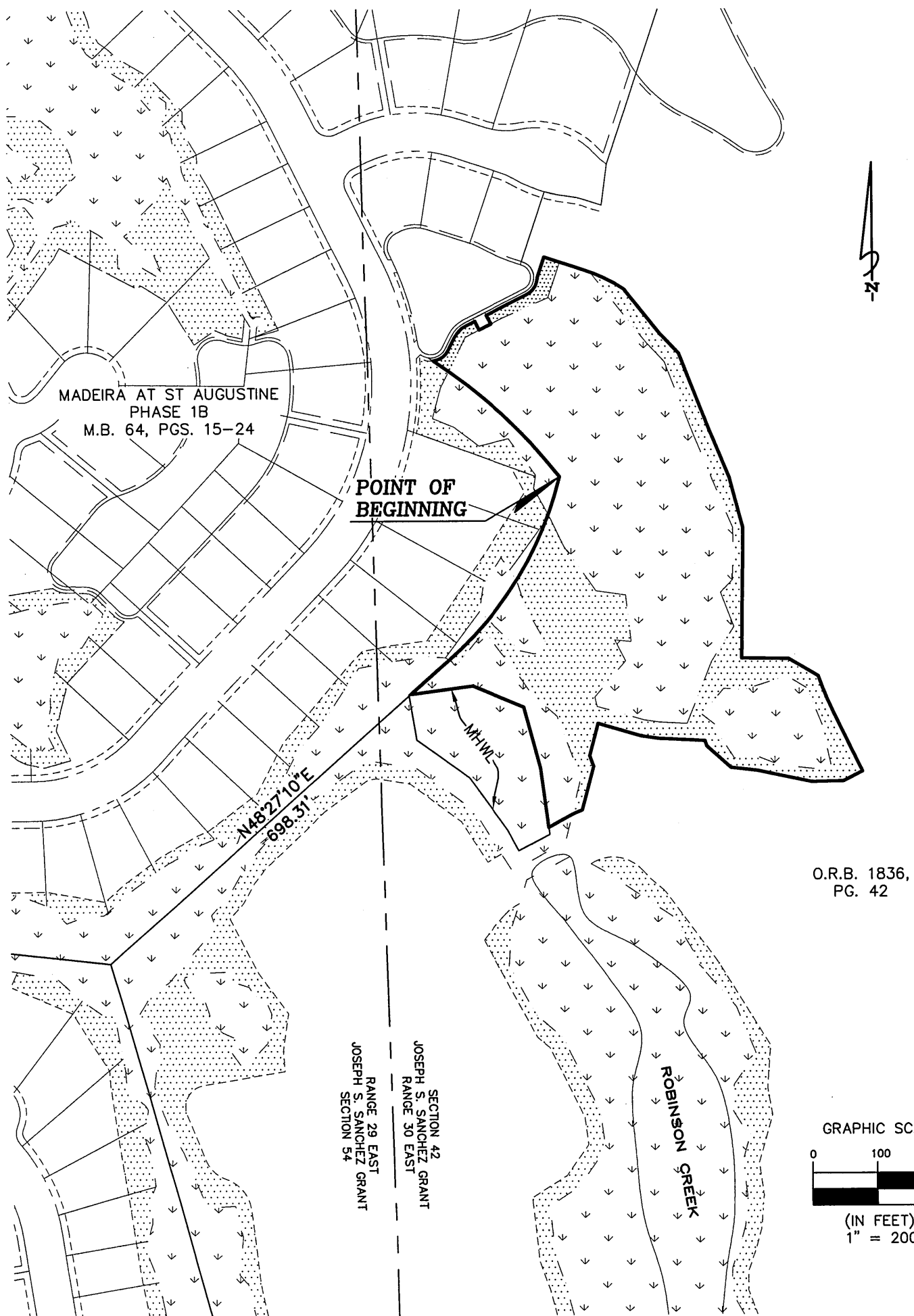


MAP SHOWING

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



REVISION: UPDATE PARCEL (2016-428-2)(8/6/16)
CONSERVATION EASEMENT NO. 9

SHEET 1 OF 4

JOB NO. 2016-428 CE-9

DRAFTER GCC

DATE 08/01/2016

SCALE 1"=200'

CHECKED BY: *JS*

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.

