

A MAP SHOWING A BOUNDARY SURVEY OF

A portion of Government Lot 1 and Government Lot 2, Section 16, Township-5-South, Range-28-East, St. Johns County, Florida, also being a portion of lands described as Parcel 1 and Parcel 3, both described in Official Records Book 347, Page 607, all of those lands described in Official Records Book 12, Page 728, also a portion of those lands described in Official Records Book 30, Page 294, also a portion of those lands described in Official Records Book 1042, Page 628, also a portion of those lands described as parcel 2 in Official Records Book 885, Page 681, all of the public records of St. Johns County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Government Lot 2; thence South 89°38'26" West, along the North line of said Government Lot 2, 545.74 feet to it's intersection with the Southeastly right-of-way line of County Road Number 210 (a 100 foot right-of-way as now established); thence departing said North line of Government Lot 2, South 35°33'48" West, along said Southeastly right-of-way line, 7.06 feet to its intersection with the Southwesterly right-of-way line of C. E. Wilson Road (a 50 foot private right-of-way); thence departing said Southeastly right-of-way line of County Road Number 210, South 55°22'17" East, along said Southwesterly line of lands described in Official Records Book 885, Page 677 of aforementioned public records and the Point of Beginning; thence continue along last said right-of-way line, South 55°22'17" East, 305.68 feet to a point of curvature; thence continue Southeastly along last said right-of-way line, being the arc of a curve, concave Northeastly and having a radius of 295.30 feet, through a central angle of 20°30'10" on an arc distance of 105.67 feet to a point on said curve, said curve being subtended by a chord bearing and distance of South 65°37'23" East, 105.11 feet; thence departing said Southwesterly right-of-way line of C. E. Wilson Road on a non-tangent line 30 feet Easterly of and parallel to the East line of aforementioned Government Lot 2, South 02°03'55" East, 450.02 feet to a point on the South line of Aforementioned Government Lot 1; thence South 88°03'36" West, along last said South line, 30.00 feet to the Southeast corner of said Government Lot 2; thence South 88°03'36" West, along said South line of Government Lot 2, 144.36 feet to its intersection with the East line of lands described in Official Records Book 290, Page 824 of aforementioned public records; thence departing said South line of Government Lot 2, North 01°23'09" West, along the East line of said lands described in Official Records Book 290, Page 824, 116.23 feet; thence South 88°11'51" West, along the North line of last said lands, 214.14 feet; thence South 26°06'13" East, along the West line of last said lands, 127.95 feet to its intersection with said South line of Government Lot 2; thence South 88°03'36" West, along last said South line, 72.69 feet to its intersection with the Southwesterly line of lands described in Official Records Book 1042, Page 628 of said public records; thence North 25°43'50" West, along last said Southwesterly line, 410.54 feet to its intersection with the Southeastly line of lands described as Parcel 1 in Official Records Book 885, Page 675 of said public records; thence along last said Southeastly line and long the Southeastly line of aforementioned lands described in Official Records Book 885, Page 677, North 35°33'48" East, 382.05 feet to the Point of Beginning.

Containing 5.93 acres, more or less.

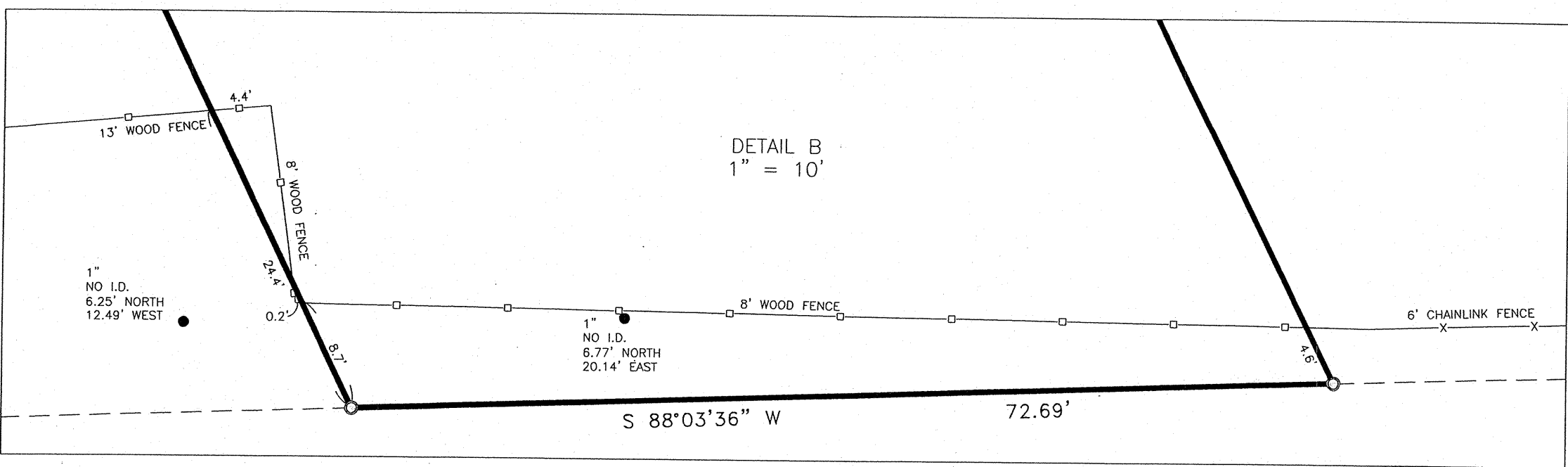
NOTES:

- 1.) A BEARING OF S 02°03'55" E WAS ASSUMED ON THE EAST LINE OF GOVERNMENT LOT 2 AND WAS THE BASIS OF THE BEARINGS SHOWN HEREON.
- 2.) NO INTERIOR IMPROVEMENTS WERE LOCATED BY THIS SURVEY, EXCEPT THOSE SHOWN.
- 3.) THE DESCRIPTION SHOWN HEREON WAS PREPARED FROM THIS SURVEY.
- 4.) IN PREPARING THIS SURVEY, REFERENCE WAS MADE TO THE FOLLOWING:
 - a) OWNERSHIP/EASEMENT REPORT PREPARED BY LINDA P. RISKUS DATED 12/16/2009.
 - b) ST. JOHNS COUNTY RIGHT-OF-WAY MAP OF COUNTY ROAD #210 PREPARED BY CLARY & ASSOCIATES DATED 8/15/2002
 - c) MAP SHOWING C. E. WILSON ROAD PREPARED BY RICARDO EDRALIN DATED 6/19/88.
 - d) MAP SHOWING A SURVEY OF PART OF SECTION 16 PREPARED BY ELLIS, CURTIS & KOOKER, INC., ORDER 06529-D, DATED 3/27/07.
 - e) VARIOUS SURVEYS OF THE AREA PREPARED BY SUNSHINE STATE SURVEYORS, INC., ORDER NO. S90-371, DATED 11/1990.
 - f) STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR ROAD #S-210 (CR 210), SECTION NUMBER 7851-250, LAST REVISED 8/15/1959.
 - g) OTHER SURVEYS PREPARED BY GEOMATICS CORP IN THIS AREA.
- 5.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

LEGEND / ABBREVIATIONS

●	DENOTES FOUND CONCRETE MONUMENT
○	DENOTES FOUND IRON PIPE
○	DENOTES SET 1/2" IRON PIPE, L.B. 6979
○	DENOTES FOUND NAIL
○	DENOTES WOODEN UTILITY POLE
○	DENOTES OVERHEAD UTILITY LINE
○	DENOTES CHAINLINK FENCE
○	DENOTES WOOD FENCE
○	DENOTES DELTA OR CENTRAL ANGLE
○	DENOTES ARC LENGTH
○	DENOTES CHORD
○	DENOTES CHORD BEARING
○	DENOTES POINT OF CURVATURE
○	DENOTES POINT OF TANGENCY
○	DENOTES POINT ON TANGENT
○	DENOTES OFFICIAL RECORDS
○	DENOTES PAGE
○	DENOTES IDENTIFICATION

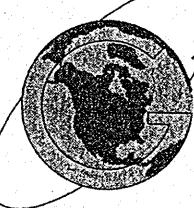
60 30 0 60 120 180
SCALE IN FEET
1" = 60'



Terry M. Durden, Florida PSM #5261
Not Valid Without The Signature And Original Raised
Seal Of A Florida Licensed Surveyor & Mapper

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SOUTH CAROLINA #3387 ALABAMA #794



PROJECT No: D-09-1455

SURVEY DATE: 01/28/2010

CAD FILE: 09-1455.dwg

CHECKED BY: T. Durden

DRAWN BY: A. Wallen

FIELD WORK: Hubbard / Durden

FB: PG: