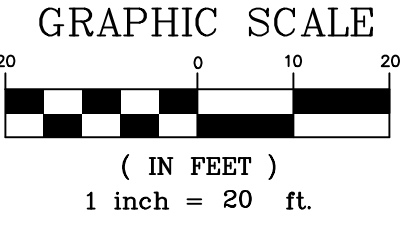
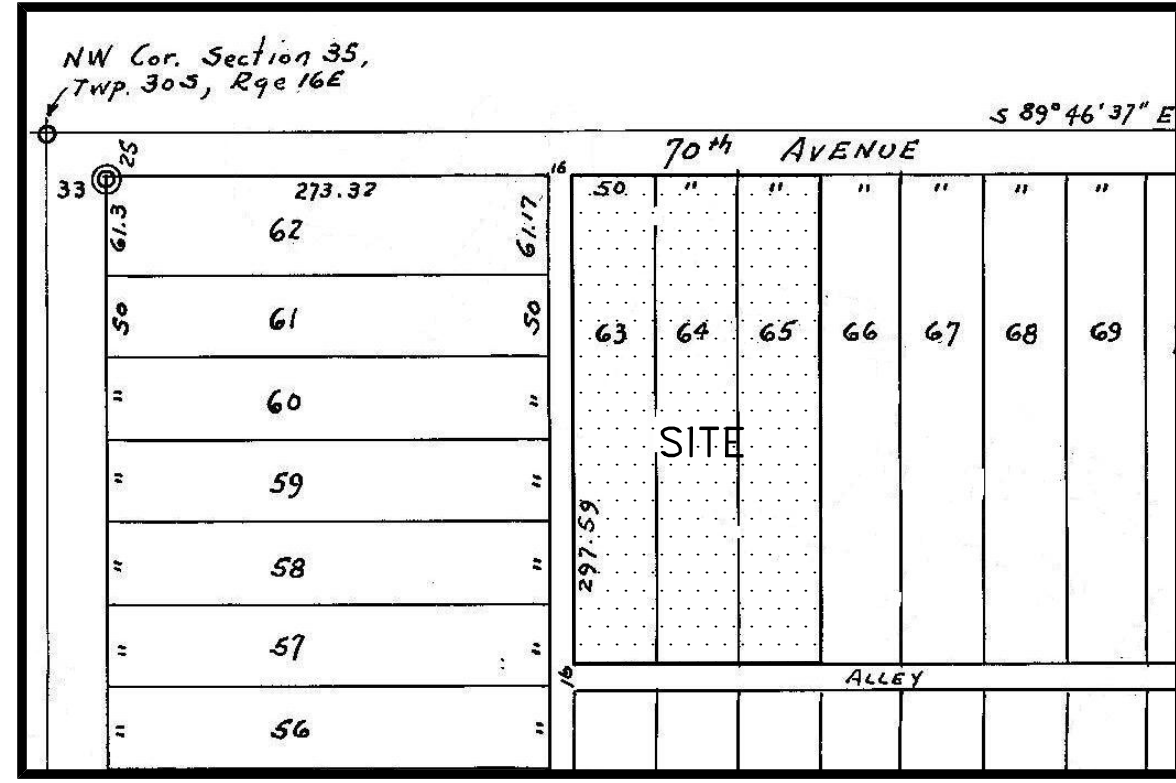