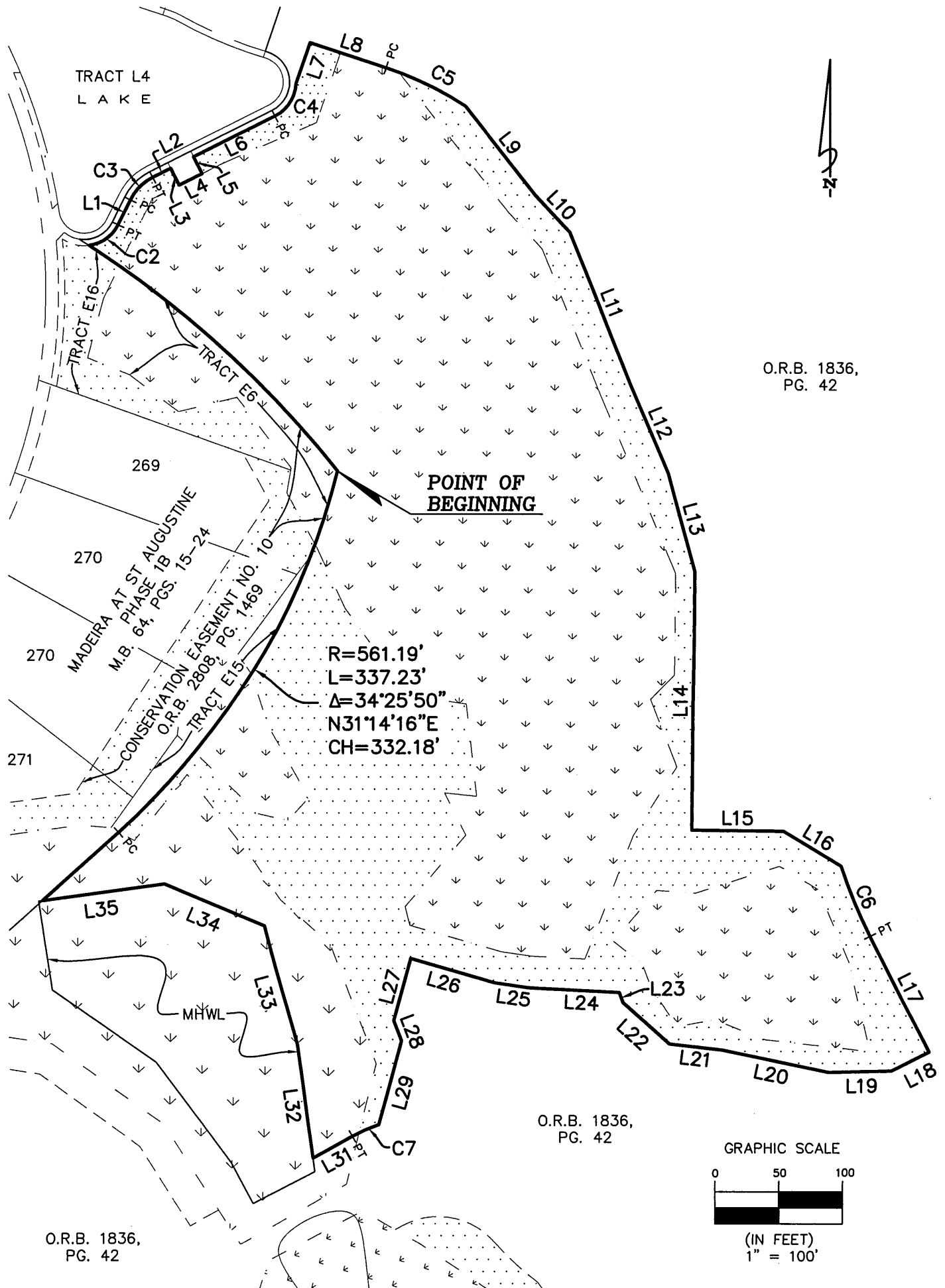
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Gregory B. Clary
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MAP SHOWING

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



REVISION: UPDATE PARCEL (2016-428-2)(8/6/16)
CONSERVATION EASEMENT NO. 9

SHEET 2 OF 4

JOB NO. 2016-428 CE-9

DRAFTER GCC

DATE 08/01/2016

SCALE 1"=100'

CHECKED BY *[Signature]*

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[Signature]
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MAP SHOWING

