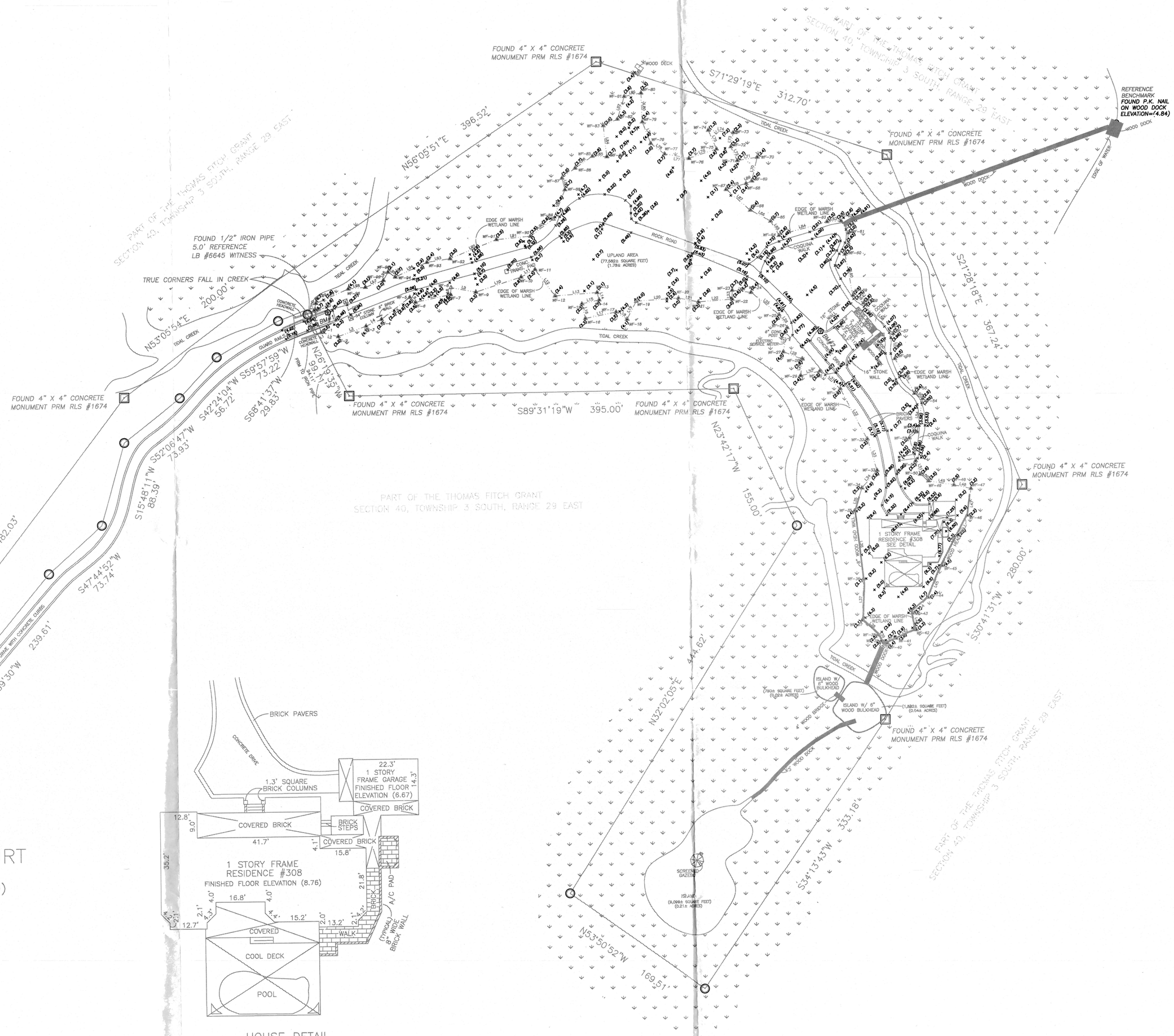

HOUSE DETAIL
NOT TO SCALE

THREE ISLAND COURT
50' RIGHT-OF-WAY
(MAP BOOK 33, PAGES 28 & 29)

