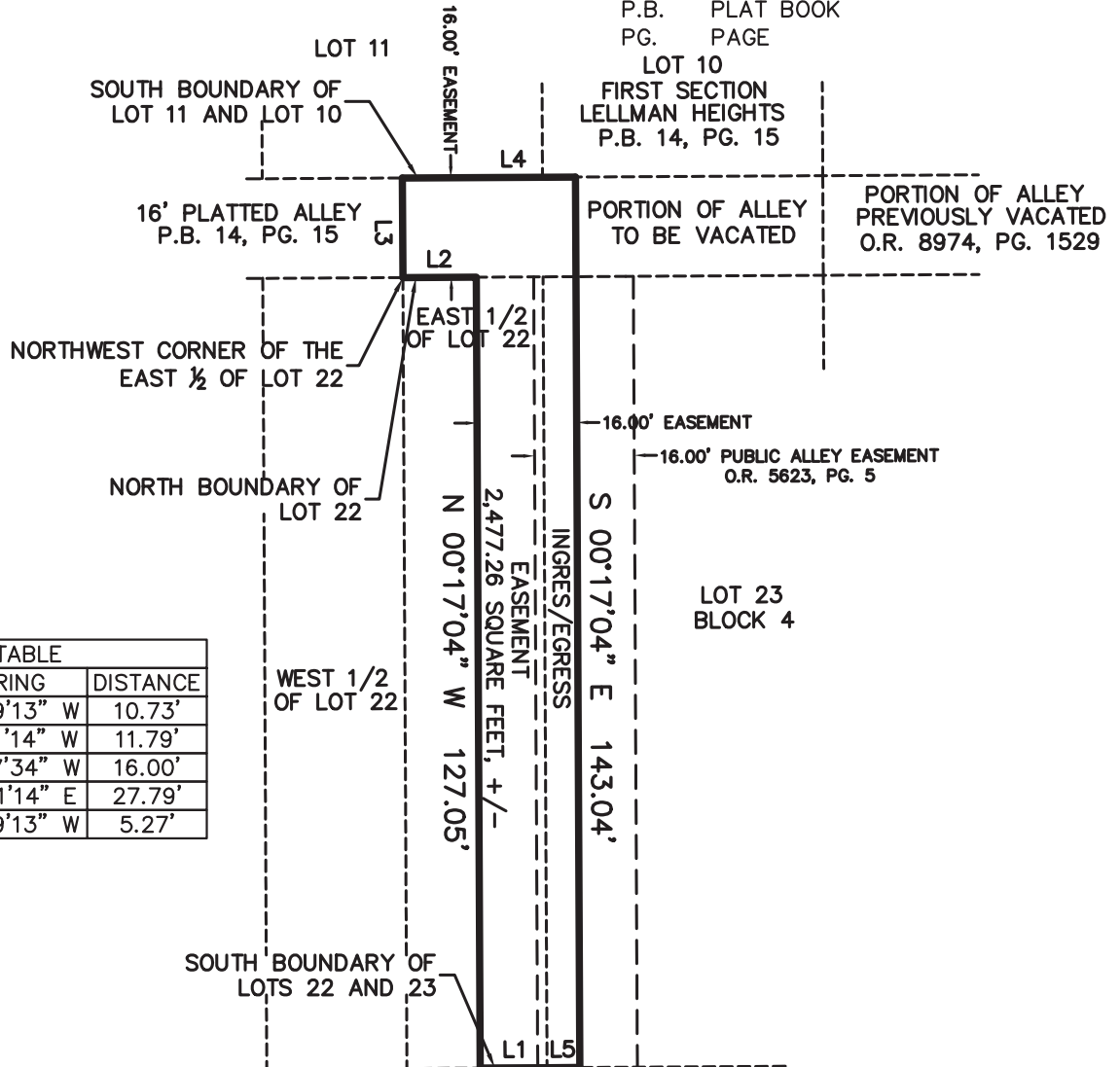


SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- O.R. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°39'13" W	10.73'
L2	S 89°41'14" W	11.79'
L3	N 00°17'34" W	16.00'
L4	N 89°41'14" E	27.79'
L5	S 89°39'13" W	5.27'

THE SOUTHWEST CORNER OF LOT 23, BLOCK 4
FIRST SECTION LELLMAN HEIGHTS SUBDIVISION
P.B. 14, PG. 15

P.O.B.
53RD AVENUE NORTH
60' PUBLIC RIGHT OF WAY
P.B. 14, PG. 15

NORTH RIGHT OF WAY LINE
(BASIS OF BEARINGS)

- SURVEYOR'S NOTES:
- 1.) This is not a Boundary Survey.
 - 2.) Bearings are based on an assumed datum and referenced to the North Right of Way line of 53rd Avenue North, First Section Lellman Heights Subdivision, as per Plat thereof, as recorded in Plat Book 14, Page 15, Public Records of Pinellas County, Florida, as being South 89°39'13" West. (Assumed Datum).
 - 3.) This sketch not valid without the signature and digital seal of a Florida Licensed Surveyor and Mapper.

David F Peach Digitally signed by David F Peach
Date: 2023.07.10 16:33:48 -04'00'



Reviewed by: AZ TS
Date: 07/11/2023
SFN#: 0501_01731

David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931

SKETCH ONLY—NOT A SURVEY

SHEET 1 OF 2

SCALE: 1"= 30'
DRAWN BY: DFP
DWG. No. 2023-0107ES
PROJ. No. 2023-0107-7

PROPOSED EASEMENT PARCEL
CROWN GENESIS
PINELLAS COUNTY, FLORIDA

JMPACT SURVEYING AND MAPPING, INC.
7815 NORTH DALE MABRY HIGHWAY,
SUITE 107, TAMPA, FLORIDA 33614
PHONE: (813) 644-6570 E-MAIL: psm5931@msn.com
L.B.# 7934 www.impactsurveyingandmapping.com

EXHIBIT " A "

LEGAL DESCRIPTION:

INGRESS/ EGRESS EASEMENT PARCEL

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF LOTS 22 AND 23, TOGETHER WITH THAT CERTAIN EAST-WEST ALLEY, ALL BEING PART OF BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 22, SOUTH 89°39'13" WEST, 10.73 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 00°17'04" WEST, 127.05 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 22; THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89°41'14" WEST, 11.79 FEET TO THE NORTHWEST CORNER OF THE EAST ½ OF SAID LOT 22; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 00°17'34" WEST, 16.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 11, BLOCK 4; THENCE ALONG SAID SOUTH BOUNDARY, AND THE SOUTH BOUNDARY OF LOT 10, BLOCK 4, NORTH 89°41'14" EAST, 27.79 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, SOUTH 00°17'04" EAST, 143.03 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 23; THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°39'13" WEST, 5.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,477.26 SQUARE FEET, MORE OR LESS.

Prepared by:
Impact Surveying and Mapping, Inc.
7815 North Dale Mabry Highway
Suite 107
Tampa, Fl. 33625
L.B.#7934