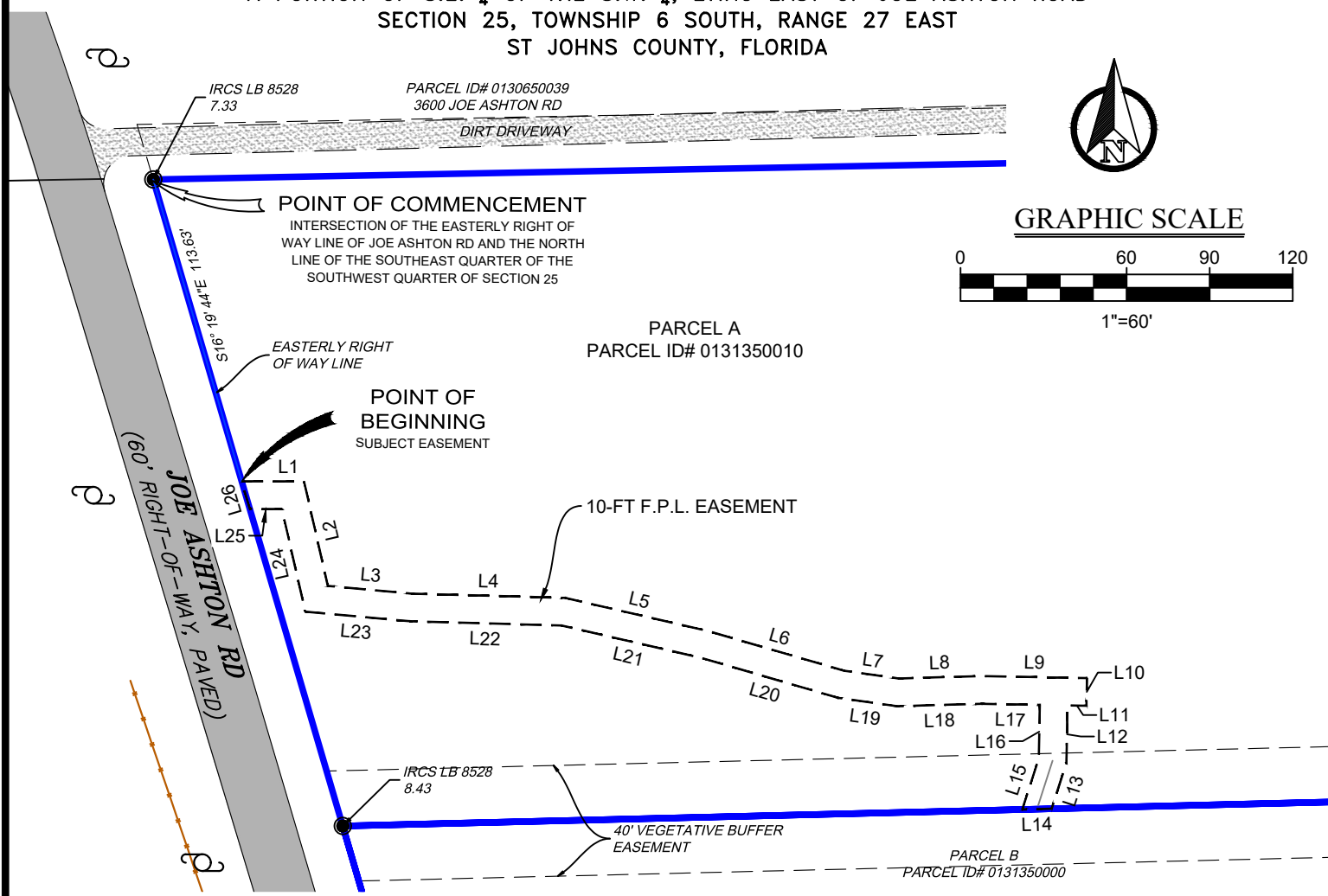


EXHIBIT "A"

A SKETCH AND DESCRIPTION OF

A PORTION OF S.E. $\frac{1}{4}$ OF THE S.W. $\frac{1}{4}$, LYING EAST OF JOE ASHTON ROAD
SECTION 25, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST JOHNS COUNTY, FLORIDA



Symbol Legend

Symbol	Denotes
	BENCHMARK
	FOUND IRON ROD / PIPE AS NOTED
	SET 5/8" IRON ROD "LS 7324"
	4" X 4" CONCRETE MONUMENT
	WOOD UTILITY POLE
	GUY ANCHOR
	MAILBOX
	OVERHEAD UTILITY LINE
	FIRE HYDRANT
	LIGHT POLE
	COMMUNICATION UTILITY
	WOOD OR VINYL FENCE LINE
	CHAIN OR WIRE FENCE LINE

HATCH LEGEND

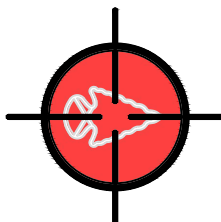
	ASPHALT PAVEMENT
	CONCRETE
	DIRT HATCH
	GRAVEL HATCH

*THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2



Digitally signed
by Russell D
Flint
Date: 2024.04.11
15:19:28 -04'00'

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



**Flint Surveying
& Mapping, Inc.**
111 NATURE WALK PRKWAY #102
ST JOHNS, FL 32092
PHONE (904) 392-5948

LICENSED PROFESSIONAL
FLORIDA LS #7324 LB #8528

PROJECT NO:	22-0021
MAP DATE:	04/11/2024
SURVEY DATE:	04/09/2024
CHECKED BY:	RDF
DRAWN BY:	RDF
FIELD WORK:	PAW
PAGE:	1 OF 2

