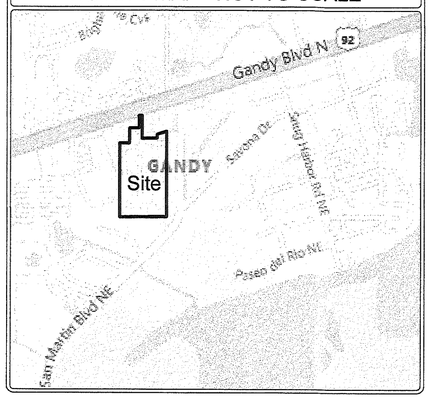
VICINITY MAP - NOT TO SCALE



THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY. ©

PARKING SPACES

REGULAR 10' x 17' HANDICAP 12' x 17'

PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	0
HANDICAP	0
PAD SITES	202
TOTAL	202

LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	
TOE OF SLOPE	
CENTERLINE OF SWALE	
OVERHEAD WIRES	

LEGEND OF SYMBOLS & ABBREVIATIONS

PG	PAGE	F.L.	FENCE LINE
P.B.	PLAT BOOK	F.C.	FENCE CORNER
O.R.	OFFICIAL RECORD	CONC.	CONCRETE
R/W	RIGHT OF WAY	C.L.F.	CHAIN LINK FENCE
P.C.	POINT OF CURVE	C.B.S.	CONCRETE BLOCK STRUCTURE
P.T.	POINT OF TANGENT	(P)	AS RECORDED ON PLAT
P.R.C.	POINT OF REVERSE CURVE	(D)	AS RECORDED ON DEED
P.C.C.	POINT OF COMPOUND CURVE	(F)	AS MEASURED IN FIELD
P.O.B.	POINT OF BEGINNING	(PRO)	PRORATED MEASUREMENT
P.O.C.	POINT OF COMMENCEMENT	F.C.M.	FOUND CONCRETE MONUMENT
F.I.R.	FOUND IRON ROD	S.C.M.	SET CONCRETE MONUMENT PSM 3945
F.I.P.	FOUND IRON PIPE	S.I.R.	SET IRON ROD & CAP PSM 3945
F.N.D.	FOUND NAIL & DISK	S.N.D.	SET NAIL & DISK STAMPED PSM 3945

METER POST	VAULT	GREASE TRAP
POWER POLE	SIGN (AS NOTED)	SEWER MANHOLE
LIGHT POLE	TOWER	SEWER VALVE
GUY WIRE	MONITORING WELL	CLEAN OUT
ELECTRIC MANHOLE	FLAG POLE	GAS VALVE
ELECTRIC METER	WATER VALVE	GAS METER
ELECTRIC VAULT	FIRE HYDRANT	HANDICAPPED PARKING
ELECTRIC BOX	BACKFLOW PREVENTER	MITERED END SECTION
TRANSFORMER	WATER METER	TRAFFIC SIGNAL BOX
AIR CONDITIONER UNIT	WELL	SIGNAL LIGHT POLE
TELEPHONE MANHOLE	STORM DRAIN MANHOLE	SIGNAL LIGHT
TELEPHONE BOX	STORM DRAIN INLET	POINT OF ACCESS
CABLE BOX		

ITEMS CORRESPONDING TO SCHEDULE B

(10) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 581, PAGE 202. The easement is plotted and shown.

(11) TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN D. D. PYRON AND GERTRUDE PYRON, HIS WIFE AND OAKLEY WAYNE PYRON AND JOYCE M. PYRON, HIS WIFE RECORDED IN OFFICIAL RECORDS BOOK 832, PAGE 350. The easement is plotted and shown.

(12) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 109. The easement is plotted and shown.

