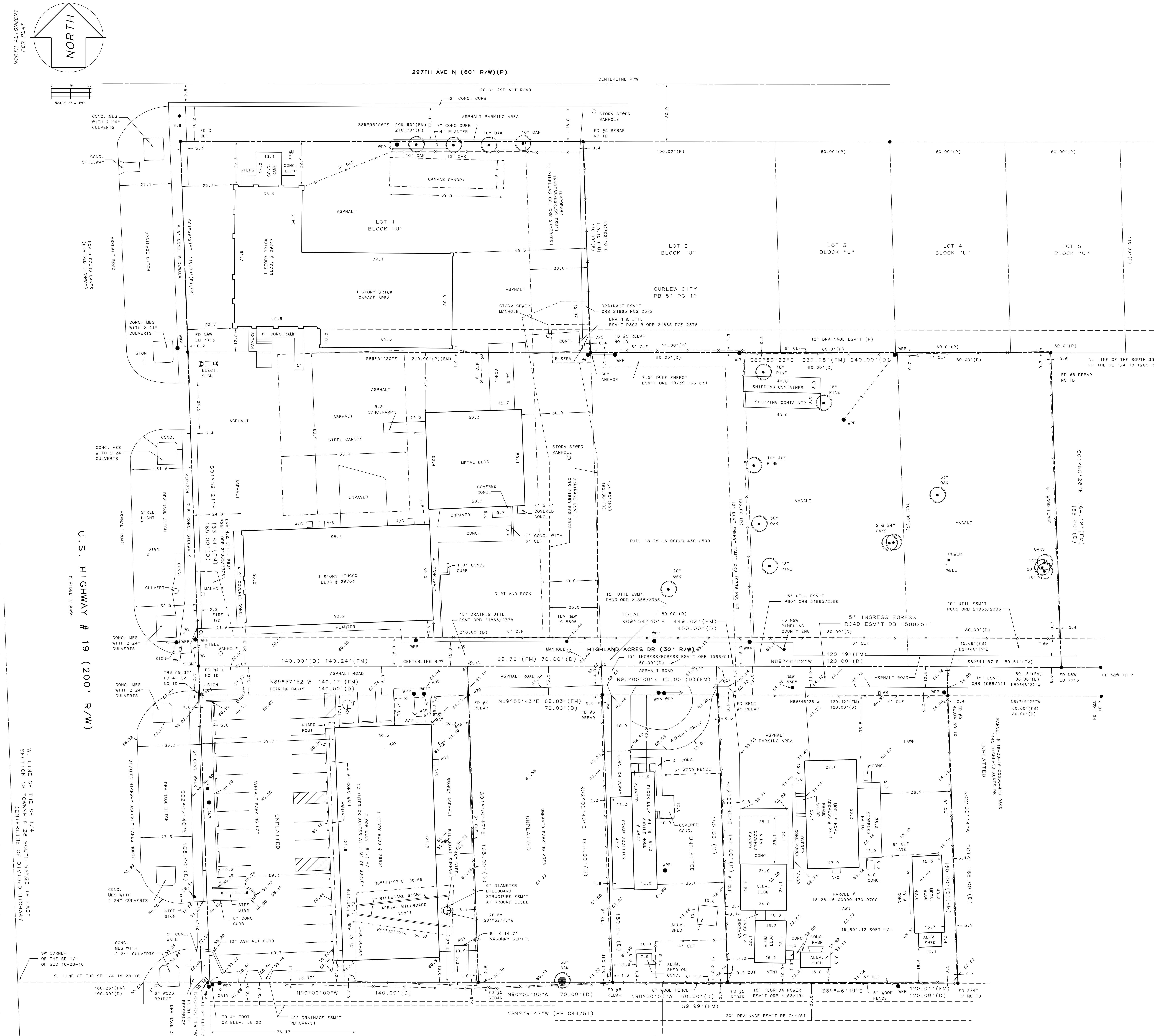

29747 AND 29703 US HIGHWAY 19 N CLEARWATER FL 33761
96,802.09 +/- SQFT OR 2.2222 +/- ACRES

SURVEY PREPARED WITH THE BENEFIT OF TITLE COMMITMENT # 2076-6169533 DATED AUG. 8, 2022 @ 8:00 AM BY BASS SOX MERCER SCHEDULE B PART 2 EXCEPTIONS: 1) UNPLOTABLE 2) UNPLOTABLE 3) ALL VISIBLE IMPROVEMENTS SHOWN HEREON 4) UNPLOTABLE 5) UNPLOTALBE 6) UNPLOTABLE 7) UNPLOTABLE 8) UNPLOTABLE 9) UNPLOTABLE 10) UNPLOTABLE 11) UNPLOTABLE 12) SHOWN HEREON 13) NO COPY OF DOCUMENT PROVIDED SURVEYOR 14) DUKE ENERGY ESM'T SHOWN 15) DRAINAGE ESM'T SHOWN 16) DRAINAGE & UTILITY ESM'T SHOWN 17) UTILITY ESM'T SHOWN 18) TEMPORARY INGRESS EGRESS ESM'T SHOWN 19) UNPLOTABLE 20) SHOWN 21) UNPLOTABLE

LEGAL DESCRIPTION SUPPLIED:

LOT 1 BLOCK U, CURLEW CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51 PAGE 19 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

ALSO
THE EAST 210 FEET OF THE WEST 310 FEET OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

ALSO EAST 80 FEET OF WEST 390 FEET OF NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

ALSO THE EAST 80 FEET OF THE WEST 550 FEET OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIA.

