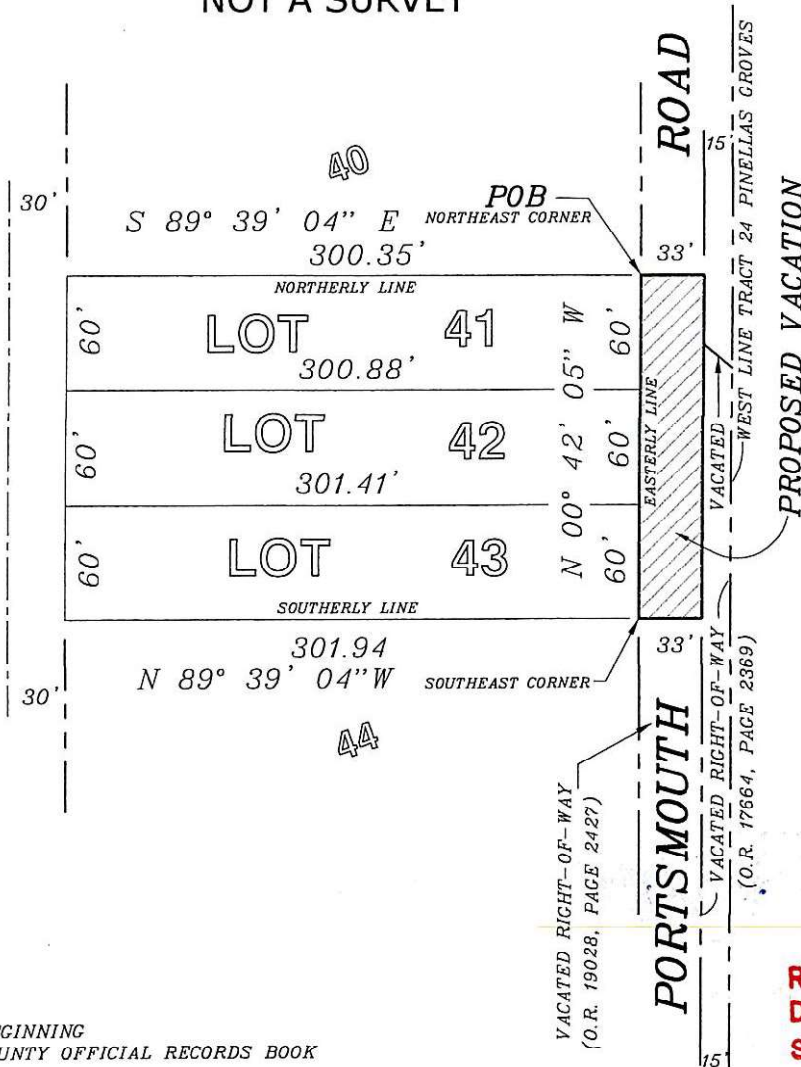


DESCRIPTIVE SKETCH ONLY NOT A SURVEY

SECTION 30, TOWNSHIP 29S., RANGE 16E.
PINELLAS COUNTY, FLORIDA

DONCASTER ROAD



SCALE: 1" = 100'

POB= POINT OF BEGINNING
O.R.= PINELLAS COUNTY OFFICIAL RECORDS BOOK

Reviewed by: AZ TS
Date: 7/22/2026
SFN #: 00501-01798

A PORTION OF PORTSMOUTH ROAD, A 33 FOOT RIGHT-OF-WAY, LYING EAST OF AND PARALLEL TO THE EASTERLY LINE OF LOTS 41 THROUGH 43, GULF BREEZE ESTATES, AS RECORDED IN PLAT BOOK 27, PAGE 57, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID LOT 41 AS A POINT OF BEGINNING, THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 41 EXTENDED EASTERLY, TO A POINT ON A LINE 33 FEET PARALLEL TO THE EASTERLY LINE OF SAID LOTS 41 THROUGH 43; THENCE SOUTHERLY, ALONG SAID 33 FOOT PARALLEL LINE, TO A POINT ON AN EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION, TO THE SOUTHEAST CORNER OF SAID LOT 43; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID LOTS 41 THROUGH 43, TO THE POINT OF BEGINNING.
CONTAINING 5,940 SQUARE FEET (MORE OR LESS)

EVANS LAND SURVEYING, INC.

1460 BELTREES STREET UNIT 9
DUNEDIN, FL. 34698 (727)734-3821

1. BEARING AND DISTANCE SHOWN ARE PER PLAT OF GULF BREEZE ESTATES.
2. SKETCH WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE.
3. OTHER THAN SHOWN ON PLAT, THIS FIRM HAS MADE NO ATTEMPT TO RESEARCH INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP THAT MAY EXIST, BUT ARE NOT SHOWN ON THIS SKETCH.
4. NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
5. PRINTED DIMENSIONS SHOWN ON DRAWING SUPERCEDE SCALED DIMENSIONS. ITEMS MAY BE DRAWN OUT OF SCALE TO GRAPHICALLY SHOW ENCROACHMENTS AND/OR OVERLAPS.
6. USE OF THIS SKETCH BY ANYONE OTHER THAN THOSE TO WHOM CERTIFIED WILL BE AT THE RISK OF THE RE-USER, WITHOUT LIABILITY TO THE SURVEYOR.
7. FOUND CORNERS HAVE NO IDENTIFYING CAP OR DISC, UNLESS OTHERWISE NOTED.

TYPE	DATE	INV. NO.
SKETCH	11/26/2025	2025-264
REVISED SKETCH	7/15/2026	-----
I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE		
 LARRY L. EVANS JOHN C. BINDER FL. REG. NO. 2937 FL. REG. NO. 4888 (INVALID WITHOUT EMBOSSED SEAL)		