

MAP SHOWING ALTA/NSPS SURVEY OF

DESCRIPTION AS FURNISHED:

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 FOOT 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 ROAD S-13A (PACETTI ROAD), A DISTANCE OF 2,235.00 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 1,786.50 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 1,539.58 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 FOOT 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 ROAD S-13A (PACETTI ROAD), A DISTANCE OF 2,235.00 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 1,786.50 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 1,539.58 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF:

PULTE HOME COMPANY, LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY:

AS MADE ON THE GROUND AND IS CORRECT;

DELINEATES ALL LOT LINES, SHOWS THE LOCATION AND DIMENSION OF ALL IMPROVEMENTS AND PARKING AREAS AND ANY OTHER MATTERS ON THE SUBJECT PROPERTY;

SHOWS THE LOCATION OF ALL SUPPLIED RECORDED EASEMENTS AND OTHER SUPPLIED MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY;

THERE ARE NO ENCROACHMENTS UPON THE BOUNDARY LINES OF THE SUBJECT PROPERTY, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

THERE WAS NO OBSERVANCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT SIDEWALK CONSTRUCTION/REPAIRS.

NO PARTY WALLS EXIST WITH RESPECT TO ADJOINING PROPERTIES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 13, 14, 16, 17, 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-11-2022.

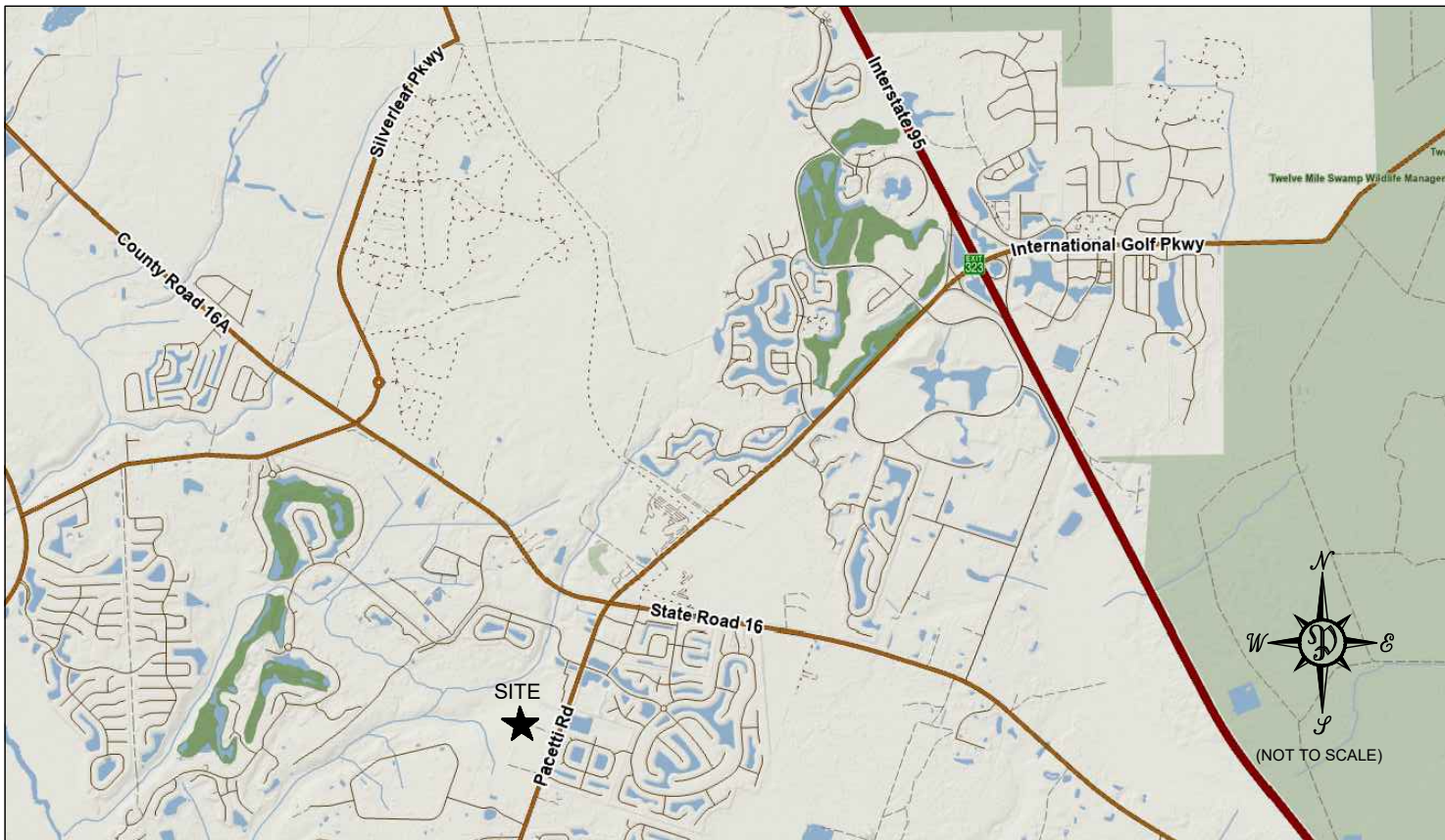
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT EFFECTIVE DATE: DECEMBER 13TH, 2021 AT 8:00 AM  
ISSUING OFFICE FILE NO.: 21-0852  
ALTA UNIVERSAL ID: 1142112

