

A MAP SHOWING A BOUNDARY & TOPOGRAPHICAL SURVEY OF

A PARCEL OF LAND IN THE M. SOLANO GRANT, SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING PART OF THAT LAND CONVEYED TO HORACE LINDSLEY BY DEED RECORDED IN DEED BOOK 3, PAGE 274, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL DESCRIPTION (ORB 4953 PG 1122)

A PARCEL OF LAND IN THE M. SOLANO GRANT, SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING PART OF THAT LAND CONVEYED TO HORACE LINDSLEY BY DEED RECORDED IN DEED BOOK 3, PAGE 274, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHWEST LINE OF SAID LAND CONVEYED TO HORACE LINDSLEY, AT THE NORTHWEST CORNER OF THAT LAND CONVEYED TO DIESEL ENGINE SALES COMPANY BY DEED RECORDED IN DEED BOOK 186, PAGES 592 AND 593, OF SAID PUBLIC RECORDS; THENCE SOUTH 55 DEGREES 30 MINUTES WEST, ON SAID NORTHWEST LINE OF LAND CONVEYED TO HORACE LINDSLEY, 472.54 FEET; THENCE CONTINUING SOUTH 55 DEGREES 30 MINUTE WEST, ON SAID NORTHWEST LINE OF LAND CONVEYED TO HORACE LINDSLEY, 423.27 FEET; THENCE SOUTH 38 DEGREES 08 MINUTES EAST 245 FEET MORE OR LESS TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 4, AS CONVEYED TO THE STATE OF FLORIDA, AND DESCRIBED IN DEED BOOK 102, PAGE 529, OF SAID PUBLIC RECORDS; THENCE CONTINUING SOUTH 38 DEGREES 08 SECONDS EAST, 130.14 FEET; THENCE NORTH 9 DEGREES 25 MINUTES WEST, 330 FEET MORE OR LESS TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 4; THENCE SOUTHWESTERLY, ON SAID RIGHT-OF-WAY LINE, 314 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PEN OF THE M. SOLANO GRANT, SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, SAINT JOHNS COUNTY, FLORIDA, LYING SOUTHWESTERLY FROM LAND NOW OR FORMERLY OF COOKMAN, AS DESCRIBED IN OFFICIAL RECORDS BOOK 132, PAGE 474, OF THE PUBLIC RECORDS OF SAID COUNTY, SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 4, AS CONVEYED TO THE STATE OF FLORIDA, AND DESCRIBED IN DEED BOOK 102, PAGE 529, AND EASTERLY FROM THE EASTERLY LINE OF LAND OWNED BY CHARLES D. BLANCHARD AND PATRICIA T. BLANCHARD, HIS WIFE AS RECORDED IN OFFICIAL RECORDS BOOK 245, PAGE 508, OF SAID PUBLIC RECORDS.

TOGETHER WITH ALL ALLUVIUM, REFLECTION, RELICTION, ACCRETIONS AND MARSHES NOW, HERETOFORE OR HEREAFTER BELONGING TO THE ABOVE DESCRIBED LANDS AND ALSO ALL RIPARIAN AND LITTORAL RIGHTS NOW, HERETOFORE, PR HEREAFTER BELONGING TO SAID LAND.

