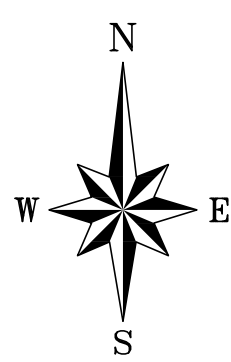


MAP OF SURVEY



0 40 80 120
SCALE: 1 INCH = 40 FEET

LEGEND

- POC = POINT OF COMMENCING
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- (R) = RECORD
- (M) = MEASURED
- PP = POWER POLE
- LP = LIGHT POLE
- OHW = OVERHEAD WIRE(S)
- GWA = GUY WIRE ANCHOR
- SV = SEWER VALVE
- WV = WATER VALVE
- HYD = FIRE HYDRANT
- GP = GUARD POST
- ESB = TELEPHONE SERVICE BOX
- T = ELECTRIC SERVICE BOX
- TSM = TRAFFIC SIGNAL MAST
- TSS = TRAFFIC SIGNAL BOX
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- SDM = STORM DRAIN MANHOLE
- WF = WETLAND FLAG
- = FOUND 5/8" IRON ROD - PLS # 4793
- = FOUND 5/8" IRON ROD - LB # 6177
- = EXISTING SPOT ELEVATION
- = CONTOUR LINE AND ELEVATION
- = TREE - TRUNK DIAMETER - TYPE
- BM #1 = BENCHMARK # 1 - ST. JOHNS COUNTY NAIL AND DISK WEST SIDE OF WOOD UTILITY POLE ELEVATION 34.02 FEET NAVD 1988
- BM #2 = BENCHMARK # 2 - MAG NAIL IN CONCRETE ELEVATION 32.97 FEET NAVD 1988
- BM #3 = BENCHMARK # 3 - NAIL AND DISK IN CONCRETE - "LANDTECH" ELEVATION 32.15 FEET NAVD 1988

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 2164, PAGE 1254

PARCEL ONE:

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 145 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF HILLTOP ROAD (A 60 FOOT RIGHT OF WAY); THENCE N 36°32'08" E ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE 251.79 FEET TO THE CENTERLINE OF A 40 FOOT DRAINAGE EASEMENT; THENCE S 52°22'52" E ALONG SAID CENTERLINE 147.99 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE S 17°29'52" E ALONG SAID CENTERLINE OF A 40 FOOT DRAINAGE EASEMENT 249.45 FEET; THENCE S 67°11'18" W 266.54 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF HILLTOP ROAD; THENCE N 22°48'42" W ALONG SAID EASTERLY RIGHT OF WAY LINE 248.73 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 145-FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF HILLTOP ROAD (A 60-FOOT RIGHT-OF-WAY); THENCE S 22°48'42" E ALONG THE SAID EASTERLY RIGHT OF WAY LINE 248.73 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 67°11'18" E 266.54 FEET TO THE CENTERLINE OF A 40 FOOT EASEMENT; THENCE S 17°29'52" E ALONG SAID CENTERLINE 169.10 FEET; THENCE S 67°11'18" W 250.88 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N 22°48'42" W ALONG SAID EASTERLY RIGHT OF WAY LINE 168.37 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

OFFICIAL RECORDS BOOK 2289, PAGE 1832

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 145-FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF HILLTOP ROAD (A 60-FOOT RIGHT-OF-WAY); THENCE S 22°48'42" E ALONG THE SAID EASTERLY RIGHT OF WAY LINE 417.10 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 67°11'18" E, 250.88 FEET TO THE CENTERLINE OF A 40 FOOT EASEMENT; THENCE S 17°29'52" E ALONG SAID CENTERLINE, 44.25 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE S 26°00'08" W ALONG SAID CENTERLINE, 327.92 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE N 22°48'42" W ALONG SAID EASTERLY RIGHT OF WAY LINE 260.00 FEET TO THE POINT OF BEGINNING.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0376-H, COMMUNITY No. 125147 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04. <http://www2.gis.boccc.co.st-johns.fl.us/imap/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT-OF-WAY LINE OF HILLTOP ROAD HAVING AN ASSUMED BEARING OF N 22°48'42" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. - 1988).

TO CONVERT ELEVATIONS FROM NAVD 1988 TO NGVD 1929, ADD 1.027 FEET.

CONVERSION FACTOR OBTAINED FROM: [HTTP://WWW.NGS.NOAA.GOV/TOOLS/VERTCON/VERTCON.HTML](http://www.ngs.noaa.gov/TOOLS/VERTCON/VERTCON.HTML)

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: MEEKS ENTERPRISES, LLC

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 53-17.051, 53-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

SEAL

ANCIENT CITY SURVEYORS
LB # 0177

ACS PROFESSIONAL LAND SURVEYORS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

BOUNDARY SURVEY

#1498 AND #1490 STATE ROAD No. 207
ST. AUGUSTINE, FLORIDA, 32086

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 05/10/2018
FIELD BOOK/PAGE(S): 182/45,205/72-77,210/3-5,426/7-8
DRAWING SCALE: 1" = 40'
JOB NUMBER: 18-255

09/21/2018 - ELEVATIONS AND TREE LOCATIONS - FB 436/74-77
09/28/2018 12:54PM \\front\projects\Autocad\2018\18-255\dwg\18-255TOP0-TREES.dwg

REVISIONS