8. EASEMENT(S) AS SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1225, PAGE 950. (DOES AFFECT) (SHOWN HEREON IN ITS APPROXIMATE POSITION DUE TO NATURE OF DESCRIPTION)
9. ASSIGNMENT OF WELL AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2318, PAGE 516. (DOES NOT AFFECT)

GENERAL NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON S19°47'38"W FOR THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- 2.) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- 3.) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X", "SHADED X", "AE (EL. 13)" & "AE (EL. 12)", AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 125147-0278, DATED 12-07-2018 AND FLOOD ZONE "X", "SHADED X", "AE (EL. 11)" & "AE (EL. 12)" & "AE (FLOODWAY)" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 125147-0259, DATED 12-07-2018.
- 4.) GROSS LAND AREA = 40.46 ACRES, MORE OR LESS.
- 5.) PARKING SPACES: NONE
- 6.) ALL FENCES SHOWN HEREON ARE 4' WOOD UNLESS NOTED OTHERWISE.
- 7.) SOME INTERIOR FENCES NOT LOCATED.
- 8.) SUBJECT PARCEL ADDRESSES = #3975 PACETTI ROAD
- 9.) JURISDICTIONAL WETLAND LINE AS SHOWN HEREON PER JONES & PELLICER, INC. SURVEY DATED 04-14-2007; PROJECT NO. 06-041

VICINITY MAP



PERRET AND ASSOCIATES, INC.  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

LEGEND

MH	MANHOLE	MES	MITERED END SECTION	P.C.	POINT OF CURVATURE	R	RADIUS
ELEC	ELECTRIC	INVERT	INVERT	P.T.	POINT OF TANGENCY	Δ	DELTA (CENTRAL ANGLE)
WV	WATER VALVE	RCR	REINFORCED CONCRETE PIPE	P.R.C.	POINT OF REVERSE CURVE	A	ARC LENGTH
EL	ELEVATION	CMP	CORRUGATED METAL PIPE	P.C.C.	POINT OF COMPOUND CURVE	CL	CENTER LINE
TR	TRANSFORMER	CPH	CORRUGATED PLASTIC PIPE	P.O.C.	POINT ON CURVE	CB	CHORD BEARING
WM	WATER METER	CCP	ELLIPITICAL CONCRETE PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE
CP	CONCRETE POWER POLE	ELF	ELONGATED ELLIPTICAL	P.C.P.	PERMANENT CONTROL POINT	FD	FOUNDATION
CI	CURB INLET	BOC	BACK OF CURB	B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE
SI	SANITARY SEWER	SMH	STORMWATER MANHOLE	CLF	CHAIN LINK FENCE	FOUN	FOUND
EP	EDGE OF PAVEMENT	FL	FLOW LINE	RW	RIGHT-OF-WAY	IRON	IRON PIPE
FENCE	FENCE	U	UNDERGROUND UTILITIES	O.R.B.	OFFICIAL RECORDS BOOK	(D)	DEED
		G	GAS LINES	OL	ON LINE		

