

# MAP OF SURVEY

## DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 4543, PAGE 1556  
 A PARCEL OF LAND IN GOVERNMENT LOT 8, SECTION 31, TOWNSHIP 8 SOUTH, RANGE 30 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING ALSO A PART OF THOSE LANDS OF ADA D. WICKLER, AS RECORDED IN DEED BOOK 161, PAGES 405 AND 406, OF THE PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 8, WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, HAVING A RIGHT OF WAY LINE OF U.S. HIGHWAY 1, HAVING A RIGHT-OF-WAY WIDTH OF 200 FEET AS IT IS NOW ESTABLISHED; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, SOUTH 08 DEGREES 33 MINUTES 56 SECONDS EAST, 615.39 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 08 DEGREES 33 MINUTES 56 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 312.05 FEET; THENCE NORTH 81 DEGREES 40 MINUTES 53 SECONDS EAST, 329.00 FEET; THENCE NORTH 04 DEGREES 29 MINUTES 02 SECONDS WEST, 268.68 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 34 SECONDS WEST, 351.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN ACCESS EASEMENT FOR INGRESS AND EGRESS OF 40 FEET ALONG THE SOUTHERLY PART THEREOF.

## LEGEND

- POC = POINT OF COMMENCING
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- (R) = RECORD
- (M) = MEASURED
- PP = POWER POLE
- OHW = OVERHEAD WIRE(S)
- CWA = CULY WIRE ANCHOR
- WV = WATER VALVE
- FHYD = FIRE HYDRANT
- T = TELEPHONE RISER
- ESB = ELECTRIC SERVICE BOX
- RCP = REINFORCED CONCRETE PIPE
- MES = MITERED END SECTION
- LI = LINE TABLE IDENTIFICATION NUMBER
- = SET 5/8" IRON ROD - LB # 8177
- ⊙ = FOUND 5/8" IRON ROD - LB # 7111
- = FOUND 5/8" IRON ROD - LB # 6072
- ⊙ = FOUND 5/8" IRON ROD - # 7003
- ⊙ = FOUND 5/8" IRON ROD - # 2926
- ⊙ = FOUND 5/8" IRON ROD - NO IDENTIFICATION
- ⊙ = FOUND 1/2" IRON PIPE - NO IDENTIFICATION
- ⊙ = FOUND 3/4" IRON PIPE - NO IDENTIFICATION
- ⊙ = FOUND 4" x 4" CONCRETE MONUMENT - NO IDENTIFICATION
- ⊙ = SET NAIL AND DISK - LB # 8177
- WLF-A1 = WETLAND FLAG AND IDENTIFICATION NUMBER

LINE	BEARING	DISTANCE
L1	S 33°07'52" W	9.71'
L2	S 33°07'52" W	20.31'
L3	S 57°32'50" W	35.95'
L4	S 42°17'51" W	31.13'
L5	S 27°22'54" E	22.09'
L6	S 02°11'23" W	30.23'
L7	S 74°46'33" W	31.45'
L8	S 50°54'54" W	36.65'
L9	S 52°50'52" W	42.89'
L10	S 29°27'38" W	32.48'
L11	S 00°08'23" E	31.17'
L12	N 84°45'17" E	26.90'
L13	S 08°41'39" E	37.35'
L14	S 88°06'17" W	31.27'
L15	S 80°13'36" W	53.14'
L16	S 81°51'35" W	23.44'
L17	S 22°12'43" W	47.22'
L18	S 44°57'32" W	19.73'
L19	N 29°53'14" W	20.22'
L20	N 70°14'55" E	14.49'
L21	S 50°46'13" E	13.39'
L22	N 62°34'15" W	19.07'
L23	N 48°54'29" E	39.12'
L24	S 59°09'01" E	72.61'
L25	N 62°42'39" W	39.31'
L26	N 10°34'02" E	18.16'
L27	N 59°26'46" E	29.48'
L28	S 42°47'49" E	33.64'
L29	S 21°15'12" E	20.71'
L30	S 85°09'49" W	26.46'
L31	N 56°50'23" W	16.04'
L32	N 56°50'23" W	19.53'
L33	S 48°10'40" W	16.92'
L34	S 48°10'40" W	12.41'

## NOTES

- THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0389 & 0393-J, COMMUNITY No. 125147 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. <http://www.gis.boccc.co.st-johns.fl.us/fimap/>
- THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 HAVING AN ASSUMED BEARING OF S 08°33'56" E.
- OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.
- FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.
- ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.
- ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.
- THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.
- THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.
- THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: JERRY W. SMITH
- SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS	

