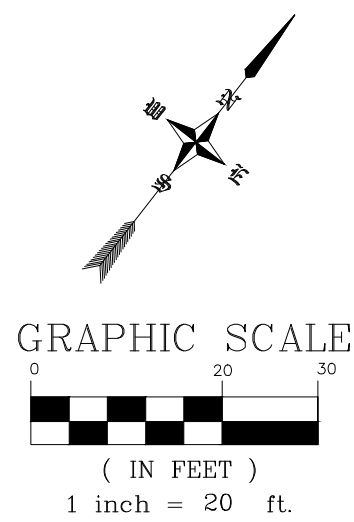


T<sub>20</sub> = POWER POLE  
 = FOUND 4"x4" UNNUMBERED CONCRETE MONUMENT  
 ● = FOUND 5/8" UNNUMBERED IRON ROD  
 ○ = FOUND 1/2" UNNUMBERED IRON PIPE

WIRE FENCE

A/C = AIR CONDITIONER ON PAD  
 BRL = BUILDING RESTRICTION LINE (SETBACK) LINE  
 CB = CHORD BEARING  
 CH = CHORD DISTANCE  
 DB = DEED BOOK  
 JE = JACKSONVILLE ELECTRIC AUTHORITY  
 JE-E = JE ELECTRICAL EASEMENT  
 LE = ARC LENGTH  
 L = LICENSED SURVEY BUSINESS  
 LS = LICENSED SURVEYOR  
 OHW = OVERHEAD WIRE/LINE  
 ORB = OFFICIAL RECORDS BOOK  
 P = POINT OF CURVATURE  
 POB = PAGE  
 POC = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PRM = PERMANENT REFERENCE MONUMENT  
 PSM = PROFESSIONAL SURVEYOR AND MAPPER  
 R = RADIUS  
 RBL = REFERENCE BEARING LINE  
 R/W = RIGHT-OF-WAY LINE  
 STY = STORY  
 TYP = TYPICAL  
 (P) = PLAT CALL  
 (M) = FIELD MEASURED VALUE  
 (D) = DEED CALL  
 (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS  
 (R) = RECORD VALUE



1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds or Records Unrecorded in the Public Records (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements herein are in accordance with U.S. Standard Feet, data acquired by conventional means, by GPS, or with Technologically Superior Equipment Utilizing Redundant Techniques.
4. Bearings herein are based on N/TB as shown or stated herein.
5. Contiguous lots lie in some block, unit, phase, section etc. unless noted.
6. Type of Survey: BOUNDARY SURVEY
7. Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT INSURED for Multiple uses. Fiduciary and all other obligations are limited to Certificatees listed herein utilizing Survey for purposes listed in Item 7. Features are NOT in Easement Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/ Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements.
14. Street (s) herein are centered in R/W unless noted.
15. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
16. The Linear Closure of this survey exceeds 1:10,000.
17. Elevations if shown are based on the North American Vertical Datum of 1988.

MEASURED BEARINGS HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREC," WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

# US Highway 1 North

(266' R/W 4 LANE DIVIDED HIGHWAY)



REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPERS IN ACCORDANCE WITH CHAPTER 472, F.S. (FORMERLY 472.01) PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

7009

08/27/2025  
Signature Date

PART OF THE PABLO SABATE GRANT, SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING THE SOUTHWEST 140.93 FEET OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 4697 PAGE 1130 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF STOKES LANDING ROAD AND THE NORTHEASTERLY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 37'00" WEST, 1,075.80 FEET ALONG THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY NO 1 TO THE POINT OF BEGINNING; THENCE CONTINUE N 37° 52'21" W, A DISTANCE OF 176.67 FEET ALONG THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE N 52° 07'52" E, A DISTANCE OF 140.93 FEET; THENCE S 37° 52'08" E, A DISTANCE OF 175.49 FEET; THENCE S 51° 39'10" W, A DISTANCE OF 140.93 FEET TO THE POINT OF BEGINNING AND TO CLOSE, CONTAINING 24813.74 ± SQ. FT OR 0.57 ± ACRES MORE OR LESS

**IME CIVIL & SURVEYING, LLC**  
1870 COUNTY ROAD 214  
ST AUGUSTINE, FLORIDA 32084  
**WWW.IMECIVIL.COM**  
**904-429-7764**  
Licensed Survey Business #8139  
Certificate of Authorization #33025

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FOR: **CHRIS SHEE**  
6940 US HIGHWAY 1 NORTH  
AT: St. Augustine FL, 32095

Drawn By: DJH  
Field Survey Date: 06/15/2021  
FB/PG: 65/23

Additional Information/Certifications:
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XXXXX	
XXXXX	
XXXXX	
XXXXX	

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.