MAP SHOWING BOUNDARY SURVEY OF:

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

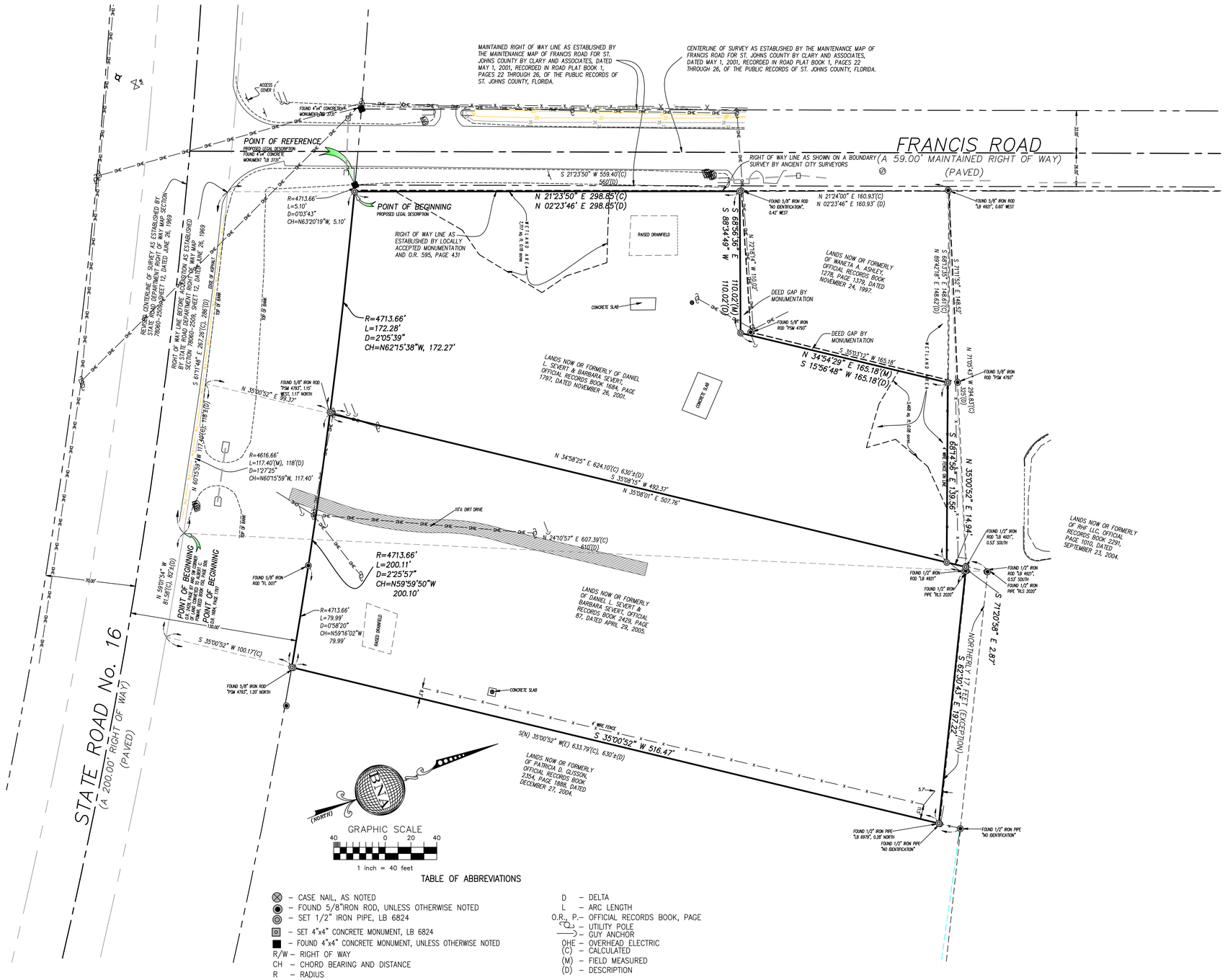

TABLE OF ABBREVIATIONS

- ⊗ – 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 2429, PAGE 87

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SUBDIVISION 8, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST; BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF STATE ROAD 16, MARKING THE SOUTHWEST CORNER OF LAND CONVEYED TO ALBERT C. POMAR BY DEED RECORDED IN DEED BOOK 150, PAGE 509, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE WESTERLY ALONG THE NORTH LINE OF STATE ROAD 16, 118 FEET TO A POINT; RUN THENCE NORTHERLY IN A STRAIGHT LINE 630 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID PROPERTY OF ALBERT C. POMAR; RUN THENCE EASTERLY ALONG THE NORTH LINE OF THE ALBERT C. POMAR PROPERTY 200 FEET; RUN THENCE SOUTHERLY 630 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF STATE ROAD 16; WHICH POINT IS 82 FEET EAST OF THE POINT OF BEGINNING; RUN THENCE WESTERLY ALONG THE NORTH LINE OF STATE ROAD 16, 82 FEET TO THE POINT OF BEGINNING, EXCEPTION THEREFROM THE NORTH 17 FEET THEREOF, AND EXCEPTING THEREFROM THAT PORTION PREVIOUSLY TAKEN FOR ROAD PURPOSES.

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.

PROPOSED LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SUBSECTION 8 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN DEED BOOK 248, PAGE 694, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A 4" x 4" CONCRETE MONUMENT IDENTIFIED AS BEING "DOT LB#3731", SAID CONCRETE MONUMENT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 16 (A 200.00 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) WITH THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF FRANCIS ROAD AS ESTABLISHED BY CLARY AND ASSOCIATES, INC., ON A SURVEY MAP DATED MAY 01, 2001 (A 59.00 FOOT WIDE MAINTAINED RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 21°32'37" EAST, ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF FRANCIS ROAD, A DISTANCE OF 299.41 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1278, PAGE 1380, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 68°17'30" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 4.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING;

THENCE SOUTH 68°17'30" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 110.02 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 34°52'55" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 165.18 FEET TO THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 595, PAGE 431, OF SAID PUBLIC RECORDS; THENCE SOUTH 68°16'41" EAST, ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 139.10 FEET TO THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 242, PAGE 72, OF SAID PUBLIC RECORDS; THENCE SOUTH 35°03'24" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 492.26 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4713.66 FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF SAID STATE ROAD No. 16; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°05'39", AN ARC DISTANCE OF 172.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°17'23" WEST, 172.27 FEET TO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1684, PAGE 1797, OF SAID PUBLIC RECORDS; THENCE NORTH 21°22'05" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 300.16 FEET TO THE POINT OF BEGINNING.

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.

08/18/08
FIELD WORK COMPLETED

08/18/08
DATE OF SIGNATURE

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

CERTIFIED TO:
DANIEL SEVERT

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.
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