

- LINE L1  
N00°44'21"E - 35.29'RC  
N00°44'05"E - 35.82'M
- LINE L2  
N7°52'03"E - 18.69'RC  
N7°55'46"E - 18.05'M
- LINE L3  
N00°24'24"W - 18.64'RC  
N00°24'24"W - 18.64'M
- LINE L4  
N88°58'37"W - 20.67'RC  
N88°28'43"W - 20.75'M

LINE LABEL	BEARING	DISTANCE
WL1	N36°04'49"W	31.99'
WL2	N36°04'49"W	46.72'
WL3	N31°24'29"W	38.69'
WL4	N84°40'25"W	36.09'
WL5	N87°02'27"W	34.33'
WL6	S88°48'26"W	25.40'
WL7	S29°08'45"W	52.69'
WL8	S24°16'06"W	46.02'
WL9	S53°11'35"W	22.35'
WL10	N61°29'49"W	15.09'
WL11	S17°40'31"W	27.75'
WL12	S10°31'01"E	37.94'
WL13	S20°44'29"E	47.73'
WL14	S20°44'29"E	19.69'

**LEGAL DESCRIPTION**

THE NORTH 2 ACRES AREA OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, LESS ROAD RIGHT-OF-WAY, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA FOR A POINT OF BEGINNING (A); RUN S88°50'27"E ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 7, 330.07 FEET; THENCE S03°37'11"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, 256.70 FEET; THENCE N88°50'27"W, 340.02 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD NUMBER 74 SAID CENTERLINE ALSO BEING A 40 ACRE LINE; THENCE N00°24'24"W ALONG THE SAID CENTERLINE 256.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT MAINTAINED RIGHT OF WAY AS RECORDED IN PLAT BOOK B, PAGE 28 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE S88°50'27"E ALONG THE SOUTH BOUNDARY OF SAID SECTION 7, ALSO BEING THE SOUTH BOUNDARY OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, 1,395.82 FEET TO THE POINT OF BEGINNING (B); THENCE CONTINUE S88°50'27"E ALONG SAID NORTH BOUNDARY OF SECTION 7, 299.35 FEET; THENCE S03°37'11"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, 256.70 FEET TO THE NORTHEAST CORNER OF THE VILLAGE OF SOMERSET WOODS PHASE 2, UNIT 2 AS RECORDED IN PLAT BOOK 98, PAGE 36 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N88°51'23"W ALONG THE NORTH BOUNDARY OF SAID VILLAGE OF SOMERSET WOODS PHASE 2, UNIT 2, 327.56 FEET TO THE EAST BOUNDARY OF THE MAINTAINED RIGHT-OF-WAY AS RECORDED IN PLAT BOOK B, PAGE 28 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID EAST BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY: (1) N00°44'05"E, 35.82 FEET; (2) N03°04'32"E, 100.14 FEET; (3) N01°35'41"E, 95.89 FEET; (4) N7°55'46"E, 18.05 FEET; (5) N00°24'24"W, 18.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 82,132.93 SQUARE FEET OR 1.8855 ACRES, MORE OR LESS.

**FLOOD ZONE**

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, UNINCORPORATED AREAS, COMMUNITY NUMBER 125139 (MAP NUMBER 121030-0078-G), MAP DATED SEPTEMBER 3, 2003.

**PREPARED FOR**

JESSICA A. ALVAREZ

UNPLATTED  
PARCEL ID NO.  
07-28-16-00000-110-0610

UNPLATTED  
CONSERVATION &  
DRAINAGE ESMT

THE VILLAGE OF SOMERSET WOODS PHASE 2, UNIT 2  
P.B. 98, PG. 36  
TRACT 69-C  
(DRAINAGE ESMT / NATURAL AREA)

BOUNDARY SURVEY - SHEET 1 OF 2

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 61-17, 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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.	JOB NUMBER: 230179 DRAWING FILE: 230179.DWG LAST REVISION: N/A	DATE SURVEYED: 8-23-2023 DATE DRAWN: 8-24-2023 X REFERENCE: N/A	
	<b>GEORGE A. SHIMP II</b> AND ASSOCIATES, INCORPORATED LAND SURVEYORS LAND PLANNERS 3301 DASOTO BOULEVARD, SUITE D PALM HARBOR, FLORIDA 34683 PHONE (727) 784-5486 FAX (727) 786-1256		
	GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512 THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)		M.A. LB 1834

# SURVEYOR'S REPORT SHEET 2 OF 2

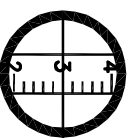
## SURVEY ABBREVIATIONS

A = ARC LENGTH	D = DEED	LB = LAND SURVEYING BUSINESS	PK = PARKER KALON	SET N&D = SET NAIL AND DISK LB# 1834
A/C = AIR CONDITIONER	DOI = DEPARTMENT OF TRANSPORTATION	LEE = LOWEST FLOOR ELEV	PL = PROPERTY LINE	SIR = SET 1/2" IRON ROD LB# 1834
AF = ALUMINUM FENCE	DRNG = DRAINAGE	LHSM = LOWEST HORIZONTAL STRUCTURAL MEMBER	POB = POINT OF BEGINNING	SQ = SQUARE
ALUM = ALUMINUM	D/W = DRIVEWAY	LS = LAND SURVEYOR	PCC = POINT OF COMMENCEMENT	SRF = SPLIT RAIL FENCE
ASPH = ASPHALT	EL OR ELEV = ELEVATION	M = MEASURED	POL = POINT ON LINE	SR = STATE ROAD
BEE = BASE FLOOD ELEVATION	EGP = EDGE OF PAVEMENT	MAS = MASONRY	PP = POWER POLE	STY = STORY
BLDG = BUILDING	EOE = EDGE OF WATER	MES = METERED END SECTION	PRC = POINT OF REVERSE CURVATURE	SUB = SUBDIVISION
BK = BLOCK	ESMT = EASEMENT	MH = MANHOLE	PRM = PERMANENT REFERENCE MONUMENT	S/W = SIDEWALK
BM = BENCH MARK	FSM = FOUND CONCRETE MONUMENT	WHWL = MEAN HIGH WATER LINE	PROP = PROPERTY	TB = "T" BAR
BNDY = BOUNDARY	FES = FLORED END SECTION	MSL = MEAN SEA LEVEL	PRM = PROFESSIONAL SURVEYOR & MAPPER	TBWL = TEMPORARY BENCH MARK
BNG = BEARING	FR = FOUND IRON PIPE	N&B = NAIL AND BOTTLE CAP	PVCF = PVC FENCE	TC = TOP OF CURB
BWF = BARBED WIRE FENCE	FR = FOUND IRON ROD	N&D = NAIL AND DISK	PVMT = PAVEMENT	TGB = TOP OF BANK
C = CALCULATED	FL = FLOW LINE	NGD = NATIONAL GEODETIC VERTICAL DATUM	RAD = RADIUS	TOS = TOE OF SLOPE
CB = CHORD BEARING	FND = FIELD	NO = NUMBER	R = RECORD	TRANS = TRANSFORMER
CBS = CONCRETE BLOCK STRUCTURE	FOP = FOUND OPEN PIPE	O/A = OVERHEAD WIRE(S)	REF = REFERENCE	TWP = TOWNSHIP
CHD = CHORD	FPC = FLORIDA POWER CORP.	OHW = OVERHEAD WIRE(S)	RES = RESIDENCE	TRP = TYPICAL
CL = CENTERLINE	FPF = FOUND PINCHED PIPE	OR = OPTICAL RECORDS	RL = RADIAL LINE	UG = UNDERGROUND
CLS = CHAIN LINK FENCE	FRM = FRAME	O/S = OFFSET	RLS = RECASTERED LAND SURVEYOR	UTIL = UTILITY
CLOS = CLOSURE	FZL = FLOOD ZONE LINE	P = PLAT	RND = ROUND	WD = WOOD
COL = COLUMN	GAR = GARAGE	PB = PLAT BOOK	RNG = RANGE	WF = WOOD FENCE
CONC = CONCRETE	G/F = GLASS ENCLOSURE	PC = POINT OF CURVE	RRS = RAIL ROAD SPIKE	WFS = WOOD FRAME STRUCTURE
CR = COUNTY ROAD	HWC = HOG WIRE FENCE	PCC = POINT OF COMPOUND CURVE	R/W = RIGHT-OF-WAY	WIT = WROUGHT IRON FENCE
CR = CORNER	HML = HIGH WATER LINE	PCP = PERMANENT CONTROL POINT	SGM = SET CONCRETE MONUMENT	WIT = WITNESS
COV = COVERED AREA	INV = INVERT	PG = PAGE	S/E = SCREENED ENCLOSURE	WRF = WIRE FENCE
			SEC = SECTION	WW = WATER VALVE

\*\*\* ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.  
\*\*\* OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

## GENERAL NOTES

- 1.) 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 II & 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.
- 2.) 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.
- 3.) 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 THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4.) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5.) 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.
- 6.) 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.
- 7.) 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.
- 8.) BASIS OF BEARINGS IS BASED ON THE CERTIFIED SECTION CORNERS WHOSE NORTHING AND EASTING COORDINATES WERE OBTAINED THROUGH LABINS, UNLESS OTHERWISE SHOWN OR STATED.
- 9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- 10.) 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.
- 11.) ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12.) 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.
- 13.) 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.
- 14.) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15.) 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.
- 16.) 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 SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- 17.) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18.) 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.
- 19.) 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 (5J-17, FLORIDA ADMINISTRATIVE CODE).
- 20.) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21.) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- 22.) 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.
- 23.) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST 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.
- 24.) 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 CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- 25.) THIS DOCUMENT IS ONLY VALID FOR THE REVIEW PROCESS BY THE AUTHORITY HAVING JURISDICTION AND MUST CONTAIN THE THIRD PARTY VERIFIED DIGITAL SIGNATURE AND SEAL. DISTRIBUTION OF THIS DOCUMENT TO THIRD PARTIES WILL RENDER THIS DOCUMENT INVALID AND NO LIABILITY WILL BE ASSUMED BY THE SIGNING SURVEYOR.



**GEORGE A. SHIMP II  
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LB 1834 PHONE (727) 784-5498 FAX (727) 786-1256

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512  
230179 8-23-2023  
JOB NUMBER DATE SURVEYED