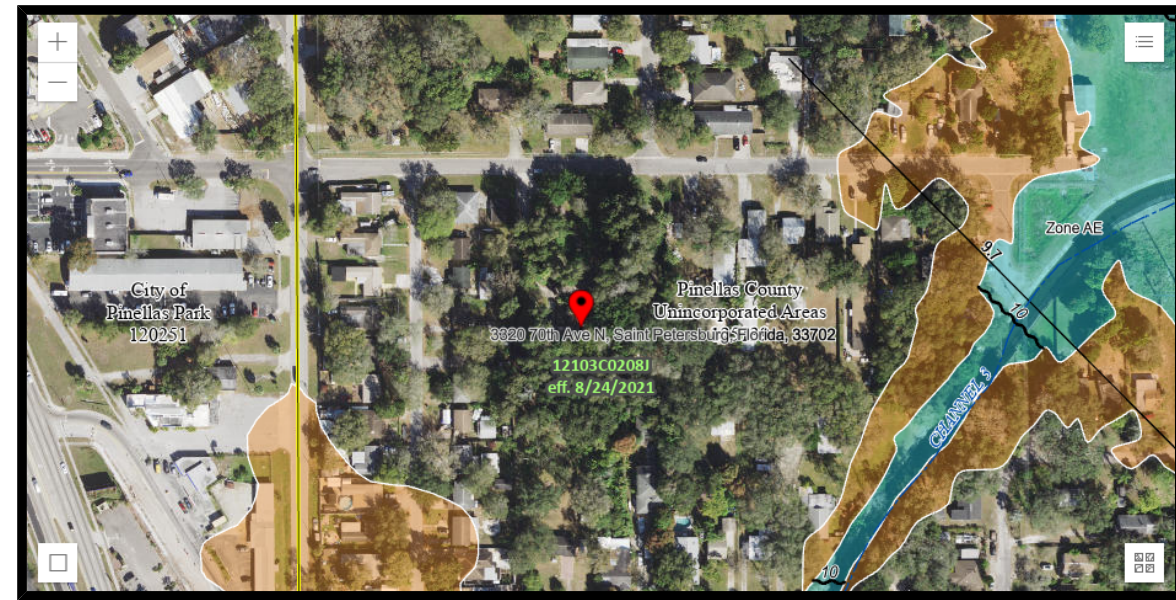
