

DESCRIPTION AND SKETCH

(NOT A BOUNDARY SURVEY)

SECTION 03, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION

LOTS 11 THRU 16, CONRADE'S ADDITION TO LARGO AS RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF A 6 FOOT ALLEY LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF LOTS 14, 15, AND 16 AND THAT PORTION LYING NORTH OF AND ADJACENT TO LOTS 11, 12 AND 13 AND THAT PORTION OF A 45 FOOT RIGHT OF WAY LYING NORTH OF LOTS 14, 15 AND 16 AND SOUTH OF LOTS 11, 12 AND 13 CONRADE'S ADDITION TO LARGO AS RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 15 EAST, CITY OF LARGO, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID CONRADE'S ADDITION TO LARGO; THENCE SOUTH 89°23'43" EAST, 150.00 FEET ALONG THE NORTH BOUNDARY OF SAID CONRADE'S ADDITION TO LARGO, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 11 EXTENDED TO THE NORTH BOUNDARY OF SAID PLAT; THENCE SOUTH 00°12'17" EAST, 330.00 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 16 EXTENDED TO THE SOUTH BOUNDARY OF SAID PLAT OF CONRADE'S ADDITION TO LARGO; THENCE NORTH 89°23'43" WEST, 150.00 FEET ALONG THE SOUTH BOUNDARY OF CONRADE'S ADDITION TO LARGO TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 00°12'17" EAST, 330.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 49498.79 SQUARE FEET OR 1.136 ACRES, MORE OR LESS

SURVEYORS NOTES

1. The Description and Sketch shown hereon was prepared without the benefit of a Title Commitment. The Description shown hereon was written by this surveyor per clients request
2. For the use of this Sketch a assumed bearing of NORTH 89°23'43" WEST was used along the South Boundary of the Plat of CONRAD'S ADDITION TO LARGO, as recorded in Plat Book 10, Page 66 of the Public Records of Pinellas County, Florida. All Lots shown hereon are from the Plat of CONRAD'S ADDITION TO LARGO, as recorded in Plat Book 10, Page 66 of the Public Records of Pinellas County, Florida
3. All Official Records Books, Plats and Page Numbers pertain to the Public Records of Pinellas County, Florida.
4. No instruments of record reflecting Easements, Setbacks, Restrictions, Rights of Way, and or Ownership were furnished to this Surveyor except as shown.
5. Not valid without accompanying Sketch. (See Sheet 2 of 2)

FLU-21-01**Peter J. Lemay**

Digitally signed by Peter J. Lemay
 DN: c=US, st=Florida, l=Lutz, o=Tampa Civil
 Design, LLC, cn=Peter J. Lemay,
 email=pete@tampacivil.com
 Date: 2021.03.22 13:52:37 -04'00'

PETER J. LEMAY

STATE OF FLORIDA PROFESSIONAL SURVEY & MAPPER NO. LS6017

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER." ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SHEET
1 OF 2

PINELLAS COUNTY
PARENT TRACT
TAX IDENTIFICATION NUMBER
03-30-15-17838-000-0160
03-30-15-17838-000-0110

PROJECT NUMBER/NAME:
465/BOULEVARD TOWNHOMES

REVISIONS	
DATE	DESCRIPTION
03/22/2021	PREPARED DATE

TAMPA CIVIL DESIGN
 ENGINEERING - SURVEYING - DESIGN
 17937 HUNTING BOW CIR. S-102
 LUTZ, FL 33558
 (813) 920-2005 PHONE
 CERTIFICATE OF AUTHORIZATION NUMBER 28971
 CERTIFICATE OF AUTHORIZATION NUMBER LB8323

EXHIBIT "A"

