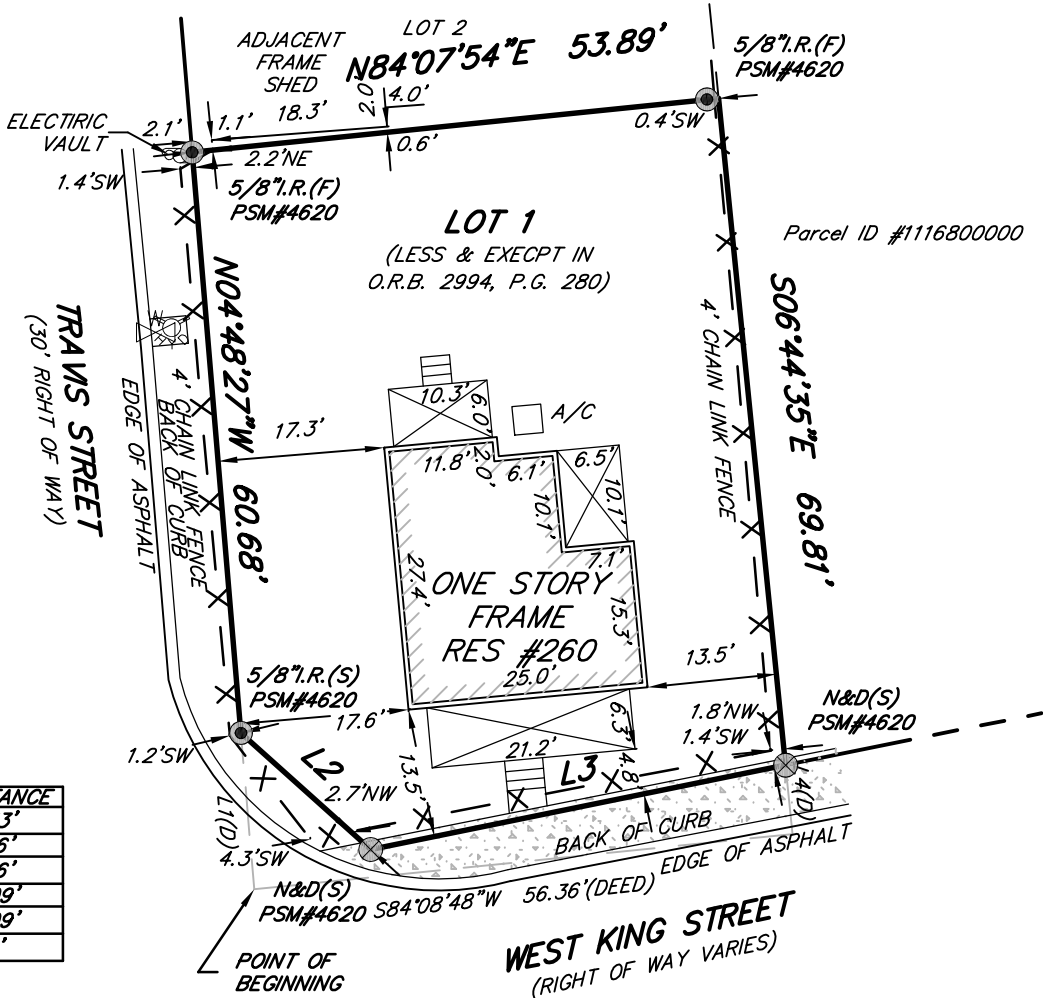


MAP SHOWING SURVEY OF

LOT 1, ALTAVILLA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 5, PAGE 49, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, FILED SEPTEMBER 9, 1941. (LESS & EXCEPT) LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2994 AND PAGE 280. MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EXISTING NORTHERLY RIGHT OF WAY LINE OF C.R. NO. 214 (WEST KING STREET) (A RIGHT OF WAY OF VARYING WIDTH) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF TRAVIS STREET (A 30 FOOT PLATTED RIGHT OF WAY), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, ALTAVILLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 5, PAGE 49, SAID CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 04 DEGREES 48 MINUTES 27 SECONDS WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TRAVIS STREET (BEING THE WESTERLY LINE OF SAID LOT 1, ALTAVILLA SUBDIVISION, A DISTANCE OF 16.33 FEET; THENCE SOUTH 48 DEGREES 03 MINUTES 59 SECONDS EAST, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TRAVIS STREET (SAID WESTERLY LINE OF LOT 1, ALTAVILLA SUBDIVISION), A DISTANCE OF 18.16 FEET; THENCE NORTH 78 DEGREES 30 MINUTES 42 SECONDS EAST, A DISTANCE OF 44.09 FEET TO THE EASTERLY LINE OF SAID LOT 1, ALTAVILLA SUBDIVISION (BEING THE WESTERLY LINE OF THE DANCY TRACT (ILLEGIBLE PLAT), ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 1 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 05 DEGREES 44 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY LINE OF LOT 1, ALTAVILLA SUBDIVISION (SAID WESTERLY LINE OF THE DANCY TRACT), A DISTANCE OF 7.21 FEET TO SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF C.R. NO. 214 (WEST KING STREET); THENCE SOUTH 84 DEGREES 08 MINUTES 48 SECONDS WEST, ALONG EXISTING NORTHERLY RIGHT OF WAY LINE OF C.R. NO. 214 (WEST KING STREET), A DISTANCE OF 56.36 FEET TO POINT OF BEGINNING.

CERTIFIED TO:
ELAINE DARNOLD



LINE TABLE		
LINE	BEARING	DISTANCE
L1(D)	N04°48'27\"W	16.33'
L2	S48°03'59\"E	18.16'
L2(D)	S48°03'59\"E	18.16'
L3	N78°30'42\"E	44.09'
L3(D)	N78°30'42\"E	44.09'
L4(D)	S05°44'00\"E	7.21'

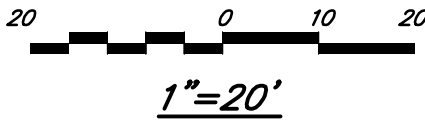
LEGEND

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
N.A. V.D. - NORTH AMERICAN VERTICAL DATUM
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
I.R.(F) - IRON ROD FOUND
I.R.(S) - 5/8\" IRON ROD SET (PSM#4620)
W - WOOD POWER POLE
-OHE- - OVERHEAD ELECTRIC
CONC. - CONCRETE

RES. - RESIDENCE
C - CENTERLINE
+ - DENOTES NOT TO SCALE
W - WATER METER
X - EXPOSED CONCRETE
X - COVERED AREA
W - WELL
TYP - TYPICAL
X - FIRE HYDRANT
X - WATER VALVE

AREA = 0.09 ± ACRES
OR 3,950 ± sq. ft.

GRAPHIC SCALE



THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:

- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the last field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0314J effective date: 12/07/2018, the property described hereon appears to lie in Zone X
- Basis of bearing structure: REFER TO SURVEY

Basis of elevations: N.A. V.D. 88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
21-1331	09/10/2022	1" = 20'	809/70	N.H.F.	R.J.B.

TYPE: BOUNDARY



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Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

Nicholas H. Franklin

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES