

MAP OF:

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

LEGAL DESCRIPTION: PROPOSED 10.325 ACRE PARCEL

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 WIDE 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 SOUTH 76°59'50" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 158.64 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°52'57" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 1731, AND THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED PARCEL 1 IN OFFICIAL RECORDS BOOK 5264, PAGE 1517 ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 482.42 FEET; THENCE NORTH 89°07'03" EAST, DEPARTING SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED PARCEL 1 IN OFFICIAL RECORDS BOOK 5264, PAGE 1517, A DISTANCE OF 806.60 FEET; THENCE SOUTH 01°36'54" EAST, A DISTANCE OF 588.26 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2732.93 FEET, SAID POINT ALSO BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, THROUGH A DELTA ANGLE OF 14°57'48", AN ARC LENGTH OF 713.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°28'44" WEST, 711.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°59'50" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 110.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 449,747.260 SQUARE FEET OR 10.325 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PROPOSED PARCEL 2.000 ACRE PARCEL

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 WIDE 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 SOUTH 76°59'50" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 158.64 FEET; THENCE NORTH 00°52'57" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 1731, AND THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED PARCEL 1 IN OFFICIAL RECORDS BOOK 5264, PAGE 1517 ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 482.42 FEET; THENCE NORTH 89°07'03" EAST, DEPARTING SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED PARCEL 1 IN OFFICIAL RECORDS BOOK 5264, PAGE 1517, A DISTANCE OF 172.10 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED PARCEL 2 IN OFFICIAL RECORDS BOOK 5264, PAGE 1517 OF SAID PUBLIC RECORDS, SAID CORNER ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°52'57" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 5264, PAGE 1517, A DISTANCE OF 271.60 FEET; THENCE NORTH 89°07'37" EAST, DEPARTING SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 5264, PAGE 1517, A DISTANCE OF 298.36 FEET; THENCE SOUTH 10°16'14" EAST, A DISTANCE OF 275.29 FEET; THENCE SOUTH 89°07'03" WEST, A DISTANCE OF 343.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 87,131.326 SQUARE FEET OR 2.000 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PROPOSED 8.00-FOOT SIGN ACCESS EASEMENT

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 WIDE 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 SOUTH 76°59'50" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 268.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2732.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A DELTA ANGLE OF 02°16'44", AN ARC LENGTH OF 108.70 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°08'12" EAST, 108.69 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 10°43'26" EAST, DEPARTING SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.00 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2724.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 07°48'36", AN ARC LENGTH OF 371.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°10'52" EAST, 371.15 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 8.01 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2732.93 FEET, SAID POINT ALSO BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, THROUGH A DELTA ANGLE OF 07°49'07", AN ARC LENGTH OF 372.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°11'07" WEST, 372.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 2,977.49 SQUARE FEET OR 0.07 ACRES MORE OR LESS.

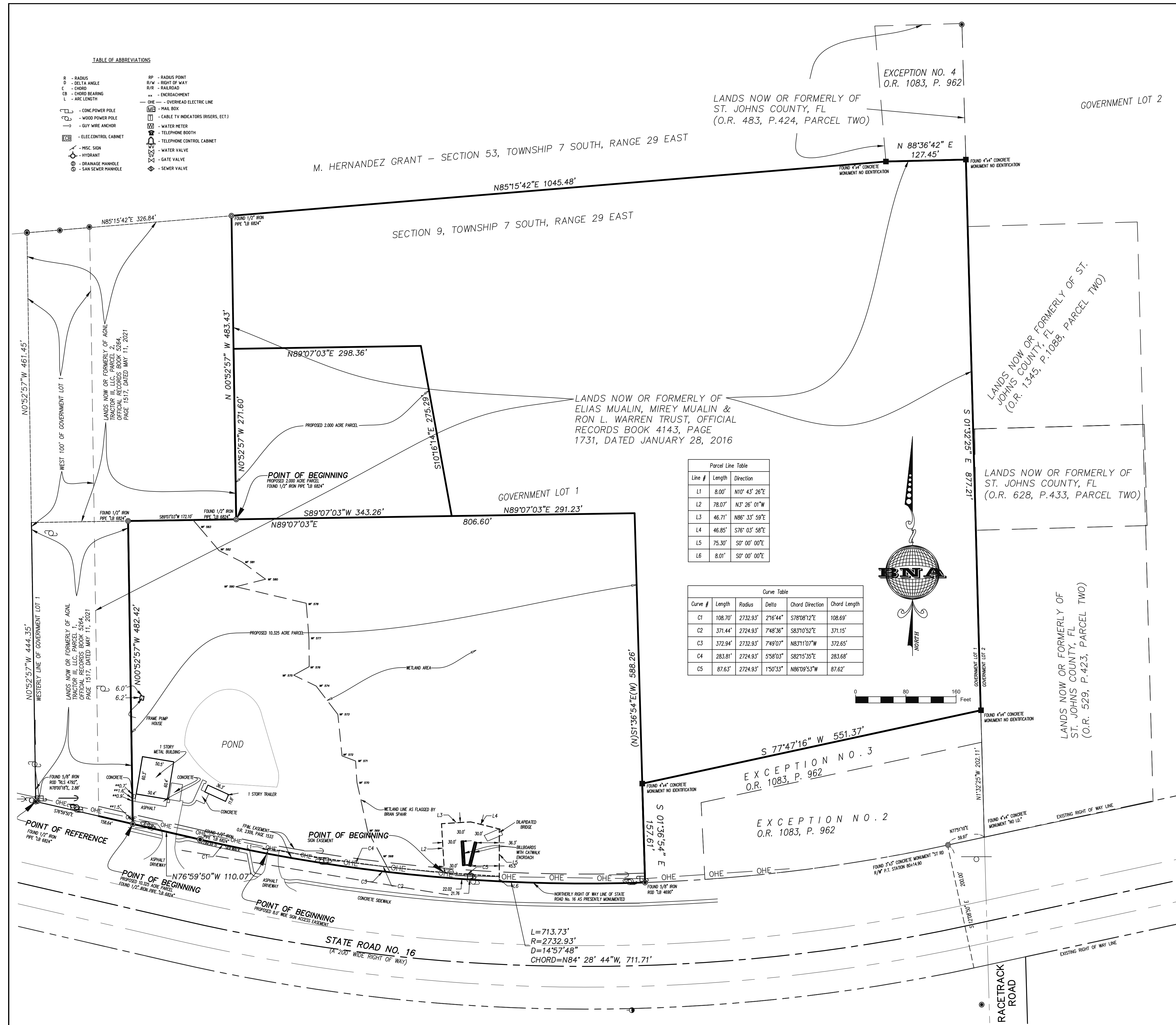
LEGAL DESCRIPTION: PROPOSED SIGN EASEMENT