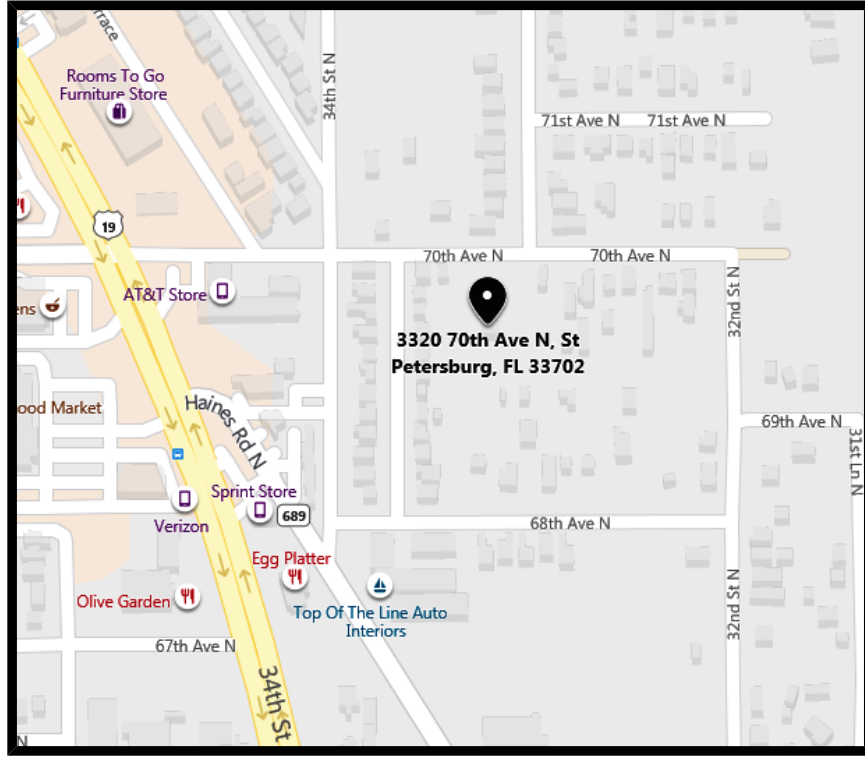
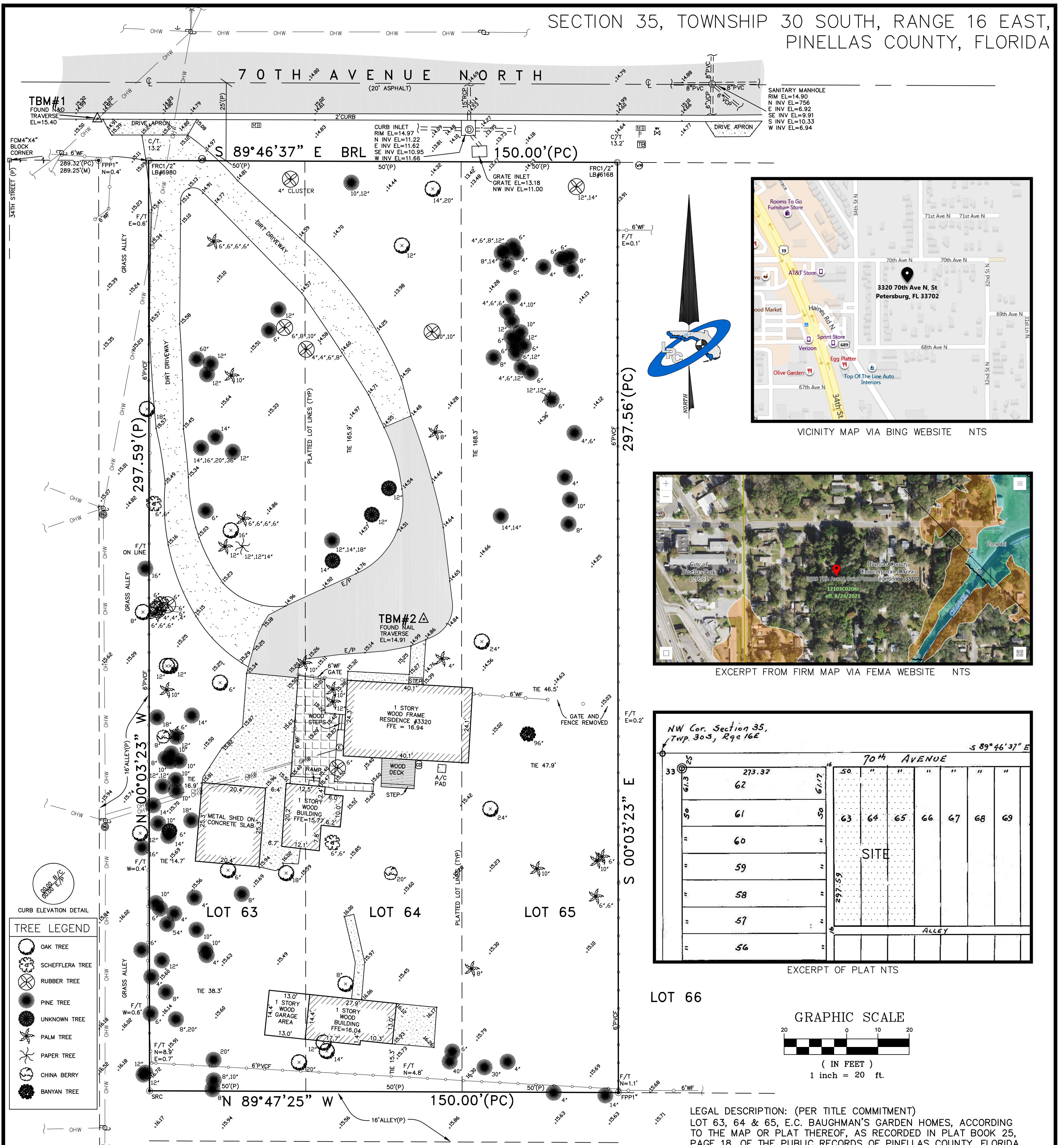


SECTION 35, TOWNSHIP 30 SOUTH, RANGE 16 EAST,
PINELLAS COUNTY, FLORIDA



LEGAL DESCRIPTION: (PER TITLE COMMITMENT)
LOT 63, 64 & 65, E.C. BAUGHMAN'S GARDEN HOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY & TOPOGRAPHIC SURVEY

| LEGEND | |
|----------------------------------|--|
| BRL BEARING REFERENCE LINE | FIR FOUND REBAR NO CAP SIZE AS NOTED |
| POL POINT ON LINE | FOP FOUND OPEN PIPE SIZE AS NOTED |
| (R) RADIAL | FPP FOUND PINCHED PIPE SIZE AS NOTED |
| (PC) PLAT COMPUTED MEASUREMENT | F "x" CUT FOUND "x" CUT IN CONCRETE |
| (D) DEED | FCM FOUND REBAR AND CAP N&T NAIL AND TIN TAB |
| (M) MEASURED | FCM FOUND CONCRETE MONUMENT SIZE AS NOTED |
| (P) PLAT | SIR SET IRON ROD |
| POB POINT OF BEGINNING | SRM SET NAIL AND DISK LB #6168 |
| PCP PERMANENT CONTROL POINT | ERC ELIPTICAL REINFORCED CONCRETE PIPE |
| POC POINT OF COMMENCEMENT | RCP REINFORCED CONCRETE PIPE |
| PC POINT OF CURVATURE | PVC POLYVINYL CHLORIDE PIPE |
| PI POINT OF INTERSECTION | VCP VITRIFIED CLAY PIPE |
| PRM PERMANENT REFERENCE MONUMENT | ⊗ FIRE HYDRANT |
| TBM TEMPORARY BENCHMARK | ⊙ DRAINAGE MANHOLE |
| C/T CURB TIE | ⊙ SANITARY MANHOLE |
| F/T FENCE TIE | ⊙ TOS TOE OF SLOPE |
| S/W SIDEWALK | ⊙ TOP TOP OF BANK |
| WF WOOD FENCE | ⊙ LIGHT POLE |
| PVC POLYVINYL CHLORIDE FENCE | ⊙ POWER POLE |
| C/S CONCRETE SLAB | ⊙ TELEPHONE PEDESTAL |
| FFE FINISHED FLOOR ELEVATION | ⊙ MAILBOX |
| EL ELEVATION | ⊙ ELECTRIC BOX |
| E/P EDGE OF PAVEMENT | ⊙ CABLE BOX |
| OHW OVERHEAD WIRE | ⊙ SPRINKLER CONTROL BOX |
| N&D NAIL AND DISK | ⊙ WATER METER |
| | ⊙ CENTERLINE |
| | ⊙ GAS VALVE |
| | ⊙ WATER VALVE |
| | ⊙ TELEPHONE BOX |
| | ⊙ GUY WIRE/ANCHOR |
| | ⊙ DIRT DRIVEWAY |
| | ⊙ ASPHALT |
| | ⊙ CONCRETE |
| | ⊙ PAVER BRICK |

SURVEYORS REPORT

1.) THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY. ITS PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING BOUNDARY CORNERS AND LOCATING IMPROVEMENTS & TO DOCUMENT SELECTED NATURAL AND ARTIFICIAL FEATURES OF THE SURFACE TO DETERMINE HORIZONTAL AND VERTICAL SPATIAL RELATIONS.

2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY FEDERAL OR NATIONAL STANDARDS.

3.) SURVEY DONE IN CONJUNCTION WITH PRIOR TITLE COMMITMENT ORDER #3355571, DATED 4/14/2020, ISSUED BY TITLE INSURANCE COMPANY.

THE SURVEY IS SUBJECT TO THE FOLLOWING:

TC#5 - RESTRICTION, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON PLAT OF EC BAUGHMAN'S GARDEN HOMES, PLAT BOOK 25, PAGE 18. (SHOWN HEREON)

TC#6 - EASEMENTS SET FORTH IN DEED BOOK 1086, PAGE 534, TOGETHER WITH PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4121, PAGE 850. (DOCUMENT IS ILLEGIBLE THEREFORE NOT SHOWN HEREON)

TC#7 - EASEMENTS AGREEMENT PER OFFICIAL RECORDS BOOK 6669, PAGE 388. (DOES NOT PROTRACT OVER PROPERTY THEREFORE NOT SHOWN HEREON)

TC#8 - RESOLUTION NO. 10-68 OFFICIAL RECORDS BOOK 16921, PAGE 1553. (DOES NOT AFFECT PROPERTY THEREFORE NOT SHOWN HEREON)

4.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.

5.) THE BEARING BASIS IS PER PLAT. THE BEARING REFERENCE LINE IS SOUTH R/W LINE OF 70 TH STREET NORTH BEING S 89°46'37" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.

6.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" IN ACCORDANCE WITH F.I.R.M. MAP #12103C0208J, PINELLAS COUNTY, FLORIDA. EFFECTIVE DATE 8/24/2021.

8.) CERTIFICATION IS NOT TRANSFERABLE.

9.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.

10.) DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING FOUNDATION TO PROPERTY LINE.

11.) ELEVATIONS BASED ON PINELLAS COUNTY BENCHMARK #LEALMAN C AZ MK 1" ELEVATION 16.16. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

CERTIFY TO:

IGOR & OLGA MELNICHUK

DRAWN BY: WT & JREIII CHECKED BY: VEC

UPDATES/HISTORY: SHEET 1 OF 1

4/29/2020 - PREVIOUS SURVEY-JOB #20089

MELNICHUK PROPERTY
3320 70TH AVENUE N
ST. PETERSBURG, FL

LAND PRECISION CORPORATION

2683 SUNSET POINT ROAD
CLEARWATER, FL 33759
727-796-2137
FAX 727-796-3326

LB#6168

SURVEYING
MAPPING - PLANNING

JOB NUMBER: 23028 DATE SURVEYED: 4/11/2023