

N88°51'39"E      223.84'

# FIRC

5 ST JOHNS MEDICAL PARK DRIVE  
ST AUGUSTINE, FLORIDA

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 8 SOUTH RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 3 WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, SAID RIGHT OF WAY LINE BEING 100 FEET WEST FROM AND PARALLEL WITH THE CENTER LINE OF THE SOUTHBOUND TRAFFIC LANES OF SAID HIGHWAY; THENCE NORTH 1 DEGREE 13 MINUTES 40 SECONDS WEST, ON SAID RIGHT OF WAY LINE, 132 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 56, PAGE 328, PUBLIC RECORDS OF SAID COUNTY, THEN SOUTH 88 DEGREES 38 MINUTES 00 SECONDS WEST, 223.40 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCELS OF LAND; THENCE CONTINUE SOUTH 88 DEGREES 38 MINUTES 00 SECONDS WEST, 223.40 FEET; THENCE NORTH 1 DEGREE 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 195.00 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 223.40 FEET; THENCE SOUTH 1 DEGREE 13 MINUTES 40 SECONDS EAST A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING.






S01°13'21"E 195.01'  
(S01°13'40"E 195.00')

Profile view of a road cross-section. The road surface is a straight line sloping downwards from left to right, labeled with a 4% slope. The width of the road is indicated as 10'.

TOGETHER THE APPURTENANT EASEMENTS AS SET FORTH AND RECITED IN THAT GRANT OF EASEMENT DATED DECEMBER 9, 1983, FILED DECEMBER 12 1983, AND RECORDED IN OFFICIAL RECORDS BOOK 617, PAGE 849, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 172966-1100

PARCEL ID NUMBER: 172966-110C

S88°57'33"W      222.92'  
 (S88°38'00"W      223.40')

P.O.B.  
FIP  
(N01'13'40"W  
132.00')

U.S. HIGHWAY NO. 1

& ASSOCIATES, INC. • LAND SURVEYORS  
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL. 32303  
(904) 580-6185  
LICENSED BUSINESS No. 6590

Δ - CENTRA ANGLE  
 AC - ACRES ± CH - CHORD  
 B.R.L. - BUILDING RESTRICTION LINE  
 CLF - CHAIN LINK FENCE  
 O.R. - OFFICIAL RECORD BOOK  
 D.B. - DEED BOOK PG. - PAGE  
 EOP - EDGE OF PAYEMENT  
 FCM - FOUND CONCRETE MONUMENT  
 FIR - FOUND IRON ROD  
 (5/8" UNLESS NOTED.)  
 FIR - FOUND IRON ROD AND CAP  
 F.I.R.M. - FLOOD INSURANCE RATE MAP  
 FIP - FOUND IRON PIPE  
 FPIP - FOUND PINCHED IRON PIPE  
 NNC - FOUND NAIL AND CAP  
 IF - IRON FENCE  
 L - ARC LENGTH  
 P.O.C. - POINT OF COMMENCEMENT  
 P.O.B. - POINT OF BEGINNING  
 R - RADIUS OR RANGE  
 R/W - RIGHT OF WAY  
 SEC. - SECTION  
 SIR - SET 5/8" IRON ROD/CAP #65390  
 SNC - SET NAIL AND CAP #65390  
 UNREC. - UNRECORDED  
 LB. - LICENSED BUSINESS  
 T - TOWNSHIP OR TANGENT  
 VF - VINYL FENCE  
 WBF - WOOD BOARD FENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAGS (F.A.C. 11A-7.001, .002).

INTERSECTION OF THE SOUTH  
LINE OF GOVERNMENT LOT 3,  
SECTION 6, TOWNSHIP 8  
SOUTH, RANGE 30 EAST, ST.  
JOHNS COUNTY, FLORIDA  
WITH THE WEST RIGHT OF WAY  
LINE OF U.S. HIGHWAY NO. 1  
(NOT TO SCALE)

ALAN D. PLATT, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSED No. 4664

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL PAPER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

SHEET 1 OF 11

A PARCEL OF LAND IN GOVERNMENT  
LOT 3 SECTION 6 TOWNSHIP 8 SOUTH  
RANGE 30 EAST  
DEED: 4727/654 AND 655  
ST. JOHNS COUNTY FLORIDA

DRAWING:  
301193-B  
PROJECT:  
301193

CERTIFIED TO:  
GIBRALTAR TITLE SERVICES, LLC