

**A MAP SHOWING A BOUNDARY SURVEY OF**

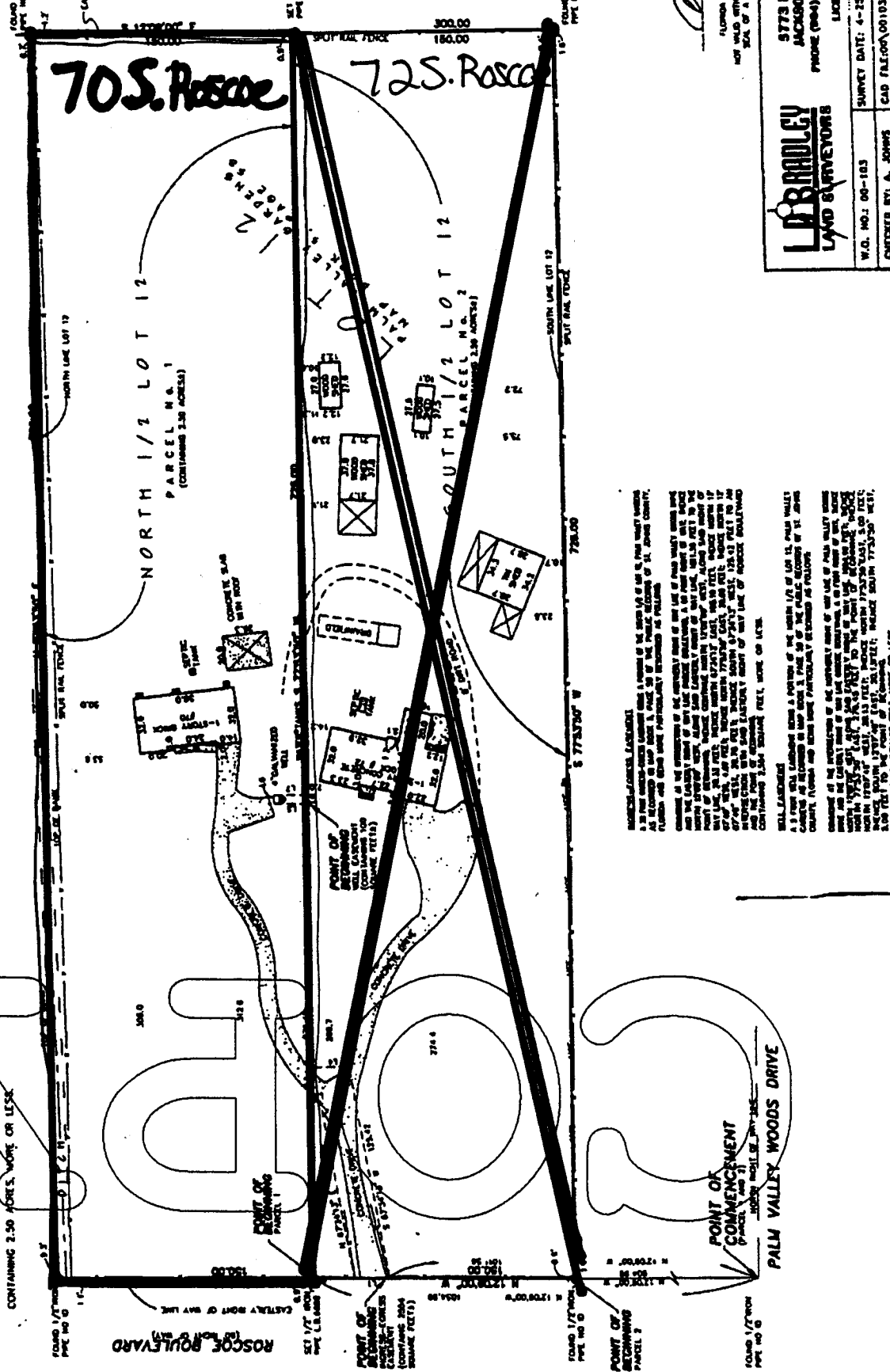
PARCEL No. 2  
 THE SOUTH 1/2 OF LOT 12, PALM VALLEY GARDENS, AS RECORDED IN MAP BOOK 3, PAGE 58 OF  
 THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ROSCOE BOULEVARD,  
 A 80 FOOT RIGHT OF WAY AND THE NORTH RIGHT OF WAY OF PALM VALLEY WOODS  
 DRIVE; THENCE NORTH 12°09'00" WEST, ALONG THE SAID EASTERLY RIGHT OF WAY LINE  
 804.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12°09'00" WEST,  
 ALONG SAID EASTERLY LINE, 150.00 FEET; THENCE SOUTH 77°53'50" EAST, 728.00 FEET  
 TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID LOT 12; THENCE SOUTH  
 12°09'00" EAST, ALONG SAID EAST LINE, 150.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE  
 OF SAID LOT 12; THENCE SOUTH 77°53'50" WEST, ALONG SAID SOUTH LINE 728.00 FEET  
 TO THE POINT OF BEGINNING.  
 CONTAINING 2.50 ACRES, MORE OR LESS.

