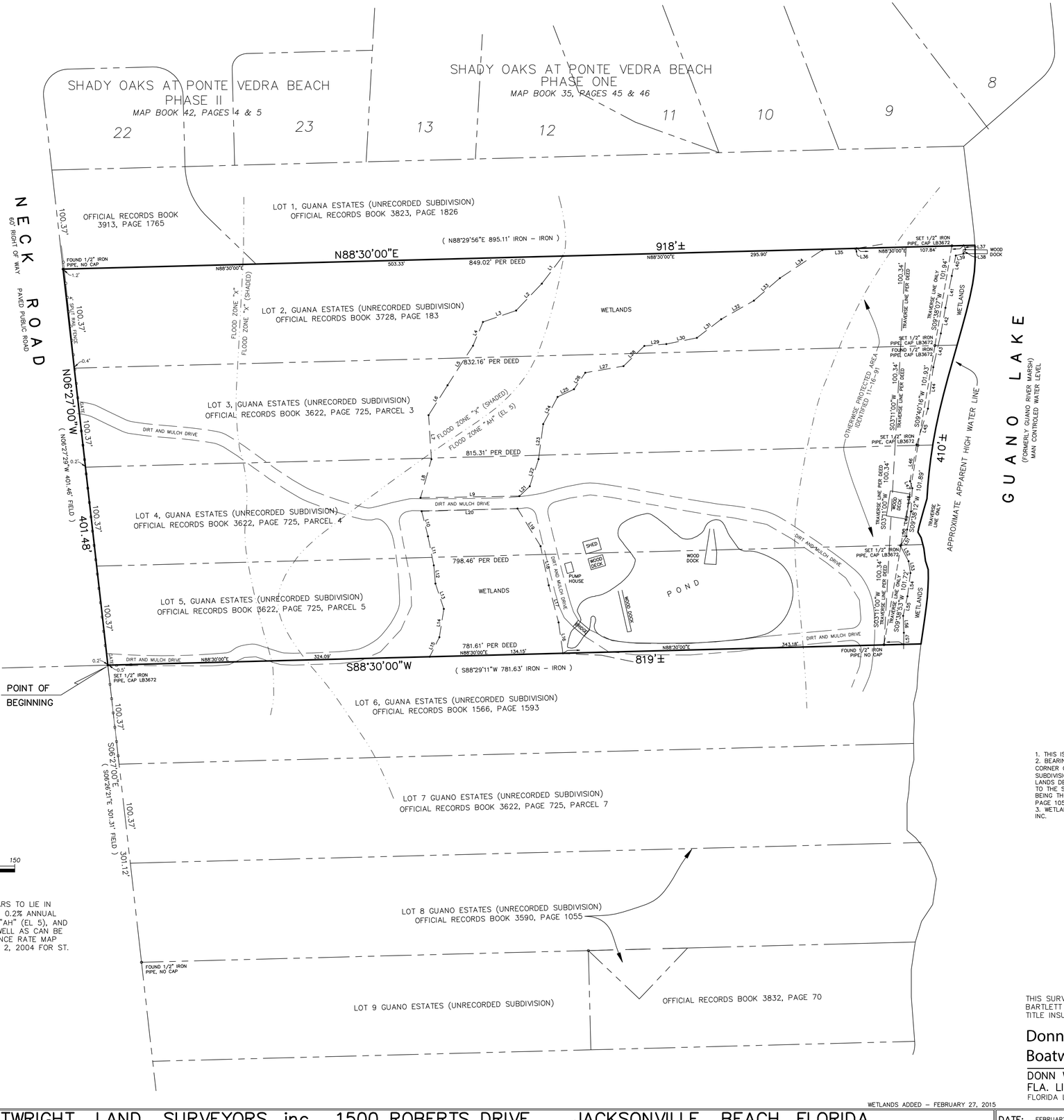
MAP SHOWING SURVEY OF

A PART OF THE Z. P. GIBBS OR SANCHEZ GRANT, SECTION 46, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE PHIL AND MARY DEWEES GRANT, SECTION 47 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 01°30'00" WEST, ALONG THE WEST LINE OF SAID SECTION 47 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 3427.06 FEET; THENCE NORTH 88°30'00" EAST, A DISTANCE OF 542.10 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF NECK ROAD AND THE POINT OF BEGINNING; THENCE NORTH 06°27'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF NECK ROAD, A DISTANCE OF 401.48 FEET; THENCE NORTH 88°30'00" EAST, A DISTANCE OF 918 FEET, MORE OR LESS TO THE WESTERLY EDGE OF GUANO LAKE (FORMERLY KNOWN AS GUANO RIVER MARSH); THENCE SOUTHERLY, ALONG SAID WESTERLY EDGE OF GUANO LAKE, A DISTANCE OF 410 FEET, MORE OR LESS TO A POINT THAT BEARS NORTH 88°30'00" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°30'00" WEST, A DISTANCE OF 819 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