CONSERVATION EASEMENT NO. 9

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

BEGIN AT THE MOST EASTERLY CORNER OF "TRACT E6", AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, AS RECORDED IN MAP BOOK 64, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, ALSO BEING ON THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, ALSO BEING THE NORTHERLY LINE THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 10, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2808, PAGE 1469, SAID PUBLIC RECORDS, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 838.50 FEET, AN ARC DISTANCE OF 264.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°33'05" WEST, 263.57 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 29.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°22'43" EAST, 28.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°10'08" EAST, 22.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 25.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°32'24" EAST, 25.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°54'39" EAST, 15.81 FEET; THENCE SOUTH 27°02'24" EAST, 15.01 FEET; THENCE NORTH 62°57'25" EAST, 20.00 FEET; THENCE NORTH 27°02'24" WEST, 15.03 FEET; THENCE NORTH 62°54'39" EAST, 71.01 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 31.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°21'50" EAST, 30.49 FEET; THENCE NORTH 18°39'42" EAST, 33.82 FEET; THENCE SOUTH 71°47'09" EAST, 62.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AN ARC DISTANCE OF 69.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°14'30" EAST, 69.58 FEET; THENCE SOUTH 38°02'54" EAST, 89.66 FEET; THENCE SOUTH 42°36'33" EAST, 40.09 FEET; THENCE SOUTH 21°35'00" EAST, 127.91 FEET; THENCE SOUTH 22°53'11" EAST, 78.09 FEET; THENCE SOUTH 15°11'40" EAST, 78.80 FEET; THENCE SOUTH 00°46'11" WEST, 204.38 FEET; THENCE SOUTH 89°13'49" EAST, 71.95 FEET; THENCE SOUTH 59°08'01" EAST, 52.83 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 59.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°36'09" EAST, 59.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 26°29'00" EAST, 102.09 FEET; THENCE SOUTH 63°00'55" WEST, 32.90 FEET; THENCE SOUTH 88°35'34" WEST, 49.41 FEET; THENCE NORTH 78°09'31" WEST, 85.15 FEET; THENCE NORTH 83°29'28" WEST, 41.24 FEET; THENCE NORTH 48°12'50" WEST, 48.94 FEET; THENCE NORTH 20°10'33" WEST, 8.73 FEET; THENCE NORTH 86°49'52" WEST, 71.58 FEET; THENCE NORTH 81°42'28" WEST, 26.76 FEET; THENCE NORTH 73°50'10" WEST, 68.85 FEET; THENCE SOUTH 15°15'07" WEST, 51.04 FEET; THENCE SOUTH 20°41'09" EAST, 17.04 FEET; THENCE SOUTH 15°15'07" WEST, 68.49 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 22.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°54'45" WEST, 22.62 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 61°16'47" WEST, 35.53 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 NORTHERLY, NORTHWESTERLY, AND WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 07°38'00" WEST, 90.65 FEET; COURSE NO. 2: NORTH 15°05'50" WEST, 96.93 FEET; COURSE NO. 3: NORTH 67°12'32" WEST, 85.34 FEET; COURSE NO. 4: SOUTH 82°31'41" WEST, 96.98 FEET, TO THE SOUTHEASTERLY LINE OF THE AFORESAID LANDS DESIGNATED CONSERVATION EASEMENT NO. 10; THENCE NORTH 48°27'10" EAST, ALONG LAST SAID LINE, 79.64 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, CONTINUING ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 561.19 FEET, AN ARC DISTANCE OF 337.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°14'16" EAST, 332.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6.21 ACRES, MORE OR LESS.

ACREAGE TABLE

UPLANDS = 1.83± ACRES
WETLANDS = 4.39± ACRES
TOTAL = 6.21± ACRES

REVISION: UPDATE PARCEL (2016-428-2)(8/6/16)
CONSERVATION EASEMENT NO. 9

SHEET 3 OF 4

JOB NO. 2016-428 CE-9

DRAFTER GCC

DATE 08/01/2016

SCALE 1"=100'

CHECKED BY *YS*

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



MAP SHOWING

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°10'08"E	22.21'
L2	N62°54'39"E	15.81'
L3	S27°02'24"E	15.01'
L4	N62°57'25"E	20.00'
L5	N27°02'24"W	15.03'
L6	N62°54'39"E	71.01'
L7	N18°39'42"E	33.82'
L8	S71°47'09"E	62.82'
L9	S38°02'54"E	89.66'
L10	S42°36'33"E	40.09'
L11	S21°35'00"E	127.91'
L12	S22°53'11"E	78.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S15°11'40"E	78.80'
L14	S00°46'11"W	204.38'
L15	S89°13'49"E	71.95'
L16	S59°08'01"E	52.83'
L17	S26°29'00"E	102.09'
L18	S63°00'55"W	32.90'
L19	S88°35'34"W	49.41'
L20	N78°09'31"W	85.15'
L21	N83°29'28"W	41.24'
L22	N48°12'50"W	48.94'
L23	N20°10'33"W	8.73'
L24	N86°49'52"W	71.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N81°42'28"W	26.76'
L26	N73°50'10"W	68.85'
L27	S15°15'07"W	51.04'
L28	S20°41'09"E	17.04'
L29	S15°15'07"W	68.49'
L31	S61°16'47"W	35.53'
L32	N07°38'00"W	90.65'
L33	N15°05'50"W	96.93'
L34	N67°12'32"W	85.34'
L35	S82°31'41"W	96.98'
L36	N48°27'10"E	79.64'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	838.50'	264.66'	18°05'05"	N47°33'05"W	263.57'
C2	30.00'	29.54'	56°25'08"	N54°22'43"E	28.36'
C3	40.00'	25.65'	36°44'31"	N44°32'24"E	25.21'
C4	30.00'	31.99'	61°05'39"	N32°21'50"E	30.49'
C5	265.00'	69.79'	15°05'18"	S64°14'30"E	69.58'
C6	440.00'	59.60'	7°45'41"	S22°36'09"E	59.56'
C7	140.00'	22.64'	9°15'56"	S65°54'45"W	22.62'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, AS RECORDED IN MAP BOOK 64, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS N48°27'10"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.

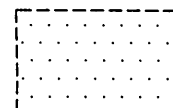
6. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

LEGEND

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

REVISION: UPDATE PARCEL (2016-428-2)(8/6/16)
CONSERVATION EASEMENT NO. 9

SHEET 4 OF 4

JOB NO. 2016-428 CE-9

DRAFTER GCC

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CHECKED BY *RS*

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