



**LEGAL DESCRIPTION**

**PARCEL 1**  
 THE NORTH 14.60 FEET OF THE WEST 204.98 FEET OF THE EAST 304.98 FEET OF LOT 9 AND THE SOUTH 85.40 FEET OF THE WEST 204.98 FEET OF THE EAST 304.98 FEET OF LOT 9, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN N89°40'48"E, 333.47 FEET; THENCE N01°01'26"W, 190.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD; THENCE N80°42'46"E, 25.26 FEET ALONG SAID RIGHT-OF-WAY LINE FOR A POINT OF BEGINNING ON THE WEST LINE OF THE EAST 304.98 FEET OF SAID LOT 9; THENCE RUN N01°01'26"W, 552.48 FEET TO A POINT OF TERMINUS ON THE SOUTH LINE OF ABOVE DESCRIBED TRACT.

**PARCEL 2**  
 THE SOUTH 100 FEET OF THE NORTH 200 FEET (THE SOUTH 200 FEET OF THE NORTH 214.60 FEET PER THE PINELLAS COUNTY PROPERTY APPRAISER AND OCCUPATION) OF THE WEST 204.98 FEET OF THE EAST 304.98 FEET OF LOT 9, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**PARCEL 3**  
 THE WEST 204.98 FEET OF THE EAST 304.98 FEET OF LOT 9, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, INC., AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ULMERTON ROAD, LESS THE NORTH 214.60 FEET, AND LESS THE PART LYING WITHIN (AND BEING SUBJECT TO PER THE PINELLAS COUNTY PROPERTY APPRAISER) THE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN O.R. BOOK 4115, PAGE 1419, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

**FLOOD ZONE**

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X AND ZONE X (SHADED), IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, COMMUNITY NUMBER 125139 (MAP NUMBER 121030-0139-G), MAP DATED SEPTEMBER 3, 2003.

**CERTIFICATION**

TO: BEAVER CREEK TREE, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2018.

*George A. Shimp III* 10-11-2018  
 GEORGE A. SHIMP III DATE  
 REGISTRATION NO. 6137

**SURVEY ABBREVIATIONS**

A = ARC LENGTH	D = DEED	LB = LAND SURVEY BUSINESS	SET M&D = SET MAIL AND DISK L&B 1834
A/C = AIR CONDITIONER	DOT = DEPARTMENT OF TRANSPORTATION	LIE = LOWEST FLOOR ELEVATION	SR = SPLIT RAIL FENCE
AF = ALUMINUM FENCE	DRG = DRAINAGE	LHM = LOWEST HORIZONTAL SUPPORTING NUMBER	S/S = STATE ROAD
ALM = ALUMINUM	D/W = DRIVEWAY	LS = LAND SURVEYOR	SRF = SPLIT RAIL FENCE
ASPH = ASPHALT	EL = ELEVATION	LN = LAND SURVEYOR	STY = STAIR
B/E = BASE FLOOD ELEVATION	EDP = EDGE OF PAVEMENT	MAS = MANSORY	STY = STORY
B/L = BLOCK	EDW = EDGE OF WATER	MAS = MEASURED END SECTION	SUB = SUBDIVISION
B/M = BENCH MARK	ESMT = EASEMENT	MH = MANHOLE	S/W = SIDEWALK
B/W = BARBED WIRE FENCE	ESM = FOUND CONCRETE MONUMENT	MIL = MEAN HIGH WATER LINE	TB = TEMPORARY BENCH MARK
C = CALCULATED	FIS = FLOORED END SECTION	MNS = MEAN SEA LEVEL	TC = TOP OF CURB
CA = CALICUT BEARING	FO = FOUND IRON PIPE	MND = MAIL AND DRIVE	TB = TOP OF BANK
CB = CHAIN BEARING	FR = FOUND IRON ROD	N&D = NAIL AND DRIVE	TDS = TOP OF DRIVE
CC = CONCRETE BLOCK STRUCTURE	FL = FLOW LINE	N&T = NAIL AND TAG	TRNS = TRANSFORMER
CD = CENTERLINE	FLD = FIELD	NOV = NATIONAL GEODETIC VERTICAL DATUM	TWP = TOWNSHIP
CE = CHAIN LINK FENCE	FO = FOUND	NO = NUMBER	UTL = UNDERGROUND
CL = CLOSURE	FO = FOUND PIPE	DNW = OVERHEAD WIRE(S)	UTL = UTILITY
CLM = COLUMN	FO = FOUND POWER COP.	OR = ORIGINAL RECORDS	V/D = VOOD DECK
CONC = CONCRETE	FR = FRAME	P = PLAT	W/F = WOOD FENCE
CO = CONCRETE	FR = FLOOR LINE	P/B = PLAT BOOK	W/F = WOOD FRAME STRUCTURE
COB = CONCRETE BLOCK	G/E = GLASS ENCLOSURE	PC = POINT OF CURVE	W/F = WOODSIGHT FENCE
COB = CONCRETE	H/W = HIGH WIRE FENCE	PC = POINT OF COMPOUND CURVE	WV = WIRE FENCE
COB = CONCRETE	H/W = HIGH WIRE FENCE	PCP = PERMANENT CONTROL POINT	WV = WATER VALVE
COB = CONCRETE	H/W = HIGH WIRE FENCE	PG = PAGE	

**GENERAL NOTES**

- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF GEORGE A. SHIMP III & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- THIS SURVEY SHOWS VISIBLE ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEASURED AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (53-17, FLORIDA ADMINISTRATIVE CODE).
- THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT GREATEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONNECTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.

**LEGEND**

- AIR CONDITIONER
- BOLLARD
- ELECTRIC VAULT
- FIRE HYDRANT
- GRATE INLET
- ☆ LIGHT POLE
- MITERED END SECTION
- POWER POLE
- SEPTIC LID
- SIGN
- WATER METER
- WATER VALVE
- CUY WIRE
- TOP OF BANK
- OVERHEAD WIRES

2-29-12-18

**ALTA/NSPS LAND TITLE SURVEY**

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CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 53-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 180303 DATE SURVEYED: 9-24-2018  
 DRAWING FILE: 180303.DWG DATE DRAWN: 10-1-2018  
 LAST REVISION: N/A X REFERENCE: N/A

*George A. Shimp III*  
 GEORGE A. SHIMP III  
 GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

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