

LEGAL DESCRIPTION:

THE EAST 1/2 OF FARM LOT 37, IN THE SW 1/4 OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS AND EXCEPT THE SOUTH 150 FEET THEREOF, ACCORDING TO MAP OR PLAT OF PINELLAS FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

AND

LESS THE NORTH 35 FEET THEREOF AS SHOWN ON PINELLAS COUNTY PUBLIC WORKS SURVEYING AND MAPPING DEPARTMENT RIGHT-OF-WAY MAP DATED AUGUST 19, 2020, SURVEY FILE NO.: 2011_00012.

LEGEND

±	MORE OR LESS
A/C	AIR CONDITIONING UNIT
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
A.K.A.	ALSO KNOWN AS
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PIB#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE (DELTA)
CH	CHORD LENGTH
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT ON CURVE (NON-TANGENT)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
NAVD	NORTH AMERICAN VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ECP	ELLIPTICAL CONCRETE PIPE
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
WFF	WOOD PRIVACY FENCE
WRF	WOOD RAIL FENCE
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
W/	WITH
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
⊙	FOUND CONCRETE MONUMENT (AS NOTED)
⊙	FOUND NAIL (AS NOTED)
⊙	FOUND NAIL & DISK (AS NOTED)
⊙	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊙	FOUND IRON PIPE (AS NOTED)
⊙	FOUND IRON ROD (AS NOTED)
⊙	SET NAIL & DISK (LB 8498)
⊙	SET 5/8" IRON ROD AND CAP (LB 8498)
⊙	SET CONCRETE MONUMENT (LB 8498)
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	SEWER VALVE
⊙	STORM MANHOLE
⊙	CATCH BASIN
⊙	TELEPHONE MANHOLE
⊙	WELL (SIZE NOTED)
⊙	IRRIGATION CONTROL VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	BACKFLOW PREVENTOR
⊙	FIRE HYDRANT
⊙	WATER SPOUT
⊙	CONCRETE UTILITY POLE
⊙	METAL UTILITY POLE
⊙	WOOD UTILITY POLE
⊙	GUY ANCHOR
⊙	LIGHT POLE
⊙	SIGN
⊙	BOLLARD
⊙	ELECTRIC RISER
⊙	ELECTRIC TRANSFORMER
⊙	ELECTRIC METER
⊙	CABLE TELEVISION RISER
⊙	PULLBOX (ELECTRIC)
⊙	PULLBOX (FIBER)
⊙	PULLBOX (TELEPHONE)
⊙	PULLBOX (TRAFFIC)
⊙	PULLBOX (TELEVISION)
⊙	TELEVISION RISER
⊙	UNDERGROUND FIBER OPTIC CABLE MARKER
⊙	UNDERGROUND GAS MARKER
⊙	UNDERGROUND CABLE TELEVISION MARKER
⊙	UNDERGROUND ELECTRIC MARKER
⊙	UNDERGROUND TELEPHONE MARKER
⊙	UNDERGROUND WATER LINE MARKER
⊙	UNDERGROUND RECLAIM WATER LINE MARKER
⊙	FLAG POLE
⊙	MAILBOX
⊙	GATE POST
—x—	FENCE
—OH—	OVERHEAD UTILITY LINE
—TB—	TOP OF BANK
—TS—	TOE OF SLOPE
---	EXISTING CONTOUR
■	CONCRETE AREA
■	ASPHALT AREA
—	LINE BREAK
x 10.00	SPOT ELEVATION (HARD SURFACE)
x 10.0	SPOT ELEVATION (GROUND)

TREE LEGEND

⊙	BAY
⊙	CAMPHOR
⊙	CEDAR
⊙	CHERRY
⊙	CHINABERRY
⊙	CITRUS
⊙	CYPRESS
⊙	DOGWOOD
⊙	ELM
⊙	GUM
⊙	HACKBERRY
⊙	HICKORY
⊙	HOLLY
⊙	LAUREL OAK
⊙	LIVE OAK
⊙	MAGNOLIA
⊙	MAPLE
⊙	MIMOSA
⊙	MISCELLANEOUS
⊙	OAK
⊙	TURKEY OAK
⊙	PALM
⊙	PECAN
⊙	PINE
⊙	SYCAMORE
⊙	WATER OAK

ALTA/NSPS LAND TITLE SURVEY

-FOR-

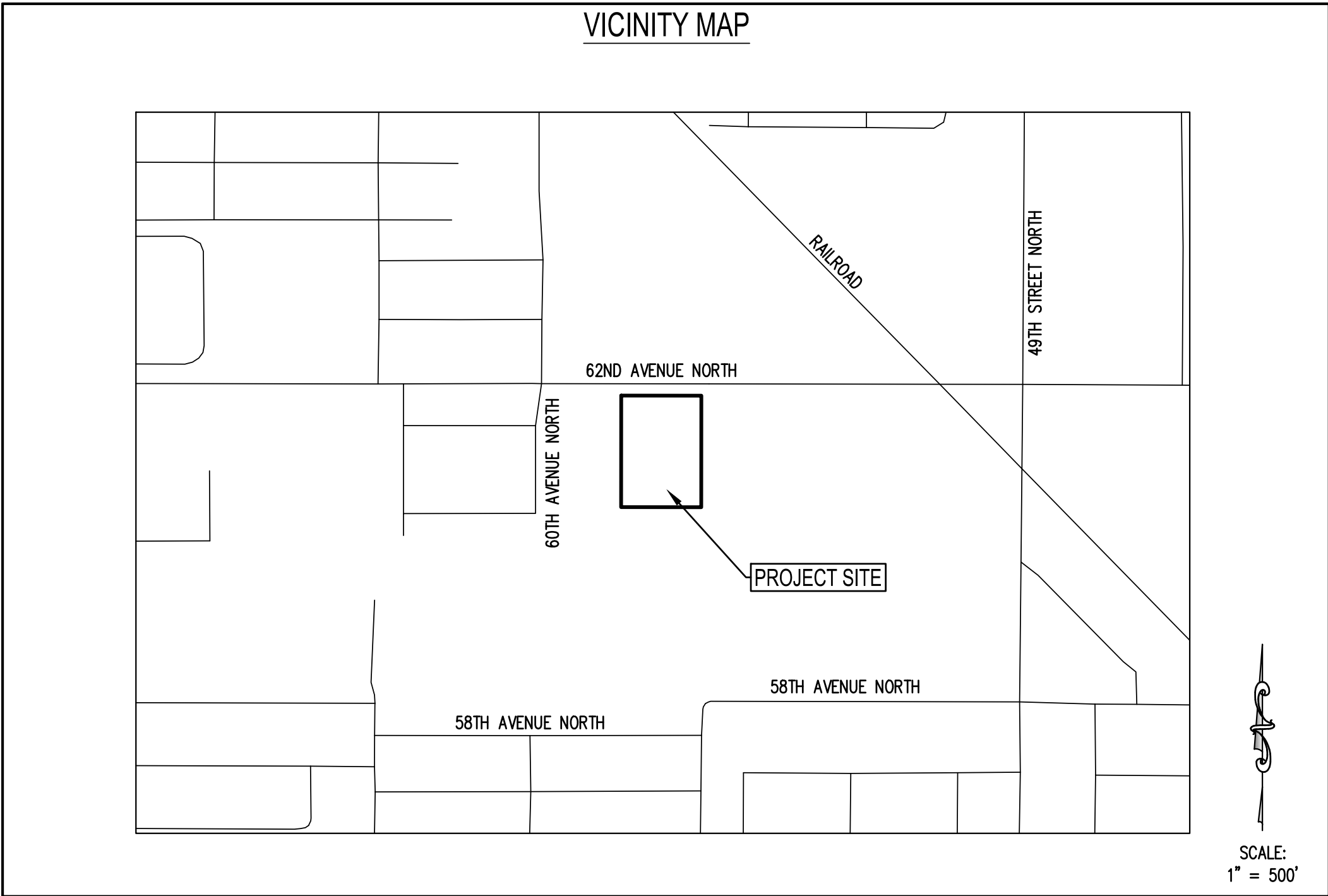
BELLEAIR DEVELOPMENT, LLC

5200 62ND AVE

SECTION 33, TOWNSHIP 30 SOUTH, RANGE 16 EAST

PINELLAS COUNTY, FLORIDA

VICINITY MAP



SCHEDULE B, SECTION II EXCEPTIONS:

