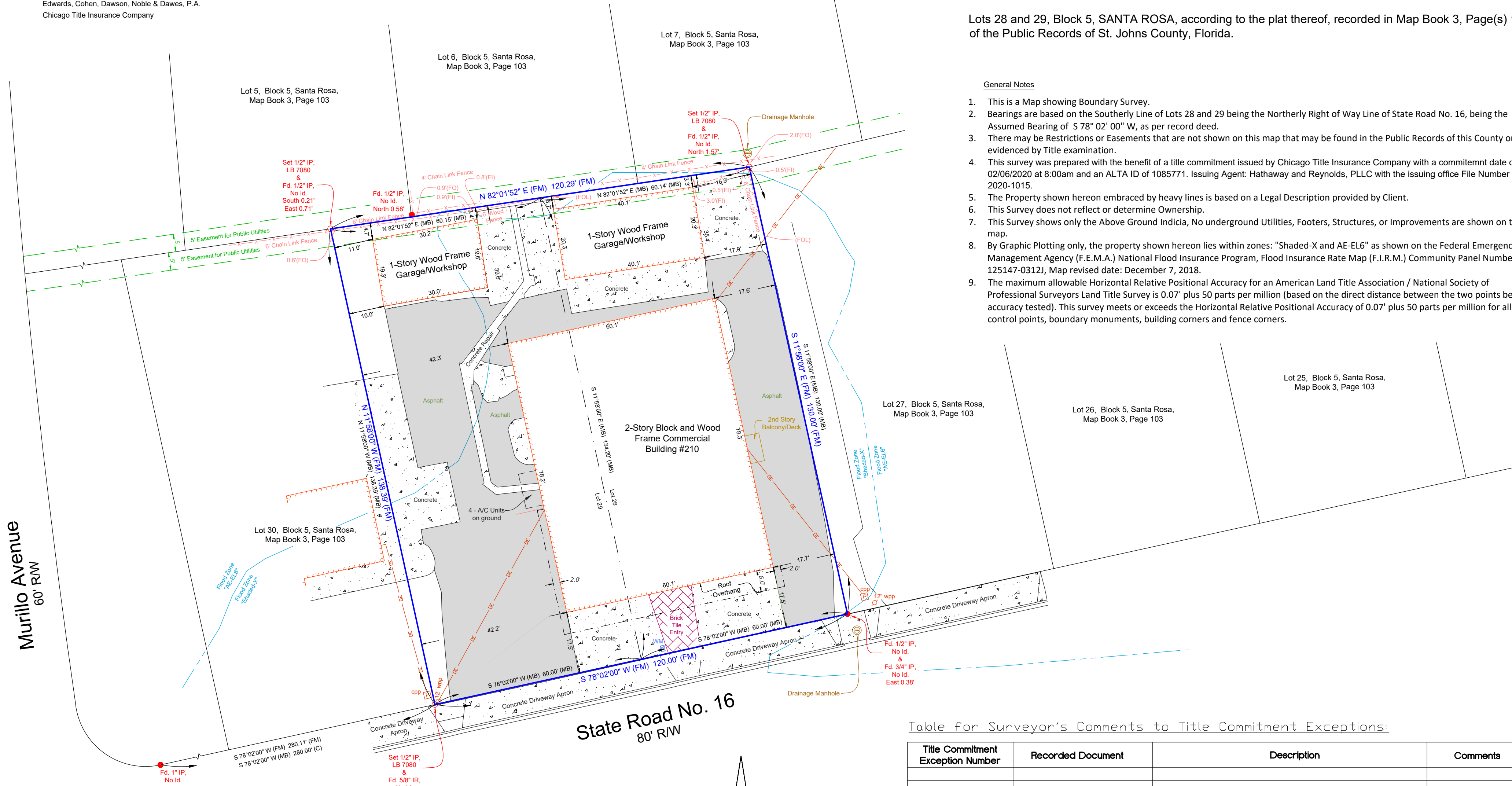


CERTIFIED TO: Andrew Deming and Rachel Grant  
Y Projects, LLC  
Vystar Credit Union  
Hathaway & Reynolds, PLLC  
Edwards, Cohen, Dawson, Noble & Dawes, P.A.  
Chicago Title Insurance Company

