

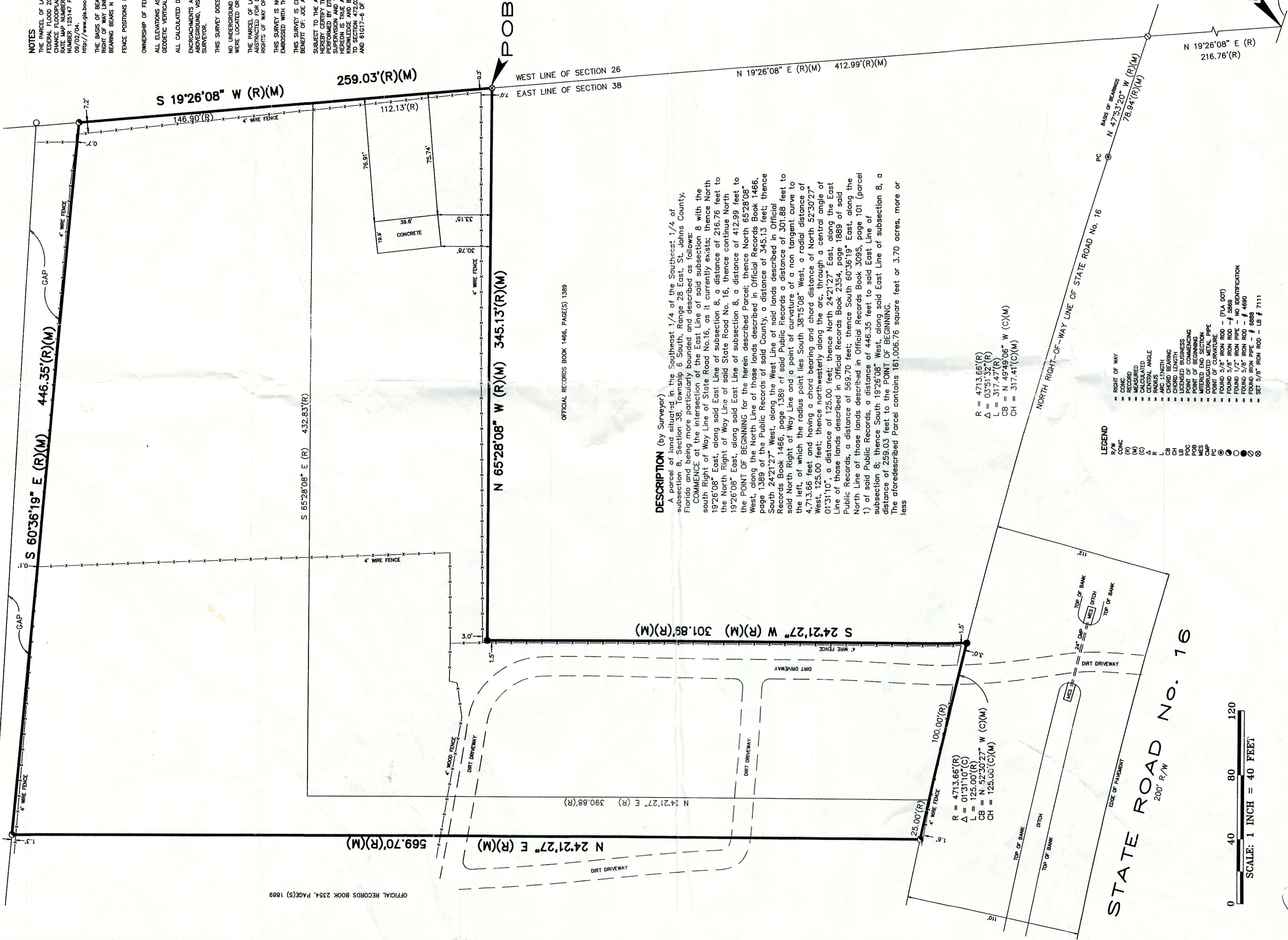
NOTES
THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN THE FLOOD ZONE "X" (AREAS OF SPECIAL FLOOD HAZARD FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 121060-279-H, COMMUNITY PANEL NUMBER 125147 FOR, ST. JOHNS COUNTY FLORIDA AS REVISED 09/02/04.
<http://www.gis.boccc.com/~johns.fl.us/mapp/boasemap/>
THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT OF WAY LINE OF STATE ROAD 16 OF WHOSE ASSUMED BEARING BEARS N 47°32'00" W.
FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.
ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).
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 SURVEYOR'S SEAL.
THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: JOE ADAMS
SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS, I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY EITHER MYSELF OR UNDER MY CLOSE PERSONAL 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 THE STANDARDS AND PRACTICES OF THE FLORIDA ADMINISTRATIVE CODE AND 61017-6 OF THE FLORIDA ADMINISTRATIVE CODE.

OWNER: FCC 12 MILE PARTNERSHIP
tax parcel identification number 027260-0000



POC
SOUTH RIGHT-OF-WAY LINE
OF STATE ROAD No. 16



DESCRIPTION (by Surveyor)
A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of subsection 8, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, and being more particularly bounded and described as follows:
COMMENCE at the intersection of the East Line of said subsection 8 with the south Right of Way Line of State Road No. 16, as it currently exists; thence North 19°26'08" East, along said East Line of subsection 8, a distance of 216.76 feet to the North Right of Way Line of said State Road No. 16, thence continue North 19°26'08" East, along said East Line of subsection 8, a distance of 412.99 feet to the **POINT OF BEGINNING** for the herein described Parcel; thence North 65°28'08" West, along the North Line of those lands described in Official Records Book 1466, page 1389 of the Public Records of said County, a distance of 345.13 feet; thence South 24°21'27" West, along the West Line of said lands described in Official Records Book 1466, page 1389 of said Public Records a distance of 301.88 feet to said North Right of Way Line and a point of curvature of a non tangent curve to the left, of which the radius point lies South 38°15'08" West, a radial distance of 4,713.66 feet and having a chord bearing and chord distance of North 52°30'27" West, 125.00 feet; thence North 24°21'27" East, through a central angle of 01°31'10", a distance of 125.00 feet; thence North 24°21'27" East, along the East Line of those lands described in Official Records Book 2354, page 1889 of said Public Records, a distance of 569.70 feet; thence South 60°36'19" East, along the North Line of those lands described in Official Records Book 3095, page 101 (parcel 1) of said Public Records, a distance of 446.35 feet to said East Line of subsection 8; thence South 19°26'08" West, along said East Line of subsection 8, a distance of 259.03 feet to the **POINT OF BEGINNING**.
The aforescribed Parcel contains 161,006.76 square feet or 3.70 acres, more or less

R = 4713.66'(R)
Δ = 03°51'32"(R)
L = 317.47'(R)
CB = N 49°49'06" W (C)(M)
CH = 317.41'(C)(M)

- LEGEND**
- RIGHT OF WAY
 - CONCRETE
 - RECORD
 - MEASURED
 - CALCULATED
 - BEARING
 - DISTANCE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD LENGTH
 - POINT OF BEGINNING
 - POINT OF ENDING
 - POINT OF CURVATURE
 - FOUND 5/8" IRON ROD - (FLA DOT)
 - FOUND 5/8" IRON ROD - # 5969
 - FOUND 1/2" IRON PIPE - NO IDENTIFICATION
 - FOUND 5/8" IRON PIPE - # 4690
 - FOUND IRON PIPE - # 6885
 - SET 5/8" IRON ROD - LB # 7111

STATE ROAD No. 16
200' R/W

0 40 80 120
SCALE: 1 INCH = 40 FEET

ANCIENT CITY SURVEYING
13#7111
ACS
SURVEYORS • ENGINEERS
LAND PLANNERS
MICHAEL A. PIESCO PLS
Professional Land Surveyor #4703
4425 U.S. HIGHWAY No. 1, SOUTH SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9987 FAX: 904-797-6027
DATE SIGNED: 9/18/09

BOUNDARY SURVEY
ANTONIO HUERTAS GRANT
SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST
ST. JOHNS COUNTY, FLORIDA
#4410 STATE ROAD 16

TYPE OF SURVEY:	BOUNDARY
DATE OF SURVEY:	9/09/2009
FIELD BOOK/PAGE(S):	2807/44-45,55
DRAWING SCALE:	1" = 40'
JOB NUMBER:	9-228
REVISIONS	