(13) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 112. The easement is plotted and shown. (Note: shade area)

(14) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1805, PAGE 530. The easement is plotted and shown. (Note: This item overlaps the above easement 13)

(15) TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BETWEEN SNUG HARBOR VILLAGE, LLC, A FLORIDA LIMITED LIABILITY AND TWIN CITY OF TAMPA BAY LLC RECORDED IN OFFICIAL RECORDS BOOK 15691, PAGE 2373. The easement is plotted and shown. (ALSO KNOWN AS PARCEL 4)

(16) THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN TWIN CITY MOBILE HOME COMMUNITY LLC, LESSOR, AND CENTRAL FLORIDA LAUNDRY LEASING, INC, LESSEE, AS EVIDENCED BY THAT CERTAIN LAUNDRY SPACE LEASE AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 19820, PAGE 1441. This item refers to the surveyed property but contains no plottable survey items.

SIGNIFICANT OBSERVATIONS

(A) MOBILE HOME EXTENDS OVER THE SOUTH PROPERTY LINE BY 1.1 FEET ON THE S.W. CORNER AND 1.6 FEET ON THE S.E. CORNER AND ALSO EXTENDS INTO BUILDING SETBACK LINE THEREOF. (SEE SHEET 3 OF 4)

(B) METAL SHED WITH WOOD FLOOR EXTENDS OVER THE SOUTH PROPERTY LINE BY 8.7 FEET ON THE S.W. CORNER AND 8.5 FEET ON THE S.E. CORNER THEREOF. (SEE SHEET 3 OF 4)

(C) MOBILE HOME EXTENDS OVER THE SOUTH PROPERTY LINE BY 11.2 FEET ON THE S.W. CORNER AND 10.9 FEET ON THE S.E. CORNER ALSO EXTENDS INTO BUILDING SETBACK LINE THEREOF. (SEE SHEET 3 OF 4)

(D) MOBILE HOME EXTENDS OVER THE SOUTH PROPERTY LINE BY 10.1 FEET ON THE S.W. CORNER AND 9.5 FEET ON THE S.E. CORNER ALSO EXTENDS INTO BUILDING SETBACK LINE THEREOF. (SEE SHEET 3 OF 4)

(E) MOBILE HOME EXTENDS OVER THE SOUTH PROPERTY LINE BY 1.0 FEET ON THE S.W. CORNER AND 0.3 FEET ON THE S.E. CORNER ALSO EXTENDS INTO BUILDING SETBACK LINE THEREOF. (SEE SHEET 3 OF 4)

(F) 1 STORY BUILDING (CLUBHOUSE) BUILDING EXTENDS INTO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 581, PAGE 202. (SEE SHEET 3 OF 4)

(G) 1 STORY BUILDING EXTENDS INTO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 112. (SEE SHEET 2 OF 4)

(H) 1 STORY BUILDING (LAUNDRY ROOM) EXTENDS INTO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 112 & IN OFFICIAL RECORDS BOOK 1805, PAGE 530. (SEE SHEET 3 OF 4)

(I) MOBILE HOME EXTENDS INTO BUILDING SETBACK LINE BY 6.9 FEET ON THE N.W. CORNER AND 0.8 FEET ON THE N.E. CORNER THEREOF. (SEE SHEET 2 OF 4)

(J) MOBILE HOME EXTENDS INTO BUILDING SETBACK LINE BY 5.1 FEET ON THE N.W. CORNER AND 1.0 FEET ON THE N.E. CORNER THEREOF. (SEE SHEET 2 OF 4)

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "RMH" RESIDENTIAL MOBILE / MANUFACTURED HOME DISTRICT AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

FRONT SETBACK: 25 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

PARKING SPACES REQUIRED: 153 TOTAL PARKING SPACES

NOTE: LEGAL NONCONFORMING TO USE, SETBACKS, SITE AREA AND DENSITY

THIS INFORMATION WAS PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY, 1300 NORTH MERIDIAN AVENUE, SUITE 400, OKLAHOMA CITY, OKLAHOMA 73108, PHONE: 450-840-4344, PZR SITE NUMBER: 149193-3, DATED: AUGUST 16, 2021.

SURVEYORS LEGAL DESCRIPTION

A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE S.W. 1/4 OF SAID SECTION 17; THENCE SOUTH 89°42'32" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 468.77 FEET; THENCE NORTH 00°00'40" WEST, A DISTANCE OF 739.98 FEET; THENCE NORTH 89°42'32" EAST, A DISTANCE OF 95.61 FEET; THENCE NORTH 00°07'47" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°42'32" EAST, A DISTANCE OF 95.44 FEET; THENCE NORTH 00°07'47" EAST, A DISTANCE OF 125.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF SRD#1-45.1, 145.2, 1456-R, PER ORDER OF TAKING IN O.R. BOOK 1782, PAGE 723, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89°49'45" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE WEST LINE OF LOT 1, BLOCK 1, SAN MARTIN VILLAGE REPLAT, AS RECORDED IN PLAT BOOK 135, PAGE 43 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°07'47" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 228.39 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89°42'32" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 152.89 FEET; THENCE NORTH 00°02'05" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 38.86 FEET; THENCE NORTH 72°40'47" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; SAID POINT ALSO LYING ON THE WEST LINE OF BLOCK 1, OF FLORIDA RIVERA PLAT NO. 5, SECTION "A", AS RECORDED IN PLAT BOOK 17, PAGE 34 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND IS ALSO THE NORTH - SOUTH QUARTER LINE OF SAID SECTION 17; THENCE SOUTH 00°02'32" WEST, ALONG THE WEST LINE OF SAID PLAT, ALSO BEING THE NORTH - SOUTH QUARTER LINE OF SAID SECTION 17, A DISTANCE OF 854.75 FEET TO THE POINT OF BEGINNING. CONTAINING 386,386 SQUARE FEET OR 8.87 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LEGAL IS THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1065088-3-CHI2 BEARING AN EFFECTIVE DATE OF SEPTEMBER 13, 2021 @ 7:30 a.m.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE WEST 183.14 FEET OF THE EAST 278.58 FEET OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS:

TRACT I:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 95.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'32" WEST 183.14 FEET; THENCE RUN NORTH 00°02'32" EAST 1011.92 FEET; THENCE RUN NORTH 89°42'32" EAST 30 FEET; THENCE RUN SOUTH 00°02'32" WEST 225.92 FEET; THENCE RUN NORTH 89 DEGREES 42'32" EAST 153.14 FEET; THENCE RUN SOUTH 00°02'32" WEST 786 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET; THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 351.92 FEET THENCE NORTH 89°42'32" EAST 30 FEET; THENCE SOUTH 00°02'32" WEST 351.92 FEET; THENCE SOUTH 89°42'32" WEST 30 FEET TO A POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

TRACT II:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 351.92 FEET; THENCE NORTH 89°42'32" EAST 30 FEET THENCE SOUTH 00°02'32" WEST 351.92 FEET; THENCE SOUTH 89°42'32" WEST 30 FEET TO A POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 2:

THE EAST 95.44 FEET OF THAT PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST LYING SOUTH OF THE TAMPA AND ST. PETERSBURG RAILROAD CO. RIGHT-OF-WAY.

LESS THAT PART DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE SW 1/4 OF SAID SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN NORTH 00°02'32" EAST ALONG THE NORTH/SOUTH CENTER LINE OF SAID SECTION 17, 854.75 FEET TO A POINT OF BEGINNING; RUN THENCE NORTH 00°02'32" EAST 300 FEET TO THE SOUTHERLY LINE OF GANDY BOULEVARD, THENCE SOUTH 72°40'47" WEST ALONG THE SOUTHERLY LINE OF GANDY BOULEVARD 100 FEET; THENCE SOUTH 00°02'32" WEST 300 FEET; THENCE NORTH 72°40'47" EAST 100 FEET TO POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 3:

TRACT I:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 374.02 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°42'32" WEST 95.44 FEET THENCE RUN NORTH 00°02'32" EAST 739.98 FEET; THENCE NORTH 89°42'32" EAST 95.44 FEET; THENCE SOUTH 00°02'32" WEST 739.98 FEET TO POINT OF BEGINNING.