(SEE SURVEY NOTE #5)

ITEMS 1-9: NOT ADDRESSED (STANDARD EXCEPTIONS)

ITEM 10: MATTERS SHOWN ON THE PLAT OF PINELLAS FARMS SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART. (SEE MAP OF SURVEY)

ITEM 11:EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN DEED BOOK 1086, PAGE 494; AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN BOOK 173, PAGE 430 OFFICIAL RECORDS. (EASEMENT APPEARS TO BE BLANKET OVER THE SUBJECT PROPERTY)

ITEM 12: TERMS AND CONDITIONS OF THE PINELLAS COUNTY GENERAL UTILITY EASEMENT AGREEMENT BETWEEN J.W. KAUFMAN AND EFFIE S. KAUFMAN AND PINELLAS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN BOOK 14218, PAGE 597 OF OFFICIAL RECORDS. (EASEMENT LIES WITHIN THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON)

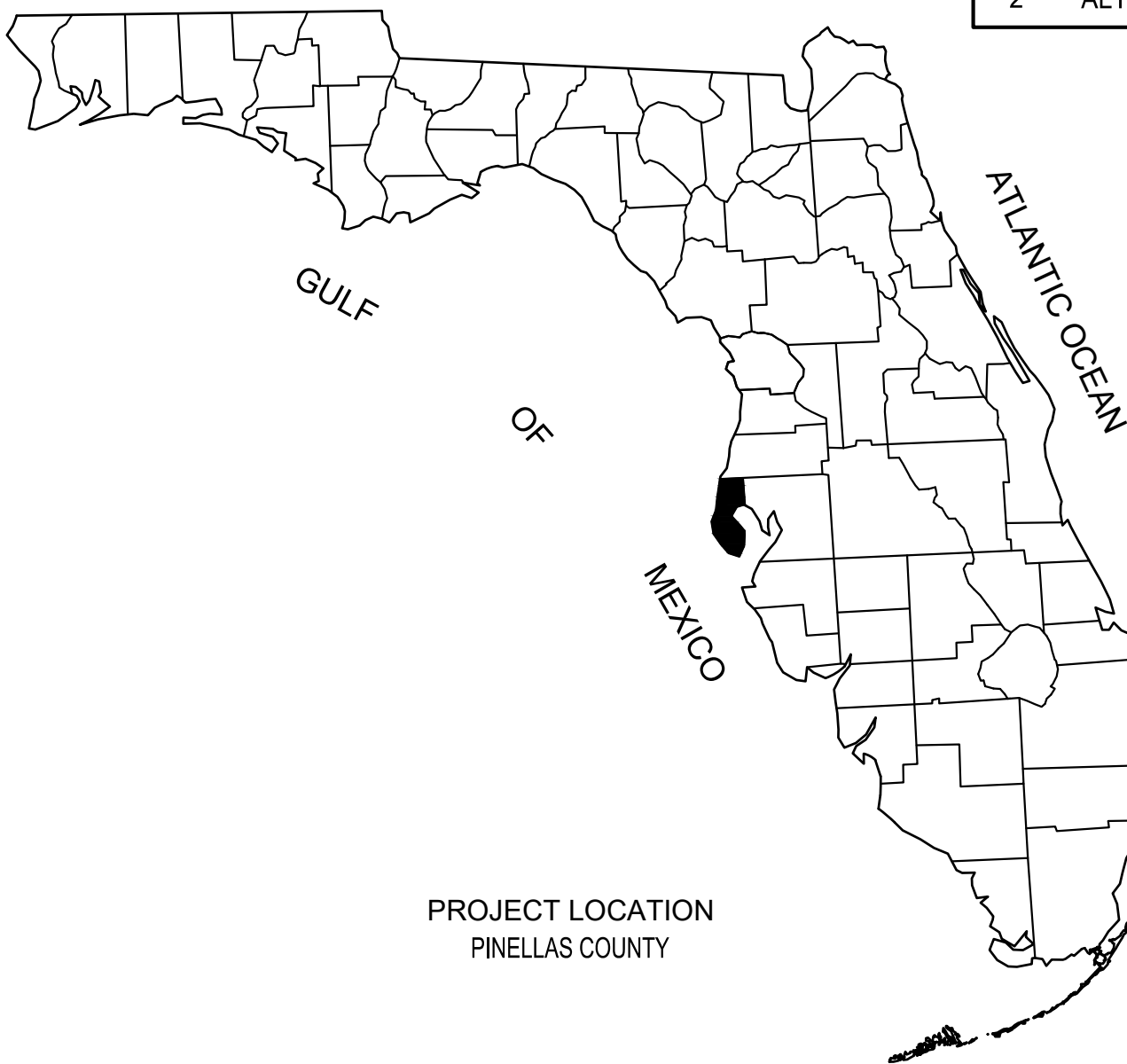
ITEM 13: THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 3005, RECORDED IN BOOK 21180, PAGE 1241 OF OFFICIAL RECORDS. (NO DESCRIBED FIGURES LIE WITHIN OR ABUT THE SUBJECT PROPERTY)

ITEM 14: TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN PINELLAS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ACTING BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS AND THE CITY OF PINELLAS PARK, FLORIDA, A MUNICIPAL CORPORATION RECORDED IN BOOK 22813, PAGE 1273 OF OFFICIAL RECORDS; AS AFFECTED BY FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT RECORDED IN BOOK 23148, PAGE 2273 OF OFFICIAL RECORDS. (NOT A MATTER OF SURVEY)

ITEM 15: TERMS AND CONDITIONS OF THE SIGN EASEMENT AGREEMENT BETWEEN NORTHSIDE PROFESSIONAL COMPLEX, A FLORIDA GENERAL PARTNERSHIP F/K/A PROFESSIONAL COMPLEX, A FLORIDA GENERAL PARTNERSHIP AND GALENCARE, INC., A FLORIDA CORPORATION RECORDED IN BOOK 23108, PAGE 523 OF OFFICIAL RECORDS. (SAID EASEMENT DOES NOT APPEAR TO LIE WITHIN OR ABUT THE SUBJECT PROPERTY)

ITEM 16: TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN PINELLAS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE CITY OF PINELLAS PARK, FLORIDA, A MUNICIPAL CORPORATION RECORDED IN BOOK 23166, PAGE 1728 OF OFFICIAL RECORDS. (NOT A MATTER OF SURVEY)

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	ALTA SURVEY



SURVEY NOTES:

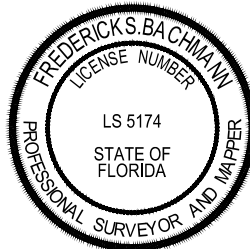
- THIS IS AN ALTA/NSPS LAND TITLE SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE EAST-WEST CENTERLINE OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 16 EAST HAS A BEARING OF SOUTH 89°57'05" EAST.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0204H, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE OF 8/18/2009, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "X", "X-0.2%", AND "AE" WITH A BASE FLOOD ELEVATION BETWEEN 18 FEET AND 19 FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988). FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-1274497-NAS, EFFECTIVE AUGUST 12, 2025 AT 7:30 A.M. THE DESCRIPTION OF THE LAND DEPICTED CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF PINELLAS COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK # AG7072, SAID POINT HAVING AN ELEVATION OF 15.77 FEET.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- SUBJECT PARCEL CONTAINS: ±3.49 ACRES
- WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND BY THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.

SURVEYOR'S CERTIFICATE:

TO BELLEAIR DEVELOPMENT, LLC; GALENCARE, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY:

