

29747 AND 29703 US HIGHWAY 19 N CLEARWATER FL 33761
86,802.08 +/- SQ FT OR 2,222 +/- ACRES

SURVEY PREPARED WITH THE BENEFIT OF TITLE COMMITMENT
2074-189325 DATED AUG. 8, 2022 @ 8:10 AM BY BASS SOX MERCER
SCHEDULE B PART 2 EXCEPT (1) UNPLOTTABLE (2) UNPLOTTABLE
3) ALL VISIBLE IMPROVEMENTS SHOWN HEREON 4) UNPLOTTABLE 5) UNPLOTTABLE
6) UNPLOTTABLE 7) UNPLOTTABLE 8) UNPLOTTABLE 9) UNPLOTTABLE
10) UNPLOTTABLE 11) UNPLOTTABLE 12) UNPLOTTABLE 13) NO COPY OF DOCUMENT PROVIDED SURVEYOR
14) DUE TO EGRESS ESM-T SHOWN 15) DRAINAGE ESM-T SHOWN 16) DRAINAGE &
UTILITY ESM-T SHOWN 17) UTILITY ESM-T SHOWN 18) TEMPORARY INGRESS
EGRESS ESM-T SHOWN 19) UNPLOTTABLE 20) SHOWN 21) UNPLOTTABLE

LEGAL DESCRIPTION SUPPLIED:
LOT 1 BLOCK U, CURLEW CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51 PAGE 19 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

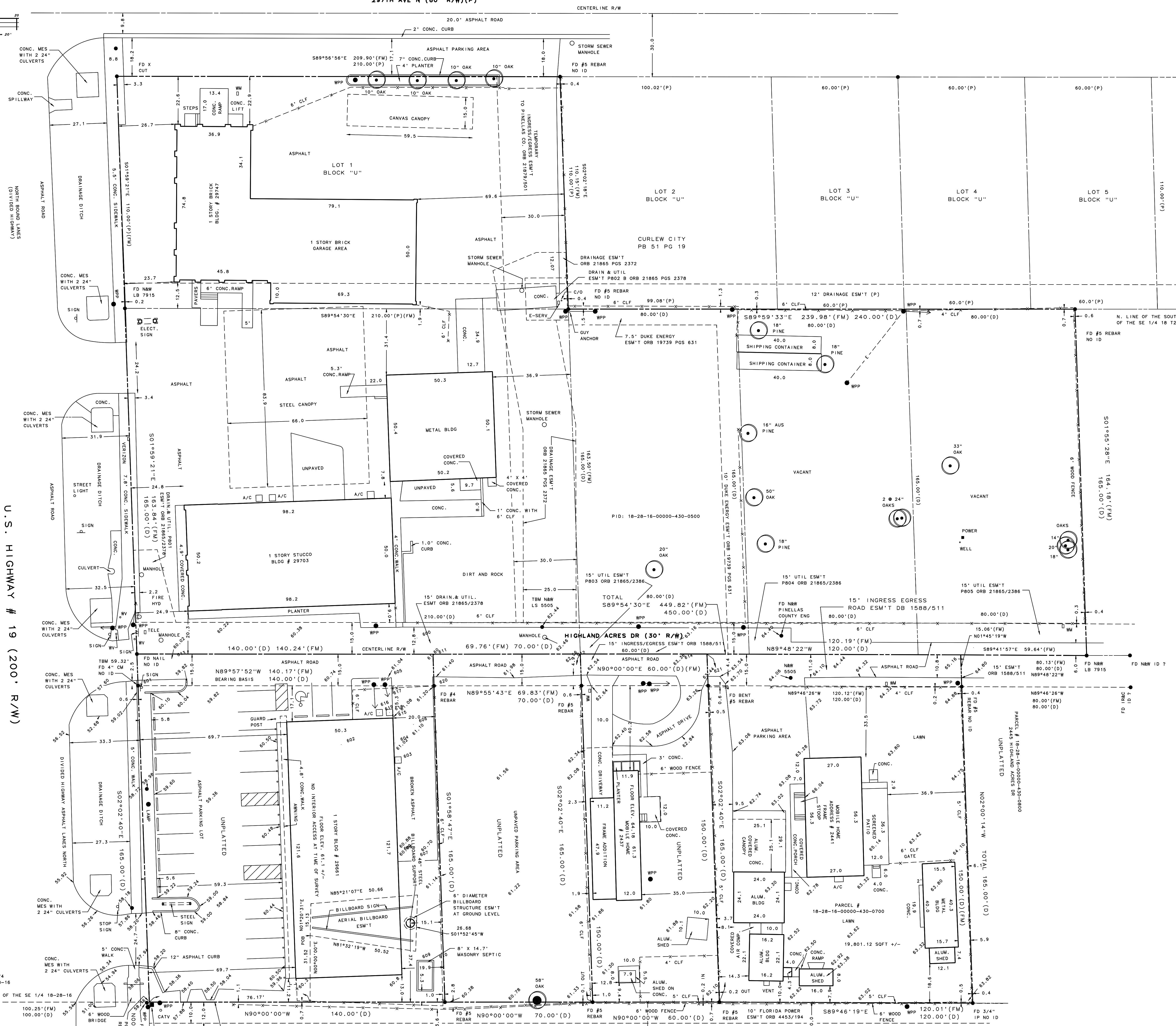
ALSO
THE EAST 210 FEET OF THE WEST 310 FEET OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHWEST ONE-QUARTER OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