# MAP SHOWING BOUNDARY SURVEY OF

Official Records Book 2761, Page 604

Lots 28 and 29, Block 5, SANTA ROSA, according to the plat thereof, recorded in Map Book 3, Page(s) 103 of the Public Records of St. Johns County, Florida.



### General Notes

- This is a Map showing Boundary Survey.
- Bearings are based on the Southerly Line of Lots 28 and 29 being the Northerly Right of Way Line of State Road No. 16, being the Assumed Bearing of S 78° 02' 00" W, as per record deed.
- There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
- This survey was prepared with the benefit of a title commitment issued by Chicago Title Insurance Company with a commitment date of 02/06/2020 at 8:00am and an ALTA ID of 1085771. Issuing Agent: Hathaway and Reynolds, PLLC with the issuing office File Number of 2020-1015.
- The Property shown hereon embraced by heavy lines is based on a Legal Description provided by Client.
- This Survey does not reflect or determine Ownership.
- This Survey shows only the Above Ground Indicia, No underground Utilities, Footers, Structures, or Improvements are shown on this map.
- By Graphic Plotting only, the property shown hereon lies within zones: "Shaded-X and AE-EL6" as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community Panel Number: 125147-0312, Map revised date: December 7, 2018.
- The maximum allowable Horizontal Relative Positional Accuracy for an American Land Title Association / National Society of Professional Surveyors Land Title Survey is 0.07' plus 50 parts per million (based on the direct distance between the two points being accuracy tested). This survey meets or exceeds the Horizontal Relative Positional Accuracy of 0.07' plus 50 parts per million for all control points, boundary monuments, building corners and fence corners.

Murillo Avenue  
60' RW

State Road No. 16  
80' RW

Table for Surveyor's Comments to Title Commitment Exceptions:

Title Commitment Exception Number	Recorded Document	Description	Comments
7	Map Book 3, Page 103	Restrictions, Covenants, Conditions, Easements or other matters as shown on recorded Plat of Santa Rosa 5' Easement at rear of subject property for Public Utilities	Does Affect the Subject Parcel of Land (Shown Hereon)
8	Ordinance 84-24 Official Records Book 637, page 829	Zoning Change from CN to CI. Subject to the following conditions 1. Driveway on western portion of lot shall be used for personal vehicles only. 2. Upon discontinuance of existing motorcycle business property shall revert to CN zoning classification.	Blankets the Subject Parcel of Land
9	Official Records Book 862, page 600	5' Easement at rear of Subject property for Public Utilities	Does Affect the Subject Parcel of Land (Shown Hereon)

2988 Plummer Cove Road  
Jacksonville, Florida 32223  
Phone: (904) 647-6943  
Licensed Business No.: 7080  
EMAIL: wes@cannadysurvey.com

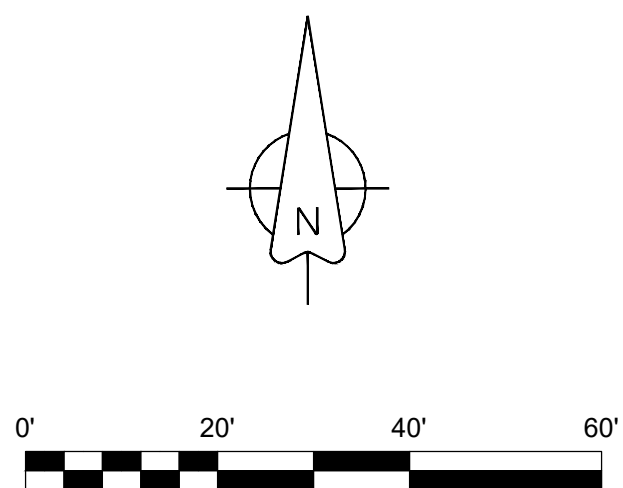
I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