SCALE 1"=100'

02-11-2022

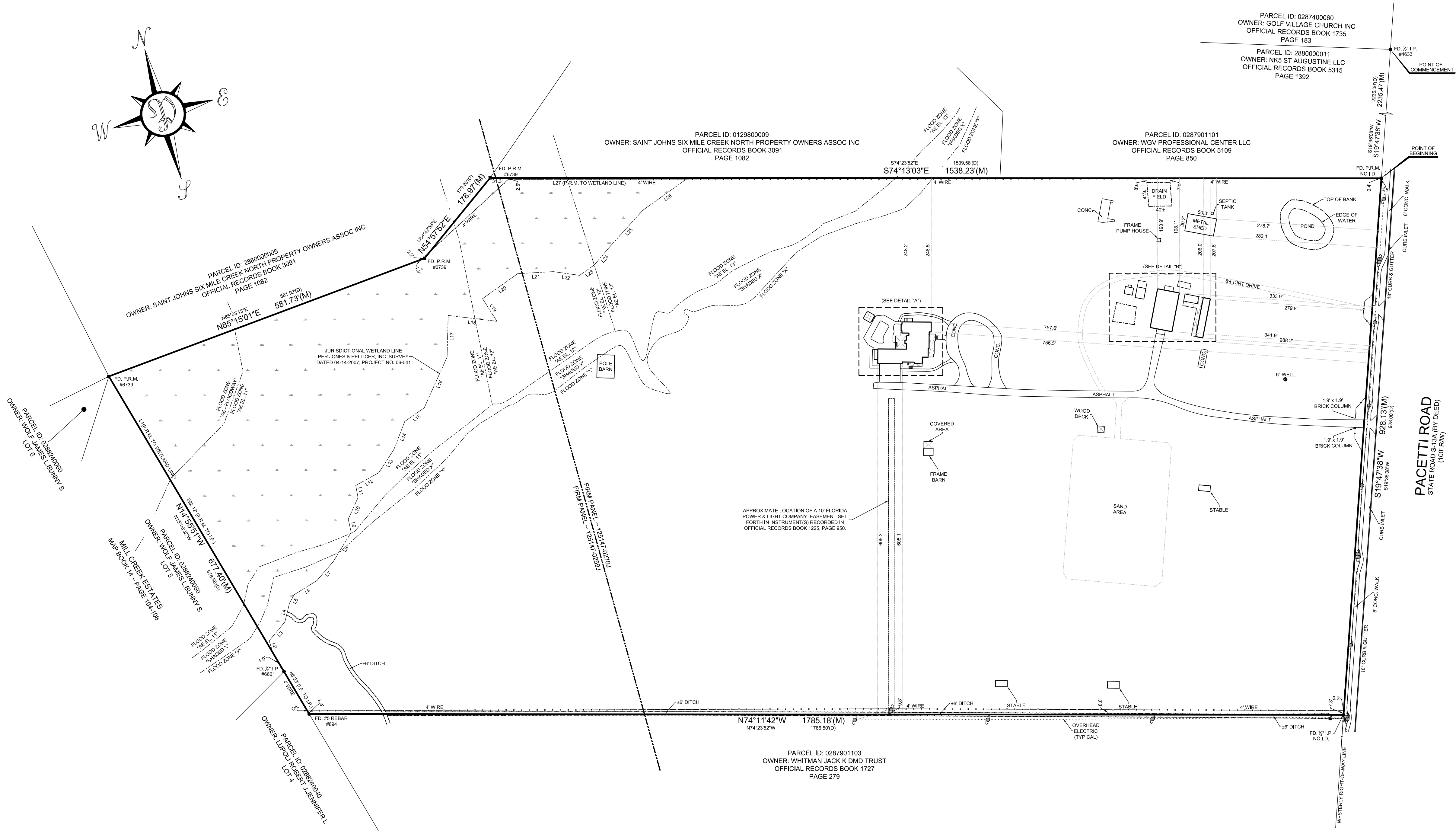
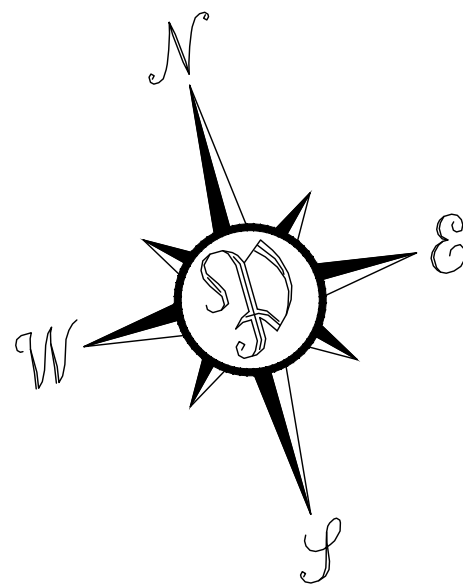
DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO. 6900

