

ORDINANCE NO. 9888-26

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, VACATING CITY RIGHT OF WAY, ALLEY, DRAINAGE AND UTILITY EASEMENTS AS MORE PARTICULARLY DESCRIBED HEREIN AND RECORDED IN THE BAY VIEW CITY SUBDIVISION PLAT BOOK 9, PAGE 43 AND THE ABUTTING BAYVIEW TERRACE SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 63 OF THE PUBLIC RECORDS OF PINELLAS COUNTY; PROVIDING SEVERANCE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Audemars Piguet (North America) Incorporated (the "Applicant") has submitted an application to vacate certain easement interests that encumber their property (the "Easements"), and which are held by the City of Clearwater (the "City"); and

WHEREAS, Said Easements for right of way are not in use by the City, and contain no substantial improvements; nor have any substantial maintenance expenses incurred; and

WHEREAS, the City Council finds that said Easements, as more particularly described herein and shown on Exhibits "A", "B", "C", "D", and "E" are no longer necessary for municipal use, and it is deemed to be in the best interest of the City, and the General Public that the same be vacated; and,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. The portions of right of way, alley, and drainage and utility easements are more particularly described in the attached sketches as follows:

See Exhibits "A", "B", "C", "D", "E".

Said Easements are hereby vacated, closed, and abandoned, and the City of Clearwater hereby releases all rights, title, and interest thereto.

Section 2. As a condition of this Vacation, the Applicant shall execute and return to the City within Thirty (30) calendar days of request, any new easements as necessary to accommodate new or existing utilities.

Section 3. The City Clerk shall record this Ordinance in the Public Records of Pinellas County, Florida, following adoption.

Section 4. This Ordinance shall be severable should any section, paragraph or provision hereof be declared by the courts to be unconstitutional or invalid, and such holdings shall not affect the remaining validity of this Ordinance as a whole or any part thereof.

Section 5. This Ordinance shall take effect immediately upon adoption and shall remain in effect unless otherwise rescinded for failing to meet the conditions described herein.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

Bruce Rector
Mayor

Approved as to form:

Attest:

Jerrold Simpson
Senior Assistant City Attorney

Rosemarie Call
City Clerk

DESCRIPTION SKETCH
SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

LEGAL DESCRIPTION:

A PORTION OF TENNESSEE AVENUE, A 60 FOOT PLATTED RIGHT-OF-WAY ABUTTING LOTS 6 THROUGH 10, BLOCK 3 ON THE SOUTH AND ABUTTING LOTS 1 THROUGH 5, BLOCK 6 ON THE NORTH, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF MEADOW LARK LANE (A 60' R/W) AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF BAY STREET (A 50' R/W), BAY VIEW CITY SUBN., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 3 OF SAID BAY VIEW CITY SUBN., THENCE N.89°55'06"E. ALONG THE SOUTH LINE OF SAID BLOCK 3, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE, A DISTANCE OF 259.84 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF BAY STREET; THENCE S.00°43'38"W. ALONG THE WEST RIGHT-OF-WAY LINE OF BAY STREET, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LOT 5, BLOCK 6; THENCE S.89°55'04"W. ALONG THE NORTH LINE OF SAID BLOCK 6, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE, A DISTANCE OF 259.68 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 6, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF MEADOW LARK LANE; THENCE N.00°34'34"E. ALONG THE EAST RIGHT-OF-WAY LINE OF MEADOW LARK LANE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,584.206 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT

1. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN LOCATED.
2. BEARINGS SHOWN HEREON ARE ASSUMED, HOLDING THE NORTH RIGHT OF WAY LINE OF TENNESSEE AVENUE, AS BEING N 89°55'06"E.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE OPINION OR OWNERSHIP AND ENCUMBRANCE REPORT. THEREFORE THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

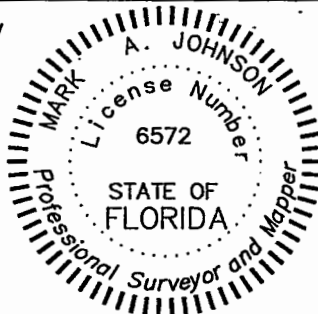
PREPARED FOR: AVODA GROUP LLC

Certificate of Authorization "LB #6945"
NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS

**Mark A
Johnson**

Digitally signed by
Mark A Johnson
Date: 2026.01.20
11:08:57 -05'00'

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3)

(a) (b) (c) (d)

DRAFTED BY:	M.A.J.	DATE:	1-20-2026	JOB #	25-1208TENNESSEE
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WILLIAMSON
&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
&

MAPPERS LB # 6945

5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062

Exhibit "A"

DESCRIPTION SKETCH

SECTION 16, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA CITY OF CLEARWATER

LEGAL DESCRIPTION:

A PORTION OF BAY STREET, A 50 FOOT RIGHT-OF-WAY ABUTTING BAY VIEW CITY SUBN., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ON THE WEST AND ABUTTING BAYVIEW TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 63, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA ON THE EAST, BOUNDED ON THE NORTH BY THE NORTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE (A 60' R/W) AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE (A 60' R/W); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 6 OF SAID BAY VIEW CITY SUBN., THENCE N.00°43'38"E. ALONG THE EAST LINE OF SAID BAY VIEW CITY SUBN., ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BAY STREET, A DISTANCE OF 334.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 3 OF SAID BAY VIEW CITY SUBN., ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE; THENCE N.89°55'06"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED BAYVIEW TERRACE, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF BAY STREET; THENCE S.00°43'38"W. ALONG THE WEST LINE OF SAID BAYVIEW TERRACE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF BAY STREET, A DISTANCE OF 334.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE; THENCE S.89°55'06"W. ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,698.336 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT

- 1. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN LOCATED.
2. BEARINGS SHOWN HEREON ARE ASSUMED, HOLDING THE WEST RIGHT OF WAY LINE OF BAY STREET, AS BEING N 00°43'38"E.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE OPINION OR OWNERSHIP AND ENCUMBRANCE REPORT. THEREFORE THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

PREPARED FOR: AVODA GROUP LLC

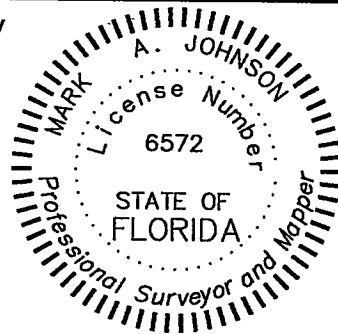
Certificate of Authorization "LB #6945"

NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS

Mark A Johnson

Digitally signed by Mark A Johnson Date: 2026.01.23 13:00:55 -05'00'

MARK A. JOHNSON PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 6572 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3)

(a) (b) (c) (d)

Table with 4 columns: DRAFTED BY, M.A.J., DATE, 1-23-2026, JOB #, 25-1208BAY

WILLIAMSON & ASSOCIATES, INC. PROFESSIONAL SURVEYORS &

MAPPERS LB # 6945

5020 GUNN HIGHWAY SUITE 220 A TAMPA, FL 33624 (813) 265-4795 FAX (813) 264-6062

Exhibit "B"

Exhibit "B"

