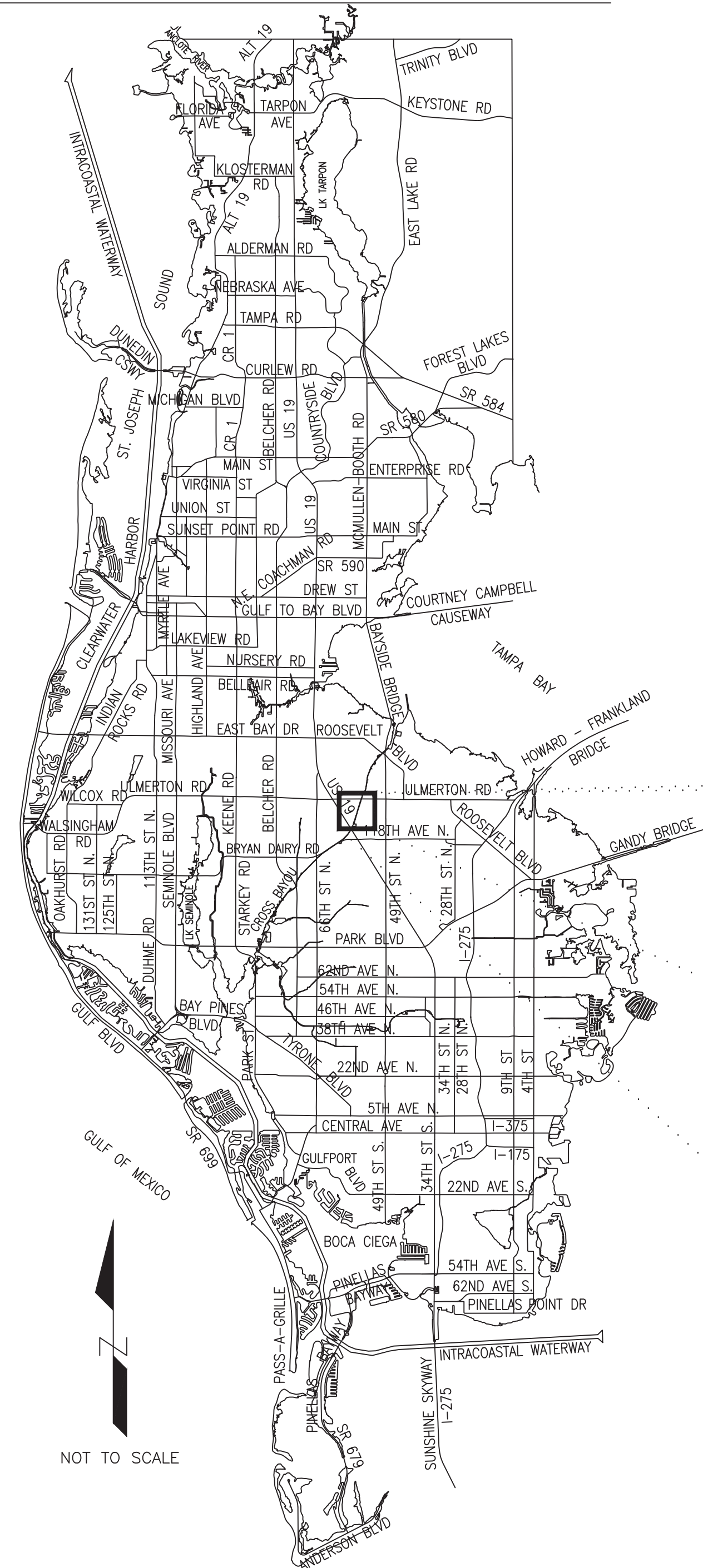


PINELLAS COUNTY MAP



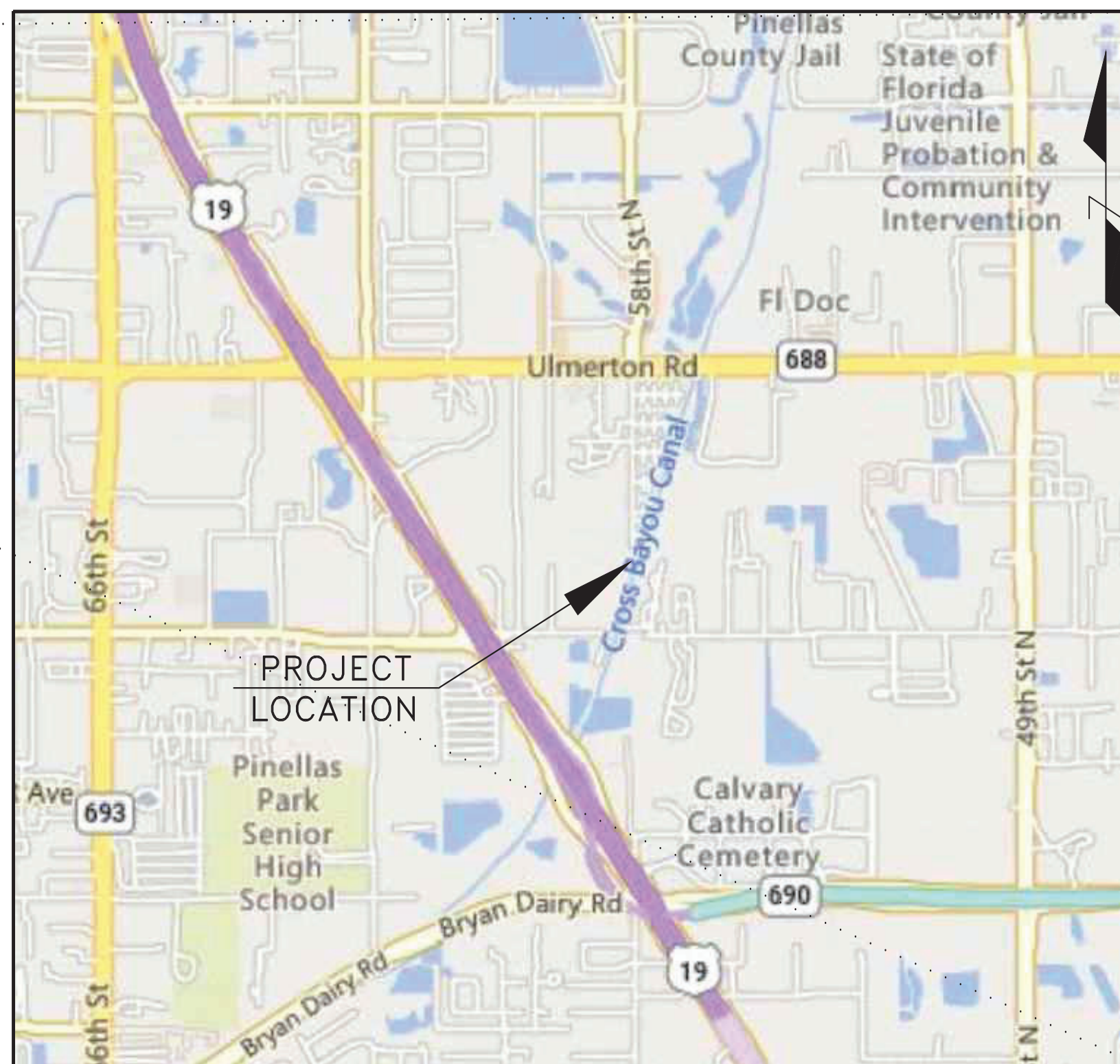
BOUNDARY SURVEY OF:

A PORTION OF LOT 8, PINELLAS GROVES SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



VICINITY MAP

NOT TO SCALE



SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SHEET INDEX

- 1 COVER SHEET / VICINITY MAP / GRAPHIC SYMBOLS
- 2 LAND SURVEYOR REPORT / ALIGNMENT / ABBREVIATIONS
- 3 BOUNDARY SURVEY / MONUMENTATION

GRAPHIC SYMBOLS:

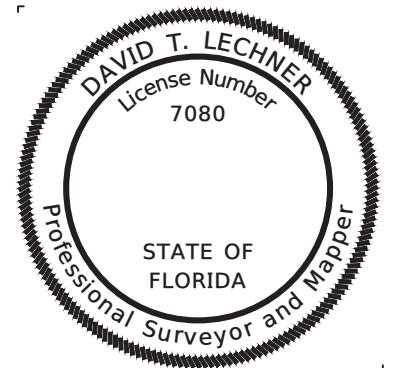
CENTERLINE	---	FORCE MAIN (SANITARY SEWER)	FM	BACKFLOW PREVENTER	⊠	GRATE INLET	⊠	SEWER MANHOLE	⊠
CONTOUR LINE	##	GAS LINE	G	BENCHMARK	⊙	GUY WIRE	—	SEWER VALVE	⊠
EXISTING TOPOGRAPHIC FEATURE	---	HOT OIL LINE	OIL	BUSH / SHRUB	⊙	HOSE BIB	⊠	SIGN	⊠
SURFACE WATER/WETLAND BOUNDARY	---	OVERHEAD WIRE	OH	CENTERLINE	⊠	LIGHT POLE	⊠	SPRINKLER HEAD	⊠
SURVEY REFERENCE LINE	---	RECLAIMED WATER LINE	R	COMMUNICATIONS BOX	⊠	MAILBOX	⊠	SPRINKLER HEAD VALVE	⊠
RIGHT-OF-WAY (EXISTING)	---	POTABLE WATER	P	COMMUNICATIONS MANHOLE	⊠	MONITOR WELL	⊠	SURVEY LINE	⊠
RIGHT-OF-WAY LINE (PROPOSED)	---	UNKNOWN UTILITY	UNK	DECIDUOUS TREE (OAK UNLESS OTHERWISE ANNOTATED)	⊠	PALM TREE	⊠	TARGET	⊠
(EXISTING W/ ACQUISITION)	---	FOUND CONCRETE MONUMENT	⊠	DELTA ANGLE	⊠	PEDESTRIAN SIGNAL	⊠	TRAFFIC SIGNAL POLE	⊠
PROPERTY OR DEED LINE	---	FOUND NAIL & DISC/CAP BRASS DISC	⊠	DRAINAGE CLEAN OUT	⊠	POLE/POST	⊠	TRAFFIC SIGNAL PULL BOX	⊠
EASEMENT LINE	---	FOUND IRON ROD	⊠	DRAINAGE MANHOLE	⊠	POWER BOX	⊠	UNDERDRAIN BOX	⊠
EASEMENT LINE (PROPOSED)	---	FOUND IRON PIPE	⊠	ELECTRICAL EQUIPMENT	⊠	PROPERTY LINE	⊠	UTILITY POLE	⊠
(EXISTING W/ ACQUISITION)	---	FOUND OTHER MONUMENT	⊠	ELECTRICAL OUTLET	⊠	RECLAIMED WATER MANHOLE	⊠	WATER METER	⊠
SECTION LINE	---	FOUND PINCH PIPE	⊠	EVERGREEN TREE	⊠	RECLAIMED WATER METER	⊠	WATER VALVE	⊠
ORIGINAL LOT LINE/FORMER OWNERSHIP LINE/VACATED EASEMENTS	---	SET CONCRETE MONUMENT	⊠	FIRE HYDRANT	⊠	RECLAIMED WATER VALVE	⊠		
TREE LINE	---	SET NAIL & DISC/CAP BRASS DISC	⊠	GAS METER	⊠	SANITARY SEWER CLEANOUT	⊠		
FENCE LINE	---	SET IRON ROD	⊠						
DRAINAGE (STORM SEWER) PIPE	---	X CUT (FOUND)	⊠						
EXISTING TOP OF BANK AND TOE OF SLOPE	---	X CUT (SET)	⊠						
SANITARY SEWER GRAVITY LINE	---	SUB PARCEL NO.	①						
COMMUNICATION LINE	---	BLOCK NUMBER	②						
ELECTRIC POWER LINE/CABLE	---	PROPERTY APPRAISER PARCEL NUMBER	00/00						
TRAFFIC POWER/COMMUNICATION LINE	---	PROPOSED PARCEL	P###						