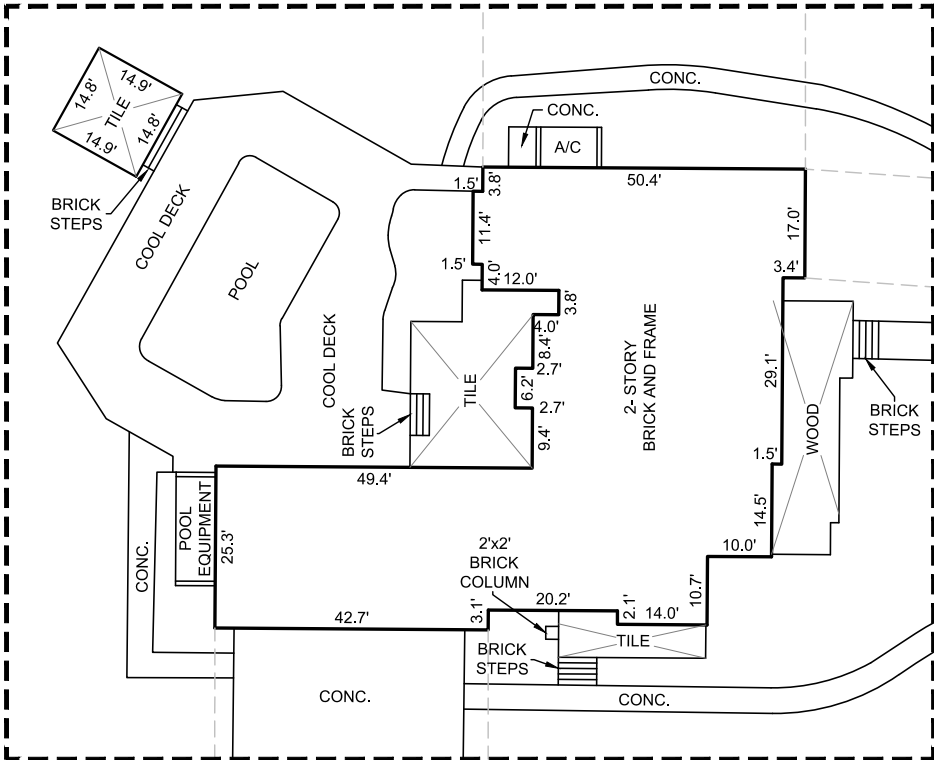
F.B. \_661 PG. 38-43

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO.

