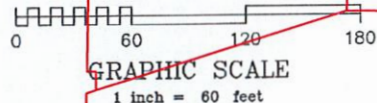


REUSE OF DOCUMENT:
THE IDEAS & DESIGN CONCEPTS INCORPORATED WITHIN THIS DOCUMENT REPRESENTS A PROFESSIONAL SERVICE & IS THE PROPERTY OF GULF COAST CONSULTING INC. & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM GULF COAST CONSULTING INC.



LEGAL DESCRIPTION

LOTS 12, 13, 14, 15 AND 16, LAKE GARDENS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 63, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE VACATED PORTION OF 101st AVENUE (LAKE GARDENS DRIVE - PLAT) LYING BETWEEN SAID LOTS 13, 14, 15 AND 16 AND BEING BOUND ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID LOT 16.

AND
UPLAND AND SUBMERGED LAND AND PART OF LOTS 3 & 4 IN N.E. 1/4, PINELLAS GROVES, BEGIN S.E. CORNER LOT 14, LAKE GARDENS SUBDIVISION; THENCE NORTH 100 FEET; THENCE N19°E 63.33 FEET; THENCE NORTH 80.07 FEET; THENCE S85°E 157.74 FEET; THENCE S85°E 103.92 FEET; THENCE N62°E ALONG CURVE TO LEFT, ARC OF 169.84 FEET AND RADIUS OF 95.76 FEET; THENCE N29°E 59.76 FEET; THENCE N47°E 100 FEET (SCALED); THENCE EAST 135.58 FEET; THENCE SOUTH 201 FEET; THENCE EAST 304.29 FEET; THENCE WEST 664.14 FEET; THENCE SOUTH 99.75 FEET; THENCE WEST 628.38 FEET; THENCE NORTH 269.43 FEET THENCE EAST 220 FEET TO POINT OF BEGINNING.

(UNOFFICIAL LEGAL DESCRIPTION PER PINELLAS COUNTY PROPERTY APPRAISER)

LAKE GARDENS SUBDIVISION
PLAT BOOK 31, PAGE 63

20

19

18

17

LOT 16

LOT 15

10

11

LOT 12

LOT 13

LOT 14

UNPLATTED

UNPLATTED

TRACT 4

PINE
PLAT I

±238,680 SF
(±5.48 Ac)

UNPLATTED

PARCEL ID: 22-30-15-00000-120-0200
(NO OCCUPATION TAKEN)

UPLAND AREA
(275,481 SQ. FT. OR 6.32
ACRES, MORE OR LESS)

WETLAND LINE
(1204.05 LINEAR FEET)

WETLAND AREA
(326,747 SQ. FT. OR 7.50
ACRES, MORE OR LESS)

TRACT 4

TRACT 13

WETLAD LINE DATA

LINE	BEARING	DISTANCE
J1	INTENTIONALLY DELETED	
J2	S20°18'13"E	26.25'M
J3	S06°59'08"W	39.40'M
J4	S60°24'42"E	23.62'M
J5	S40°03'02"E	35.83'M
J6	S74°33'43"E	26.54'M
J7	S84°08'36"E	32.49'M
J8	S68°37'34"E	44.46'M
J9	S56°06'16"E	23.74'M
J10	S86°42'29"E	49.19'M
J11	S51°33'28"E	9.37'M
J12	INTENTIONALLY DELETED	
J13	INTENTIONALLY DELETED	
J14	INTENTIONALLY DELETED	
J15	INTENTIONALLY DELETED	
J16	INTENTIONALLY DELETED	
J17	INTENTIONALLY DELETED	
J18	INTENTIONALLY DELETED	
J19	N73°22'10"E	24.79'M
J20	N67°53'34"E	29.16'M
J21	N58°42'28"E	21.46'M
J22	N63°04'22"E	34.19'M
J23	N58°15'10"E	36.79'M
J24	N40°00'00"E	20.00'M

