

AT
MISSION TRACE
IN

Legal Description: (Outparcel 1) (EXHIBIT "A"; CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 5546196)

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE WEST LINE OF SECTION 10 (BEING ALSO THE WEST LINE OF GOVERNMENT LOT 1) AND THE NOW EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 16, RUN NORTH 89°07'46" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 FOR A DISTANCE OF 538.51 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID LINE RUN SOUTH 01°42'10" EAST FOR A DISTANCE OF 196.10 FEET; THENCE RUN SOUTH 15°14'38" EAST FOR A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 88°50'00" EAST FOR A DISTANCE OF 229.57 FEET; THENCE RUN NORTH 00°48'35" WEST FOR A DISTANCE OF 263.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE RUN ALONG SAID LINE SOUTH 89°07'46" WEST FOR A DISTANCE OF 250.77 FEET TO THE POINT OF BEGINNING.

Legal Description: (Outparcel 3) (EXHIBIT "A"; CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 5546208

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT K, MISSION TRACT, AS RECORDED IN PLAT BOOK 63, PAGES 47 THROUGH 55 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF KENTON MORRISON ROAD, A VARYING WIDTH RIGHT-OF-WAY, THENCE RUN NORTH 00°09'30" WEST 400'00" ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.01 FEET FOR THE POINT OF BEGINNING, THENCE RUN NORTH 89°02'55" EAST 22.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.56 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.76 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 05°21'25" WEST, A DISTANCE OF 143.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 57.50 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.33 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 00°00'00" EAST, A DISTANCE OF 242.31 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.33 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 05°21'25" WEST, A DISTANCE OF 143.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 57.50 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.76 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 89°02'55" EAST 22.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.56 FEET TO THE POINT OF TANGENCY, THENCE RUN NORTH 00°09'30" WEST 400'00" ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.01 FEET FOR THE POINT OF BEGINNING.




























Symbol Legend:

NOT TO SCALE

- | | | | |
|--|------------------------------------|--|--------------------------------|
| | AIR RELEASE VALVE | | - PARKING SPACES (2) |
| | AUTOMATIC IRRIGATION | | - REVISION NUMBER (3) |
| | BACKFLOW PREVENTER | | - RECLAIMED WATER |
| | CHECK VALVE | | - RECLAIMED WATER VALVE |
| | CONCRETE | | - REEL DRAIN |
| | CONCRETE OUTLET | | - SANITARY SEWER MANHOLE |
| | CONCRETE INTERSECTED END SECTION | | - SANITARY SEWER VALVE |
| | CONCRETE RIP RAP | | - SCHEDULE B ITEM NUMBER (8) |
| | CONCRETE UTILITY PIPE | | - GROUND LIGHT |
| | COUNTY ROAD SYMBOL | | - SECTION CORNER |
| | DUAL SUPPORT HINGE | | - 4" x 4" x 10 CM LB #743 |
| | ELECTRICAL JUNCTION BOX | | - 5/8" IRB CM LB #743 |
| | ELECTRIC OUTLET | | - SIGN |
| | FIRE HYDRANT | | - SITE BENCH MARK |
| | FLOODING | | - STORM SEWER MANHOLE |
| | FOUND CONCRETE MONUMENT (AS NOTED) | | - STRIPPING (DIRECTIONAL) |
| | FOUND IRON PIPE (AS NOTED) | | - TELEPHONE CABLE |
| | FOUND IRON REBAR (AS NOTED) | | - TELEPHONE JUNCTION BOX |
| | GAS VALVE | | - TEST HOLE |
| | GRATE INLET | | - TRAFFIC SIGNAL BOX |
| | GRASS TRAP MANHOLE | | - TRAFFIC SIGNAL SUPPORT POLE |
| | GULLY ANCHOR | | - WATER METER |
| | HANDICAP PARKING SPACE | | - WATER SERVICE |
| | INOPERATIVE SYMBOL | | - WATER SPIGOT |
| | IRRIGATION CONTROL VALVE | | - WATER SPRINKLER |
| | CONCRETE LIGHT POLE | | - WATER VALVE |
| | LIGHT POLE | | - WELL |
| | LIGHT POLE (DUAL) | | - WELLAND FLAG |
| | LIGHT POLE (TRIPLE) | | - WOOD UTILITY POLE |
| | LIGHT POLE (QUAD) | | - UNKNOWN MANHOLE |
| | MANHOLE | | - CONCRETE PAVEMENT |
| | MANHOLE WELLS | | - DETECTABLE WARNING AREA |
| | NAIL & DISC (AS NOTED) | | - CONCRETE LIGHT POLE (DUAL) |
| | FOUND/SET NAIL (AS NOTED) | | - CONCRETE LIGHT POLE (TRIPLE) |
| | BREAK BRICKS | | - CONCRETE LIGHT POLE (QUAD) |
| | VENT | | - NON-UNIFORM RISER |
| | PULL BOX | | - VENT (AS NOTED) |
| | | | - WIRE HEIGHTS (SEE CHART) |

Sign Legend:

NOT TO SCALE

- (R1)  ROUND NUMBER SIGN
- (B)  BUS STOP SIGN
- (ONE)  DO NOT ENTER SIGN (R5-1)
- (HC)  HANDICAP SIGN
- (KR)  KEEP RIGHT SIGN
- (L)  LEFT TURN ONLY SIGN
- (M)  MEDIAN SIGN
- (ND)  NO DUMPING SIGN
- (NL)  NO LEFT TURN SIGN (R3-2)
- (NLI)  NO LITTERING SIGN
- (FL)  NO PARKING FIRE LANE SIGN
- (NOR)  NO RIGHT TURN SIGN (R3-1)
- (NOT)  NO TRUCKS (R5-2)
- (NP)  NO PARKING SIGN
- (TW)  ONE WAY SIGN (R6-2)
- (R)  REGISTERED CROSSING SIGN
- (RTA)  RIGHT TURN AHEAD
- (RTO)  RIGHT TURN ONLY
- (SL)  SPEED LIMIT SIGN
- (ST)  STOP SIGN (R1-1)
- (SS)  STREET SIGN
- (TZ)  TOW AWAY ZONE SIGN
- (TE)  TRAFFIC ENTRANCE SIGN
- (U)  UNKNOWN SIGN
- (WL)  WEIGHT LIMIT SIGN
- (WV)  WARNING ROAD SIGN
- (Y)  YIELD SIGN

Index of Sheets

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

TITLE BLOCK ABBREVIATIONS	
Eng. = ENGINEERING	L.E. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL



- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL REASAL BY A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES."
- THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
- THE LAST DAY FIELD WORK WAS PERFORMED WAS 12/9/10; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
- THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH EXHIBIT "A" CONTAINED IN THE COMMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 55464816 AND ORDER NO. 5546208, EFFECTIVE DATE NOVEMBER 10, 2015 AT ST. JOHNS COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16C/BLU HOUSE ROAD, LOT 607 (R/W) AS RECORDED ON THE SUBDIVISION PLAT COUNTRY CLUB COE SECTION-B, AS RECORDED IN MAP BOOK 28B-28-33, AND AS RECORDED IN RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID BEARING BEING N 88°17'44"E.
- HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1270603031H, ST. JOHNS COUNTY, EFFECTIVE DATE SEPTEMBER 2, 2004, THE SUBJECT PROPERTY APPEARS TO LIE IN AN UNDESIGATED AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION WAS BASED ON GEOSPATIAL DATA DOWNLOADED FROM WWW.FEMA.GOV. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPRETATION OF SAID DATA AND DOES NOT REPRESENT AN ACTUAL VISUAL INSPECTION.
- THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FS 472.0227, ESTABLISHES THAT THE MINIMUM RELATIVE ELEVATION OF THIS TRACT IS 10 FEET ABOVE THE MEAN SEA LEVEL ELEVATION OF 0.2% ANNUAL CHANCE FLOODPLAIN. AS A COMMERCIAL/HIGH RISK SURVEY, THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THE CURRENT REQUIREMENT; THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE TOPCON TOTAL STATION WAS A TOPCON GPS IN STATION MODELS 3000SR AND A TOPCON GPS HIKER PRO.
- HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY MAP AND HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 FT. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A TOPCON TOTAL STATION INSTRUMENT AND AN ANTERO VERTICAL SIGHTING ROD.
- UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 55464816 AND ORDER NO. 5546208, EFFECTIVE DATE NOVEMBER 10, 2015 AT ST. JOHNS COUNTY, FLORIDA.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
- FENCES EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
- THE UTILITIES THAT ARE DISPLAYED ON THE SURVEY HAVE BEEN ESTABLISHED USING AS-BUILT SURVEYS PROVIDED BY THE ST. JOHNS COUNTY AND/OR ENGINEERING PLANS DESIGNED BY OPH, INC. PLEASE CONTACT FLORIDA ONE CALL FOR ANY FURTHER INFORMATION.
- DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT IS NON-MEASURABLE. I.E. TREE TRUNKS, UTILITY POLES, ETC. TREES DELETED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
- CERTAIN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR TRIPS WERE FOUNDED TO THIS SURVEYOR AS NOTED OR DISPLAYED HEREON.
- THE UNDERGROUND UTILITIES OR DEVICES BY PIPE LINES/Pipes ARE APPROXIMATE IN CHANGE BASED UPON AN INSPECTION OF THE AVAILABLE GRADE. EACH FACILITY, EXISTING PIPES WERE NOT LAID OR REMOVED, BUT INDICATED FOR OBSTRUCTIONS OR CONNECTIVITY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SEPTEMBER 25, 2015.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON SEPTEMBER 25, 2015.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL ON SEPTEMBER 25, 2015.

