

PONTE VEDRA INTRACOASTAL LOT



**131' WIDE AT BULKHEAD
LOCATED ON WEST SIDE OF ICW
AVOID AFTERNOON HEAT WAVES
BEAUTIFUL SUN RISES
INCREDIBLE FULL MOON VIEWS**

\$995,000
MIKE ANTONOPOULOS
904-361-8193

**LOCATED AT
END OF QUIET
PRIVATE TREE-
LINED ROAD**



**DOCK PERMIT IN PLACE
3' WATER DEPTH AT LOW TIDE**

228 CLATTER BRIDGE ROAD

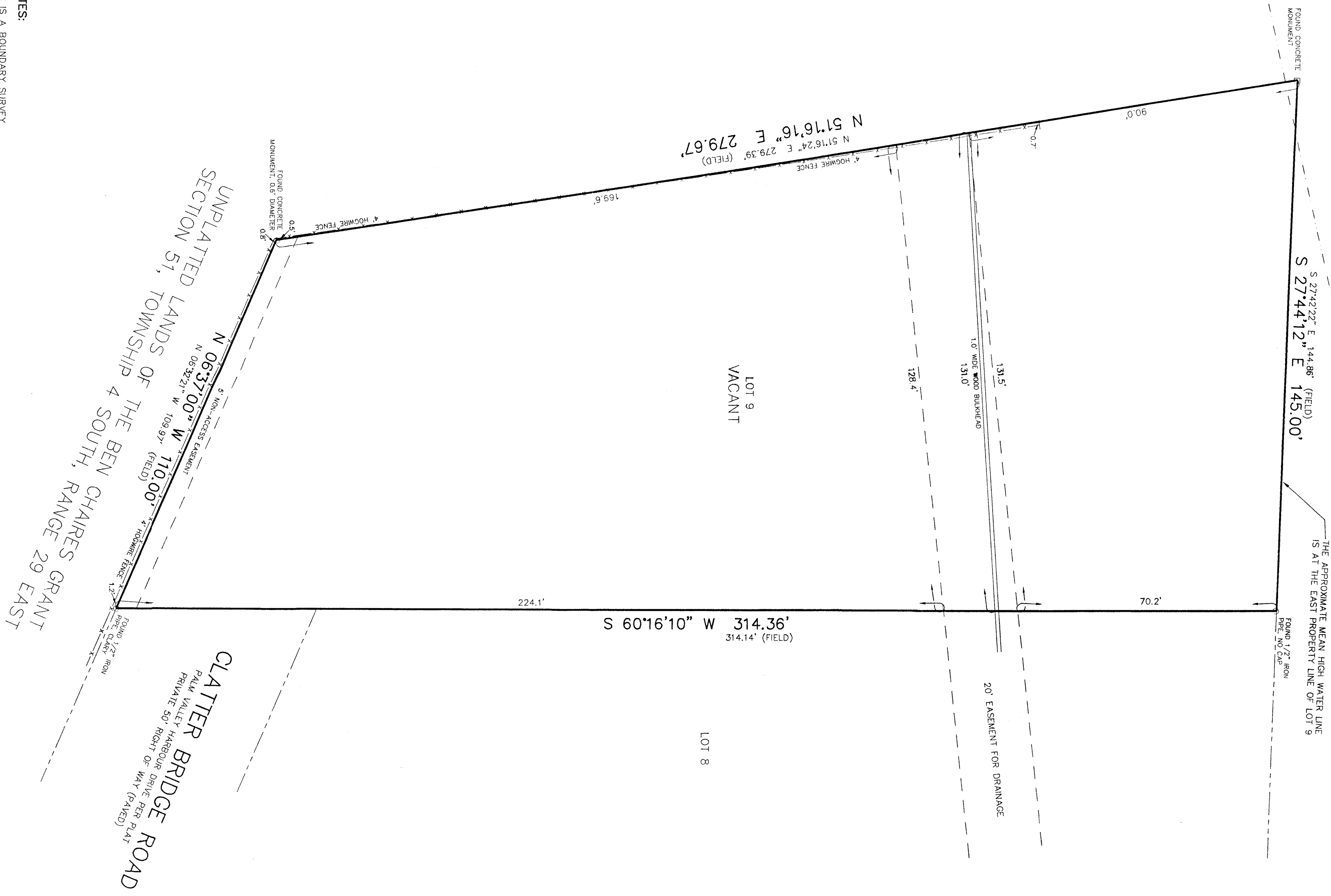
THIS IS TRULY A ONE-OF-A-KIND OPPORTUNITY !!!

