

A MAP SHOWING A BOUNDARY SURVEY
LYING IN
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 27 EAST
SAINT JOHNS COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 27 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 27 EAST, SAINT JOHNS COUNTY, FLORIDA; THENCE SOUTH 02°10'44" EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1341.48 FEET; THENCE NORTH 47°38'48" WEST, A DISTANCE OF 917.02 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 NORTH (HAVING A 100 FOOT RIGHT-OF-WAY AS KNOW EXISTS); THENCE NORTH 42°21'12" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 459.43 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2323.40 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36°28'51" EAST, 475.45 FEET; THENCE CONTINUE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°44'43", AN ARC LENGTH OF 476.28 FEET; THENCE NORTH 88°29'14" EAST, A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

LEGEND:

(C) CALCULATED FROM FIELD TIES
(F) FIELD MEASURED
(P) PLAT INFORMATION
C/L CENTERLINE
CCR CERTIFIED CORNER RECORD
DOT FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP, ROAD NO. (477), S.R. 13,
SECTION NO. 7807-2504, REVISED DATE: 10-7-41
FND FOUND
I.P. IRON PIPE
I.R. IRON ROD
ID IDENTIFICATION
O.R. OFFICIAL RECORDS BOOK
P.C. POINT OF CURVE
P.T. POINT OF TANGENCY
PG PAGE
R/W RIGHT-OF-WAY
SEC SECTION
STA STATION
W/ WITH
WI-21 WETLAND FLAG DESIGNATION
—OE— OVERHEAD UTILITIES

GENERAL NOTES:

- 1.) BEARINGS SHOWN HEREON DESIGNATED (F) AND (C), ARE BASED ON STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, FLORIDA EAST ZONE (0901), NAD83 DATUM. BEARINGS DESIGNATED (F) & (C) ARE REFERENCED TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 NORTH. BEARING BEING N 42°21'12" E.
- 2.) ELEVATIONS SHOWN HEREON ARE IN FEET AND REFERENCED TO NAVD88 DATUM. THE BENCHMARK OF ORIGIN NGS CONTROL MONUMENT, PID:DE6858, DESIGNATION SR 13, ELEVATION 15.93 FEET, NAVD88.
- 3.) THE DESCRIPTION SHOWN HEREON WAS MADE AT THE REQUEST OF THE CLIENT.
- 4.) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND R.D. RICHARDS SURVEYING, INC., 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.
- 5.) THERE MAY BE OTHER MATTERS, PUBLIC AND/OR PRIVATE, AFFECTING THIS PROPERTY NOT KNOWN TO THIS SURVEYOR.
- 6.) AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER "ST. JOHNS COUNTY 125147 0258 H", MAP NUMBER 12109C0258H, EFFECTIVE DATE: SEPTEMBER 3, 2003, MAP REVISED: SEPTEMBER 2, 2004. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X", "X (SHADED)" AND "AE (EL 6)".
- 7.) UNDERGROUND UTILITIES AND/OR IMPROVEMENTS, IF PRESENT, WERE NOT LOCATED.
- 8.) JURISDICTION WETLANDS SHOWN HEREON WERE DESIGNATED BY JODY SISK, EMAIL: jody.sisk@gmail.com.
- 9.) THE INFORMATION DEPICTED HEREON REPRESENTS THE RESULT OF A SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME.
- 10.) ATTENTION IS DIRECTED TO THE FACT THAT THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN SCALING DATA.

REVISED: 4/8/2014 TO SHOW THE APPROXIMATE MEAN HIGH WATER LINE AND JURISDICTION WETLANDS.

FIELD FILE: 13-115(TDS)
FIELD WORK: 11/9/2013
SCALE: 1"= 100'
JOB NO.: 13-115.1
DRAWING: 132-115BNDY20140408

ROBERT D. RICHARDS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERT. #5790

"NOT VALID WITHOUT THE SIGNATURE
AND THE RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER"

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