

MAP SHOWING SURVEY OF

CERTIFIED TO:
MATTHEWS DESIGN



A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOT 3, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 207 AND THE EASTERLY RIGHT OF WAY LINE OF HILLTOP ROAD AS THEY CURRENTLY EXIST; THENCE NORTH 36°32'08" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 207 (145 FOOT RIGHT OF WAY) A DISTANCE OF 251.79 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 36°32'08" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 435.71 FEET; THENCE LEA VINO SAID RIGHT OF WAY OF STATE ROAD 207; SOUTH 01°06'45" EAST 29.50 FEET; THENCE NORTH 36°32'08" EAST 7.17 FEET; TO THE WEST LINE OF ST. AUGUSTINE HEIGHTS SUBDIVISION RECORDED IN MAP BOOK 10, PAGE 27; THENCE SOUTH 00°38'53" EAST 625.71 FEET; THENCE NORTH 89°43'09" WEST 26.56 FEET; THENCE SOUTH 00°43'04" WEST 188.61 FEET TO THE CENTERLINE OF A 40 FOOT DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT; THENCE ALONG SAID DRAINAGE EASEMENT NORTH 17°29'52" WEST 416.68 FEET; THENCE CONTINUING ALONG SAID DRAINAGE EASEMENT NORTH 52°22'52" WEST 147.99 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION OF PLATTED ST. AUGUSTINE HEIGHTS SUBDIVISION AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION OF STATE ROAD 207, AS PRESENTLY ESTABLISHED. LESS AND EXCEPT PORTIONS PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1470, PAGE 1171, OFFICIAL RECORDS BOOK 2164, PAGE 1254, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SAID LANDS BEING ONE AND THE SAME AS INTENDED TO BE DESCRIBED IN THE FOLLOWING DESCRIPTIONS.

PARCEL 1

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 3, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 207 AND THE EASTERLY RIGHT OF WAY LINE OF HILLTOP ROAD AS THEY CURRENTLY EXIST; THENCE NORTH 36°32'08" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 207 (145 FOOT RIGHT OF WAY) A DISTANCE OF 251.79 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 36°32'08" EAST ALONG SAID SOUTHERLY RIGHT OF WAY 436.63 FEET; THENCE SOUTH 01°07'44" EAST ALONG THE WEST LINE OF ST. AUGUSTINE HEIGHTS, AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND ITS NORTHERLY EXTENSION 554.02 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE SOUTH 89°44'57" WEST ALONG SAID SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 117.92 FEET TO THE CENTERLINE OF A 40 FOOT DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT; THENCE NORTH 17°29'52" WEST ALONG SAID CENTERLINE, 118.76 FEET; THENCE NORTH 52°22'52" WEST ALONG SAID CENTERLINE 147.99 FEET TO THE POINT OF BEGINNING. (THE BASIS OF BEARING FOR THE HEREIN DESCRIBED PARCEL IS THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 207 WHOSE ASSUMED BEARING BEARS NORTH 36°32'08" EAST). LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 207, AS PRESENTLY ESTABLISHED.

PARCEL 2

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 00°18'29" EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1954.86 FEET; THENCE NORTH 89°59'28" EAST, A DISTANCE OF 1076.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'28" EAST, A DISTANCE OF 137.79 FEET TO A POINT ON THE WEST LINE OF ST. AUGUSTINE HEIGHTS; THENCE NORTH 00°27'30" EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 591.68 FEET; THENCE EAST A DISTANCE OF 24.59 FEET; THENCE NORTH 00°55'00" WEST, A DISTANCE OF 73.30 FEET; THENCE SOUTH 89°59'27" WEST, A DISTANCE OF 435.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207; THENCE SOUTH 36°23'12" WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.94 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF HILL TOP ROAD; THENCE SOUTH 22°42'48" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 713.00 FEET TO THE POINT OF BEGINNING; SAID LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF HILLTOP ROAD, AS PRESENTLY ESTABLISHED.

LESS AND EXCEPT ANY PORTION OF PLATTED ST. AUGUSTINE HEIGHTS SUBDIVISION AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT PORTIONS PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1470, PAGE 1171, OFFICIAL RECORDS BOOK 2164, PAGE 1254 AND OFFICIAL RECORDS BOOK 2289, PAGE 1828, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THIS IS A 2 PAGE DOCUMENT AND NOT VALID UNLESS ALL PAGES ARE PRESENT.

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GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

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- According to the Federal Emergency Management Agency FIRM Map No: **125147-0376H** effective date: **09/02/04**, the property described hereon appears to lie in Zone **X**

- Basis of bearing structure: **REFER TO SURVEY**

- Basis of elevations: **N.G. V.D. 29**

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
18-1180	11/06/18	1"=100'	734/20	N.H.F.	R.J.B.

TYPE: **BOUNDARY**

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Nicholas H. Franklin
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FOR LANDTECH AND ASSOCIATES