

LEGEND

- SM

= SITE BENCHMARK

○

=

SANITARY SEWER MANHOLE

•

HD

= FIRE HYDRANT

□

CU

= CABLE/INTERNET UTILITIES BOX

•

PO

= POWER POLE

□

WM

= WATER METER

■

=

FOUND CONCRETE MONUMENT

●

=

FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION

●

=

SET 1/2" IRON ROD LB#8139
- DB

= DEED BOOK
- JEA

= JACKSONVILLE ELECTRIC AUTHORITY
- LS

= LICENSED SURVEY BUSINESS
- LS

= LICENSED SURVEYOR
- OHW

= OVERHEAD WIRE/LINE
- ORB

= OFFICIAL RECORDS BOOK
- PG

= PAGE
- POB

= POINT OF BEGINNING
- POC

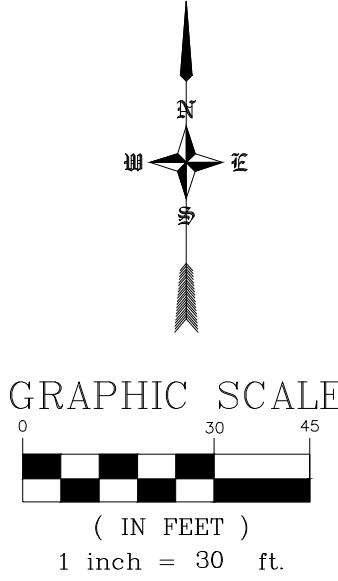
= POINT OF COMMENCEMENT
- PSM

= PROFESSIONAL SURVEYOR AND MAPPER
- RBL

= REFERENCE BEARING LINE
- R/W

= RIGHT-OF-WAY LINE
- (M)

= FIELD MEASURED VALUE



LOT AREA TABLE, ft²	
LOT	105835.9

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDADEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: BOUNDARY SURVEY
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Plat hereon contains no angles or bearings for comparison to field measured values.

LEGAL DESCRIPTION

A portion of Government Lot 2, together with a portion of the Northwest one-quarter and a portion of the Northeast one-quarter, Section 16, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of parcels One, Two and Six, as described and recorded in Official Records Book 1157, page 1524 of the Public Records of said county being more particularly described as follows For a Point of Reference commence at the intersection of the Southerly line of said Northwest one-quarter of Section 16 and the Southeasterly right of way line of County Road No. 210, a 100 foot right of way as presently established, said intersection being the Southwesterly corner of said Parcel Six; thence North 35°27'49"11 East along said Southeasterly right of way line, 49.79 feet to the Point of Beginning. From said Point of Beginning, thence continue North 35°27'49"11 East, along said Southeasterly right of way line of County Road No. 210, a distance of 275.21 feet to the . Northwesterly corner of said Parcel Six; thence South 73°03'10"21 East departing said Southeasterly right of way line and along the Northerly line of said Parcel Six, a distance of 359.47 feet; thence South 35°27'14"91 West departing said Northerly line, 376.37 feet; thence North 55°28'16" West, 72.85 feet; thence North 58°39'10"51 West, 297.24 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:
OFFICIAL RECORDS BOOK 5085 PAGE 674 AND OFFICIAL RECORDS BOOK 5682 PAGE 1265 AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 FORMERLY 61G-17), PURSUANT TO CHAPTER 472.007 FLORIDA STATUTES AND WAS DONE UNDER MY SUPERVISION.

MAP OF BOUNDARY SURVEY

Signature Date Brandon D. Shugart, PSM #7009 surveying@imecivil.com

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:
FOR: PHYLLIS ARNOLD
AT: 39 MOONBAY PKWY
ST. AUGUSTINE, FL 32095

Drawn By: TM
Field Survey Date: 11/6/24
FB/PG: 1157/1524
Scale: 1" = 30 Feet
Drawing/File #: 103124.4
Plot Date: 11/8/24

Additional Information/Certifications:

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.