ADDITIONS OR DELETIONS BY OTHER THAN THE PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE ARE PROHIBITED. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

David T Lechner
 Digitally signed by David T Lechner
 Date: 2025.03.21 11:33:33 -04'00'
 03/21/25

DAVID T. LECHNER, PSM
 Professional Surveyor and Mapper
 License No. 7080, State of Florida

Cumby & Fair, Inc.
 2463 Enterprise Rd.
 Clearwater, Florida 33763
 Phone: (727)797-8982



SURVEY REVISION DATE	SURVEY FILE NO.: 1882
	PID NO.: 002124A
	SHEET 1 OF 3

LAND SURVEYOR REPORT:

- Type of Survey: Boundary Survey
- Field work completed on March 7, 2025 as recorded in Cumbeby & Fair Miscellaneous Field Book 123.
- Coordinates, distances, and elevations used in this survey are in US Survey Feet.
- Bearings and coordinate values shown hereon are based on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983 (2011 Adjustment). Horizontal Coordinate values were obtained using Florida Department of Transportation (FDOT) Florida Permanent Reference Network (FPRN), deriving a Basis of Bearing of S 00°01'31" W on the West line of the NW 1/4 of Section 9, Township 30 S, Range 16 E.
- Topographic features were not located unless a specific encroachment was discovered.
- Title commitment supplied by American Government Services Corporation. File Number 33494. Effective date February 6, 2025. Exceptions #1, #2, #5, #7-9 and #14 are not survey matters.
- Pursuant to Florida Standards of Practice 5j-17.051 the above methodology for the horizontal coordinate values has produced a horizontal accuracy to two hundredths of a foot.
- The intended display scale of maps shown hereon is 1" = 20' or 1:240. Attention is directed to the fact that these maps may have been altered in size by reproduction. Only use originals to obtain scaled data.
- Additions or deletions to this report by other than the signing party or parties are prohibited without the written consent of the signing party or parties.
- This Survey Report or copies thereof are not valid without the digital signature and seal of a Florida Licensed Surveyor and Mapper.

ALIGNMENT:

Begin SRL1 (WEST LINE OF THE NW 1/4 OF SECTION 9)

POINT 10 (NW CORNER OF SECTION 9)
 N 1,294,723.7994 E 425,990.6464 30+00.00

Line (1)
 S00° 01' 31" W 2,639.97'
 N 1,292,083.8290 E 425,989.4768 56+39.97

Line (1)
 N 1,292,083.8290 E 425,989.4768 56+39.97

End SRL1
 POINT 106 (SW CORNER OF THE NW 1/4 OF SECTION 9)

Alignment Length: 2,639.97'

TITLE NOTES:

Exceptions noted under Schedule B - Section 2 in Title Commitment:

- Exception #1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the commitment date and the date on which all of the Schedule B - Section 1 requirements are met. Not a survey matter.
- Exception #2. Rights or claims of parties in possession not shown by the public records. Not a survey matter.
- Exception #3. Easements or claims of easements not shown by the public records. Not plottable.
- Exception #4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises. Shown hereon.
- Exception #5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Not a survey matter.
- Exception #6. Any claim that any part of said land is owned by the State of Florida by right of sovereignty, and riparian rights, if any. Not plottable.
- Exception #7. Taxes for the year 2025 and subsequent years, which are not yet due and payable. Not a survey matter.
- Exception #8. Any county and/or municipal resolutions for public improvements or special assessments which are not recorded or are not properly recorded in the public records, and which do not provide notice to the owner of record in the public records. Not a survey matter.
- Exception #9. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. Not a survey matter.
- Exception #10. Easement from Shady Bayou, Inc., a Florida corporation, to Florida Power Corporation, dated June 13, 1962 and recorded July 30, 1962 in Official Records Book 1477, Page 185. Does not affect the surveyed property.
- Exception #11. Easement from C. S. McDaniel, Jr. and Melvene J. McDaniel, his wife, to Florida Power Corporation, dated February 11, 1969 and recorded March 20, 1969 in Official Records Book 3039, Page 369. Blanket easement, not plottable. Noted hereon.
- Exception #12. First Amendment to an Interlocal Agreement between Pinellas County, a political subdivision of the State of Florida, and Pinellas Park, a Florida municipal corporation, dated August 24, 2010 and recorded September 22, 2010 in Official Records Book 17036, Page 1616. Note: Agreement may be expired under terms. We did not find of record the original interlocal agreement referenced in said amendment. Agreement affects parcel, not plottable. Noted hereon.
- Exception #13. Road Transfer Interlocal Agreement by and between Pinellas County, a political subdivision of the State of Florida, and the City of Clearwater, a Florida municipal corporation, dated February 22, 2022 and recorded March 4, 2022 in Official Records Book 21960, Page 1404. Does not affect the surveyed property.
- Exception #14. Agreement by and between Pinellas County, a political subdivision of the State of Florida, and the City of Pinellas Park, a Florida municipal corporation, dated March 14, 2024 and recorded May 29, 2024 in Official Records Book 22813, Page 1273. Not a survey matter.
- Exception #15. Restrictions, conditions, reservations, easements and other matters contained on the Plat of Pinellas Groves as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida. Plotted hereon.

LEGAL DESCRIPTION:

A parcel of land in a portion of Lot 8, PINELLAS GROVES, INC., in the Northwest 1/4 of Section 9, Township 30 South, Range 16 East, lying West of Cross Bayou Canal, as shown in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, further described as follows:

Beginning from the Northwest corner of said Section 9, Township 30 South, Range 16 East and run thence along the Westerly line of said Section 9, South 00 degrees 17' 43" East, 1,604.86 feet; thence North 89 degrees 42' 17" East, 15.00 feet for a Point of Beginning; thence North 89 degrees 42' 17" East, 33.00 feet; thence South 00 degrees 17' 43" East, 52.00 feet; thence North 89 degrees 42' 17" East, 40.85 feet to the Westerly bank of said Cross Bayou Canal; thence along the said Westerly bank, South 14 degrees 29' 59.3" West, 289.20 feet to a point along a line 15 feet Easterly and parallel to the West line of said Section 9, and thence along the said line North 00 degrees 17' 43" West, 331.61 feet to the Point of Beginning.

ABBREVIATIONS:

(C)	CALCULATED DATA	DWGS	DRIVEWAY, GRASS	L	LENGTH	SEC ###-##-###	SECTION, TOWNSHIP, RANGE
(M)	MEASURED (IN FIELD)	DWS	DRIVEWAY, STONE	LL	LANE LINE	SFN	SURVEY FILE NUMBER
(P)	PLAT DATA	ECL	EROSION CONTROL LINE	LT	LEFT	SIR	SET IRON ROD
(R)	RECORD DATA	ECMP	ELLIPTICAL CMP	MES	MITERED END SECTION	SNC	SET NAIL AND CAP
A	ARC LENGTH	ELEV	ELEVATION	MH	MANHOLE	SND	SET NAIL AND DISK
AC	ACRES(S)	EPA	EDGE OF PAVEMENT, ASPHALT	MHW	MEAN HIGH WATER	SNS	SET NAIL AND SHINER
ADA	AMERICANS WITH DISABILITIES ACT	EPC	EDGE OF PAVEMENT, CONCRETE	MLW	MEAN LOW WATER	SDC	SET ORANGE CAP
ALUM	ALUMINUM	EQ	EQUATION	MTLF	METAL FENCE	SPLWY	SPILLWAY
ASPH	ASPHALT	EQUIP	EQUIPMENT	NFY	NOT FIELD VERIFIED	SR	STATE ROAD
AUS	AUSTRALIAN	ERCP	ELLIPTICAL RCP	NGS	NATIONAL GEODETIC SURVEY	SRC	SET RED CAP
BC	BACK OF CURB	ERD	EDGE OF ROAD, DIRT	NTS	NOT TO SCALE	SRL#	SURVEY REFERENCE LINE
BE	BURIED ELECTRICAL	ERG	EDGE OF ROAD, GRAVEL	D/A	OVERALL	SRVT	SET RIVET
BLDG	BUILDING	ERM	EDGE OF ROAD, MARL	DK# C	DAK CLUSTER	SR&D	SET RIVET AND DISK
BM	BENCHMARK	ERSH	EDGE OF ROAD, SHELL	DK#	OVERHEAD UTILITY (NUMBER OF LINES)	STA	STATION
BDCX	BOX CULVERT	EST	EXISTING STORM	DHW	ORDINARY HIGH WATER	STY	STORY
BRG	BEARING	ESMT	EASEMENT	DR	OFFICIAL RECORD	SWBR	SIDEWALK, BRICK/PAVER
BWF	BARBED WIRE FENCE	ESS	EXISTING SANITARY SEWER	D/S	OFFSET	SWLK	SIDEWALK
CB	CURVE NUMBER	FAC	FLORIDA ADMINISTRATIVE CODE	PALM C	PALM CLUSTER	SYC	SET YELLOW CAP
CALC	CALCULATED	FCM	FOUND CONCRETE MONUMENT	PB	PLAT BOOK	TB	TOP OF BANK
CB	CATCH BASIN	FFE	FINISHED FLOOR ELEVATION	PC	POINT OF CURVATURE	TBM	TEMPORARY BENCHMARK
CBS	CONCRETE BLOCK STRUCTURE	FIR	FOUND IRON ROD	PCC	POINT OF COMPOUND CURVATURE	TREE C	TREE CLUSTER
CCR####	CERTIFIED CORNER RECORD NUMBER	FIP	FOUND IRON PIPE	PCEd	PINELLAS COUNTY ENGINEERING DEPT	TS	TIE OF SLOPE
CCCL	COASTAL CONSTRUCTION CONTROL LINE	FL	FLOWLINE	PCSD	PINELLAS COUNTY SURVEY DIVISION	UBX	UNDERDRAIN BOX
CH	CHORD	FM	FORCE MAIN	PG	PAGE	UNK	UNKNOWN
CIP	CAST IRON PIPE	FNC	FOUND NAIL AND CAP	PI	POINT OF INTERSECTION	UP ####	UTILITY POLE NUMBER
CL	CENTERLINE	FDEP	FLORIDA DEPT OF ENVIRONMENTAL PROTECTION	PID	PROJECT IDENTIFICATION NUMBER	VCP	VITRIFIED CLAY PIPE
CLF	CHAIN LINK FENCE	FDOT	FLORIDA DEPT OF TRANSPORTATION	PINE C	PINE CLUSTER	VH	VERIFIED VERTICAL AND HORIZONTAL
CMP	CORRUGATED METAL PIPE	FNDK	FOUND NAIL AND DISK	PLNTR	PLANTER	WDF	WOOD FENCE
COMM	COMMUNICATIONS	FND	FOUND	PLS	PROFESSIONAL LAND SURVEYOR	W	WITH
CONC	CONCRETE	FNS	FOUND NAIL AND SHINER	PNT	POINT OF BEGINNING	W/D	WITHOUT
CNDND	CONDOMINIUM	FDC	FOUND ORANGE CAP	PDB	POINT OF COMMENCEMENT	WM	WATER MAIN
CNST	CONSTRUCTION	FDP	FOUND OPEN PIPE	PDC	POINT OF REVERSE CURVATURE	XMLK	CROSS WALK
CDR	CORNER	PPP	FOUND PINCHED PIPE	PRC	PROFESSIONAL SURVEYOR AND MAPPER		
CDRR	CORRUGATED	PRC	FOUND RED CAP	PSM	POINT OF TANGENCY		
CR	COUNTY ROAD	FRRS	FOUND RAILROAD SPIKE	PT	POINT OF TANGENCY		
CRL	CONSTRUCTION REFERENCE LINE	FRVT	FOUND RIVET	PVC	POLYVINYL CHLORIDE		
D	DEED BOOK	FS	DELTA/CENTRAL ANGLE	PVCF	POLYVINYL CHLORIDE FENCE		
DB	DESCRIPTION	FXDL	FLEXIBLE DELINEATOR	R	RADIUS		
DESC	DESCRIPTION	FYC	FOUND YELLOW CAP	RCP	REINFORCED CONCRETE PIPE		
DIA	DIAMETER	GALV	GALVANIZED	RCW	RECLAIMED WATER		
DIP	DUCTILE IRON PIPE	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM	REF	REFERENCE		
DWA	DRIVEWAY, ASPHALT	GPR	GROUND PENETRATING RADAR	RLS	REGISTERED LAND SURVEYOR		
DWB	DRIVEWAY, BRICK	GRAIL	GUARD RAIL	RPRP	RIPRAP		
DWC	DRIVEWAY, CONCRETE	HDP	HIGH DENSITY POLYETHYLENE	RR	RAILROAD		
DWD	DRIVEWAY, DIRT	HW	HEADWALL	RT	RIGHT		
DWG	DRAWING	HWF	HOG WIRE FENCE	RTK	REAL TIME KINEMATIC		
DWGRVL	DRIVEWAY, GRAVEL	INV	INVERT	R/W	RIGHT-OF-WAY		
DWM	DRIVEWAY, MARL	JBOX	JUNCTION BOX	SCM	SET CONCRETE MONUMENT		

