

MAP SHOWING SURVEY OF

A PARCEL OF LAND IN SECTION 41, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; BEING PART OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 307, PAGES 159 AND 160 WITH THE NORTH RIGHT OF WAY LINE OF OLD STATE ROAD NO. 16, SAID NORTH RIGHT OF WAY LINE BEING 33 FEET NORTH FROM AND PARALLEL WITH THE CENTER LINE OF SAID OLD STATE ROAD NO. 16; THENCE NORTH 17 DEGREES EAST, ON THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 2170 FEET MORE OR LESS TO A NORTH LINE OF SAID SECTION 41; THENCE NORTH 27 DEGREES WEST, ON SAID NORTH LINE OF SECTION 41, 690 FEET MORE OR LESS; THENCE SOUTH 17 DEGREES WEST 2,550 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF OLD STATE ROAD NO. 16; THENCE SOUTH 58 DEGREES 50 MINUTES EAST, ON SAID OLD NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH LIES WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 16 AS PRESENTLY ESTABLISHED.

CERTIFIED TO:
BECKY CUMMINGS

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 4837 AND PAGE 989

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 3027 AND PAGE 350

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 401 AND PAGE 422

Parcel ID #0290700000

METLAND FLAG LINE TABLE

LINE	BEARING	DISTANCE
L1	N67°16'31" W	31.72
L2	N36°43'43" W	34.12
L3	N49°03'12" W	33.29
L4	N19°58'03" W	34.29
L5	N14°51'46" E	33.28
L6	N08°28'34" E	26.42
L7	N08°21'17" E	33.28
L8	N08°28'10" W	33.29
L9	N00°45'20" W	113.87
L10	N08°21'17" E	33.28
L11	N36°28'51" W	18.12
L12	N08°28'10" W	33.29
L13	N08°28'10" W	33.29
L14	S89°25'11" W	64.29
L15	S83°23'22" W	47.47
L16	N25°07'48" W	44.30
L17	N08°28'10" W	33.29
L18	S89°10'17" W	40.20
L19	N23°00'13" W	31.14
L20	N03°14'40" W	33.28
L21	S33°11'13" W	43.57
L22	N08°28'10" W	33.29
L23	S52°18'22" E	34.63
L24	S81°50'13" W	42.29
L25	S72°45'41" W	34.47

SURVEYOR NOTES:
1. REVISED TO SHOW METLAND FLAGS ON 09/22/2022.
2. REVISED TO SHOW TOPO 12/11/24

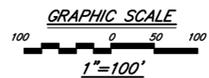
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1128.91'	181.03'	43° 27' 27"	S58° 31' 40" E	181.07'

LEGEND

A/C	AIR CONDITIONER PAD	RES	RESIDENCE
ID	IDENTIFICATION	CL	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	DN	DENOTES NOT TO SCALE
sq ft	SQUARE FEET	WM	WATER METER
I.P.(F)	IRON PIPE FOUND	EC	EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND	CA	COVERED AREA
I.R.(S)	5" IRON ROD SET (PSM #4620)	TYP	TYPICAL
CP	WOOD POWER POLE	EM	ELECTRIC METER
OHE	OVERHEAD ELECTRIC	T	TREE
CONC	CONCRETE		
MFL	METLAND FLAG		

AREA = 26.27 ± ACRES
OR 1,144,367 ± sq. ft.



GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not purchased this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.

- According to the Federal Emergency Management Agency FIRM Map No. 125147-0279J effective date 12/01/2018, the property described hereon appears to lie in Zone X-SE-AE25.
- Basis of bearing structure:
- Basis of elevation: N.A.V.D.88
- 24-0834 12/10/24 1"=100' 809/70 N.H.F. J.D.E.
Title: 820481/2092

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