



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

1410 N. Westshore Blvd. Ste. 800  
Tampa, FL 33607  
Phone: 813-228-0555  
Fax: 866 596-8764

**OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT**

Agent File No.: 2024022

File No: 24009311

Westchase Title, LLC  
12029 Whitmarsh Lane  
Tampa, FL 33626  
Phone: 813-490-5212

ATTN: Debbie Berowski

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

**Legal Description:**

Lot 3, Block 9, ERLE RENWICK NO. 4, according to plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

**Last Record Title Holder:**

Jose E. Pagan Guzman and Arelis Mariel Rivera Rivera, husband and wife, as to an enhanced life estate interest, and Jose E. Pagan Guzman and Arelis Mariel Rivera Rivera, as trustees of the P.R. Family Revocable Trust u/a/d November 16, 2023, as to a remainderman interest

**Documents of Record (copies attached):**

Warranty Deed - O.R. Book 22185, Page 1177  
Enhanced Life Estate Deed - O.R. Book 22627, Page 1008  
Mortgage - O.R. Book 22185, Page 1179

**Period Searched:**

From August 30, 2022 to January 12, 2024 @ 8:00 AM.

**Tax Information:**

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Tax ID            35-30-16-74340-009-0030  
Number:

2023 Taxes are Paid  
Back Taxes: None

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

**Date: January 25, 2024**

*Dee Cerniglia*

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Authorized Signatory

# B O U N D A R Y A N D P O T T O G R A P H I C S U R V E Y

SECTION 35, TOWNSHIP 30S, RANGE 16E, PINELLAS COUNTY

**PROPERTY ADDRESS:**

**2520 55TH AVE N,  
ST PETERSBURG, FL 33714**  
(PARCEL NO. 35-30-16-74340-009-0030)

**DESCRIPTION:**

LOT 3 OF BLOCK 9 OF "ERLE RENWICK NO. 4", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 17 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**

COMMUNITY: PINELLAS COUNTY-125139  
MAP/PANEL NO. 12103C0208J  
SUFFIX: J  
FIRM DATE: 08/24/2021  
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: GPS-NAI1 ELEVATION: 47.73' FEET (NAVD88)

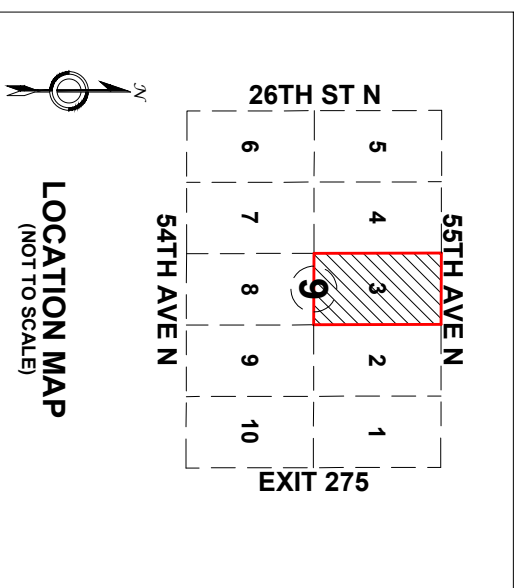
NOT FOUND PROPERTY CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES. PHYSICAL MARKERS WILL BE PLACED AT OWNERS REQUEST.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S89°51'24"E FOR THE SOUTH RIGHT OF WAY LINE OF 55TH AVE N AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.



**LOCATION MAP  
(NOT TO SCALE)**

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

PHYSICAL COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC FILES ARE VALID ONLY WITH THE DIGITAL THIRD-PARTY APPROVED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

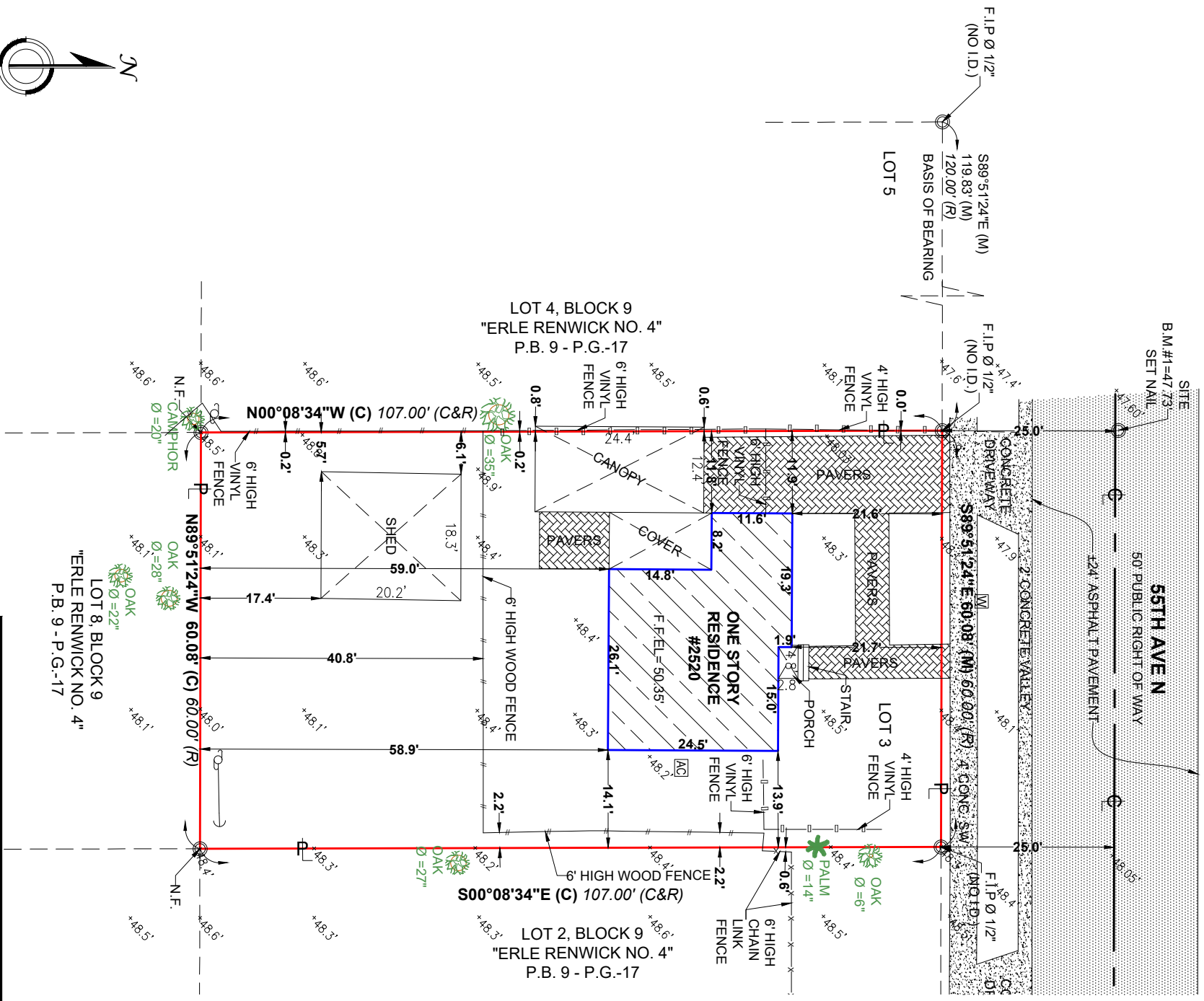
NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

**CERTIFY TO:**

**GUZMAN, JOSE E PAGAN,  
RIVERA, ARELIS MARIEL RIVERA.**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

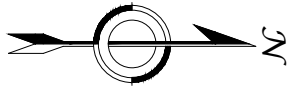


**ABBREVIATIONS**

- BC=BLOCK CORNER
- (C)=CALCULATED
- (M)=MEASURED
- (R)=RECORD
- (P)=PRORATED
- TYP = TYPICAL
- P.B. = PLAT BOOK
- P.G. = PAGE
- F.I.R. = FOUND IRON ROD
- F.I.P = FOUND IRON PIPE
- S.I.R = SET IRON ROD
- ID = IDENTIFICATION
- FIG = FENCE CORNER
- B.M. = BENCHMARK
- N.F. = NOT FOUND
- CONC. = CONCRETE
- S.W. = SIDEWALK

**LEGEND**

- ⊙ CENTER LINE
- ⊙ PROPERTY CORNER
- ⊙ PROPERTY LINE
- ✪ PALM & TRUNK TREE
- ✪ CAMPHOR, OAK & TRUNK TREE
- 17.6' GROUND ELEVATION
- 16.25' PAVEMENT ELEVATION
- ⊕ UTILITY POLE
- ⊕ METER (WATER)
- ⊕ A/C UNIT
- ⊕ GUY WIRE
- ⊕ OPTICAL FIBER



SCALE: 1" = 20'

6528 U.S. 301 UNIT 106  
RIVERVIEW, FL. 33578  
L.B. 8195 - L.S. 6919  
contact@gpsflorida.net

**GPS**  
GLOBAL PROJECTS SURVEYING

PROFESSIONAL SURVEYOR AND MAPPER  
PHONE: (813) 423-3483  
FAX: (813) 398-0111  
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ORIGINAL FIELD DATE	01/09/2024
REVISIONS:	
JOB NO. 24-7589	
DRAWN A.F.D.	
SHEET	1/1