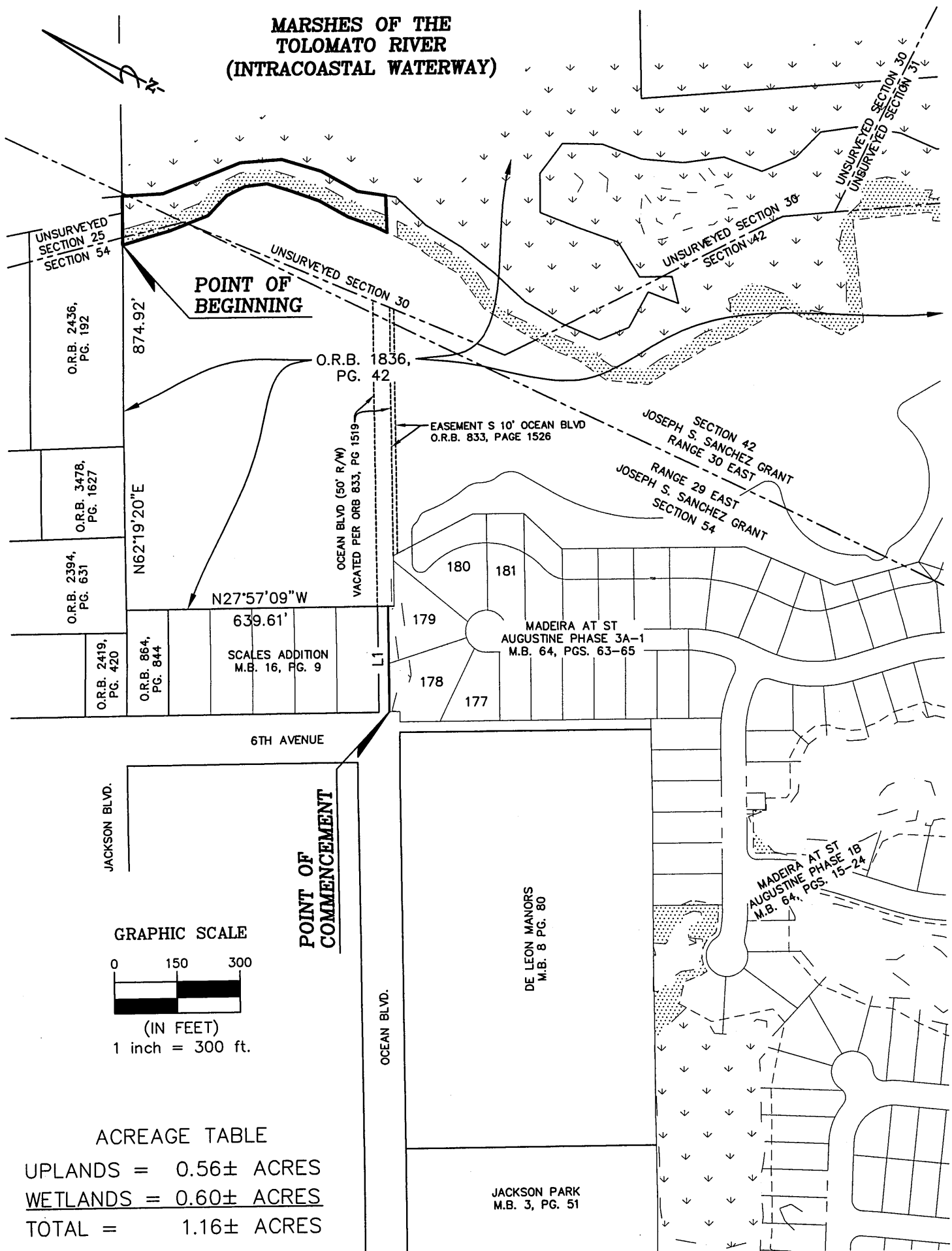


## MAP SHOWING

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, AND A PORTION OF THE UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, AND A PORTION OF THE UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA



CONSERVATION EASEMENT NO. 10

SHEET 1 OF 3

JOB NO. 2016-428 CE-10

DRAFTER GCC

DATE 07/26/2016

SCALE 1"=300'

CHECKED BY *Y5*

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.

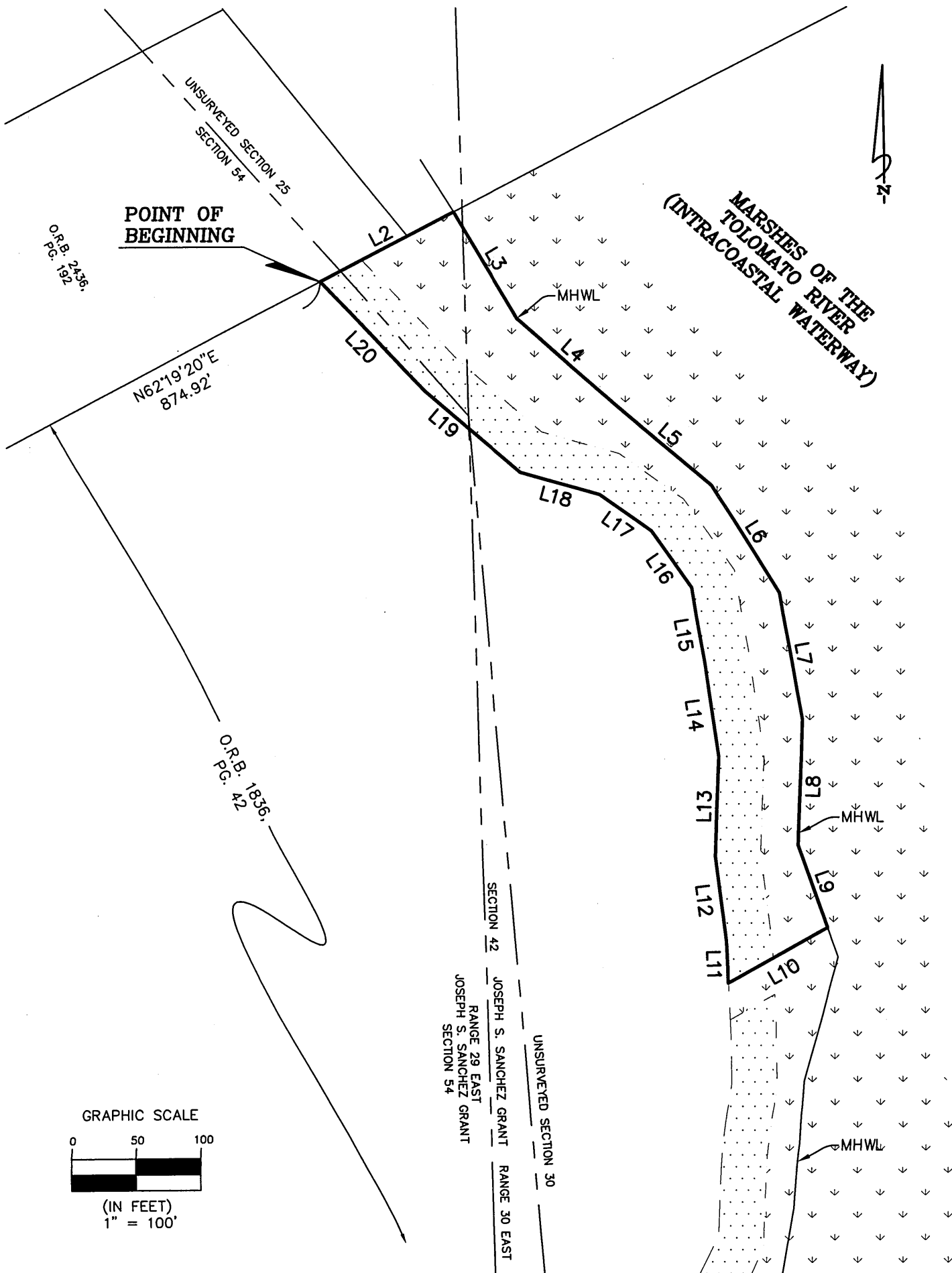
THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

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



# MAP SHOWING

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, AND A PORTION OF THE UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, AND A PORTION OF THE UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA



CONSERVATION EASEMENT NO. 10

SHEET 2 OF 3

JOB NO. 2016-428 CE-10

DRAFTER GCC

DATE 07/26/2016

SCALE 1"=300'