EXHIBIT "A"

A SKETCH AND DESCRIPTION OF

A PORTION OF S.E. $\frac{1}{4}$ OF THE S.W. $\frac{1}{4}$, LYING EAST OF JOE ASHTON ROAD
SECTION 25, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST JOHNS COUNTY, FLORIDA

10' F.P.L. EASEMENT

AN APPURTENANT 10-FOOT-WIDE UTILITY EASMENT, SITUATED WITHIN A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 5723 PAGE 382, OF THE OFFICIAL RECORDS OF ST JOHNS COUNTY, ALSO LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING EAST OF JOE ASHTON ROAD OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST JOHNS COUNTY FLORIDA

COMMENCING FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, THENCE S 16° 19' 44" E ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID JOE ASHTON ROAD, 113.63 FEET TO THE POINT OF BEGINNING, THENCE, S 89° 50' 52" E, 22.53 FEET; THENCE, S 12° 48' 57" E, 38.71 FEET; THENCE, S 84° 44' 27" E, 30.38 FEET; THENCE, S 88° 25' 04" E, 55.44 FEET; THENCE, S 76° 56' 50" E, 52.84 FEET; THENCE, S 73° 44' 37" E, 51.39 FEET; THENCE, S 81° 55' 19" E, 19.84 FEET; THENCE, N 88° 22' 30" E, 30.08 FEET; THENCE, S 88° 52' 30" E, 38.02 FEET; THENCE, S 01° 07' 30" W, 10.00 FEET; THENCE, N 88° 52' 30" W 6.83 FEET; THENCE, S 01° 07' 30" W, 20.80 FEET; THENCE, S 17° 54' 30" W, TO THE SOUTH LINE OF SAID PARCEL 17.37 FEET; THENCE, S 88° 36' 21" W ALONG THE SOUTH LINE OF SAID PARCEL, 10.60 FEET; THENCE, N 17° 54' 30" E, 19.40 FEET; THENCE, N 01° 07' 30" E, 19.33 FEET; THENCE, N 88° 52' 31" W, 20.95 FEET; THENCE, S 88° 22' 30" W, 30.69 FEET; THENCE, N 81° 55' 19" W, 21.41 FEET; THENCE, N 73° 44' 37" W, 51.83 FEET; THENCE, N 76° 56' 50" W, 51.55 FEET; THENCE, N 88° 25' 04" W, 54.76 FEET; THENCE, N 84° 44' 27" W, 37.96 FEET; THENCE, N 12° 48' 57" W, 38.01 FEET; THENCE N 89° 50' 52" W TO THE EASTERLY RIGHT OF WAY LINE OF SAID JOE ASHTON ROAD, 11.61 FEET; THENCE, N 16° 19' 44" W ALONG SAID EASTERLY RIGHT OF WAY LINE, 10.43 FEET TO THE POINT OF BEGINNING

SPECIFIC PURPOSE SURVEY NOTES:

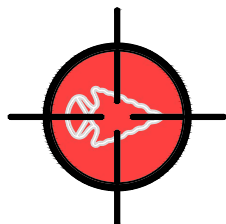
1. THIS IS NOT A BOUNDARY SURVEY
2. THIS IS A SPECIFIC PURPOSE SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO SHOW: THE LOCATION AND DESCRIPTION OF THE 10-FT F.P.L. EASEMENT AS SPECIFIED BY THE CLIENT
4. THE 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.

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S 89°50'52" E	22.53'	L14	S 88°36'21" W	10.60'
L2	S 12°48'57" E	38.71'	L15	N 17°54'30" E	19.40'
L3	S 84°44'27" E	30.38'	L16	N 01°07'30" E	19.33'
L4	S 88°25'04" E	55.44'	L17	N 88°52'30" W	20.95'
L5	S 76°56'50" E	52.84'	L18	S 88°22'30" W	30.69'
L6	S 73°44'37" E	51.39'	L19	N 81°55'19" W	21.41'
L7	S 81°55'19" E	19.84'	L20	N 73°44'37" W	51.83'
L8	N 88°22'30" E	30.08'	L21	N 76°56'50" W	51.55'
L9	S 88°52'30" E	38.02'	L22	N 88°25'04" W	54.76'
L10	S 01°07'30" W	10.00'	L23	N 84°44'27" W	37.96'
L11	N 88°52'30" W	6.83'	L24	N 12°48'57" W	38.01'
L12	S 01°07'30" W	20.80'	L25	N 89°50'52" W	11.61'
L13	S 17°54'30" W	17.37'	L26	N 16°19'44" W	10.43'

Abbreviation Legend

Symbol	Denotes
<i>FND</i>	FOUND
<i>PID #</i>	PROPERTY IDENTIFICATION NUMBER
<i>ELEV</i>	ELEVATION
<i>NO ID</i>	NO IDENTIFICATION
<i>PSM</i>	PROFESSIONAL SURVEYOR & MAPPING
<i>LB</i>	LICENSED BUSINESS
<i>EP</i>	EDGE OF PAVEMENT
<i>R/W</i>	RIGHT OF WAY
<i>ORB</i>	OFFICIAL RECORDS
<i>PG</i>	PAGE
<i>NAVD 88</i>	NORTH AMERICAN VERTICAL DATUM 1988
<i>N,S,E,W</i>	STATE PLANE COORDINATE SYSTEM
<i>IRCS</i>	IRON ROD AND CAP SET

*THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2



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& Mapping, Inc.**

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