TRACT II:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET TO POINT OF BEGINNING; THENCE RUN SOUTH 89°42'32" WEST 95.44 FEET; THENCE RUN NORTH 00°02'32" EAST 739.98 FEET TO POINT OF INTERSECTION WITH SOUTH LINE OF LANDS CONVEYED TO CHESTER B. WARRICK AND WIFE BY DEED FILED JANUARY 4, 1950, CLERK'S INSTRUMENT NO. 906547; THENCE RUN NORTH 89°42'32" EAST 95.44 FEET ALONG THE SOUTH BOUNDARY OF SAID WARRICK LAND; THENCE RUN SOUTH 00°02'32" WEST 739.98 FEET TO POINT OF BEGINNING.

AND

THAT PART OF THE WEST 183.14 FEET OF THE EAST 278.58 FEET OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, LYING SOUTH OF GANDY BOULEVARD DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST; RUN SOUTH 89°42'32" WEST 278.58 FEET; THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 409.27 FEET; THENCE RUN NORTH 72°40'47" EAST 31.43 FEET; THENCE RUN SOUTH 00°02'32" WEST 418.46 FEET; THENCE RUN SOUTH 89°42'32" WEST 30 FEET TO POINT OF BEGINNING.

SRD#1-45.1, 145.2, 1456-R RIGHT OF WAY

LESS THAT PART OF:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST; RUN THENCE SOUTH 89°42'32" WEST 95.44 FEET TO A POINT OF BEGINNING, CONTINUE THENCE SOUTH 89°42'32" WEST 183.14 FEET; THENCE NORTH 00°02'32" EAST; 1069.27 FEET TO THE SOUTHERLY BOUNDARY OF SR 600, THENCE NORTHEASTERLY ALONG SAID BOUNDARY 31.43 FEET; THENCE RUN SOUTH 00°02'32" WEST 292.47 FEET; THENCE NORTH 89°42'32" EAST 153.14 FEET THENCE SOUTH 00°02'32" WEST 786 FEET TO THE POINT OF BEGINNING.

LYING WITH THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE ON THE EAST BOUNDARY OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST AT A POINT 1273.68 FEET NORTH OF THE SE CORNER OF SAID SECTION 17, RUN THENCE SOUTH 72°29'28" WEST 282.05 FEET; THENCE SOUTH 00°18'32" EAST 119.34 FEET TO A POINT OF BEGINNING; RUN THENCE SOUTH 72 DEGREES 29'28' WEST 49.40 FEET; THENCE SOUTH 47°57'09' EAST 23.27 FEET; THENCE SOUTH 00°18'32" EAST 26.97 FEET; THENCE NORTH 89°41'28' EAST 60 FEET; THENCE NORTH 00°18'32" WEST 66.55 FEET; THENCE SOUTH 72°29'28" WEST 31.40 FEET TO THE POINT OF BEGINNING.

TRACT IV:

THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED TRACT:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET TO A POINT; THENCE NORTH 00°02'32" EAST 739.98 FEET TO A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN NORTH 00°02'32" EAST 329.29 FEET TO THE SOUTHERLY BOUNDARY LINE OF GANDY BOULEVARD, THENCE SOUTH 72°40'47" WEST ALONG SOUTHERLY BOUNDARY LINE OF GANDY BOULEVARD A DISTANCE OF 100 FEET; THENCE SOUTH 00°02'32" WEST 300 FEET; THENCE NORTH 89°42'32" EAST 95.44 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET-FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN SNUG HARBOR VILLAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND TWIN CITY OF TAMPA BAY LLC, RECORDED MARCH 19, 2007, IN OFFICIAL RECORDS BOOK 15691, PAGE 2373, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1065088-3-CHI2 BEARING AN EFFECTIVE DATE OF SEPTEMBER 13, 2021 @ 7:30 a.m.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD SEBRING, FLORIDA 33870
PHONE: 863-385-6856 FAX: 863-382-4531
WEBSITE: GERMAINESURVEYING.COM

MISCELLANEOUS NOTES

(MN1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

(MN2) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

(MN3) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

(MN4) ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

(MN5) BEARINGS BASED ON THE SOUTH LINE OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST AS BEING S89°42'32"W.

