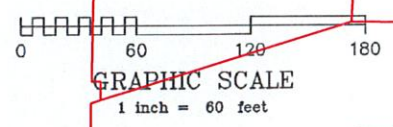


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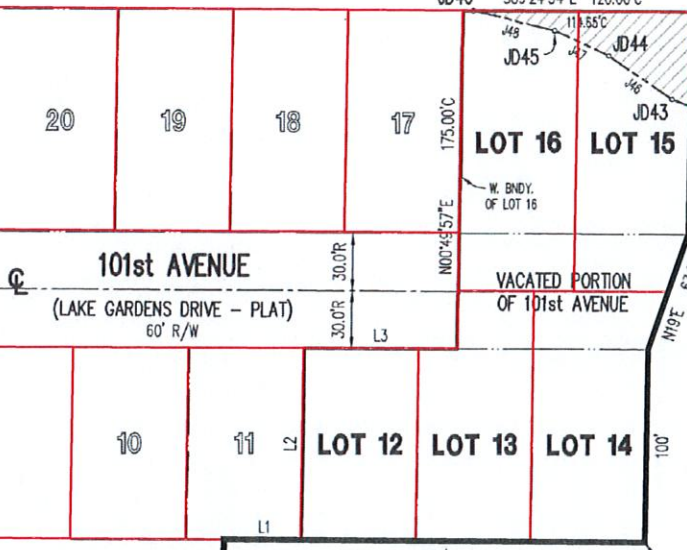
LEGAL DESCRIPTION

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 S81°E 103.92 FEET; THENCE N62°E ALONG CURVE TO LEFT, ARC OF 159.84 FEET AND RADIUS OF 95.76 FEET; THENCE N29°E 53.76 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



**±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)

LINE	BEARING	DISTANCE
J1	INTENTIONALLY DELETED	
J2	S20°18'13"E	26.25'M
J3	S06°59'08"W	39.40'M
J4	S80°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	N42°33'00"E	20.62'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
- FPF = FOUND PIPED PIPE
- FRW = FRAME
- FZL = FLOOD ZONE LINE
- GR = GRADE
- H/C = CROSS ENCLOSURE
- HWP = HOV W/HS PERKS
- HXL = HOV WATER LINE
- HW = HWY
- PSW = PROFESSIONAL SURVEYOR & MAPPER
- PT = POINT OF TANGENCY
- PWT = PAVEMENT
- RAD = RADIOS
- R = BEARING
- REF = REFERENCE
- RES = RESIDENCE
- RL = RAIL 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 II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"). HERINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO OVF

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



