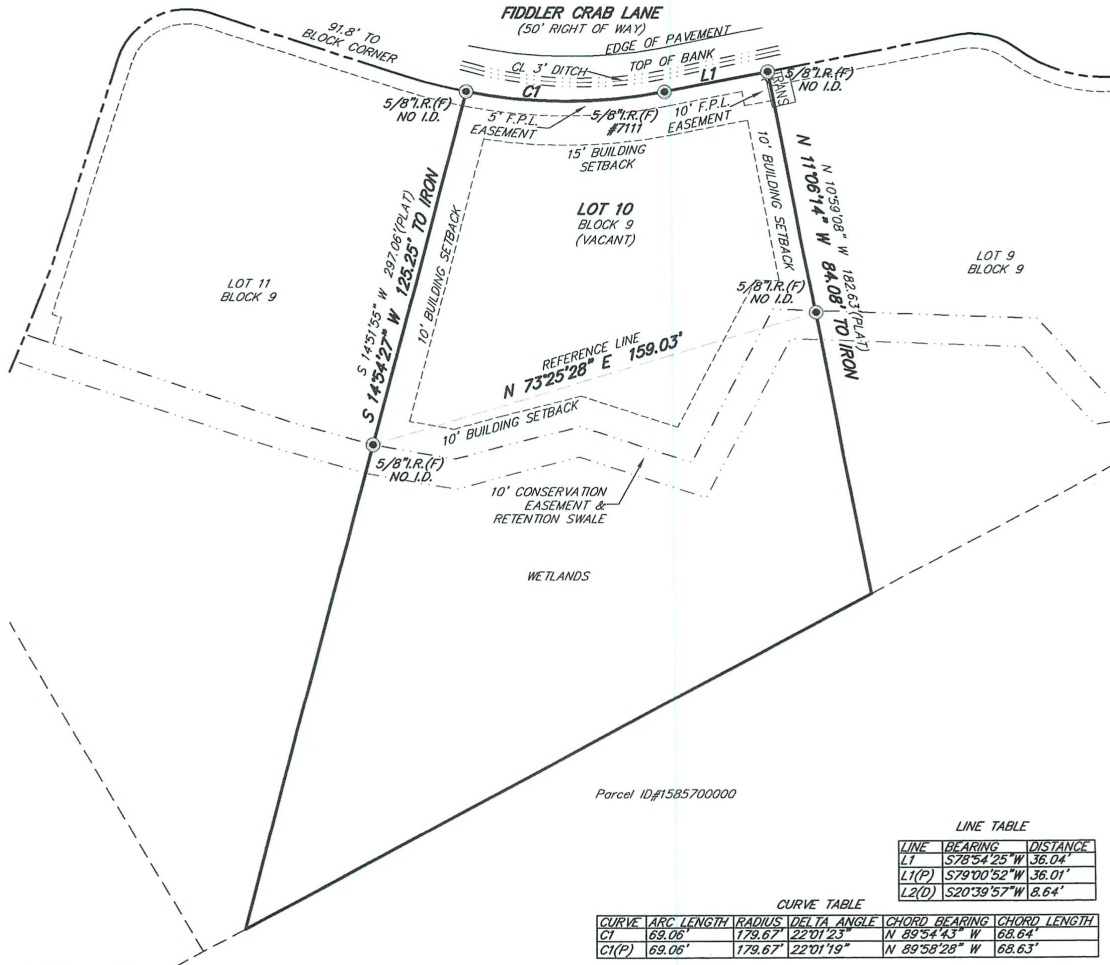


# MAP SHOWING SURVEY OF

LOT 10, BLOCK 9, PELICAN REEF V, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT MAP BOOK 55, PAGES 31 AND 32, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND AN UNDIVIDED ONE-EIGHTEENTH (1/8) INTEREST IN A PORTION OF PARCEL B, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 48 DEGREES 13 MINUTES 39 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF PELICAN REEF DRIVE (A 50 FOOT WIDE RIGHT OF WAY), 54.10 FEET; THENCE SOUTH 20 DEGREES 39 MINUTES 57 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 8.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 20 DEGREES 39 MINUTES 57 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 55.37 FEET; THENCE SOUTH 07 DEGREES 36 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 142.81 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE NORTH 67 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL B, 93.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 32 DEGREES 26 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL B, 115.66 FEET; THENCE NORTH 11 DEGREES 30 MINUTES 38 SECONDS EAST, ALONG LAST SAID EAST LINE, 76.50 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 24 SECONDS EAST, 49.31 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE BOAT SLIP NO. 8 AS DESCRIBED IN AND SUBJECT TO SEE OF THE TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENT OF THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR PELICAN REEF MARINA DATED FEBRUARY 27, 2004 AND RECORDED IN OFFICIAL RECORDS 2148, PAGE 484, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR PELICAN REEF MARINA DATED JANUARY 25, 2005 AND RECORDED IN OFFICIAL RECORDS 2375, PAGE 15, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THIS PROPERTY DOES LIE IN A FANNIE MAE DEFINED PUD.

