Sketch of Description

EXHIBIT "A"

Legal Description:

A PORTION OF LOT 14, BLOCK "F", CORAL HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 71-73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 14, BLOCK F, CORAL HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 71-73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N 88°57'43" W ALONG THE NORTH LINE OF SAID LOT 14 BLOCK F A DISTANCE OF 20.00 FEET; THENCE RUN S 00°34'11" W A DISTANCE OF 28.73 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°43'55" E A DISTANCE OF 7.45 FEET; THENCE RUN S 00°16'05" W A DISTANCE OF 21.19 FEET; THENCE RUN N 89°43'55" W A DISTANCE OF 3.00 FEET; THENCE RUN S 00°16'05" W A DISTANCE OF 15.30 FEET; THENCE RUN N 89°43'55" W A DISTANCE OF 4.64 FEET; THENCE RUN N 00°34'11" E A DISTANCE OF 36.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 229.4 SQUARE FEET MORE OR LESS.

THE INTENT OF THE ABOVE LEGAL DESCRIPTION IS TO VACATE A PORTION OF A 20' DRAINAGE EASEMENT LOCATED IN LOT 14, BLOCK "F", CORAL HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 71-73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Reviewed by: CH SE
Date: 10-20-16
SFN #: 501-1508

This is **NOT** a Survey.
This is **ONLY** a Sketch.

Legend

C	- Calculated	PC	- Point of Curvature
C/L	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
FFE	- Finished Floor Elevation	R	- Radius
Fnd.	- Found	Rad.	- Radial
IP	- Iron Pipe	R&C	- Rebar & Cap
L	- Length (Arc)	Rec.	- Recovered
M	- Measured	Rfd.	- Roofed
N&D	- Nail & Disk	Set	- Set ½" Rebar & Cap LB 7623
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
	- Wood Fence		- Chain Link Fence

Sketch of Description Prepared For: Wainscott Properties, LLC

Sketch of Description Certified To:

Wainscott Properties, LLC

Sketch Date: 9-12-16
Drawn By: NF
Approved By: PKI
Field:

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in Pinellas County, community number 125139, dated 9/3/2003.

Notes:
- Sketch is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are **NOT** to be used to reconstruct Property Lines.
- Fence Ownership is **NOT** determined.
- Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and **MUST** be verified by appropriate Utility Location Companies.
- Use of This Sketch for Purpose other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

Ireland & Associates Surveying, Inc.

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
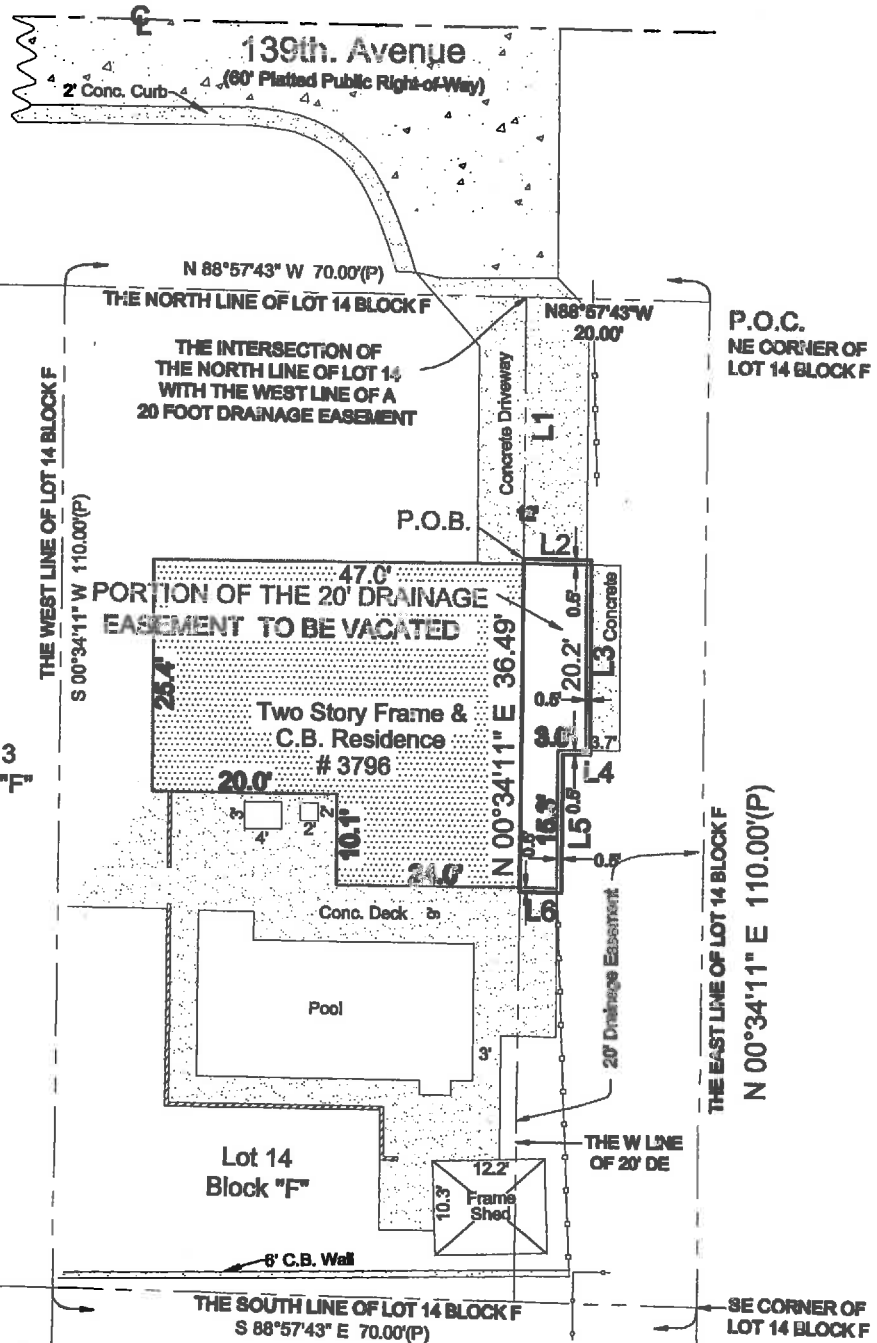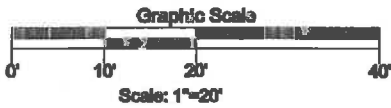www.irelandsurveying.com
Office-407.678.3366   Fax-407.320.8165

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 61-17-052 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 5437   LB 7623
Date Signed

This Sketch is Intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

File No. IS-28009

Sketch of Description

Graphic Scale

0'   10'   20'   40'

Scale: 1"=20'

N
W   E
S

139th. Avenue
(60' Platted Public Right-of-Way)

2' Conc. Curb

N 88°57'43" W 70.00'(P)
THE NORTH LINE OF LOT 14 BLOCK F

THE INTERSECTION OF
THE NORTH LINE OF LOT 14
WITH THE WEST LINE OF A
20 FOOT DRAINAGE EASEMENT

N88°57'43"W
20.00'

P.O.C.
NE CORNER OF
LOT 14 BLOCK F

THE WEST LINE OF LOT 14 BLOCK F
S 00°34'11" W 110.00'(P)

Concrete Driveway

L1

P.O.B.

L2

47.0'

PORTION OF THE 20' DRAINAGE EASEMENT TO BE VACATED

L3 Concrete

0.5

20.2'

25.4'

N 00°34'11" E 36.49'

0.5

3.0'   3.7'

Two Story Frame &
C.B. Residence
3796

L4

20.0'

16.3'

L5 0.5

0.5

10.1'

4'   2'

N 00°34'11" E 110.00'(P)
THE EAST LINE OF LOT 14 BLOCK F

21.0'

0.5

L6

Conc. Deck

Lot 13
Block "F"

L1 - S 00°34'11" W 28.73'
L2 - S 89°43'55" E 7.45'
L3 - S 00°16'05" W 21.19'
L4 - N 89°43'55" W 3.00'
L5 - S 00°16'05" W 15.30'
L6 - N 89°43'55" W 4.64'

Pool

20' Drainage Easement

THE W LINE
OF 20' DE

Lot 14
Block "F"

12.2'

10.3'   Frame
Shed

3'

NOTE:
ONLY IMPROVEMENTS
AFFECTED BY EASEMENT
ARE SHOWN.

6' C.B. Wall

THE SOUTH LINE OF LOT 14 BLOCK F
S 88°57'43" E 70.00'(P)

SE CORNER OF
LOT 14 BLOCK F

Lot 16
Block "F"

Lot 15
Block "F"

This Is **NOT** a Survey.
This Is **ONLY** a Sketch.