

LEGAL DESCRIPTION AS FURNISHED:

LOTS 1 AND 4, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, AS RECORDED IN DEED BOOK Q, PAGE 342, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

AND

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUNNING SOUTH 0°40'23" EAST 908.48 FEET ALONG THE SAID SECTION LINE; THENCE RUN SOUTH 45°07'24" WEST 616.17 FEET FOR A P.O.B. WHICH IS ALSO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE FROM THIS LOCATED P.O.B. CONTINUE SOUTH 45°07'24" WEST 8.37 FEET; THENCE RUN SOUTH 35°16'49" WEST 219.88 FEET TO A LINE 350.00 FEET PERPENDICULARLY TO AND PARALLEL TO THE CENTERLINE OF THE ANCLOTE RIVER CHANNEL; THENCE NORTH 63°05'31" WEST 118.12 FEET; THENCE RUN NORTH 36°55'59" EAST 290.59 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE RUN SOUTH 32°23'24" EAST 118.80 FEET TO THE P.O.B. AND CONTAINING 0.20 ACRES, MORE OR LESS.

TOGETHER WITH THE NORTH HALF OF VACATED WACASSASSA STREET LOCATED ALONG THE EAST SIDE OF LOTS 1 AND 4, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, AS VACATED BY RESOLUTION 18-28, DATED JUNE 5, 2018 AND RECORDED IN OR BK 20087, PAGES(S) 1423-1429.

TOGETHER WITH VACATED ANCLOTE AVENUE ALONG THE SOUTHERN LINE OF LOT SAID LOT 4, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, AS VACATED BY RESOLUTION 18-28, DATED JUNE 5, 2018 AND RECORDED IN OR BK 20087, PAGES(S) 1423-1429, RESERVING A 15 FOOT DRAINAGE AND UTILITY EASEMENT THEREIN.

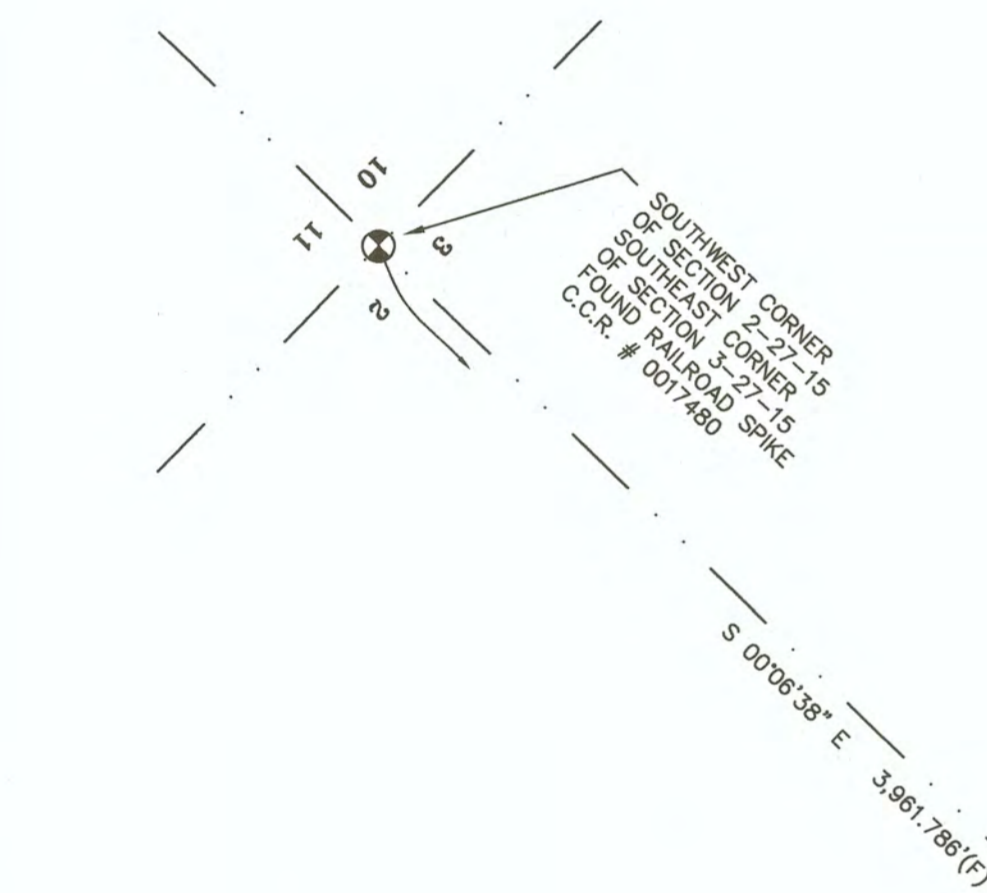
LEGAL DESCRIPTION FOR SOUTH VACATED HALF WACASSASSA STREET RIGHT OF WAY:

THAT PORTION OF THE VACATED WACASSASSA STREET WHICH LIES SOUTHERLY AND ADJACENT TO LOTS 1 AND 4, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, AS RECORDED IN DEED BOOK Q, PAGE 342, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUNNING SOUTH 0°40'23" EAST, 908.48 FEET ALONG THE SAID SECTION LINE; THENCE RUN NORTH 45°39'08" EAST, 157.86 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3, OF SAID CAPT. S.E. HOPE'S SUBDIVISION; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHERN 40 FOOT RIGHT OF WAY OF SEMINOLE STREET, SOUTH 44°06'27" EAST, 15.00' TO THE CENTERLINE OF VACATED WACASSASSA STREET AND THE POINT OF BEGINNING; THENCE RUN SOUTH 44°06'27" EAST, 15.00 FEET TO A FOUND CAPPED 5/8 INCH IRON ROD, STAMPED "LB 208"; THENCE RUN SOUTH 45°39'08" WEST, 779.27 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER AND THE SOUTHWEST LINE OF VACATED ANCLOTE AVENUE AS SHOWN ON SAID CAPT. S.E. HOPE'S SUBDIVISION PLAT; THENCE RUN NORTH 34°33'10" WEST, 15.22 FEET TO A POINT LOCATED ON THE EXTENDED CENTERLINE OF SAID WACASSASSA STREET; THENCE NORTH 45°39'08" EAST, 776.75 FEET ALONG THE CENTERLINE OF SAID WACASSASSA STREET TO THE POINT OF BEGINNING.

TOGETHER WITH VACATED ANCLOTE AVENUE ALONG THE SOUTHERN LINE OF LOT SAID LOT 4, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, AS VACATED BY RESOLUTION 18-28, DATED JUNE 5, 2018 AND RECORDED IN OR BK 20087, PAGES(S) 1423-1429, RESERVING A 15 FOOT DRAINAGE AND UTILITY EASEMENT THEREIN.

SAID TRACT OR PARCEL CONTAINING 11,670 SQUARE FEET OR 0.2679 ACRES, MORE OR LESS.



PROPERTY AREAS:

LOTS 1 & 4 PLUS HALF OF VACATED WACASSASSA STREET 129,189 SQUARE FEET OR 2.9658 ACRES, MORE OR LESS.

SOUTHERN HALF OF VACATED WACASSASSA STREET 11,669 SQUARE FEET OR 0.2679 ACRES, MORE OR LESS.

TOTAL OF BOTH TRACTS:

140,858 SQUARE FEET OR 3.2336 ACRES, MORE OR LESS.

CERTIFIED TO:

BELLE VISTA PROPERTIES, LLC,
JOHNSON, POPE, BOKOR, RUPPEL
& BURNS, LLP.

2/11/21-10-19

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TYPE OF SURVEY BOUNDARY IMPROVEMENTS FOUNDATION FINAL TOPOGRAPHIC TREE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.

