

RESOLUTION NO. 2003- 207

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR ADDITIONAL RIGHT-OF-WAY FOR COUNTY ROAD 210 IMPROVEMENTS FROM JOHNS CREEK, LLC.

RECITALS

WHEREAS, Johns Creek, LLC, a Florida limited partnership, is the Developer of certain lands contained within the Johns Creek Planned Unit Development and have executed and presented a Deed of Dedication for additional right-of-way for County Road 210 in compliance with the terms of the Development and Impact Fee Agreement; and

WHEREAS, in accordance with the County Road Impact Fee Ordinance, Johns Creek, LLC, is entitled to certain impact fee credits for the design, installation, improvements and right-of-way comprising the County Road 210 Improvements once the Deed of Dedication is accepted; and

WHEREAS, on July 23, 2002, the Board of County Commissioners approved the terms of the Development and Impact Fee Agreement under Ordinance No. 2002-41 and recorded in Official Records Book 1793, Page 1729 of the public records of St. Johns County, Florida; and

WHEREAS, a copy of the executed Deed of Dedication conveying that certain additional right-of-way for County Road 210, which is a total of 2.89 acres, is attached as Exhibit "A", incorporated by reference and made a part hereof.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissions of St. Johns County, Florida as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. Upon acceptance of this Resolution by the Board of County Commissioners, the Deed of Dedication is hereby accepted in the form of that which is attached hereto as Exhibit "A" and the Clerk of Circuit Court is instructed to record the original, executed Deed of Dedication in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 4th day of November, 2003.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: James E. Bryant
James E. Bryant, Chairman

**ATTEST:
CHERYL STRICKLAND
CLERK OF CIRCUIT COURT**

By: Patricia DeGrande
Deputy Clerk



COPY

Prepared by:
John G. Metcalf, Esquire
Pappas Metcalf Jenks & Miller, PA
245 Riverside Avenue, Suite 400
Jacksonville, Florida 32202-4907

Exhibit "A" to Resolution

**DEED OF DEDICATION
RIGHT-OF-WAY**

THIS INDENTURE, made this 24th day of September, 2003, between, **JOHNS CREEK, LLC**, a Florida limited partnership, whose address is 3020 Hartley Road, Suite 100, Jacksonville, FL 32257 (hereinafter called the "Grantor") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, Saint Augustine, Florida 32095 (hereinafter called the "Grantee").

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002 and those easements and restrictions of record, if any.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

COPY

Signed and Scaled
in our Presence:

GRANTOR:

JOHNS CREEK, LLC,
a Florida limited liability company

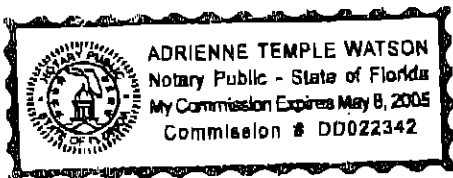
(sign) Adrienne Temple Watson
(print) Adrienne Temple Watson

By: [Signature]
Name: E. W. Wilson
Title: Jr

(sign) Cami Gomez
(print) Cami Gomez

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 24 day of September 2003, by Erik Wilson, the Vice President of JOHNS CREEK, LLC, a Florida limited liability company, personally known to me or has/have produced _____ as identification.