CHECKED BY: *[Signature]*

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*[Signature]*  
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

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JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM

# MAP SHOWING

## CONSERVATION EASEMENT NO. 10

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, AND A PORTION OF THE UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, AND A PORTION OF THE UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF LOT NUMBER 178, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, AS RECORDED IN MAP BOOK 64, PAGES 63 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 62°04'35" EAST, ALONG THE NORTHWESTERLY LINES OF LOTS 178 AND 179, A DISTANCE OF 252.04 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 42, OF SAID PUBLIC RECORDS; THENCE NORTH 27°57'09" WEST, ALONG LAST SAID LINE, 639.61 FEET, TO THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 62°19'20" EAST, ALONG LAST SAID LINE, 874.92 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 62°19'20" EAST, ALONG LAST SAID LINE, 117.30 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 SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 30°19'18" EAST, 97.12 FEET; COURSE NO. 2: SOUTH 48°48'44" EAST, 99.93 FEET; COURSE NO. 3: SOUTH 49°24'25" EAST, 99.32 FEET; COURSE NO. 4: SOUTH 31°46'59" EAST, 99.00 FEET; COURSE NO. 5: SOUTH 10°09'48" EAST, 98.66 FEET; COURSE NO. 6: SOUTH 02°05'15" WEST, 99.83 FEET; COURSE NO. 7: SOUTH 19°11'19" EAST, 68.39 FEET; THENCE SOUTH 60°50'36" WEST, 88.73 FEET; THENCE NORTH 01°48'50" WEST, 32.86 FEET; THENCE NORTH 06°55'03" WEST, 66.57 FEET; THENCE NORTH 01°49'56" EAST, 79.48 FEET; THENCE NORTH 08°04'03" WEST, 75.15 FEET; THENCE NORTH 09°51'59" WEST, 56.82 FEET; THENCE NORTH 34°57'19" WEST, 54.36 FEET; THENCE NORTH 54°08'34" WEST, 48.91 FEET; THENCE NORTH 74°05'37" WEST, 63.89 FEET; THENCE NORTH 49°13'06" WEST, 97.71 FEET; THENCE NORTH 43°39'15" WEST, 117.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.16 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°04'35"E	252.04'
L2	N62°19'20"E	117.30'
L3	S30°19'18"E	97.12'
L4	S48°48'44"E	99.93'
L5	S49°24'25"E	99.32'
L6	S31°46'59"E	99.00'
L7	S10°09'48"E	98.66'
L8	S02°05'15"W	99.83'
L9	S19°11'19"E	68.39'
L10	S60°50'36"W	88.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N01°48'50"W	32.86'
L12	N06°55'03"W	66.57'
L13	N01°49'56"E	79.48'
L14	N08°04'03"W	75.15'
L15	N09°51'59"W	56.82'
L16	N34°57'19"W	54.36'
L17	N54°08'34"W	48.91'
L18	N74°05'37"W	63.89'
L19	N49°13'06"W	97.71'
L20	N43°39'15"W	117.94'

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF MADEIRA AT ST AUGUSTINE PHASE 3A-1, AS REORDED IN M.B. 64, PGS. 63-65, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS N62°04'35"E.

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.

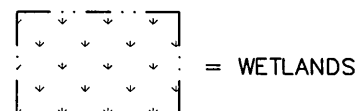
4. CROSS REFERENCE: SURVEY BY CLARY & ASSOCIATES FILE NO. T6S-305, T6S-305A, B, & C, T6S-483, T6S-565F, LF-2007-1110, LF-2013-290, & LF-2013-291, AND CONSERVATION EASEMENT COMPOSITE MAP FILE NO. T6S-1001.

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.

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

R/W = RIGHT OF WAY  
M.B. = MAP BOOK  
MHWL = MEAN HIGH WATER LINE  
NO. = NUMBER  
NT = POINT OF NON TANGENCY  
O.R.B. = OFFICIAL RECORDS BOOK  
PC = POINT OF CURVATURE  
PG. = PAGE  
PT = POINT OF TANGENCY



= WETLANDS



= UPLAND BUFFER

## CONSERVATION EASEMENT NO. 10

SHEET 3 OF 3

JOB NO. 2016-428 CE-10

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CHECKED BY:

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