BOUNDARY SURVEY

#6710 U.S. HIGHWAY No. 1 SOUTH  
ST. AUGUSTINE, FLORIDA, 32086

ANCIENT CITY SURVEYORS  
LEB # 8177

PROFESSIONAL  
LAND SURVEYORS

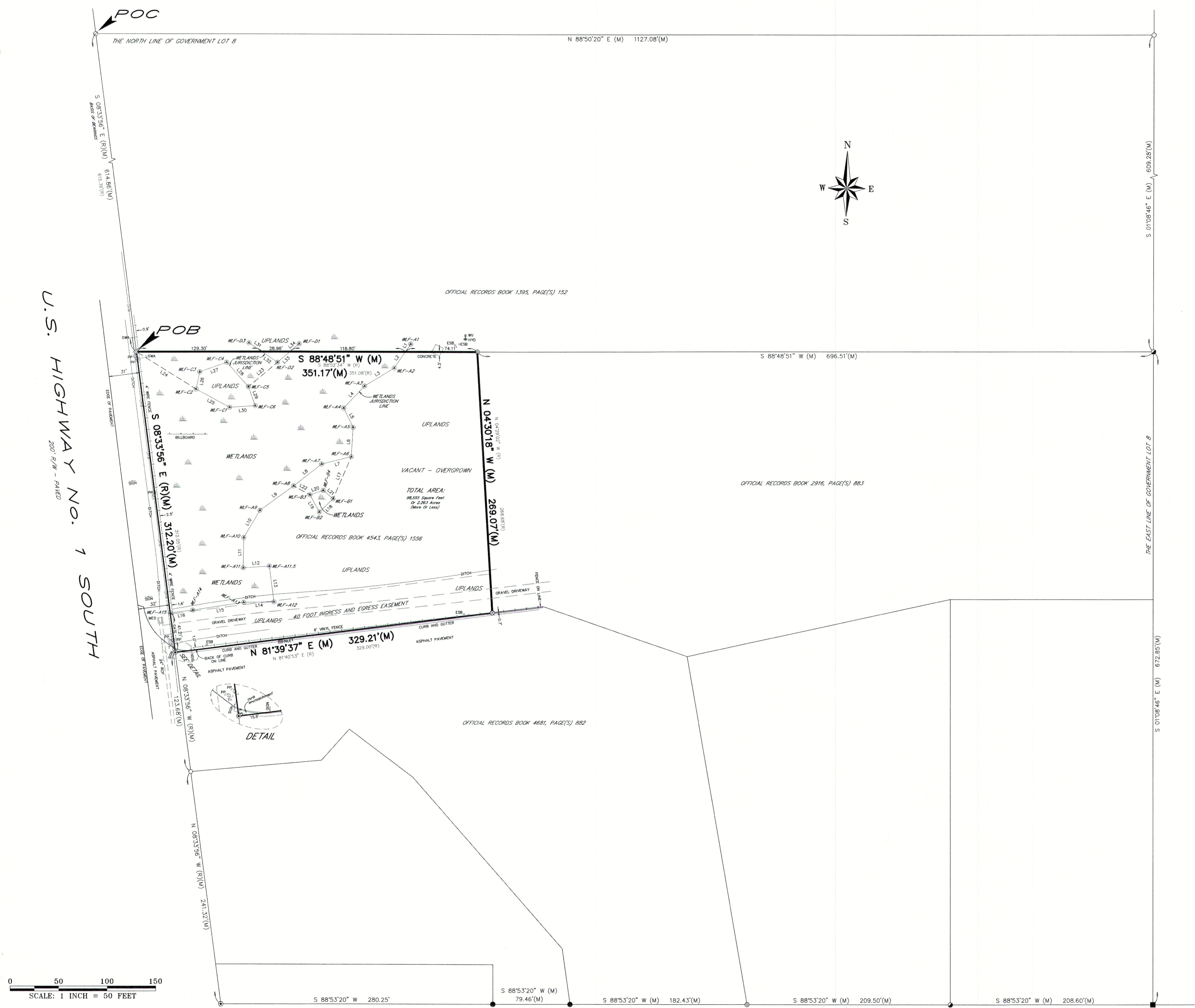
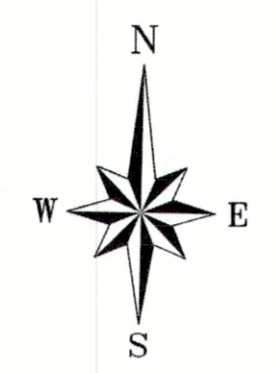
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401  
ST. AUGUSTINE, FLORIDA 32086  
email: acs-surveys@comcast.net PHONE: 304-797-9987

MICHAEL A. PIESCO PLS  
Professional Land Surveyor #4793

SEAL

3  
OF 9

DATE SIGNED:



SCALE: 1 INCH = 50 FEET

STATE ROAD No. 206  
200' R/W - PAVED

U.S. HIGHWAY No. 1 SOUTH  
200' R/W - PAVED