131' OF WATERWAY FRONTAGE AT BULKHEAD

- **THIS IS A VERY PRIVATE LOT LOCATED AT THE END OF A QUIET STREET THAT PROVIDES ACCESS TO ONLY NINE HOMES.**
- **A LARGE BUFFER IS PROPOSED TO THE NORTH AND WEST BY THE NOCATEE PUD (SEE ATTACHED PLAN).**
- **NO ROSCOE BLVD NOISE – NO ROSCOE BLVD TRAFFIC.**
- **SITUATED ON THE WESTERN SHORE OF THE INTRACOASTAL WATERWAY IN PONTE VEDRA, FLORIDA, THIS LOT OFFERS VIEWS OF BEAUTIFUL SUN AND MOON RISES. NO AFTERNOON HEAT WAVES COMMON TO LOTS LOCATED ON ROSCOE BLVD.**
- **PERMITS HAVE BEEN ISSUED FOR A BOATHOUSE WHICH WILL PROVIDE OPERATION OF THE LIFT AT ALL TIDES. PERMIT PROVIDES 3' OF WATER DEPTH AT THE BOW END OF THE BOATHOUSE AT LOW TIDE. THIS IS NOT AVAILABLE ON THE ROSCOE BLVD LOTS (SEE ATTACHED SURVEY).**
- **LOCATED A SHORT DRIVE FROM THE NEW NOCATEE TOWN CENTER (PUBLIX), THE BEACH AT MICKLERS, THE LODGE, AND THE PONTE VEDRA INN.**

INTRACOSTAL WATERWAY
(TOLMATO RIVER)

MAP SHOWING SURVEY OF
LOT 9, PALM VALLEY HARBOUR, AS RECORDED IN MAP BOOK 24, PAGES 17, 18
AND 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER
WITH ANY LAND LYING ABOVE THE MEAN HIGH WATER LINE ADJACENT TO SAID
LOT 9 BOUND ON THE NORTH AND SOUTH BY EASTERLY EXTENSIONS OF THE
NORTH AND SOUTH LOT LINES OF SAID LOT 9.



NOTES:

THIS IS A BOUNDARY SURVEY.
NO BUILDING RESTRICTION LINE AS PER PLAT.
BEARINGS BASED ON THE SOUTHERLY LINE OF
LOT 9, AS BEING S 60°16'10" W, AS PER PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD
ZONE "AE" (EL. 6) AS WELL AS CAN BE DETERMINED FROM
THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL
NUMBER 12109C0095H, REVISED SEPTEMBER 2, 2004 FOR
ST. JOHNS COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF
MICHAEL ANTONOPoulos & SANDRA R.
ANTONOPoulos, COMMONWEALTH LAND TITLE
INSURANCE COMPANY; AND BUSCHMAN, AHERN,
PERSONS & BANKSTON, P.A.