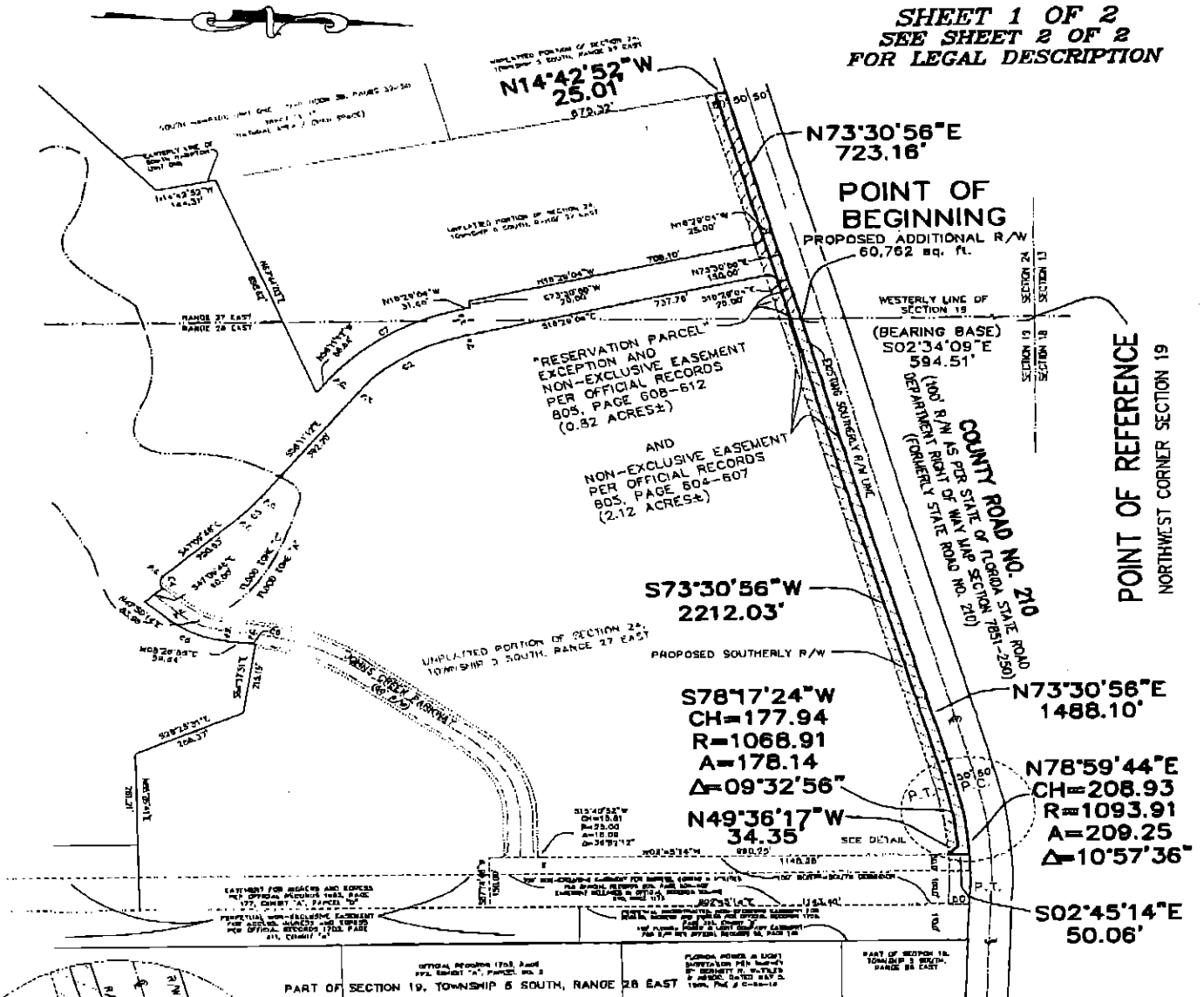


Adrienne Temple Watson
(Print Name Adrienne Temple Watson)
NOTARY PUBLIC
State of Florida at Large
Commission # DD022342
My Commission Expires: 5/8/05
Personally known ✓
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

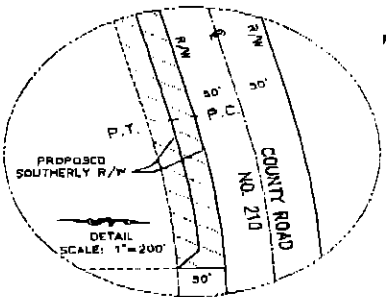
MAP SHOWING SKETCH AND DESCRIPTION OF

A STRIP OF LAND TO BE DEEDED TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY
 A PORTION OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF
 SECTION 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL BEING IN ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 2
SEE SHEET 2 OF 2
FOR LEGAL DESCRIPTION



POINT OF REFERENCE
 NORTHWEST CORNER SECTION 19



THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE SUCH
 BEARINGS BASED ON MAP AS SHOWN
 UNDERGROUND ENCROACHMENTS NOT LOCATED

REVISED 08-19-03
 THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 8820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/278-0088 - LICENSED BUSINESS NO. 3857

Legend	
FND.	FOUND
ESMT	EASEMENT
CONC	CONCRETE
MON.	MONUMENT
I.P.	IRON PIPE
I.R.	IRON ROD
Tom	TANGENT DISTANCE
Δ	DELTA ANGLE
CH	CHORD
A	ARC LENGTH
R	RADIUS
(ACT.)	ACTUAL
(P)	PLAT
(R)	RADIAL LINE
(C)	CENTER LINE
R/W	RIGHT-OF-WAY
-x-	FENCE
(W)	WITNESS
ACOE	ARMY CORPS OF ENGINEERS
JWL	JURISDICTIONAL WETLANDS LINE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
B.R.L.	BUILDING RESTRICTION LINE
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
NOVD	NATIONAL GEODETIC VERTICAL DATUM
P.I.	POINT OF INTERSECTION
EW	EDGE OF WATER
TOB	TOP OF BANK

THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 81617-8, FLORIDA, STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES D. HARRISON, JR.

SCALE 1"=400'
 DATE 05-12-03

FLORIDA REGISTERED SURVEYOR AND MAPPER
 12647

MAP SHOWING SKETCH AND DESCRIPTION OF

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR GRAPHIC DEPICTION

A STRIP OF LAND TO BE DEEDED TO ST. JOHNS CNTY FOR ADDITIONAL RIGHT-OF-WAY

A PORTION OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL BEING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 02°34'09" EAST ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 594.51 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 (FORMERLY STATE ROAD NO. 210) A 100' RIGHT-OF-WAY AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY SECTION 7851-250; AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE RUN NORTH 73°30'56" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1488.10 FEET TO THE POINT CURVATURE, OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1093.91 FEET; THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 209.25 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°59'44" EAST, 208.93 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 02°45'14" EAST, A DISTANCE OF 50.08 FEET; THENCE RUN NORTH 49°36'17" WEST, A DISTANCE OF 34.35 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1088.91 FEET; THENCE RUN SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 178.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°17'24" WEST, 177.94 FEET; THENCE, RUN SOUTH 73°30'56" WEST, A DISTANCE OF 2212.03 FEET; THENCE RUN NORTH 14°42'52" WEST, A DISTANCE OF 25.01 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210; THENCE RUN NORTH 73°30'56" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 723.16 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1.39 ACRES, MORE OR LESS.

REVISED 08-19-03
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN
UNDERGROUND ENCROACHMENTS NOT LOCATED

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED BUSINESS NO. 3857

Legend

FND.	FOUND	ACOE	ARMY CORPS OF ENGINEERS
ESMT	EASEMENT	JWL	JURISDICTIONAL WETLANDS LINE
CONC	CONCRETE	P.R.M.	PERMANENT REFERENCE MONUMENT
MON.	MONUMENT	P.T.	POINT OF TANGENCY
LP.	IRON PIPE	P.G.P.	PERMANENT CONTROL POINT
I.R.	IRON ROD	P.C.	POINT OF CURVE
Tan	TANGENT DISTANCE	P.R.C.	POINT OF REVERSE CURVE
Δ	DELTA ANGLE	P.C.C.	POINT OF COMPOUND CURVE
CH	CHORD	B.R.L.	BUILDING RESTRICTION LINE
A	ARC LENGTH	U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
R	RADIUS	NGVD	NATIONAL GEODETIC VERTICAL DATUM
(ACT.)	ACTUAL	P.I.	POINT OF INTERSECTION
(P)	PLAT	EDW	EDGE OF WATER
(R)	RADIAL LINE	TGB	TOP OF BANK
(C)	CENTER LINE		
R/W	RIGHT-OF-WAY		
---	FENCE		
(W)	WITNESS		

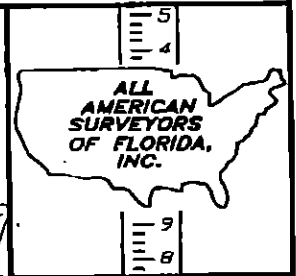
THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61017-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR.