JOHN W. STRACHAN
PROFESSIONAL SURVEYOR AND MAPPER #6312
04/26/2019

FOR INFORMATIONAL PURPOSES ONLY

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 14.0') AND "VE" (BASE FLOOD ELEVATION 14.0'); PER F.I.R.M. PANEL NUMBER 12103C 00166, LAST REVISED 09/03/2003.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

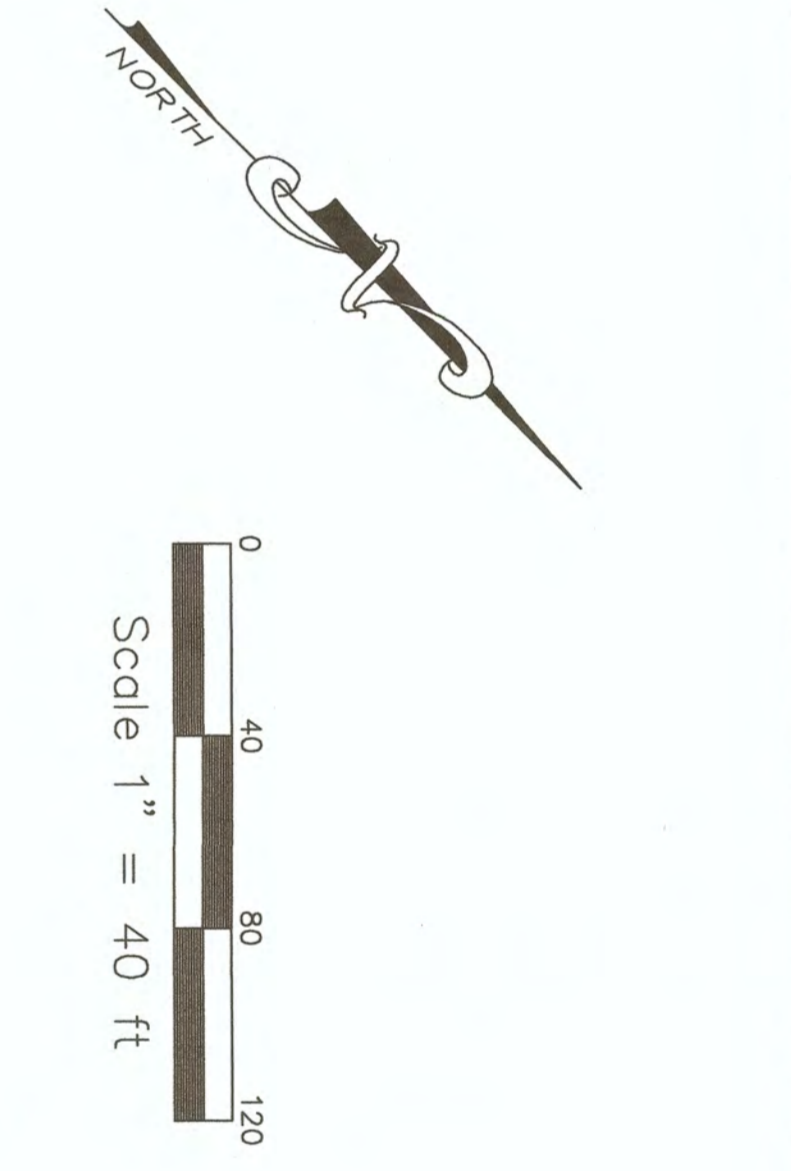
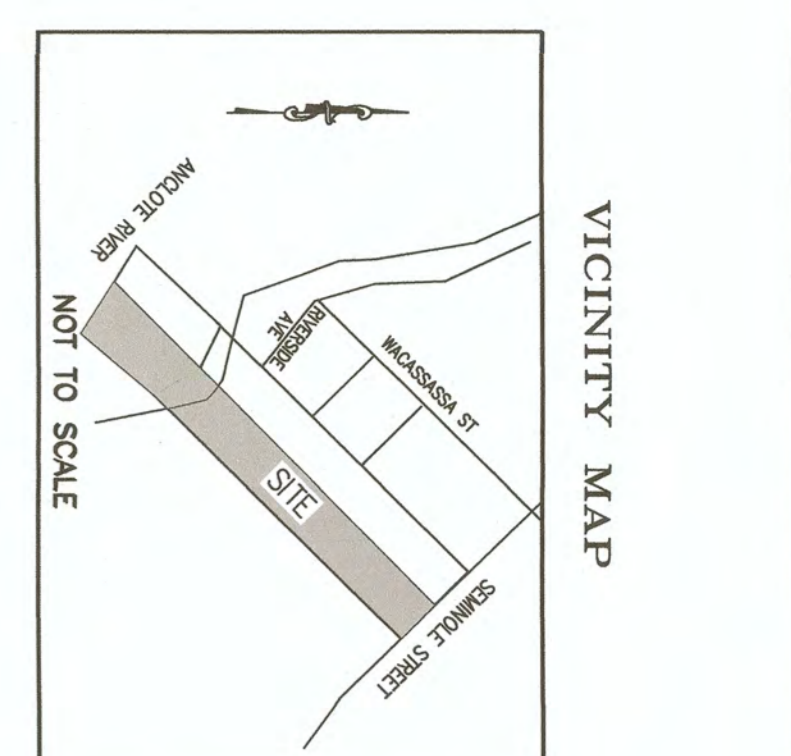
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* NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OVEERSHED HAVE BEEN FURNISHED BY THE PROPERTY OWNER, SURVEYOR AND RECORDING OFFICE.
* NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY. UNLESS SHOWN OR MADE NOTE HERON.
* BEARINGS AND DISTANCES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED

LEGEND

- FIELD MARKS
- RECLAM WATER LINE
- CABLE LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- STORM SEWER LINE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- WOOD FENCE LINE
- CHAINLINK FENCE LINE
- PLASTIC FENCE LINE
- METAL FENCE LINE
- WIRE FENCE LINE

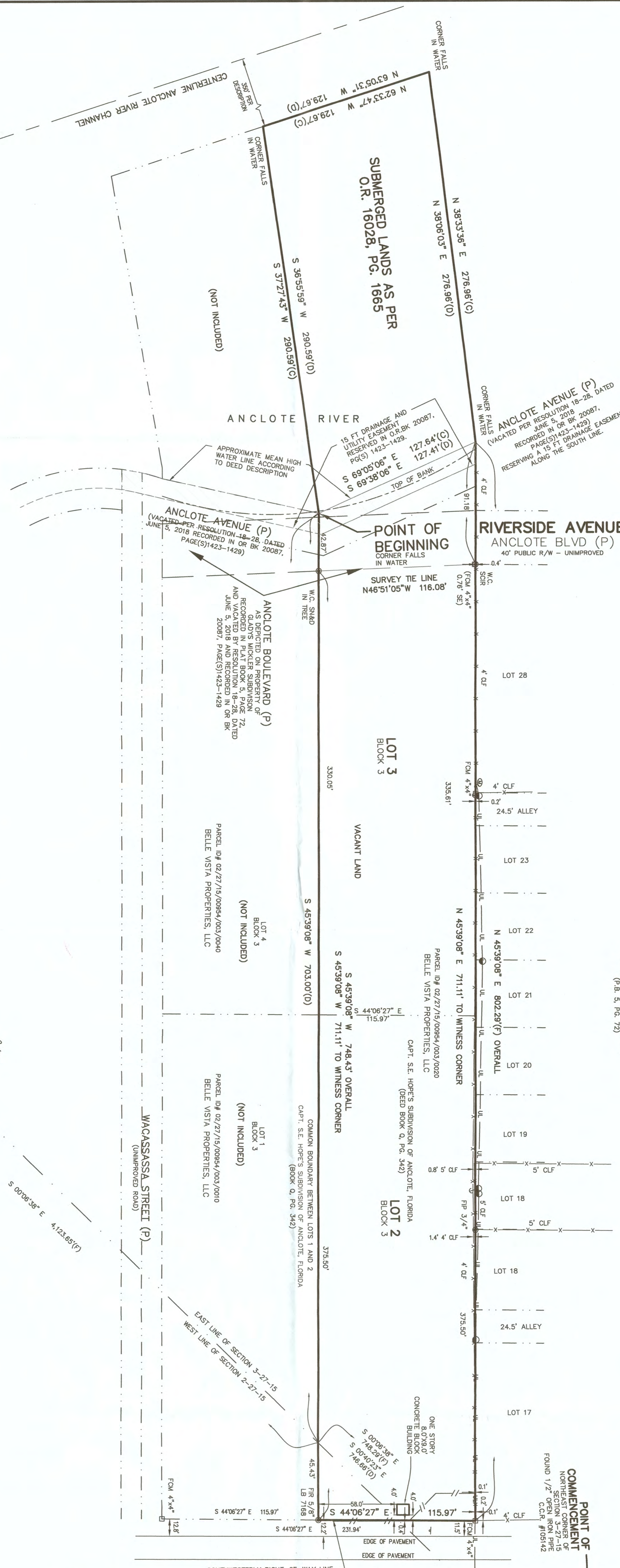
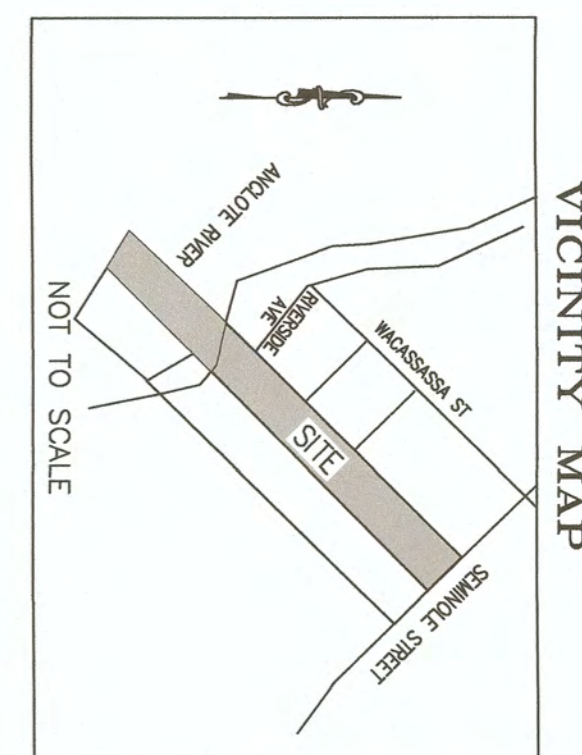
AMERICAN SURVEYING INC. L.B. #7168
4647 NORTH FLORIDA AVENUE TAMPA, FLORIDA 33605
PH. (813)234-0103 FAX (813)234-0108

