

A MAP SHOWING A BOUNDARY SURVEY OF

A PARCEL OF LAND BEING ALL OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, EXCEPT THE FOLLOWING: BEGINNING AT THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS EAST, ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 768.97 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 07 SECONDS WEST, 1,317.06 FEET; THENCE NORTH 00 DEGREES 15 MINUTES WEST, ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 768.97 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 07 SECONDS EAST, ON THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 1,317.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE ACCESS EASEMENT BETWEEN HAROLD GILLIAM AND IRENE GILLIAM, HIS WIFE, AND JULIUS C. CULLAR AND ESSIE P. CULLAR, HIS WIFE, DATED FEBRUARY 8, 1988, FILED FEBRUARY 12, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 773, PAGE 635 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND NON-EXCLUSIVE ACCESS EASEMENT BETWEEN CLEMENS BYATT AND JULIUS C. CULLAR AND ESSIE P. CULLAR, HIS WIFE, DATED FEBRUARY 8, 1988, FILED FEBRUARY 12, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 773, PAGE 639 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND

SUBJECT TO NON-EXCLUSIVE ACCESS EASEMENT BETWEEN JULIUS S. CULLAR AND ESSIE P. CULLAR, HIS WIFE, AND CLEMENS BYATT, DATED FEBRUARY 12, 1988, FILED FEBRUARY 12, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 773, PAGE 637 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID EAST 1/2, 768.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS EAST, ALONG LAST SAID EAST LINE, 1878.21 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 13; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 13, 1315.98 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 12 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST 1/2, 1885.83 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 22 SECONDS EAST, DEPARTING LAST SAID WEST LINE, 1316.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.86 ACRES, MORE OR LESS.

TOGETHER WITH THAT CERTAIN 15 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN OFFICIAL RECORDS BOOK 669, PAGE 1822 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO

SUBJECT TO THAT CERTAIN EASEMENT FOR ROADWAY PURPOSES DESCRIBED IN OFFICIAL RECORDS BOOK 669, PAGE 1822 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO

SUBJECT TO THAT CERTAIN FLORIDA POWER AND LIGHT RIGHT-OF-WAY AGREEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 237, PAGE 41 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO

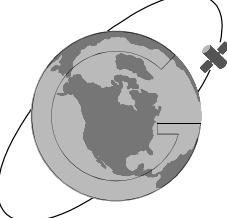
SUBJECT TO THAT CERTAIN 40 FOOT MAINTENANCE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 218, PAGE 153 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTES:

- 1.) A BEARING OF S 00°11'34" E WAS ASSUMED ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP-8-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA AND REFERS TO OFFICIAL RECORDS BOOK 3390, PAGE 1244 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 2.) THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED.
- 3.) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12109C387H, REVISED 2/9/2004, THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X.
- 4.) IN PREPARING THIS SURVEY, REFERENCE WAS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 15-10995 WITH AN EFFECTIVE DATE OF JUNE 11, 2015 @ 11:00 PM.
- 5.) THE DESCRIPTION SHOWN HEREON WAS PREPARED IN PART BY THIS FIRM.
- 6.) NO ATTEMPT WAS MADE BY THIS SURVEYOR TO LOCATE ANY ENVIRONMENTALLY SENSITIVE OR WETLAND JURISDICTIONAL LINES, SHOULD ANY EXIST.

Terry M. Durden, Florida PSM #5261
Not Valid Without The Signature And Original Raised
Seal Of A Florida Licensed Surveyor & Mapper

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PROJECT No: D-15-2188
SURVEY DATE: 7/01/2015
CAD FILE: 15-2188.dwg
CHECKED BY: T. Durden
DRAWN BY: A. Wallen
FIELD WORK: A. Land
FB: 15-11, PGs: 43-45