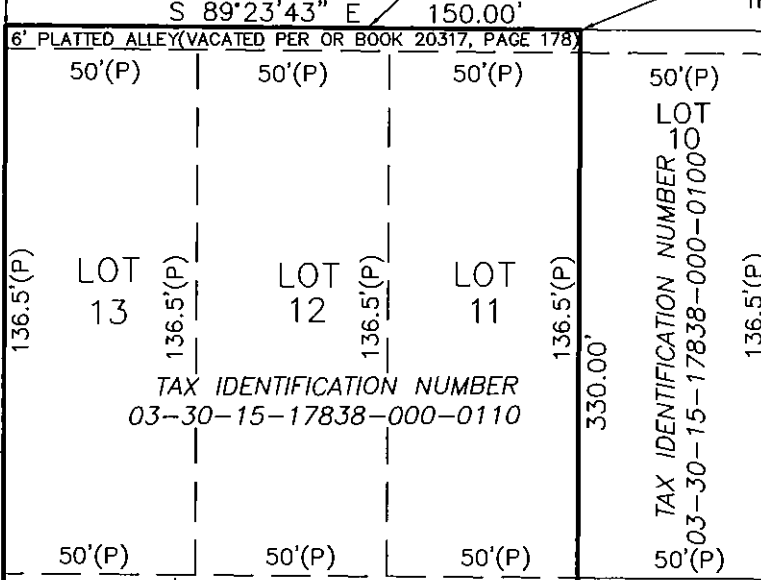
DESCRIPTION AND SKETCH

(NOT A BOUNDARY SURVEY)

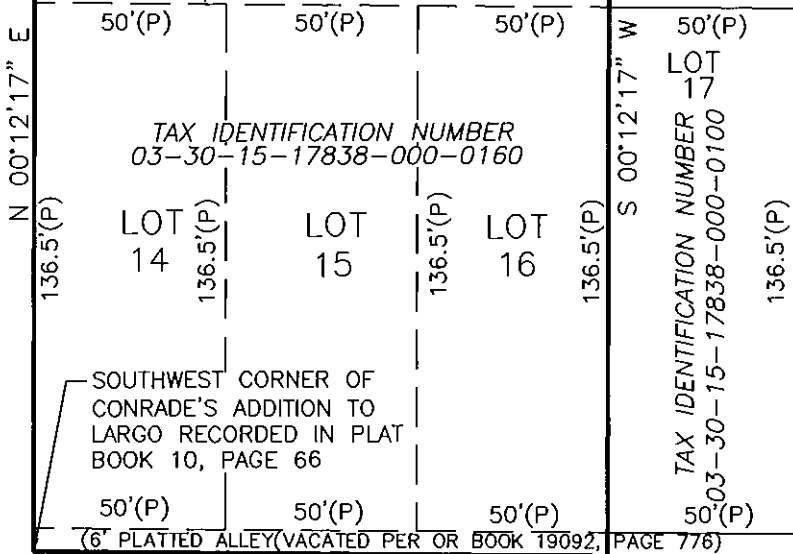
SECTION 03, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

TAX IDENTIFICATION NUMBER
03-30-15-65684-001-8110

POB

NORTHWEST CORNER OF
CONRADE'S ADDITION TO
LARGO RECORDED IN PLAT
BOOK 10, PAGE 66NORTH BOUNDARY OF CONRADE'S ADDITION TO LARGO
PLAT BOOK 10, PAGE 66NORTHERLY PROLONGATION OF
THE EAST LINE OF LOT 11**LEGEND OF ABBREVIATIONS**

OR = OFFICIAL RECORDS BOOK
(P) = PLAT DATA
PB = PLAT BOOK
POB = POINT OF BEGINNING

TAX IDENTIFICATION NUMBER
03-30-15-17838-000-011045' Vacated Right of
Way per OR Book
20317, Page 178**20TH TERRACE SW(PER FIELD)**
DIEFFENWIRTH AVE (PER PLAT)SOUTHWEST CORNER OF
CONRADE'S ADDITION TO
LARGO RECORDED IN PLAT
BOOK 10, PAGE 66SOUTHERLY PROLONGATION OF
THE EAST LINE OF LOT 16* NOT VALID WITHOUT ACCOMPANYING
DESCRIPTION(SEE SHEET 1 OF 2)TAX IDENTIFICATION NUMBER
03-30-15-10420-001-0110**FLU-21-01**SHEET
2 OF 2

PINELLAS COUNTY
PARENT TRACT
TAX IDENTIFICATION NUMBER
03-30-15-17838-000-0160
03-30-15-17838-000-0110

REVISIONS	
DATE	DESCRIPTION
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