ALSO
EAST 80 FEET OF WEST 470 FEET OF NORTH 165 FEET OF SOUTH 330 FEET OF THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST THE SOUTH 15 FEET OF THE DESCRIBED PROPERTY IS SUBJECT TO AN EASEMENT FOR ROAD PURPOSES.

ALSO
THE EAST 70 FEET OF THE WEST 310 FEET OF THE SOUTH 165 FEET OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA TOGETHER WITH A 1970 "VNDLA" MOBILE HOME VIN # 263TECDR9064.

GENERAL NOTES:
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 1 SHEET. WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES, OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

SURVEY PREPARED WITH THE BENEFIT OF TITLE COMMITMENT # 11227875 DATED 7/6/2023 JOHNSON POPE BOKOR RUPPEL & BURNS LLP SCHEDULE B PART 2 EXCEPTIONS: 1) UNPLOTTABLE 2) UNPLOTTABLE 3) ALL IMPROVEMENTS SHOWN HEREON 4) UNPLOTTABLE 5) SHOWN HEREON 6) UNPLOTTABLE

LEGAL DESCRIPTION SUPPLIED: # 2437 HIGHLAND ACRES DR

THE EAST 60.00' OF THE WEST 370' OF THE SOUTH 165.00' OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA. THE NORTH 15.00' OF SAID TRACT IS SUBJECT TO AN EASEMENT FOR ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1588, PAGE 511, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

PARCEL #: 18-28-16-00000-430-0400

MAILING ADDRESS: 2437 HIGHLAND ACRES DR CLEARWATER FL 33761

YEAR BUILT (PER APPRAISERS OFFICE): 1973
LOT SIZE: 9892.71 SQFT +/-

SUBJECT LIES IN FLOOD ZONE "X"
FEMA MAP # 12103C0086G
DATED SEPT 3, 2003

LEGAL DESCRIPTION SUPPLIED: 29611 US HIGHWAY 19 N

THE WEST 140 FEET OF THE EAST 210 FEET OF THE WEST 310 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

PARCEL # 18-28-16-00000-430-0200

SUBJECT BUILT IN 1976 (APPRAISERS OFFICE)

SUBJECT LIES IN FLOOD ZONE "X"
FEMA MAP # 12103C0086G
DATED SEPT 3, 2003

SURVEY PREPARED WITH THE BENEFIT OF TITLE COMMITMENT # 11115185 DATED 4/28/2023 JOHNSON POPE BOKOR RUPPEL & BURNS LLP SCHEDULE B PART 2 EXCEPTIONS: 1) UNPLOTTABLE 2) UNPLOTTABLE 3) ALL IMPROVEMENTS SHOWN HEREON 4) UNPLOTTABLE 5) CAN'T LOCATE DOCUMENT ONLINE, BELIEVED TO BE A FLORIDA POWER CORP. EASEMENT ALONG THE SOUTHERLY LOT LINE. 6) UNPLOTTABLE 7) UNPLOTTABLE 8) CAN'T LOCATE DOCUMENT ONLINE, DOCUMENT NOT PROVIDED.

LOT SIZE: 23,096.38 SQFT MORE OR LESS

SURVEY PREPARED WITH THE BENEFIT OF TITLE COMMITMENT # 11360117 DATED 9/15/2023 5PM JOHNSON POPE BOKOR RUPPEL & BURNS LLP SCHEDULE B PART 2 EXCEPTIONS: 1) UNPLOTTABLE 2) UNPLOTTABLE 3) ALL IMPROVEMENTS SHOWN HEREON 4) UNPLOTTABLE 5) SHOWN HEREON 6) UNPLOTTABLE

LEGAL DESCRIPTION SUPPLIED: # 2441 HIGHLAND ACRES DR

THE EAST 120.00' OF THE WEST 490' OF THE SOUTH 165.00' OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

PARCEL #: 18-28-16-00000-430-0700

MAILING ADDRESS: 2441 HIGHLAND ACRES DR CLEARWATER FL 33761

YEAR BUILT (PER APPRAISERS OFFICE): 2008
LOT SIZE: 19801.12 SQFT +/-

AERIAL BILLBOARD SIGN EASEMENT:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 140' OF THE EAST 210' OF THE WEST 310' OF THE SOUTH 165' OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 18 RUN EAST 76.17'; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, RUN NORTH, 31.52' TO THE POINT OF BEGINNING; THENCE N01°20'31"E 15.13' THENCE N85°21'07"E 50.66'; THENCE S01°52'45"W 26.68'; THENCE N81°32'38"W 50.52' TO THE POINT OF BEGINNING. CONTAINING 1050.71 SQUARE FEET MORE OR LESS.

