MAP SHOWING BOUNDARY SURVEY OF:

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

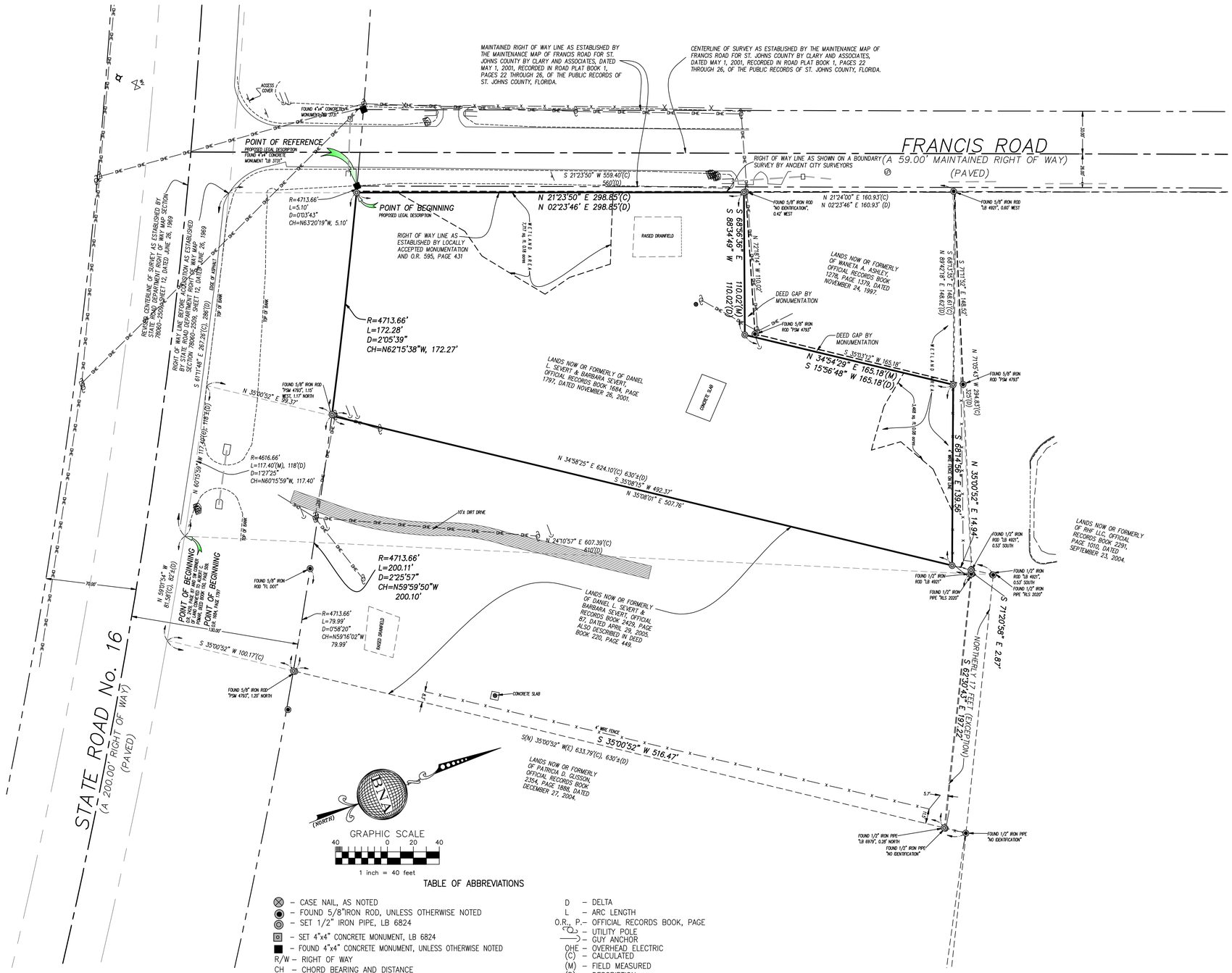

TABLE OF ABBREVIATIONS

- ⊗ – CASE NAIL, AS NOTED
- ◉ – FOUND 5/8"IRON ROD, UNLESS OTHERWISE NOTED
- ◎ – SET 1/2" IRON PIPE, LB 6824
- ⊡ – SET 4"x4" CONCRETE MONUMENT, LB 6824
- ■ – FOUND 4"x4" CONCRETE MONUMENT, UNLESS OTHERWISE NOTED
- R/W – RIGHT OF WAY
- CH – CHORD BEARING AND DISTANCE
- R – RADIUS
- D – DELTA
- L – ARC LENGTH
- O.R., P. – OFFICIAL RECORDS BOOK, PAGE
- ○— – UTILITY POLE
- —○ – GUY ANCHOR
- OHE – OVERHEAD ELECTRIC
- (C) – CALCULATED
- (M) – FIELD MEASURED
- (D) – DESCRIPTION

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1684, PAGE 1797

A PART OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SUBDIVISION 8 OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST; BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF THE MILL CREEK ROAD MARKING THE SOUTHWEST CORNER OF LAND CONVEYED TO ALBERT C. POMAR BY DEED RECORDED IN DEED BOOK 150, PAGE 509 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID ALBERT C. POMAR PROPERTY AND SAID WEST LINE EXTENDED 610 FEET TO A POINT; WHICH POINT IS 347 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4; RUN THENCE WESTERLY A DISTANCE OF 325 FEET TO A POINT ON THE EAST LINE OF FRANCIS ROAD, WHICH POINT IS 560 FEET NORTHERLY FROM THE NORTH RIGHT-OF-WAY LINE OF MILL CREEK ROAD AND 340 FEET SOUTHERLY FROM THE INTERSECTION OF THE EAST LINE OF THE FRANCIS ROAD WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4; RUN THENCE SOUTHERLY ALONG SAID EAST LINE OF THE FRANCIS ROAD 560 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MILL CREEK ROAD; RUN THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE 286 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED BY GRANTORS TO LEO W. CURRY AND WIFE BY DEED DATED AUGUST 2ND, A.D. 1955 AND RECORDED IN DEED BOOK 220, PAGE 449, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT LANDS CONVEYED IN OFFICIAL RECORDS BOOK 1278, PAGE 1379, MORE FULLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SUB-SECTION 8 OF THE ANTONIO HUERTAS GRANT SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 AS IT CURRENTLY EXISTS(A 200-FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF FRANCIS ROAD (A 66-FOOT RIGHT-OF-WAY); THENCE NORTH 02 DEGREES 23 MINUTES 46 SECONDS EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF FRANCIS ROAD 298.85 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 02 DEGREES 23 MINUTES 46 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 160.93 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 595, PAGE 431 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 42 MINUTES 18 SECONDS EAST, ALONG THE SAID SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 595, PAGE 431 A DISTANCE OF 148.62 FEET; THENCE SOUTH 15 DEGREES 56 MINUTES 18 SECONDS WEST, 165.18 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 49 SECONDS WEST, 110.02 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 1

PROJECT NUMBER
876-001
DATE: 08/18/08
SCALE: 1"=40'
DRAWING No.: 876-001(BNDY)
SHEET No. 1/1

GENERAL NOTES:
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2354, PAGE 1888 AS BEING NORTH 35°00'52" EAST.
2. **THIS IS A BOUNDARY SURVEY** AS SPECIFIED BY THE 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 BRADSHAW-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. NO UNDERGROUND UTILITIES NOR FOUNDATIONS WERE SURVEYED BY THIS FIRM.

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 61G17-6, Florida Administrative Code: Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

06/07/17 — FIELD WORK COMPLETED

06/07/17 — DATE OF SIGNATURE

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

CERTIFIED TO:

SETH D. CORNEAL, LLC D/B/A THE CORNEAL LAW FIRM
DANIEL AND BARBARA SEVERT
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, INC.
REUNION BANK OF FLORIDA,
A DIVISION OF NATIONAL BANK OF COMMERCE

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: ADB
CHECKED BY: ADB, DLM
FIELD BOOK/PAGE(S): 333/40-41

REV	DATE	BY	CKD	DESCRIPTION

BRADSHAW-NILES & ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS NO. 6824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-3070