CERTIFIED TO:  
 BRYANT WINSHIP WILSON & PAMELA MARIE PADILLA  
 CENTERSTATE BANK NA  
 CHICAGO TITLE INSURANCE COMPANY  
 PARADISE TITLE OF ST. AUGUSTINE, LLC



Parcel ID#1585700000

LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°54'25\" W	36.04'
L1(P)	S79°00'52\" W	36.01'
L2(D)	S20°39'57\" W	8.64'

CURVE TABLE

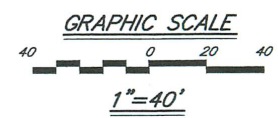
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	69.06'	179.67'	22°01'23\"	N 89°54'43\" W	68.64'
CT(P)	69.06'	179.67'	22°01'19\"	N 89°58'28\" W	68.63'

**SURVEYOR NOTES:**  
 1. THIS IS A TWO PAGE DOCUMENT AND IS NOT VALID WITH OUT BOTH PAGES.  
 2. PAGE 1 OF 2.

**LEGEND**

A/C	- AIR CONDITIONER PAD	sq. ft.	- SQUARE FEET
I.D.	- IDENTIFICATION	R	- RADIUS
N.A.V.D.	- NORTH AMERICAN VERTICAL DATUM	Δ	- DELTA
I.R.(F)	- IRON ROD FOUND	L	- ARC LENGTH
I.P.(F)	- IRON PIPE FOUND	T	- TANGENT
I.R.(S)	- 5/8\" IRON ROD SET (PSM 4620)	CD	- CHORD DISTANCE
P.C.	- POINT OF CURVATURE	CB	- CHORD BEARING
P.T.	- POINT OF TANGENCY	⊠	- EXPOSED CONCRETE
⊠	- ELECTRIC TRANSFORMER	⊠	- COVERED AREA
		⊠	- LAMP POST

AREA = 0.82 ± ACRES  
 OR 35,586 ± sq. ft.



**GENERAL NOTES:**

- This survey was made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor; nothing herein shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deeds or plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

**NOTE:**  
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According to the Federal Emergency Management Agency FIRM Map No. 125147-0318J effective date: 12/07/78, the property described hereon appears to lie in Zone AE 7

