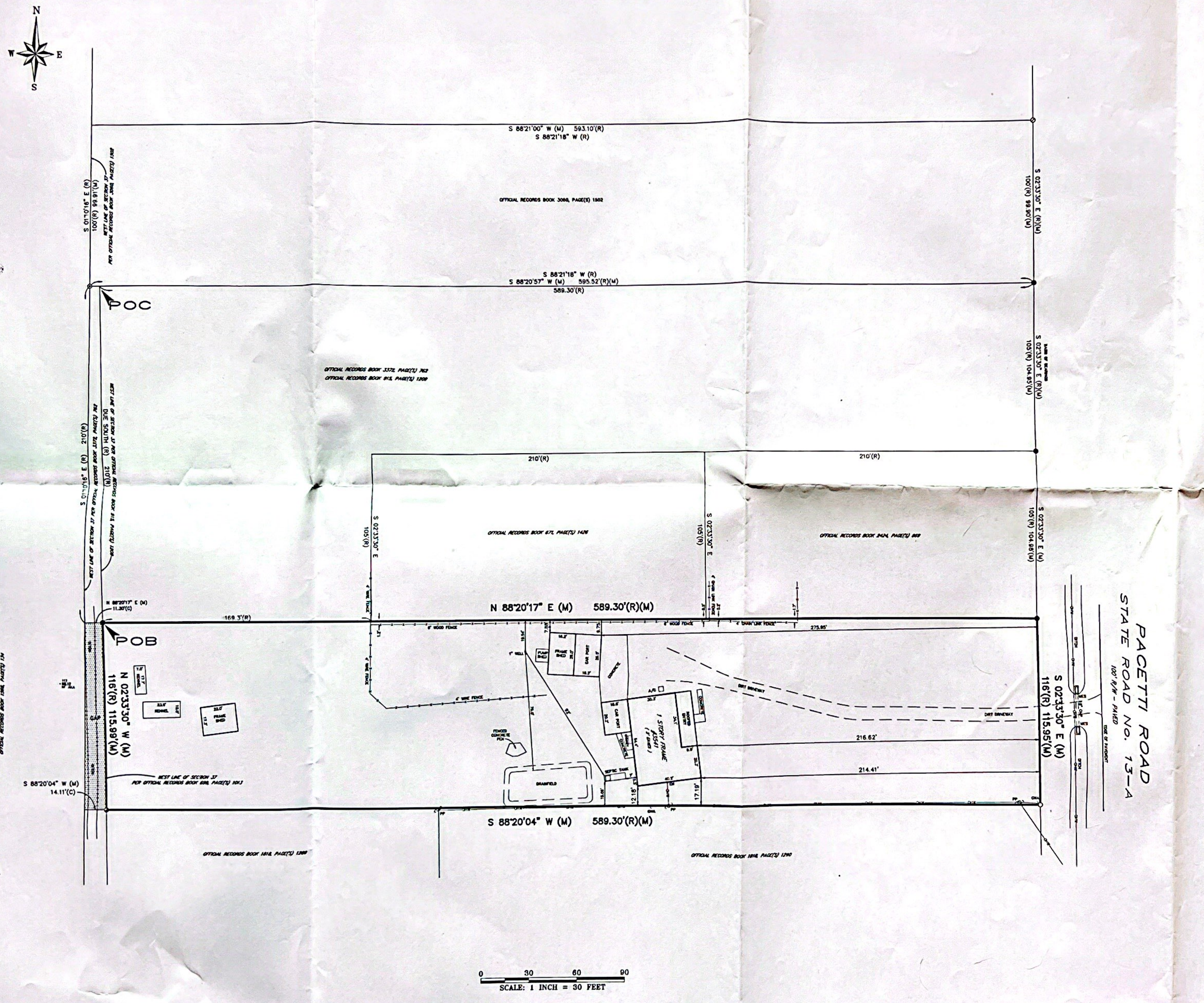
MAP OF SURVEY



DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 699, PAGE 1013

COMMENCE AT THE NORTHWEST CORNER OF THE LAND DESCRIBED IN DEED BOOK 175, PAGE 370, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, ON THE WEST LINE OF SECTION 37, TOWNSHIP 8 SOUTH, RANGE 28 EAST; RUN THENCE DUE SOUTH ON THE WEST LINE OF SECTION 37 A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING OF THE LAND HEREBY CONVEYED; RUN THENCE DUE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 37, A DISTANCE OF 589.3 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD S-13A, SAID RIGHT-OF-WAY LINE BEING 50 FEET WEST FROM AND PARALLEL WITH THE CENTER LINE OF SAID ROAD; THENCE RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROAD A DISTANCE OF 116 FEET; THENCE RUN WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 37, A DISTANCE OF 589.3 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION 37; RUN THENCE DUE NORTH ON THE WEST LINE OF SAID SECTION 37 TO THE POINT OF BEGINNING.

LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
PP = POWER POLE
OHW = OVERHEAD WIRE(S)
GWA = GUY WIRE ANCHOR
EM = ELECTRIC METER
CMP = CORRUGATED METAL PIPE
MES = MITERED END SECTION
◎ = FOUND 5/8" IRON ROD – LB # 1221
◐ = FOUND 5/8" IRON ROD – # 3647
⊘ = FOUND 5/8" IRON ROD – NO IDENTIFICATION
○ = FOUND 1/2" IRON PIPE – NO IDENTIFICATION
● = FOUND 1" IRON PIPE – NO IDENTIFICATION

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0259-H AND 12109C-0278-H, COMMUNITY No. 125147 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.
http://www.gis.bocc.co.st-johns.fl.us/imap/basemap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD HAVING AN ASSUMED BEARING OF S 02°33'30" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. – 1929).

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

TO CONVERT ELEVATIONS FROM NAVD 1988 TO NGVD 1929, ADD ????? FEET.
CONVERSION FACTOR OBTAINED FROM:
HTTP://WWW.NGS.NOAA.GOV/TOOLS/VERTCON/VERTCON.HTML

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 SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
PAULETTE KATHLEEN BALLARD
BRANCH BANKING AND TRUST COMPANY
ESTATE TITLE OF ST. AUGUSTINE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT 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 SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

SEAL

DATE SIGNED: 02/04/14

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4792

ANCIENT CITY SURVEYING
LB#7111
ACS
SURVEYORS • ENGINEERS
LAND PLANNERS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

BOUNDARY SURVEY

#3541 PACETTI ROAD
ST. AUGUSTINE, FLORIDA

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 01/27/2014
FIELD BOOK/PAGE(S): 337/78-79
DRAWING SCALE: 1" = 30'
JOB NUMBER: 14-127

REVISIONS