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Field Crew:	Drawn By:	Checked by:	Approved by:	Scale:	Date:	Job No.:	File: Project	Revision	BV
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BOUNDARY & TOPOGRAPHIC SURVEY ALTA/ACSM LAND TITLE SURVEY REEKES R. PATEL MISSION TR. SECTION 10 TO TOWNSHIP 37 SOUTH-RANGE 28 EAST CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA									

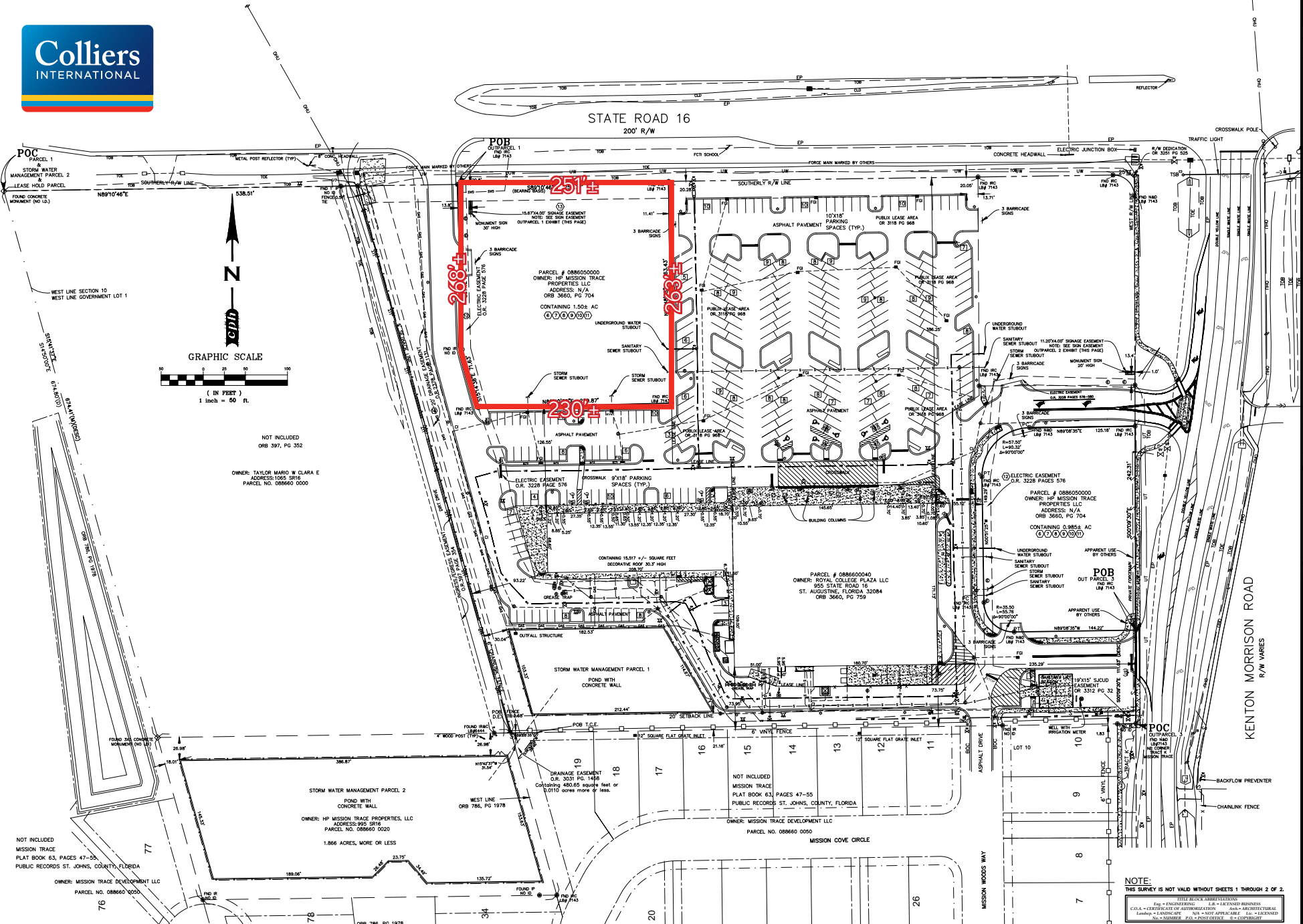
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D.A.S.	J.M.P.	R.L.R.	1"=50'	12/19/15	P16907			

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BOUNDARY SURVEY
(ALTA/ACSM LAND TITLE SURVEY)
REEKEE R. PATEL
MISSION TRACE
SECTION 03, TOWNSHIP 36 N, RANGE 36 E, EAST
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

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of 2

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.
TITLE BLOCK ABBREVIATIONS:
ENG = ENGINEERING, L.A. = LANDSCAPE ARCHITECTURE
C.O.A. = CERTIFICATE OF AUTHORIZATION, A.A. = ARCHITECTURAL
L.A. = LANDSCAPE, N.B. = NOT APPLICABLE, L.B. = LICENSED
No. = NUMBER, P.O. = POST OFFICE, C. = COPYRIGHT