GENERAL NOTES

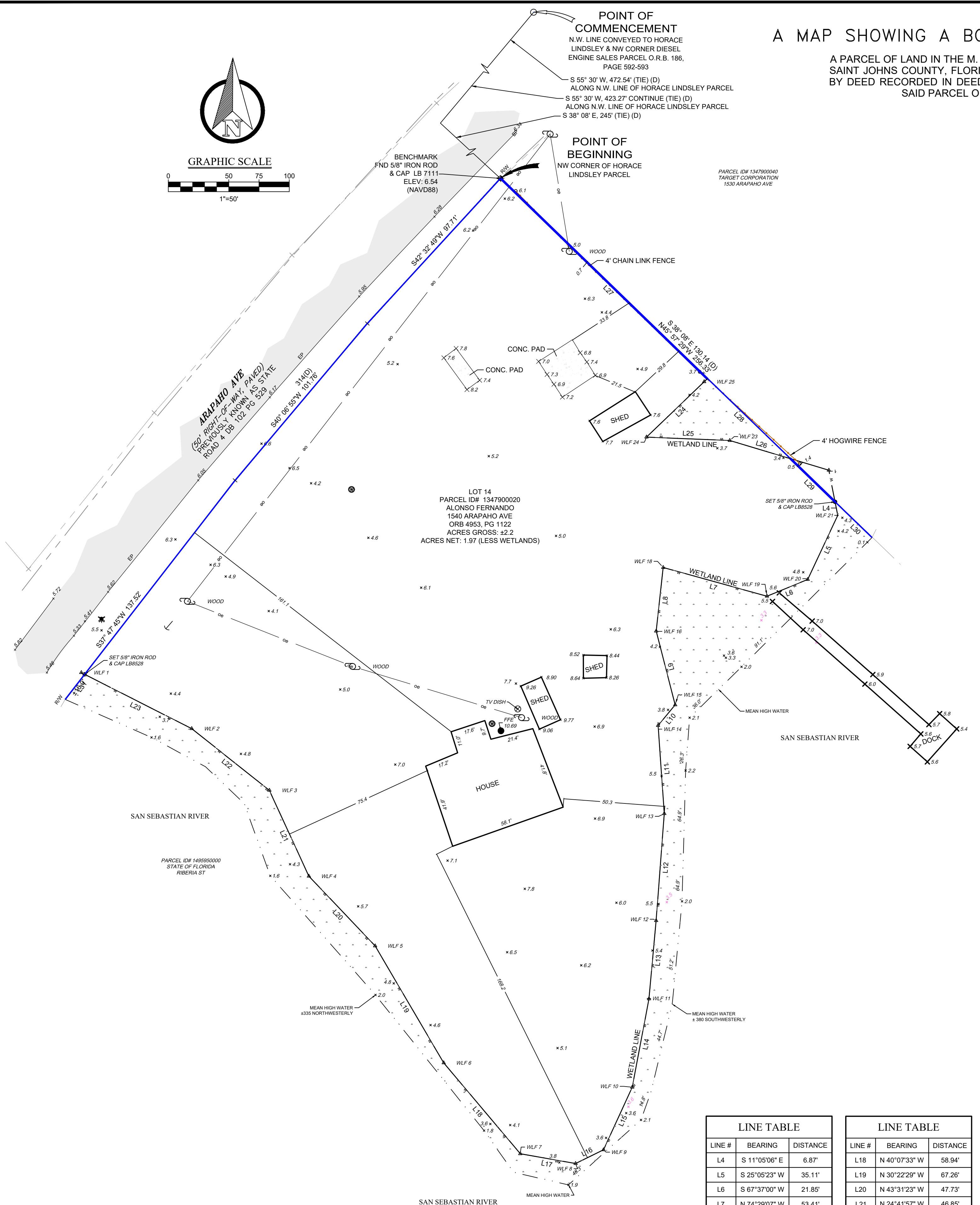
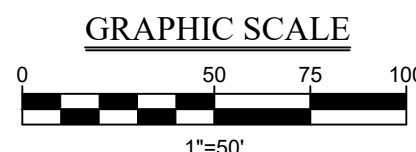
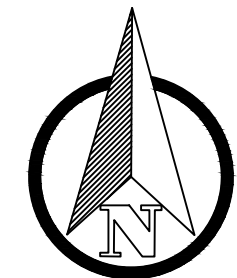
- THIS IS A BOUNDARY, AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
- THE FIELD SURVEY WAS PERFORMED ON 10/29/2024.
- THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 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 ("FFRM"). 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.
- THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC). THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY THE FLORIDA PERMANENT REFERENCE NETWORK, BY SURVEY GRADE G.P.S.
- THE PROPERTY SURVEYED CONTAINS WETLANDS AND/OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, WERE DETERMINED BY JOE BRINSON OF E.C.S. AND SURVEYED BY THIS FIRM.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE (EL 7)", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C037J, REVISED 12/07/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH, AS A RESULT THERE MAY BE EASEMENTS OR OTHER RIGHTS, THAT A TITLE SEARCH MAY PROVIDE THAT EXIST ON THIS PROPERTY. THIS PROPERTY WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.
- THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.
- IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FEATURES SUCH AS, BUT NOT LIMITED TO, FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
- UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED.
- THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

