

LEGAL DESCRIPTION:

AN IRREGULAR SHAPED PARCEL LOCATED IN SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE N00°14'41"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1323.98 FEET, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE N89°52'40"W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1313.76 FEET, TO THE NORTHEAST RIGHT-OF-WAY LINE OF OLD ROOSEVELT BOULEVARD (66' RIGHT-OF-WAY), FOR A POINT OF BEGINNING; THENCE S49°54'27"E, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF OLD ROOSEVELT BOULEVARD, A DISTANCE OF 109.28 FEET; THENCE S40°05'33"W, A DISTANCE OF 66.00 FEET, TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD ROOSEVELT BOULDEVAR; THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY OF OLD ROOSEVELT BOULEVARD THE FOLLOWING 2 COURSES: 1) N49°54'27"W, A DISTANCE OF 75.00 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.76 FEET, A CENTRAL ANGLE OF 39°45'25", A CHORD BEARING N69°47'08"W AND A CHORD DISTANCE OF 211.33 FEET; THENCE 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 215.63 FEET; THENCE S89°52'40"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 214.60 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 11,247 SQUARE FEET, MORE OF LESS.

NOTE:

THE BEARINGS AND DISTANCES SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET, BASED ON THE FLORIDA WEST ZONE TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 (2011 ADJUSTMENT), ESTABLISHING A BEARING OF N00°14'41"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

Reviewed by: CH TS
 Date: 11/17/2021
 SFN#: 501-1686

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION AND SKETCH

CLIENT: AID	SCALE: NO SCALE	DRAWN BY: WJH	SECTION: SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST
DATE: 09/28/2021	ORDER No.: 2109-086	CHECKED BY: GS	COUNTY: PINELLAS COUNTY, FLORIDA

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

Gerald Silva Digitally signed by Gerald Silva
 Date: 2021.11.16 15:09:45 -05'00'

GERALD SILVA, PSM #5218

(DATE)

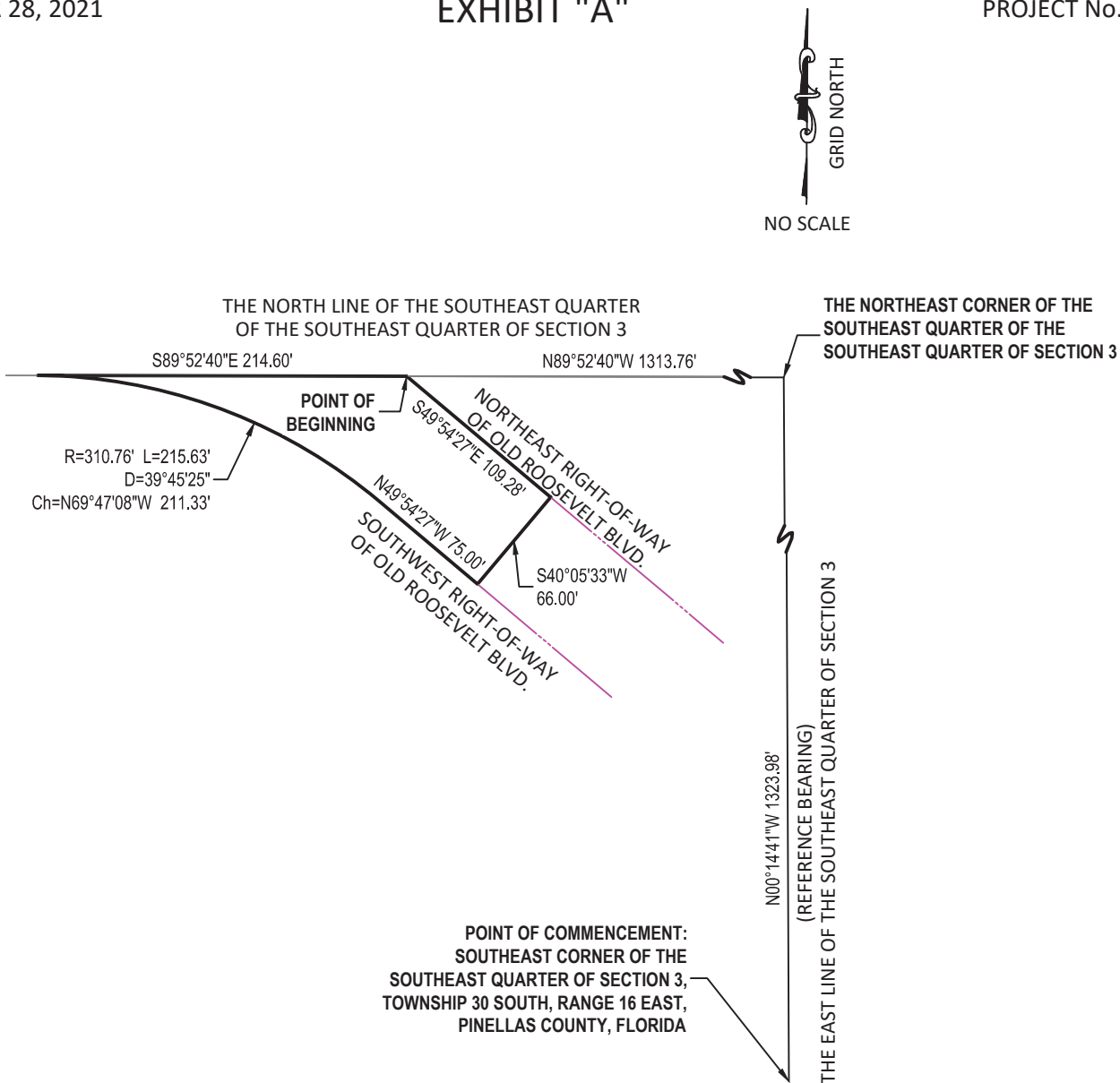
NSI Northwest Surveying Inc.

Certificate of Authorization Number LB0005122

8409 Sunstate Street, Tampa, Florida 33634
 Tampa: 813-889-9236

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 2



NO SCALE

NOT VALID WITHOUT SHEET 1 OF 2

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Gerald Silva

Digitally signed by Gerald Silva
Date: 2021.11.16 15:10:08 -05'00'

GERALD SILVA, PSM #5218

(DATE)

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SHEET 2 OF 2