

BOUNDARY SURVEY GENERAL NOTES

- THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
- THE FIELD SURVEY WAS PERFORMED ON 2/25/2022.
- THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC). THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. .
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0258J REVISED 12/07/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY. PER CLIENT INSTRUCTIONS, NO EASEMENTS WERE RESEARCHED OR ARE SHOWN ON THIS SURVEY.

PARCEL A DESCRIPTION (BY SURVEYOR)

COMMENCING FROM A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 27 EAST AND THE POINT OF BEGINNING; THEN NORTH 88°54'37" EAST, 965.30 FEET TO THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 25; THENCE S 2°51'19" E ALONG SAID EAST LINE, 230.14 FEET; THENCE S 88°36'21" W, 908.42 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD; THENCE N 16°19'44" W ALONG SAID RIGHT OF WAY LINE , 243.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.00 ACRES, MORE OR LESS.

TOGETHER WITH:

40-FT VEGETATIVE PROTECTION EASEMENT

A 40 FOOT WIDE APPURENANT VEGETATIVE PROTECTION BUFFER EASEMENT FOR THE PURPOSE OF PROVIDING A VEGETATIVE BUFFER BETWEEN THE TWO PROPERTIES, LOCATED WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE CENTERLINE OF WHICH IS THE NORTHERLY LINE OF THE FOLLOWING DESCRIBED PARCEL AND BEING 20 FEET ON EACH SIDE OF SAID PARCEL LINE.

PARCEL

COMMENCING FROM A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 27 EAST; THENCE SOUTH 16°19'44" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 243.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°36'21" EAST, 908.42 FEET TO THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 25; THENCE S 2°51'19" E ALONG SAID EAST LINE, 269.86 FEET; THENCE S 88°54'37" W (PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25), 844.55 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD; THENCE N 16°19'44" W ALONG SAID RIGHT OF WAY LINE , 274.56 FEET TO THE POINT OF BEGINNING.

Symbol Legend

Symbol	Denotes
⊙	FOUND IRON ROD & CAP AS NOTED
○	FOUND IRON ROD AS NOTED
⊕	FOUND NAIL & DISC AS NOTED
⊗	PUMP WELL
⊙	WOOD UTILITY POLE
⊙	GUY ANCHOR
×	CHAIN OR WIRE FENCE
■	4" X 4" CONCRETE MONUMENT

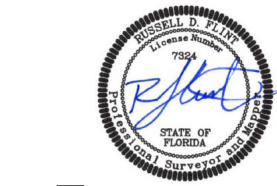
Abbreviation Legend

Symbol	Denotes
FND	FOUND
PID #	PROPERTY IDENTIFICATION NUMBER
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS
PG	PAGE
IRCS	IRON ROD AND CAP SET

HATCH LEGEND

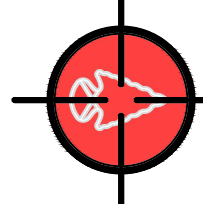
ASPHALT PAVEMENT	DIRT HATCH
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REV.	DATE	WHO	PROJECT NO: 22-0021
1	1/16/2023	RDF	MODIFY PARCEL A TO WHAT'S LEFT ONLY, UPDATE DESCRIPTIONS.
2	12/26/2023	RDF	MODIFY VEGETATIVE BUFFER EASEMENT
			CHECKED BY: RDF
			DRAWN BY: TJF
			FIELD WORK: RDF/ADS
			PAGE: 1 OF 1



Digitally signed  
by Russell D Flint  
Date: 2023.12.26  
10:13:53 -05'00'

RUSSELL D. FLINT, Florida PSM #7324 & LB #8528  
Not Valid Without the Digital Signature of A Florida Licensed Surveyor & Mapper



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SHEET: 1  
OF 1