(MN6) THERE IS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.

(MN7) THE ADDRESS (10636 GANDY BOULEVARD NORTH) WAS OBSERVED WHILE CONDUCTING THE SURVEY.

(MN8) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(MN9) THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES.

(MN10) THE LOCATION OF OFFSITE EASEMENTS OR SERVITUDE'S BURDENING AND BENEFITING THE SURVEYED PROPERTY HAS BEEN SHOWN BUT EXISTING IMPROVEMENTS HAVE NOT BEEN SHOWN UNDERGROUND.

(MN11) TOTAL AREA IS 386,386± SQUARE FEET, OR 8.87 ACRES, MORE OR LESS.

(MN12) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO GANDY BOULEVARD, A DEDICATED PUBLIC RIGHT OF WAY.

(MN13) THERE ARE 101 PAD SITES EACH HAVING 2 PARKING SPACES EACH.

(MN14) SHEET 4 OF 4 IS A 2018 COUNTY AERIAL OVERLAY.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) ("AE") OF THE FLOOD INSURANCE RATE MAP NUMBER 12103C0226H, COMMUNITY NUMBER 125148, PANEL NUMBER 0226H WHICH BEARS AN EFFECTIVE DATE OF AUGUST 24, 2021 AND IS IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALTA/NSPS LAND TITLE SURVEY

FOR

TWIN CITY MOBILE HOME PARK

10636 GANDY BOULEVARD NORTH, ST. PETERSBURG, FL.
PINELLAS COUNTY, STATE OF FLORIDA

BASED UPON TITLE COMMITMENT NO. NCS-1065088-3-CHI2
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF SEPTEMBER 13, 2021

SURVEYOR'S CERTIFICATION

TO: TWIN CITY MHC, LLC, A DELAWARE LIMITED LIABILITY COMPANY; WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6B, 7A, 7B1, 7C, 8, 9, 11(a), 13, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2021.

REGISTERED SURVEYOR: GARY L. GERMAINE (SEAL)
REGISTERED LAND SURVEYOR NO. 3945
IN THE STATE OF: FLORIDA
DATE OF SURVEY: AUGUST 27, 2021
DATE OF LAST REVISION: SEPTEMBER 30, 2021
DATE PRINTED: SEPTEMBER 30, 2021
GERMAINE JOB NO. 673-21-002
EMAIL: INFO@GERMAINESURVEYING.COM

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID.