DESCRIPTION SKETCH

SHEET 2 OF 2

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

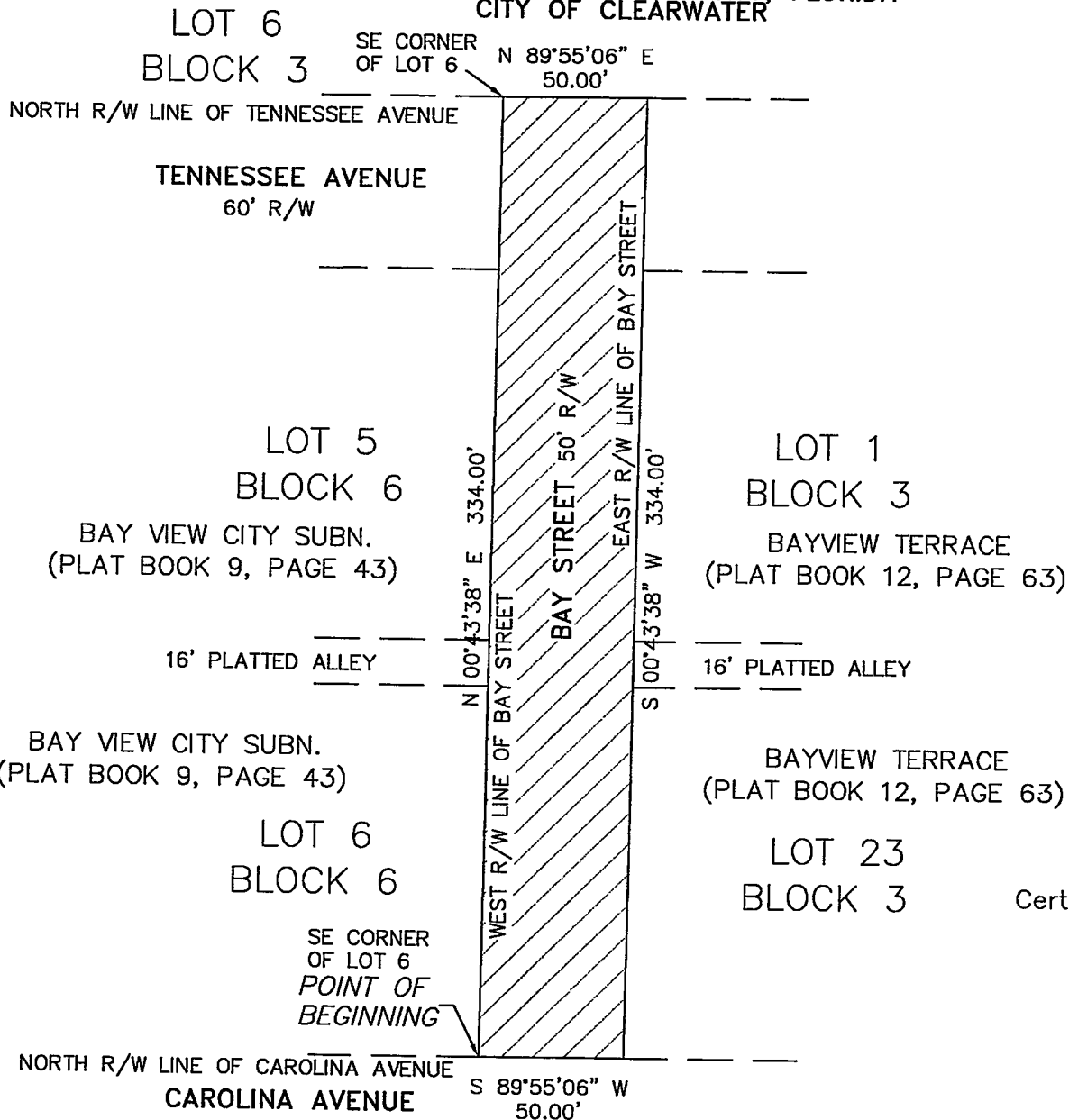


Exhibit "B"



LEGEND:

- (F) = FIELD
- (P) = PLAT
- (R/W) = RIGHT OF WAY

NORTH R/W LINE OF CAROLINA AVENUE
 CAROLINA AVENUE 60' R/W
 S 89°55'06" W 50.00'

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DESCRIPTION SKETCH

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

SHEET 1 OF 2

LEGAL DESCRIPTION:

THE 16 FOOT PLATTED ALLEY ABUTTING LOTS 1 THROUGH 5, BLOCK 6 ON THE SOUTH AND ABUTTING LOTS 6 THROUGH 10, BLOCK 6 ON THE NORTH, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF MEADOW LARK LANE (A 60' R/W) AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF BAY STREET (A 50' R/W), BAY VIEW CITY SUBN., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6 OF SAID BAY VIEW CITY SUBN., THENCE N.89°58'45"E. ALONG THE SOUTH LINE OF SAID LOTS 1 THROUGH 5, A DISTANCE OF 259.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF BAY STREET; THENCE S.00°43'38"W. ALONG THE WEST RIGHT-OF-WAY LINE OF BAY STREET, A DISTANCE OF 16.00 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LOT 6; THENCE S.89°58'44"W. ALONG THE NORTH LINE OF SAID LOTS 6 THROUGH 10, A DISTANCE OF 259.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF MEADOW LARK LANE; THENCE N.00°34'34"E. ALONG THE EAST RIGHT-OF-WAY LINE OF MEADOW LARK LANE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,148.740 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT

1. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN LOCATED.
2. BEARINGS SHOWN HEREON ARE ASSUMED, HOLDING THE NORTH LINE OF 16' PLATTED ALLEY, AS BEING N 89°58'45"E.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE OPINION OR OWNERSHIP AND ENCUMBRANCE REPORT. THEREFORE THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

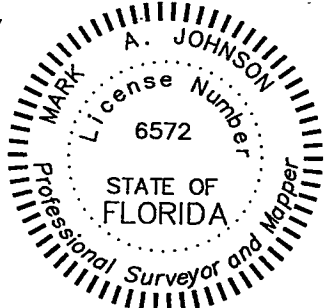
PREPARED FOR: AVODA GROUP LLC

Certificate of Authorization "LB #6945"

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Mark A Johnson
Digitally signed by Mark A Johnson
Date: 2026.01.20 11:06:29 -05'00'

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
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LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3)
(a) (b) (c) (d)

DRAFTED BY:	M.A.J.	DATE:	1-20-2026	JOB #	25-1208ALLEY
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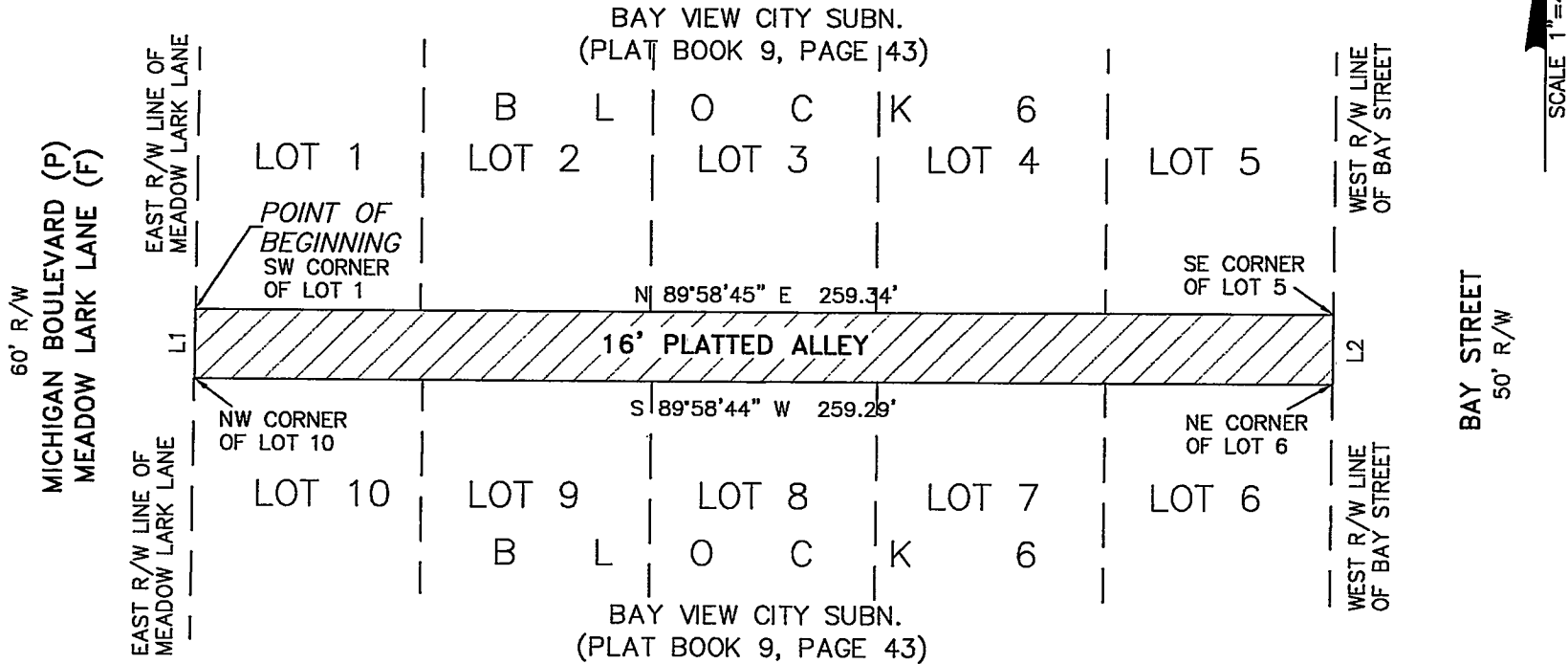
WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062