By: James W. Cannady, Professional Surveyor & Mapper, Certificate No. 5586, State of Florida

DRAWING PATH: \\Team Drives\Current Projects\20-097\_210 SR 16\DWG  
JOB NUMBER: 20-097 SCALE: 1" = 20'  
FIELD BOOK: 240 PAGES: 72-73 FIELD DATE: March 25, 2020  
DRAWN BY: JWCJ MAP FILE NUMBER: C-288  
CHECKED BY: JWC SHEET NUMBER: 1 OF 1

### Abbreviations

A/C - Denotes Air Conditioner  
BRL - Denotes Building Restriction Line  
(C) - Denotes Calculated dimension based on Deed or Plat  
(CD) - Denotes Calculated per Deed  
(CFM) - Denotes Calculated per Field Measurements  
Conc. - Denotes Concrete  
cpp - Denotes Concrete Power Pole  
DE - Denotes Deed dimension shown on recorded Deed  
EL - Denotes Elevation  
Fd. - Denotes Found  
(FI) - Denotes Fence Line inside of subject property line  
(FOL) - Denotes Fence Line on subject property line  
(FM) - Denotes Measured Dimension made in field or substantiated by Field Traverse measurements  
(FMT) - Denotes Measured Dimension made in field along Reference Traverse Line  
GP - Denotes Generator Pad  
Id - Denotes Identification  
IP - Denotes Iron Pipe  
IR - Denotes Iron Pin or Rebar  
JEA-E - Denotes Jacksonville Electric Authority Easement  
LB - Denotes Licensed Business  
(LPO) - Denotes Legal Provided by Client  
ORB - Denotes Official Records Book  
OE - Denotes Overhead Electric  
ORV - Denotes Official Records Volume  
(P) - Denotes Plat Dimension shown on recorded Plat  
PB - Denotes Plat Book  
P.I. - Denotes Point of Intersection  
P.C. - Denotes Point of Curve  
PK - Denotes Parker Kalon Nail  
PP - Denotes Pool Pump Pad  
P.R.C. - Denotes Point of Reverse Curve  
Pg. - Denotes Page  
Pgs. - Denotes Pages  
PSP - Denotes Pedestrian Crosswalk Signal Pole  
PL - Denotes Property Line  
PS&M - Denotes Professional Surveyor and Mapper  
P.T. - Denotes Point of Tangent  
R - Denotes Radius Distance  
Ref. - Denotes Reference  
R.P. - Denotes Radius Point  
RW - Denotes Right of Way  
SL - Denotes Overhead Street Light  
SLP - Denotes Concrete Street Light Pole  
TSB - Denotes Traffic Signal Pull Box  
TSP - Denotes Traffic Signal Pole  
U.O.N. - Denotes Unless Otherwise Noted  
WM - Denotes Water Meter  
wpp - Denotes Wood Power Pole (Size Noted)



### Legend

● Fd. IP size noted - No Id. U.O.N.  
○ Set 1/2" IP Cannady LB # 7080  
● Fd. IR size noted - No Id. U.O.N.  
● Nail and Disk as noted  
⊕ Centerline as noted  
△ Angle Point in Easement Line  
● Found Nail No Identification  
C1 Curve Data published in Curve Table

— PL — PL — Denotes Field Measured Boundary Line  
— PL — PL — Denotes Property Line Not Surveyed  
— OE — OE — Denotes Overhead Electric Line  
— DE — DE — Denotes Easement Line  
— F — F — Denotes Fence Line  
— L — L — Denotes Line not to Scale  
— B — B — Denotes Building Line

■ Denotes Concrete Area  
■ Denotes Asphalt Area