WETLANDS LINE TABLE		
LINE	LENGTH	BEARING
L1	34.94'	S37°16'56"W
L2	37.46'	S43°41'34"W
L3	35.35'	S70°56'06"W
L4	25.94'	S22°43'01"W
L5	47.44'	S32°45'11"W
L6	35.60'	S32°27'32"W
L7	44.50'	S03°43'33"E
L8	40.28'	S15°43'48"W
L9	99.55'	N89°03'56"E
L10	26.06'	S14°08'07"E
L11	29.86'	S11°12'10"E
L12	18.37'	S05°16'03"E
L13	26.92'	S18°14'55"E
L14	28.86'	S08°52'15"W
L15	21.96'	S26°24'26"W
L16	31.41'	N07°59'33"W
L17	38.65'	N14°48'57"W
L18	40.26'	N11°51'27"W
L19	44.44'	N31°28'52"W
L20	96.48'	S88°24'35"W
L21	14.33'	N46°19'01"E
L22	28.75'	N17°59'37"E
L23	35.60'	N07°35'53"E
L24	30.94'	N27°55'36"E
L25	18.24'	N64°35'39"E
L26	20.12'	N34°19'14"E
L27	39.08'	N80°14'37"E
L28	29.24'	N45°56'01"E
L29	22.18'	N85°06'36"E
L30	31.38'	N78°33'02"E
L31	30.86'	N52°26'03"E
L32	37.86'	N60°28'07"E
L33	34.56'	N49°02'21"E
L34	51.49'	N56°30'20"E
L35	32.90'	N87°32'41"E
L36	1.61'	N80°43'46"E
L37	4.32'	S22°58'16"E
L38	4.72'	S25°45'32"W
L39	7.88'	S75°56'32"W
L40	20.83'	S11°09'38"W
L41	32.79'	S11°20'42"W
L42	26.24'	S10°02'09"W
L43	34.86'	S12°41'16"W
L44	42.09'	S07°18'11"W
L45	37.89'	S17°35'01"W
L46	37.51'	S10°05'58"W
L47	7.48'	S17°50'39"E
L48	23.49'	S03°11'40"W
L49	18.56'	S12°20'12"W
L50	6.87'	S05°12'09"W
L51	11.35'	S32°23'07"W
L52	17.52'	S27°55'48"E
L53	12.10'	S09°02'22"E
L54	23.60'	S07°21'55"W
L55	20.15'	S12°33'33"W
L56	17.02'	S02°31'02"E
L57	11.72'	S00°54'51"W

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONES "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), "X" (SHADED), "AH" (EL 5), AND AN OTHERWISE PROTECTED AREA AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12109C0111H, REVISED SEPTEMBER 2, 2004 FOR ST. JOHNS COUNTY, FLORIDA.

NOTES
1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON A LINE FROM THE NORTHWEST CORNER OF LOT 2, GUANA ESTATES (AN UNRECORDED SUBDIVISION) ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3728, PAGE 183 TO THE SOUTHWEST CORNER OF LOT 8, GUANA ESTATES, ALSO BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 1055, BEING SOUTH 06°27'00" EAST.
3. WETLANDS LOCATED AS FLAGGED BY HEILMAN & ASSOCIATES, INC.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

THIS SURVEY WAS MADE FOR THE BENEFIT OF DALE WILLIAMS; BARTLETT TITLE SERVICES, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

Donn W Boatwright, PSM

Digitally signed by Donn W Boatwright, PSM
DN: cn=Donn W Boatwright, PSM, o=Boatwright Land Surveyors, Inc, ou=LS 3295 LB 3672, email=donn@boatwrightland.com, c=US
Date: 2015.03.03 10:39:52 -05'00'

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 3672

WETLANDS ADDED – FEBRUARY 27, 2015

CHECKED BY: ____ | FILE: 2015-0214 | DRAWN BY: SWC | BOATWRIGHT LAND SURVEYORS, inc. 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA | DATE: FEBRUARY 18, 2015 | SHEET 1 OF 1 | (904)241-8550

2015-0179