SCALE 1"=400'

DATE 05-12-03

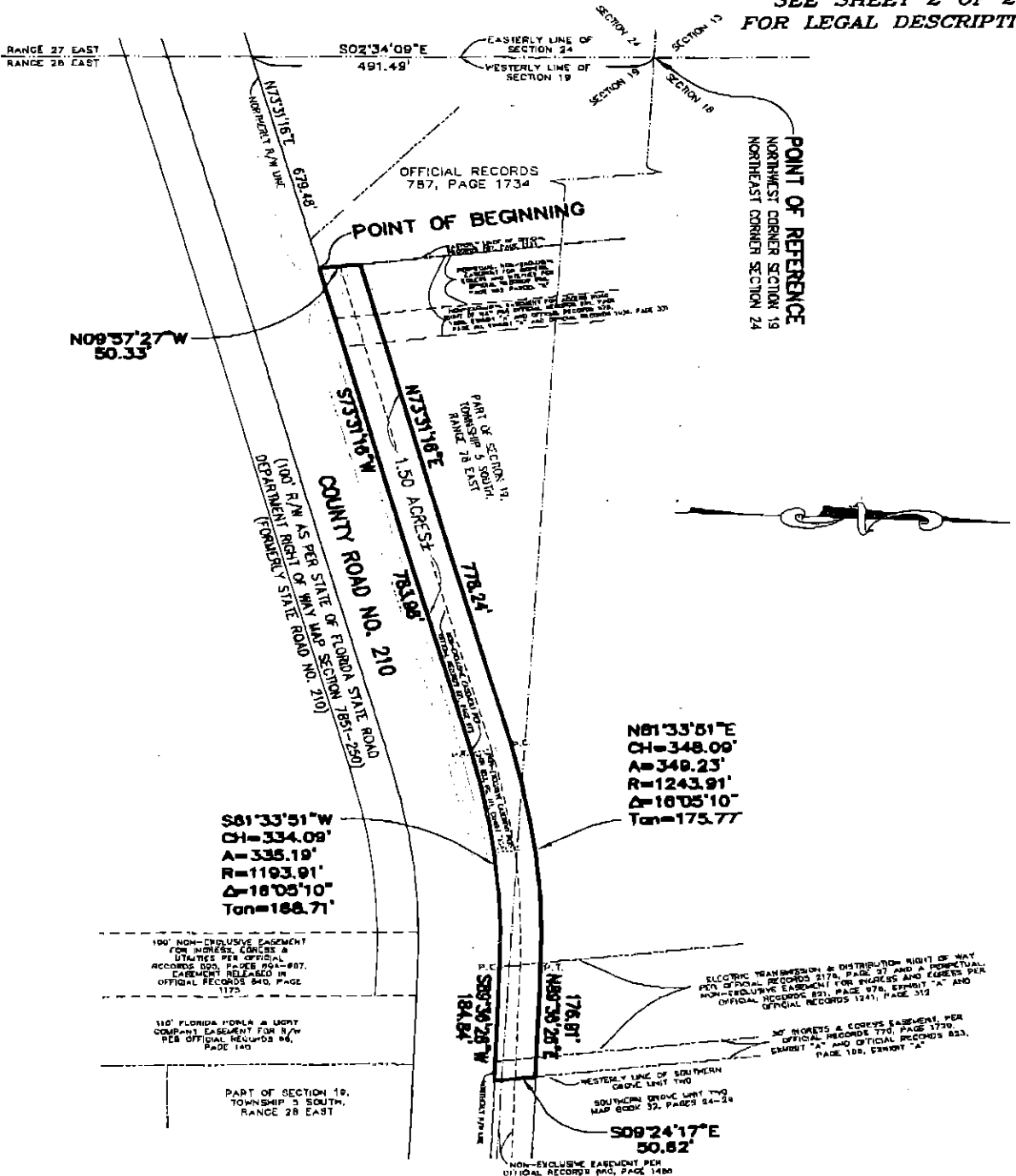
FLORIDA REGISTERED SURVEYOR AND MAPPER
#2647



MAP SHOWING SKETCH AND DESCRIPTION OF

60 FOOT STRIP - NORTHSIDE OF COUNTY ROAD 210
A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 2
SEE SHEET 2 OF 2
FOR LEGAL DESCRIPTION



THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY. BEARINGS BASED ON PLAT AS SHOWN UNDERGROUND ENCROACHMENTS NOT LOCATED

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED BUSINESS NO. 3857

Legend	
ENG.	= FOUND
ESMT	= EASEMENT
CONC.	= CONCRETE
MON.	= MONUMENT
I.P.	= IRON PIPE
I.R.	= IRON ROD
Tan	= TANGENT DISTANCE
Δ	= DELTA ANGLE
CH	= CHORD
R	= RADIUS
(ACT.)	= ACTUAL
(P)	= PLAT
(R)	= RADIAL LINE
C	= CENTER LINE
R/W	= RIGHT-OF-WAY
F	= FENCE
(W)	= WITNESS
ACOE	= ARMY CORPS OF ENGINEERS
JWL	= JURISDICTIONAL WETLANDS LINE
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P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVE
P.R.C.	= POINT OF REVERSE CURVE
P.C.C.	= POINT OF COMPOUND CURVE
B.R.L.	= BUILDING RESTRICTION LINE
U.D.E.	= UNOBSTRUCTED DRAINAGE EASEMENT
NOVD	= NATIONAL GEODETIC VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
EOW	= EDGE OF WATER
TOB	= TOP OF BANK

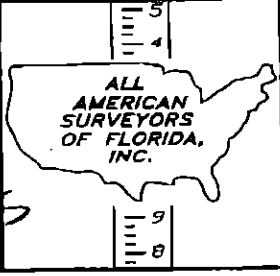
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SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR.

SCALE 1"=200'

DATE 05-12-03

FLORIDA REGISTERED SURVEYOR AND MAPPER
#2547



MAP SHOWING SKETCH AND DESCRIPTION OF

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR GRAPHIC DEPICTION

50 FOOT STRIP - NORTHSIDE OF COUNTY ROAD 210

A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 19; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 2°34'09" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 491.49 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN NORTH 73°31'16" EAST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 679.48 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 8°57'27" WEST, DEPARTING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 AND RUNNING ALONG THE EASTERLY LINE OF OFFICIAL RECORDS VOLUME 787, PAGE 1734 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 50.33 FEET; THENCE RUN NORTH 73°31'16" EAST, PARALLEL TO AND 50.0 FEET NORTHERLY OF THE SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A DISTANCE OF 778.24 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1243.91 FEET; THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 349.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°33'51" EAST, 348.09 FEET; THENCE RUN NORTH 89°38'28" EAST, PARALLEL TO AND 50.0 FEET NORTHERLY OF SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A DISTANCE OF 178.91 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF SOUTHERN GROVE UNIT TWO, AS RECORDED IN MAP BOOK 32, PAGES 24 THRU 29, INCLUSIVE OF THE SAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE RUN SOUTH 8°24'17" EAST, ALONG THE SAID WESTERLY LINE OF SOUTHERN GROVE UNIT TWO, A DISTANCE OF 50.82 FEET TO ITS INTERSECTION WITH THE SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210; THENCE RUN SOUTH 89°38'28" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 184.84 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1193.91 FEET; THENCE RUN SOUTHWESTERLY ALONG AND AROUND SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 335.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°33'51" WEST, 334.09 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, RUN SOUTH 73°31'16" WEST, A DISTANCE OF 783.98 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1.50 ACRES, MORE OR LESS.

CERTIFIED TO: JOHNS CREEK, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY; CLIFFORD B. NEWTON, P.A.; PAPPAS, METCALF, JENKS AND MILLER, P.A.; RAYLAND, LLC; RAYONIER TIMBERLANDS MANAGEMENT, INC.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN
UNDERGROUND ENCROACHMENTS NOT LOCATED

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED BUSINESS NO. 3857

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ESMT	= EASEMENT	JWL	= JURISDICTIONAL WETLANDS LINE
CONC	= CONCRETE	P.R.M.	= PERMANENT REFERENCE MONUMENT
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R/W	= RIGHT-OF-WAY		
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(W)	= WITNESS		

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SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR.

SCALE 1"=200'

DATE 05-12-03 FLORIDA REGISTERED SURVEYOR AND MAPPER #2647