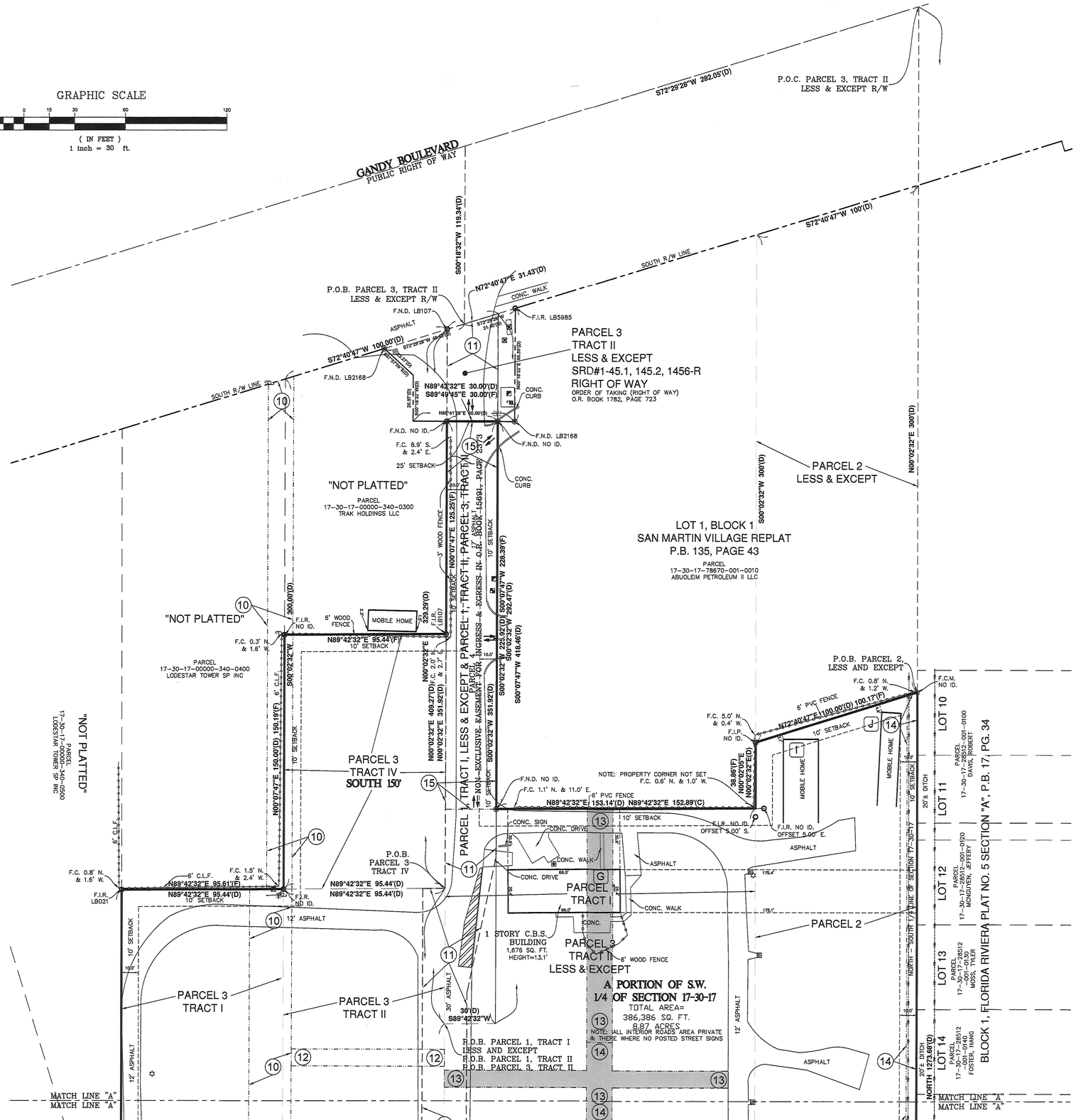
GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS

3803 KENILWORTH BOULEVARD SEBRING, FLORIDA 33870
PHONE: 863-385-6856 FAX: 863-382-4531
WEBSITE: GERMAINESURVEYING.COM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



LEGEND OF SYMBOLS & ABBREVIATIONS

METER POST	VAULT
POWER POLE	SIGN (AS NOTED)
LIGHT POLE	TOWER
GUY WIRE	MONITORING WELL
ELECTRIC MANHOLE	FLAG POLE
ELECTRIC METER	WATER VALVE
ELECTRIC VAULT	FIRE HYDRANT
BACKFLOW PREVENTER	ELECTRIC BOX
WATER METER	TRANSFORMER
WELL	AIR CONDITIONER UNIT
STORM DRAIN MANHOLE	TELEPHONE MANHOLE
STORM DRAIN INLET	TELEPHONE BOX
GREASE TRAP	CABLE BOX
SEWER MANHOLE	MITERED END SECTION
SEWER VALVE	TRAFFIC SIGNAL BOX
CLEAN OUT	SIGNAL LIGHT
GAS VALVE	SIGNAL LIGHT POLE
GAS METER	POINT OF ACCESS
HANDICAPPED PARKING	

F.L.	FENCE LINE
F.C.	FENCE CORNER
CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE
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(PRO)	PRORATED MEASUREMENT
F.C.M.	FOUND CONCRETE MONUMENT
S.C.M.	SET CONCRETE MONUMENT PSM 3945
S.I.R.	SET IRON ROD & CAP PSM 3945
S.N.D.	SET NAIL & DISK STAMPED PSM 3945
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P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
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F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
F.N.D.	FOUND NAIL & DISK