J:\2200112\DWG\F1882-c3d-2024.dwg, Mar 21, 2025 - 11:30am

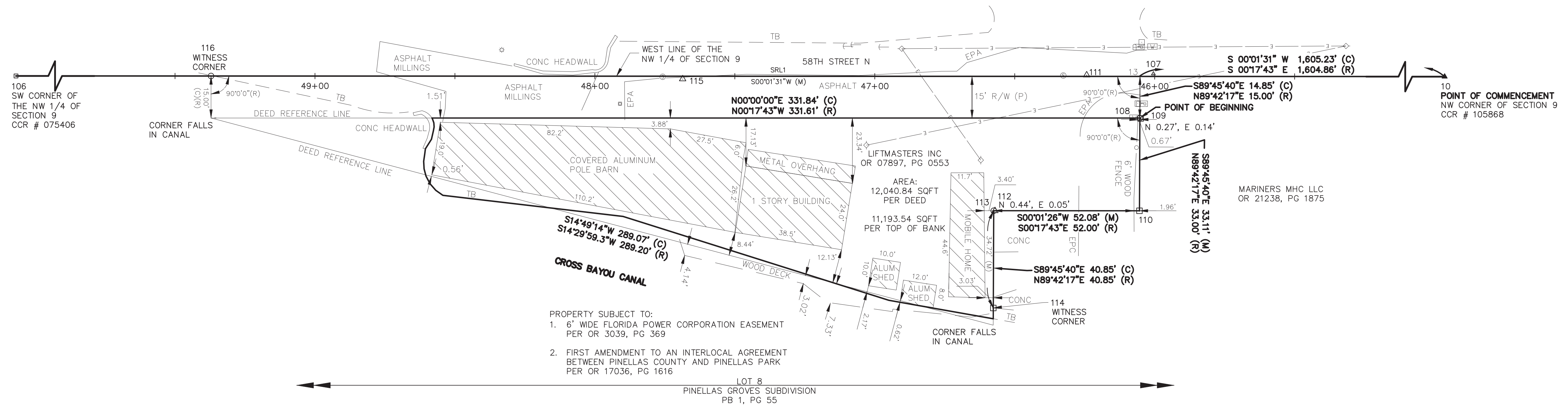
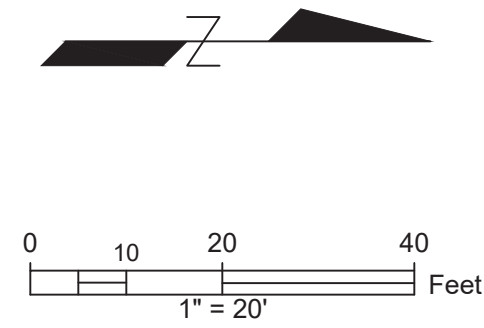
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