SURVEY ABBREVIATIONS

A = ARC LENGTH
A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
ALUM = ALUMINUM
ASPH = ASPHALT
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
FPP = FOUND PIPED PIPE
FRM = FRAME
FZL = FLOOD ZONE LINE
GAR = GARAGE
GVL = GROUND VERTICAL CURVE
HMF = HIGH MILE FENCE
HML = HIGH WATER LINE
HW = HIGHWAY
PSW = PROFESSIONAL SURVEYOR & MAPPER
PT = POINT OF TANGENCY
PAV = PAVEMENT
RAD = RADIUS
R = RECORD
REF = REFERENCE
RES = RESIDENCE
RL = RADIAL LINE

GENERAL NOTES

1.) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE

9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.

10.) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

18.) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.

19.) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT

CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

10055 Seminole Blvd Site
Upland Exhibit



Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING, PLANNING, DESIGN, CONSTRUCTION
10055 SEMINOLE BLVD., SUITE 400
DAVENPORT, FLORIDA 33606
Phone: (772) 551-1811 Fax: (772) 551-4000
www.gulfcoastconsultinginc.com

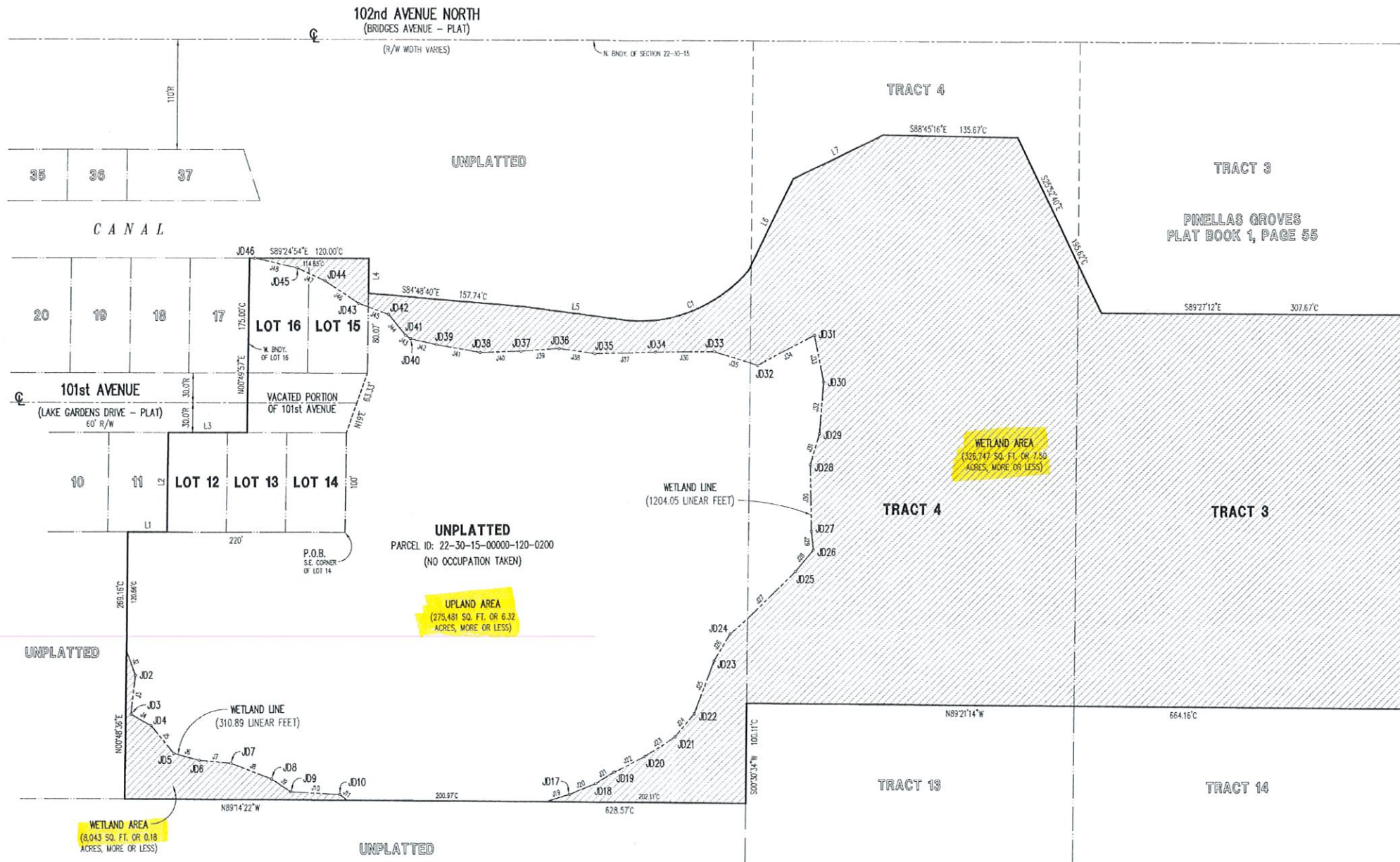


ZON-22-04



UPLAND AND SUBMERGED LAND AND PART OF LOTS 3 & 4 IN NE 1/4, PINELLAS GROVES, BEGIN SE. CORNER LOT 14, LAKE GARDENS SUBDIVISION; THENCE NORTH 100 FEET; THENCE N89E 63.33 FEET; THENCE NORTH 80.07 FEET; THENCE S85E 157.74 FEET; THENCE S85E 103.92 FEET; THENCE N82E ALONG CURVE TO LEFT, ARC OF 169.84 FEET AND RADIUS OF 95.76 FEET; THENCE N29E 55.76 FEET; THENCE N47E 100 FEET (SCALED); THENCE EAST 135.58 FEET; THENCE SOUTH 201 FEET; THENCE EAST 304.29 FEET; THENCE WEST 66.14 FEET; THENCE SOUTH 99.75 FEET; THENCE WEST 628.38 FEET; THENCE NORTH 269.43 FEET THENCE EAST 220 FEET TO POINT OF BEGINNING.

LAKE GARDENS SUBDIVISION
PLAT BOOK 31, PAGE 63



WETLAD LINE DATA		
LINE	BEARING	DISTANCE
J1	INTENTIONALLY	DELETED
J2	S2018°13'E	26.25 M
J3	S06°59'08"W	39.40 M
J4	S60°24'42"E	23.62 M
J5	S40°03'02"E	35.83 M
J6	S74°33'43"E	26.54 M
J7	S84°08'35"E	32.49 M
J8	S68°37'34"E	44.46 M
J9	S56°06'16"E	23.74 M
J10	S86°42'29"E	49.19 M
J11	S51°33'28"E	9.37 M
J12	INTENTIONALLY	DELETED
J13	INTENTIONALLY	DELETED
J14	INTENTIONALLY	DELETED
J15	INTENTIONALLY	DELETED
J16	INTENTIONALLY	DELETED
J17	INTENTIONALLY	DELETED
J18	INTENTIONALLY	DELETED
J19	N73°22'10"E	24.79 M
J20	N67°53'44"E	29.16 M
J21	N58°42'28"E	21.46 M
J22	N63°04'42"E	34.19 M
J23	N58°15'10"E	36.79 M
J24	N40°33'28"E	30.65 M
J25	N20°36'56"E	36.39 M
J26	N30°07'37"E	31.49 M
J27	N40°21'31"E	91.88 M
J28	N40°21'31"E	28.25 M
J29	N60°01'01"W	18.91 M
J30	N01°01'30"W	66.79 M
J31	N15°58'44"E	32.33 M
J32	N13°09'04"E	52.38 M
J33	N10°53'21"W	47.33 M
J34	S63°00'23"W	65.77 M
J35	N71°56'37"E	45.15 M
J36	S89°5'43"W	60.24 M
J37	S88°52'21"W	60.99 M
J38	N81°33'11"W	36.56 M
J39	S86°23'44"W	38.70 M
J40	S88°45'16"W	41.99 M
J41	N79°21'53"W	44.00 M
J42	N77°26'11"W	27.23 M
J43	N55°44'09"W	5.92 M
J44	N38°48'24"W	27.07 M
J45	N69°10'01"W	32.19 M
J46	N56°00'16"W	40.43 M
J47	N65°09'31"W	31.26 M
J48	N76°21'52"W	43.75 M

GENERAL NOTES

[illegible]

- 1) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON ANY INFORMATION RECEIVED FROM THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF GEORGE A. SHARP & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SHOWING SURVEYOR"). HEREINAFTER COLLECTIVELY REFERRED TO AS THE "SURVEYOR". NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS IN ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESS, WRITTEN CONSENT.
- 3) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE RESULTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE CURATIVE ACTS, OR TO ANY DEEDS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OR RECORDS REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.

9) THERE ARE NO MOBILE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.

10) THIS SURVEY SHOWS VISIBLE ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

11) ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.

12) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT AS PRESENTED BY THE FLOOD INSURANCE RATE MAP, THERE ARE NO OTHER FLOODING AND DAMAGE RISKS PRECIPITATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY WIND-ORIGINATED OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THE FLOOD ZONE DETERMINATION SHALL NOT BE THE PART OF THE SURVEY OR THE FLOOD INSURANCE RATE MAP. IF ANY FLOOD ZONE HEREON ARE APPROPRIATE AND ARE BASED UPON A SEALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

13) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/DEVELOPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

14) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.

18) THIS SURVEY IS A REPRESENTATION OF BESTED FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON BESTING SURVEY MONITORING AS FOUND IN THE FIELD.

19) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CORTICAL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MAXIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5-1-17, JOINT AGRICULTURAL CODE).

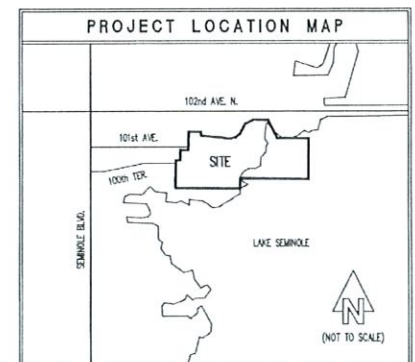
20) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).

21) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.

22) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

23) TREES BY THEIR NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THE TREE. THE TREE SIZE IS DETERMINED AT OLDEST HEIGHT DETERMINER AND THE TREE LOCATION IS EITHER OF THE TREE BRANK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERTY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPS, THEREFORE, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE IDENTIFICATION OF ANY TREE SPECIES. THE SURVEYOR IS NOT PROVIDING FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED

724003
FOR
Southwest Florida
Water Management District
APR 28 2016
Received
Tampa RSB



CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PRACTICE IN THE STATE OF FLORIDA RULE 58-1. I FURTHER CERTIFY THAT THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF PARTIES OTHER THAN THOSE GOVERNED BY THE SURVEY AND SHALL NOT BE VALID UNLESS BEARING EVIDENCE OF THE SIGNATURE OF THE SURVEYOR, THE REGISTERED PROFESSIONAL RASD SEAL AND SIGNATURE OF THE SURVEY LICENSEE/REGISTERED AND WATER.

JUNE 1984

STATE OF
George A. Shimp III
 GEORGE A. SHIMP, PROFESSIONAL SURVEYOR & MAPPER NO. 6137

JOB NUMBER: 070080A DATE SURVEYED: 3-9-2016
 DRAWING FILE: 070080A.DWG DATE DRAWN: 3-11-2016
 LAST REVISION: 4-25-2016 X REFERENCE: 070080

GEORGE A. SHIMP II
 AND ASSOCIATES, INCORPORATED
 LAND SURVEYORS LAND PLANNERS
 3301 S.W. 50TH BOULEVARD, SUITE D
 PALM BEACH, FLORIDA 33409
 PHONE (561) 855-3434 FAX (561) 855-1550

REG. 1834

ZON-22-04