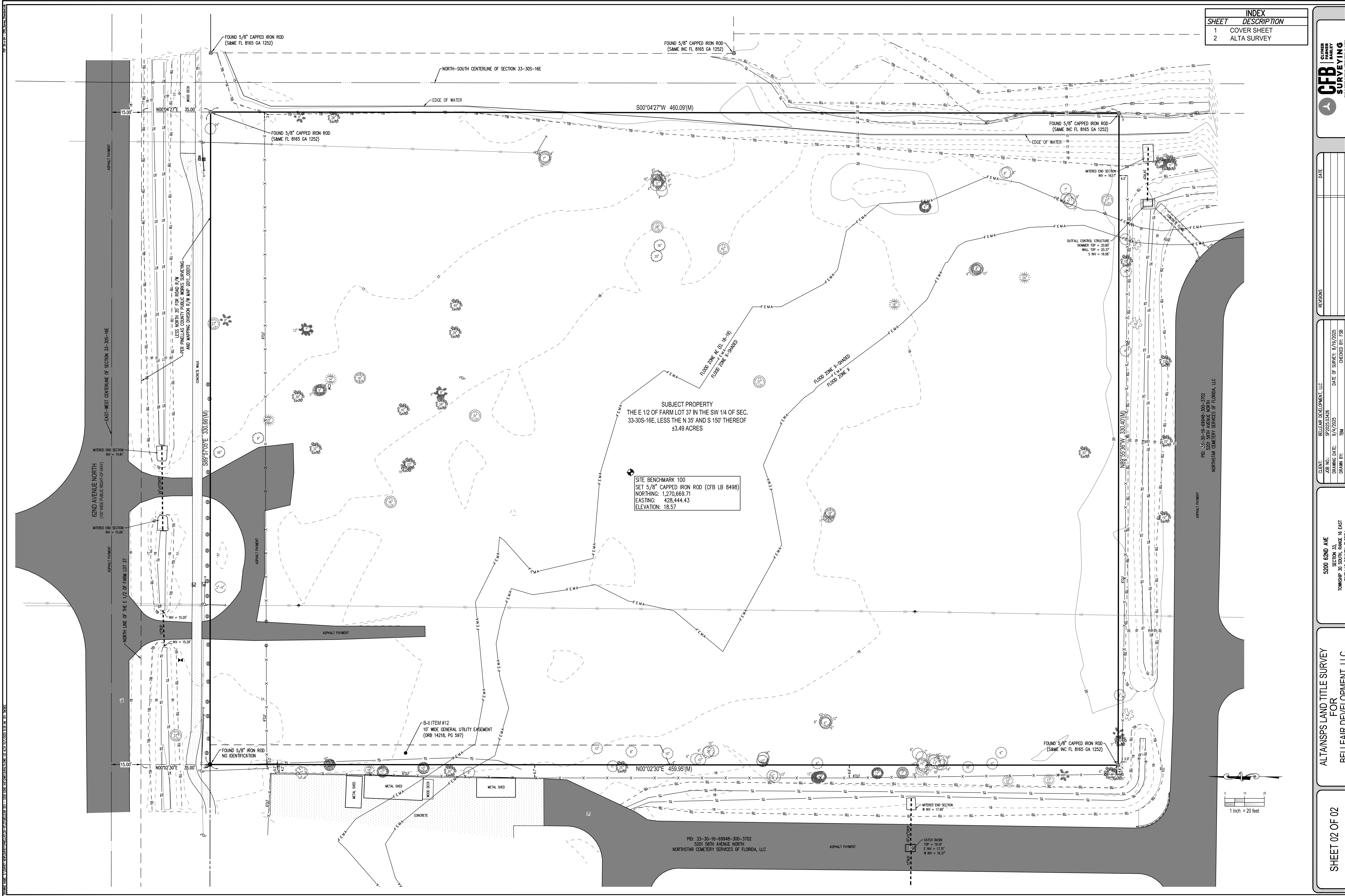
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 17, 18, 19 (1M/2M), & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/19/2025.
DATE OF PLAT OR MAP: 9/4/2025

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.



FREDERICK S. BACHMANN, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5174

DATE



INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	ALTA SURVEY



DATE	REVISIONS

CLIENT: BELLEAIR DEVELOPMENT, LLC	DATE OF SURVEY: 8/19/2025
JOB NO.: SP2025.0426	CHECKED BY: FSB
DRAWING DATE: 9/4/2025	
DRAWN BY: TBM	FIELD BOOK: V25-54, PAGE: 48

5200 62ND AVE
SECTION 33
TOWNSHIP 30 SOUTH, RANGE 18 EAST
PINELLAS COUNTY, FLORIDA

ALTA SURVEY
FOR
BELLEAIR DEVELOPMENT, LLC