REVISIONS	BY	DATE	SURVEY BOOK No.: CF 123	A PORTION OF LOT 8, PINELLAS GROVES SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA	PINELLAS COUNTY, FLORIDA PUBLIC WORKS	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	SURVEY FILE NO.: 1882
			SURVEY SECTION BY DATE				PID No.: 002124A
			TECHNICIAN DL 03/25				
			CHECKED MAG 03/25				
			DESIGN SECTION				F1882-c3d-2024.dwg
			DESIGNED - -	SHEET: 2 of 3			
			DRAWN - -				
			CHECKED - -				

SECTION 8, TOWNSHIP 30 SOUTH, RANGE 16 EAST

MONUMENTATION/
CONTROL POINT COORDINATES:

POINT#	LATITUDE (NORTH) FT.	DEPARTURE (EAST) FT.	ELEVATION	STATION	OFFSET	ALIGN #	DESCRIPTION
10	1294723.80	425990.65	N/A	30+00.00	0	SRL1	SET PARKER KALON NAIL & DISK "LB 2168"
13	1293118.57	425989.94	N/A	46+05.23	0	SRL1	CALCULATED POINT
106	1292083.83	425989.48	N/A	56+39.97	0	SRL1	FOUND CONCRETE MONUMENT 4"x4" WITH BROKEN TOP
107	1293123.35	425989.00	N/A	46+00.45	0.94 RT	SRL1	FOUND PARKER KALON NAIL (NO ID)
108	1293118.51	426004.79	N/A	46+05.29	14.85 LT	SRL1	FOUND CAPPED IRON ROD 5/8" "LB 1269"
109	1293118.77	426004.93	N/A	46+05.02	14.99 LT	SRL1	FOUND CONCRETE MONUMENT 4"x4" WITH NAIL (NO ID)
110	1293118.37	428037.90	N/A	46+05.41	47.96 LT	SRL1	FOUND CONCRETE MONUMENT 4"x4" WITH NAIL & DISK "PETERSON"
111	1293099.50	425989.46	N/A	46+24.30	0.46 RT	SRL1	FOUND PARKER KALON NAIL AND DISK "KING LB 2610"
112	1293066.73	426037.92	N/A	46+57.05	48.01 LT	SRL1	FOUND PARKER KALON NAIL AND DISK "PSM 3845"
113	1293066.29	426037.88	N/A	46+57.49	47.96 LT	SRL1	FOUND CAPPED IRON ROD 5/8" "RLS 1269"
114	1293066.14	426072.60	N/A	46+57.62	82.69 LT	SRL1	FOUND CONCRETE MONUMENT 4"x4" WITH NAIL & DISK "PETERSON" (WITNESS CORNER)
115	1292955.16	425990.84	N/A	47+68.64	0.98 LT	SRL1	FOUND PARKER KALON NAIL AND DISK "SURV TECH"
116	1292786.67	425989.78	N/A	49+37.13	0.01 RT	SRL1	FOUND CAPPED IRON ROD 5/8" "RLS 1269" (WITNESS CORNER)



SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST

J:\2200112\DWG\F1882-c3d-2024.dwg, Mar 21, 2025 - 11:30am

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE SJ-17.062, F.A.C.

REVISIONS	BY	DATE	SURVEY BOOK No.: CF 123		A PORTION OF LOT 8, PINELLAS GROVES SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA	BOUNDARY SURVEY	PINELLAS COUNTY, FLORIDA PUBLIC WORKS		PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		SURVEY FILE NO.: 1882	
			SURVEY SECTION	BY			DATE	SURVEY AND MAPPING DIVISION		PID.: 002124A		
			TECHNICIAN	DL			03/25	22211 U.S. HWY. 19 NORTH		F1882-c3d-2024.dwg		
			CHECKED	DL			03/25	CLEARWATER, FLORIDA 33765-2347		SHEET: 3 of 3		
			DESIGN SECTION			PHONE (727) 464-8904						
			DESIGNED									
			DRAWN									
			CHECKED									