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

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

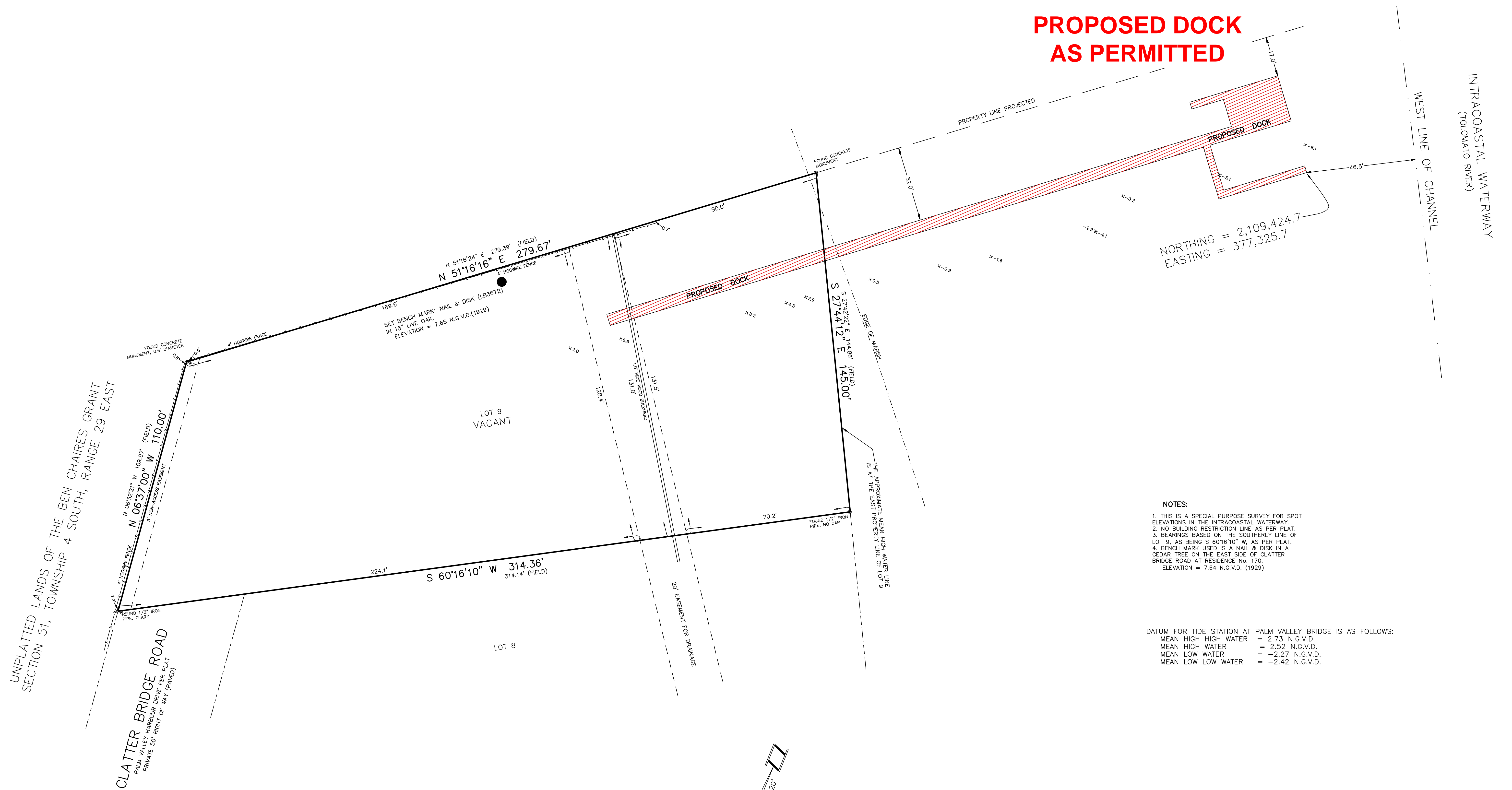
CHECKED BY: FILE 2005-1867 DRAWN BY: DAF BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA 241-8550 DATE: DECEMBER 27, 2005 SHEET 1 OF 1

REVISED - MARCH 19, 2008
REVISED - JANUARY 6, 2006

C 2005-1867

MAP OF

LOT 9, PALM VALLEY HARBOUR, AS RECORDED IN MAP BOOK 24, PAGES 17, 18 AND 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH ANY LAND LYING ABOVE THE MEAN HIGH WATER LINE ADJACENT TO SAID LOT 9 BOUND ON THE NORTH AND SOUTH BY EASTERLY EXTENSIONS OF THE NORTH AND SOUTH LOT LINES OF SAID LOT 9.



NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY FOR SPOT ELEVATIONS IN THE INTRACOASTAL WATERWAY.
2. NO BUILDING RESTRICTION LINE AS PER PLAT.
3. BEARINGS BASED ON THE SOUTHERLY LINE OF LOT 9, AS BEING S 60°16'10" W, AS PER PLAT.
4. BENCH MARK USED IS A NAIL & DISK IN A CEDAR TREE ON THE EAST SIDE OF CLATTER BRIDGE ROAD AT RESIDENCE No. 170. ELEVATION = 7.64 N.G.V.D. (1929)

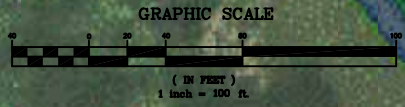
DATUM FOR TIDE STATION AT PALM VALLEY BRIDGE IS AS FOLLOWS:

MEAN HIGH HIGH WATER	= 2.73 N.G.V.D.
MEAN HIGH WATER	= 2.52 N.G.V.D.
MEAN LOW WATER	= -2.27 N.G.V.D.
MEAN LOW LOW WATER	= -2.42 N.G.V.D.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (EL 6) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 12109C0095H, REVISED SEPTEMBER 2, 2004 FOR ST. JOHNS COUNTY, FLORIDA.

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

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



**PROPOSED DOCK
AS PERMITTED**



N 2,109,424.7
E 377,325.7

125' CHANNEL

46.5'+/-

CENTERLINE CHANNEL
PER ACDE WATERWAY CONTROL MAP FILE D.O. 8A-30,014

SPASCOB BLVD

12

16

17-1

13

17

3

4-1

4-2

E 378,000.00

9

8

7

6

FILE 55-287262-001-ES

42 84 m



NOCATEE BUFFER PLAN (PER PUD)

**Estimated
50 Foot Buffer**

**228 Clatter
Bridge**





**VIEW FROM LOT
LOOKING NORTH**



**VIEW FROM LOT
LOOKING SOUTHEAST**