PROJECT NO.	DESCRIPTION	DATE	DWN.	LN	APV.D.
06007215-18A	REVISED "AS FURNISHED" LEGAL DESCRIPTION	04/17/19	LN		JWS
06007215-18A	CLIENTS COMMENTS & CHANGED SURVEYOR OF RECORD	04/17/19	LN		JWS



LEGEND
RAIL ROAD TRACKS
RECLAM WATER LINE
CABLE LINE
WATER LINE
OVERHEAD UTILITY LINE
STORM SEWER LINE
GAS LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
SANITARY SEWER LINE
WOOD FENCE LINE
CHAINLINK FENCE LINE
PLASTIC FENCE LINE
METAL FENCE LINE
WIRE FENCE LINE

2/11/21-10-19



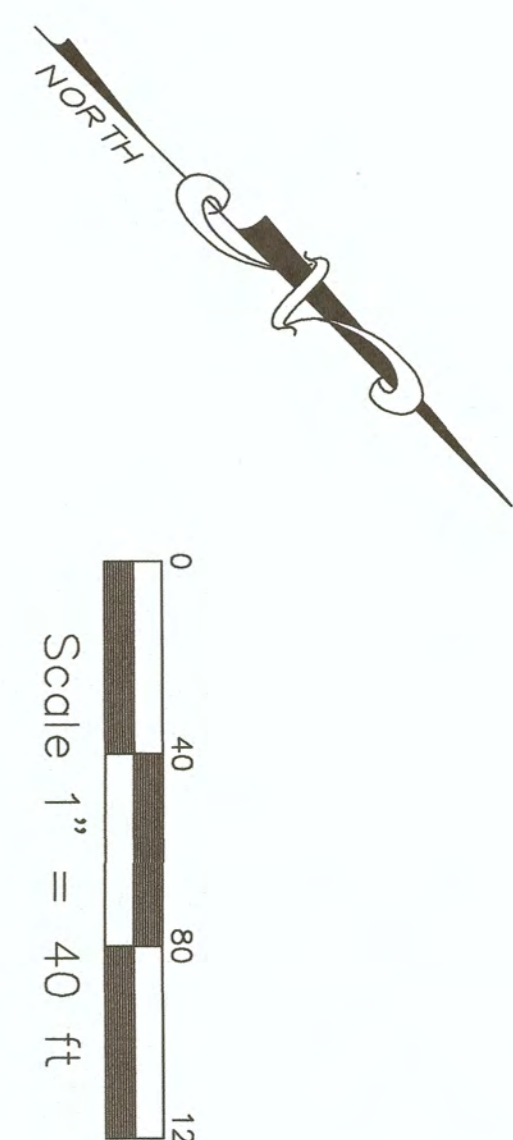
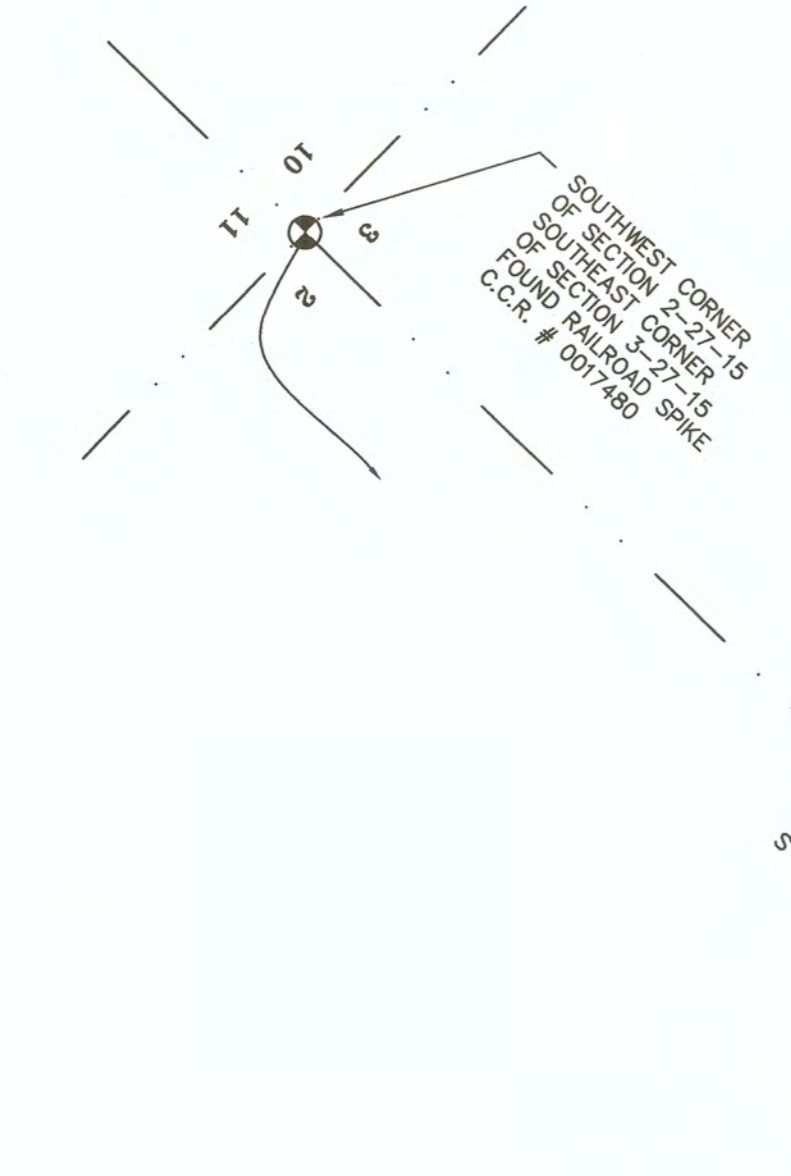
LEGAL DESCRIPTION:

LOT 2, BLOCK 3, OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

ALSO LOT 3, BLOCK 3, OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, SECTION 3 TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

TOGETHER WITH ALL RIPARIAN, RELICTION AND ACCRETION RIGHTS THEREUNTO APPERTAINING; ALSO COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUNNING SOUTH 0 DEGREES 40'23" EAST 746.66 FEET ALONG THE SECTION LINE; THENCE RUN SOUTH 45 DEGREES 07'24" WEST 703.00 FEET ALONG THE COMMON BOUNDARY BETWEEN LOTS 1 AND 2 IN BLOCK 3 OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, A SUBDIVISION LYING IN THE SAID SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS SHOWN ON PLAT RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY FORMERLY WAS A PART, TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE RUN SOUTH 36 DEGREES 55'59" WEST 290.59 FEET TO A LINE 350.00 FEET PERPENDICULAR AND PARALLEL TO THE CENTERLINE OF THE ANCLOTE RIVER CHANNEL; THENCE RUN NORTH 63 DEGREES 05'31" WEST 129.67 FEET; THENCE RUN NORTH 38 DEGREES 00'03" EAST 276.96 FEET TO THE MEAN HIGH WATER LINE OF SAID ANCLOTE RIVER; THENCE RUN SOUTH 69 DEGREES 38'06" EAST 127.41 FEET ALONG THE SAID MEAN HIGH WATER LINE TO THE P.O.B.; BEING THE SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO SAM E. MICKLER BY DEED NO. 21586 WHICH DEED WAS RECORDED ON JULY 11, 1957, AS INSTRUMENT NO. 380139A IN OFFICIAL RECORDS BOOK 130, PAGE 637, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH VACATED ANCLOTE AVENUE ALONG THE SOUTHERN LINE OF LOT SAID LOT 3, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, AS VACATED BY RESOLUTION 18-28, DATED JUNE 5, 2018 AND RECORDED IN OR BK 20087, PAGES(S) 1423-1429, RESERVING A 15 FOOT DRAINAGE AND UTILITY EASEMENT THEREIN.



PROPERTY AREA:
LOTS 2 & 3 = 125,316.2 SQUARE FEET OR 2.8769 ACRES, MORE OR LESS.

CERTIFIED TO:

BELLE VISTA PROPERTIES, LLC,
JOHNSON, POPE, BOKOR, RUPPEL
& BURNS, LLP.

JOHN W. STRACHAN 04/25/2019
PROFESSIONAL SURVEYOR AND MAPPER #6312
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT

Z/lu-21-10-19

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LEGEND

	RAIL ROAD TRACKS
REC	RECLAIM WATER LINE
CATV	CABLE LINE
W	WATER LINE
UL	OVERHEAD UTILITY LINE
ST	STORM SEWER LINE
GAS	GAS LINE
TEL	UNDERGROUND TELEPHONE LINE
ELEC	UNDERGROUND ELECTRIC LINE
SAN	SANITARY SEWER LINE
W	WOOD FENCE LINE
X	CHAINLINK FENCE LINE
- - -	PLASTIC FENCE LINE
- - -	METAL FENCE LINE
- - -	WIRE FENCE LINE

TYPE OF SURVEY	BOUNDARY	IMPROVEMENTS	FOUNDATION	FINAL	TOPOGRAPHIC	TREE
SURVEYOR'S CERTIFICATE						
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.						
FOR INFORMATIONAL PURPOSES ONLY						
THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL P.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.						
* UNLESS SHOWN OR MADE NOTE HEREOF, ALL PROPERTY CORNERS HAVE NO IDENTIFICATION.						
* NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.						
* NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE HEREOF.						
* BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.						

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L.B. #7168

4647 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33608
PH. (813)234-0100 • FAX (813)234-0108

BEARING BASIS: BEARINGS ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE STREET, WHICH BEARS S 44°38'11" E (ASSUMED)

ADDRESS: 0 SEMINOLE STREET, TARPOUN SPRINGS, FLORIDA

PROJECT NO.	FIELD DATE	CC-IMJ	DWN-1	LCN	AP-VD-1
06007215-18B	07/11/18				
06007215-18B	09/07/18				
06007215-18B	10/05/18				
06007215-18B	04/17/19				