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 WIDE RIGHT-OF-WAY AND HAVING BEEN FORMERLY KNOWN AS MILL CREEK ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 03°26'01" WEST, A DISTANCE OF 78.07 FEET; THENCE NORTH 86°33'59" EAST, A DISTANCE OF 46.71 FEET; THENCE SOUTH 76°03'58" EAST, A DISTANCE OF 46.85 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 75.30 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2724.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 01°50'33", AN ARC LENGTH OF 87.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°09'53" WEST, 87.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 7,207.83 SQUARE FEET OR 0.17 ACRES MORE OR LESS.



Line #	Length	Direction
L1	8.00'	N10° 43' 26"E
L2	78.07'	N3° 26' 01"W
L3	46.71'	N86° 33' 59"E
L4	46.85'	S76° 03' 58"E
L5	75.30'	S0° 00' 00"E
L6	8.01'	S0° 00' 00"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	108.70'	2732.93'	2°16'44"	S78°08'12"E	108.69'
C2	371.44'	2724.93'	7°48'36"	S83°10'52"E	371.15'
C3	372.94'	2732.93'	7°49'07"	N83°11'07"W	372.65'
C4	283.81'	2724.93'	5°58'03"	S82°15'35"E	283.68'
C5	87.63'	2724.93'	1°50'33"	N86°09'53"W	87.62'



<p>PROJECT NUMBER 800-001-05</p> <p>DATE: 06/20/23</p> <p>SCALE: 1"=80'</p> <p>DRAWING No.: 10-2-ACRES-W5</p> <p>SHEET No. 1/1</p>	<p>GENERAL NOTES: 1. BEARINGS ARE BASED ON THE UNMOUNTED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 16 AS SHOWN ON S.R.D.O.T. RIGHT OF WAY MAP SECTION No. 7800-2504 AND OFFICIAL RECORDS BOOK 309, PAGE 870 AS BEING NORTH 77°59'11" EAST. 2. THIS IS A SPECIFIC PURPOSE SURVEY TO GRAPHICALLY DEPICT THE WETLAND LINES ONLY AS REQUESTED BY OUR CLIENT AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS THEY MAY BE DETERMINED 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. REFERENCE MAPS: FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7800-2504, DEED BOOK 233, PAGE 363, OFFICIAL RECORDS BOOK 098, PAGE 1803, OFFICIAL RECORDS BOOK 189, PAGE 816, DEED BOOK 220, PAGE 390, OFFICIAL RECORDS BOOK 344, PAGE 1732, OFFICIAL RECORDS BOOK 344, PAGE 1734, OFFICIAL RECORDS BOOK 344, PAGE 1736, OFFICIAL RECORDS BOOK 1234, PAGE 10, OFFICIAL RECORDS BOOK 849, PAGE 576, OFFICIAL RECORDS BOOK 1004, PAGE 2025 AND OFFICIAL RECORDS BOOK 194, PAGE 185. 5. THE ORIGINAL PARENT TRACT FOR THE SUBJECT DESCRIBED IN OFFICIAL RECORDS 983, PAGE 962, THE ADDING PARCELS OF LAND ARE DESCRIBED IN OFFICIAL RECORDS 229, PAGE 423, OFFICIAL RECORDS 508, PAGE 430, OFFICIAL RECORDS 1263, PAGE 1088, OFFICIAL RECORDS 1083, PAGE 961, OFFICIAL RECORDS 3308, PAGE 762.</p>	<p>THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.</p> <p>06/01/2023 FIELD WORK COMPLETED</p> <p>06/20/2023 DATE OF SIGNATURE</p> <p>ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257</p>	<p>CERTIFIED TO: Elias Mualin, Mirey Mualin and Ron L. Warren</p> <p>DRAWN BY: A.D.B. & T.C.H. CHECKED BY: A.D.B. FIELD BOOK/PAGE(S): 404/25,26</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CKD</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	BY	CKD	DESCRIPTION															
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