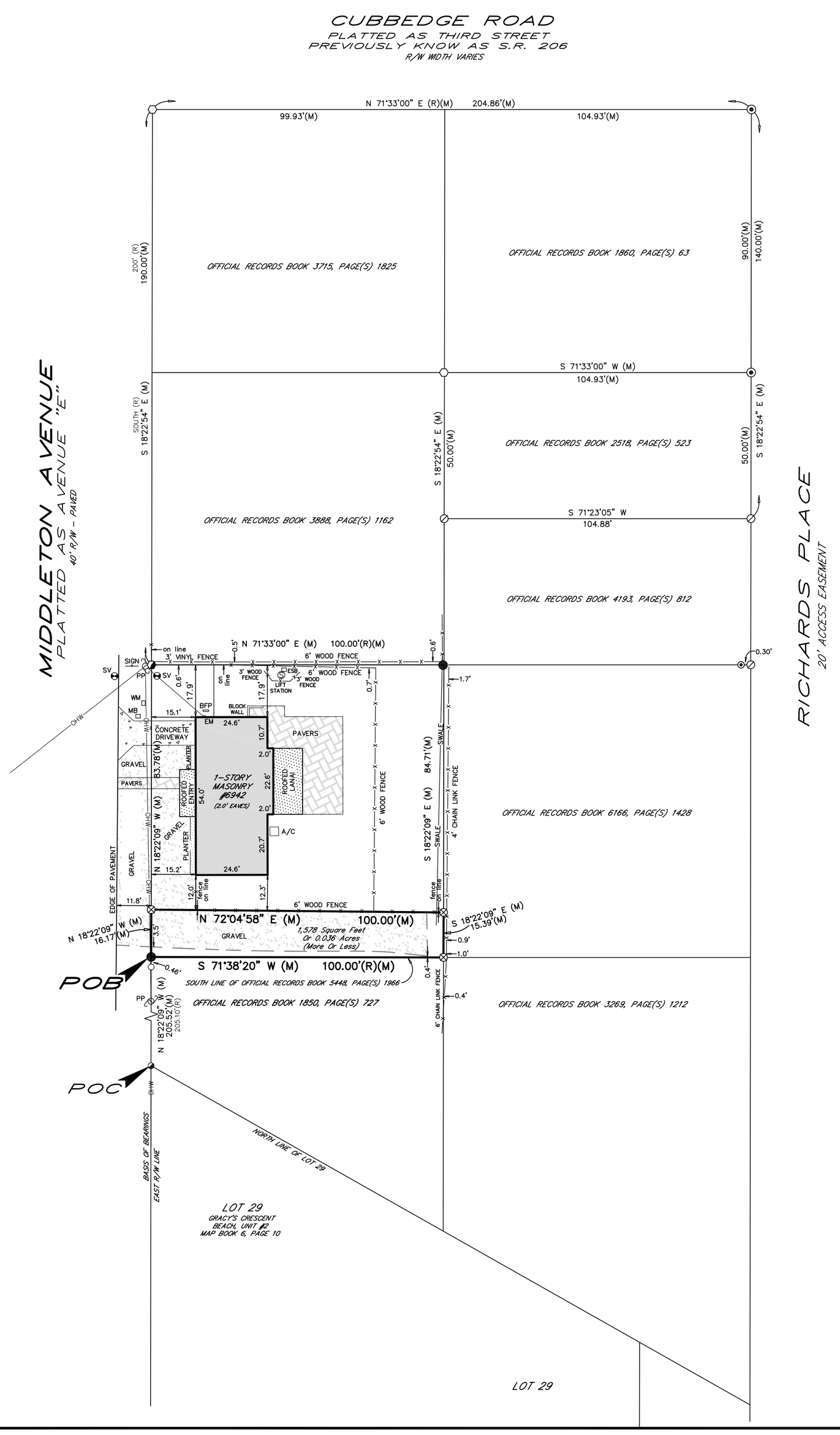
MAP OF SURVEY



LEGEND

POC = POINT OF COMMENCING
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
PP = POWER POLE
OHW = OVERHEAD WIRE(S)
BFP = BACK FLOW PREVENTER
SV = SEWER VALVE
MB = MAIL BOX
WM = WATER METER
EM = ELECTRIC METER
A/C = AIR CONDITIONER
ESB = ELECTRIC SERVICE BOX
⊗ = SET 5/8" IRON ROD – LB # 8177
⊘ = FOUND 5/8" IRON ROD – LB # 7111
⊙ = FOUND 5/8" IRON ROD – # 6072
○ = FOUND 1" IRON PIPE – NO IDENTIFICATION
● = FOUND 1–1/2" IRON PIPE – NO IDENTIFICATION
◪ = FOUND 5/8" IRON ROD – # 4793
◪ = FOUND 5/8" IRON ROD – # 7062
○ = FOUND 5/8" IRON ROD – NO IDENTIFICATION

0 30 60 90
SCALE: 1 INCH = 30 FEET

N
W E
S

DESCRIPTION BY SURVEYOR

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF GRACY'S CRESCENT BEACH, UNIT #2, AS DEPICTED AND RECORDED IN MAP BOOK 6 PAGE 10 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 18°22'09" WEST, ALONG THE EAST LINE OF AVENUE E, AS IT CURRENTLY EXISTS (ALSO KNOWN AS MIDDLETON AVENUE), A DISTANCE OF 205.52 FEET TO A 1–1/2" IRON PIPE AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 18°22'09" WEST, ALONG SAID EAST LINE OF AVENUE E, A DISTANCE OF 16.17 FEET; THENCE NORTH 72°04'58" EAST, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966; THENCE SOUTH 18°22'09" EAST, ALONG SAID EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966, A DISTANCE OF 15.39 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966; THENCE SOUTH 71°38'20" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL OF LAND CONTAINS 0.036 ACRES MORE OR LESS.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 7 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0394–J, COMMUNITY No. 125147 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE EAST RIGHT–OF–WAY LINE OF MIDDLETON AVENUE HAVING AN ASSUMED BEARING OF N 18°22'09" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

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:
BEACH RENTALS ON THE ISLAND, LLC

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 SECTIONS 5J–17.051, 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 02/19/2026
FIELD BOOK/PAGE(S): 586/52-53
DRAWING SCALE: 1" = 30'
JOB NUMBER: 26–127

03/05/2026 4:44PM F:\Autocad\2026\26-127\dwg\26-127.dwg

BOUNDARY SURVEY

#6942 MIDDLETON AVENUE
ST. AUGUSTINE, FLORIDA, 32080

ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED: