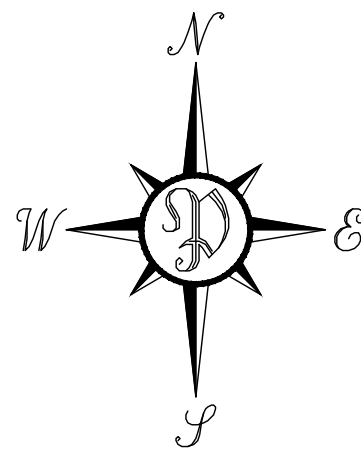




GENERAL NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON N41°02'22"W FOR THE NORTHEAST R/W LINE OF U.S. HIGHWAY NO. 1, NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- 2.) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- 3.) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 125147-0180, DATED 12-07-2018.
- 4.) **●** DENOTES FD. 1" I.P. NO I.D. UNLESS NOTED OTHERWISE.
- 5.) THERE MAY BE JURISDICTIONAL WETLANDS PRESENT ON THIS PROPERTY THAT HAVE NOT BEEN LOCATED OR SHOWN AS PART OF THIS SURVEY. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, NOR CUTTING OF TREES OR PLANTS, SHALL TAKE PLACE WATER WARD OF ANY JURISDICTIONAL WETLAND LINES WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE PARCEL OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY ACTIVITY WITHIN THE WETLAND. THE JURISDICTIONAL WETLAND MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE AGENCIES.
- 6.) THE LANDS DEPICTED ON THIS MAP THAT ARE REFERENCED IN O.R.B. 3541, PAGE 164-174, HAVE BEEN DEDICATED FOR PUBLIC RIGHT-OF-WAY PURPOSES PER O.R.B. 3541, PAGE 164-174.

MAP SHOWING ALTA/NSPS SURVEY OF

LAND IN SECTION 2 AND 3, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THAT LAND CONVEYED TO RETTIG AS DESCRIBED IN DEED 245, PAGES 169, PUBLIC RECORD OF ST. JOHNS COUNTY, AND BEING MORE FULLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LAND OF RETTIG; THENCE SOUTH 25 DEGREES, 02 MINUTES EAST, ON THE EAST LINE OF LAND OF RETTIG, AND THE WEST LINE OF OLD DIXIE HIGHWAY, 1.88 FEET; THENCE SOUTH 24 DEGREES, 10 MINUTES WEST, 370.40 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND OF RETTIG, 777.70 FEET; THENCE NORTH 42 DEGREES, 10 MINUTES WEST, ON THE NOW EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, AS NOW ESTABLISHED, A DISTANCE OF 208.92 FEET; THENCE NORTH 89 DEGREES 59 MINUTES, 40 SECONDS EAST, 303.75 FEET; THENCE NORTH 1 DEGREES 50 MINUTES WEST, 12 FEET; THENCE NORTH 88 DEGREES, 10 MINUTES EAST, ON THE NORTH LINE OF SAID LAND OF RETTIG, 943.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 1 AS DESCRIBED IN DEDICATION IN FAVOR OF TOLOMATO DEVELOPMENT DISTRICT AS RECORDED IN O.R. BOOK 3541, PAGE 164, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(M)	86.53'	N49°04'47"E
L2(M)	12.90'	N00°42'52"W
L2(D)	12.00'	N01°50'00"W
L3(M)	1.16'	S23°54'07"E
L3(D)	1.88'	S25°12'00"E

OLD DIXIE HIGHWAY
(60' RIGHT-OF-WAY)

SUBJECT PARCEL
(VACANT)

U.S. HIGHWAY NO. 1
(VARIABLE WIDTH RIGHT-OF-WAY)

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF:

OLD REPUBLIC NATION TITLE INSURANCE COMPANY
BLAIR INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
ANSBACHER LAW, P.A.

I HEREBY CERTIFY THAT THIS SURVEY:

AS MADE ON THE GROUND AND IS CORRECT;

DELINEATES ALL LOT LINES, SHOWS THE LOCATION AND DIMENSION OF ALL IMPROVEMENTS AND PARKING AREAS AND ANY OTHER MATTERS ON THE SUBJECT PROPERTY;

SHOWS THE LOCATION OF ALL SUPPLIED RECORDED EASEMENTS AND OTHER SUPPLIED MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY;

THERE ARE NO ENCROACHMENTS UPON THE BOUNDARY LINES OF THE SUBJECT PROPERTY, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

THERE AS NO OBSERVANCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT SIDEWALK CONSTRUCTION/REPAIRS.

THERE AS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

NO PARTY WALLS EXIST WITH RESPECT TO ADJOINING PROPERTIES.

ADD "PUBLIC RIGHT-OF-WAY" NOTE: 02-22-2020

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LEGEND

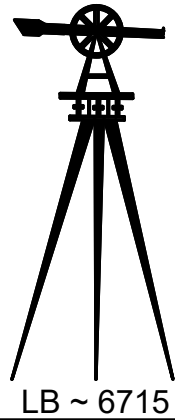
M/H	MANHOLE	MES	MITERED END SECTION	P.C.	POINT OF CURVATURE	R	RADIUS
ELEC	ELECTRIC	INV	INVERT	P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
WV	WATER VALVE	RCPP	REINFORCED CONCRETE PIPE	P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
EL	ELEVATION	RCMP	ROUND CORRUGATED METAL PIPE	P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
TR	TRANSFORMER	RCPP	ROUND CORRUGATED PLASTIC PIPE	P.O.C.	POINT ON CURVE	CB	CHORD BEARING
WM	WATER METER	ECP	ELLIPITICAL CONCRETE PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE
CP	CONCRETE POWER POLE	LF	LINEAL FEET	P.C.P.	PERMANENT CONTROL POINT	AC	AIR CONDITIONER
CI	CURB INLET	CB	CATCH BASIN	B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE
SAN	SANITARY SEWER	SMH	STORMWATER MANHOLE	CLF	CHAIN LINK FENCE	FD	FOUND
E	OVERHEAD ELECTRIC	F	FIBER OPTIC LINES	R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
—	BREAK LINE	A	UNDERGROUND ATT LINES	O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
—	FENCE	G	GAS LINES	ON	ON LINE	(D)	DEED

SCALE 1"=50'

04-29-2019

DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715