ALSO EAST 80 FEET OF WEST 390 FEET OF NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

ALSO THE EAST 80 FEET OF THE WEST 550 FEET OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

ALSO
EAST 80 FEET OF WEST 470 FEET OF NORTH 165 FEET OF SOUTH 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST THE SOUTH 15 FEET OF THE DESCRIBED PROPERTY IS SUBJECT TO AN EASEMENT FOR ROAD PURPOSES.

ALSO
THE EAST 70 FEET OF THE WEST 310 FEET OF THE SOUTH 165 FEET OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA SUBJECT WITH A 1970 "INDLA" MOBILE HOME VIN # 283TECDR084.



GENERAL NOTES:
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYOR OR ITS FIRM.
NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.
THIS MAP CONSISTS OF 1 SHEET. WHEN MULTIPLE SHEETS COMPOSE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHERS.
LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE GREAT CARE HAS BEEN USED BY THE SURVEYOR TO OBTAIN AN UNBIASED PARTY.
THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES, IMPROVEMENTS NOT SHOWN ON THIS SURVEY.
THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LAND LINES. OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

SURVEY PREPARED WITH THE BENEFIT OF TITLE COMMITMENT
1122785 DATED 7/8/2023 JOHNSON POPE BOKOR RUPPEL & BURNS LLP
SCHEDULE B PART 2 EXCEPT (1) UNPLOTTABLE (2) UNPLOTTABLE
3) ALL IMPROVEMENTS SHOWN HEREON 4) UNPLOTTABLE 5) UNPLOTTABLE
6) UNPLOTTABLE

LEGAL DESCRIPTION SUPPLIED: # 2437 HIGHLAND ACRES DR
THE EAST 60.00' OF THE WEST 370' OF THE SOUTH 165.00' OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA. THE NORTH 15.00' OF SAID TRACT IS SUBJECT TO AN EASEMENT FOR ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1588, PAGE 511, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

PARCEL #: 18-28-16-00000-430-0400
MAILING ADDRESS: 2437 HIGHLAND ACRES DR CLEARWATER FL 33761
YEAR BUILT (PER APPRAISERS OFFICE): 1973
LOT SIZE: 9892.71 SQ FT +/-

SUBJECT LIES IN FLOOD ZONE "X"
FEMA MAP # 121020080B
DATED SEPT 3, 2003

LEGAL DESCRIPTION SUPPLIED: 29611 US HIGHWAY 19 N
THE WEST 140 FEET OF THE EAST 210 FEET OF THE WEST 310 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

PARCEL #: 18-28-16-00000-430-0200
SUBJECT BUILT IN 1976 (APPRAISERS OFFICE)

SUBJECT LIES IN FLOOD ZONE "X"
FEMA MAP # 121020080B
DATED SEPT 3, 2003

SURVEY PREPARED WITH THE BENEFIT OF TITLE COMMITMENT
11115186 DATED 4/28/2023 JOHNSON POPE BOKOR RUPPEL & BURNS LLP
SCHEDULE B PART 2 EXCEPT (1) UNPLOTTABLE (2) UNPLOTTABLE
3) ALL IMPROVEMENTS SHOWN HEREON 4) UNPLOTTABLE 5) CAN'T LOCATE DOCUMENT ONLINE. REFERRED TO A FLORIDA POWER CORP. EASEMENT ALONG THE SOUTHERLY LOT LINE. 6) UNPLOTTABLE 7) UNPLOTTABLE 8) CAN'T LOCATE DOCUMENT ONLINE. DOCUMENT NOT PROVIDED.

LOT SIZE: 23,098.38 SQ FT MORE OR LESS

SURVEY PREPARED WITH THE BENEFIT OF TITLE COMMITMENT
11360119 DATED 9/15/2023 SMJ JOHNSON POPE BOKOR RUPPEL & BURNS LLP
SCHEDULE B PART 2 EXCEPT (1) UNPLOTTABLE (2) UNPLOTTABLE
3) ALL IMPROVEMENTS SHOWN HEREON 4) UNPLOTTABLE 5) SHOWN HEREON 6) UNPLOTTABLE

LEGAL DESCRIPTION SUPPLIED: # 2441 HIGHLAND ACRES DR
THE EAST 120.00' OF THE WEST 490' OF THE SOUTH 165.00' OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

PARCEL #: 18-28-16-00000-430-0700
MAILING ADDRESS: 2441 HIGHLAND ACRES DR CLEARWATER FL 33761
YEAR BUILT (PER APPRAISERS OFFICE): 2008
LOT SIZE: 19801.12 SQ FT +/-

AERIAL BILLBOARD SIGN EASEMENT:
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 140' OF THE EAST 210' OF THE WEST 310' OF THE SOUTH 165' OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 18 RUN EAST 76.17'; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, RUN NORTH 21.52' TO THE POINT OF BEGINNING; THENCE N60°20'31"E 15.13' THENCE N85°21'07"E 50.66'; THENCE S192°14'5"W 26.66'; THENCE N81°32'38"W 50.52' TO THE POINT OF BEGINNING, CONTAINING 1050.71 SQUARE FEET MORE OR LESS.

6" DIAMETER BILLBOARD STRUCTURE SUPPORT EASEMENT:
A 6" DIAMETER (3" RADIUS) CIRCLE, THE RADIUS POINT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
37.4' NORTH OF THE SOUTHERLY LINE AND 15.1' WEST OF THE EASTERLY LINE OF THE FOLLOWING DESCRIBED LANDS:
THE WEST 140 FEET OF THE EAST 210 FEET OF THE WEST 310 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

GENERAL NOTES: NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR. EXCEPT AS SHOWN, THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FIRM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY DEPICTED HERE IS NOT COVERED BY A PROFESSIONAL LIABILITY POLICY.

PREPARED BY:
LAWRENCE E. POWERS
PROFESSIONAL LAND SURVEYORS

4996 WILMAN DR # 8027 PETERSBURG, FL 33708
P.O. BOX 48026 ST. PETERSBURG, FL 33743 P: 727-537-9895
EMAIL: SURVEYING@LPE.COM
WEBSITE: WWW.SURVEYING@LPE.COM

I, THE UNDERSIGNED HEREBY CERTIFY, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL AT PETERSBURG, FLORIDA, THIS 15th DAY OF SEPTEMBER, 2023.

LAWRENCE E. POWERS # 5505

TYPE OF SURVEY: AS-BUILT	PREPARED FOR: 04 LANDWAKS, LLC A FLORIDA LIMITED LIABILITY CO.	PROJECT NUMBER: 2366119	ELEVATIONS SHOWN HEREON ARE BASED ON: NAVD 88
DATE: 7/23/2023	DATE: 7/23/2023	FIELD SURVEYED: JULY 23, 2022	
DATE: 7/23/2023	DATE: 7/23/2023	DRAWING SCALE: 1" = 20'	REVISIONS: AUG. 31, 2023 NOV. 20, 2023 TO ADD SPOT ELEVATIONS REVISED DEC. 22, 2023
CREW CHIEF: LEP	DRAWN BY: LEP	CHECKED BY: LEP	SHEET 1 OF 1
DATE: 7/23/2023	DATE: 7/23/2023	FIELD BOOK: PAGE: LOOSE LEAF	
DATE: 7/23/2023	DATE: 7/23/2023	FILED IN: 18-28-16	

CLEARWATER PINELLAS COUNTY, FL

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