Exhibit "C"

DESCRIPTION SKETCH

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	N 00°34'34" E	16.00'
L2	S 00°43'38" W	16.00'

Certificate of Authorization "LB #6945"

LEGEND:

- (F) = FIELD
- (P) = PLAT
- (R/W) = RIGHT OF WAY

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DESCRIPTION SKETCH

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

LEGAL DESCRIPTION:

A PORTION OF CAROLINA AVENUE, A 60 FOOT PLATTED RIGHT-OF-WAY ABUTTING LOTS 6 THROUGH 10, BLOCK 6 ON THE SOUTH AND ABUTTING LOTS 1 THROUGH 5, BLOCK 7 ON THE NORTH, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF MEADOW LARK LANE (A 60' R/W) AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF BAY STREET (A 50' R/W), BAY VIEW CITY SUBN., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 6 OF SAID BAY VIEW CITY SUBN., THENCE N.89°56'38"E. ALONG THE SOUTH LINE OF SAID BLOCK 6, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE, A DISTANCE OF 258.96 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 6, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF BAY STREET; THENCE S.00°28'21"W. ALONG THE WEST RIGHT-OF-WAY LINE OF BAY STREET, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LOT 5, BLOCK 7; THENCE S.89°56'39"W. ALONG THE NORTH LINE OF SAID BLOCK 7, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE, A DISTANCE OF 259.06 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 7, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF MEADOW LARK LANE; THENCE N.00°34'34"E. ALONG THE EAST RIGHT-OF-WAY LINE OF MEADOW LARK LANE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,539.792 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT

1. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN LOCATED.
2. BEARINGS SHOWN HEREON ARE ASSUMED, HOLDING THE NORTH RIGHT OF WAY LINE OF CAROLINA AVENUE, AS BEING N 89°56'38"E.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE OPINION OR OWNERSHIP AND ENCUMBRANCE REPORT. THEREFORE THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
4. THIS IS NOT A BOUNDARY SURVEY:
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

PREPARED FOR: AVODA GROUP LLC

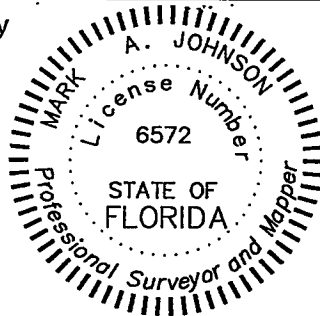
Certificate of Authorization "LB #6945"

NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS

**Mark A
Johnson**

Digitally signed by
Mark A Johnson
Date: 2026.01.20
11:04:01 -05'00'

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3)
(a) (b) (c) (d)

