

SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
O.R. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE

LOT 10

FIRST SECTION
LELLMAN HEIGHTS
P.B. 14, PG. 15

LOT 11

16' PLATTED ALLEY
P.B. 14, PG. 15

PORTION OF ALLEY
TO BE VACATED

PORTION OF ALLEY
PREVIOUSLY VACATED
O.R. 8974, PG. 1529

EAST 1/2
OF LOT 22

NORTH BOUNDARY OF
LOTS 22 AND 23

EAST 1.5 FEET
OF LOT 22

WEST 1/2
OF LOT 22

N
S 00°17'34" E 127.03'

LOT 23
BLOCK 4

16.00' PUBLIC ALLEY EASEMENT
O.R. 5623, PG. 5

WEST 14.5 FEET OF LOT 23

SOUTH BOUNDARY OF
LOTS 22 AND 23

NORTH RIGHT OF WAY LINE
(BASIS OF BEARINGS)

L1

53RD AVENUE NORTH
60' PUBLIC RIGHT OF WAY
P.B. 14, PG. 15

P.O.B.

THE SOUTHWEST CORNER OF LOT 23, BLOCK 4
FIRST SECTION
LELLMAN HEIGHTS SUBDIVISION
P.B. 14, PG. 15

SURVEYOR'S NOTES:

- 1.) This is not a Boundary Survey.
- 2.) Bearings are based on an assumed datum and referenced to the North Right of Way line of 53rd Avenue North, First Section Lellman Heights Subdivision, as per Plat thereof, as recorded in Plat Book 14, Page 15, Public Records of Pinellas County, Florida, as being South 89°39'13" West. (Assumed Datum).
- 3.) This sketch not valid without the signature and digital seal of a Florida Licensed Surveyor and Mapper.

David F Peach

Digitally signed by David F Peach
Date: 2023.07.10 16:34:45 -04'00'

David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931

SKETCH ONLY-NOT A SURVEY



Reviewed by: AZ TS
Date: 07/11/2023
SFN#: 0501_01731

SCALE: 1" = 30'
DRAWN BY: DFP
DWG. No. 2023-0107EV
PROJ. No. 2023-0107-7

EASEMENT VACATION PARCEL
CROWN GENESIS
PINELLAS COUNTY, FLORIDA

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Scale 1" = 30'

Exhibit "B "

LEGAL DESCRIPTION:

PUBLIC ALLEY VACATION PARCEL

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF LOTS 22 AND 23, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 4, FIRST SECTION LELLMAN HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 22, SOUTH 89°39'13" WEST, 1.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 00°17'34" WEST, 127.04 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 22, BLOCK 4,; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 22, AND THE NORTH BOUNDARY OF SAID LOT 23, BLOCK 4, NORTH 89°41'14" EAST, 16.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 00°17'34" EAST, 127.03 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 23; THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°39'13" WEST, 14.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,032.59 SQUARE FEET, MORE OR LESS.

Prepared by:

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SHEET 2 OF 2