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LINE TABLE

BOUNDARY	———
TIE LINE	- - - - - -
LOT LINE	— — — — — —
BUILDING	———
CENTERLINE	—·—·—·—
RIGHT OF WAY	——·—·—·—

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD SEBRING, FLORIDA 33870
PHONE: 863-385-6856 FAX: 863-382-4531
WEBSITE: GERMAINESURVEYING.COM

MATCH LINE "A"
MATCH LINE "A"

"NOT PLATTED"
PARCEL
17-30-17-00000-340-0700
GOODWILL INDUSTRIES SUNCOAST INC

10' SETBACK
20'± DITCH
12' ASPHALT
30' ASPHALT
11' ASPHALT

N00°02'32"E 1011.92'(D) 1015.24'(F)
N00°02'32"E 1068.27'(D)

COVERED CONC.
1 STORY C.B.S. BUILDING (CLUBHOUSE)
848 SQ. FT.
HEIGHT=9.5'
COVERED CONC.
CONC. WALK

N00°02'32"E 739.98'(D) N00°02'32"E 739.98'(D) N00°02'32"E 739.98'(D)
S00°02'32"W 739.98'(D) N00°00'40"W 739.98'(F)

1 STORY C.B.S. BUILDING (LAUNDRY ROOM)
181 SQ. FT.
HEIGHT=8.0'
CONC.
4" PVC FENCE W/ PROPANE TANK
CONC. WALK

S00°02'32"W 660'(D)
N00°02'32"E 660'(D)

PARCEL 3 TRACT I
PARCEL 3 TRACT II
PARCEL 1 TRACT I
PARCEL 3 TRACT II
LESS & EXCEPT
PARCEL 2

A PORTION OF S.W. 1/4 OF SECTION 17-30-17
TOTAL AREA=
386,386 SQ. FT.
8.87 ACRES
NOTE: ALL INTERIOR ROADS AREA PRIVATE & THERE WHERE NO POSTED STREET SIGNS

ASPHALT
12' ASPHALT
S00°02'32"W 784.00'(D), S00°02'32"W 785.60'(C)
S00°02'32"W 784.00'(D) S00°02'32"W 854.55'(F)
N00°02'32"E 854.75'(D) S00°02'32"W 854.55'(F)
20'± DITCH
8' 10' SETBACK
THIS PARCEL ISN'T BEING LISTED ON THE PINNELLAS COUNTY PROPERTY APPRAISER WEBSITE

LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28

PARCEL
17-30-17-00000-001-0170
RITTER, JOHN & BONNIE LIVING TRUST

BLOCK 1, FLORIDA RIVIERA PLAT NO. 5 SECTION "A", P.B. 17, PG. 34

PARCEL
17-30-17-00000-001-0210
A F A HOLDINGS LLC

PARCEL
17-30-17-00000-001-0240
A F A HOLDINGS LLC

PARCEL
17-30-17-00000-001-0260
CHARLESTON REAL ESTATE LLC

P.O.B. PARCEL 1, TRACT I
PARCEL 3, TRACT II LESS & EXCEPT

DUMPSTER AREA W/6' PVC FENCE

P.O.B. PARCEL 3 TRACT I
P.O.B. PARCEL 3 TRACT II

S89°42'32"W 374.02'(D)
S89°42'32"W 276.58'(D)
S89°42'32"W 183.14'(D)
S89°42'32"W 95.44'(D)
S89°42'32"W 95.44'(D)
S89°42'32"W 469.46'(D) 468.77'(F)
SOUTH LINE OF SECTION 17-30-17
NORTH LINE OF SECTION 20-30-17

10' SETBACK
20'± DITCH
F.I.R. NO I.D.