Basils of bearing structure: REFER TO SURVEY

Basils of elevations: N.A.V.D.88

JOB NO.	20-0635	LAST FIELD DATE	08/16/20	SCALE	1" = 40'	T.B./PAGE		DATE BY		DATE BY	
TYPE	BOUNDARY					LL/D.C.	NMF				

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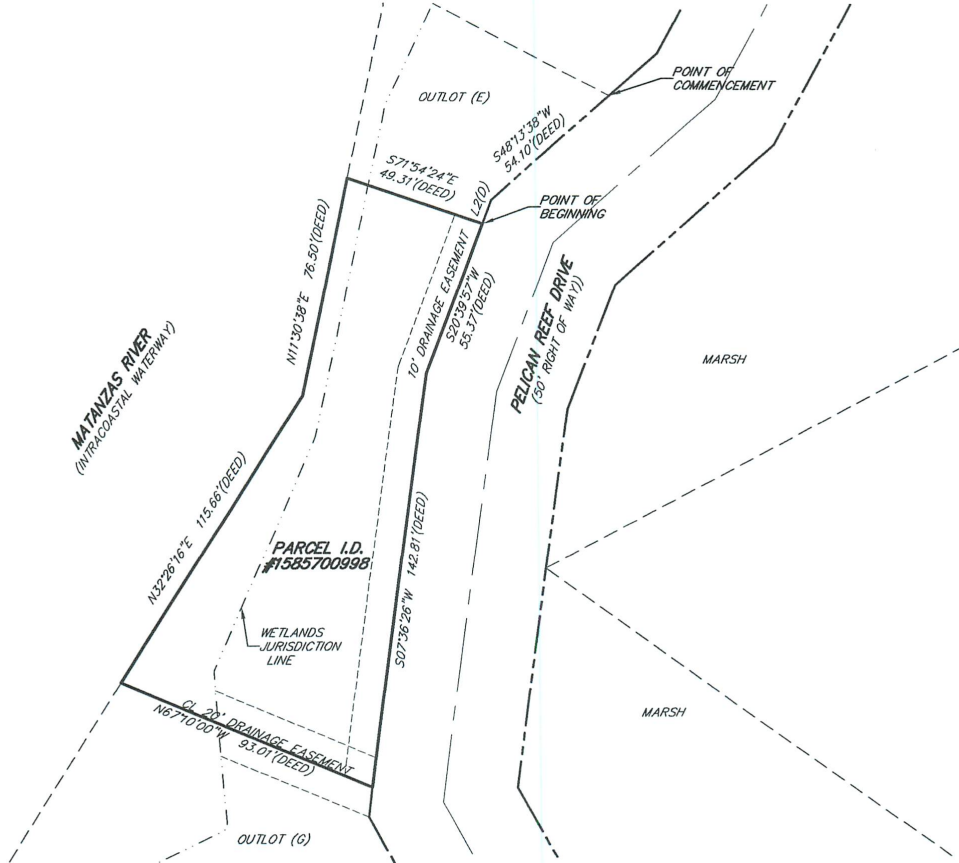
**NICHOLAS H. FRANKLIN**  
 6170 A1A SOUTH #316  
 ST. AUGUSTINE, FLORIDA 32086  
 (904) 471-8877 FAX (904) 471-8876

*Nicholas H. Franklin*  
 NICHOLAS H. FRANKLIN, P.L.S. 4620  
 FOR LANDTECH AND ASSOCIATES

# MAP SHOWING SURVEY OF

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### SURVEYOR NOTES:

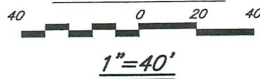
1. THIS IS A TWO PAGE DOCUMENT AND IS NOT VALID WITH OUT BOTH PAGES.
2. PAGE 2 OF 2.

### LEGEND

A/C	- AIR CONDITIONER PAD	sq. ft.	- SQUARE FEET
I.D.	- IDENTIFICATION	R	- RADIUS
N.A.V.D.	- NORTH AMERICAN VERTICAL DATUM	Δ	- DELTA
I.R.(F)	- IRON ROD FOUND	L	- ARC LENGTH
I.P.(F)	- IRON PIPE FOUND	T	- TANGENT
I.R.(S)	- 5/8" IRON ROD SET (PSM 4620)	CD	- CHORD DISTANCE
P.C.	- POINT OF CURVATURE	CB	- CHORD BEARING
P.T.	- POINT OF TANGENCY	▭	- EXPOSED CONCRETE
⊞	- ELECTRIC TRANSFORMER	⊞	- COVERED AREA
		☆	- LAMP POST

AREA = 0.26 ± ACRES  
OR 11,143 ±, sq. ft.

### GRAPHIC SCALE



### GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
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- According to the Federal Emergency Management Agency FIRM Map No. 125147-0318, effective date: 12/07/18, the property described hereon appears to lie in Zone AE 7'.  
- Basis of bearing structure: REFER TO SURVEY

- Basis of elevations: N.A.V.D. 88			
DATE	LAST FIELD DATE	SCALE	CHK. BY
20-0635	06/16/20	1" = 40'	N.H.F.
TYPE: BOUNDARY			R.J.B.

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6170 ATA SOUTH #316  
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(904) 471-6877 FAX (904) 471-6876

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*Nicholas H. Franklin*  
NICHOLAS H. FRANKLIN, P.L.S., 4620  
FOR LANDTECH AND ASSOCIATES