## MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF PARCEL 7 OF THE "PLAT OF PARTITION OF DUPONT ESTATE", AN UNRECORDED SUBDIVISION OF GOVERNMENT LOTS 1 AND 2, AND PART OF GOVERNMENT LOTS 3, 6, 7 AND 8 OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 30 EAST, IN ST. JOHNS COUNTY, FLORIDA. A COPY OF THE "PLAT OF PARTITION OF DUPONT ESTATES" BY J. W. SUMMERVILLE, REGISTERED FLORIDA LAND SURVEYOR NO. 22, DATED OCTOBER 28, 1952 IS RECORDED IN DEED BOOK 202, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

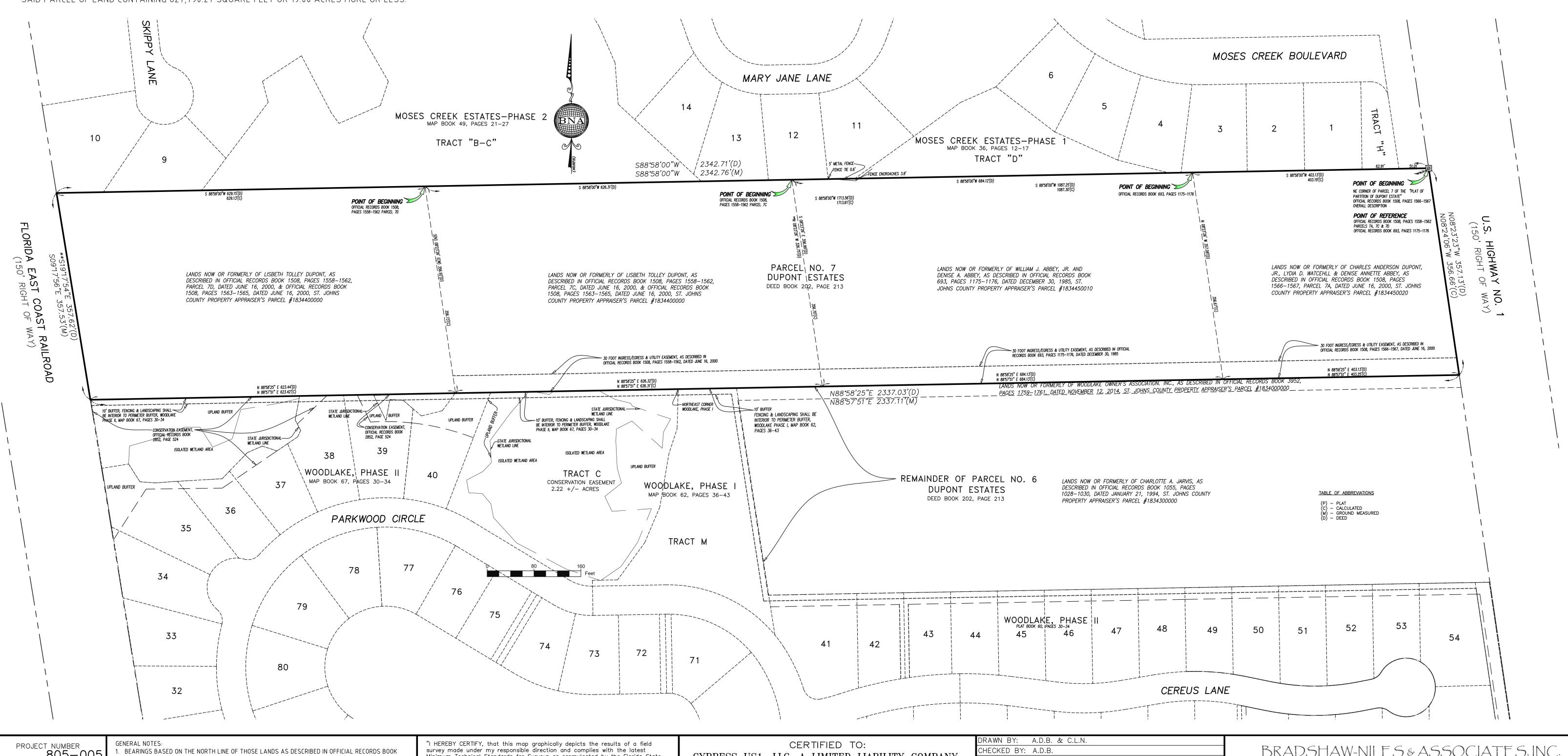
## LEGAL DESCRIPTION: OVERALL DESCRIPTION

A PORTION OF PARCEL 7 OF THE "PLAT OF PARTITION OF DUPONT ESTATE", AN UNRECORDED SUBDIVISION OF GOVERNMENT LOTS 3, 6, 7 AND 8 OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 30 EAST, IN ST. JOHNS COUNTY, FLORIDA. A COPY OF THE "PLAT OF PARTITION OF DUPONT ESTATES" BY J. W. SUMMERVILLE, REGISTERED FLORIDA LAND SURVEYOR NO. 22, DATED OCTOBER 28, 1952 IS RECORDED IN DEED BOOK 202, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THE AFOREMENTIONED PORTION OF PARCEL 7 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL 7 OF THE "PLAT OF PARTITION OF DUPONT ESTATE", SAID NORTHEAST CORNER OF TRACT 7, BEING ON THE EXISTING, MONUMENTED, WEST, ALONG THE NORTH LINE OF SAID PARCEL 7, A DISTANCE 1, A DISTANCE 2, A DISTANCE 3, A DISTANCE 3 OF 2342.76 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD COMPANY (A 150 FOOT WIDE RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID PARCEL 7; THENCE SOUTH 09°17′56″ EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID PARCEL 7, A DISTANCE OF 357.53 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 7, THENCE RUN N 08°24'06" W. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO.5 AND THE EASTERLY LINE OF SAID PARCEL 7, A DISTANCE OF 356.66 FEET TO THE POINT OF BEGINNING

SUBJECT TO AN EASEMNT FOR INGRESS OR EGRESS AND UTILITIES ON THE SOUTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1508, PAGES 1558-1562, OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SAID PARCEL OF LAND CONTAINING 827,790.27 SQUARE FEET OR 19.00 ACRES MORE OR LESS.



805-005

SHEET No. 1/1

DATE: 01/25/17 SCALE: 1"=80' DRAWING No.: BNDY

1508, PAGE 1558, AS BEING SOUTH 88°58'00" WEST 2. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A SPECIFIC PURPOSE SURVEY TO GRAPHICALLY DEPICT A SKETCH AND DESCRIPTION ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER

B. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISIBLE SURFACE EVIDENCE 4. NOT ABSTRACTED FOR EASEMENTS. NO ABSTRACT OF TITLE FURNISHED.

Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17.051 & 5J-17.052, Florida Administrative Code: Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

DATE OF SIGNATURE FIELD WORK COMPLETED ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

CYPRESS US1, LLC, A LIMITED LIABILITY COMPANY ISLAND TITLE OF ST. AUGUSTINE LLC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE

AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON

IELD BOOK/PAGE(S): 360/15-75, 362/1-13, 364/15-18 REV DATE BY CKD

BRADSHAW-NILES & ASSOCIATES, INC. SURVEYING AND MAPPING CONSULTANTS

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