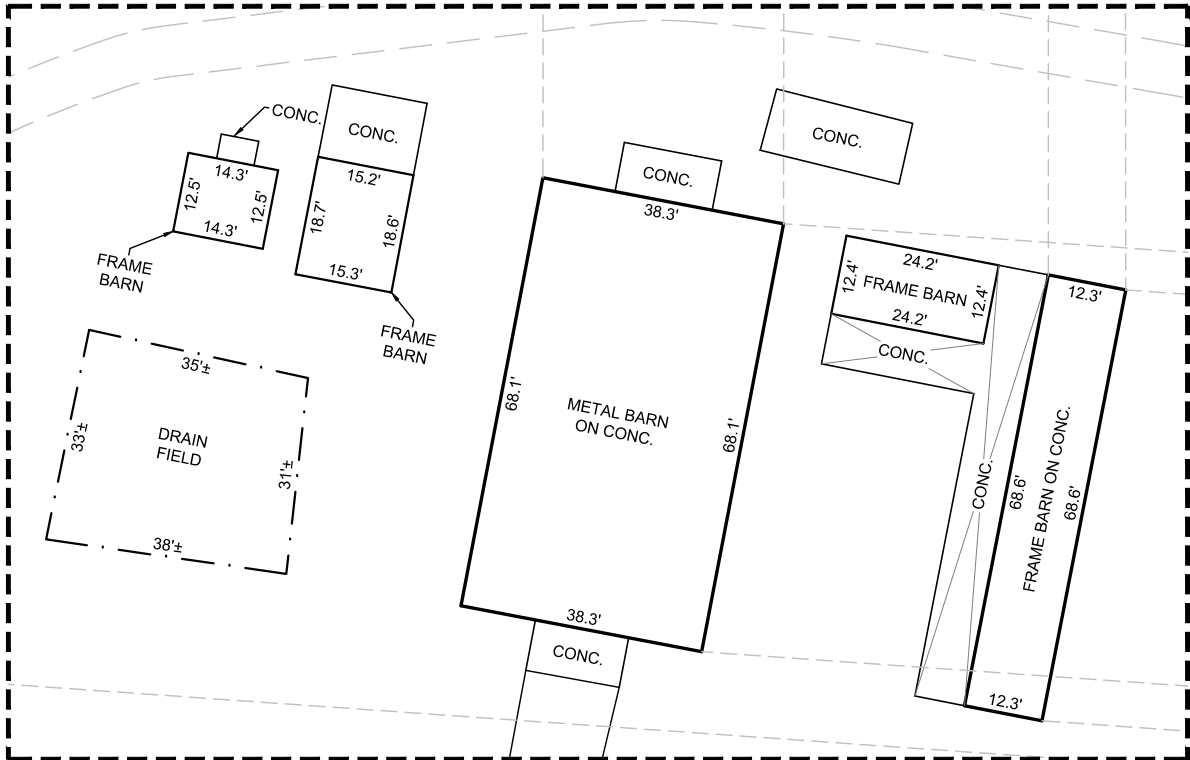
2022-71



DETAIL "A"  
(1" = 30")



DETAIL "B"  
(1" = 30")



LINE #	LENGTH	DIRECTION
L1	554.18'	S14°55'52"E
L2	21.39'	S00°58'35"E
L3	42.34'	S55°37'07"W
L4	32.94'	S29°27'43"W
L5	16.98'	S44°24'03"W
L6	46.08'	S73°57'07"W
L7	43.39'	S56°32'52"W
L8	59.19'	S47°14'08"W
L9	23.18'	S03°15'38"W
L10	40.84'	S40°05'16"W
L11	21.32'	S05°02'06"W
L12	45.56'	S76°41'54"W
L13	47.66'	S48°50'11"W
L14	51.97'	S36°56'37"W

LINE #	LENGTH	DIRECTION
L15	41.05'	S70°48'26"W
L16	95.99'	S40°00'25"W
L17	71.90'	S17°15'06"W
L18	84.91'	N67°22'15"W
L19	46.37'	S16°51'10"E
L20	74.53'	S70°21'03"W
L21	61.50'	N77°27'34"W
L22	45.92'	N66°12'29"W
L23	31.06'	S70°21'57"W
L24	39.48'	S56°08'50"W
L25	86.82'	S57°53'19"W
L26	95.81'	S70°16'59"W
L27	341.68'	N74°13'03"W

UTILITY LEGEND	
○	UTILITY POLE
□	CONCRETE LIGHT POLE
●	GUY ANCHOR