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

(LEGAL DESCRIPTION AS FURNISHED)
A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE RADIUS POINT OF THE CUL-DE-SAC AT THE NORTHEAST END OF THREE ISLAND COURT, AS RECORDED IN MAP BOOK 33, PAGE 28 AND 29 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 52°47'53" WEST, RADIALLY TO SAID CUL-DE-SAC, A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THREE ISLAND COURT AND THE POINT OF BEGINNING; THENCE NORTH 37°12'07" EAST, TANGENT TO THE AFOREMENTIONED CURVE, A DISTANCE OF 482.03 FEET; THENCE NORTH 53°05'54" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 56°05'51" EAST, A DISTANCE OF 396.52 FEET; THENCE SOUTH 71°29'19" EAST, A DISTANCE OF 312.70 FEET; THENCE SOUTH 21°28'18" EAST, A DISTANCE OF 367.24 FEET; THENCE SOUTH 30°41'31" WEST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 34°13'43" WEST, A DISTANCE OF 333.18 FEET; THENCE NORTH 53°50'52" WEST, A DISTANCE OF 169.51 FEET; THENCE NORTH 32°02'05" EAST, A DISTANCE OF 444.62 FEET; THENCE NORTH 23°42'17" WEST, A DISTANCE OF 155.00 FEET; THENCE SOUTH 89°31'19" WEST, A DISTANCE OF 395.00 FEET; THENCE NORTH 26°19'35" WEST, A DISTANCE OF 99.1; FEET; THENCE SOUTH 68°41'37" WEST, A DISTANCE OF 29.83 FEET; THENCE SOUTH 59°57'59" WEST, A DISTANCE OF 73.22 FEET; THENCE SOUTH 42°24'04" WEST, A DISTANCE OF 56.72 FEET; THENCE SOUTH 52°06'47" WEST, A DISTANCE OF 73.93 FEET; THENCE SOUTH 15°48'11" WEST, A DISTANCE OF 88.39 FEET; THENCE SOUTH 47°44'52" WEST, A DISTANCE OF 73.74 FEET; THENCE SOUTH 39°09'30" WEST, A DISTANCE OF 239.61 FEET TO A POINT ON THE AFOREMENTIONED CUL-DE-SAC; THENCE WESTERLY, ALONG ARC OF SAID CUL-DE-SAC, THE SAME BEING A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 52.50 FEET AN ARC DISTANCE OF 68.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74°21'54" WEST AND A CHORD DISTANCE OF 63.43 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 3, OF THE ISLANDS OF SWIFT CREEK, RECORDED IN MAP BOOK 33, PAGES 28 AND 29, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS VOLUME 1523, PAGE 1574 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SITE DATA

TOTAL AREA = 317,933± SQUARE FEET
7.30± ACRES
UPLAND AREA = 89,353± SQUARE FEET
2.05± ACRES
(NOTE: MEAN HIGH WATER WAS NOT DETERMINED OR DEFINED ON THIS SURVEY)

BENCHMARK TABLE

REFERENCE BENCHMARK	FOUND P.K. NAIL ON WOOD DOCK ELEVATION=(4.84) N.G.V.D. OF 1929
BENCHMARK #1	SET P.K. NAIL & DISK DURDEN TRAV. PT. ELEVATION=(5.54) N.G.V.D. OF 1929
BENCHMARK #2	SET P.K. NAIL & DISK DURDEN TRAV. PT. ELEVATION=(4.45) N.G.V.D. OF 1929

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 6.0') BY FLOOD MAP REVISED SEPTEMBER 2, 2004, COMMUNITY PANEL NO. 12109C 0082 H & 0085 H

BEARINGS BASED ON THE NORTHEASTERLY LINE OF SUBJECT PROPERTY AS BEING N 37° 12' 07" E

O DENOTES FOUND 1/2" IRON PIPE LB #6645, EXCEPT AS NOTED

PRM DENOTES PERMANENT REFERENCE MONUMENT

△ WF-36
WETLAND JUNCTION (DENOTES WETLANDS FLAGGED BY WILLIAMS ECOLOGICAL SERVICES NUMBER

BM DENOTES BENCHMARK

F.F.E. DENOTES FINISHED FLOOR ELEVATION

ELEVATIONS SHOWN AS THUS (4.84) AND ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929

TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

MEAN HIGH WATER LINE WAS NOT LOCATED AT TIME OF SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:

FLINT MCGUINTY & MCLAUGHLIN
PRIME MORTGAGE
FIRST AMERICAN TITLE INSURANCE COMPANY
WATSON TITLE SERVICES

REVISED OCTOBER 7, 2013 TO SHOW IMPROVEMENTS AND ADD TOPOGRAPHIC INFORMATION.
RESURVEYED SEPTEMBER 23, 2013 TO UPDATE BOUNDARY AND IMPROVEMENTS.

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR BOUNDARY LOCATIONS AND WETLAND LINE TABLE

DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J17 FLORIDA ADMINISTRATION CODE.

FLORIDA REGISTERED SURVEYOR NO. 4707
H. BRUCE DURDEN JR.

SIGNED JUNE 24, 2004
SCALE: 1" = 50'
CAD FILE NO. 308THREEISLAND.DWG 2000 FILE NUMBER D-1289

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.