CERTIFY TO:

1. ALONSO FERNANDO

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW AT TIME OF SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

SHEET: 1
OF 1



LINE #	BEARING	DISTANCE
L4	S 11°05'06\"E	6.87'
L5	S 25°05'23\"W	35.11'
L6	S 67°37'00\"W	21.85'
L7	N 74°29'07\"W	53.41'
L8	S 06°17'01\"W	31.74'
L9	S 14°26'02\"E	37.82'
L10	S 39°37'09\"W	13.31'
L11	S 04°02'14\"E	43.82'
L12	S 04°21'59\"W	53.25'
L13	S 05°13'08\"W	38.97'
L14	S 10°42'39\"W	44.60'
L15	S 24°39'15\"W	34.16'
L16	S 63°46'42\"W	15.45'
L17	N 79°55'13\"W	27.85'

LINE #	BEARING	DISTANCE
L18	N 40°07'33\"W	58.94'
L19	N 30°22'29\"W	67.26'
L20	N 43°31'23\"W	47.73'
L21	N 24°41'57\"W	46.85'
L22	N 51°31'04\"W	49.20'
L23	N 63°06'10\"W	59.58'
L24	S 46°10'38\"W	41.97'
L25	S 87°40'34\"E	41.36'
L26	S 73°17'37\"E	31.41'
L27	S 45°57'29\"E	142.83'
L28	S 45°57'29\"E	57.20'
L29	S 45°57'29\"E	30.76'
L30	S 45°57'29\"E	± 25'
L31	S 37°47'45\"W	± 16'

Abbreviation Legend

Symbol	Denotes
FND	FOUND
PO#	PROPERTY IDENTIFICATION NUMBER
ELEV	ELEVATION
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
EP	EDGE OF PAVEMENT
RW	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS
PG	PAGE
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
N.S.E.W	STATE PLANE COORDINATE SYSTEM
IRCS	IRON ROD AND CAP SET
MKR	MARKER
WV	WATER VALVE
GV	GAS VALVE
(D)	DENOTES (DEED MEASUREMENT)
(R)	DENOTES (COUNTY MAP RECORD MEAS)
(M)	DENOTES MEASURED BY SURVEY
(P)	DENOTES MEASURED BY PLAT

Symbol Legend

Symbol	Denotes
○	BENCHMARK
○	FOUND IRON ROD / PIPE AS NOTED
○	SET 5/8\" IRON ROD 1.8 7/8 4\"
□	4\" X 4\" CONCRETE MONUMENT
□	WOOD UTILITY POLE
□	GUY ANCHOR
○	OVERHEAD UTILITY LINE
○	FIRE HYDRANT
○	FIRE DEPARTMENT CONNECTION
○	LIGHT POLE
○	COMMUNICATION UTILITY
○	DRAINAGE MANHOLE
○	SEWER MANHOLE
○	GATE VALVE
○	SHOW
○	AREA INLET
○	WATER METER
○	BOLLARD
○	WOOD OR VINYL FENCE LINE
○	CHAIN OR WIRE FENCE LINE
○	MEAN HIGH WATER

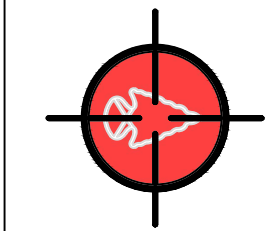
HATCH LEGEND

[Pattern]	ASPHALT PAVEMENT
[Pattern]	CONCRETE
[Pattern]	DIRT HATCH
[Pattern]	GRAVEL HATCH

REV.	DATE	WHO	DESCRIPTION

PROJECT NO:	24-0473
MAP DATE:	11/05/2024
SURVEY DATE:	10/29/2024
CHECKED BY:	RFJ
DRAWN BY:	AMF
FIELD WORK:	KJB
FBK:	N/A
PG:	N/A

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



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FLORIDA IS #1 IN 2023