DRAFTED BY:	M.A.J.	DATE:	1-20-2026	JOB #	25-1208CAROLINA
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**WILLIAMSON
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ASSOCIATES, INC.**
PROFESSIONAL SURVEYORS
&
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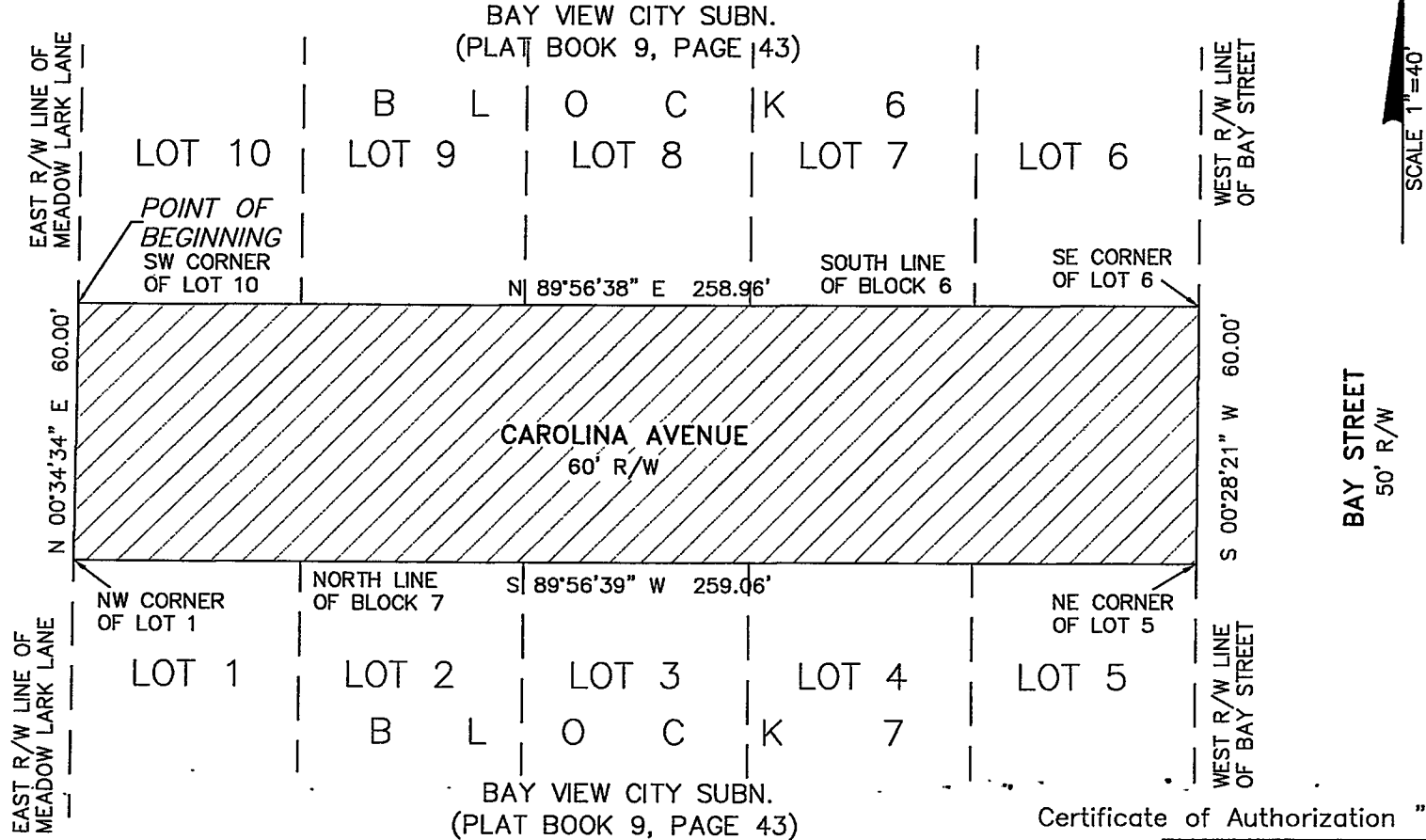
Exhibit "D"

Exhibit "D"

DESCRIPTION SKETCH

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

SHEET 2 OF 2



Certificate of Authorization "LB #6945"

LEGEND:

- (F) = FIELD
- (P) = PLAT
- (R/W) = RIGHT OF WAY

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Exhibit "D"

