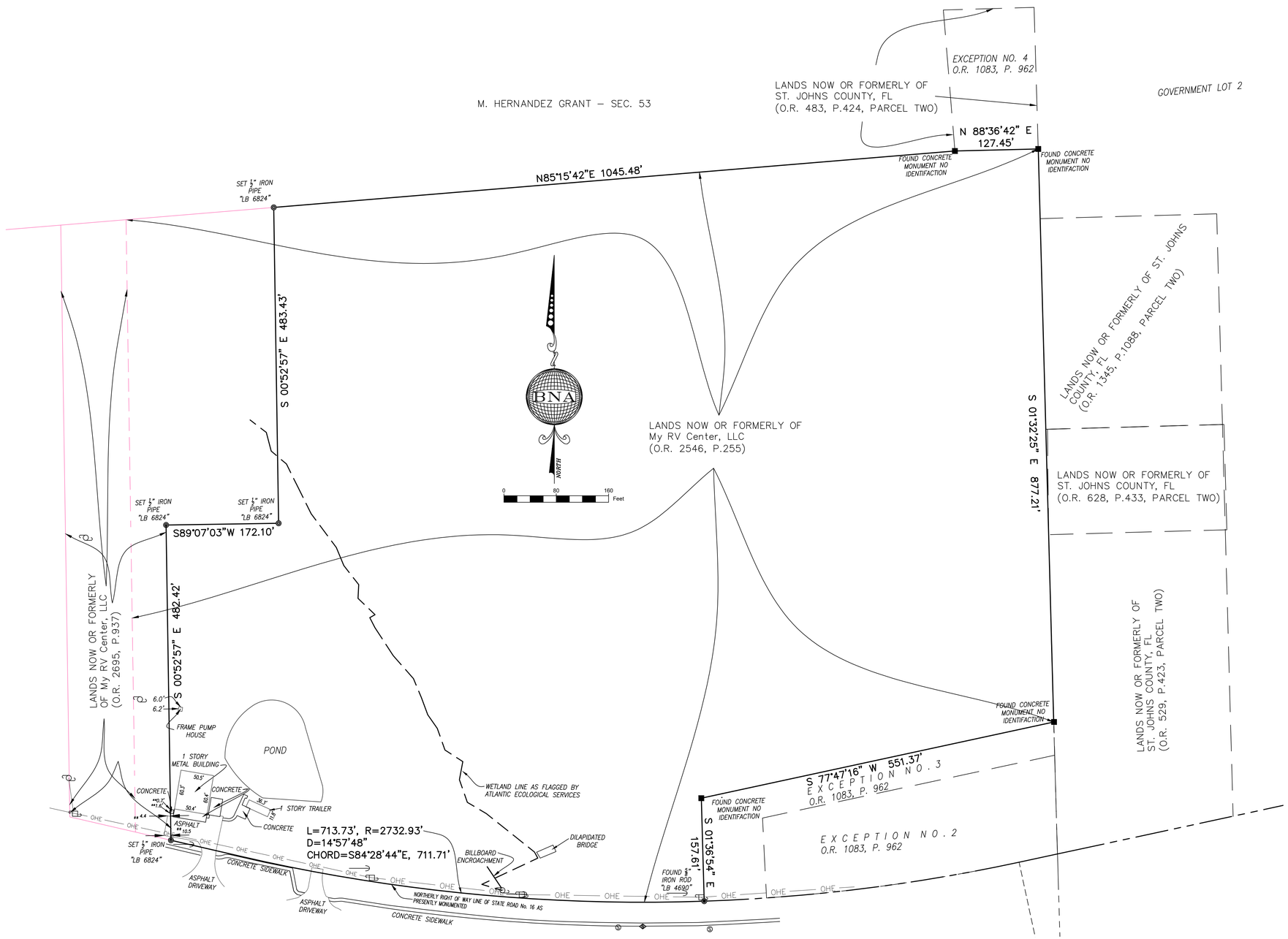
MAP SHOWING BOUNDARY SURVEY OF:

A PORTION OF GOVERNMENT LOT 1
SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.



LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 3416, PAGE 419

ALL THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY OF STATE ROAD NO. 16, SAID STATE ROAD 16 HAVING A 200 FOOT WIDTH RIGHT-OF-WAY AND HAVING BEEN FORMERLY KNOWN AS MILL CREEK ROAD; EXCEPTING THEREFROM THE WEST 100 FEET OF SAID GOVERNMENT LOT 1 AND ALSO EXCEPTING THE FOLLOWING:

EXCEPTION NO. 2: COMMENCING AT A POINT WHERE THE EAST LINE OF GOVERNMENT LOT 1, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, INTERSECTS THE NORTH RIGHT-OF-WAY OF SAID MILL CREEK ROAD (SR16); THENCE RUN WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MILL CREEK ROAD, 450 FEET; THENCE RUN NORTH 250 FEET TO AN IRON PIPE; THENCE RUN EAST IN A STRAIGHT LINE PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID MILL CREEK ROAD, 450 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, 250 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 3: A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID GOVERNMENT LOT 1 AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN EXHIBIT A, SECOND EXCEPTION, RECORDED IN OFFICIAL RECORDS BOOK 252, PAGE 729, PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, ON THE NORTH LINE OF SAID EXHIBIT A, SECOND EXCEPTION, 450 FEET; THENCE SOUTHERLY, ON THE WEST LINE ON SAID EXHIBIT A, SECOND EXCEPTION, TO THE NORTH RIGHT-OF-WAY OF NOW EXISTING FOUR-LANE STATE ROAD NO. 16; THENCE WESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD TO A LINE 100 FEET WEST, AS MEASURED PERPENDICULARLY, FROM SAID WEST LINE OF LAND DESCRIBED IN EXHIBIT A, SECOND EXCEPTION; THENCE NORTHERLY PARALLEL WITH AND 100 FEET WESTERLY FROM SAID WEST LINE OF EXHIBIT A, SECOND EXCEPTION; THENCE EASTERLY, PARALLEL WITH AND 50 FEET NORTHERLY, AS MEASURED PERPENDICULARLY, FROM SAID NORTH LINE OF EXHIBIT A, SECOND EXCEPTION, 550 FEET MORE OR LESS TO SAID EAST LINE OF GOVERNMENT LOT 1; THENCE SOUTHERLY ON SAID EAST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 50 FEET TO THE PIONT OF BEGINNING.

EXCEPTION NO. 4: A PARCEL OF LAND IN GOVERNMENT LOT 1; SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1 AT THE SOUTHWEST CORNER OF SECTION 4 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 87 DEGREES 26 MINUTES 23 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 144.84 FEET; THENCE SOUTH 2 DEGREES 50 MINUTES EAST, ON THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 329.45 FEET; THENCE SOUTH 87 DEGREES 26 MINUTES 23 SECONDS WEST 127.38 FEET TO THE SOUTHEAST CORNER OF SECTION 53 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 5 DEGREES 52 MINUTES WEST, ON THE EAST LINE OF SAID SECTION 53, A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PORTION OF GOVERNMENT LOT 1 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, SAID STATE ROAD 16 HAVING A 200 FOOT WIDTH RIGHT-OF-WAY AND HAVING BEEN FORMERLY KNOWN AS MILL CREEK ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF GOVERNMENT LOT 1, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AS REFERENCED IN THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2695, PAGE 937, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200.00 FOOT WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 00°52'57" WEST ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 444.35 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3116 PAGE 05 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°52'57" WEST CONTINUING ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2695, PAGE 937, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA A DISTANCE OF 461.45 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 85°15'42" EAST ALONG THE NORTH LINE OF SAID LANDS AND ALONG THE NORTHLINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2546 PAGE 255 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA A DISTANCE OF 326.84 FEET; THENCE SOUTH 00°52'57" EAST DEPARTING THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2546 PAGE 255 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA A DISTANCE OF 483.43 FEET; THENCE SOUTH 89°07'03" WEST ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 154.00 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT

LEGAL DESCRIPTION: PROPOSED PARCEL NO. 1

A PORTION OF GOVERNMENT LOT 1 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, SAID STATE ROAD 16 HAVING A 200 FOOT WIDTH RIGHT-OF-WAY AND HAVING BEEN FORMERLY KNOWN AS MILL CREEK ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OR GOVERNMENT LOT 1, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AS REFERENCED IN THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2695, PAGE 937, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200.00 FOOT WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 00°52'57" WEST, ALONG SAID WESTERLY LINE OR GOVERNMENT LOT 1, A DISTANCE OF 444.35 FEET; THENCE NORTH 89°07'03" EAST A DISTANCE OF 154.00 FEET; THENCE SOUTH 00°52'57" EAST, PARALLEL WITH SAID WESTERLY LINE OF GOVERNMENT LOT 1; A DISTANCE OF 482.42 FEET TO SAID NORTHERLY RIGHT OR WAY LINE OF STATE ROAD NO. 16; THENCE NORTH 76°59'50" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 158.64 FEET TO THE POINT OR BEGINNING.

