## MAP SHOWING BOUNDARY SURVEY OF A PART OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF LOT 11 OF THE SUBDIVISION OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: STARTING AT A POST, BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD S-13-A WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID LOT 11 OF SAID SECTION 38; RUN THENCE NORTH 19 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD S-13-A, A DISTANCE OF 663.00 FEET TO A FENCE CORNER; RUN THENCE NORTH 72 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 325.00 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; RUN THENCE NORTH 72 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 325.00 FEET TO AN IRON PIPE; RUN THENCE SOUTH 19 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 536.10 FEET TO AN IRON PIPE; RUN THENCE SOUTH 72 DEGREES 51 MINUTES 30 SECONDS EAST, A DISTANCE OF 325.00 FEET TO AN IRON PIPE; RUN THENCE NORTH 19 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 536.10 FEET TO THE POINT OF BEGINNING. SAID LANDS THUS DESCRIBED CONTAIN 4.00 ACRES MORE OR LESS. FOUND IRON PIPE CERTIFIED TO: ROBERT M. ALLEN. STATE ROAD 16 FOUND REBAR NO ID 4.73' WESTERLY 34.33' NORTHERLY FOUND DOT RIGHT-OF-WAY MANKER P.T. OF CURVE (200 FOOT RIGHT-OF-WAY) RIGHT-OF-WAY LINE RIGHT-OF-WAY LINE FOUND 2" IRON PIPE NO ID 9.61' WESTERLY 21.97' NORTHERLY POINT OF BEGINNING N72°51'30"W 571.54' (DEED) N72°35'39"W 571.59' (ACTUAL) SET 1/2" IRON PIPE N72°51'30"W 325.00' (DEED) N72°46'30"W 325.17' (ACTUAL) SET 1/2" IRON PIPE CAPPED LB #4921 CAPPÉD LB #4921 WEST RIGHT-OF-WAY LINE. STATE (A.KA. 121.9' ALL FENCES ARE 4' WIRE. -1 STORY STUCCO 114.9' FOUND IRON PIPE CAPPED #3857 P/O SECTION 38 TOWNSHIP 6 SOUTH RANGE 28 EAST POINT OF REFERENCE -WOOD P/P FOUND IRON PIPE P/O SECTION 38 TOWNSHIP 6 SOUTH RANGE 28 EAST 120.7' 0.5'\_ FOUND IRON PIPE S72°51'30"E 325.00' (DEED) S72°46'30"E 325.17' (ACTUAL) P/O SECTION 38 TOWNSHIP 6 SOUTH RECERTIFIED: W.O. 2015-108, FB 1183-51, 3-12-2015. RANGE 28 EAST THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 278 FOR ST JOHNS COUNTY, FLORIDA, DATED 9-02-2004 . AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME. FOUND IRON PIPE CAPPED PLS #2674 TRI-STATE LAND SURVEYORS, INC. 5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535 © 2013: TRI-STATE LAND SURVEYORS, INC. CM CONC. MON IP IRON PIPE RB REBAR BEARINGS BASED ON R/W LINE AS SHOWN. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. R/W RIGHT-OF-WAY S/W SIDEWALK NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. D/W DRIVEWAY COV. COVERED AREA © CENTERLINE THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH. A/C AIR CONDITIONING PAD (R) RADIAL DISTANCE CONC. CONCRETE ESM'T EASEMENT B.R.L. BUILDING RESTRICTION LINE PC POINT OF CURVE FIELD WORK DATE: 6-06-2002 REGISTERED SURVEYOR AND MAPPER, STATE OF FLORIDA (LB #4921) SIGNATURE DATE: 6-07-2001 PT POINT OF TANGENCY F.B. <u>859</u> PG. <u>56–5</u>7 ORDER NO. <u>02-2769</u>

CDF: 02-2769