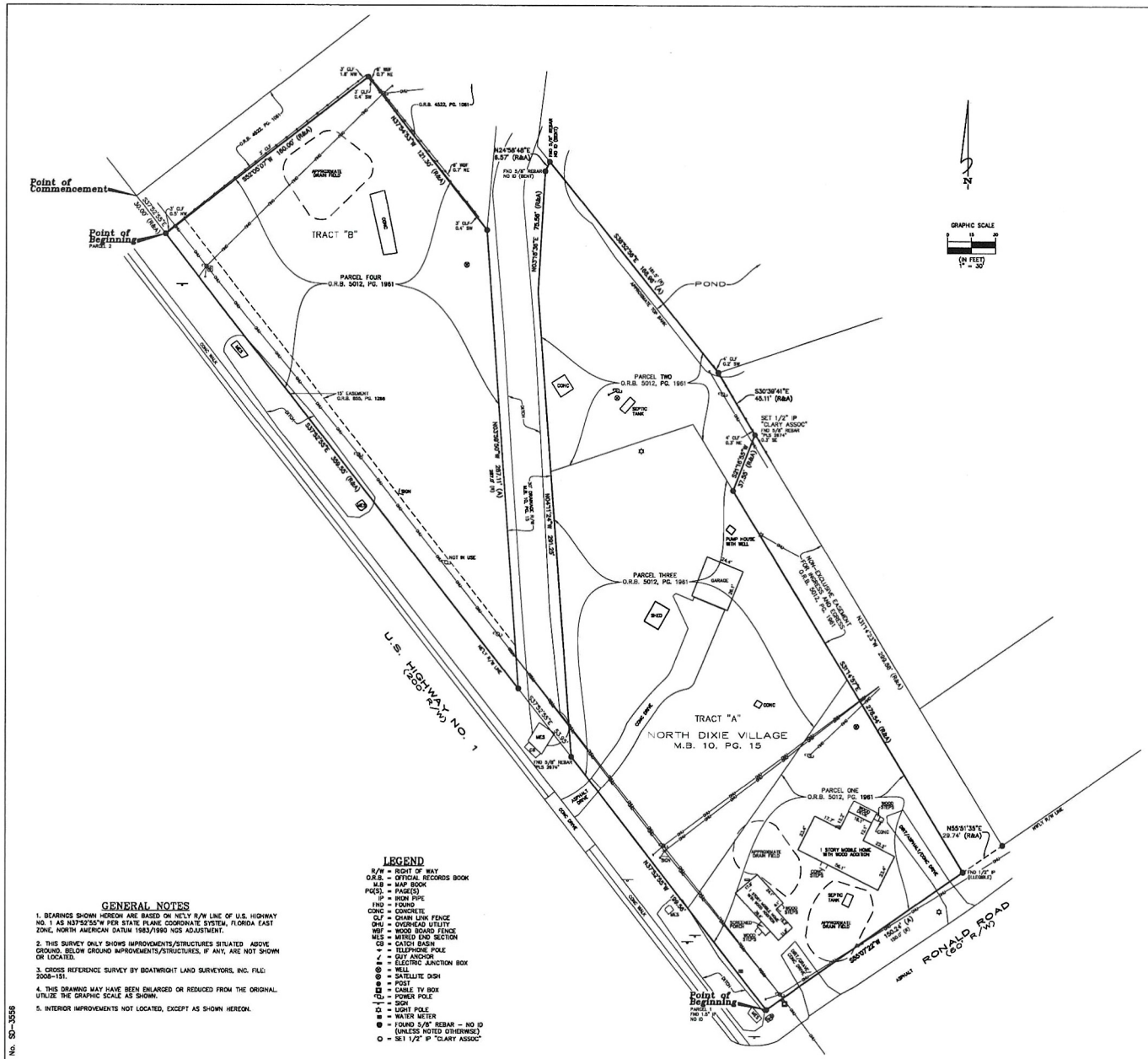
Map Showing a Boundary Survey



PARCEL 1

A PORTION OF TRACT "A" AS SHOWN ON THE PLAT OF NORTH DIXIE VILLAGE, AS RECORDED IN MAP BOOK 10, PAGE 15 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF RONALD ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 37°52'55" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 149.58 FEET TO THE EASTERLY LINE OF A 30 FOOT DRAINAGE RIGHT OF WAY, AS SHOWN ON SAID NORTH DIXIE VILLAGE, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL THREE, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5012, PAGE 1961 OF SAID PUBLIC RECORDS; THENCE NORTH 04°11'24" WEST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL TWO, DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 5012, PAGE 1961, A DISTANCE OF 291.25 FEET; THENCE NORTH 03°18'36" EAST, CONTINUING ALONG SAID EASTERLY LINE OF A 30 FOOT DRAINAGE RIGHT OF WAY AND SAID WESTERLY LINE OF PARCEL TWO, 75.56 FEET; THENCE NORTH 24°56'48" EAST, CONTINUING ALONG LAST SAID LINE, 6.57 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL TWO; THENCE SOUTH 38°52'56" EAST, ALONG LAST SAID LINE, 158.96 FEET; THENCE SOUTH 30°39'41" EAST, CONTINUING ALONG LAST SAID LINE, 45.11 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL TWO; THENCE SOUTH 21°18'39" WEST, ALONG LAST SAID LINE, 37.55 FEET TO THE NORTHEASTERLY LINE OF AFORESAID PARCEL THREE; THENCE SOUTH 31°14'57" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL ONE, DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 5012, PAGE 1961, A DISTANCE OF 278.54 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF RONALD ROAD; THENCE SOUTH 55°07'22" WEST, ALONG LAST SAID LINE, 150.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.49 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF TRACT "B" AS SHOWN ON THE PLAT OF NORTH DIXIE VILLAGE, AS RECORDED IN MAP BOOK 10, PAGE 15 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "B", SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 37°52'55" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 37°52'55" EAST, ALONG LAST SAID LINE, 359.55 FEET TO THE WESTERLY LINE OF A 30 FOOT DRAINAGE RIGHT OF WAY, AS SHOWN ON SAID NORTH DIXIE VILLAGE, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL FOUR, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5012, PAGE 1961 OF SAID PUBLIC RECORDS; THENCE NORTH 03°59'50" WEST, ALONG LAST SAID LINE, 287.11 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL FOUR; THENCE NORTH 37°54'53" WEST, ALONG LAST SAID LINE, 121.30 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL FOUR; THENCE SOUTH 52°05'07" WEST, ALONG LAST SAID LINE, 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.85 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CONTAINED IN OFFICIAL RECORDS BOOK 5012, PAGE 1961 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE LANDS SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS THOSE CONTAINED IN EXHIBIT A OF THE TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2080-526-1629, COMMITMENT DATE: MARCH 15, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO: 2080-5261629
COMMITMENT DATE: MARCH 15, 2020
SCHEDULE B – SECTION 2

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
9	O.R.B. 855, PG. 1286	EASEMENT	SHOWN HEREON
10	O.R.B. 3242, PG. 1154	ORDINANCE 2009-38	BLANKETS SITE
11	M.B. 10, PG. 15	30' DRAINAGE R/W	SHOWN HEREON

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON NELY R/W LINE OF U.S. HIGHWAY NO. 1 AS N37°52'55"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
3. CROSS REFERENCE SURVEY BY BOATWRIGHT LAND SURVEYORS, INC. FILE: 2008-151.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. INTERIOR IMPROVEMENTS NOT LOCATED, EXCEPT AS SHOWN HEREON.

LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
M.B = MAP BOOK
PG(S). = PAGE(S)
IP = IRON PIPE
FND = FOUND
CONC = CONCRETE
CLF = CHAIN LINK FENCE
OHU = OVERHEAD UTILITY
WBF = WOOD BOARD FENCE
MES = MITRED END SECTION
CB = CATCH BASIN
= TELEPHONE POLE
= GUY ANCHOR
= ELECTRIC JUNCTION BOX
= WELL
= SATELLITE DISH
= POST
= CABLE TV BOX
= POWER POLE
= SIGN
= LIGHT POLE
= WATER METER
= FOUND 5/8" REBAR – NO ID (UNLESS NOTED OTHERWISE)
= SET 1/2" IP "CLARY ASSOC"

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

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FILE No. SD-3556

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JOB No. 2021-221 | DRAFTING: MJC | PARTY CHIEF: HENDERSON | F.B. DIGITAL | CAD FILE: 2021-221.DWG | CHECKED BY: | DATE: 3-25-31