**GRAPHIC SCALE**  
 1 inch = 40 ft.



LINE	LENGTH	BEARING
1	804.89	N 12°09'00" W
2	150.00	S 12°09'00" W
3	728.00	S 77°53'50" E
4	150.00	S 12°09'00" E
5	728.00	N 77°53'50" W
6	150.00	N 12°09'00" E
7	804.89	N 12°09'00" W



PARCEL No. 1  
 THE NORTH 1/2 OF LOT 12, PALM VALLEY GARDENS, AS RECORDED IN MAP BOOK 3, PAGE 58 OF  
 THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ROSCOE BOULEVARD,  
 A 80 FOOT RIGHT OF WAY AND THE NORTH RIGHT OF WAY OF PALM VALLEY WOODS  
 DRIVE; THENCE NORTH 12°09'00" WEST, ALONG THE SAID EASTERLY RIGHT OF WAY LINE  
 804.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12°09'00" WEST,  
 ALONG SAID EASTERLY LINE, 150.00 FEET; THENCE SOUTH 77°53'50" EAST, 728.00 FEET  
 TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID LOT 12; THENCE SOUTH  
 12°09'00" EAST, ALONG SAID EAST LINE, 150.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE  
 OF SAID LOT 12; THENCE SOUTH 77°53'50" WEST, ALONG SAID SOUTH LINE 728.00 FEET  
 TO THE POINT OF BEGINNING.  
 CONTAINING 2.50 ACRES, MORE OR LESS.

**UNDEVELOPED LANDS**  
 A 1/2 ACRE PARCEL OF LAND, BEING THE SOUTH 1/2 OF LOT 12, PALM VALLEY  
 GARDENS, AS RECORDED IN MAP BOOK 3, PAGE 58 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY,  
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PALM VALLEY WOODS DRIVE  
 AND THE EASTERLY RIGHT OF WAY LINE OF ROSCOE BOULEVARD, A 80 FOOT RIGHT OF WAY LINE  
 804.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12°09'00" WEST, ALONG SAID EASTERLY  
 RIGHT OF WAY LINE, 150.00 FEET; THENCE SOUTH 77°53'50" EAST, 728.00 FEET; THENCE SOUTH  
 12°09'00" EAST, ALONG SAID EAST LINE, 150.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE  
 OF SAID LOT 12; THENCE SOUTH 77°53'50" WEST, ALONG SAID SOUTH LINE 728.00 FEET TO  
 THE POINT OF BEGINNING.  
 CONTAINING 2.50 ACRES, MORE OR LESS.

**WELL LOCATIONS**  
 A 1/2 ACRE PARCEL OF LAND, BEING THE SOUTH 1/2 OF LOT 12, PALM VALLEY  
 GARDENS, AS RECORDED IN MAP BOOK 3, PAGE 58 OF THE PUBLIC RECORDS OF ST. JOHNS  
 COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PALM VALLEY WOODS DRIVE  
 AND THE EASTERLY RIGHT OF WAY LINE OF ROSCOE BOULEVARD, A 80 FOOT RIGHT OF WAY LINE  
 804.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12°09'00" WEST, ALONG SAID EASTERLY  
 RIGHT OF WAY LINE, 150.00 FEET; THENCE SOUTH 77°53'50" EAST, 728.00 FEET; THENCE SOUTH  
 12°09'00" EAST, ALONG SAID EAST LINE, 150.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE  
 OF SAID LOT 12; THENCE SOUTH 77°53'50" WEST, ALONG SAID SOUTH LINE 728.00 FEET TO  
 THE POINT OF BEGINNING.  
 CONTAINING 2.50 ACRES, MORE OR LESS.

*Charles J. Bradley*  
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 JACKSONVILLE, FLORIDA 32206  
 PHONE (904) 788-6468 FAX (904) 788-1479

**L. BRADLEY**  
**LAND SURVEYORS**  
 LICENSED BUSINESS No. 0008  
 SURVEY DATE: 4-25-00  
 CHECKED BY: A. JOHNS  
 DRAFTED BY: J. WEHRETT  
 CAD FILE: 00103.DWG  
 PG 187 PC 22-28