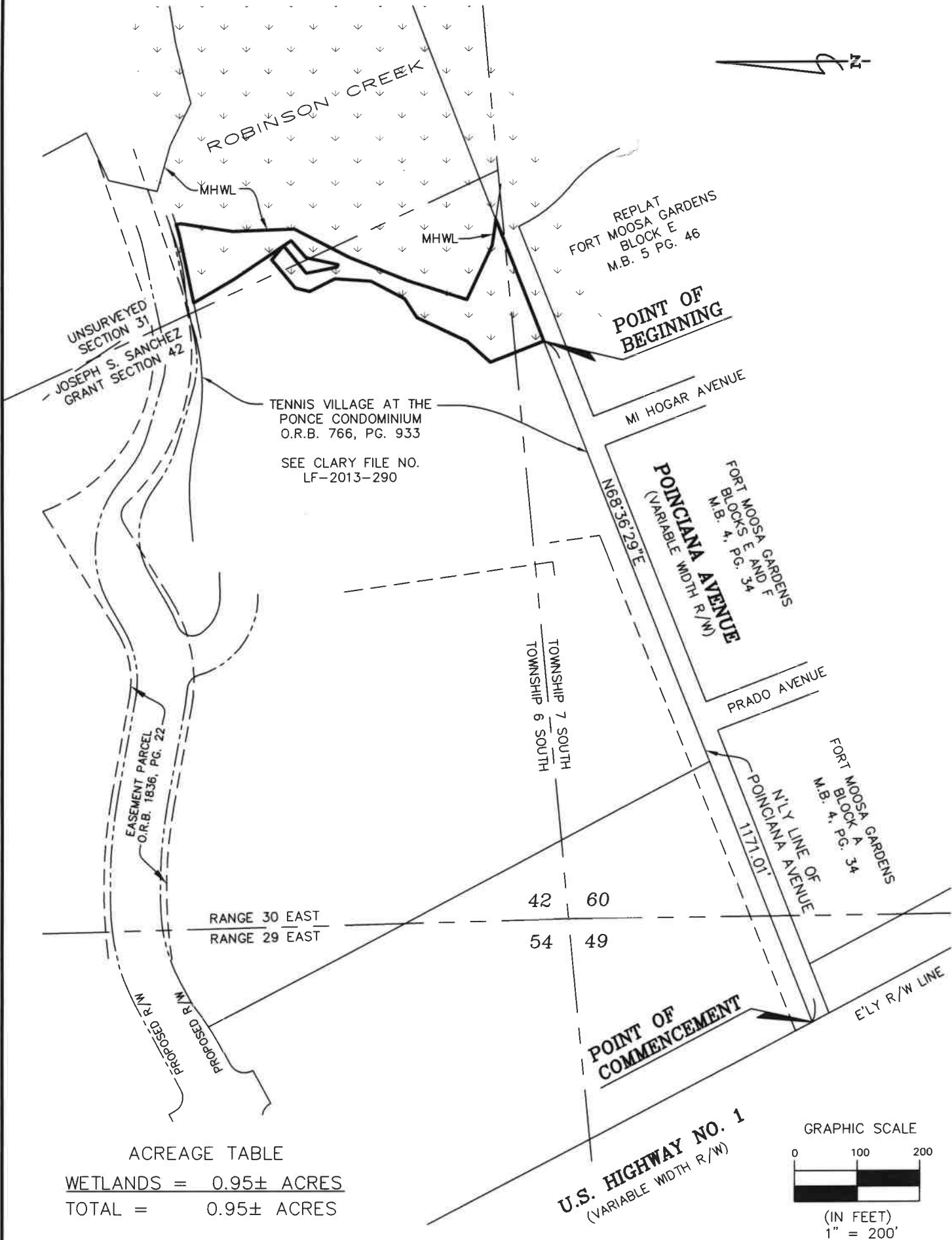


MAP SHOWING

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF SECTION 60, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA



REVISION: UPDATE EASEMENT (08-25-16 WO: 2016-428-2)
CONSERVATION EASEMENT NO. 1

SHEET 1 OF 3

JOB NO. 2016-428 CE-1
DRAFTER GCC
DATE 07/27/2016
SCALE 1"=200'
CHECKED BY: *Gcc*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

