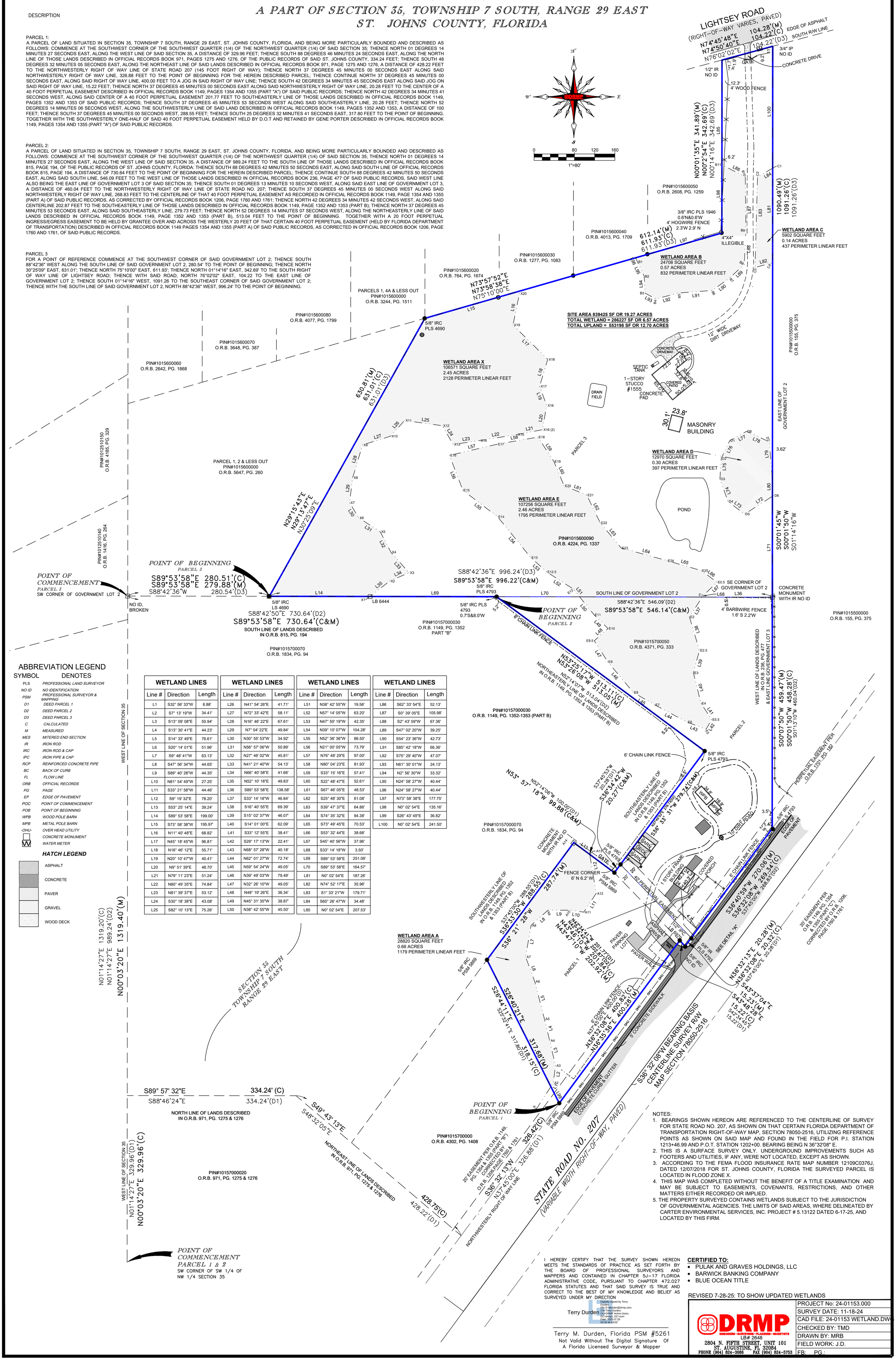
BOUNDARY SURVEY OF
A PART OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA

DESCRIPTION

PARCEL 1:
A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 01 DEGREES 14 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 329.96 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 971, PAGES 1275 AND 1276, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, 334.24 FEET; THENCE SOUTH 48 DEGREES 32 MINUTES 05 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 971, PAGE 1275 AND 1276, A DISTANCE OF 428.22 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 207 (145 FOOT RIGHT OF WAY); THENCE NORTH 37 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 326.88 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 37 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 400.00 FEET TO A JOG IN SAID RIGHT OF WAY LINE; THENCE SOUTH 42 DEGREES 34 MINUTES 45 SECONDS EAST ALONG SAID JOG ON SAID RIGHT OF WAY LINE, 15.22 FEET; THENCE NORTH 37 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 20.28 FEET TO THE CENTER OF A 40 FOOT PERPETUAL EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1149, PAGES 1354 AND 1355 (PART "A") OF SAID PUBLIC RECORDS; THENCE NORTH 42 DEGREES 34 MINUTES 41 SECONDS WEST, ALONG SAID CENTER OF A 40 FOOT PERPETUAL EASEMENT 201.77 FEET TO SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1149, PAGES 1352 AND 1353 OF SAID PUBLIC RECORDS; THENCE SOUTH 37 DEGREES 45 MINUTES 53 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 20.28 FEET; THENCE NORTH 52 DEGREES 14 MINUTES 06 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1149, PAGES 1352 AND 1353, A DISTANCE OF 100 FEET; THENCE SOUTH 37 DEGREES 45 MINUTES 00 SECONDS WEST, 288.55 FEET; THENCE SOUTH 25 DEGREES 32 MINUTES 41 SECONDS EAST, 317.80 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE SOUTHWESTERLY ONE-HALF OF SAID 40 FOOT PERPETUAL EASEMENT HELD BY D.O.T AND RETAINED BY GENE PORTER DESCRIBED IN OFFICIAL RECORDS BOOK 1149, PAGES 1354 AND 1355 (PART "A") OF SAID PUBLIC RECORDS.

PARCEL 2:
A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 01 DEGREES 14 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 989.24 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 194, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA: THENCE SOUTH 88 DEGREES 42 MINUTES 50 SECONDS EAST, ALONG SAID SOUTH LINE OF OFFICIAL RECORDS BOOK 815, PAGE 194, A DISTANCE OF 730.64 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 88 DEGREES 42 MINUTES 50 SECONDS EAST, ALONG SAID SOUTH LINE, 546.09 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 236, PAGE 477 OF SAID PUBLIC RECORDS, SAID WEST LINE ALSO BEING THE EAST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 35; THENCE SOUTH 01 DEGREES 13 MINUTES 10 SECONDS WEST, ALONG SAID EAST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 460.04 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207; THENCE SOUTH 37 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 268.83 FEET TO THE CENTERLINE OF THAT 40 FOOT PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 1354 AND 1355 (PART A) OF SAID PUBLIC RECORDS, AS CORRECTED BY OFFICIAL RECORDS BOOK 1206, PAGE 1760 AND 1761; THENCE NORTH 42 DEGREES 34 MINUTES 42 SECONDS WEST, ALONG SAID CENTERLINE 202.87 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1149, PAGE 1352 AND 1353 (PART B); THENCE NORTH 37 DEGREES 45 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, 279.73 FEET; THENCE NORTH 52 DEGREES 14 MINUTES 07 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1149, PAGE 1352 AND 1353 (PART B), 513.04 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 20 FOOT PERPETUAL INGRESS/EGRESS EASEMENT TO BE HELD BY GRANTEE OVER AND ACROSS THE WESTERLY 20 FEET OF THAT CERTAIN 40 FOOT PERPETUAL EASEMENT (HELD BY FLORIDA DEPARTMENT OF TRANSPORTATION) DESCRIBED IN OFFICIAL RECORDS BOOK 1149 PAGES 1354 AND 1355 (PART A) OF SAID PUBLIC RECORDS, AS CORRECTED IN OFFICIAL RECORDS BOOK 1206, PAGE 1760 AND 1761, OF SAID PUBLIC RECORDS.