MOBILE HOME
MOBILE HOME
MOBILE HOME
MOBILE HOME

A
B
C
D
E
METAL SHED WOOD FLOOR

"NOT PLATTED"
PARCEL
20-30-17-00000-2100-0100
ST PETERSBURG KENNEL CLUB INC

S.E. CORNER OF S.W. 1/4 OF SECTION 17-30-17 (F.C.M. PINELLAS COUNTY)

P.O.B.
SURVEYORS LEGAL DESCRIPTION

P.O.C. PARCEL 1, TRACT I & LESS AND EXCEPT PARCEL 1, TRACT II
PARCEL
20-30-17-17226-000-0200
CHARLESTON REAL ESTATE LLC

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND OF SYMBOLS & ABBREVIATIONS

METER POST	VAULT
POWER POLE	SIGN (AS NOTED)
LIGHT POLE	TOWER
GUY WIRE	MONITORING WELL
ELECTRIC MANHOLE	FLAG POLE
ELECTRIC METER	WATER VALVE
ELECTRIC VAULT	FIRE HYDRANT
BACKFLOW PREVENTER	ELECTRIC BOX
WATER METER	TRANSFORMER
WELL	AIR CONDITIONER UNIT
STORM DRAIN MANHOLE	TELEPHONE MANHOLE
STORM DRAIN INLET	TELEPHONE BOX
GREASE TRAP	CABLE BOX
SEWER MANHOLE	MITERED END SECTION
SEWER VALVE	TRAFFIC SIGNAL BOX
CLEAN OUT	SIGNAL LIGHT
GAS VALVE	SIGNAL LIGHT POLE
GAS METER	POINT OF ACCESS
HANDICAPPED PARKING	

F.L.	FENCE LINE
F.C.	FENCE CORNER
CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE
C.B.S.	CONCRETE BLOCK STRUCTURE
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(PRO)	PRORATED MEASUREMENT
F.C.M.	FOUND CONCRETE MONUMENT
S.C.M.	SET CONCRETE MONUMENT PSM 3945
S.I.R.	SET IRON ROD & CAP PSM 3945
S.N.D.	SET NAIL & DISK STAMPED PSM 3945
PG	PAGE
P.B.	PLAT BOOK
O.R.	OFFICIAL RECORD
R/W	RIGHT OF WAY
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENT
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
F.N.D.	FOUND NAIL & DISK

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LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	
TOE OF SLOPE	
CENTERLINE OF SWALE	
OVERHEAD WIRES	

LEGEND OF SYMBOLS & ABBREVIATIONS

PG	PAGE	F.L.	FENCE LINE
P.B.	PLAT BOOK	F.C.	FENCE CORNER
O.R.	OFFICIAL RECORD	CONC.	CONCRETE
R/W	RIGHT OF WAY	C.L.F.	CHAIN LINK FENCE
P.C.	POINT OF CURVE	C.B.S.	CONCRETE BLOCK STRUCTURE
P.T.	POINT OF TANGENT	(P)	AS RECORDED ON PLAT
P.R.C.	POINT OF REVERSE CURVE	(D)	AS RECORDED ON DEED
P.C.C.	POINT OF COMPOUND CURVE	(F)	AS MEASURED IN FIELD
P.O.B.	POINT OF BEGINNING	(PRO)	PRORATED MEASUREMENT
P.O.C.	POINT OF COMMENCEMENT	F.C.M.	FOUND CONCRETE MONUMENT
F.I.R.	FOUND IRON ROD	S.C.M.	SET CONCRETE MONUMENT PSM 3945
F.I.P.	FOUND IRON PIPE	S.I.R.	SET IRON ROD & CAP PSM 3945
F.N.D.	FOUND NAIL & DISK	S.N.D.	SET NAIL & DISK STAMPED PSM 3945

METER POST
POWER POLE
LIGHT POLE
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC VAULT
VAULT
SIGN (AS NOTED)
TOWER
MONITORING WELL
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TRAFFIC SIGNAL BOX
SIGNAL LIGHT
SIGNAL LIGHT POLE
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NORTH

2018 AERIAL OVERLAY ONLY!!!

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.