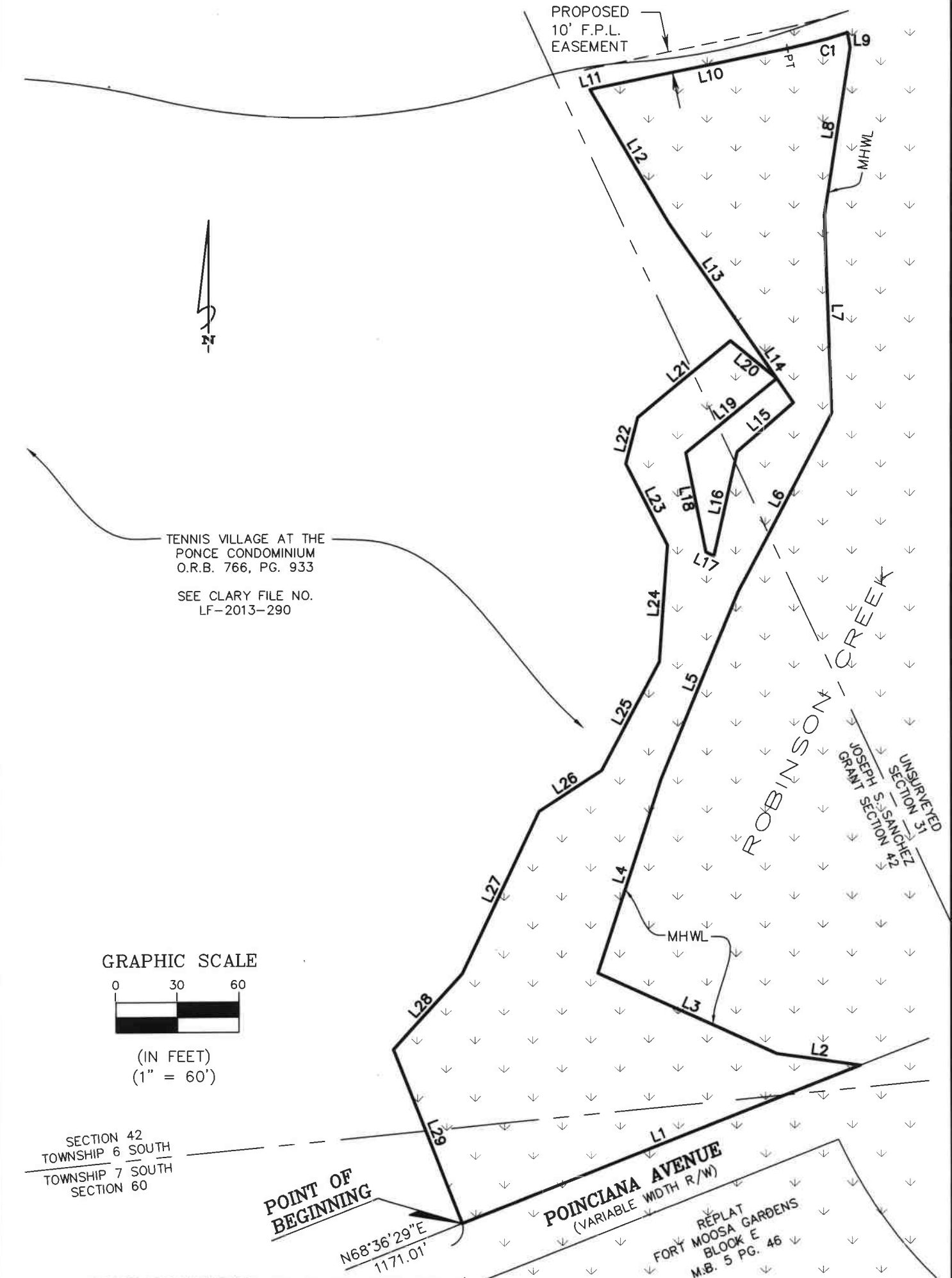
THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

GREGORY B. CLARY
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary&Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF SECTION 60, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA



REVISION: UPDATE EASEMENT (08-25-16 WO: 2016-428-2)
CONSERVATION EASEMENT NO. 1

SHEET 2 OF 3

JOB NO. 2016-428 CE-1
DRAFTER GCC
DATE 07/27/2016
SCALE 1"=60'
CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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[Signature]
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MAP SHOWING

