SECTION 45, TOWNSHIP 6 SOUTH, RANGE 29 EAST AT A POINT 1781.32 FEET EASTERLY FROM A CYPRESS POST MARKING THE SOUTHWEST CORNER OF SAID SECTION 45 AND FROM SAID POINT RUN THENCE NORTH 38 DEG. 04' 47" WEST FOR A DISTANCE OF 1009.19 FEET TO THE NORTH LINE OF SAID SECTION 45, TOWNSHIP 6 SOUTH, RANGE 29 EAST AT A POINT 1086.39 FEET EASTERLY FROM THE NORTHWEST CORNER OF SECTION 45.

NOTES:

- The parcel of land as shown hereon lies within Federal Flood Zone A & X as depicted on Flood Insurance Rate Map Community-Panel No. 125147-12109C0195-H for St. Johns County, Florida as revised 9/3/2003
- SEE SURVEYOR'S NOTES.
- Encroachments as shown hereon are only those above-ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.

- This survey not valid unless signed and embossed with raised seal.
- This survey made without benefit of an abstract of title.
- No right-of-ways or easements of record were furnished to this firm except as shown.
- All distances bearings or angles are as field measured.
- Deed or plat measurements are noted if different.
- Basis of elevations: N/A
- The certification, as provided on this survey is a statement of professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.

CERTIFY TO: JOHN FRANTZ

Professional Surveyor and Mapper
FLORIDA CERT. #5261

CERTIFICATION: I HEREBY CERTIFY that this Map of Survey was prepared under my responsible charge and meets the Minimum Technical Standards as set forth by the Board of Professional Surveyors and Mappers in Chapter 61617-6, Florida Administrative Code, and that it is true and correct to the best of my knowledge and belief.

Terry M. Durden
Professional Surveyor and Mapper
FLORIDA CERT. #5261

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PHONE (904) 824-3086
FAX (904) 824-5753
LICENSED BUSINESS #6979

FIELD BOOK: 07-15/47-48
FIELD WORK: 10/12/07
SIGNED: _____
SCALE: 1"=60'
JOB NO.: 07-1208
TYPE SURVEY: BOUNDARY