

6567 U.S. HIGHWAY 90  
 GLEN St. MARY, FLORIDA  
 BAKER VOUNTY

**LEGAL DESCRIPTION:** OFFICIAL RECORDS BOOK 2006, PAGE 9135

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 39, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT BEING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 87°10'17" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 597.79 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 87°10'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 480.36 FEET TO A POINT; THENCE SOUTH 20°54'41" EAST, DEPARTING SAID SOUTHERLY LINE A DISTANCE OF 501.60 FEET TO A POINT BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE No. 1: THENCE NORTH 77°59'27" EAST, A DISTANCE OF 133.00 FEET TO A POINT; COURSE No. 2: THENCE SOUTH 12°00'33" EAST, A DISTANCE OF 5.00 FEET TO A POINT; COURSE No. 3: THENCE NORTH 77°59'27" EAST, A DISTANCE OF 400.00 FEET TO A POINT; COURSE No. 4: THENCE NORTH 72°36'34" EAST, A DISTANCE OF 14.02 FEET TO A POINT; THENCE NORTH 31°35'52" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 448.56 FEET TO THE POINT OF BEGINNING.

PROJECT SITE  
 LATITUDE 30°16'42.9" N  
 LONGITUDE 82°09'04.6" W



**SURVEYOR'S DESCRIPTION:**

A PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 39, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, ALSO BEING A PORTION OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2006, PAGE 9135, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT BEING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36; THENCE SOUTH 87°06'58" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (1/4), A DISTANCE OF 597.89 FEET; THENCE SOUTH 31 DEGREES 36 MINUTES 20 SECONDS EAST DEPARTING THE SOUTH LINE THEREOF, A DISTANCE OF 264.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SOUTH 31 DEGREES 36 MINUTES 20 SECONDS EAST, A DISTANCE OF 184.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 VARIABLE WIDTH RIGHT-OF-WAY AS NOW LAID OUT; THENCE SOUTH 71 DEGREES 51 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 14.09 FEET; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY LINE SOUTH 77 DEGREES 59 MINUTES 27 SECONDS WEST, A DISTANCE OF 287.14 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 11 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 175.20 FEET; THENCE NORTH 77 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 239.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE LAND CONTAINS 47,386 SQUARE FEET OR 1.1 ACRES MORE OR LESS.

**GENERAL NOTES:**

- 1.) BEARING STRUCTURE ASSUMED (S 77°59'27" W) ALONG THE NORTHERLY RIGHT-OF-WAY, U.S. HIGHWAY 90 (VARIABLE WIDTH) AS SHOWN ON OFFICIAL RECORDS BOOK 2006, PAGE 4894 PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, FOR ANGLE MEASUREMENT ONLY.
- 2.) LEGAL DESCRIPTION OFFICIAL RECORDS BOOK 2006, PAGE 9135, PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA, NO TITLE WORK PROVIDED TO THIS SURVEYOR.
- 3.) THIS SURVEY IS DESIGNED TO BE DISPLAYED AT A SCALE OF 1" = 20' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.
- 4.) RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.
- 5.) DATA SOURCES:
  - A.) ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK, DESIGNATION: TBM21, ELEVATION = 125.46 FEET.
  - B.) BENCHMARK #1: FOUND FDOT BOX CUT BACK OF WALK. ELEVATION = 125.46 FEET.
  - C.) BENCHMARK #2: FOUND CONCRETE MONUMENT, LOCATED IN THE SOUTHWEST CORNER OF SITE, ELEVATION = 126.33 FEET.
  - D.) BENCHMARK #3: FOUND CONCRETE MONUMENT LOCATED IN THE SOUTHEAST AREA OF SITE, ELEVATION = 125.60
- 6.) HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
  - A.) GREYSTONE SUBDIVISION, PHASE ONE, AS RECORDED IN MAP BOOK 3, PAGES 108-115, OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.
  - B.) OFFICIAL RECORDS BOOK 2006, PAGE 9135, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.
  - C.) OFFICIAL RECORDS BOOK 2006, PAGE 4894, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.
  - D.) SURVEY PERFORMED BY ELAND AND ASSOCIATES, INC., JOB NUMBER 42246-B, DATED 10/22/2020
- 7.) THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO A SURVEY AT THE TIME OF SURVEY. A SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.
- 8.) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS.
- 9.) LIMITATIONS:
  - A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 61-17.05(2)(D)(4) AND THE AIA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAY(S) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY(S) AND OR OWNERSHIP HAVE BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT. THERE MAY BE ADDITIONAL RECORDINGS NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RETAINS THE RIGHT TO REVISE HIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.
  - B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS / HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.
  - C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THIS PARTY PER FLORIDA STATUTES CHAPTER RULE 61-17.05(1)(5)(6).
  - D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.
  - E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.
  - F.) TREE INFORMATION:
    - A.) TREES AS SHOWN ON THE SURVEY IS FOR THE LOCATION AND DIAMETER TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL (APPROXIMATELY CHEST HEIGHT). THE TREE IDENTIFICATION SHOWN IS USUALLY A COMMONLY KNOWN NAME. HOWEVER THE ACCURACY OF THE SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC.). IDENTIFICATION IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR OR MAPPER, UNLESS THEY POSSESS SUCH CERTIFICATES.
    - B.) TOPOGRAPHIC SURVEY:
      - 1.) CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.

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NOT TO SCALE

**LEGEND:**

(C) CALCULATED	(M) MEASURED	⊕ BENCHMARK	⊗ WATER VALVE
CM CONCRETE MONUMENT (AS NOTED)	NO. NUMBER	⊞ CATCH BASIN	⊘ CABLE PEDESTAL
CONC CONCRETE	NAVD NORTH AMERICAN VERTICAL DATUM	⊠ CONCRETE MONUMENT (AS NOTED)	⊙ CURB INLET
(D) DEED DESCRIPTION	MEVD NATIONAL GEODETIC VERTICAL DATUM	⊡ BOX-CUT (AS NOTED)	⊘ CHAIN LINK FENCE
(F) FOUND	N&D NAIL AND DISK (AS NOTED)	⊢ ELECTRIC BOX	⊘ WATER LINE
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	(P) PLAT	⊣ FIRE HYDRANT	⊘ OVERHEAD ELECTRIC
FL FLORIDA	P&S PAGES / PAGES		
ID IDENTIFICATION	RLS REGISTERED LICENSED SURVEYOR		
LB LICENSED BUSINESS			
LC LICENSED CORPORATION			
LLC LIMITED LIABILITY COMPANY			
LS LICENSED SURVEYOR			

**TREE LEGEND / SYMBOLS / COUNT**

OAK TREE	⊙	2
PALM TREE	⊙	3
PINE TREE	⊙	52
TOTAL		57

CERTIFIED TO: \_\_\_\_\_

Field Work by: ss Date: 12/09/2020 Office Work by: BR Date: 12/15/2020  
 Field Book: 14 Page: 73 Scale: 1" = 20'


TYPE OF SURVEY:  
 Boundary, Topographic & Tree

REVISIONS:

SITE ADDRESS: 6567 US Hwy 90  
 Glen St. Mary, Florida

PROJECT: 20-1203

SHEET 1 OF 2



Professional Surveyor  
 Residential Commercial Construction  
 Phone: 586.216.5730  
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SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 TOGETHER SEE SHEET 2 OF 2 FOR SURVEYOR'S SIGNATURE