6' DIAMETER BILLBOARD STRUCTURE SUPPORT EASEMENT:

A 6' DIAMETER (3' RADIUS) CIRCLE, THE RADIUS POINT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 37.4' NORTH OF THE SOUTHERLY LINE AND 15.1' WEST OF THE EASTERLY LINE OF THE FOLLOWING DESCRIBED LANDS:
THE WEST 140 FEET OF THE EAST 210 FEET OF THE WEST 310 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

60.00 DENOTES ELEVATION IN FEET ABOVE MEAN SEA-LEVEL NAVD 88 ORIGIN FDOT FPRN

LEGEND:

(FM) FIELD MEASURES	(IP) IRON PIPE	(4.53) DENOTES ELEVATION	(SAN) SANITARY
(D) DEED	(I/R) IRON ROD	-W- WATER LINE	(SEW) SEWER
(P) PLAT	(CM) CONCRETE MONUMENT	-S- SEWER LINE	-X- FENCE
(R/W) RIGHT-OF-WAY	-E- ELECTRIC LINE	-T- TELEPHONE LINE	(FH) FIRE HYDRANT
(NR) NON RADIAL LINE	(R) RADIAL TO CURVE	FIN FL FINISHED FLOOR ELEV	ENC ENCROACHMENT
(WV) WATER VAVLE	(WPP) WOOD POWER POLE	RLS REGISTERED LAND SURVEYOR	(EP) EDGE OF PAVEMENT
(BM) BENCH MARK	(CPP) CONCRETE POWER POLE	(CB) CATCH BASIN	PAV'T PAVEMENT
(WM) WATER METER	FP&L FLORIDA POWER & LIGHT	SBSB SOUTHERN BELL SPLICE BOX	C&G CURB AND GUTTER
(CLF) CHAIN LINK FENCE	ESM'T EASEMENT	(TC) TOP OF CURB	(G) GUTTER
" SECONDS SYMBOL	' MINUTE SYMBOL	° DEGREES SYMBOL	W WEST
-G- GAS LINE	C/L CENTER LINE	VCP VITRIOUS CLAY PIPE	(FD) FOUND
(UG) UNDERGROUND	MHW MEAN HIGH WATER	(MAS) MASONRY	SET IRON ROD
(CO) CLEAN OUT	(CP) CONCRETE PIPE	BLDG BUILDING	FOUND IRON ROD
GUY ANCHOR	CMP METAL PIPE	CBS BLOCK STRUCTURE	SET CONCRETE MONUMENT
E EAST	S SOUTH	N NORTH	FOUND CONCRETE MONUMENT
(PC) POINT OF CURVATURE	(PT) POINT OF TANGENCY	LB LAND SURVEYING BUSINESS	STATE LICENSE NUMBER
SBT SOUTHERN BELL TELEPHONE			

BEARING STRUCTURE PER: (NO BEARINGS PER PLAT)

A 1 INCH IRON PIPE OR 5/8 INCH REBAR WITH A PLASTIC CAP LABELED LB 5505 IS SET WHERE SET IS INDICATED ON THIS PLAT.

CLEARWATER
PINELLAS COUNTY, FL

GENERAL NOTES: NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FIRM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY DEPICTED HERE IS NOT COVERED BY A PROFESSIONAL LIABILITY POLICY.

PREPARED BY:
LAWRENCE E. POWERS
PROFESSIONAL LAND SURVEYORS
P.O. BOX 48026 ST. PETERSBURG, FL 33743 P: 727-537-9895
4996 MIRAMAR DR # 6207 ST PETERSBURG, FL 33708
EMAIL: SURVEYINGSTPETE@GMAIL.COM
WEBSITE: WWW.SURVEYINGSTPETE.COM

I THE UNDERSIGNED HEREBY CERTIFY, THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR RECORD SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17.051 FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON.

Lawrence E Powers License Number 5505 STATE OF FLORIDA Professional Surveyor and Mapper

LAWRENCE E. POWERS LS # 5505

TYPE OF SURVEY: AS-BUILT
PREPARED FOR: G4 LANDWERKS, LLC A FLORIDA LIMITED LIABILITY CO.
THIS PLAT IS HEREBY CERTIFIED TO:
A) G4 LANDWERKS LLC A FLORIDA LIMITED LIABILITY CO.
B) FIDELITY NATIONAL TITLE INSURANCE COMPANY
C) JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
D) NORTHSTAR FAMILY ENTERPRISES, INC.

CREW CHIEF:	DRAWN BY:	CHECKED BY:	FIELD BOOK:	FILED IN:
LEP	LEP CADD 7/30/2023	LEP 7/30/2023	PAGE: LOOSE LEAF	18-28-16

PROJECT NUMBER: 2966119
FIELD SURVEYED: JULY 23, 2022
DRAWING SCALE: 1" = 20'
ORDERED BY:
SHEET 1 OF 1

ELEVATIONS SHOWN HEREON ARE BASED ON: NAVD 88

REVISIONS: AUG. 31, 2023
NOV 20, 2023 TO ADD SPOT ELEVATIONS
REVISED DEC. 22, 2023