PARCEL 3
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 88°42'36" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, 280.54' TO THE POINT OF BEGINNING; THENCE NORTH 30°25'09" EAST, 631.01'; THENCE NORTH 75°10'00" EAST, 611.93'; THENCE NORTH 01°14'16" EAST, 342.69' TO THE SOUTH RIGHT OF WAY LINE OF LIGHTSEY ROAD; THENCE WITH SAID ROAD, NORTH 76°02'02" EAST, 104.22 TO THE EAST LINE OF GOVERNMENT LOT 2; THENCE SOUTH 01°14'16" WEST, 1091.26 TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2, NORTH 88°42'36" WEST, 996.24' TO THE POINT OF BEGINNING.



ABBREVIATION LEGEND

SYMBOL	DENOTES
PLS	PROFESSIONAL LAND SURVEYOR
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
D1	DEED PARCEL 1
D2	DEED PARCEL 2
D3	DEED PARCEL 3
C	CALCULATED
M	MEASURED
MES	MITERED END SECTION
IR	IRON ROD
IRC	IRON ROD & CAP
IPC	IRON PIPE & CAP
RCP	REINFORCED CONCRETE PIPE
BC	BACK OF CURB
FL	FLOW LINE
ORB	OFFICIAL RECORDS
PG	PAGE
EP	EDGE OF PAVEMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
WPB	WOOD POLE BARN
MPB	METAL POLE BARN
-OHU-	OVER HEAD UTILITY
	CONCRETE MONUMENT
	WATER METER

HATCH LEGEND

- ASPHALT
- CONCRETE
- PAVER
- GRAVEL
- WOOD DECK

WETLAND LINES			WETLAND LINES			WETLAND LINES			WETLAND LINES		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S32° 56' 33"W	8.88'	L26	N41° 54' 26"E	41.71'	L51	N38° 42' 55"W	19.56'	L86	S62° 33' 54"E	52.13'
L2	S7° 13' 19"W	34.41'	L27	N72° 33' 42"E	58.11'	L52	N57° 14' 05"W	63.20'	L87	S0° 39' 05"E	105.98'
L3	S13° 09' 08"E	50.94'	L28	N16° 46' 22"E	67.61'	L53	N47° 50' 19"W	42.35'	L88	S2° 43' 59"W	67.36'
L4	S13° 30' 41"E	44.23'	L29	N7° 04' 22"E	49.84'	L54	N39° 10' 07"W	104.28'	L89	S47° 02' 20"W	39.25'
L5	S14° 33' 49"E	76.61'	L30	N30° 55' 53"W	34.92'	L55	N52° 36' 36"W	86.50'	L90	S54° 23' 36"W	42.73'
L6	S20° 14' 01"E	51.96'	L31	N56° 57' 06"W	50.89'	L56	N21° 00' 05"W	73.79'	L91	S85° 42' 18"W	66.36'
L7	S9° 48' 41"W	63.13'	L32	N27° 46' 02"W	45.81'	L57	N76° 48' 29"E	97.00'	L92	S75° 29' 40"W	47.07'
L8	S47° 56' 34"W	44.65'	L33	N41° 21' 40"W	54.13'	L58	N80° 04' 23"E	81.93'	L93	N61° 30' 01"W	24.13'
L9	S89° 40' 28"W	44.35'	L34	N66° 40' 58"E	41.66'	L59	S33° 15' 16"E	57.41'	L94	N2° 56' 30"W	33.32'
L10	N81° 54' 49"W	27.25'	L35	N52° 10' 18"E	49.83'	L60	S22° 48' 47"E	52.61'	L95	N24° 58' 27"W	40.44'
L11	S33° 21' 58"W	44.46'	L36	S89° 53' 58"E	138.58'	L61	S67° 46' 05"E	48.53'	L96	N24° 58' 27"W	40.44'
L12	S9° 19' 32"E	78.20'	L37	S33° 14' 18"W	46.84'	L62	S25° 48' 30"E	61.08'	L97	N73° 58' 38"E	177.75'
L13	S53° 25' 14"E	39.24'	L38	S16° 40' 55"E	69.39'	L63	S39° 47' 37"E	64.86'	L98	N0° 02' 54"E	135.16'
L14	S89° 53' 58"E	199.00'	L39	S15° 02' 37"W	46.07'	L64	S74° 35' 32"E	94.38'	L99	S26° 43' 49"E	36.82'
L15	S73° 58' 38"W	195.97'	L40	S14° 01' 00"E	62.09'	L65	S73° 49' 45"E	70.53'	L100	N0° 02' 54"E	241.50'
L16	N11° 40' 48"E	68.82'	L41	S33° 12' 55"E	38.41'	L66	S53° 32' 44"E	38.68'			
L17	N45° 18' 45"W	96.81'	L42	S29° 17' 13"W	22.41'	L67	S45° 40' 56"W	37.96'			
L18	N16° 46' 12"E	55.71'	L43	N68° 57' 28"W	40.18'	L68	S33° 14' 18"W	3.50'			
L19	N20° 10' 47"W	40.41'	L44	N62° 01' 27"W	72.74'	L69	S89° 53' 58"E	251.06'			
L20	N9° 51' 39"E	48.70'	L45	N59° 54' 24"W	49.05'	L70	S89° 53' 58"E	164.57'			
L21	N79° 11' 23"E	51.24'	L46	N39° 49' 03"W	79.49'	L81	N0° 02' 54"E	187.26'			
L22	N80° 49' 35"E	74.84'	L47	N32° 26' 10"W	49.05'	L82	N74° 52' 17"E	35.96'			
L23	N81° 39' 37"E	53.12'	L48	N48° 19' 26"E	36.34'	L83	S1° 33' 21"W	179.71'			
L24	S30° 18' 38"E	43.08'	L49	N45° 31' 35"W	38.87'	L84	S60° 26' 47"W	34.48'			
L25	S82° 10' 13"E	75.26'	L50	N38° 42' 55"W	45.50'	L85	N0° 02' 54"E	207.53'			

NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SURVEY FOR STATE ROAD NO. 207, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78050-2516, UTILIZING REFERENCE POINTS AS SHOWN ON SAID MAP AND FOUND IN THE FIELD FOR P.I. STATION 1213+46.99 AND P.O.T. STATION 1202+00. BEARING BEING N 36°32'08" E.
2. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 12109C0376J, DATED 12/07/2018 FOR ST. JOHNS COUNTY, FLORIDA THE SURVEYED PARCEL IS LOCATED IN FLOOD ZONE X.
4. THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND OTHER MATTERS EITHER RECORDED OR IMPLIED.
5. THE PROPERTY SURVEYED CONTAINS WETLANDS SUBJECT TO THE JURISDICTION OF GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, WHERE DELINEATED BY CARTER ENVIRONMENTAL SERVICES, INC. PROJECT # 5.13122 DATED 6-17-25, AND LOCATED BY THIS FIRM.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AND CONTAINED IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION

Terry Durden
Digitally signed by Terry Durden
DN: E=tdurden@drmp.com, CN=Terry Durden, OU=DRMP Active Users, DC=drmp1, DC=com
Date: 2025.07.28 09:39:46-04'00'

Terry M. Durden, Florida PSM #5261
Not Valid Without The Digital Signature Of A Florida Licensed Surveyor & Mapper

CERTIFIED TO:
- PULAK AND GRAVES HOLDINGS, LLC
- BARWICK BANKING COMPANY
- BLUE OCEAN TITLE

REVISED 7-28-25: TO SHOW UPDATED WETLANDS

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
LB# 2648
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3086 FAX (904) 824-5753

PROJECT No:	24-01153.000
SURVEY DATE:	11-18-24
CAD FILE:	24-01153 WETLAND.DWG
CHECKED BY:	TMD
DRAWN BY:	MRB
FIELD WORK:	J.D.
FB:	PG.: