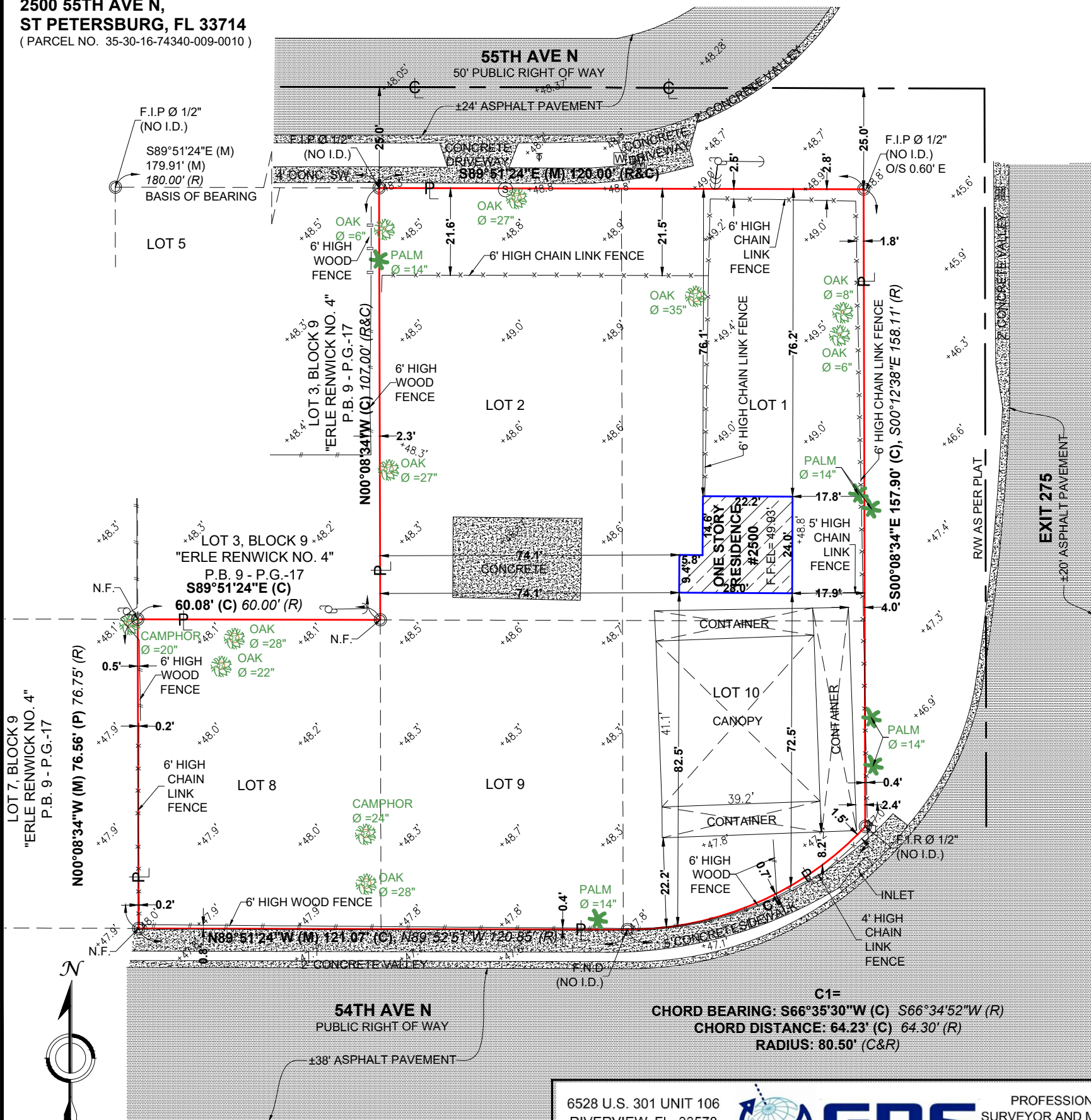


# BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY ADDRESS:  
2500 55TH AVE N,  
ST PETERSBURG, FL 33714  
( PARCEL NO. 35-30-16-74340-009-0010 )

SECTION 35, TOWNSHIP 30S, RANGE 16E. PINELLAS COUNTY

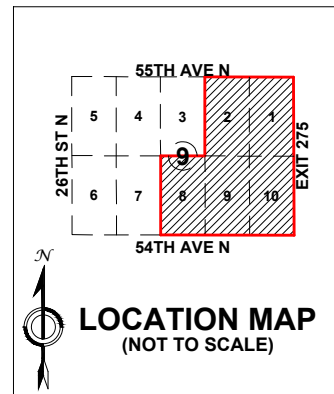


## ABBREVIATIONS

BC=BLOCK CORNER  
(C)=CALCULATED  
(M)=MEASURED  
(R)=RECORD  
TYP.= TYPICAL  
P.B. = PLAT BOOK  
P.G. = PAGE  
F.I.R. = FOUND IRON ROD  
F.I.P. = FOUND IRON PIPE  
I.D = IDENTIFICATION  
F/C = FENCE CORNER  
F.N.D = FOUND NAIL & DISK  
S.W. = SIDEWALK  
CONC. = CONCRETE

## LEGEND

- C CENTER LINE
- PROPERTY CORNER
- P PROPERTY LINE
- ✱ PALM & TRUNK TREE
- ✱ CAMPHOR, OAK, MANGO & TRUNK TREE
- ✱ PINE & TRUNK TREE
- Ⓢ MANHOLE (SANITARY SEWER)
- 17.6' GROUND ELEVATION
- +16.23' PAVEMENT ELEVATION
- ☐ CATCH BASIN
- ⊕ UTILITY POLE
- W METER (WATER)
- GUY WIRE
- ☆ LIGHT POLE



## DESCRIPTION:

PARCEL 1: LOT 1, BLOCK 9, ERLE RENWICK NO. 4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: EAST 1/2 OF LOT 2, BLOCK 9, ERLE RENWICK NO. 4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3: LOTS 9 AND 10, LESS THAT CERTAIN PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 3380, PAGE 197, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FOR ROAD RIGHT-OF-WAY, BLOCK 9, ERLE RENWICK NO. 4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 4: LOT 2, LESS THE EAST 1/2, BLOCK 9, ERLE RENWICK NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 5: LOT 8, LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK BOOK 3332, PAGE 345, FOR ROAD RIGHT-OF-WAY, BLOCK 9, ERLE RENWICK NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

## FLOOD ZONE INFORMATION:

COMMUNITY: PINELLAS COUNTY-125139  
MAP/PANEL NO. 12103C0208J  
SUFFIX: J  
FIRM DATE: 08/24/2021  
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: GPS-NAIL ELEVATION: 47.73' FEET (NAVD88)

NOT FOUND PROPERTY CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES. PHYSICAL MARKERS WILL BE PLACED AT OWNER'S REQUEST.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S89°51'24"E FOR THE SOUTH RIGHT OF WAY LINE OF 55TH AVE N AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

PHYSICAL COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC FILES ARE VALID ONLY WITH THE DIGITAL THIRD-PARTY APPROVED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

## CERTIFY TO:

**275 HYW HOLDINGS LLC**  
**GUZMAN, JOSE E PAGAN.**

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

6528 U.S. 301 UNIT 106  
RIVERVIEW, FL. 33578  
L.B. 8195 - L.S. 6919  
contact@gpsflorida.net



PROFESSIONAL  
SURVEYOR AND MAPPER  
PHONE: (813) 423-3483  
FAX: (813) 398-0111  
www.gpsflorida.net

ORIGINAL  
FIELD DATE 01/09/2024  
REVISIONS:

JOB NO. 24-7588

DRAWN A.F.D.

SHEET

1/1

SCALE: 1" = 30'