TABLE OF ABBREVIATIONS

R - RADIUS	RP - RADIUS POINT
Δ - DELTA ANGLE	R/W - RIGHT OF WAY
C - CHORD	R/R - RAILROAD
CB - CHORD BEARING	** - ENCROACHMENT
L - ARC LENGTH	OHE — — OVERHEAD ELECTRIC LINE
- CONC.POWER POLE	MB - MAIL BOX
- WOOD POWER POLE	T - CABLE TV INDICATORS (RISERS, ECT.)
- GUY WIRE ANCHOR	WM - WATER METER
ECB - ELEC.CONTROL CABINET	- TELEPHONE BOOTH
- MISC. SIGN	- TELEPHONE CONTROL CABINET
- HYDRANT	WV - WATER VALVE
- DRAINAGE MANHOLE	GV - GATE VALVE
- SAN SEWER MANHOLE	- SEWER VALVE

PROJECT NUMBER	800-001
DATE:	01/26/16
SCALE:	1"=80'
DRAWING No.:	BNDY
SHEET No.	1/1

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE MONUMENTED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 16 AS SHOWN ON S.R.D.O.T. RIGHT OF WAY MAP SECTION No. 78060-2506 AND OFFICIAL RECORDS BOOK 789, PAGE 1675 AS BEING NORTH 77°51'10" EAST.
2. THIS IS A BOUNDARY SURVEY ONLY AS REQUEST BY OUR CLIENT AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUP.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
4. REFERENCE MAPS/DEEDS: FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506, DEED BOOK 233, PAGE 345, OFFICIAL RECORDS BOOK 1280, PAGE 1803, OFFICIAL RECORDS BOOK 789, PAGE 1676, DEED BOOK 220, PAGE 390, OFFICIAL RECORDS BOOK 1444, PAGE 1732, OFFICIAL RECORDS BOOK 1444, PAGE 1734, OFFICIAL RECORDS BOOK 1444, PAGE 1736, OFFICIAL RECORDS BOOK 1234, PAGE 10, OFFICIAL RECORDS BOOK 869, PAGE 576, OFFICIAL RECORDS BOOK 1004, PAGE 2025 AND OFFICIAL RECORDS BOOK 1986, PAGE 1345
5. THE ORIGINAL PARENT TRACT FOR THE SUBJECT DESCRIBED IN OFFICIAL RECORDS 1083, PAGE 962. THE ADJOINING PARCELS OF LAND ARE DESCRIBED IN OFFICIAL RECORDS 529, PAGE 423, OFFICIAL RECORDS 628, PAGE 433, OFFICIAL RECORDS 1345, PAGE 1088, OFFICIAL RECORDS 1083, PAGE 962, OFFICIAL RECORDS 2308, PAGE 762.
6. THE WETLANDS LYING IN THE WESTERLY 100' OFFICIAL RECORDS 2695, PAGE 937 AS SHOWN, ARE PRELIMINARY AWAITING FINAL APPROVAL FROM ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND SUBJECT TO CHANGE.

"I HEREBY CERTIFY, that this map graphically depicts the results of a field survey made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17.051 & 5J-17.052, Florida Administrative Code: Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

01/25/2016
FIELD WORK COMPLETED

01/26/2016
DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

CERTIFIED TO:

Elias Mualin, Mirey Mualin and Ron L. Warren
Fidelity National Title Insurance Company
George Myers
Land Title of America, Inc.
Rusty Law, LLC

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

DRAWN BY: A.D.B. & T.C.H.
CHECKED BY: A.D.B.
FIELD BOOK/PAGE(S): 404/25,26

REV	DATE	BY	CKD	DESCRIPTION

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