



DESCRIPTION:

A PART OF GOVERNMENT LOT 11, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF GOVERNMENT LOT 11 AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD S-13A (PACETTI ROAD), A 100' RIGHT OF WAY AS NOW ESTABLISHED; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 19° 35' 08" WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13-A, FORMERLY STATE S-13A (PACETTI ROAD), A DISTANCE OF 2235.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 19° 35' 08" WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 928.0 FEET; THENCE NORTH 74° 23' 52" WEST A DISTANCE OF 1786.50 FEET; THENCE NORTH 15° 08' 32" WEST A DISTANCE OF 678.58 FEET; THENCE NORTH 85° 08' 13" EAST A DISTANCE OF 581.92 FEET; THENCE NORTH 54° 42' 58" EAST A DISTANCE OF 179.26 FEET; THENCE SOUTH 74° 23' 52" EAST A DISTANCE OF 1539.58 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A PART OF GOVERNMENT LOT 11, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF GOVERNMENT LOT 11 AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD S-13A (PACETTI ROAD), A 100' RIGHT OF WAY AS NOW ESTABLISHED; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 19° 35' 08" WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13-A, FORMERLY STATE S-13A (PACETTI ROAD), A DISTANCE OF 2235.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 19° 35' 08" WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 928.0 FEET; THENCE NORTH 74° 24' 26" WEST A DISTANCE OF 1786.35 FEET; THENCE NORTH 15° 09' 06" WEST A DISTANCE OF 678.58 FEET; THENCE NORTH 85° 01' 39" EAST A DISTANCE OF 581.92 FEET; THENCE NORTH 54° 42' 24" EAST A DISTANCE OF 179.26 FEET; THENCE SOUTH 74° 24' 26" EAST A DISTANCE OF 1539.58 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
NO.	BEARING	DIST.
L1	N01°10'54"W	21.34'
L2	N85°24'45"E	42.34'
L3	N24°15'13"E	32.44'
L4	N44°11'34"E	16.45'
L5	N78°44'43"E	46.06'
L6	N56°20'28"E	43.34'
L7	N47°01'44"E	54.14'
L8	N23°03'14"E	25.18'
L9	N84°52'52"E	40.84'
L10	N04°44'42"E	21.32'
L11	N76°24'30"E	45.56'
L12	N48°37'47"E	47.66'
L13	N86°44'13"E	51.47'
L14	N70°36'22"E	41.05'
L15	N84°48'01"E	45.48'
L16	N17°02'42"E	71.40'
L17	S67°34'34"E	24.41'
L18	N71°03'34"W	46.37'
L19	N70°08'34"E	74.53'
L20	S77°34'58"E	61.50'
L21	S66°24'53"E	45.42'
L22	N70°01'38"E	31.06'
L23	N85°56'26"E	34.48'
L24	N87°40'58"E	26.22'
L25	N70°04'35"E	45.25'

AREA TABULATION

WETLAND AREA = 252,742 SQ.FT./5.80 ACRES
UPLAND AREA = 1,511,108 SQ.FT./34.69 ACRES
TOTAL AREA = 1,763,850 SQ.FT./40.49 ACRES

CERTIFIED TO:
FLAGLER HOSPITAL, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
BEST AMERICAN TITLE, LLC; AND
UPCHURCH, BAILY AND UPCHURCH, P.A.

NOTES - LEGEND

- BEARINGS ASSUMED - BASED ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13-A (PACETTI ROAD) = S 19° 35' 08" W
- WF-811 = WETLAND FLAG NUMBER-FLAGGED BY ENVIRONMENTAL SERVICES, INC.
- = WETLAND JURISDICTION LINE
- DESCRIPTIONS FOR THIS SURVEY WERE FURNISHED BY OTHERS.
- ONLY FENCES ON BOUNDARY WERE LOCATED AND SHOWN.
- FLOOD HAZARD ZONES "X" AND "X SHADED"; COMMUNITY PANEL NO. 125147- 0276H, 9/2/2004 AND PANEL NO. 125147 - 0259H 9/2/04
- SURVEY IS BASED ON AND AGREES WITH FIRST DESCRIPTION.
- DESCRIPTIONS INDICATE PARCEL IS IN "GOVERNMENT LOT 11". SECTION 38 WAS SUBDIVIDED IN 1859 INTO WHAT ARE COMMONLY CALLED SUBSECTIONS. THESE "SUBSECTIONS" CONTAIN APPROXIMATELY 640 ACRES AND WERE DIVIDED INTO "QUARTERS" THE SAME AS REGULAR SECTIONS. "GOVERNMENT LOT 11" IS ACTUALLY ONE OF THOSE "SUBSECTIONS".
- PROPOSED MEDIAN OPENING INFORMATION FROM CONSTRUCTION PLANS
- STATE PLANE COORDINATES-NAD 83/90 DATUM = 2 242427 4027