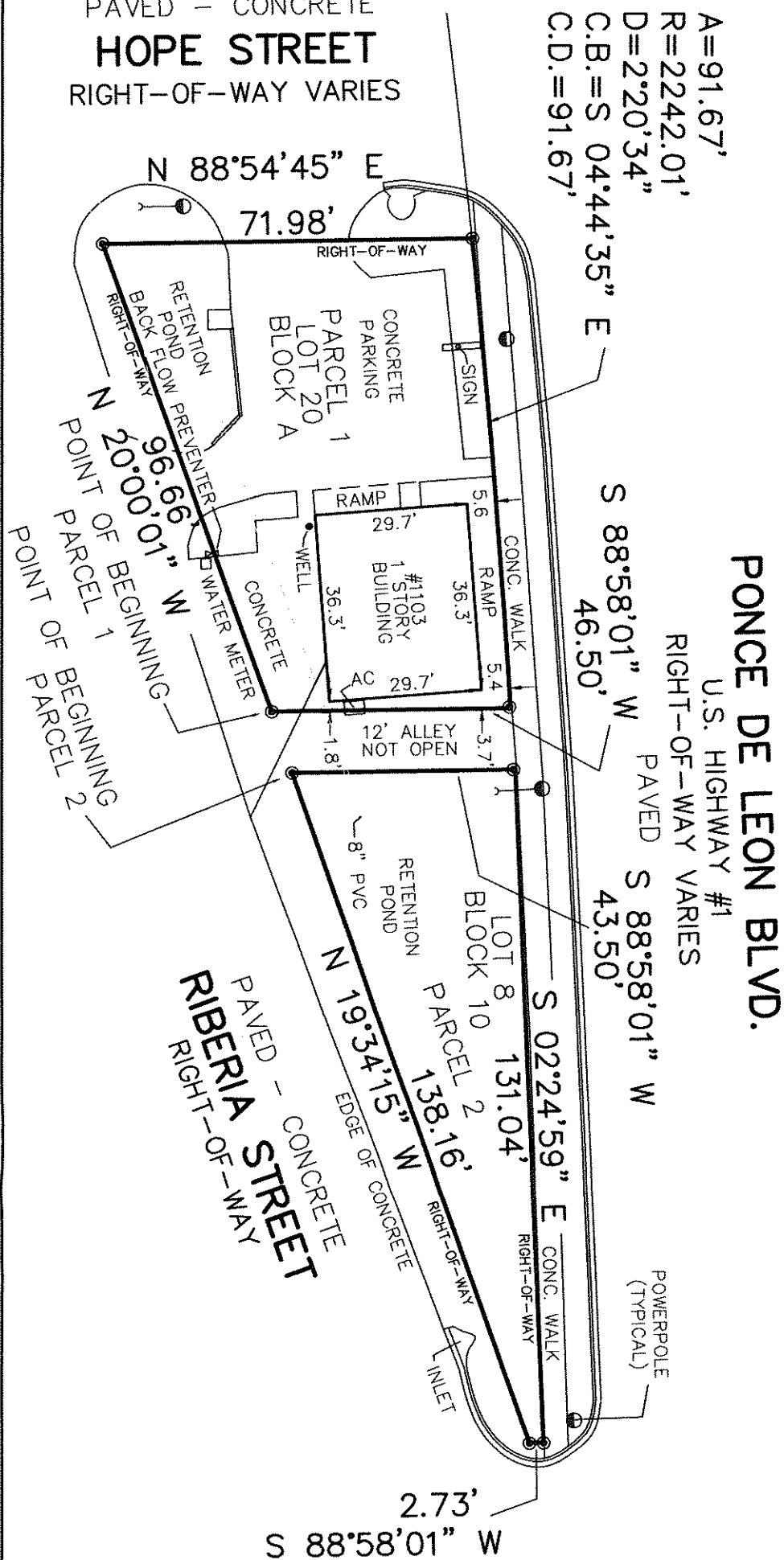


PAVED - CONCRETE
HOPE STREET
RIGHT-OF-WAY VARIES



MAP SHOWING SURVEY OF
PARCEL #1

PART OF LOT 20, BLOCK A, MASTERS TRACT, IN THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 20 WITH THE EAST LINE OF RIBERIA STREET; THENCE NORTH 20°00'01" WEST, ON SAID EAST LINE OF RIBERIA STREET, 96.66'; THENCE NORTH 88°54'45" EAST, ON A LINE 8.50' SOUTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 71.98'; THENCE SOUTHERLY ON A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2,242.01' AND ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY No. 1, (PONCE DE LEON BLVD.), THROUGH A CENTRAL ANGLE OF 2°20'34", AN ARC DISTANCE OF 91.67' (CHORD OF SAID CURVE BEING SOUTH 04°44'35" EAST, 91.67'); THENCE SOUTH 88°58'01" WEST, ON THE SOUTH LINE OF LOT 20, A DISTANCE OF 46.50' TO THE POINT OF BEGINNING.

PARCEL #2

PART OF LOT 8, BLOCK 10, OF RHODE ADDITION TO THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 1, PAGE 159, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 88°58'01" WEST, ON THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 43.50'; THENCE SOUTH 02°24'59" EAST, ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY No. 1, (PONCE DE LEON BOULEVARD), 131.04'; THENCE SOUTH 88°58'01" WEST, ON THE SOUTH LINE OF LOT 8, A DISTANCE OF 2.73'; THENCE NORTH 19°34'15" WEST, ON THE WEST LINE OF SAID LOT 8, A DISTANCE OF 138.16' TO THE POINT OF BEGINNING.



- ⊙ - DENOTES FOUND NAIL & DISC I.D. LS# DURDEN
- - DENOTES FOUND 1/2" IRON PIPE NO I.D.

CINCINNATI AV.
RIGHT-OF-WAY VARIES

FIELD DATE: 2/21/15
I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
SHARON K. STOCK

FLOOD ELEVATION CERTIFICATE:

THIS PROPERTY LIES IN FLOOD ZONE AE(EL9), AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY & PANEL NO. 125145 12109C0314H, MAP DATED 9/02/04, FOR THE CITY OF ST. AUGUSTINE.

LEGEND:

- D - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- A - DENOTES LENGTH OF ARC
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE

NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS NOTED.

NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.

ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC SURVEY (U.S.C. & G.S.) N.G.V.D. 1929.

NORTH IS ASSUMED, BASED ON THE R/W OF RIBERIA ST., REFERENCE BEARING AS SHOWN.

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. BRANDT WILSON, P.L.S., FL. CERT# LS4690
Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
6960 MIDDLETON AVENUE
St. Augustine, FL 32080
1-(904)471-7512

DRAWN BY:	BW	JOB NO.:	15-018
SCALE:	1" = 30'	SHEET NO.	1 OF 1