DESCRIPTION SKETCH

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

LEGAL DESCRIPTION:

16 FOOT DRAINAGE AND UTILITY EASEMENT ABUTTING LOT 1, BLOCK 7 ON THE SOUTH AND ABUTTING A PART OF LOT 10 AND ALL OF LOT 11, BLOCK 7 ON THE NORTH, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF MEADOW LARK LANE (A 60' R/W) AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, BLOCK 7, BAY VIEW CITY SUBN., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 7 OF SAID BAY VIEW CITY SUBN., THENCE N.89°26'53"E. ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S.00°33'34"W. ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 16.00 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED LOT 10, BLOCK 7; THENCE S.89°26'53"W. ALONG THE NORTH LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF MEADOW LARK LANE; THENCE N.00°33'34"E. ALONG THE EAST RIGHT-OF-WAY LINE OF MEADOW LARK LANE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 799.849 SQUARE FEET MORE OR LESS.

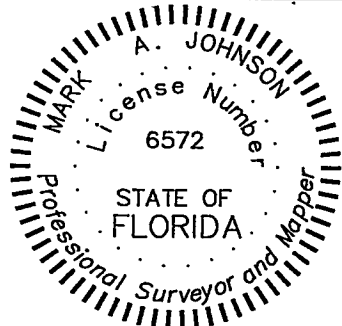
SURVEYOR'S REPORT

1. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN LOCATED.
2. BEARINGS SHOWN HEREON ARE ASSUMED, HOLDING THE SOUTH LINE OF LOT 1, AS BEING N 89°26'53"E.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE OPINION OR OWNERSHIP AND ENCUMBRANCE REPORT. THEREFORE THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

PREPARED FOR: AVODA GROUP LLC

Certificate of Authorization "LB #6945"

NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS



MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
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(a) (b) (c) (d)

DRAFTED BY:	M.A.J.	DATE:	JOB #
		1-23-2026	25-120BEASEMENT

WILLIAMSON
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Exhibit "E"

DESCRIPTION SKETCH

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

BAY VIEW CITY SUBN.
(PLAT BOOK 9, PAGE 43)

LOT 1
BLOCK 7

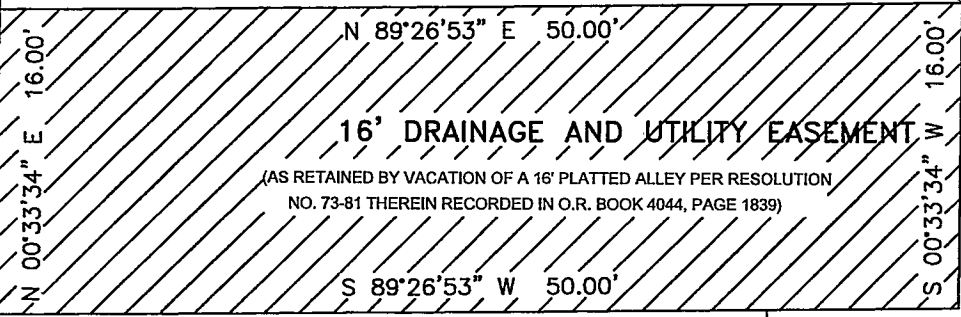
SW CORNER
OF LOT 1
POINT OF
BEGINNING

SE CORNER
OF LOT 1

SOUTH LINE OF LOT 1

60' R/W
MICHIGAN BOULEVARD (P)
MEADOW LARK LANE (F)

EAST R/W LINE OF
MEADOW LARK LANE



NORTH LINE OF LOTS 10 AND 11

NW CORNER
OF LOT 11

LOT 11
BLOCK 7

LOT 10
BLOCK 7

BAY VIEW CITY SUBN.
(PLAT BOOK 9, PAGE 43)

Certificate of Authorization "LB #6945"

LEGEND:

- (F) = FIELD
- (P) = PLAT
- (R/W) = RIGHT OF WAY
- (O.R.) = OFFICIAL RECORDS

NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS



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Exhibit "E"