CONSERVATION EASEMENT NO. 1

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF SECTION 60, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF U.S. NO. 1 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND THE NORTHERLY RIGHT OF WAY LINE OF POINCIANA AVENUE (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 68°36'29" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE POINCIANA AVENUE, 1171.01 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 68°36'29" EAST, ALONG LAST SAID LINE, 208.91 FEET, TO THE MEAN HIGH WATER LINE, AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, MEAN HIGH WATER SURVEY FILE 3427, DATED 7-19-04; THENCE NORTHWESTERLY, NORTHEASTERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTH 81°52'14" WEST, 41.30 FEET; COURSE NO. 2: NORTH 65°03'59" WEST, 95.97 FEET; COURSE NO. 3: NORTH 17°54'04" EAST, 99.49 FEET; COURSE NO. 4: NORTH 22°15'09" EAST, 99.86 FEET; COURSE NO. 5: NORTH 27°35'56" EAST, 98.70 FEET; COURSE NO. 6: NORTH 02°07'27" WEST, 97.73 FEET; COURSE NO. 7: NORTH 08°35'17" EAST, 83.33 FEET; COURSE NO. 8: NORTH 10°17'36" WEST, 7.38 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 30.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°14'49" WEST, 30.39 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 78°18'10" WEST, 95.65 FEET; THENCE SOUTH 73°44'25" WEST, 2.58 FEET; THENCE SOUTH 30°26'45" EAST, 75.72 FEET; THENCE SOUTH 34°19'57" EAST, 63.61 FEET; THENCE SOUTH 34°20'43" EAST, 44.25 FEET; THENCE SOUTH 49°10'14" WEST, 36.19 FEET; THENCE SOUTH 12°27'28" WEST, 52.42 FEET; THENCE NORTH 63°24'59" WEST, 4.37 FEET; THENCE NORTH 11°25'02" WEST, 49.69 FEET; THENCE NORTH 50°56'47" EAST, 57.13 FEET; THENCE NORTH 50°21'03" WEST, 29.20 FEET; THENCE SOUTH 50°28'26" WEST, 58.71 FEET; THENCE SOUTH 14°17'36" WEST, 23.26 FEET; THENCE SOUTH 26°58'55" EAST, 44.78 FEET; THENCE SOUTH 03°52'07" WEST, 57.70 FEET; THENCE SOUTH 27°58'40" WEST, 60.47 FEET; THENCE SOUTH 56°54'36" WEST, 36.45 FEET; THENCE SOUTH 25°17'20" WEST, 87.85 FEET; THENCE SOUTH 42°01'07" WEST, 50.31 FEET; THENCE SOUTH 21°23'31" EAST, 91.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°36'29"E	208.91'
L2	N81°52'14"W	41.30'
L3	N65°03'59"W	95.97'
L4	N17°54'04"E	99.49'
L5	N22°15'09"E	99.86'
L6	N27°35'56"E	98.70'
L7	N02°07'27"W	97.73'
L8	N08°35'17"E	83.33'
L9	N10°17'36"W	7.38'
L10	S78°18'10"W	95.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S73°44'25"W	2.58'
L12	S30°26'45"E	75.72'
L13	S34°19'57"E	63.61'
L14	S34°20'43"E	44.25'
L15	S49°10'14"W	36.19'
L16	S12°27'28"W	52.42'
L17	N63°24'59"W	4.37'
L18	N11°25'02"W	49.69'
L19	N50°56'47"E	57.13'
L20	N50°21'03"W	29.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S50°28'26"W	58.71'
L22	S14°17'36"W	23.26'
L23	S26°58'55"E	44.78'
L24	S03°52'07"W	57.70'
L25	S27°58'40"W	60.47'
L26	S56°54'36"W	36.45'
L27	S25°17'20"W	87.85'
L28	S42°01'07"W	50.31'
L29	S21°23'31"E	91.44'

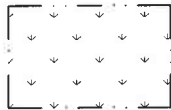
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	285.00'	30.40'	6°06'42"	S75°14'49"W	30.39'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF POINCIANA AVENUE, AS N68°36'29"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: SURVEY BY CLARY & ASSOCIATES FILE NO. T6S-305, T6S-305A, B, & C, T6S-483, T6S-565F, LF-2007-1110, LF-2013-290, & LF-2013-291, AND CONSERVATION EASEMENT COMPOSITE MAP FILE NO. T6S-1001.
5. THE MEAN HIGH WATER LINE DEPICTED HEREON WAS LOCATED IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, AS MEAN HIGH WATER SURVEY FILE 3427, DATED 7-19-04. SEE SURVEY BY CLARY & ASSOCIATES, FILE NO. T6S-305.
6. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

LEGEND

F.P.L. = FLORIDA POWER & LIGHT
R/W = RIGHT OF WAY
M.B. = MAP BOOK
MHWL = MEAN HIGH WATER LINE
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PT = POINT OF TANGENCY



= WETLANDS

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SHEET 3 OF 3

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